

**City of Lockhart
Planning and Zoning Commission
November 12, 2025**

MINUTES

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

Members Absent: None

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

Visitors/Citizens Addressing the Commission: Chelsea Nowlin, Tom Staub, Luke Caraway

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, Chairman Ruiz went over the procedure of the meeting.
3. Consider the Minutes of the October 29, 2025, meeting.

Commissioner Oliva moved to approve October 29, 2025 minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.

4. ZC-25-06 and PDD-25-01. A request by Luke Caraway with ViewPoint Engineering on behalf of RODG DT Seawillow Prop Co, LLC a Zoning Change from RMD Residential Medium Density District to PDD Planned Development on a total of 89.775 acres in the John A. Neill League, Abstract No. 20, located at 2400 FM 1322. The PDD Development Plan shows the proposed land uses and other features of the site and may be reviewed upon request through the Planning Department office.

Mr. Fowler presented the staff report, which included case maps and photos of the subject property. He stated the applicant is proposing a rezoning from RMD (Residential Medium Density) to PDD (Planned Development District), considered together with the PDD Development Plan PDD-25-01 for Phase One of the Seawillow Development which will have 390 lots on just under 90 acres. The PDD would allow for modified SF-2 single-family standards and limited non-residential uses. The approved preliminary plat has two road connections to FM 1322 and four stubs to future phases or neighboring developments (two east, two south). The most notable feature of the PDD would be its allowance of an increased building coverage from 40% to 55% of lot area for all single-family residential units. The PDD also proposes requiring two off-street parking spaces per home, with no additional spaces for houses with 4 or more bedrooms. The PDD also proposes setback changes for front setbacks for houses and side and rear setbacks for garages on 26 lots identified as "deep setback garage" lots. The overall proposal generally aligns

with the Lockhart Looking Forward Comprehensive Plan, which supports single and multi-family residential and a range of commercial uses in the Seawillow District. Traffic impacts stemming from the PDD are expected to be minimal, aside from potential increases from limited commercial uses being allowed on the site. The PDD plan meets all form and content requirements and mainly seeks variations from base RMD standards, primarily in terms of higher lot coverage, reduced setbacks, reduced parking, and lower roof pitches, while also allowing small-scale commercial uses.

Mr. Fowler said he received three emails regarding the proposed PDD, two in favor of the zoning change and one against.

STAFF RECOMMENDATION: Approval, at the Commissioners' discretion.

Chairman Ruiz asked if the commissioners had any questions for staff.

Commissioner McBride asked what is the reasoning for 40% to 55% building coverage space, is it for the garages?

Mr. Fowler said in his conversation with the applicants it was a potential homebuilder that could purchase lots from the developer requesting the increased lot size, to allow for houses with larger footprints on each lot.

Commissioner Lingvai asked if the reduced setbacks for the rear and side in the deep setback garage units are only for the garages. Mr. Fowler said yes.

Commissioner Lingvai asked if with the increased coverage would the drainage be adequate and considered with the increase to 55 percent lot coverage. Mr. Fowler said his assumption is yes since the construction drawings are still under review, likely taking into account the proposed increased lot coverage.

Commissioner Lingvai also asked if there would be a permanent restaurant.

Mr. Fowler said that it could be a permanent restaurant with no required parking, only on-street parking would be required.

Commissioner McBride asked why the applicant has requested to remove the parking spaces for the homes for larger homes with over 3 bedrooms. Mr. Fowler said he has not been given a reason for this proposed change in parking standards from the applicant.

Commissioner Peterson stated that on-street parking is not unusual, especially for a restaurant in a local neighborhood.

Commissioner Oliva said he does not agree with the proposed 6/12 roof pitch and the setbacks proposed.

Mr. Fowler said that an 8/12 roof pitch is a requirement for the other phases of the development but not this one, so the requested roof pitch standard is voluntary.

Chair Ruiz asked where in our City have we had other communities similar to this one, because he has not seen a PDD with so many requests for these specifications? He stated he feels the requested increased in lot coverage from 40 to 55 percent is a nonstarter, as are the reduced setbacks, the reduction in parking space, and he is not on board with seeing a restaurant in a residential community.

Mr. Fowler responded that the city has not seen a similar PDD in terms of what is being proposed yet but other PDD proposals that included modified lot standards included Meadows at Clearfork, and Trinity Square.

Chair Ruiz asked if any other commissioners had any questions.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

Tom Staub of 2121 6th Street, Austin, TX shared that they are asking for this request to enhance the quality of residential development in Lockhart. The restaurant use they are requesting is likely a coffee shop with pizza, working with the local Chaparral Coffee to keep it local. Reasoning for the 10ft setbacks, to promote walkability and give more front porch areas and more common area for neighbors to interact.

Mr. Staub mentioned he wanted to create an alternative to DR Horton and Lennar as the largest builders in Lockhart, characterizing them as having low investment in neighborhood parks and using duplicative designs. He claimed his company has done research showing local residents stated that want to socially connect and be outdoors, and have trails for walks with family and pets. They want a diversity of homes that are not just "affordable" 26 homes they want to show the different flare and promoting walkability. Mr. Staub promoted Stylecraft builders as potentially bringing higher quality homes to the Lockhart market, while offering a variety of models.

Commissioner McBride asked if the development would have sidewalks on both sides of the streets, to which Mr. Luke Caraway answered yes.

Commissioner Lingvai asked if the front yard setback is only for 26 homes. Mr. Staub answered that is correct, the reduced setback request is only for the Deep Setback Garage lot type.

Commissioner McBride: what will the smallest home be? What percentage of the homes do you see being 4 or 5 bedrooms? Mr. Staub said the smallest homes would be 1,600 square feet with

3 bedrooms and 2 baths. He sees only 20 percent of the homes being over 3 bedrooms due to statistics showing people having fewer children in recent years.

Engineer Luke Caraway 197 Stockman Dr. Dripping Springs, Tx

Mr. Caraway addresses that the drainage calculations are based on an assumption of 65 percent impervious coverage. He clarified that the roof pitch was only requested to provide more diverse housing. The coffee shop is planned to be 1,200 square feet and will not affect parking since requirement for that size would be 4 parking spaces (plus employee spaces) and that is why they opted to use street parking and none of the proposed street parking spaces are facing or near any of the residential homes.

Co with the 26 homes condensed and roof pitch does not seem to make it any better than the DR Horton or Lennear. Mr. Caraway replied that homes are not any different with setbacks only the garages are requiring the setbacks.

Chair ruiz stated it feels like a compressed neighborhood due to the higher lot coverage and asked if they can design houses with the current code. Mr. Staub stated the two builders they are wanting to bring in would only build if the 55 percent lot coverage allowance was approved.

Mr. Caraway added that the Coffee shop is in addition to the required park area and sees it as a bonus to the community.

Commissioner Peterson likes the experience this community brings and thinks a coffee shop within walking distance would bring positive benefits for the residents.

Commissioner McBride wants to know how the remaining homes being built aside from the 26 will be better than Dr Horton and Lennar.

Mr. Staub said there will be around 18-24 different elevations with the different builders and the requirements the builders will have to follow that come into this community will make it better.

Chair Ruiz opened the public hearing and asked if anyone in attendance was in support or opposition.

Chelsea Nowlin of 2218 Cumulus Court, Lockhart, expressed that she was in opposition because she does not see this as an affordable community. Being the owner of a Lennar house, she liked the affordability. She feels the proposed development would not help the local community and its infrastructure.

Commissioners asked if there were any other attendees who would like to speak. Seeing none, he asked the applicant to make any closing statements.

Mr. Staub said he wants to bring something different to Lockhart and has been successful in Seguin. He raised the question who does Lockhart want to be long term? Who does Lockhart want to cater to? Do we want high quality? He acknowledged his development would be different than others the city has seen to date.

Mr. Caraway stated we know affordability is a huge issue, but people will always leave the affordability once they are ready for the upgrade, giving this diversity will keep people in Lockhart.

Chair Ruiz closed the public hearing and asked for staff recommendations.

Commissioner Peterson asked about the parks aside from the coffee area.

Mr. Staub answered that they are investing 1.4 million dollars on parks when only \$150,000 is the requirement. Their investment would include dog parks, green space, a pond, and playscapes.

Mr. Fowler stated that staff recommends approval at the discretion of the Commission and gave another quick overview of the changes the applicant is asking for.

Commissioner Lingvai asked if the 40 percent vs 55 percent change request is just building coverage, not total impervious coverage.

Mr. Fowler said yes, the requested 55 percent is for building coverage only.

Commissioner Oliva stated he wanted to add as a condition that the request 6/12 roof pitch be raised to 8/12 roof pitch, which matched the requirement in the Seawillow Development Agreement.

Commissioner Peterson stated that he believes the proposed PDD is different from some of the past PDD proposals Lockhart has seen and stated he believes it would be appealing to those who do not have many housing choices in Lockhart, especially the lack of higher-end homes.

Chair Ruiz asked commissioner to discuss the proposed PDD in anticipation of making a motion.

Commissioner McBride said that for the past 10 years the builders have come in and they have all requested that some items be changed to building or site design requirements in a development, but he ends up seeing less parking and fewer sidewalks.

Commissioner Peterson stated the purpose for a PDD is to create flexibility. Commissioner Haug agreed with commissioner Peterson.

Chair Ruiz stated he thought Trinity Square was a monstrosity and it was approved. He felt that it inadvisable to relax the codes to suit developers' interests.

Commissioner Oliva moved to recommend approval of ZC-25-06 to City Council with conditions of not to allow the 10 foot set back in front, not to allow the zero foot set back on the sides, not to allow 55% building coverage and the raising the required the roof pitch at 8/12 and the 5 ft setback for the back is only for garages. Commissioner McBride seconded, and the motion failed with a vote of 3-4 with Chair Ruiz, Peterson, Lingvai and Haug against.

Commissioner Peterson moved to recommend approval of ZC-25-06 to City Council with no conditions. Commissioner Lingvai seconded, and the motion passed with a vote of 4-3 with Chair Ruiz, and Commissioners McBride and Arnic against.

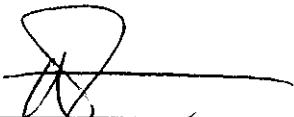
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Fowler said the next meeting is scheduled for December 10th but no applications for items requiring public hearings had yet been received.

6. Adjournment.

Commissioner Haug moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:50 p.m.

Approved: 11/14/2026
(date)



Betzy Torres, Recording Secretary



Philip Ruiz, Chair