

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

MINUTES

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

Members Absent: Rick Arnic, Erica Saucedo

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

Visitors/Citizens Addressing the Commission: Kevin Sawtelle (applicant's representative, Agenda Item 4)

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 25, 2026, meeting.

Commissioner Haug moved to approve the February 25th, 2026 meeting minutes. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.

4. PP-23-03. Consider a request by Austin Davis of Lockhart 1322, LLC for approval of a second 6-month extension of the Preliminary Plat approval period (PP-23-03) for Lay Ranch Subdivision, consisting of 92.52 acres in the James George Survey, Abstract Number 9, zoned RMD (Residential Medium Density), and located at 200 Lay Rd. and 370 Lay Rd.

Planning Staff Kevin Waller presented the staff report, which included case maps and photos of the subject property. The Lay Ranch Subdivision preliminary plat was originally approved in August 2024, with a one-year validity. The first 6-month extension was granted in August 2025. Now, the applicant is requesting a second 6-month extension (submitted just before the first extension expired) because they recently selected an attorney to help finalize development plans and project finances for a proposed PID (Public Improvement District). If approved, the plat would remain valid until August 27, 2026. However, this is the final allowed extension. If a Final Plat for the first phase isn't submitted by then, the applicant would have to start over with a new Preliminary Plat application.

Chairman Ruiz asked the applicant to come forward.

Kevin Sawtelle of 5316 West HWY 290, Austin, civil engineer, spoke on behalf of the applicant, and shared

that they are requesting an extension due to the funding and the builder they had selected dropped the project and are now looking for a new builder.

Chairman Ruiz opened the public hearing, and asked if anyone is here in support or against. None.

Chairman Ruiz closed the public hearing, and asked for Staff recommendation.

Mr. Waller stated that Staff recommends approval.

Commissioner Haug moved to approve the requested second 6-month extension for PP-23-03. Commissioner Lingvai seconded, and the motion passed with a vote of 5-0.

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 April 8th, with no likely items for the agenda of that meeting. Mr. Fowler noted that the regular meeting of April 22nd will be held, to include the text amendments presented at the last meeting, as well as the election of a new Vice-Chair.

6. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote (5-0), and the meeting adjourned at 7:11 p.m.

Approved: 4/22/2026
(date)



Betzy Torres, Recording Secretary



Philip Ruiz, Chair