

**City of Lockhart  
Planning and Zoning Commission  
February 25, 2026**

**MINUTES**

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

**Members Absent:** None.

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

**Visitors/Citizens Addressing the Commission:** Ronald Faulstich, Anthony Goode, Miles Muller

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.
3. Consider the Minutes of the February 11, 2026, meeting.

Mr. Fowler shared a copy of an email with a request to rephrase the statements made by the requestor, and to have his address removed. Chairman Ruiz and commissioners discussed; since the minutes have already been posted with the agenda and it is procedure that we ask for all the speakers addresses for our records, all the commissioners agreed there is no need to change it.

*Commissioner Lingvai moved to approve February 11, 2026, minutes with no changes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.*

4. **ZC-26-01.** Hold a PUBLIC HEARING and consider a request by Ronald Faulstich & Holly Sparkman of Stich Interests LLC, for a Zoning Change from Commercial Light Business District (CLB) to Commercial Medium Business District {CMB} on a total of 1.164 acres, described as FIVE NINETEEN ADON, Block 1, Lot 1, located at 519 W San Antonio Street.

Mrs. Akter presented the staff report, which included case maps and photos of the subject property. The proposed zoning change would change a 1.164-acre vacant property at 519 West San Antonio Street in Lockhart from Commercial Light Business (CLB) to Commercial Medium Business (CMB) to permit a multi-tenant retail development. The site, which previously contained a residential structure, is surrounded by a mix of commercial and residential uses and is located near downtown and City Hall. Infrastructure, including water and wastewater lines, is adequate to support the proposed commercial use. While some additional traffic is expected, the roadway network should handle typical commercial volumes. The request aligns with the city's comprehensive plan and the Mid-Density Infill designation, supporting small-scale retail within a walkable, mixed-use area. Mrs. Akter stated she received two letters in support and none in opposition of ZC-26-01.

Chairman Ruiz asked the applicant to come forward.

Property owner Ronald Faulstich of 121 Nueces St. Lockhart, TX came forward and stated he wants to move his current business located on the square due to loss of business. Customers and suppliers have a hard time finding close parking spaces due to the current location. He would also have two available retail spots.

Chairman Ruiz opened the public hearing to the public and asked if anyone is here in support or against.

Winn Smith, of 3901 Turkey Creek Austin, TX, spoke in support of the applicant, stating he is a good business owner and daily cleans the square. He stated he believed Mr. Faulstich will take care of the property and the neighborhood.

Chairman Ruiz closed the public hearing and asked for the staff recommendation. Mrs. Akter stated that staff recommended approval.

*Commissioner Oliva moved to recommend approval of ZC-26-01. Commissioner Haug seconded, and the motion passed with a vote of 7-0.*

5. ZC-26-02. Hold a PUBLIC HEARING and consider a request by Anthony Goode on behalf of CSW LOCKHART LP, for a Zoning Change from Industrial Light District {IL} to Commercial Heavy Business District {CHB} on a total of 1.806 acres, described as Lockhart Industrial Park II, Block 1, Lot 4B, Re-subdivision 2, located at 221 East MLK Jr. Industrial Blvd.

Mrs. Akter presented the staff report, which included case maps and photos of the subject property. The requested zoning change would rezone a 1.806-acre vacant property at the northwest corner of East Martin Luther King Industrial Boulevard and South Commerce Street (FM 1322) in Lockhart from Industrial Light (IL) to Commercial Heavy Business (CHB) to allow retail uses, including a potential convenience store with gas pumps. The site is surrounded by a mix of industrial and commercial zoning, with nearby properties recently rezoned for similar commercial development. Water, wastewater, and roadway infrastructure are adequate, with planned intersection improvements in the area. While the project could support nearby and future residential growth, it may increase traffic and would reduce the amount of industrially zoned land in Lockhart Industrial Park II, raising concerns from the City's Economic Development Corporation. The request is consistent with the city's comprehensive plan, including the Local Corridor designation. Staff did not receive any letters in support or opposition.

Chairman Ruiz asked if the Economic Development reviewed this industrial zoning or provide a letter of concern. Mrs. Akter said no they did not, it was only internal communication made to the planning team.

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

Engineer Anthony Goode, of 1512 Foster Lane Cedar Park, TX, came forward. He stated that it would be difficult with the current zoning of Light Industrial to develop the property due to the overhead electrical easement.

Commissioner Arnic asked if the applicant had spoken to LCRA. Mr. Goode said they have but they have not heard back but are aware of the easement which would restrict structures under the powerlines.

Chairman Ruiz opened the public hearing and asked if anyone was here in support or against.

Mr. Miles Muller, of 8885 FM 621, Martindale, TX. Came forward. He stated he opposes the zoning change request. He owns two lots next to this property, to the north. He is concerned about parking and traffic and does not feel a gas station would be a good use there with the power lines overhead. He would like to see the property remain Light Industrial.

Chairman Ruiz closed the public hearing and asked the Staff recommendation. Mrs. Akter stated that Staff recommends approval or recommendation of the alternate classification, which is the property remaining in IL zoning.

Commissioner Oliva stated he hopes they do build soon as they stated because they have approved many projects in the park, but not many have developed. Commissioner Lingvai added that this has been zoned IL for over 15 years and feels this is the perfect spot for a convenience store with the new residential homes coming to this area soon. Commissioner McBride also shared this location for a gas station is fitting, rather than a new store being closer to the new school.

*Commissioner Oliva moved to recommend approval of ZC-26-02 to move to City Council. Commissioner Arnic seconded, and the motion passed with a vote of 6-1 with Chairman Ruiz against.*

6. Hold a PUBLIC HEARING and consider a proposed Zoning Text Amendment amending Chapter 64, "Zoning" of the Lockhart Code of Ordinances as follows:

Amend Article VII, "Zoning Districts and Standards," Section 64-196, "Establishment of zoning districts," by replacing Subsection (q) "Uses by Zoning District Table" with a new Subsection (q) titled "Entrance Corridor Overlay District {ECOD}," consisting of new texts; and renumbering the former Subsection (q) "Uses by Zoning District Table" as Subsection (r).

Mr. Fowler shared the proposed amendment to Chapter 64 of the zoning code that would create an Entrance Corridor Overlay District (ECOD) in Lockhart to enhance the visual quality of key gateways into the city. The overlay would apply stricter land use and design standards along major corridors, including SH 183, SH 130, and portions of FM 20, to promote attractive, high-quality development while limiting undesirable uses and visual clutter.

The ECOD would prohibit certain uses (such as RV parks, truck stops, and heavy industrial activities), require special permits for others (like gas stations and auto-related businesses), and establish standards for building height, setbacks, orientation, parking placement, landscaping, architecture, signage, sidewalks, fencing, and lighting. The overlay would apply only to designated corridor areas and would require a separate zoning action before affecting specific properties. Overall, the goal is to create a welcoming sense of arrival and support tourism and economic development without imposing citywide regulations.

Commissioner McBride shared he would want the special permit categories to be more restrictive and remove the auto repair garages and warehouses.

Commissioner Oliva asked what kind of material was the subject to the restriction on reflective roof materials? Mr. Fowler stated they would have to get more details on the wording for that.

Mr. Fowler stated that the text amendment was advertised in the Lockhart Post-Register; no public feedback had been received. This amendment will be on the City Council agenda March 17<sup>th</sup>.

*Commissioner Lingvai moved to recommend approval of ZC-26-02 with modification of the prohibited uses to move to City Council. Commissioner Haug seconded, and the motion passed with a vote of 7-0.*

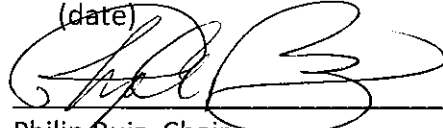
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Fowler stated that the next regularly scheduled meeting is March 11<sup>th</sup>, but no that items are confirmed for the agenda.

8. Adjournment.

*Commissioner Peterson moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 8:02 p.m.*

  
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Betzy Torres, Recording Secretary

Approved: 3/25/2026  
(date)  
  
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Philip Ruiz, Chair