

**City of Lockhart
Planning and Zoning Commission
January 28, 2026**

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

Visitors/Citizens Addressing the Commission: Magesh Gurunath (applicant, Agenda Item 4), Linda Hinkle

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the January 14, 2026 meeting.

Vice-Chair Oliva moved to approve the January 14, 2026, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

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 Neches St. and 716 Neches 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 Neches 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.

Planning Staff Kevin Waller presented the staff report, which included case maps and photos of the subject property. He stated that the Reyes Addition Final Plat proposes a two-lot single-family residential subdivision at the northeast corner of Neches Street and Reyes Street. An existing residence on the proposed Lot 1 will be remodeled, and a new residence will be constructed on Lot 2. Sidewalks are proposed along both street frontages. The Subdivision Variance request is to allow no right-of-way dedication along Neches Street where normally the requirement is 3.8 ft. to 5.5 ft., due to a variable width right-of-way, and to reduce the required right-of-way dedication to 5.37 ft. from 9.45 ft. along Reyes Street. The Public Works Director supports the variance, noting that the streets are unlikely to be widened. A joint public access/public utility easement has been added to the plat along the Neches Street frontage. Similar variances have been approved previously.

Chairman Ruiz asked if the commissioners had any questions for Staff. None of the commissioners had any questions.

Chairman Ruiz asked for the applicant to come forward.

Applicant Magesh Gurunath of 916 N. Commerce St., Lockhart, TX, stated that he is representing the owner of the property as the Realtor. As he started to do his due diligence, he did not realize that when the project was started, they were working under the previous 2020 Thoroughfare Plan and not the updated 2045 Thoroughfare Plan, which was discovered after talking to the Planning team.

Chair Ruiz opened the public hearing and asked if anyone else would like to speak.

Linda Hinkle of 1109 S. Main St., Lockhart, TX, stated that she is here in support of Mr. Gurunath. She noted that this property was originally three metes and bounds property descriptions. Mrs. Hinkle has seen Mr. Gurunath do a lot of work to comply with the City to get the property cleaned up and platted.

None of the commissioners had any further questions for any of the speakers.

Chairman Ruiz closed the public hearing, since there was no one else in attendance to speak, and requested Staff's recommendation.

Mr. Waller prefaced his recommendation by stating that the functional classification of both Neches and Reyes streets did not change between the transition from the 2020 to the 2045 Thoroughfare Plan, and therefore a variance would have been needed without the required right-of-way dedication, regardless of which Plan was in effect. He then stated that Staff recommends approval of both the plat and variance request.

Commissioner McBride moved to recommend approval of FP-25-05, being the plat and variance request. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

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

Planning Director David Fowler stated that the next regularly scheduled meeting would be held on February 11th, with one plat confirmed as an agenda item. Mr. Fowler noted that the second meeting in February will have the first of the text amendments covered at the previous meeting.

6. Adjournment.

Commissioner Haug moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 7:18 p.m.

Approved: 2/11/2026
(date)



Betzy Torres, Recording Secretary



Philip Ruiz, Chairman