

**City of Lockhart  
Planning and Zoning Commission  
February 11, 2026**

**MINUTES**

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

**Member Absent:** Manuel Oliva

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

**Visitors/Citizens Addressing the Commission:** Travis Krause (applicant, Agenda Item 4), Jonathan Fitzgerald

1. Call meeting to order. Chairman Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item.

Jonathan Fitzgerald of 379 Moonlit Stream Pass, Dripping Springs, TX, stated he wanted to request a staff meeting with City Planners pertaining to engineering code-related concerns for the Blackjack Grove subdivision, which his father lives next to. Chairman Ruiz advised him to speak to Mr. Fowler and Mr. Waller after the meeting.

3. Consider the Minutes of the January 28, 2026, meeting.

*Commissioner Haug moved to approve the January 28, 2026, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.*

4. PV-26-01. Consider a request by Travis Krause of Patton 3, LLC, for approval of a Plat Variance to allow a 12-month extension to January 22, 2027, after a 6-month extension to January 23, 2026, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on July 24, 2024, of the Final Plat of Lockhart Place Townhomes Planned Development Phase 1 on 11.547 acres, zoned PDD (Planned Development District), and located at 903 State Park Rd.

Planning Staff Kevin Waller presented the staff report, which included case maps and photos of the subject property. He explained that the Lockhart Place Townhomes Phase 1 Final Plat was approved on July 24, 2024, with a one-time, six-month extension granted to January 23, 2026. The applicant now requests a second, 12-month extension to January 22, 2027, due to current market conditions. Since the Subdivision Regulations allow for just one six-month extension, a plat variance is required for a second extension. Staff finds the request reasonable, and notes no adverse impacts on surrounding properties, public safety, or on the orderly development of other properties.

Chairman Ruiz asked if the Commission had the power to grant an extension of less than the requested 12 months.

Mr. Waller replied that the Commission is able to set a shorter timeframe.

Commissioner Lingvai asked why the City can allow extensions for subdivision plats, and why plat decisions expire.

Mr. Fowler explained that the reason for the expiration dates is to prevent approved plats from becoming "stale" over time, and to prevent subdivisions from being developed when they are no longer current with the most updated code and engineering standards.

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

Applicant Travis Krause of 1950 C.R. 146, Georgetown, TX, shared that his project has taken additional time, due to lenders not having funds to grant the capital to execute the project.

Commissioner McBride asked Mr. Krause if he owns the land.

Mr. Krause replied that he does own the property.

Commissioner Peterson asked Mr. Krause why a 12-month extension instead of 6 months.

Mr. Krause explained that with the current housing market and the lender situation, he feels better asking for 12 months than coming back again in 6 months.

Commissioner Arnic asked the applicant how many other projects he has that are on hold like this one.

Mr. Krause replied that there is one multifamily project in Austin that is on indefinite hold, and one in Mustang Ridge that is also in the same financial situation as this one.

Mr. Fowler stated that if the extension is granted and is the final extension allowed, whether it be for six (6) or twelve (12) months, the applicant will have to resubmit a new preliminary plat if the extension expires prior to initiation of construction of the public improvements. He understands the current economic circumstances, and similar extensions have been common in recent years.

Chairman Ruiz asked if anyone else would like to speak.

Mr. Jonathan Fitzgerald spoke in support of Mr. Krause. Mr. Fitzgerald has worked on a previous project with Mr. Krause, and attested he is of good character. Fitzgerald also asked Staff if the variance does not pass, would a new PDD be required along with the plat.

Mr. Fowler replied that the PDD zoning does not expire, and that the applicant would just have to resubmit the preliminary plat.

Chairman Ruiz asked Mr. Waller to give the Staff recommendation.

Mr. Waller stated that Staff recommends approval of either a 12- or 6-month extension, whichever the Commission is more comfortable with, and with the condition that no further extensions be granted.

Chairman Ruiz asked if the Commissioners had any further questions for Staff or the applicant. None.

*Commissioner Lingvai moved to approve PV-26-01 to extend the approval for 12 months, with the condition that this is the final extension. Commissioner Haug seconded, and the motion passed with a vote of 5-1, with Chair Ruiz opposed.*

5. 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 February 25<sup>th</sup>, with at least three items on the agenda.

6. Adjournment.

*Commissioner Peterson moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote (6-0), and the meeting adjourned at 7:27 p.m.*

  
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Betzy Torres, Recording Secretary

Approved: 2/25/2026  
(date) \_\_\_\_\_  
  
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Philip Ruiz, Chairman