

City of Lockhart
Planning and Zoning Commission
April 22, 2026

MINUTES

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

Members Absent: Erica Saucedo

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

Visitors/Citizens Addressing the Commission: David Hughes (Agenda item number 2)

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.

David Hughes of 2001 State Park Road. shared his concern about a new development coming to this commission soon off State Park Road and Clearfork Street by D.R. Horton Builders. He requested the Commission consider conserving the land on State Park Road. He expressed concern regarding the development site's proximity to Lockhart State Park and its wildlife habitat intact and is concerned about the potential for added pollution.

3. Hold Election for Vice Chair.

Commissioner Lingvai nominated Commissioner Haug, Commissioner Haug nominated Commissioner Lingvai. Chairman Ruiz gave both nominees a chance to speak, since Commissioner Haug was nominated first Chairman Ruiz called for a vote for her nomination. Majority vote was 5-0 for Commissioner Haug as Vice Chair.

4. Consider the Minutes of the March 25, 2026, meeting.

Commissioner Haug moved to approve the March 25th, 2026, meeting minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

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

Amending Article VII, "Zoning Districts and Standards," Section 64-203, "Nonresidential Appearance Standards," by reducing the number of required bonus features by one (1) under Subsection (6) "Bonus Features"; adding a new Subsection (7) titled "Nonresidential Landscaping Plan Required," consisting of new texts; and renumbering the subsequent subsections accordingly; and, in connection therewith, amending Section 64-196,

“Establishment of Zoning Districts,” Subsection (q) “Entrance Corridor Overlay District (ECOD),” and Subsection (6)(b) “Landscaping Bonus Feature Requirements.”

Planner Fatema Akter presented the proposed amendment to Chapter 64 (Zoning) which would require a **Nonresidential Landscaping Plan** for all nonresidential developments in Lockhart. This text amendment is designed to address weaknesses in current standards that have led to minimal compliance and inconsistent results, generally resulting in less landscaping in new commercial developments compared to other cities in the region. The update aims to improve aesthetics, environmental performance, and pedestrian friendliness as the city grows.

Key changes include:

- Reducing required “bonus features” in Section 64-203, Nonresidential Design Standards, by one, as a new, separate nonresidential landscaping section is created
- Adding detailed standards for perimeter landscaping, building foundation landscaping, and parking islands/internal landscaping
- Strengthening screening requirements adjacent to residential areas
- Establishing maintenance, replacement, and approved plant list requirements.

The amendment also updates related zoning sections, including Entrance Corridor Overlay District landscaping rules, to ensure more consistent, attractive, and sustainable development citywide.

Commissioner Lingvai had several questions, including the thinking behind the drainage openings and the variable width for the perimeter landscaping areas. He suggested staff should consider not making the size of the perimeter landscaping area increase as much as proposed based upon the road classification type, instead making it based on the size of lot. Commissioner Haug recommended on the ratio of the parking being lowered with the islands being required. Commissioner McBride recommended that the irrigation requirement was more strongly stated..

Commissioner Lingvai moved to approve the presented Zoning Text Amendments with the commissioner’s recommendations above. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

6. 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 scheduled for May 13th, with a

workshop regarding the West End development and a subdivision plat. Mr. Fowler had also mentioned a public hearing on data center zoning, but this hearing was subsequently postponed due to a publication error.

7. Adjournment.

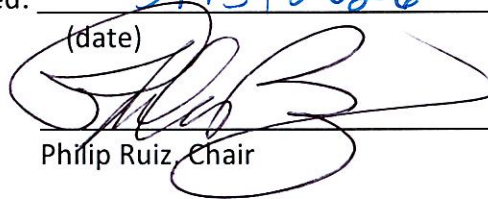
Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote (6-0), and the meeting adjourned at 8:01 p.m.

Approved: 5/13/2026

(date)



Betzy Torres, Recording Secretary



Philip Ruiz, Chair