

**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 IA, 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 IA 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.

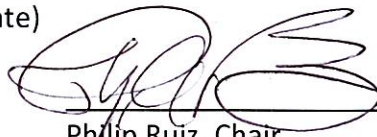
Mr. Fowler stated that the next regularly scheduled meeting would be held on January 28th, with one or more plats expected.

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.



Betzy Torres, Recording Secretary

Approved: 1 / 28 / 2026
(date) 

Philip Ruiz, Chair