

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, January 28, 2026
Municipal Building – Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
—
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the January 14, 2026 meeting.
4. **FP-25-05.** Consider a request by Magesh Gurunath for approval of a **Final Plat** for Reyes Addition, consisting of 0.299 acre on property in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD (Residential Medium Density), and located at 714 Naches St. and 716 Naches St., including a Variance to Chapter 52, "Subdivision Regulations", Section 52-72(e), to allow for no right-of-way dedication along the property's Naches Street frontage where between 3.8 feet and 5 feet would normally be required, and to allow 5.37 feet of right-of-way dedication along the property's Reyes Street frontage where 9.45 feet would normally be required.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:30 p.m. on the 21st day of January, 2026.

**City of Lockhart
Planning and Zoning Commission
January 14, 2026**

MINUTES

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

Members Absent: None

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. Elect Chair and Vice-Chair for 2026.

Commissioner McBride moved to approve the motion to reelect Chairman Ruiz and Vice Chair Oliva. Commissioner Arnic seconded; the motion passed unanimously (7-0).

3. Citizen comments not related to an agenda item. None

4. Consider the Minutes of the November 12, 2025, meeting.

Commissioner Haug moved to approve the November 12, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 7-0.

5. FP-25-02. Consider a request by Luke Caraway for approval of a Final Plat for Seawillow Ranch Planned Development Phase 1A, consisting of 49.614 acres on property in the John A. Neill Survey, Abstract No. 20, zoned PDD (Planned Development District), and located in the 2200 to 2400 Block of F.M. 1322, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-76(d), to allow two flag lots in place of the one flag lot limitation.

Mr. Waller presented the revised Final Plat for Seawillow Ranch Planned Development Phase 1A, reflecting changes approved with the Planned Development District (PDD) zoning adopted by City Council on December 2, 2025. The original Preliminary Plat was approved on March 8, 2023, and a previous Final Plat covering a larger area was approved on October 11, 2023. The current Final Plat reduces the scope to Phase 1A and includes 213 total lots on 49.614 acres, consisting of 203 single-family residential lots and 10 non-residential lots dedicated to parkland and stormwater detention.

The approved PDD allows modified lot standards, including changes to lot coverage and setbacks, and permits limited non-residential uses within designated park areas. Phase 1A proposes 7.222 acres of parkland, exceeding the minimum parkland requirement, with ownership and maintenance by the Homeowners' Association. Amenities include a multifunction playscape, public parking for the parkland area, and sidewalks on both sides of all internal streets.

The development will provide two access points to FM 1322/South Commerce Street, including one collector street connection, as well as future connectivity through three stub-out streets to adjacent properties. TxDOT has approved the Traffic Impact Analysis and requires construction of a dedicated left-turn lane along the property frontage, which needs to be completed prior to certificates of occupancy being issued for residences and other buildings within the subdivision.

Staff also provided an overview of a variance request to allow two flag lots within Block 18. The applicant stated the design improves neighborhood aesthetics by orienting model homes toward a central park area. Staff found the request met the variance criteria and was consistent with the approved PDD.

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

Tom Staub of 2121 E. 6th Street, Austin, TX, owner of the property, was first to speak. Mr. Staub stated that concrete is starting to be poured this week; grand opening goal is summertime with homes starting to be built in March/April. He asked if the Commissioners had any questions. Commissioners had no questions.

Chair Ruiz asked the public if anyone was here for or against. No one responded.

Chair Ruiz closed the testimony and asked Mr. Waller to give the staff recommendation.

Mr. Waller stated staff recommends approval of the Final Plat and variance request, subject to conditions related to plat title revision, change suffix for "Curio Court" since the street does not include a cul-de-sac, also a 20-foot rear-yard setback for all the lots along F.M. 1322 due to a water line easement. A left turn lane will also need to be added to FM 1322 before occupancy permits can be issued for any buildings in the subdivision.

Commissioner McBride asked who enforces the 20-foot rear yard setback.

Mr. Fowler answered the city does, but AQUA Texas would have access to maintain lines within the coincident 20-foot water line easement if needed. This would prevent any permanent structures from being built within the 20-foot setback/easement.

Chair Ruiz asked if commissioners had any further questions for staff or applicants. None.

Commissioner Lingvai moved to approve FP-25-02, including both the plat and variance request, with staff's conditions. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

6. FP-25-04. Consider a request by Joshua Armendariz for approval of a Final Plat for Maple Park Planned Development Section Three-B, consisting of 2.239 acres on property in the Francis Berry Survey, Abstract No. 2, zoned PDD (Planned Development District), and located at 916 Lincoln Ln.

Mr. Waller presented the Final Plat for Maple Park Planned Development, Section Three-B, consistent with the approved Preliminary Plat and PDD Development Plan. The proposed plat includes one lot for Maple Park Manor, a 30-unit multifamily senior housing development. The adjacent Section Three-A plat (Maple Park Senior Village) was recorded in September 2021, and the most recent Maple Park section, Section One-B, was recorded on December 22, 2025.

Access to the site will be provided from Lincoln Lane, which was accepted by Public Works on December 19, 2025. A four-foot-wide public sidewalk is proposed along Lincoln Lane, along with a 10-foot-wide public hike and bike trail within the northern portion of the property inside a 70-foot-wide LCRA easement. The applicant provided written confirmation from LCRA indicating no objection to the trail. Parkland dedication for the overall Maple Park development has been previously satisfied.

Surrounding uses include senior residential development to the south, proposed commercial uses to the west, and joint parkland and stormwater detention to the north and east. Staff found the plat compliant with all form, content, and subdivision standards, and acceptable to the Caldwell County Appraisal District GIS Division.

Chair Ruiz asked if the commissioners have any questions for Mr. Waller.

Commissioner Arnic asked if the construction of Lincoln Lane is completed. Mr. Waller answered it is complete, and Public Works has accepted the improvements. There were no other questions for staff.

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

Mr. Josh Armendariz of 3703 Cattleman Dr., Manchaca, TX, and Mr. Ryan Garcia of 8102 Old Moss Rd., Dallas, TX, introduced themselves and asked if the commissioners had any questions.

Mr. Armendariz stated that this is a single-lot subdivision.

Mr. Garcia added that the current proposal is for a 30-unit senior housing addition to the current senior living already present; this new addition will be two stories with elevators.

Chair Ruiz asked if anyone was present that would like to speak for or against the proposed plat. No one was present to speak for or against.

Chair Ruiz asked Staff to share their recommendation.

Mr. Waller stated that Staff recommends approval.

Commissioner Peterson moved to recommend approval of FP-25-04. Commissioner McBride seconded, and the motion passed with a vote of 7-0.

7. Presentation and discussion of proposed text amendments regarding entry corridor zoning, commercial landscaping, street connectivity, and sidewalks.

Mr. Fowler stated that the presentation consists of several proposed amendments intended for City Council and that this presentation is to obtain feedback before formal consideration of the individual planned text amendments. He then introduced Planner Fatema Akter.

Mrs. Akter presented a preview of the proposed ordinance amendments to Chapters 12, 52, and 64 of the City Code.

Mrs. Akter explained that the coordinated updates are intended to implement the Lockhart Comprehensive Plan 2024 and respond to continued growth and transportation needs. Key topics include establishment of an Entrance Corridor Overlay District along major gateways, strengthened nonresidential landscaping standards, and amendments to street connectivity and sidewalk requirements to improve walkability, safety, and network connectivity. The proposed changes address existing gaps created by sidewalk exemptions and aim to enhance visual quality, environmental performance, and public safety. Mrs. Akter also discussed proposed changes related to lot design, aimed at prohibiting double frontage lots and requiring landscape buffering along major thoroughfares.

The Commissioners had several questions and suggestions regarding the proposed amendments, particularly relating to the corridor overlay, as this had not been previously discussed at a Planning and Zoning Commission meeting. Overall, the commissioners expressed support for bringing forward the individual measures. Mrs. Akter concluded her presentation.

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

Mr. Fowler stated that the next regularly scheduled meeting would be held on January 28th, with one or more plats expected.

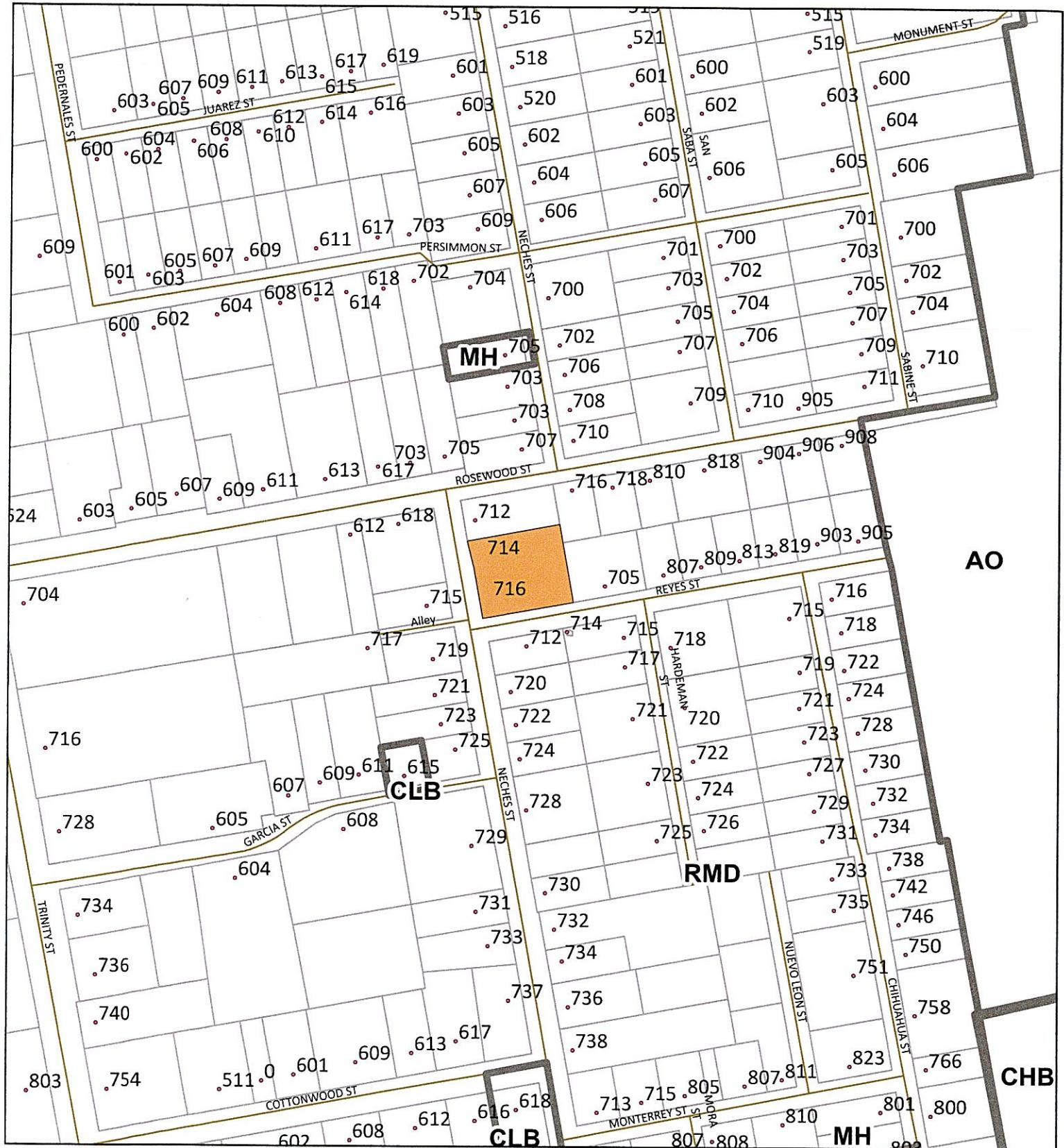
9. Adjournment.

Commissioner Arnic moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 8:20 p.m.

Approved: _____
(date)

Betzy Torres, Recording Secretary

Philip Ruiz, Chair



FP-25-05

REYES ADDITION

714 & 716 NECHES ST



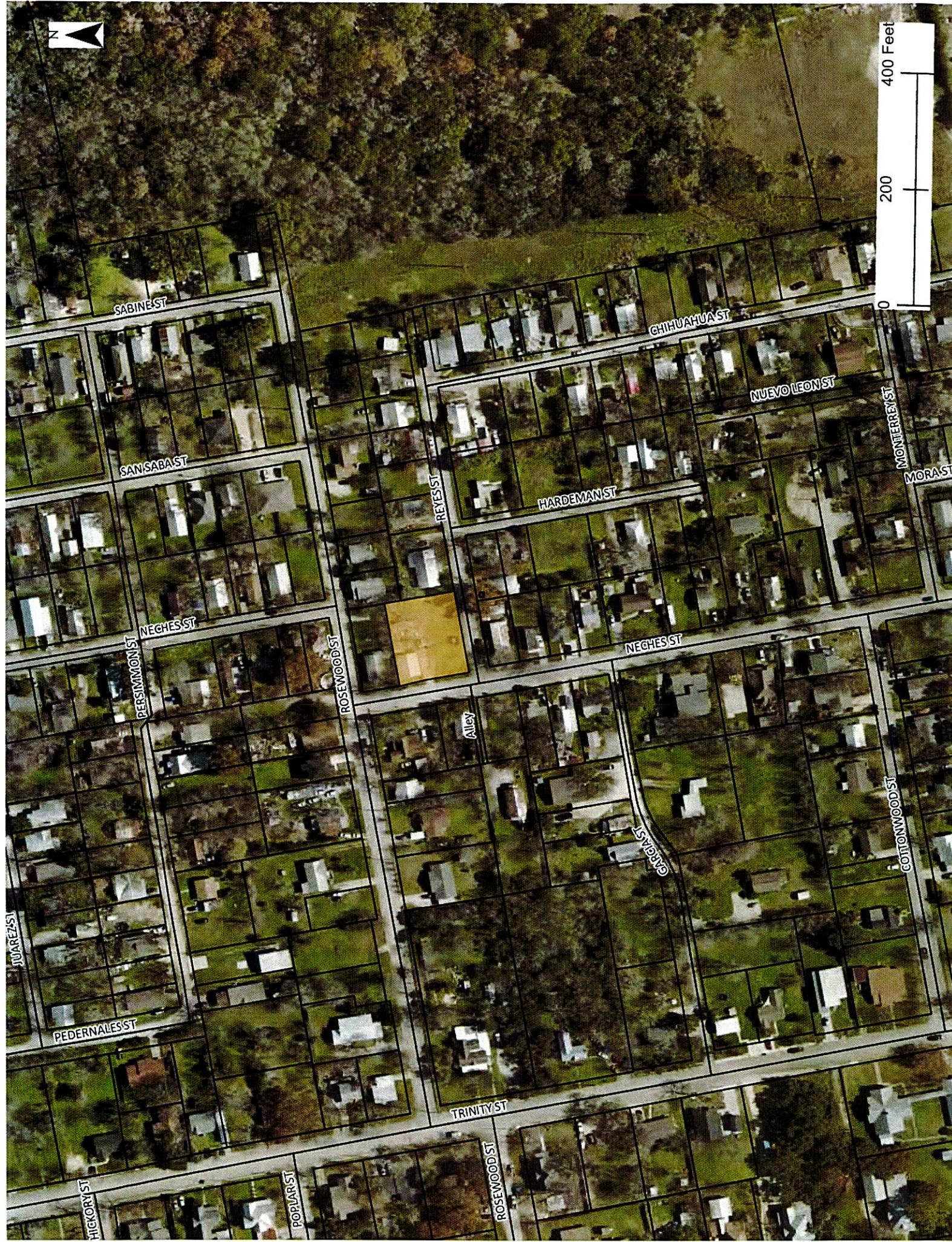
Scale 1" = 200'



SUBJECT PROPERTY



ZONING BOUNDARY



PLANNING DEPARTMENT REPORT

FINAL PLAT

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-25-05

REPORT DATE: January 21, 2026

PLANNING & ZONING COMMISSION DATE: January 28, 2026

STAFF RECOMMENDATION: ***Approval of both the Plat and the Subdivision Variance request***

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT: Magesh Gurunath

OWNER: Value Quality, Inc.

SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors

SITE LOCATION: 714 and 716 Naches St.

PROPOSED SUBDIVISION NAME: **Reyes Addition**

SIZE OF PROPERTY: 0.299 ac.

NUMBER OF LOTS: Two single-family residential lots

EXISTING USE OF PROPERTY: Residential

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Reyes Addition Final Plat includes two proposed single-family residential lots on property located at the northeast corner of the intersection of Naches Street and Reyes Street. An existing residence is located on the proposed Lot 1, which the applicant states will be remodeled. In addition, the applicant plans to construct a new residence on Lot 2. Sidewalks will be constructed along both the Naches Street and Reyes Street frontages of the subdivision. A Subdivision Variance to the right-of-way dedication requirement for both Naches and Reyes Streets has been requested with the application, as discussed below. The plat is considered a Final Plat due to the variance request, and would have otherwise been classified as an administratively-reviewed minor plat. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The subject property is entirely surrounded by properties zoned RMD in an established single-family residential neighborhood.

FORM AND CONTENT: The plat conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: An existing 6-inch water main and 6-inch sewer main are located along both Naches and Reyes Streets, according to City GIS information. With water and sewer available to serve the proposed lots, the plat will meet all applicable subdivision standards.

CONCURRENT VARIANCE REQUESTED: A Subdivision Variance is requested with this application to the right-of-way dedication requirement specified in Section 52-72(e) of the Subdivision Regulations to: (1) allow for no dedication along the property's Naches Street frontage where between 3.8 and 5 feet would normally be required, due to a variable-width right-of-way; and (2) allow for 5.37 feet of dedication along the Reyes Street frontage where 9.45 feet would normally be required. The normal dedication requirements stated above are half of the respective deficiencies for the 50-foot Local

Street right-of-way requirement identified in the City's 2045 Thoroughfare Plan. In the applicant's attached written statement addressing the variance criteria, it is explained that the plat was prepared at a time when the 2020 Thoroughfare Plan was still in effect, and that the reduced right-of-way dedication is needed due to the transition to the 2045 Thoroughfare Plan as part of the new Comprehensive Plan adopted in November 2024. Staff finds, however, that the update to the 2045 Thoroughfare Plan did not change the functional classification of either Neches or Reyes Streets, which are still considered Local streets requiring a 50-foot-wide right-of-way. Were the applicant to dedicate half of the 18.9-foot right-of-way deficiency for Reyes Street as required, half being 9.45 feet, the proposed lots would become substandard with respect to the 50-foot width requirement of the RMD zoning district. If half of the 7.6-foot to 10-foot right-of-way deficiency for Neches Street were to be dedicated, half being between 3.8 and 5 feet, the front yard of the existing residence on Lot 1 would be reduced from an already nonconforming approximately 10- to 12-foot setback to a more nonconforming approximately 7-foot setback. In a December 8, 2025 email discussion with Public Works Director Sean Kelley, Mr. Kelley informed Staff that he is in favor of the variance request, and that neither Neches or Reyes Streets likely will be widened in the future. Mr. Kelley did request the addition of a joint public access/public utility easement along Neches Street, which will ensure adequate room for sidewalks and utilities as needed. This easement has been added to the plat and is shown in the plat drawing. Similar Subdivision Variances were approved by the Commission in August 2024 and March 2025 for a two-lot plat and three-lot plat, respectively. In the case of the two-lot subdivision, the required right-of-way dedication was reduced along the property's China Street frontage from 3.35 feet to 2.88 feet. For the three-lot plat, no right-of-way dedication was provided along the property's Maple Street and Navidad Street frontages, where 5 feet would have been required along both streets.

The criteria for granting variances is set forth in Subdivision Regulations Section 52-50(a), as follows:

1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area;
4. The variance shall not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

Upon review of the variance request, Staff believes that it warrants approval, due to the above input received from the Public Works Director, and which would allow the proposed lots to conform to the minimum width standard set forth in Subdivision Regulations Appendix I.

SUBDIVISION PLAT APPLICATION

CITY OF Lockhart TEXAS

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANTS

SURVEYOR NAME Hinkle Surveyors

ADDRESS 1109 S. Main St.

DAY-TIME TELEPHONE 512-398-2000

Lockhart 78644

E-MAIL contact@hinklesurveyors.com

ENGINEER NAME _____

ADDRESS _____

DAY-TIME TELEPHONE _____

E-MAIL _____

OWNER NAME Value Quality inc.

ADDRESS 16158 Cayenne Ridge Rd,

DAY-TIME TELEPHONE 512-905-2630

San Diego, CA 92127

E-MAIL mikelockhartrealty@gmail.com

TYPE OF APPLICATION (check all that apply)

PRELIMINARY PLAT

SUBDIVISION DEVELOPMENT PLAN

FINAL PLAT

MINOR PLAT

REPLAT

MINOR REPLAT

RESUBDIVISION

AMENDING PLAT

DEVELOPMENT PLAT

VARIANCE

PROPERTY

SUBDIVISION NAME Reyes Addition

\$716

ADDRESS OR GENERAL LOCATION 714 Neches St, Lockhart, Tx 78644

LOCATED IN

CITY LIMITS

ETJ (COUNTY)

PDD

TOTAL LAND AREA 0.299 ACRE(S)

PROPOSED NUMBER OF LOTS 2

ZONING CLASSIFICATION(S) RMD

PROPOSED USE OF LAND Residential

SUBMITTAL REQUIREMENTS

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDERS, IF ANY.

IF THE APPLICATION IS FOR AN AMENDING PLAT, REPLAT, MINOR REPLAT, OR RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY.

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

IF THE APPLICATION IS FOR, OR INCLUDES, A SUBDIVISION CODE VARIANCE – COMPLETED VARIANCE SECTION ON NEXT PAGE AND REQUIRED STATEMENT NOTED THEREIN.

PLAT DOCUMENTS, AS FOLLOWS, CONTAINING THE INFORMATION REQUIRED IN ARTICLE 23-6. (Amending Plats, Replats, Resubdivision Plats, Minor Plats, and Minor Replats are considered the same as Final Plats for the purposes of content and format). All plat copies shall be full-size paper copies.

One copy for staff's completeness review; six copies after plat is deemed complete.

12 copies after initial staff reviews above (preliminary plats, final plats, replats, and resubdivisions).

Two copies after initial staff reviews (amending plats, minor plats, and minor replats).

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat, resubdivision, final plat, minor plat, or minor replat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

APPLICATION FEE OF \$ 1,779.90 PAYABLE TO THE CITY OF LOCKHART (NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

Preliminary Plat or Development Plat	\$1,500.00, plus \$100.00 per acre
Final Plat, Replat, or Resubdivision	\$1,000.00, plus \$100.00 per acre
Amending Plat, Minor Plat, or Minor Replat not requiring a public meeting	\$750.00, plus \$100.00 per acre
Subdivision Variance	\$750.00 per variance requested
Recording fee for Final Plat, Replat, Resubdivision, Amending Plat, Minor Plat, or Minor Replat	\$71.00 for the first sheet, and \$50.00 for each additional sheet (payable to the Caldwell County Clerk)

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009, for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE G. M.

DATE 11/25/25

PRINTED NAME Mayesh Gurunath

TELEPHONE 512 905-2630

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat and the engineering plans for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

A final plat approval period expires if the construction of any required public improvements has not commenced within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the Planning Director.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) 52-72 (e) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) One-half of right-of-
way deficiency required for dedication.

REQUESTED VARIANCE(S) Dedication of 5.37 feet along the Reyes Street

frontage, in lieu of the required 9.45 feet. Also, no dedication
proposed along the Neches Street frontage, in lieu of the required 3.85 feet.

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S),
INCLUDING EVIDENCE THAT THE REQUEST COMPLIES WITH THE FOLLOWING CRITERIA AS
REQUIRED FOR APPROVAL OF A VARIANCE:

1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and,
4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER R01418169

DATE SUBMITTED 11/25/25

CASE NUMBER FP-25-05

DATE APPLICATION IS DEEMED COMPLETE 12/9/25

DATE NOTICES MAILED — DATE NOTICE PUBLISHED —
(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 1/28/26 DECISION —

CONDITIONS (IF ANY) —

October 6, 2025

Re: Variance Request
Caldwell County TX
City of Lockhart
714 Neches Street

To whom it may concern,

1) Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land:

This property currently contains 3 tracts that are stand alone tracts, (Zoned RMD) the each tract is only 35 feet wide. The current residence crosses over one of the 35 foot tracts and is currently being remodeled.

When we started this project we visited with the planning department before purchasing the lot and planned on re-platting the 3 tracts into 2 platted lots, the City of Lockhart Planning department and Mr. Kelly public works were in favor of the idea. We later learned that the thoroughfare plan had changed from 2020 concept to 2045 concept and adopted new ROW requirements for streets. We had been working off of the 2020 thoroughfare plan.

We are asking that NO ROW dedication be required for Neches Street the ROW is currently 40 feet wide.

We are asking for a ROW variance for Reyes Street to be a 36.47 foot ROW.

2) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant:

(Combining these 3 tracts into a 2 lot subdivision plat would improve the neighborhood by remodeling the current residence and building a new residence on the corner lot)

3) The variance will not be detrimental to the public health, safety, or welfare, and will not injurious to other property in the area.

(This will do no harm to we are going to improve the neighborhood)

4) The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with provisions of the Code:

(Our intent is to improve the tracts by remodeling the current residence and a new build)

Thanks for your time in this matter.