

City of Lockhart
Planning and Zoning Commission
October 29, 2025

MINUTES

Members Present: Philip Ruiz, Phil McBride, Ron Peterson, Julia Haug, Manuel Oliva, Bradley Lingvai

Members Absent: Rick Arnic

Staff Present: David Fowler, Kevin Waller, Betzy Torres, Fatema Akter

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the October 8, 2025, meeting.

Commissioner Haug moved to approve October 8, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. ZC-25-04. Hold a PUBLIC HEARING and consider a request by Spencer Gourley with Spencewood, Inc. for a **Zoning Change** from AO Agricultural-Open Space District and FH Flood Hazard District to RHD Residential High Density District on a total of 50.07 acres in the W.C. Williams Survey, Abstract No. 300 and Miles G. Dikes Survey, Abstract No. 6, and located at 2100-2500 North Colorado Street (US Highway 183) [Postponed from August 27, 2025]

Mr. Fowler shared that the applicant asked to postpone the public hearing to January 28, 2026, since the adjacent development agreement is still under negotiation and moved the public hearing January 28, 2026.

Chair Ruiz approved the postponement of the case to the set meeting date.

5. PP-25-03. Consider a request by Brittany Beisert of HMT Engineering & Surveying for approval of a **Preliminary Plat and Subdivision Development Plan** for Sendero Subdivision, consisting of 84.981 acres in the John A. Neill Survey, Abstract Number 20, zoned RMD (Residential Medium Density), and located at 3249 F.M. 1322.

Mr. Waller presented the staff report with maps. There will be a total of five phases, 396 lots, of which 386 are residential homes. The plat also showed 8.8 acres of park space, which would exceed the amount required for park land once all five phases are completed.

Chair Ruiz asked if any of the commissioners had any questions for staff.

Commissioner McBride asked if this subdivision was under the new ordinance of the required carport or garage.

Mr. Waller said yes, it is under the new ordinance.

Chair Ruiz asked for the applicant to come forward.

Devin Kleinfelder of 1542 Escarpment New Braunfels, TX informed the commission that he was a representative of Dr Horton.

Chair Ruiz asked if he had any comments

Mr. Kleinfelder said he plans to take care of the subdivision like Vintage Springs and go above and beyond the base city requirements.

Chair Ruiz asked if anyone else was here for support or on behalf.

Brittany Beisert of 290 S Castell Ave. New Braunfels, engineer for the plat, said she was here for support of Dr Horton.

Chair Ruiz asked if there were any other speakers, and seeing none he asked for staff's recommendation.

Mr. Waller recommends approval because the submitted plat meets all criteria for a preliminary plat.

Chair Ruiz opened discussion with the commissioners.

Commissioner Peterson asked if there are any plans to improve FM 1322.

Mr. Fowler said FM 1322 will have upgrades once phase one of the Seawillow subdivision is completed. Also, the County approved a road bond which will help with improvements.

Ms. Beisert also commented that FM 1322 is a TxDOT road and believes they will be widening that road.

Commissioner Oliva motioned recommending approval of PP-25-03. Commissioner Lingvai seconded, and the motion passed unanimously with a vote of 6-0.

6. AP-25-01. Consider a request by Nick Sandlin of Sandlin Services, LLC, for approval of an Amending Plat for South Heights Addition, consisting of 2.049 acres in Block 3, Lots 5, 6, 7, and 8; and Block 5, Lots 1, 2, 16, 17, and parts of Lots 21 and 22, South Heights Addition, zoned CHB (Commercial Heavy Business) and CMB (Commercial Medium Business), and located at 1120 South Colorado St., 1126 South Colorado St., 1021 South Commerce St., and 1105 South Commerce St.

Mr. Waller presented the case, showing four total properties to be proposed to be consolidated into one lot for office and retail purposes. An earlier version of the plat was brought to the

Commission earlier this year with a variance request for reduce right-of-way of Commerce Street. That plat was withdrawn by applicant shortly after it was approved. A New amending plat was submitted by the applicant in order to circumvent the approved condition that a shared access easement be created to allow driveway access to the property to the south. The City Manager reviewed the plat and decided that the lack of shared access easement was concerning and he would not approve the plat administratively as submitted.

Mr. Fowler stated that last time this was in P&Z that it was recommended to provide the shared access, but the applicant refused and reason why it went to the City Manager who then agreed that the connection to the south was necessary, agreeing with the planning team and public works. planning team and public works, especially because the site's Colorado Street access lines up with State Park Road. The planning team stated they would prefer the previously approved plat to be reactivated rather than the subject amending plat.

Mr. Waller states that staff recommended that the previously approved plat should be approved with the condition of the shared driveway easement.

Chair Ruiz asked for the applicant to come forward.

Laci Ehlers of 4301 Gold Creek, Austin, TX said she was the legal counsel for property owner. She said their engineer had shown that the shared driveway does not provide a safer option and asked that the be approved as submitted with no conditions.

Chair Ruiz called for any other speakers for or against the plat. Seeing none he asked for staff's recommendation.

Mr. Waller recommends approval with four conditions as follows.

1. Shared access connection in the lot's southwest Corner.
2. Removal of the existing residential structures on the property.
3. Removal of note 5, which is redundant with note 4.
4. Renaming the plat to its original Lockhart Plaza Subdivision name.

Chair Ruiz opened discussion for commission.

Commissioner Oliva said he does not see why conditions of shared access should be put on this property owner.

Mr. Fowler expressed that the proposed connection would be an access management strategy to help replace a dangerous turn into a safer one through the subject property.

Chair Ruiz asked for a motion.

Commissioner McBride moved to recommend approval of AP-25-01 with the four conditions. Chair Ruiz seconded, and the motion failed for approval with a vote of 2-3-1 with Commissioner Peterson abstention, and Commissioners Lingvaj, Oliva and Haug against.

Commissioners and staff talked about the conditions of the plat and what to do next since the motion died.

Chair Ruiz asked if there were any more comments and allowed the applicant to speak again.

Ms. Ehlers approached again and said that another motion could be made by the commissioners.

Chair Ruiz said the item is still active and asked if the commissioners had any questions for staff or guidance.

Commissioner Lingvai asked when a traffic engineering study would be done.

Mr. Fowler stated that since it is a TxDOT road the state leads the project review. The City would not require a full traffic study for such a small site.

Chair Ruiz asked for motion.

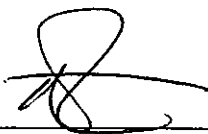
Commissioner Haug moved to recommend approval of AP-25-01 with no conditions. Commissioner Lingvai seconded, the motion passed for approval with a vote of 3-2-1 with Commissioners Ruiz, McBride against, and Commissioner Peterson abstention.

7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

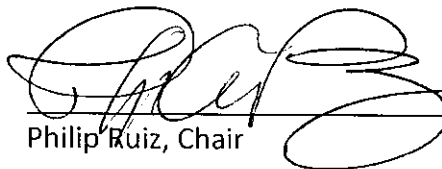
Mr. Fowler said their next meeting would be held on November 12th with a Planned Development District application preceded by an impact fee advisory committee meeting.

8. Adjournment.

Commissioner Oliva moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:50 p.m.



Betzy Torres, Recording Secretary

Approved: 11/12/2025
(date)


Philip Ruiz, Chair