

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, September 27, 2023  
Municipal Building – Glosserman Room  
308 W. San Antonio St.

### AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the September 13, 2023 meeting.
4. SUP-23-10. Hold a PUBLIC HEARING and consider a request by Edgar Aguirre of 59 South Sign on behalf of Poco Loco Company for a **Specific Use Permit** to allow a *High-Profile Sign* in the CHB Commercial Heavy Business District on 4.924 acres in the Lockhart Retail Subdivision, Block 1 Lot 1, located at 1411 South Main Street.
5. SUP-23-11. Hold a PUBLIC HEARING and consider a request by Sam Walker, P.E. of Eckermann Engineering, Inc. on behalf of Chet Lange with McCoy Corporation for a **Specific Use Permit** to allow a *High-Profile Sign* in the CHB Commercial Heavy Business District on 7.359 acres in the McCoy's Lockhart Subdivision, Lot 2, located at 1600 South Colorado Street (US 183).
6. SUP-23-12. Hold a PUBLIC HEARING and consider a request by Winn Smith on behalf of Toad Hollow LLC for a **Specific Use Permit** to allow the uses of *Welding or Machine Shop* and *Limited Industrial Manufacturing* on 1.363 acres in the Barclay Addition, Block 1, Lot 1-A, zoned CHB Commercial Heavy Business District, located at 800 North Commerce Street.
7. SUP-23-13. Hold a PUBLIC HEARING and consider a request by Todd Phelan on behalf of William Dodd Fowler, LLC for a **Specific Use Permit** to allow a *Bar, Tavern, or Lounge* in the CCB Commercial Central Business District on 0.124 acres in the Original Town Lockhart, Block 17, part of Lot 2, located at 106 and 108 South Commerce Street.
8. ZC-23-08. Hold a PUBLIC HEARING and consider request by Caroline Eckert with Wuest Group on behalf of Lockhart 130 North/South LTD for a **Zoning Change** from *RHD Residential High Density* District to *CHB Commercial Heavy Business District* on a total of 0.813 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 2500 West San Antonio Street (SH 142).
9. Consider a request by Javier Barajas of Trine Engineering for approval of a **6-month extension of the Preliminary Plat approval period** (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, zoned RLD (Residential Low Density), RMD (Residential Medium Density), and CLB (Commercial Light Business), and located at 900 State Park Road.
10. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
11. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 2:00 PM on the 21<sup>st</sup> day of September, 2023.

**City of Lockhart  
Planning and Zoning Commission  
September 13, 2023**

**MINUTES**

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

**Members Absent:** None

**Staff Present:** David Fowler, Christine Banda

**Visitors/Citizens Addressing the Commission:** Luis Granillo, Olga Rodriguez

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 August 23, 2023, meeting.

*Commissioner Oliva moved to approve the August 23, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.*

4. ZC-23-07. Hold a PUBLIC HEARING and consider a request by Luis Granillo on behalf of Sergio Lozano-Sanchez with Alta Capital, Inc., for a Zoning Change from RLD Residential Low Density District to RMD Residential Medium Density District on a total of 9.259 acres in the James George Survey, Abstract No. 9, Alta One Subdivision, located at 1620 Old McMahan Trail.

David Fowler presented his staff report, which included maps of the neighborhood and photos of the subject property. He said that the existing Alta One Subdivision has been recorded and the subdivision improvements are completed and accepted by the city. He explained that the applicant would like to change their current zoning of RLD Residential Low Density District to RMD Residential Medium Density District to allow for the DF-1 residential development type. He mentioned that the proposed rezoning and intended DF-1 duplex use would greatly increase the impact of the property in the surrounding area. Instead of 30 households there would be 60 dwelling units adding traffic in the neighborhood. He pointed out that there is a perimeter cedar fence, but it is only six feet tall and does not block the barbed wire fencing from the adjoining correctional facility abutting the subdivision. He believed they should enhance the buffering on the existing SF-1 lots abutting the prison to soften the transition between the land uses. He informed the commission that one phone call was received in opposition to the zoning change.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Luis Granillo of 804 Leisure Run Cove, Austin, said that he is an engineer and owns part of the subject property. They bought and developed this property knowing full well that they abutted a correctional facility. He informed the Commission that they were approached by real estate brokers who would like to develop something like the Jesco Subdivision along Trinity Street. That idea led them to apply to see if the subject property can be rezoned to RMD. He stated they had not put the lots on the market yet, but the idea was to sell the duplexes to first time home buyers. They chose RMD for the zoning change request because the future landuse map shows the property to the south of the subject property as High Density Residential.

Olga Rodriguez of 1610 Old McMahan Trail said she is concerned with more traffic on Old McMahan Trail. She said there are dump trucks already tearing up the road and more people using the road will create more traffic to an already underdeveloped road. She stated she is opposed to the zoning change.

Mr. Granillo came forward to ask who is responsible for the condition of Old McMahan Trail.

Chair Ruiz said that it is the City's road and that maybe City Council should look to see if it falls under our capital improvements.

Chair Ruiz closed the public hearing and asked for staff recommendation.

Mr. Fowler said that staff recommended denial.

*Commissioner McBride moved to deny ZC-23-07. Commissioner Haug seconded, and the motion passed with a vote of 5-2 with Vice-Chair Oliva and Commissioner Peterson against.*

5. Planning Director's report.

Mr. Fowler mentioned that an open house would be held for the public in the Council Chambers to get input on the Comprehensive Plan on September 14th. Overall, 152 people participated in the survey that was distributed around town and on the city website.

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

Mr. Fowler said that the next meeting will be September 23<sup>rd</sup> with four specific use permits, one zoning case and possibly one plat.

Commissioner McBride mentioned that he would not attend the next meeting.

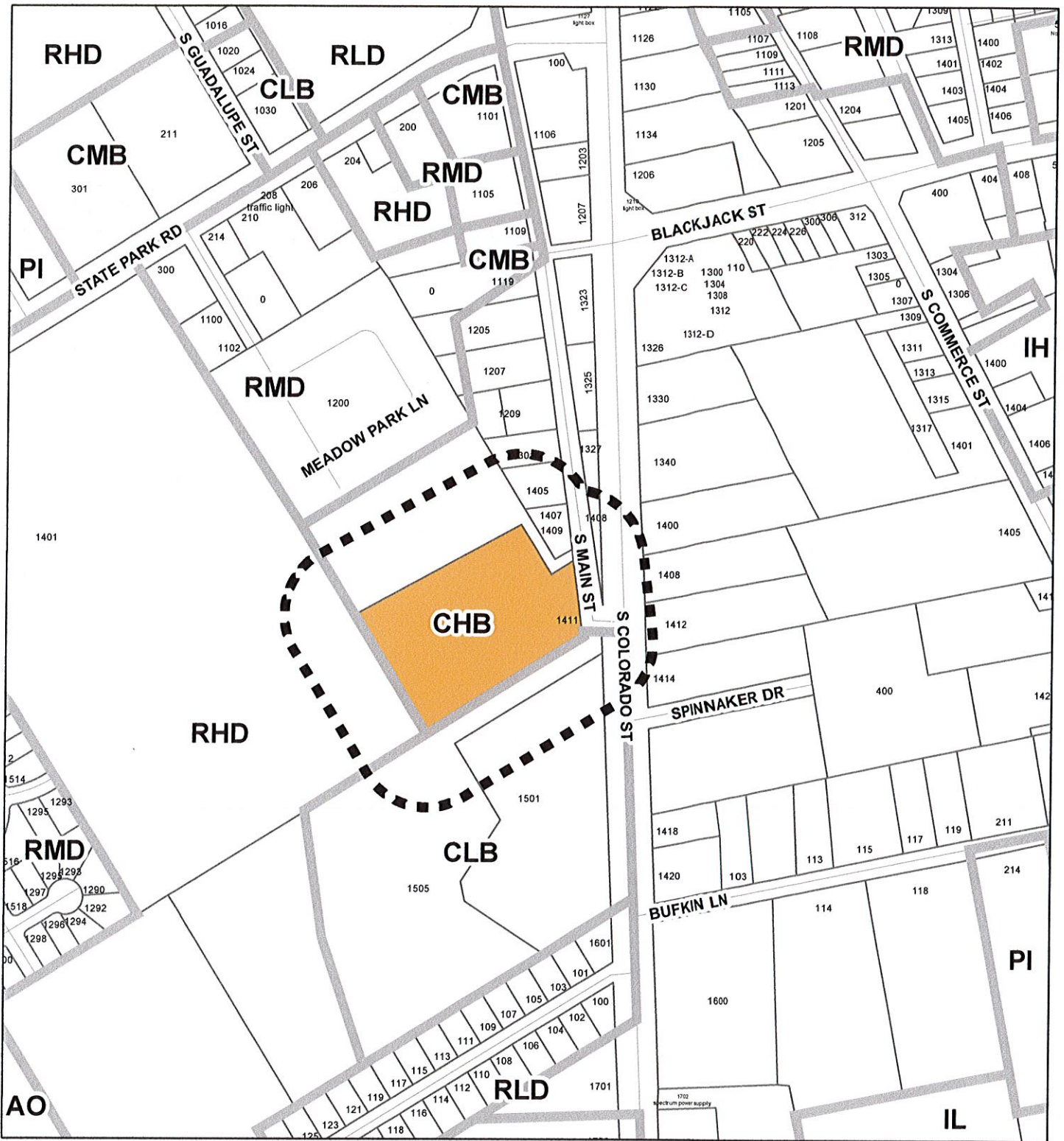
7. Adjourn.

*Commissioner Arnic moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Christine Banda, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair



**SUP-23-10**

1411 S. MAIN ST

HIGH PROFILE SIGN

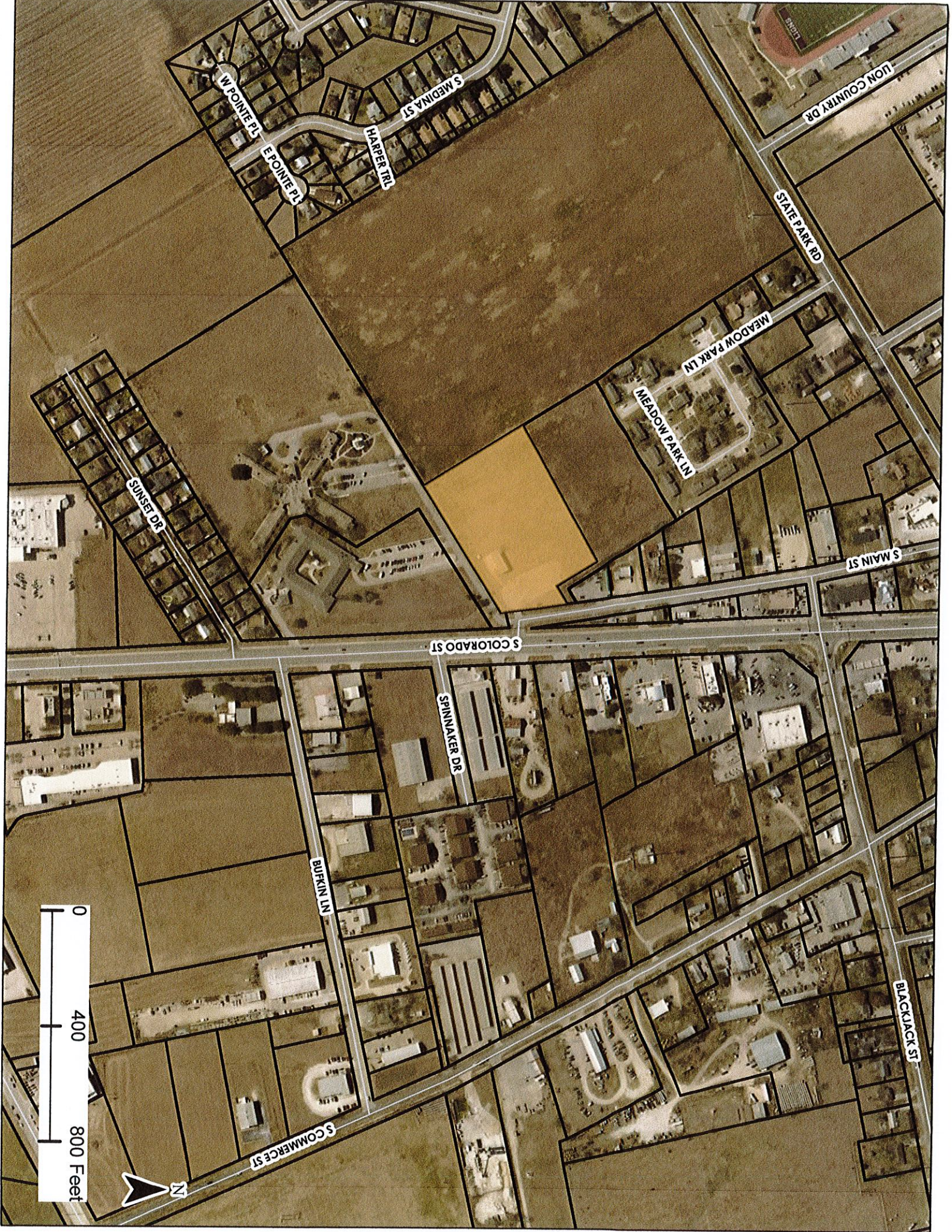


 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 400'



W POINTE PL  
E POINTE PL

S MEDINA ST  
HAREL TR

LION COUNTRY DR

STATE PARK RD

SUNSET DR

MEADOW PARK LN  
MEADOW PARK LN

S MAIN ST

S COLORADO ST

SPINAKER DR

BUTKIN LN

S COMMERCE ST

BLACKACK ST



## CASE SUMMARY

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STAFF CONTACT: Evan Olszewski, Planner

CASE NUMBER: SUP-23-10

REPORT DATE: September 20, 2023

PUBLIC HEARING DATE: September 27, 2023

APPLICANT'S REQUEST: High-profile sign

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Require the Applicant/Owner to remove the existing nonconforming sign

## BACKGROUND DATA

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APPLICANT(S): 59 South Sign

OWNER(S): Poco Loco / Raman Sharma

SITE LOCATION: 1411 South Main St.

LEGAL DESCRIPTION: Lockhart Retail Subdivision, Blk 1, Lot 1

SIZE OF PROPERTY: 4.924 acres

EXISTING USE OF PROPERTY: Grocery Store – Under Construction

ZONING CLASSIFICATION: CHB Commercial Heavy Business District

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The Applicant/Owner wishes to erect a high-profile sign for the grocery store currently under construction on the Property. The proposed 25-foot-tall sign has a face area of 150 square feet. There is an existing 20-foot-tall high-profile sign on the Property advertising a previous business, which is nonconforming as it is located within the 10-foot setback required for signs of that type. The Applicant proposes that the existing sign will be removed when the new sign is erected, and the proposed sign will be installed in a different location in compliance with the required 10-foot setback.

**NEIGHBORHOOD COMPATIBILITY:** Because there was previously a similar sign in this location the proposed sign would not represent a change in the overall appearance of the area. The closest buildings are H&R Block to the North, and Hanson Equipment to the East across South Colorado Street. There are no residences in the immediate area. The nearest residences are the Golden Age Home to the South and the Meadow Park Village Apartments; neither use will be impacted by the proposed sign.

**COMPLIANCE WITH STANDARDS:** The proposed sign will comply with all standards in the sign ordinance.

**RESPONSE TO NOTIFICATION:** None as of the date of this report.

**STAFF RECOMMENDATION:** Because this SUP would allow a new high-profile sign in place of an existing nonconforming sign at the same location, staff recommends **Approval**.

**SPECIFIC USE PERMIT APPLICATION**

CITY OF  
**Lockhart**  
TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME 59 South Sign

ADDRESS 5320 Gulfton St

DAY-TIME TELEPHONE 7132593551

Suite 5

E-MAIL southsign59@outlook.com

Houston, Texas 77081

OWNER NAME Poco Loco / Raman Sharma

ADDRESS 1411 S Main st

DAY-TIME TELEPHONE \_\_\_\_\_

Lockhart, Texas 78644

E-MAIL rsharma@skybuilderstx.com

**PROPERTY**

ADDRESS OR GENERAL LOCATION 1411 S Main st

LEGAL DESCRIPTION (IF PLATTED) Lockhart Retail Subdivision, B1K1, Lot 1 4.924 acres

SIZE 4.924 ACRE(S) ZONING CLASSIFICATION CHB

EXISTING USE OF LAND AND/OR BUILDING(S) No

**REQUESTED SPECIFIC USE** Sec. 46-10<sup>(b)</sup>(3)

PROPOSED USE REQUIRING PERMIT Install a Pylon Sign - High Profile

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

Poco loco freestanding 25 ft sign, 150 sq. ft  
10 feet from property line



# SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$ 248.48 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

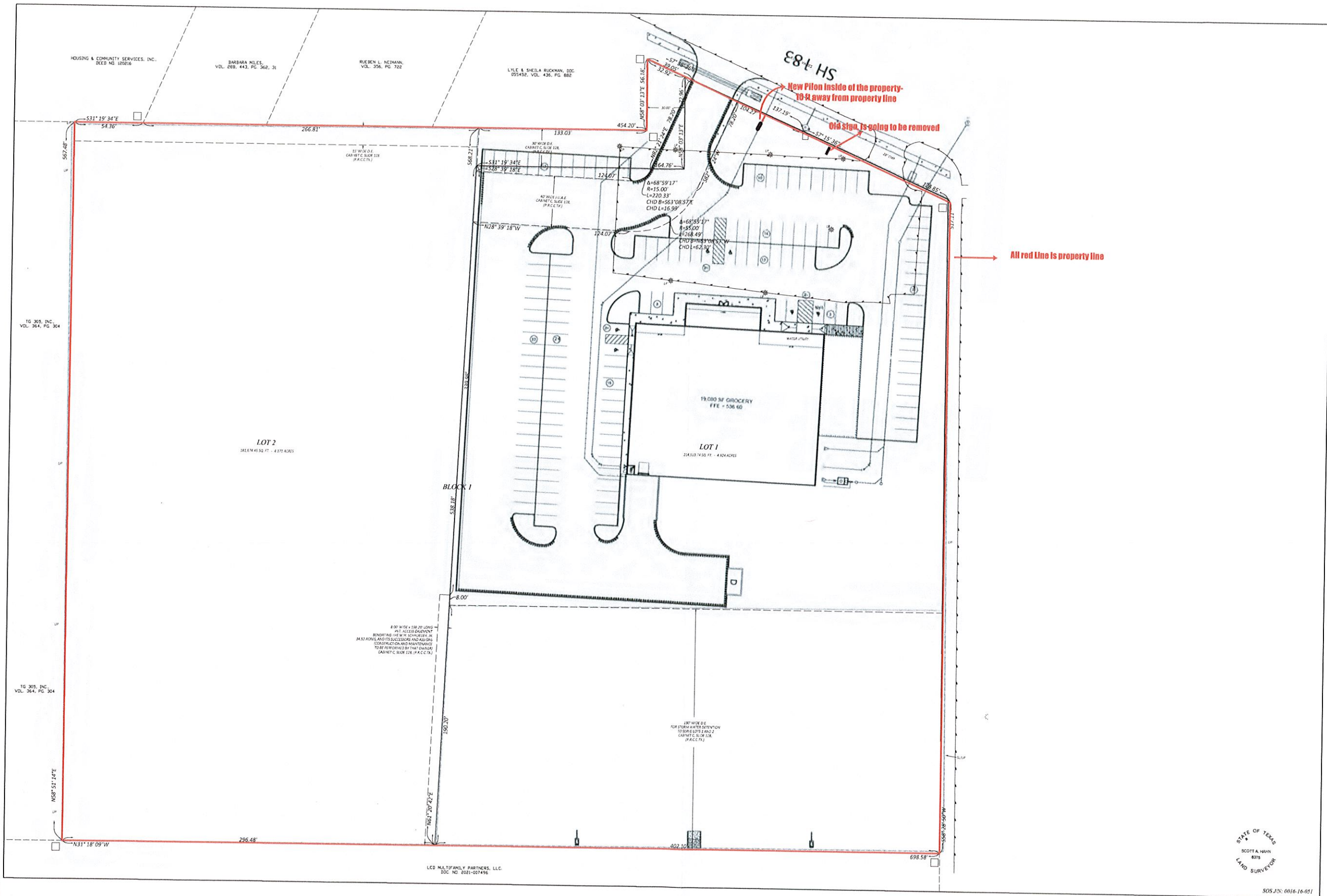
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Edgar Aguirre Yepes Digitally signed by Edgar Aguirre Yepes  
Date: 2023.08.08 12:36:59 -05'00'

DATE 8/25/2023

## OFFICE USE ONLY

ACCEPTED BY  RECEIPT NUMBER 01243369  
DATE SUBMITTED 8/25/2023 CASE NUMBER SUP - 23 - 10  
DATE NOTICES MAILED 9-11-2023 DATE NOTICE PUBLISHED 9-14-2023  
PLANNING AND ZONING COMMISSION MEETING DATE 9-27-2023  
DECISION \_\_\_\_\_  
CONDITIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CLIENT	Poco Loco	SALES REP	EDGAR YEPEZ
ADDRESS	1411 S Main Street	DESIGNER	GERMAN GARAY
CITY/STATE/ZIP CODE	Loockhard tx	DATE	Jun , 2023

**Electrical Load**  
 150 watts power supply internally illuminated with white led  
 - GE Tetramax (1) 200 watt 12 VDC Power Supply 5A output class



**SPECIFICATIONS**  
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.  
**PRIMARY ELECTRICAL**  
 UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

**ELECTRICAL NOTES**  
 Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have the following:  
 1. MINIMUM of one DEDICATED 120V 20A circuit.  
 2. Junction box installed within 6 feet of sign.  
 3. Three wires Line, Ground, Neutral.  
 4. INPUT 120VAC / MAX 1.4A. OUTPUT 12VDC / MAX 8.4A

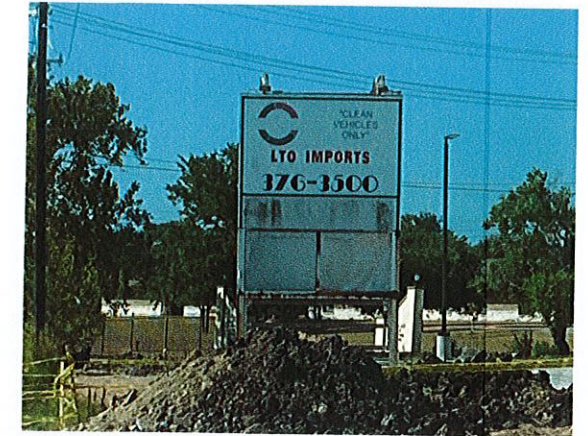


SOS JN: 0016-16-051

**Scope Of Work: Create and Install Pilon Sign**



NOTE:  
And existing pilon is going to be remove before install the new pilons sign.



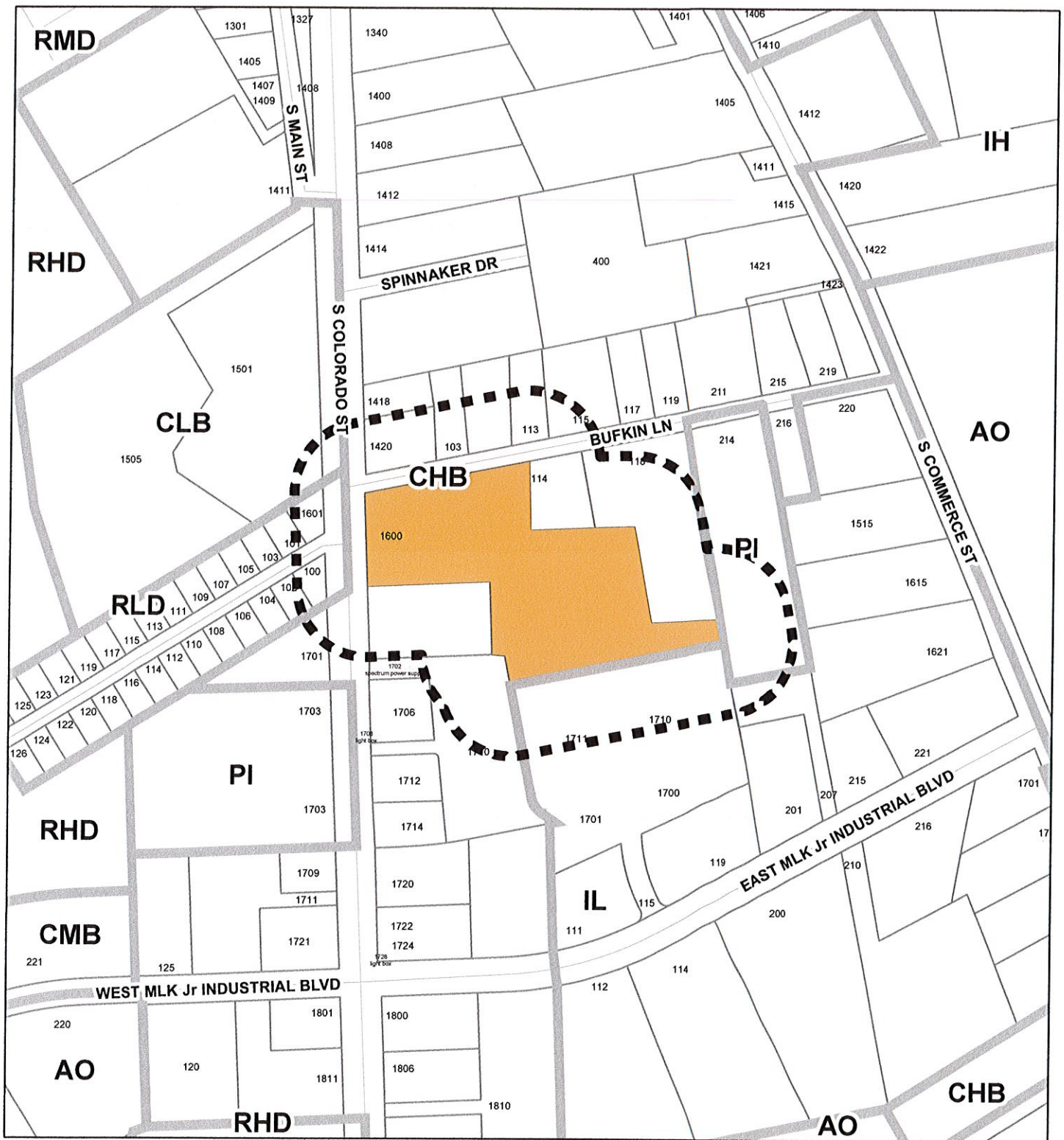
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1. MINIMUM of one DEDICATED 120V 20A circuit.  
2. Junction box installed within 6 feet of sign.  
3. Three wires: Line, Ground, Neutral.  
4. INPUT 120VAC / MAX 1.4A, OUTPUT 12VDC / MAX 8.4A



**SUP-23-11**

1600 S. COLORADO ST

HIGH PROFILE SIGN

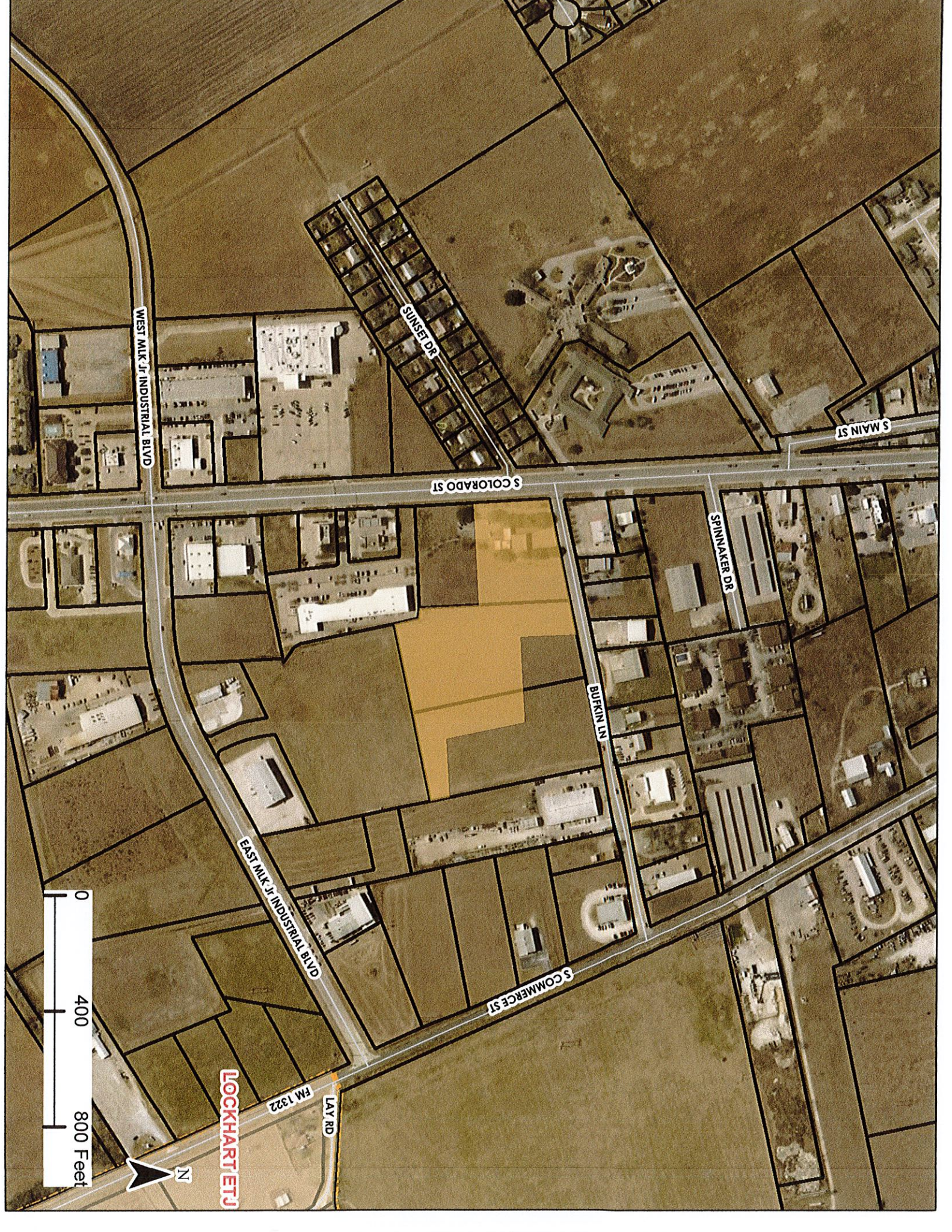


 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 400'



WEST MILK JR INDUSTRIAL BLVD

SUNSET DR

S MAIN ST

S COLORADO ST

SPINNERAKER DR

BURKLIN LN

EAST MILK JR INDUSTRIAL BLVD

S COMMERCE ST

LOCKHART (TX)

FM 1322

LAY RD



## CASE SUMMARY

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STAFF CONTACT: Evan Olszewski, Planner  
REPORT DATE: September 20, 2023  
PUBLIC HEARING DATE: September 27, 2023  
APPLICANT'S REQUEST: High-profile sign  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-11

## BACKGROUND DATA

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APPLICANT(S): Sam Walker, PE, Eckermann Engineering  
OWNER(S): McCoy Corporation  
SITE LOCATION: 1600 South Colorado St. (US-183)  
LEGAL DESCRIPTION: McCoy's Lockhart Subdivision, Lot 2  
SIZE OF PROPERTY: 7.359 acres  
EXISTING USE OF PROPERTY: Commercial (Under Construction)  
ZONING CLASSIFICATION: CHB Commercial Heavy Business District

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The Applicant proposes two signs on the site of the new McCoy's building. The Applicant requests a Specific Use Permit for one of the signs; the other is allowed by-right. The subject of the Specific Use Permit is a 30-foot-tall high-profile pylon on the South Colorado Street frontage. The sign face will be 200 square feet on a standard double-face structure. There was previously a high-profile sign of similar size on the Property's South Colorado Street frontage prior to the site clearing/demolition for the McCoy's project.

The second sign on the site does not require a Specific Use Permit but is discussed because its height or position on the site may require modification. The second sign proposed is a monument sign on the Bufkin Lane frontage. It will be of a size qualifying as a low-profile sign, which is allowed by-right in the CHB zoning district. The sign will be a six-foot-tall by 20-foot-wide structure with a face of less than 72 square feet located one foot from the property line. The low-profile sign types require no setback from property lines. However, the Applicant notes that the dimensions of the low-profile sign are approximate, and the sign may be higher than six feet and therefore may qualify as medium-profile. Both medium- and low-profile signs are allowed by-right in the CHB zoning district, but medium-profile signs require a five-foot setback from property lines, per Section 46-10(b)(2). Accordingly, the Bufkin Lane sign's height must be kept below six feet, otherwise the setback must be adjusted to a minimum of five feet from the property line as required.

**NEIGHBORHOOD COMPATIBILITY:** Because there was previously a similar sign on this Property for many years, the proposed sign would not represent a change in the overall appearance of the area. The closest buildings are the St. John's United Baptist Church to the North, the Lockhart Police Department to the East, The PAM Health Rehabilitation Clinic and Exxon to the South, and the Sunset Drive subdivision to the West across South Colorado Street.

COMPLIANCE WITH STANDARDS: The proposed high-profile sign will comply with all standards in the sign code. The low- or medium-profile sign also included in the Applicant's proposal may not comply with the setback standards in the sign code depending on the final height of the sign, in which case a change to the planned setback or a Variance Application will be required per Section 46-5(e).

RESPONSE TO NOTIFICATION: None as of the date of this report.

STAFF RECOMMENDATION: Because this SUP applies only to the high-profile sign and would allow a new high-profile sign in place of a high-profile sign at the same location, staff recommends ***Approval***.

**SPECIFIC USE PERMIT APPLICATION**

CITY OF  
**Lockhart**  
TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME Sam Walker, P.E.  
DAY-TIME TELEPHONE 512-556-8160  
E-MAIL sam@eckermannengineering.com

ADDRESS Eckermann Engineering, Inc.  
P.O. Box 388  
Lampasas, TX 76550

OWNER NAME McCoy Corporation  
DAY-TIME TELEPHONE 512-395-6644  
E-MAIL chet.lange@mccoys.com

ADDRESS Attn: Chet Lange  
1350 IH 35 North  
San Marcos, TX 78667

**PROPERTY**

ADDRESS OR GENERAL LOCATION 1600 South Colorado St, Lockhart, TX 78644  
LEGAL DESCRIPTION (IF PLATTED) McCoy's Lockhart Subdivision, Lot 2 7.359 acres  
SIZE 7.359 ACRE(S) ZONING CLASSIFICATION Commercial Heavy Business  
EXISTING USE OF LAND AND/OR BUILDING(S) Commercial

**REQUESTED SPECIFIC USE**

PROPOSED USE REQUIRING PERMIT High-Profile Pylon Section 46-10(C3)<sup>(b)</sup>

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

See Attached Engineers Summary Letter.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SUBMITTAL REQUIREMENTS

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APPLICATION FEE OF \$ 297.20 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE *Sam Valle (Agent)*  
*Eckermann Engineering, Inc.*

DATE 8/25/2023

## OFFICE USE ONLY

ACCEPTED BY *CBander*

RECEIPT NUMBER 01243715

DATE SUBMITTED 8-25-2023

CASE NUMBER SUP - 23 - 11

DATE NOTICES MAILED 9-11-2023

DATE NOTICE PUBLISHED 9-14-23

PLANNING AND ZONING COMMISSION MEETING DATE 9-27-2023

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



August 25, 2023

Christine Banda  
Planning/GIS Technician  
City of Lockhart  
308 W. San Antonio  
P.O. Box 239  
Lockhart, TX 78644

**Re: Special Use Sign Permit Summary Letter  
McCoy's Building Supply #120  
Lockhart, Texas**

Dear Ms. Banda:

Please accept this summary letter to support a Specific Use Permit application for the proposed signage for the McCoy's Building Supply located within the City of Lockhart, Caldwell County, Texas. The project is located on Lot 2 of the McCoy's Lockhart Subdivision, recorded in Document No. 2023-004205 of the Official Public Records of Caldwell County, Texas. The site is bounded by US 183 to the West, Bufkin Lane to the North, an undeveloped lot to the South and to the East. The site's zoning is Commercial Heavy Business (CHB) and permits to develop the lot into a lumberyard development have been issued by the City.

The proposed building supply store consists of the construction/development of a new ±18,000 square-foot building materials retail sales building with an attached warehouse. The project will also include the development of two drive-through rack supported canopies, paved lumberyard area, associated parking, utility improvements, regional detention pond, and ancillary improvements to support the development.

The proposed site is requesting two signs, **one monument along Bufkin** and **one pylon along the US 183 frontage**. The monument sign is proposed to be set 1 foot off the property line along Bufkin Lane. The sign will face southwest to northeast and measure approximately 6 feet tall by 12 feet long with masonry edging. This sign is classified as a low/medium profile sign (LP/MP) and is allowed by right in the CHB zoning.

The second proposed sign will be pylon sign, which code allows a medium profile (MP) sign up to 20 feet high per the zoning. However, on behalf of McCoy's Building Supply we are requesting a **Specific Use Permit for a 30-foot-high pylon sign along US Highway 183 frontage**. Code allows for a high-profile sign (HP), which is to not exceed 30 feet in height, within the CHB zoning district with a Specific Use Permit per section 46-11. The proposed sign will face north and south along the US 183 frontage and measure 30 feet from the ground to the highest part of the sign face and will be set 10 feet off of the property line as required. The sign face will measure approximately 10 feet in height and 20 feet in length. Upon approval of the Special Use Permit of full sign package will be developed by the sign company and submitted for approval.

In summary McCoy's is requesting approval of a Specific Use Permit for a high-profile sign (HP) per section 46-11 of the City of Lockhart Code of Ordinances. If you should have any questions regarding the Special Use Permit or need additional information regarding the McCoy's Building Supply #120 – Lockhart development, please feel free to contact us at 512-556-8160.

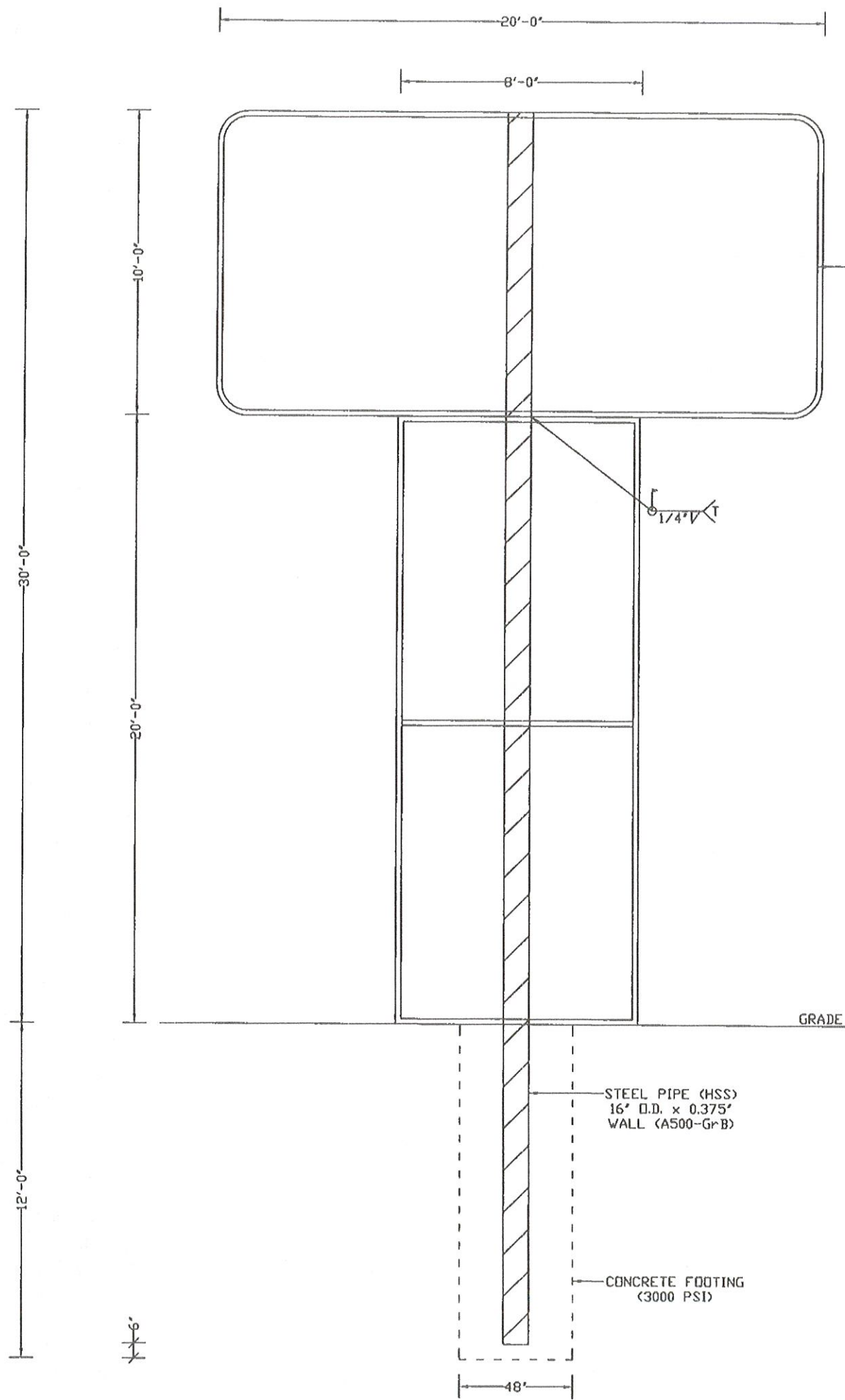
Sincerely,

**Eckermann Engineering, Inc.**



Sam Walker, P.E.  
Vice President

Attachments: Specific Use Permit Application  
Site Signage Exhibit



SIGN CABINET  
STRUCTURE (DESIGN  
BY OTHERS)

**Design Support Steel**

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Sign	200.00	1	25	5000	125000
Cover	160.00	1	25	4000	40000
				<b>9000</b>	<b>165000</b>

$S > M / F_b = 165000 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 70.3 \text{ in}^3 < 70.3 \text{ in}^3$

Use Circular Steel Pipe (HSS) 16 in O.D. x 0.375 in Wall (A500-GrB)

**Foundation Design**

$P = 9000 / 1 = 9000$   
 $b = 48 \text{ in}$   
 $S_1 = 2 \times 150 \times 12 / 3 = 1200$   
 $h = 165000 / 9000 = 18.33$   
 $A = 2.34 P / S \times b = 2.34 \times 9000 / 1200 \times 4 = 4.39$   
 $d = A/2 [1 + \text{sq rt } \{1 + (4.36 h / A)\}]$   
 $d = 4.39 / 2 [1 + \text{sq rt } \{1 + (4.36 \times 18.33 / 4.39)\}] = 11.81 \text{ ft} < 12.0 \text{ ft}$

Use Concrete Footing 48 in Diameter x 12.0 ft Deep (3000 PSI)

**NOTES:**

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C.
- THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46$  KSI.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=42$  KSI.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS  $F_y=50$  KSI.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=35$  KSI.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36$  KSI.
- ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS  $F_y=20$  KSI.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.



**SMB**  
ENGINEERING, LLC  
WWW.SMB-ENGINEERING.COM  
TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

**SIGN CRAFTERS**  
2401 IH 35 SOUTH,  
SAN MARCOS, TX 78668

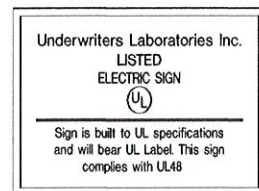
**MCCOY'S BUILDING SUPPLY**  
800 NORTH COMMERCE STREET,  
LOCKHART, TX

PRJ #: 23-J072	DWG BY: HMN	SCALE: NTS
DATE: SEPT 2023	REV: 0	DWG #: S-01

- GREEN PMS 343C
- YELLOW PMS 108C
- BLACK

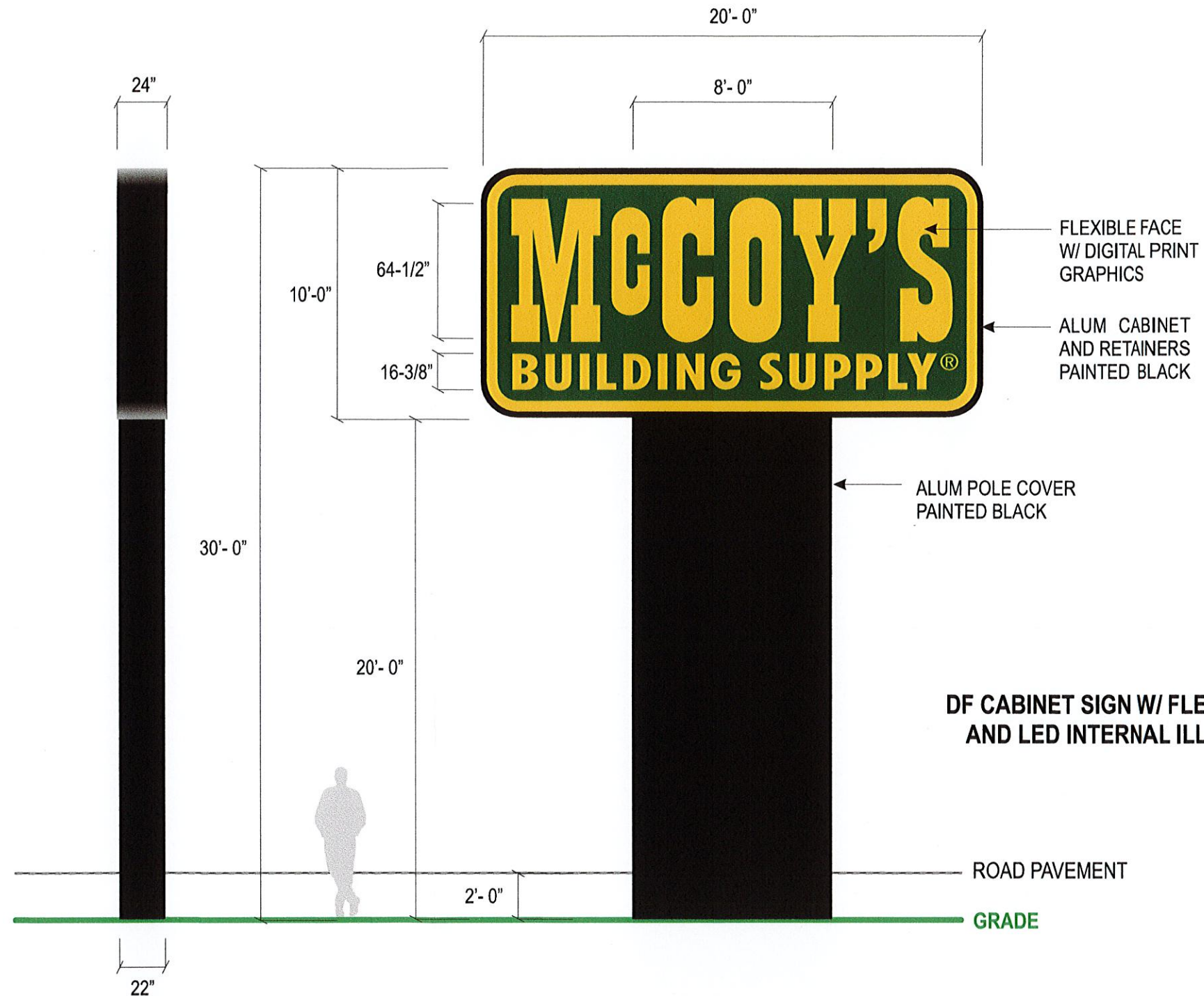


THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NEC.



APPLY UL LABELS IN INCONSPICUOUS LOCATION BUT VISIBLE FROM GROUND FOR SIGN INSPECTION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGNS.



DF CABINET SIGN W/ FLEXIBLE FACES AND LED INTERNAL ILLUMINATION

ROAD PAVEMENT

GRADE

SCALE: 3/16" = 1'-0"

### DF INTER ILLUM PYLON SIGN

Dwg File Location: LINDA/McCoy's/McCoy's Lockhart R2 Page 6 / 7

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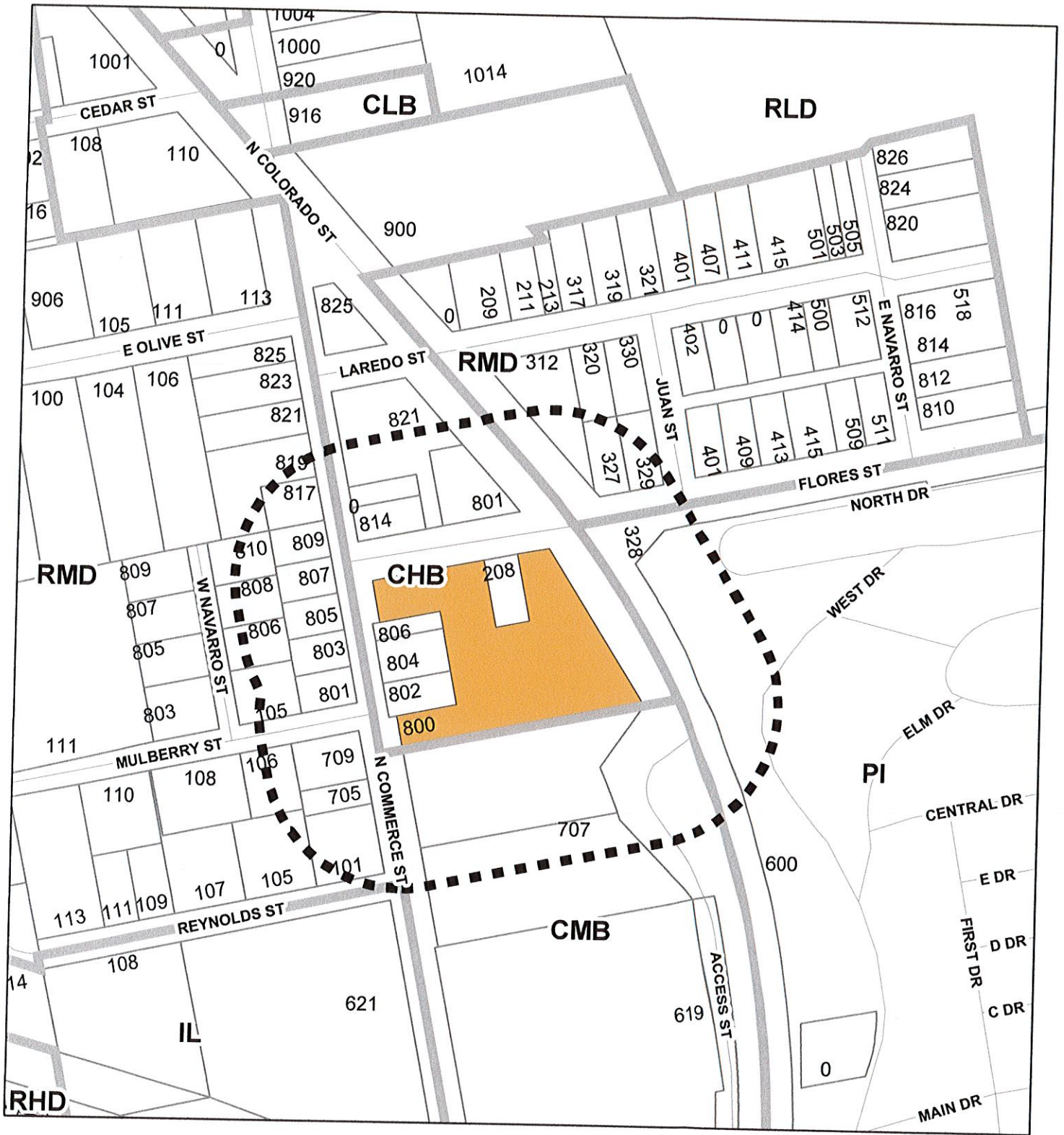
2401 I-35 S. San Marcos, TX 78666  
 Phone (512) 392-0900 • Fax (512) 392-3363  
 info@signcrafters.net  
 www.signcrafters.net

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CLIENT McCoy's	SALES Scott Vaughan
NOTES	

FILE McCoy's Lockhart R2	DRAWING DATE 8/22/23
APPROVAL	APPROVAL DATE
LOCATION 1600 S. Colorado St., Lockhart TX 78644	DRAWN BY Linda Berard





**SUP-23-12**

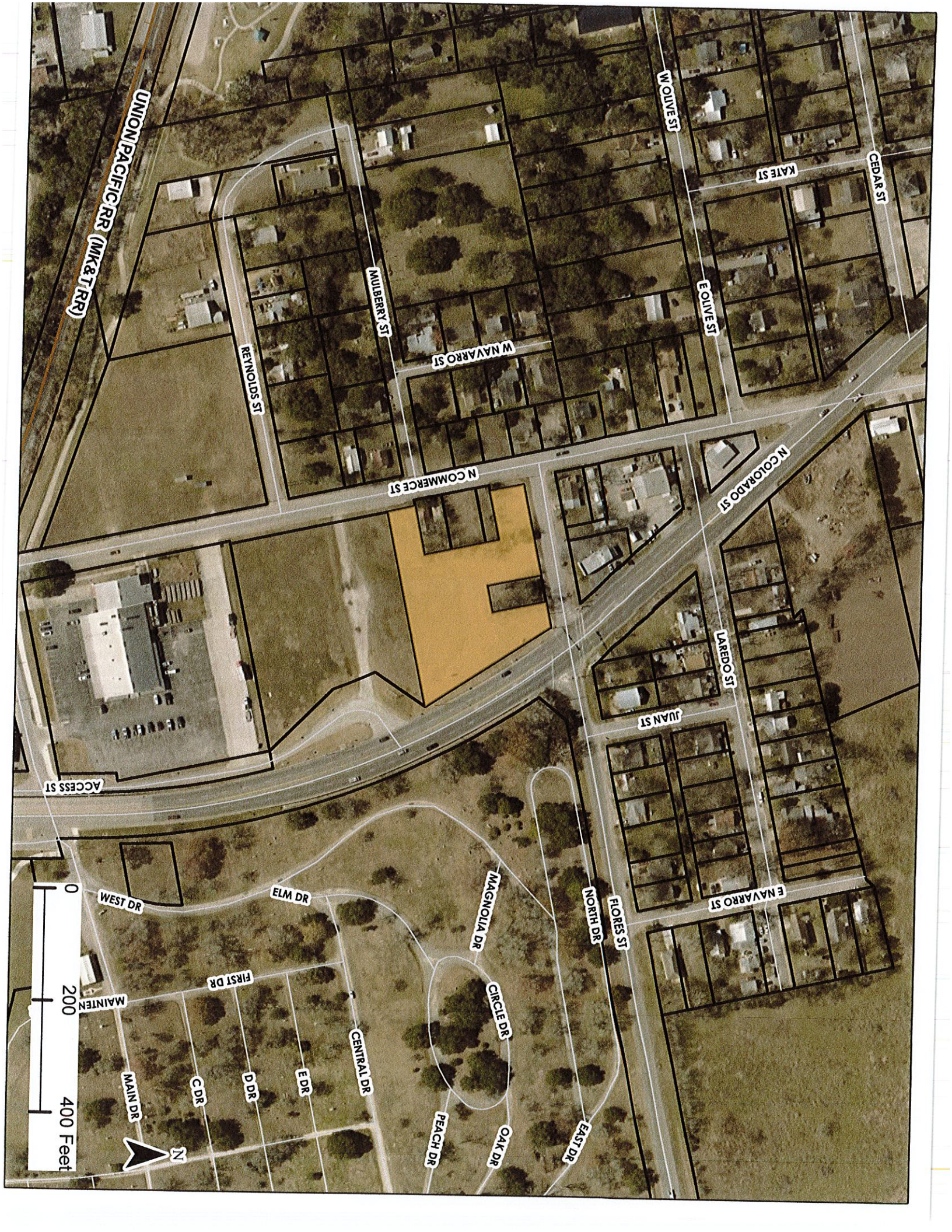
800 N COMMERCE ST

WELDING OR MACHINE SHOP &  
LIMITED INDUSTRIAL MANUFACTURING



- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT. BUFFER

scale 1" = 200'



UNION PACIFIC RR (MK&TRR)

REYNOLDS ST

MULBERRY ST

W NAVARRO ST

W OLIVE ST

E OLIVE ST

KATE ST

CEDAR ST

N COMMERCE ST

N COLORADO ST

LAREDO ST

JUAN ST

ACCESS ST

WEST DR

ELM DR

MAGNOLIA DR

NORTH DR

FLORES ST

E NAVARRO ST

MAINTEN

FIRST DR

CENTRAL DR

CIRCLE DR

EAST DR

MAIN DR

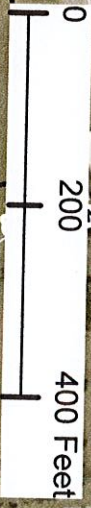
C DR

D DR

E DR

PEACH DR

OAK DR





# PLANNING DEPARTMENT REPORT      SPECIFIC USE PERMIT

## CASE SUMMARY

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STAFF: David Fowler, Planning Director  
REPORT DATE: September 16, 2023  
PUBLIC HEARING DATE: September 27, 2023  
APPLICANT'S REQUEST: Welding or Machine Shop and Limited Industrial Manufacturing in the CHB Commercial Heavy Business District  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-12

## BACKGROUND DATA

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APPLICANT: Winn Smith  
OWNER: Toad Hollow, LLC  
SITE LOCATION: 800 North Commerce Street  
LEGAL DESCRIPTION: Barclay Addition, Block 1, Lot 1-A  
SIZE OF PROPERTY: 1.363 acres  
EXISTING USE OF PROPERTY: Vacant  
ZONING CLASSIFICATION: Commercial Heavy Business

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** A business that will make and sell barbecue smokers in two buildings covering 10,903 square feet is proposed to be located north of Kreuz Market between North Commerce and North Colorado Streets. Because the facility will involve welding, painting and otherwise manufacturing the products produced at the site, an SUP for Welding or Machine Shop and Limited Industrial Manufacturing is required within the CHB District.

**NEIGHBORHOOD COMPATIBILITY:** The proposed location of the business would be on a lot that is bordered by North Commerce, North Colorado and Flores Streets. There is one nonconforming residential property on the block. There are three other lots that had been the site of residential structures but are now vacant. There are nearby RMD-zoned residential areas north of Flores Street and west of North Colorado Street. There are a small number of residential properties across North Commerce Street, but the area to the south of Reynolds Street transitions to LI Light Industrial zoning. As the site is primarily oriented towards Commerce and Colorado Streets and is separated from residential uses by major streets with one exception, the proposed use should be compatible with neighboring residential properties if designed carefully.

**COMPLIANCE WITH STANDARDS:** The site has been designed to meet commercial parking standards, with 37 spaces provided plus 10 spaces for shift employees. Considering the mixed industrial/retail nature of the proposed use, the provided parking should be more than adequate. As there may be some inventory or parts kept in the interior of the site, an opaque fence will surround the property and the storage area in the northwest corner of the lot. This fence has been drawn as being located on the setback line along North Colorado and Flores Streets so no fence variance would be required.

**ADEQUACY OF INFRASTRUCTURE:** The site plan shows vehicular access from North Commerce and Flores Streets. A six-inch water line and a 12-inch wastewater line are located in the North Commerce Street right-of-way.

RESPONSE TO NOTIFICATION: Staff has not received any response to notification letters.

STAFF RECOMMENDATION: Approval.

# SPECIFIC USE PERMIT APPLICATION

CITY OF

# Lockhart

TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

## APPLICANT/OWNER

APPLICANT NAME Winn Smith

ADDRESS 215 BUFKIN LN.

DAY-TIME TELEPHONE 512 787 0383

LOCKHART, TX 78644

E-MAIL ws@countywidere.com

OWNER NAME TOAD HOLLOW LLC

ADDRESS 426 PEARLE LEX

DAY-TIME TELEPHONE \_\_\_\_\_

LOCKHART, TX 78644

E-MAIL MAH@millscale.co

## PROPERTY

ADDRESS OR GENERAL LOCATION 800 N. COMMUNE

LEGAL DESCRIPTION (IF PLATTED) BARCLAY ADDN, BLOCK 1, LOT 1-A

SIZE 1.363<sup>ACRES</sup> ACRE(S) ZONING CLASSIFICATION CHB

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant

## REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT WELDING/MACHINE SHOP & LIMITED INDUSTRIAL MANUFACTURING

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

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**SUBMITTAL REQUIREMENTS**

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$ 304 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE [Signature]

DATE 9/6/23

**OFFICE USE ONLY**

ACCEPTED BY D. Fowler

RECEIPT NUMBER R01245474

DATE SUBMITTED 9/6/2023

CASE NUMBER SUP - 23 - 12

DATE NOTICES MAILED 9-11-2023

DATE NOTICE PUBLISHED 9-14-2023

PLANNING AND ZONING COMMISSION MEETING DATE 9-27-2023

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Winn Smith

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**From:** Matthew Johnson <matt@millscale.co>  
**Sent:** Monday, August 28, 2023 10:57 AM  
**To:** Winn Smith  
**Subject:** Authorization for SUP

Hey Winn,  
Toad Hollow LLC authorizes you (Winn Smith) to represent us as our agent for the SUP process. Can you also clarify the address?

Thanks,  
Matt Johnson  
[Mill Scale Metalworks](#)



# Barclay Addition Lot 1-A and 1-B

A Replat of Lot 1 in Block 1 of Barclay Addition recorded in Plat Cabinet B Slide 149 of the Plat Records of Caldwell County, Texas in the City of Lockhart, Caldwell County, Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

We, the undersigned owners of the land shown on this plat designated as Barclay Addition Lot 1 in Block 1 according to the map or plat thereof recorded in Plat Cabinet B Slide 149 of the Plat Records of Caldwell County, Texas and recorded in Instrument #2321-03127 of the Official Public Records of Caldwell County, Texas and in now to be designated as **BARCLAY ADDITION LOT 1-A AND LOT 1-B** of the City of Lockhart, do hereby subdivide such property and join, approve and consent to all dedications and plat or surveyor note requirements shown hereon and dedicate to the use of the public forever all Public Utility and Drainage Easements and further reserve to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of the respective system in such easements, and further shall have full uninterrupted access along such easements.

DATE: 12/23/23

RICHARD KEITH SCHWAB, JR.  
101 RIVERSIDE LANE  
HARTSDALE, TEXAS 76655

STATE OF TEXAS  
COUNTY OF CALDWELL

Before me, the undersigned authority, personally appeared Richard Keith Schwab, Jr. known to me to be the representative whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations stated herein.



Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Steve Lewis, City Manager of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the 9th day of December, 2023.

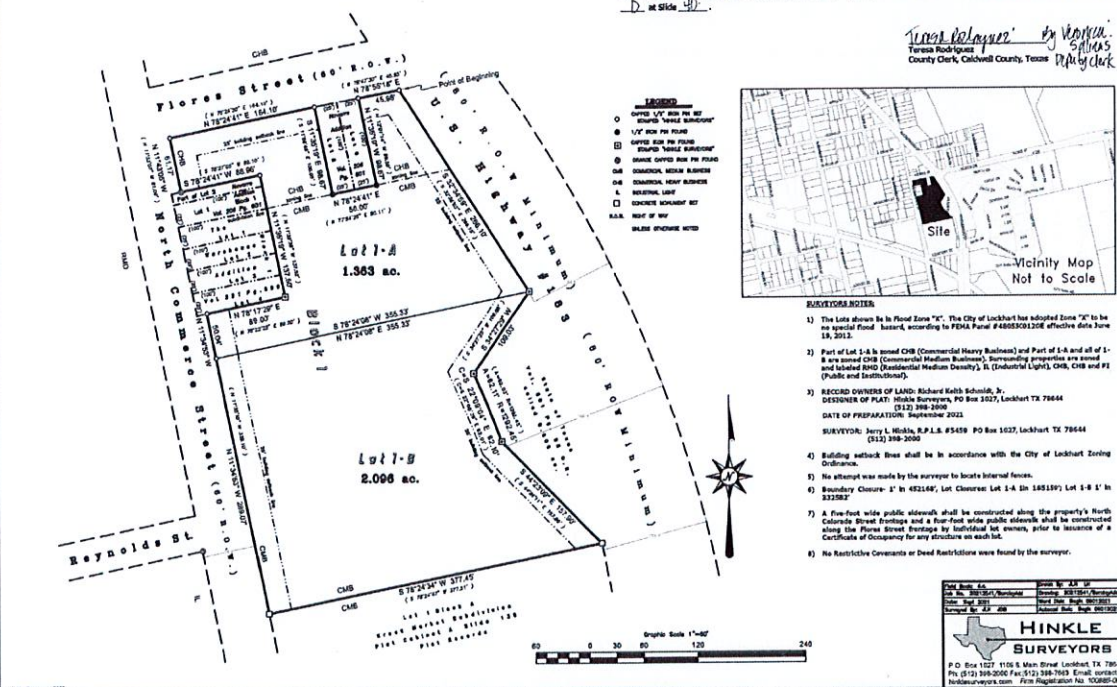
STEVE LEWIS  
CITY OF LOCKHART, MANAGER

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my supervision and all monuments and markers were properly placed under my direct supervision and in true and correct to the best of my knowledge.



Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459



## LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also all of Lot 1 in Block 1 of Barclay Addition as recorded in Plat Cabinet B Slide 149 of the Plat Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the intersection of the South line of Flores Street and in the now dedicated West line of U.S. Highway #183 and in the NE corner of the said Lot 1 Barclay Addition for the NE corner this tract.

**THENCE** with the East line of the said Lot 1 Barclay Addition and the now dedicated West line of U.S. Highway #183 for the following four (4) courses: (1) S 13° 23' 34" W 136.10 feet to a capped iron pin found stamped HINKLE SURVEYORS for an exterior corner this tract; (2) S 34° 27' 29" W 109.03 feet to a capped iron pin found stamped HINKLE SURVEYORS in the PC of a non tangent curve; (3) With a curve turning to the right having a radius of 1202.45 feet and an arc length of 82.11 feet and the chord of which bears S 22° 09' 04" E 82.10 feet to a capped iron pin found stamped HINKLE SURVEYORS for the PT of the said curve; (4) S 44° 23' 09" E 157.90 feet to a concrete monument set in the SE corner of the said Lot 1 Barclay Addition and the NE corner of Lot 1 Block A of Kresz Market Subdivision as recorded in Plat Cabinet A Slide 135 of the said Plat Records for the SE corner this tract.

**THENCE** S 78° 24' 34" W with the South line of the said Barclay Addition and the North line of Lot 1 Block A of the Kresz Market Subdivision 327.45 feet to a concrete monument set in the SW corner of the said Barclay Addition and the East line of North Commerce Street and the NW corner of the said Lot 1 Block A for the SW corner this tract.

**THENCE** N 11° 34' 53" W with the West line of the said Barclay Addition and the East line of North Commerce Street 339.11 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in a rear corner of the said Barclay Addition and the South line of Lot 4 in Block 1 of the Warehouse Addition as recorded in Volume 221 Page 550 of the Deed Records of Caldwell County, Texas for a rear corner this tract.

**THENCE** N 78° 17' 29" E with the North line of the said Barclay Addition and the South line of the said Lot 4 in Block 1 89.00 feet to a capped iron pin found stamped HINKLE SURVEYORS in an exterior corner of the said Barclay Addition and the SE corner of the said Lot 4 in Block 1 for an exterior corner this tract.

**THENCE** N 11° 35' 19" W with the East line of Block 1 of the said Warehouse Addition and the West line of the said Barclay Addition and the East line of Lots 1 and 2 in Block 1 of Navarro Addition as recorded in Volume 206 Page 601 of the said Deed Records 137.50 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in an exterior corner of the said Barclay Addition for an exterior corner this tract.

**THENCE** S 78° 24' 41" W over and across the said Lot 2 in Block 1 Navarro Addition and with a South line of the said Barclay Addition 84.56 feet to an orange capped iron pin found in an exterior corner of the said Barclay Addition for an exterior corner this tract.

**THENCE** N 11° 43' 05" W with the West line of the said Barclay Addition and the East line of North Commerce Street 61.13 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the NW corner of the said Barclay Addition and the intersection of the East line of North Commerce Street and the South line of Flores Street for the most Northerly NW corner this tract.

**THENCE** N 78° 24' 41" E with the North line of the said Barclay Addition and the South line of Flores Street 164.10 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the NW corner of Lot 8 Block 1 Navarro Addition and a rear corner of the said Barclay Addition for a rear corner this tract.

**THENCE** S 11° 35' 19" E with the West line of Lot 8 and the East line of the said Barclay Addition 98.87 feet to a 1/2" iron pin found in the SW corner of Lot 8 Block 1 Navarro Addition and an exterior corner of the said Barclay Addition for an exterior corner this tract.

**THENCE** N 78° 24' 41" E with the South line of Block 1 Navarro Addition and a North line of the said Barclay Addition 50.00 feet to a 1/2" iron pin found in the SE corner of Lot 9 of the said Navarro Addition and an exterior corner of the said Barclay Addition for an exterior corner this tract.

**THENCE** N 11° 35' 19" W with the East line of Lot 9 and the West line of the said Barclay Addition 98.87 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the NE corner of Lot 9 and an exterior corner of the said Barclay Addition and the South line of Flores Street for an exterior corner this tract.

**THENCE** North 78° 55' 18" East with the North line of the said Barclay Addition and the South line of Flores Street 45.98 feet to the place of beginning containing 3.459 acres of land more or less.

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas, do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 12th day of November, 2023, at 1:24 o'clock P.M., and duly recorded on the 12th day of November, 2023, in the Plat Records of Caldwell County, Texas in Plat Cabinet D, at Slide 40.

Teresa Rodriguez  
County Clerk, Caldwell County, Texas

# Barclay Addition Replat of Lot 1-B

A Replat of Lot 1-B in Block 1 of Barclay Addition recorded in Plat Cabinet D Slide 40 of the Plat Records of Caldwell County, Texas in the City of Lockhart, Caldwell County, Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I/We, the undersigned owner(s) of the land shown on this plat designated as Barclay Addition Lot 1-B according to the map or plat thereof recorded in Plat Cabinet D Slide 40 of the Plat Records of Caldwell County, Texas and conveyed to Tread Hollow, LLC by deed recorded in Instrument #2022-003157 of the Official Public Records of Caldwell County, Texas and is now to be designated as **REPLAT OF LOT 1-B BARCLAY ADDITION** of the City of Lockhart, do hereby subdivide such property and join, approve and consent to all dedications and plat or surveyor note requirements shown hereon and dedicate to the use of the public forever all Public Utility and Drainage Easements and further reserve to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full uninterrupted access along such easements.

DATE: 1/26/2023

TOAD HOLLOW, LLC  
426 PRAIRIE LEA STREET  
LOCKHART, TEXAS 78644

STATE OF TEXAS  
COUNTY OF CALDWELL

Before me, the undersigned authority, personally appeared Anne Johnson known to me to be the representative whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations stated herein.

Anne Johnson  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Steve Lewis, City Manager of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the 23rd day of January, 2023.

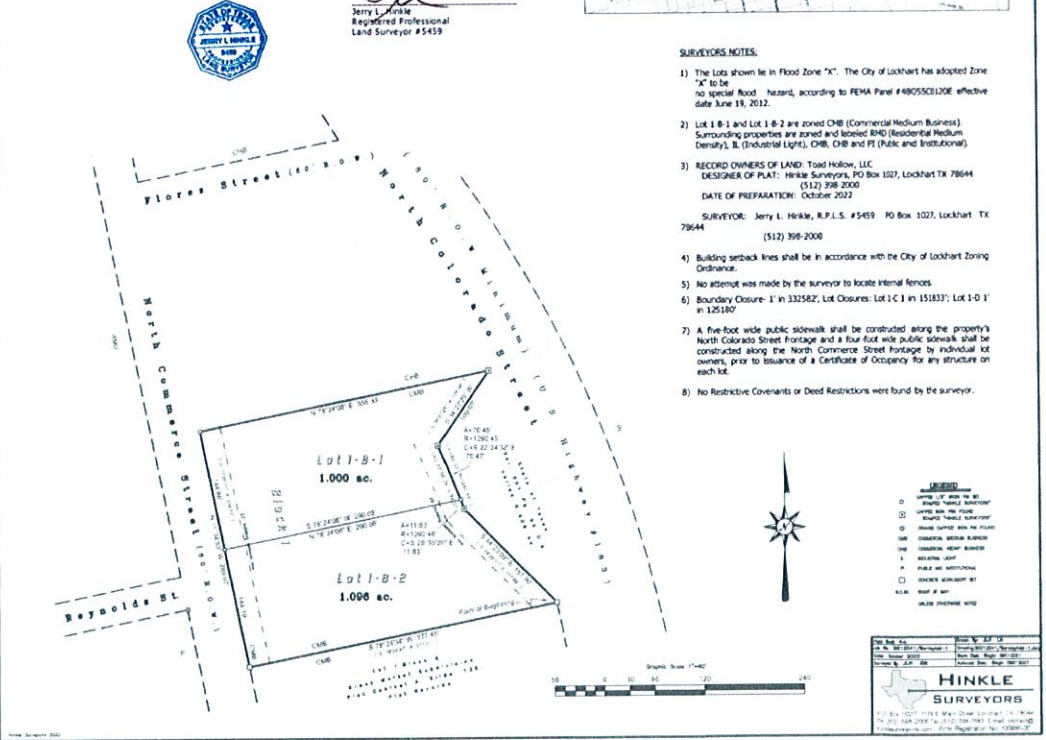
STEVE LEWIS  
CITY OF LOCKHART, MANAGER

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my supervision and all monuments and markers were properly placed under my direct supervision and in true and correct to the best of my knowledge.



Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459



## LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also all of Lot 1-B in Block 1 of Barclay Addition as recorded in Plat Cabinet D Slide 40 of the Plat Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a concrete monument set in the SE corner of the above mentioned Lot 1-B and in the now dedicated West line of North Commerce Street (US Highway #183) and in the NE corner of Lot 1 in Block A of Kresz Market Subdivision as recorded in Plat Cabinet A Slide 135 of the said Plat Records for the SE corner this tract.

**THENCE** S 78° 24' 34" W with the South line of the said Barclay Addition and the North line of Lot 1 Block A of the Kresz Market Subdivision 377.45 feet to a concrete monument set in the SW corner of the said Barclay Addition and the East line of North Commerce Street and the NW corner of the said Lot 1 Block A for the SW corner this tract.

**THENCE** N 11° 34' 53" W with the West line of the said Barclay Addition and the East line of North Commerce Street 339.11 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the NW corner of the said Lot 1-B and the SW corner of Lot 1-A of the said Barclay Addition for the NW corner this tract.

**THENCE** N 78° 24' 00" E with the North line of the said Lot 1-B and the South line of the said Lot 1-A 305.33 feet to a capped iron pin found stamped HINKLE SURVEYORS in an exterior corner of the said Barclay Addition and the SE corner of the said Lot 1-A and the NE corner of the said Lot 1-B and the now dedicated West line of North Commerce Street for the NE corner this tract.

**THENCE** with the East line of the said Lot 1-B Barclay Addition and the now dedicated West line of North Commerce Street for the following three (3) courses: (1) S 34° 27' 29" W 109.03 feet to a capped iron pin found stamped HINKLE SURVEYORS in the PC of a non tangent curve; (2) With a curve turning to the right having a radius of 1202.45 feet and an arc length of 82.11 feet and the chord of which bears S 22° 09' 04" E 82.10 feet to a capped iron pin found stamped HINKLE SURVEYORS for the PT of the said curve; (3) S 44° 23' 09" E 157.90 feet to the place of beginning containing 2.096 acres of land more or less.

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas, do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 23rd day of January, 2023, at 1:24 o'clock P.M., and duly recorded on the 23rd day of January, 2023, in the Plat Records of Caldwell County, Texas in Plat Cabinet D, at Slide 40.

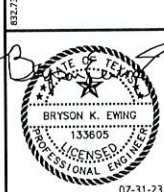
Teresa Rodriguez  
County Clerk, Caldwell County, Texas



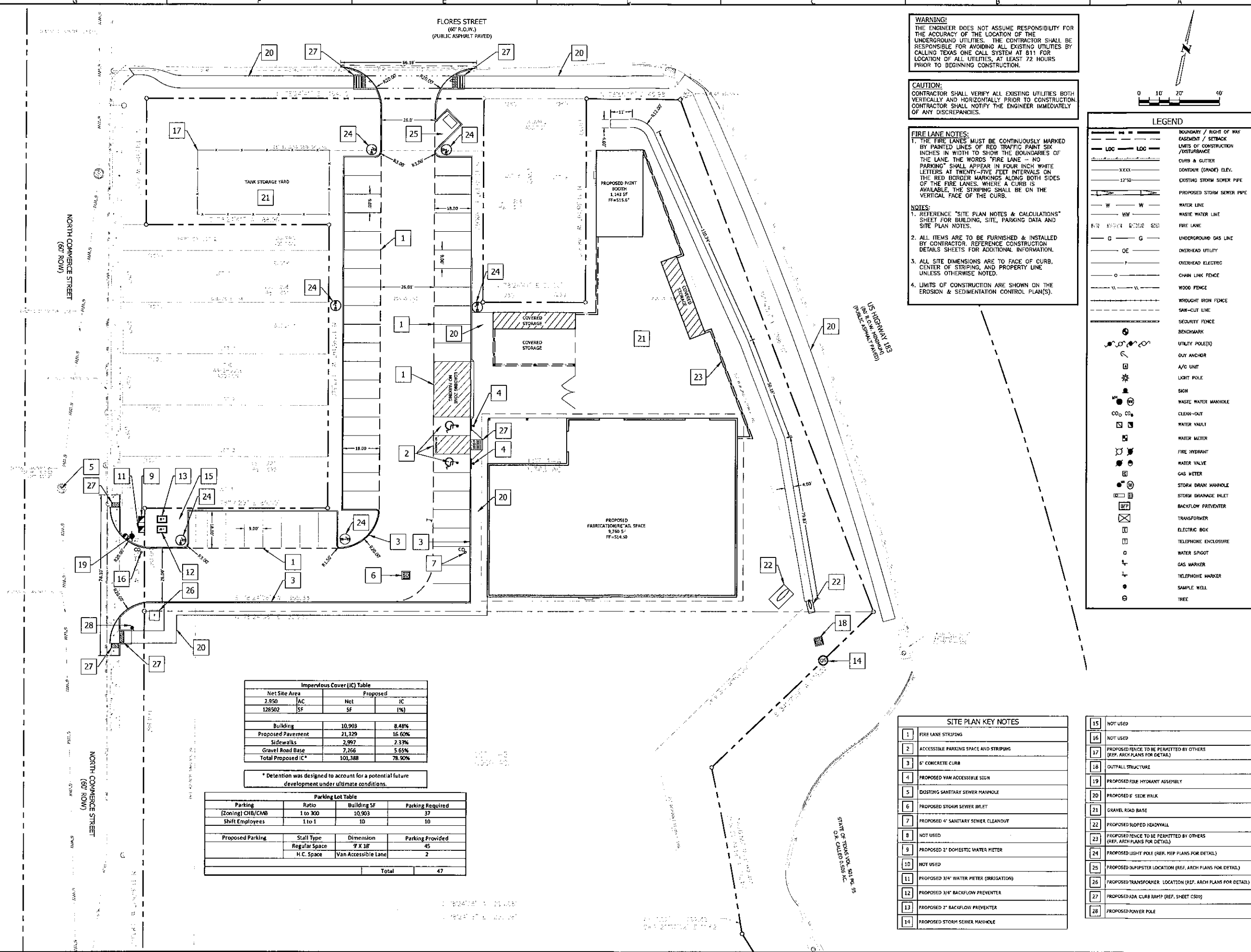
## SURVEYOR'S NOTES:

- The Lots shown in Flood Zone "X". The City of Lockhart has adopted Zone "X" to be no special flood hazard, according to FEMA Panel #48055C120E effective date June 19, 2012.
- Lot 1-B-1 and Lot 1-B-2 are zoned CMB (Commercial Medium Business). Surrounding properties are zoned RPD (Residential Medium Density), B (Industrial Light), CMB, CHB and FT (Public and Institutional).
- RECORD OWNERS OF LAND: Toad Hollow, LLC. DESIGNER OF PLAT: Hinkle Surveyors, P.O. Box 1027, Lockhart TX 78644 (512) 398-2000. DATE OF PREPARATION: October 2022. SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 P.O. Box 1027, Lockhart TX 78644 (512) 398-2000.
- Building setback lines shall be in accordance with the City of Lockhart Zoning Ordinance.
- No attempt was made by the surveyor to locate internal fences.
- Boundary Closure: 1" in 332582', Lot Closures: Lot 1-C 1 in 155333'; Lot 1-D 1" in 125287'.
- A five-foot wide public sidewalk shall be constructed along the property's North Commerce Street frontage and a four-foot wide public sidewalk shall be constructed along the North Commerce Street frontage by individual lot owners, prior to issuance of a Certificate of Occupancy for any structure on each lot.
- No Restrictive Covenants or Deed Restrictions were found by the surveyor.

NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
FORMAL CITY APPROVAL



MILL SCALE METAL WORKS  
800 N COMMERCE ST  
LOCKHART, CALDWELL COUNTY, TEXAS  
PLAT



**WARNING!**  
THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**CAUTION:**  
CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**FIRE LANE NOTES:**  
1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

**NOTES:**  
1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.  
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.  
3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.  
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).

**LEGEND**

---	BOUNDARY / RIGHT OF WAY
---	EASEMENT / SETBACK
---	LIMITS OF CONSTRUCTION / DISTURBANCE
---	CURB & GUTTER
---	CONTOUR (GRADE) ELEV.
---	EXISTING STORM SEWER PIPE
---	PROPOSED STORM SEWER PIPE
---	WATER LINE
---	WASTE WATER LINE
---	FIRE LANE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY
---	OVERHEAD ELECTRIC
---	CHAIN LINK FENCE
---	WOOD FENCE
---	WROUGHT IRON FENCE
---	SNIP-CUT LINE
---	SECURITY FENCE
---	BENCHMARK
---	UTILITY POLE(S)
---	OUT ANCHOR
---	A/C UNIT
---	LIGHT POLE
---	SIGN
---	WASTE WATER MANHOLE
---	CLEAN-OUT
---	WATER VAULT
---	WATER METER
---	FIRE HYDRANT
---	WATER VALVE
---	GAS METER
---	STORM DRAIN MANHOLE
---	STORM DRAINAGE INLET
---	BACKFLOW PREVENTER
---	TRANSFORMER
---	ELECTRIC BOX
---	TELEPHONE ENCLOSURE
---	WATER SPOUT
---	GAS MARKER
---	TELEPHONE MARKER
---	SAMPLE WELL
---	TREE

**Impervious Cover (IC) Table**

Net Site Area	Proposed	
	IC	IC (%)
2,950		
126,502		
Building	10,903	8.48%
Proposed Pavement	21,329	16.60%
Sidewalks	2,997	2.33%
Gravel Road Base	7,266	5.65%
<b>Total Proposed IC*</b>	<b>101,388</b>	<b>78.90%</b>

\* Detention was designed to account for a potential future development under ultimate conditions.

**Parking Lot Table**

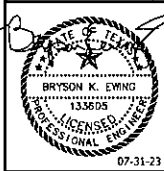
Parking	Ratio	Building SF	Parking Required
(Zoning) CHB/CMB	1 to 300	10,903	37
Shift Employees	1 to 1	10	10
<b>Proposed Parking</b>	<b>Stall Type</b>	<b>Dimension</b>	<b>Parking Provided</b>
	Regular Space	9' X 18'	45
	H.C. Space	Van Accessible Lane	2
		<b>Total</b>	<b>47</b>

**SITE PLAN KEY NOTES**

1	FIRE LANE STRIPING
2	ACCESSIBLE PARKING SPACE AND STRIPING
3	6" CONCRETE CURB
4	PROPOSED VAN ACCESSIBLE SIGN
5	EXISTING SANITARY SEWER MANHOLE
6	PROPOSED STORM SEWER INLET
7	PROPOSED 4" SANITARY SEWER CLEANOUT
8	NOT USED
9	PROPOSED 2" DOMESTIC WATER METER
10	NOT USED
11	PROPOSED 3/4" WATER METER (IRRIGATION)
12	PROPOSED 3/4" BACKFLOW PREVENTER
13	PROPOSED 2" BACKFLOW PREVENTER
14	PROPOSED STORM SEWER MANHOLE

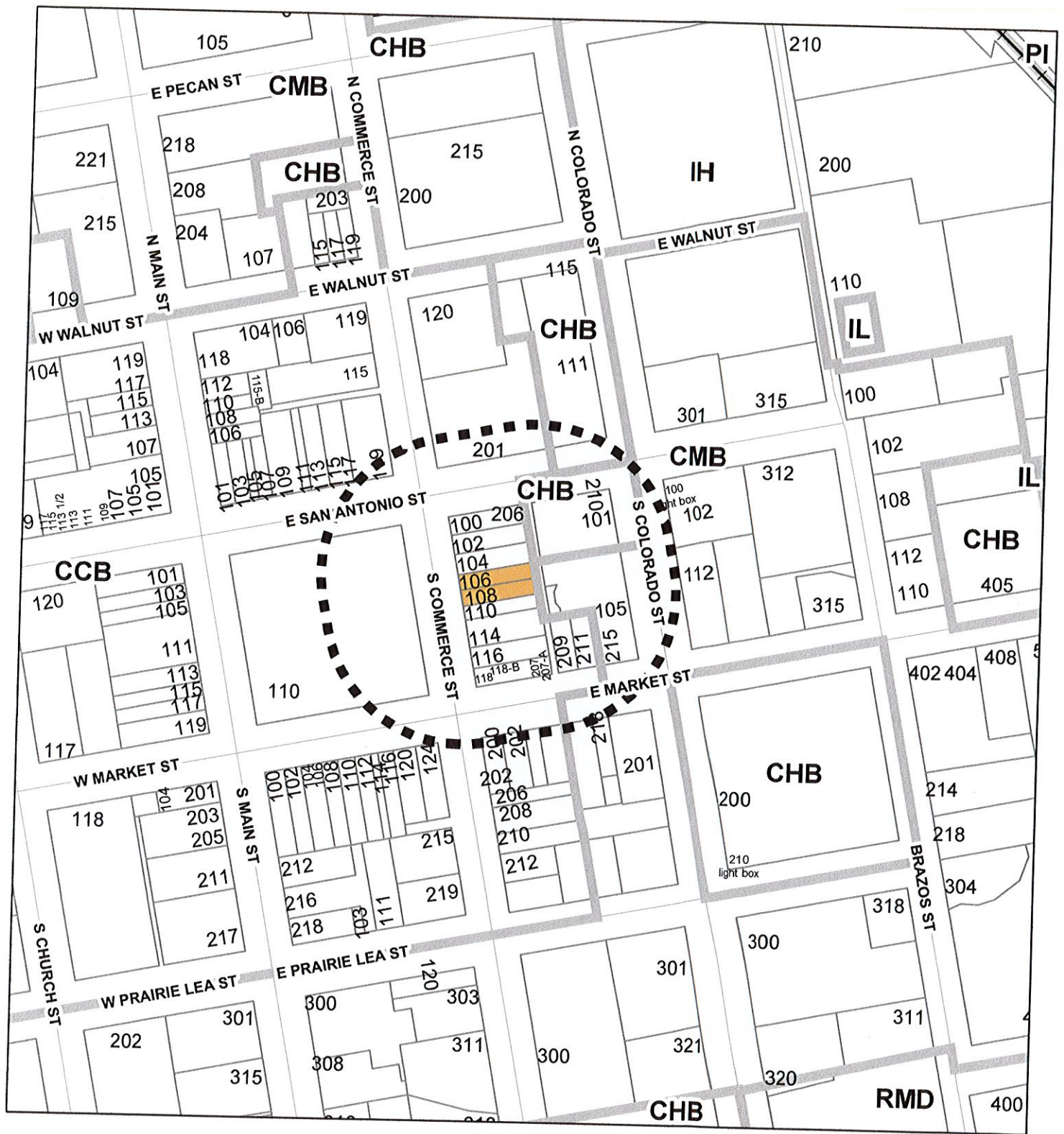
15	NOT USED
16	NOT USED
17	PROPOSED FENCE TO BE PERMITTED BY OTHERS (REF. ARCH PLANS FOR DETAIL)
18	OUTFALL STRUCTURE
19	PROPOSED FIRE HYDRANT ASSEMBLY
20	PROPOSED 6" SIDE WALK
21	GRAVEL ROAD BASE
22	PROPOSED SLOPED HEADWALL
23	PROPOSED FENCE TO BE PERMITTED BY OTHERS (REF. ARCH PLANS FOR DETAIL)
24	PROPOSED LIGHT POLE (REF. MEP PLANS FOR DETAIL)
25	PROPOSED DUMPSTER LOCATION (REF. ARCH PLANS FOR DETAIL)
26	PROPOSED TRANSFORMER LOCATION (REF. ARCH PLANS FOR DETAIL)
27	PROPOSED ADA CURB RAMP (REF. SHEET CS09)
28	PROPOSED POWER POLE

NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
FORMAL CITY APPROVAL



MILL SCALE METAL WORKS  
800 N COMMERCE ST  
LOCKHART, CALDWELL COUNTY, TEXAS




SITE PLAN



**SUP-23-13**

106 & 108 S COMMERCE ST  
 BAR, TAVERN OR LOUNGE



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'





BLANCO ST

W SAN ANTONIO ST

N CHURCH ST

W PECAN ST

W PRAIRIE LEA ST

S CHURCH ST

W MARKET ST

W WALNUT ST

N MAIN ST

E PECAN ST

S MAIN ST

E SAN ANTONIO ST

E WALNUT ST

N COMMERCE ST

E PRAIRIE LEA ST

S COMMERCE ST

N COLORADO ST

E LIVE OAK ST

S COLORADO ST

E WALNUT ST

E MARKET ST

BRAZOS ST

E LIVE OAK ST



**CASE SUMMARY**

---

STAFF CONTACT: Evan Olszewski, Planner  
REPORT DATE: September 20, 2023  
PUBLIC HEARING DATE: September 27, 2023  
APPLICANT'S REQUEST: Bar, Tavern, or Lounge  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-13

**BACKGROUND DATA**

---

APPLICANT(S): Todd Phelan  
OWNER(S): Fran Wilson & William Dodd Fowler LLC  
SITE LOCATION: 106 & 108 South Commerce Street  
LEGAL DESCRIPTION: Old Town Lockhart Block 17 Parts of Lot 2  
SIZE OF PROPERTY: 0.124 acres  
EXISTING USE OF PROPERTY: Vacant  
ZONING CLASSIFICATION: CCB Commercial Central Business District

**ANALYSIS OF ISSUES**

---

**CHARACTERISTICS OF PROPOSED USE:** The Applicant requests a Specific Use Permit for a Bar, Tavern, or Lounge use to complement a proposed restaurant and indoor recreation, entertainment, and amusement facility with a gross floor area of approximately 4,000 square feet. Both the restaurant and indoor recreation, entertainment, and amusement uses are allowed by-right in the CCB district. The application states that the hours of operation will be 2:00pm to midnight with an anticipated occupancy of 200. Further, it states that there will be indoor and outdoor (sidewalk) seating and the Applicant explained that the proposed venue will be family-friendly. The Specific Use Permit is requested to allow the service of alcohol prior to the opening of the kitchen for restaurant service. Because no food will be offered at the venue initially, the Specific Use Permit is required, as bars are allowed in the CCB district upon approval of a Permit by the Commission.

**NEIGHBORHOOD COMPATIBILITY:** The surrounding zoning classifications are CCB to the North, South, and West. The CMB district backs up to the Property to the East along South Colorado Street. Nearby land uses are primarily commercial, and the Lounge Sports Bar is on the south side of the same block along East Market Street. The Future Land Use Map recommendation matches the CCB designation and anticipates the expansion of the CCB district to the East. Negative impacts are unlikely with the proposed hours of operation.

**COMPLIANCE WITH STANDARDS:** The subject site has no parking lot of its own, and no off-street parking is required in the CCB district. The property complies with all setback requirements: The 10-foot rear setback required in the CCB district does not apply within the Downtown Historic District overlay.

**ADEQUACY OF INFRASTRUCTURE:** Existing utilities are existing and adequate for the proposed use.

**RESPONSE TO NOTIFICATION:** None as of the date of this report.

**STAFF RECOMMENDATION:** **Approval.** The Commission may also add other appropriate conditions if desired.

**SPECIFIC USE PERMIT APPLICATION**

CITY OF  
**Lockhart**  
TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME Todd Phelan

ADDRESS 293 Pasture Rd

DAY-TIME TELEPHONE 512-743-8633

Luling TX 78648

E-MAIL todd.phelan@gmail.com.

OWNER NAME Fran Wilson & William Dodd Fowler LLC

ADDRESS 4345 Clayton Rd

DAY-TIME TELEPHONE 214-578-2312

W Fort Worth TX

E-MAIL fefwilson@gmail.com

76116

**PROPERTY**

ADDRESS OR GENERAL LOCATION 106 & 108 S Commerce St, Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED) Old Town Lockhart Block 17 Parts of lot #2

SIZE 0.124 ACRE(S)

ZONING CLASSIFICATION CCB

EXISTING USE OF LAND AND/OR BUILDING(S) unused

**REQUESTED SPECIFIC USE** Bar, tavern or lounge

PROPOSED USE REQUIRING PERMIT Bar/Restaurant

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

Indoor use as well as some sidewalk tables. 200+ anticipated occupancy.

Gross floor area 4,000 sq ft. Hours of operation, 2pm to midnight.

**SUBMITTAL REQUIREMENTS**

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE *Jed P. Peltier*

DATE 9/6/23

**OFFICE USE ONLY**

ACCEPTED BY D. Fowler

RECEIPT NUMBER 201245501

DATE SUBMITTED 9/6/23

CASE NUMBER SUP - 23-13

DATE NOTICES MAILED 9-11-2023

DATE NOTICE PUBLISHED 9-14-2023

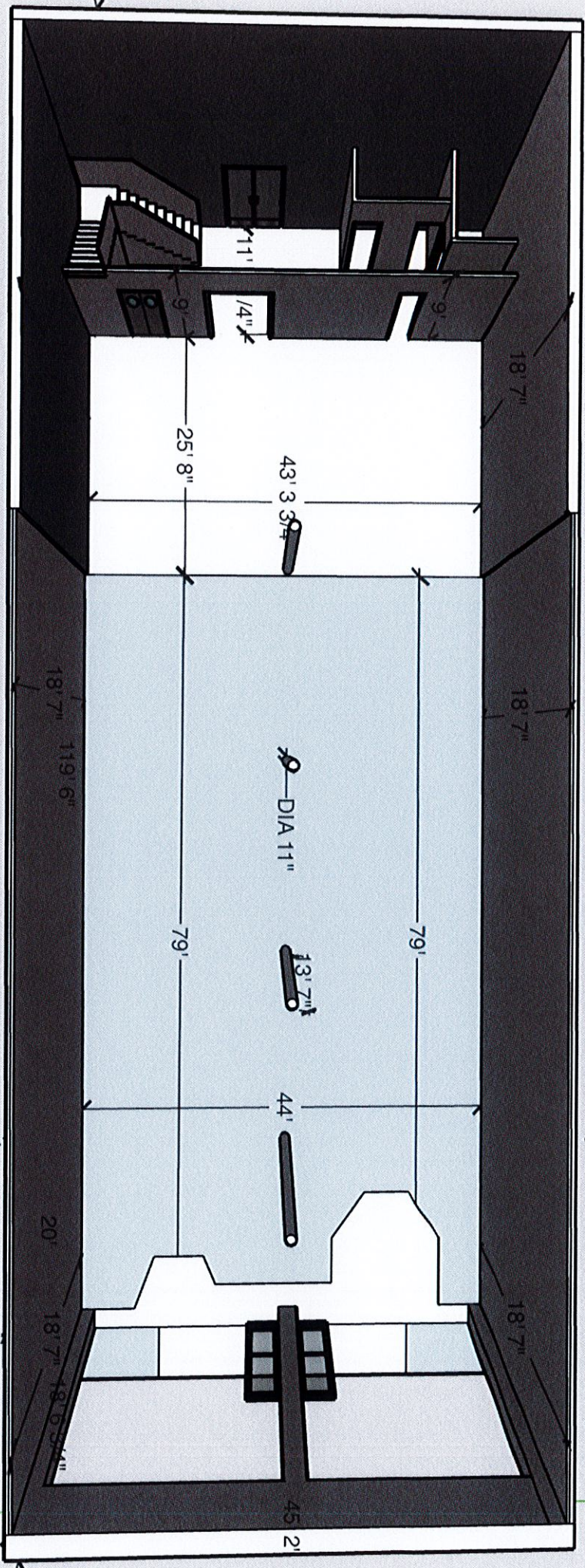
PLANNING AND ZONING COMMISSION MEETING DATE 9-27-2023

DECISION \_\_\_\_\_

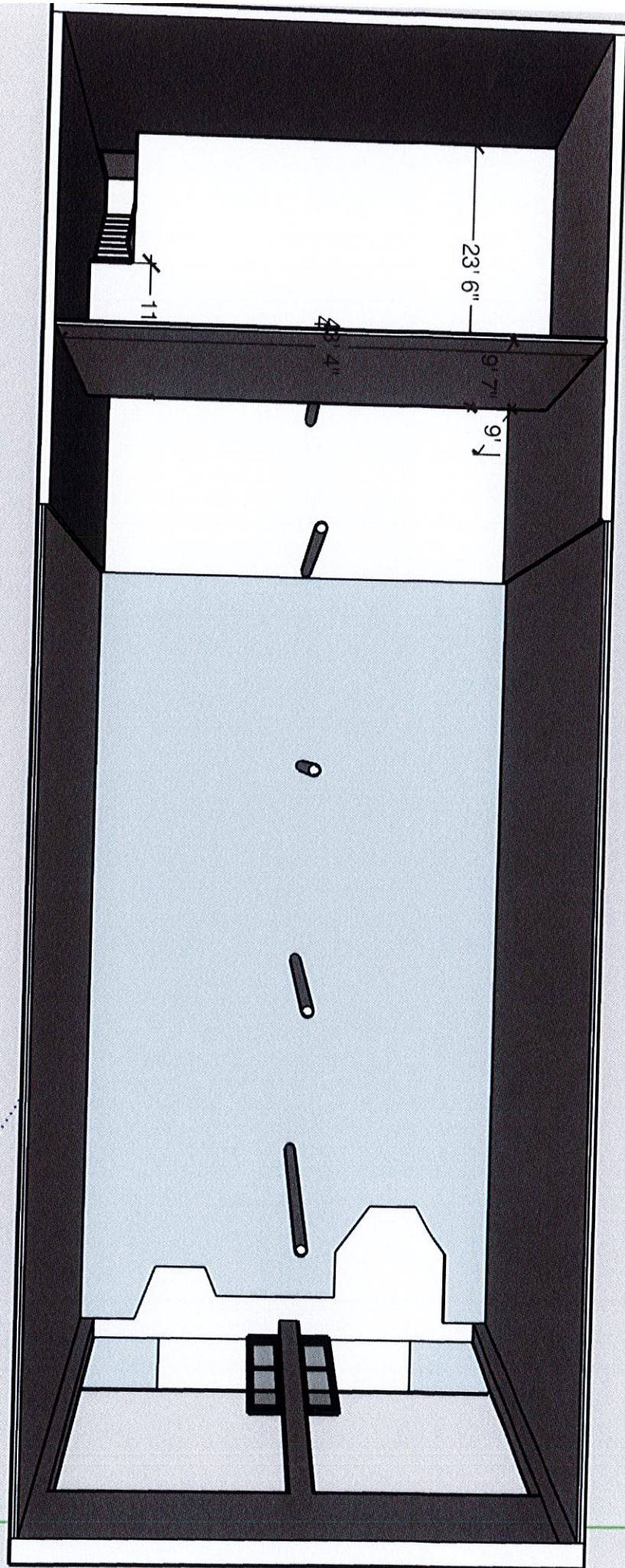
CONDITIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

1st Floor



2nd Floor



23' 6"

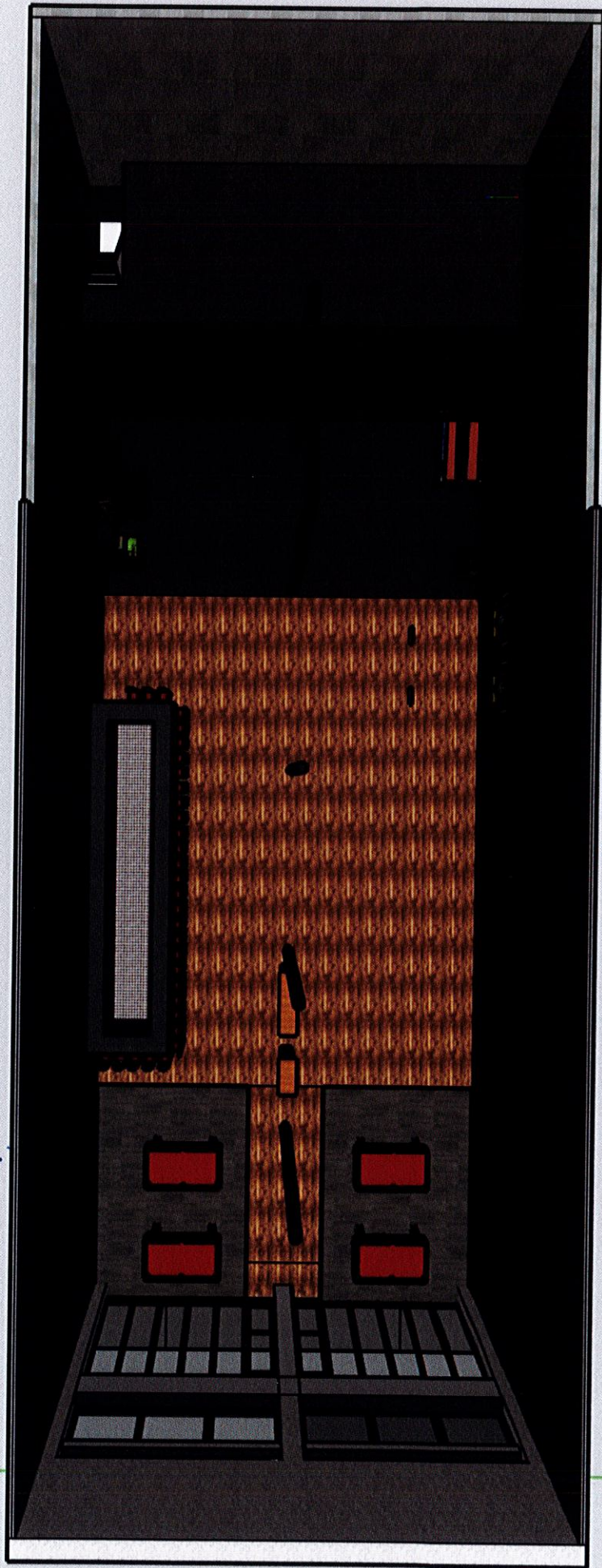
48' 4"

9' 7"

91

11

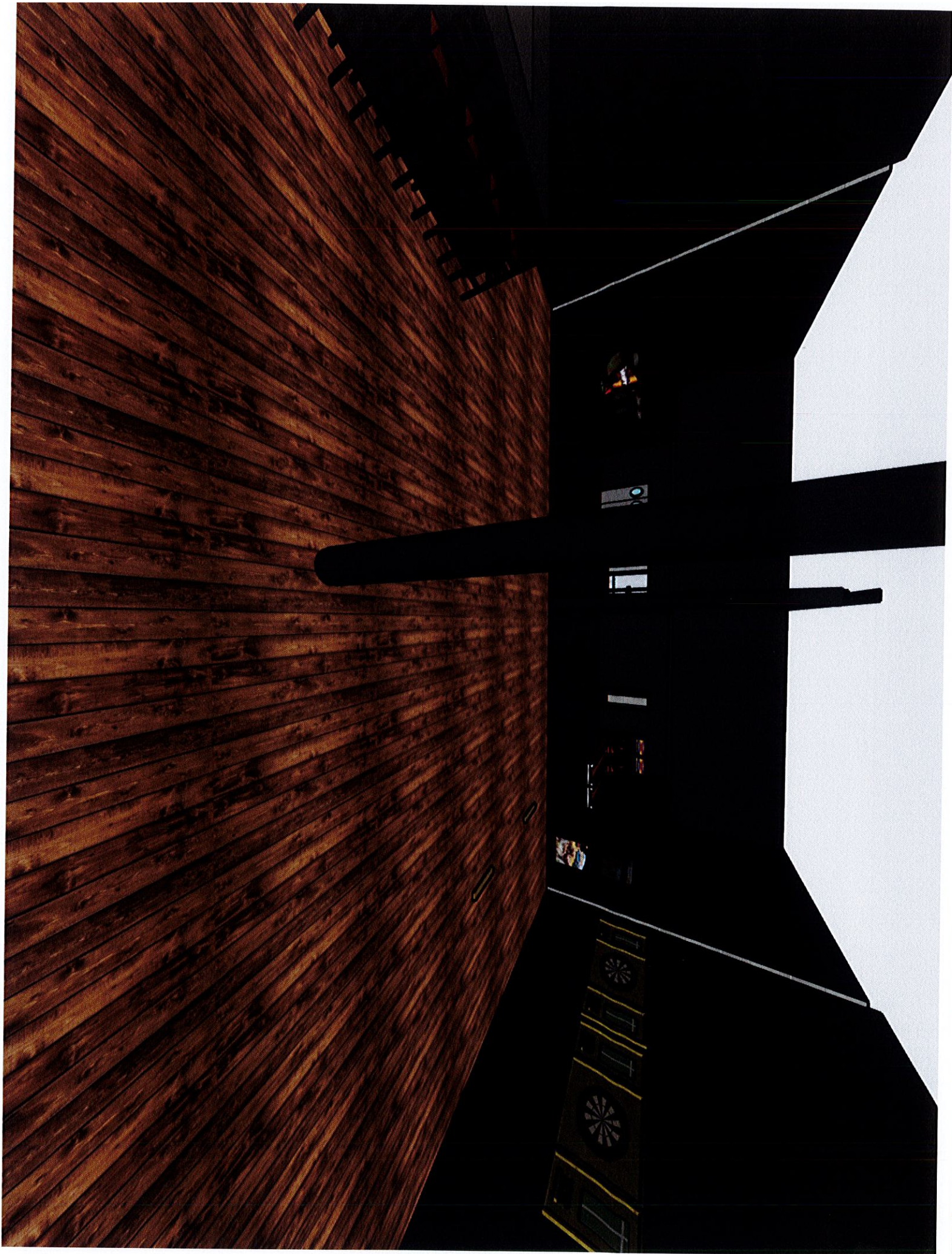


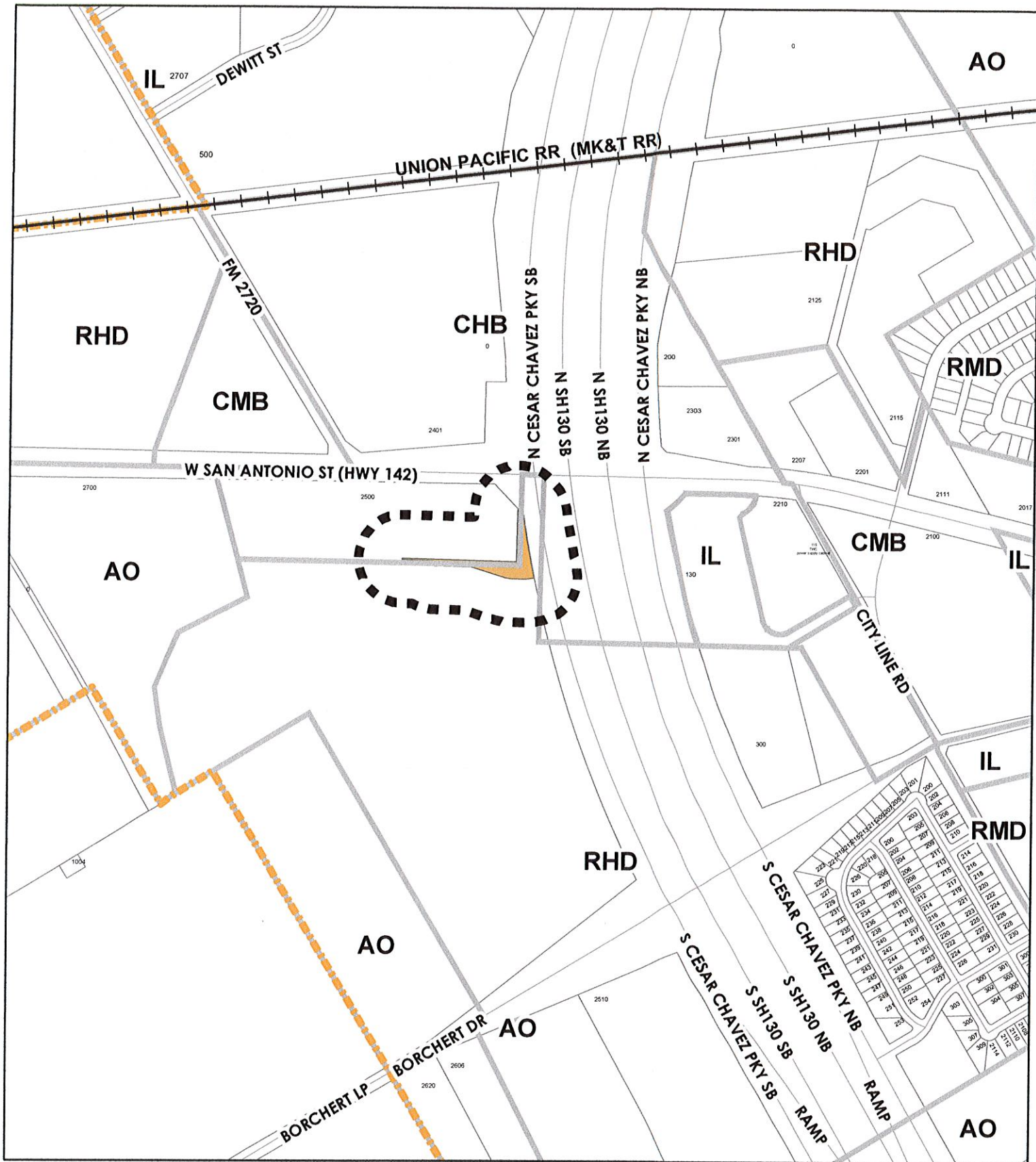
















**ZC-23-08**

RHD TO CHB

2500 W SAN ANTONIO ST



scale 1" = 600'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  200 FT BUFFER

LOCKHART ETJ

LOCKHART ETJ

LOCKHART CITY LIMITS

UNION PACIFIC RR (MK&T RR)

W SAN ANTONIO ST (HWY 142)

FM 2720

DEWITT ST

N CESAR CHAVEZ PKY SB

N SH130 SB

N SH130 NB

N CESAR CHAVEZ PKY NB

BORCHERT DR

S CESAR CHAVEZ PKY SB

S SH130 SB

S SH130 NB

RAMP

TELLER DR

SUMMIT DR

PITKIN DR

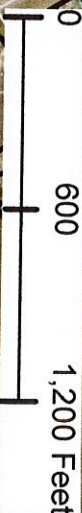
WELD DR

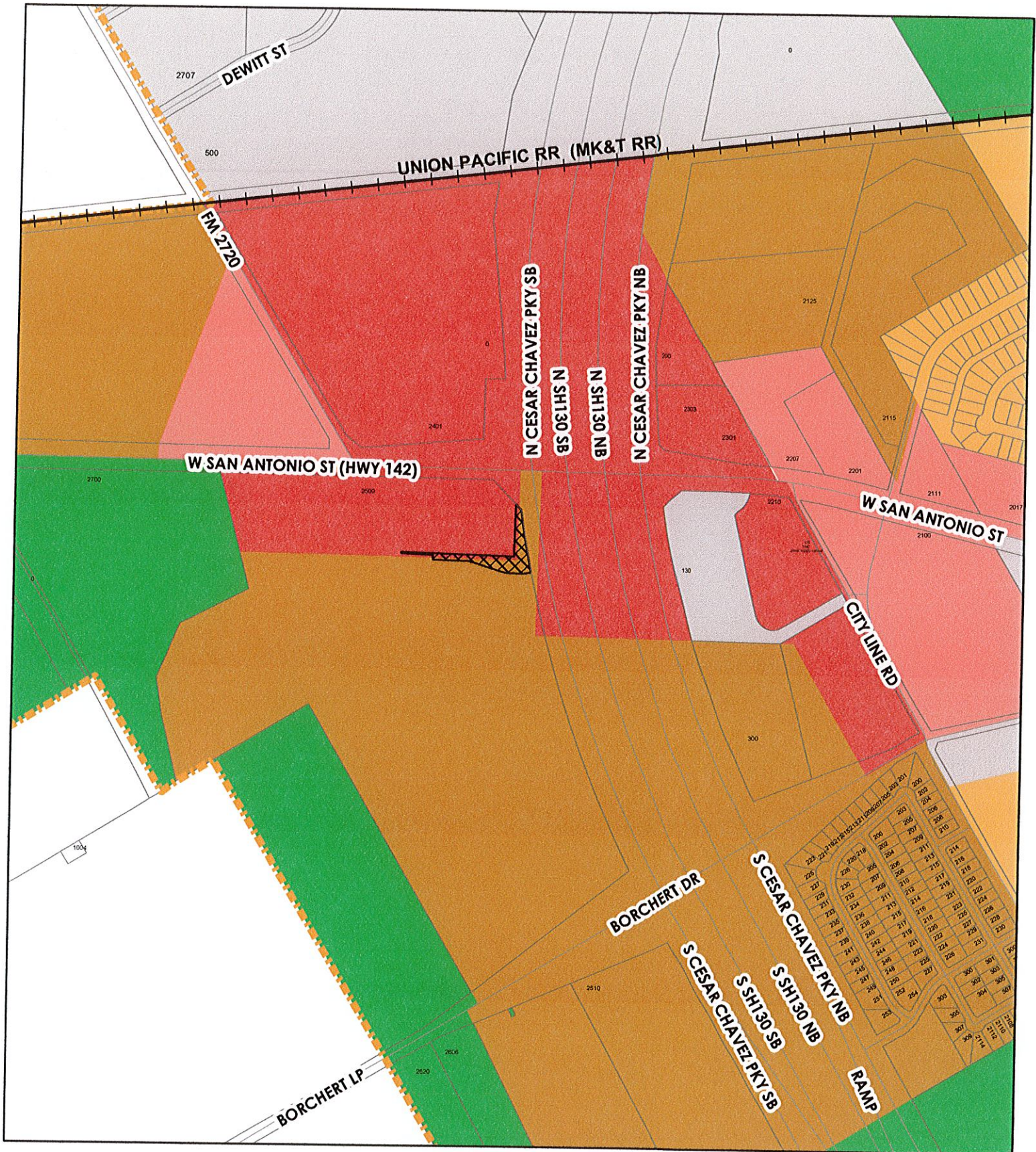
MONROSE LN

CITY LINE RD

WINDSOR BLVD

W SAN ANTONIO ST









**ZC-23-08**

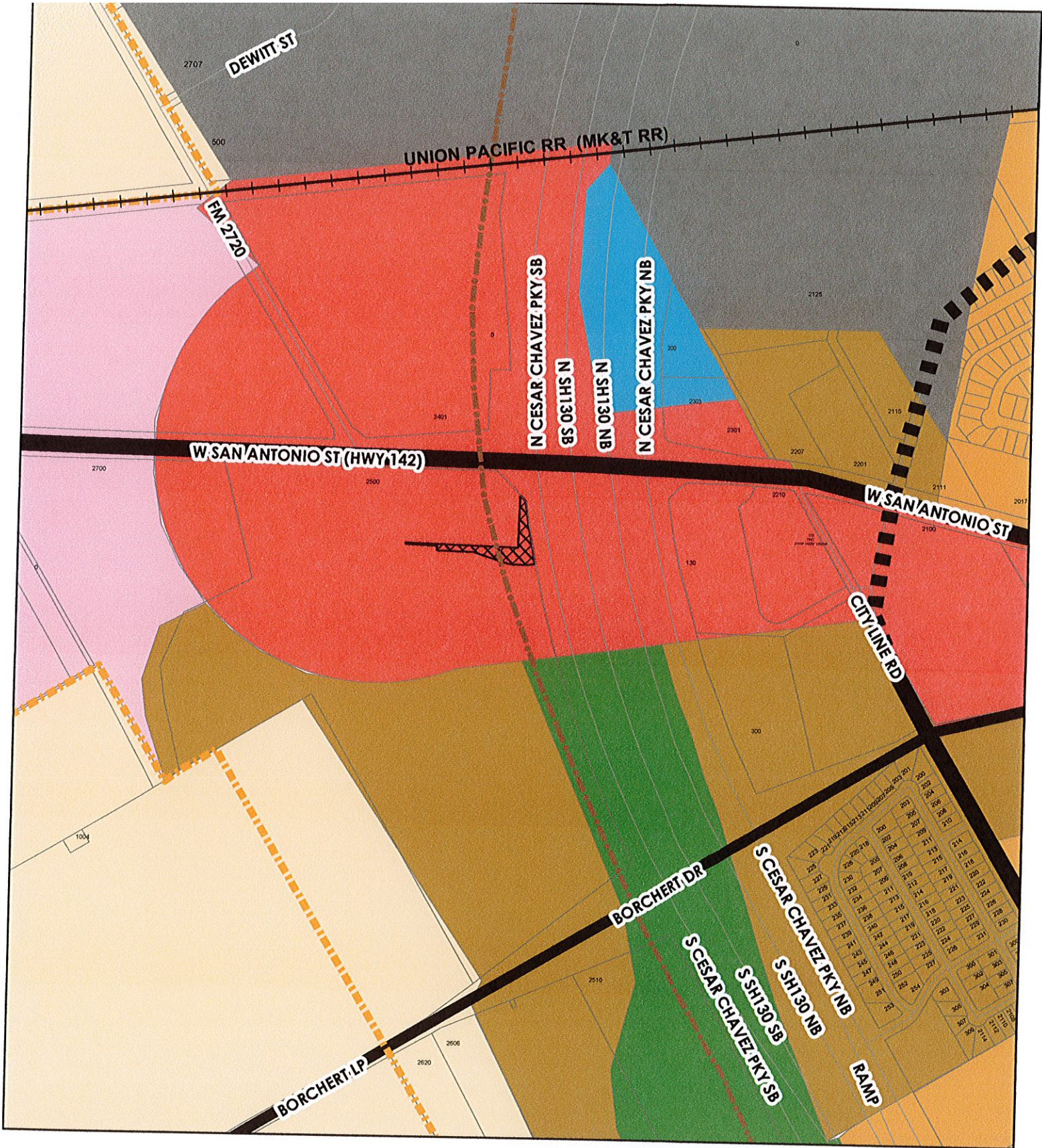
RHD TO CHB

2500 W SAN ANTONIO ST



scale 1" = 600'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  200 FT BUFFER



# FUTURE LANDUSE & THOROUGHFARES

RHD TO CHB

2500 W SAN ANTONIO ST



scale 1" = 600'

- HIKE/BIKE TRAIL
- EXISTING COLLECTOR
- EXISTING ARTERIAL
- FUTURE ARTERIAL
- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL HEAVY COMMERCIAL
- INDUSTRY
- LIGHT-MEDIUM COMMERCIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, MEDIUM DENSITY

**CASE SUMMARY**

---

STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-23-08

REPORT DATE: September 21, 2023

PLANNING AND ZONING COMMISSION HEARING DATE: September 27, 2023

CITY COUNCIL HEARING DATE: October 17, 2023

REQUESTED CHANGE: RHD to CHB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

**BACKGROUND DATA**

---

APPLICANT: Caroline Eckert, Wuest Group

OWNER: Lockhart 130 North/South LTD

SITE LOCATION: 2500 West San Antonio Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 0.813 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *General-Heavy Commercial*

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: A major convenience store chain plans to develop a location on this property, as well as a pad site for another commercial business. The depth of the site plan for the proposed commercial development is slightly deeper than the area shown in the CHB zoning district along West San Antonio Street (US 142), which was drawn at a depth of approximately 350 feet south of the property line.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
<b>North</b>	Vacant land	CHB	<i>General Heavy Commercial</i>
<b>East</b>	Light Industrial, Vacant Land	LI	<i>General Heavy Commercial</i>
<b>South</b>	Vacant Land	RHD	<i>High Density Residential</i>
<b>West</b>	Vacant Land	CHB	<i>General Heavy Commercial</i>

TRANSITION OF ZONING DISTRICTS: The proposed CHB zoning district is common in the area near the intersection of West San Antonio Street and SH 130. The property to the south is zoned RHD and is planned for a future apartment development.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from San Antonio Street (SH 142) as well as Cesar Chavez Parkway/SH 130. Water is available via a 12" line near the southwest intersection of San Antonio Street and Cesar Chavez Parkway. Wastewater will be available via an extension southward from the wastewater line along the railroad tracks, which is expected to begin construction shortly.



POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is currently rural in nature, with sparse development west of SH 130. The developer will be required by TxDOT to do a traffic impact analysis, and TxDOT can require the developer to construct roadway safety improvements at street and driveway intersections if determined to be necessary by the traffic impact analysis.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed CHB zoning classification is consistent with the property's *General-Heavy Commercial* future land use designation.

ALTERNATIVE CLASSIFICATIONS: None.

RESPONSE TO NOTIFICATION: None as of the date of this report.

STAFF RECOMMENDATION: Approval.



# ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

## APPLICANT/OWNER

APPLICANT NAME CAROLINE ECKERT

ADDRESS 5207 AIRPORT BLVD

DAY-TIME TELEPHONE 512-394-1900

AUSTIN, TX

E-MAIL CECKERT@WUESTGROUPTX.COM

78751

OWNER NAME LOCKHART 130 NORTH/SOUTH, LTD

ADDRESS 809 CUERNAVACA DRIVE

DAY-TIME TELEPHONE \_\_\_\_\_

AUSTIN, TX

E-MAIL \_\_\_\_\_

78733

## PROPERTY

ADDRESS OR GENERAL LOCATION 2500 WEST SAN ANTONIO STREET

LEGAL DESCRIPTION (IF PLATTED) see attached

SIZE 50.813 ACRE(S)

LAND USE PLAN DESIGNATION \_\_\_\_\_

EXISTING USE OF LAND AND/OR BUILDING(S) VACANT

PROPOSED NEW USE, IF ANY SERVICE STATION/CONVENIENCE STORE

## REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RHD

TO PROPOSED ZONING CLASSIFICATION CHB

REASON FOR REQUEST EXTENDING THE CHB ZONING PER THE ATTACHED METES AND BOUNDS. THIS WILL ALLOW CONSTRUCTION OF THE PROPOSED 7ELEVEN GAS STATION/CONVENIENCE STORE.

# SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY. ATTACHED.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.  
NO LIEN HOLDERS.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.  
SEE INCLUDED PROPOSED PLAT.

APPLICATION FEE OF \$ 150 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater ACREAGE = 0.813	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Candice Eibert

DATE 8/16/23

## OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER R01243431

DATE SUBMITTED 8/25/2023

CASE NUMBER ZC - 23 - 08

DATE NOTICES MAILED 9-11-2023

DATE NOTICE PUBLISHED 9-14-2023

PLANNING AND ZONING COMMISSION MEETING DATE 9-27-2023

PLANNING AND ZONING COMMISSION RECOMMENDATION \_\_\_\_\_

CITY COUNCIL MEETING DATE 10-17-2023

DECISION \_\_\_\_\_

July 13, 2023

From: LOCKHART 130 NORTH/SOUTH LTD – Property Owner

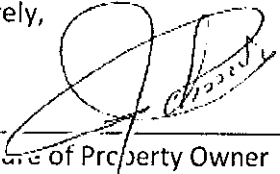
Re: **7/11 @ 130 & 142**  
**2500 West San Antonio Street**  
**CCAD# 31854**  
**Agent Authorization**

To: The City of Lockhart Representatives:

As owner(s) of the above reference property, please take note that Wuest Group has authorization to act as agent for all matters pertaining to the following:

- All development applications related to the **2500 West San Antonio Street** project in conjunction with the proposed Site Plan Application

Sincerely,



---

Signature of Property Owner

Jean Pelissaro

---

Printed Name

Managing Partner of Centerpoint Management It's GP

---

Title

July 13, 2023

---

Date

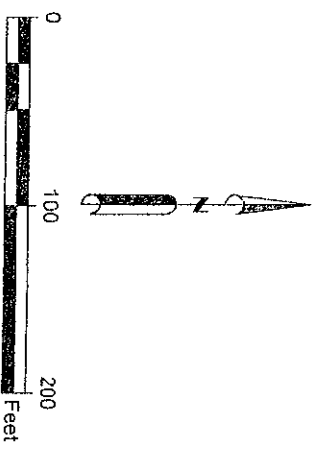
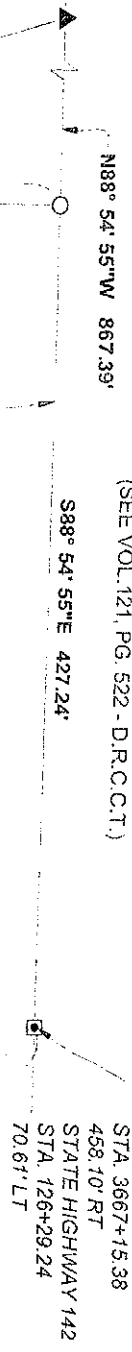
CALDWELL COUNTY, TEXAS  
 CORNELIUS CRENSHAW SURVEY, A-63  
 WILLIAM HOUSE 1/4 LEAGUE, A-15

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

**EXHIBIT 15**

**STATE HIGHWAY NO. 142**

(R.O.W. VARIES) (AK/A WEST SAN ANTONIO STREET)  
 (SEE VOL.121, PG. 522 - D.R.C.C.T.)



PROPOSED  
 5,000 ACRE TRACT

N01° 05' 07" E 357.80'  
 349.93'

N01° 06' 34" E 239.48'

0.813 ACRE - 35,393 SF  
 (DOT HATCH)

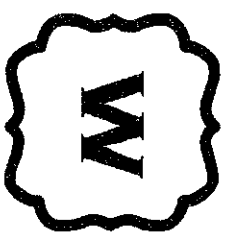
N88° 54' 53" W 148.85'  
 N88° 53' 10" W 174.25'  
 S88° 55' 18" E 538.87'

CALLLED 85,86 ACRES (REMAINDER OF CALLED 125,856 ACRES)  
 LOCKHART 130 NORTH/SOUTH, LTD.  
 DOC. #2014-004094, O.P.R.C.C.T.  
 -SAVE & EXCEPT-  
 CALLED 1.83 ACRES  
 VOL. 121, PG. 522, D.R.C.C.T.;

CALLLED 32,323 ACRES  
 (AK/A "PARCEL 648" SHOWN IN FEDERAL AID PROJECT NO.: BOR  
 2004(620) - RIGHT OF WAY CSJ: 3583-01-002);  
 CALLED 6,143 ACRES  
 VOL. 428, PG. 723, D.R.C.C.T.  
 CALDWELL COUNTY PROPERTY ID #31854

P.O.B.  
 STATE HIGHWAY 130  
 STA. 3668+60.72  
 344.83' RT  
 STATE HIGHWAY 142  
 STA. 124+92.16  
 206.33' LT

STATE HIGHWAY NO. 130  
 (SEE VOL. 570 PG. 198 - D.R.C.C.T.) (R.O.W. VARIES)  
 L=292.32', R=5485.00'  
 CH=S10° 48' 43" E 292.28'  
 L=924.14', R=65485.00'  
 CH=S17° 09' 56" E 923.05'



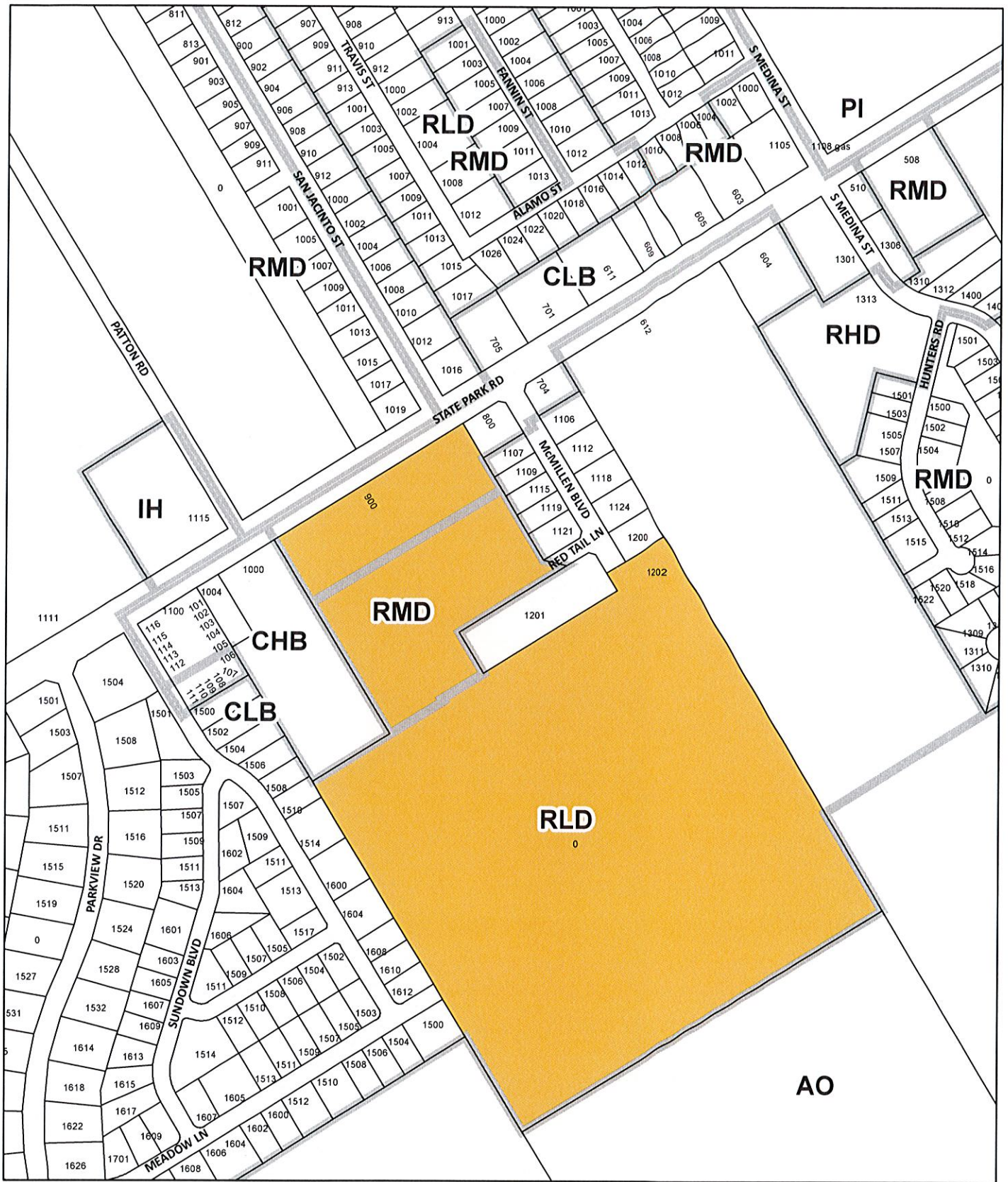
**WEST GROUP**  
 ENGINEERING & SURVEYING

LOCKHART 130/142  
 AUGUST, 2023  
 PROJECT NO. 0181-008

STATE HIGHWAY 130  
 STA. 3668+00.00  
 341.73' RT

3 OF 4 SHEET

TBP&S FIRM # 10194507  
 AND FIRM # F-15324  
 5207 AIRPORT BOULEVARD  
 AUSTIN, TEXAS 78751  
 (512)394-1800



**PP-22-03**

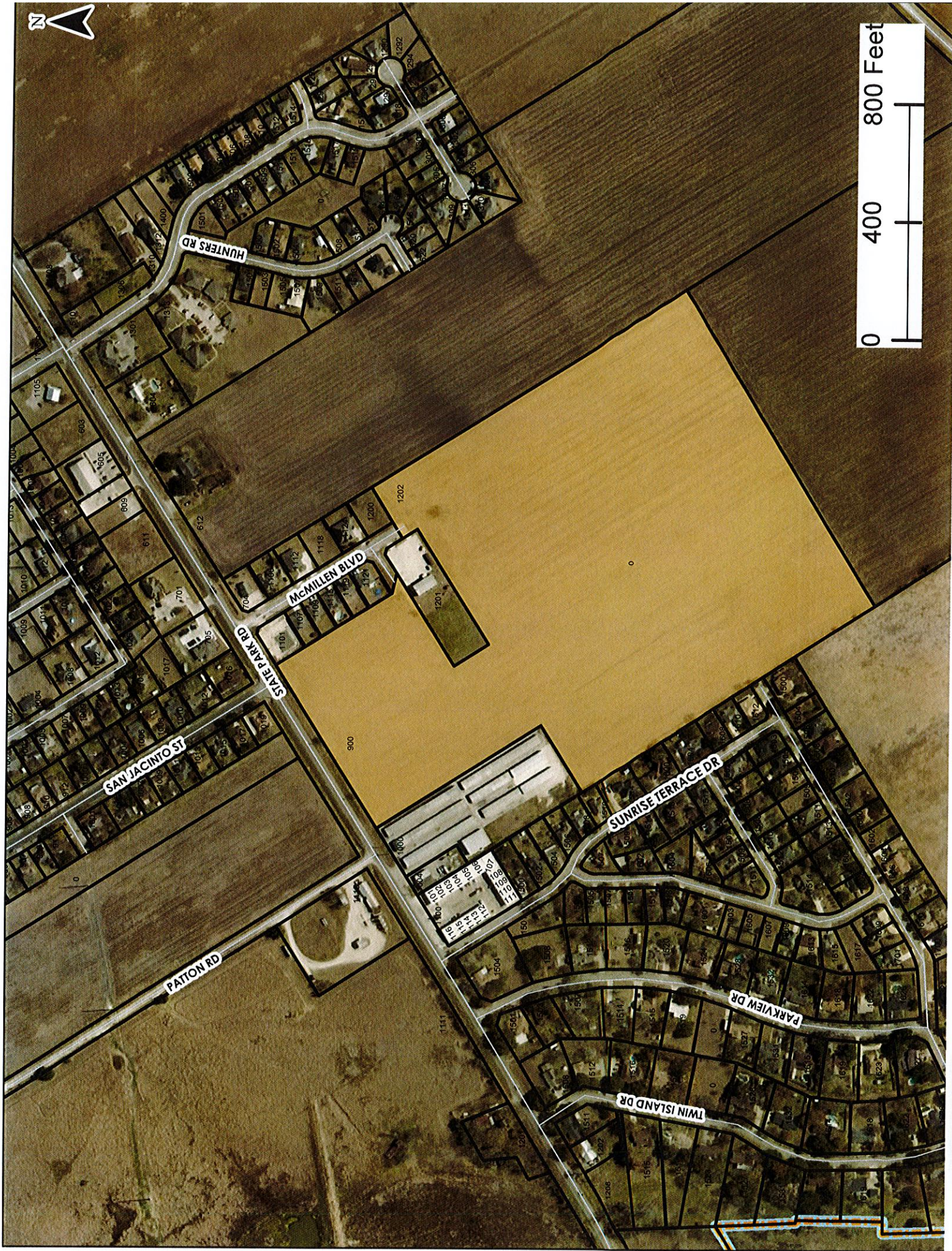
RAMENDU SUBDIVISION

900 STATE PARK ROAD



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 400'



**TO:** Planning and Zoning Commission

**FROM:** Kevin Waller, Senior Planner *KW*

**SUBJECT:** Agenda Item 9

**DATE:** September 20, 2023

Agenda Item 9: Consider a request by Javier Barajas of Trine Engineering for approval of a 6-month extension of the Preliminary Plat approval period (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, zoned RLD (Residential Low Density), RMD (Residential Medium Density), and CLB (Commercial Light Business), and located at 900 State Park Road.

The Ramendu Subdivision Preliminary Plat was approved by the Commission on September 14, 2022 (Case File # PP-22-03). The applicant proposes to extend the Preliminary Plat approval period by 6 months, in accordance with Section 52-33(i) of the Subdivision Regulations, and explains that additional time is needed to prepare the engineering plans for submission and review by the City Engineer. Please refer to the attached extension request letter submitted via email, dated September 14, 2023. According to Section 52-33(i), the Commission must consider any extensions of the approval period. This period expired on September 14, 2023, the day the request was submitted, and approval of the extension would allow the plat to remain valid until March 14, 2024. If the extension is approved and the Final Plat for the first proposed phase is not submitted by the March 14 date, a second extension request could be submitted and considered by the Commission, in accordance with Section 52-33(i).



**Kevin Waller**

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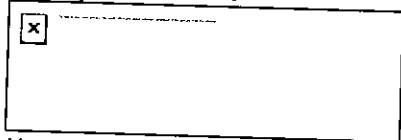
**From:** Javier Barajas <jbarajas@trineengineering.com>  
**Sent:** Thursday, September 14, 2023 1:43 PM  
**To:** Kevin Waller  
**Cc:** Amar Gulhane; Sudhakar Dudam  
**Subject:** Preliminary Plat Ramendu Subdivision

Dear Kevin,

I am writing to request an extension of the Ramendu Subdivision Preliminary Plat by six months. We are currently working on the plans for the upper part of the subdivision and we need more time to finalize them and submit them for review to the city engineer. We appreciate your understanding and support for this request.

Sincerely,

Javier Barajas, P.E.  
5307 W. Highway 290, Bldg. B Suite 6  
Austin, Texas 78735  
(512) 913-5080



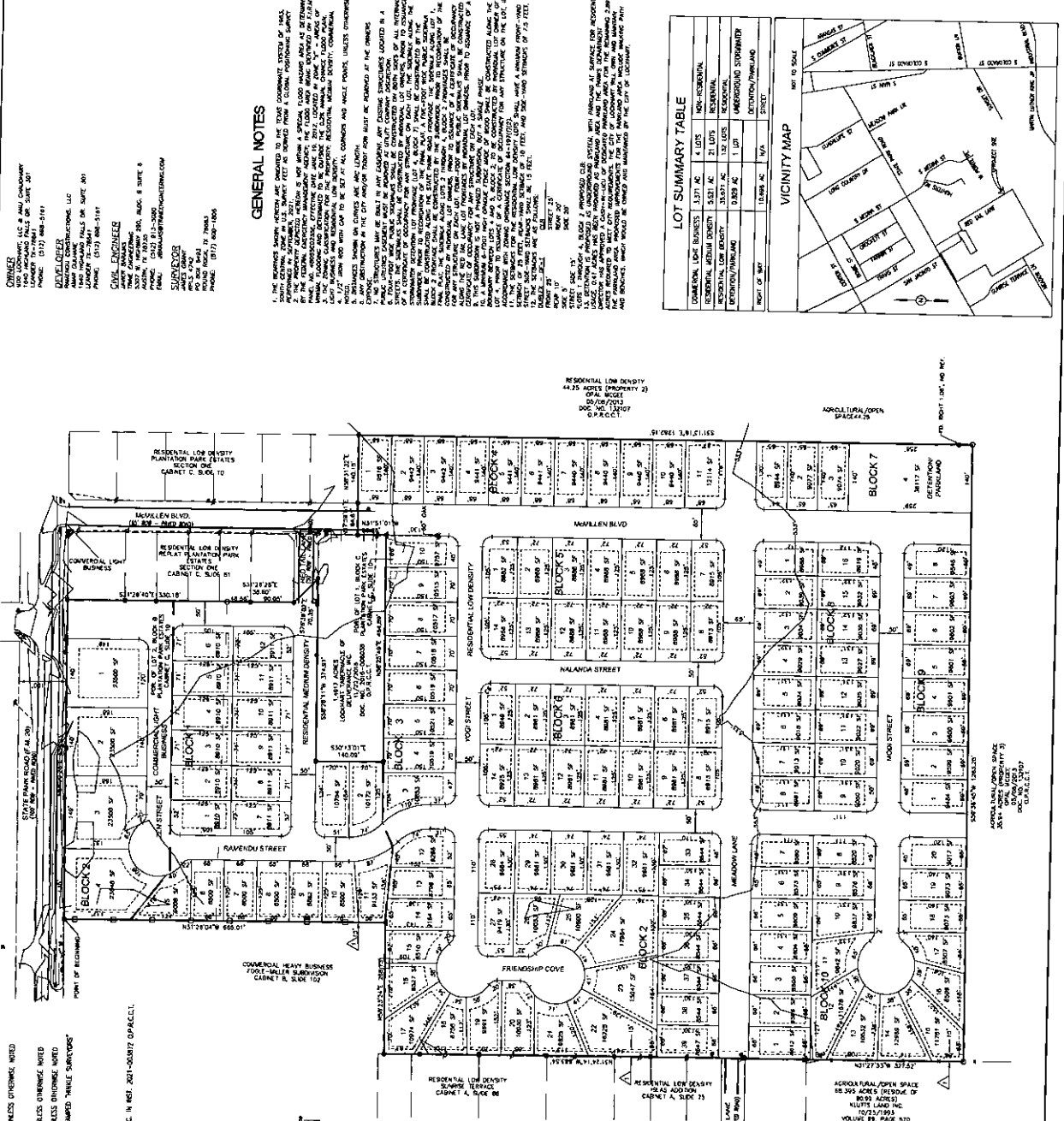
*Harmony, synchronicity in achieving positive changes.*

### LEGEND

- 1/2" BORN BOULDER UNLESS OTHERWISE NOTED
- SET 1/2" BORN BOULDER UNLESS OTHERWISE NOTED
- 1/4" BORN BOULDER UNLESS OTHERWISE NOTED
- 1/8" BORN BOULDER UNLESS OTHERWISE NOTED
- 3/16" BORN BOULDER UNLESS OTHERWISE NOTED
- ZONING LIMIT LINE

### EASEMENT NOTES

- 15' SIDE PROPERTY W/UTY EDGE (SEE IN REF. 2021-000272) (APPLIC.)



### LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND BEING PART OF THE TRACT OF LAND...  
PLOT 1. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 2. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 3. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 4. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 5. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 6. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 7. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 8. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 9. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...  
PLOT 10. COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF...

### GENERAL NOTES

1. THE PROPERTY IS TO BE DIVIDED INTO THE TOTAL COORDINATE SYSTEM OF TEXAS...  
2. THE TOTAL AREA OF THIS TRACT IS 143.83 ACRES...  
3. THE TOTAL AREA OF THE PLOTS IS 143.83 ACRES...  
4. THE TOTAL AREA OF THE PLOTS IS 143.83 ACRES...  
5. THE TOTAL AREA OF THE PLOTS IS 143.83 ACRES...

COMMON USE BUSINESS	1,537 AC	4 UNITS	MIX-RESIDENTIAL
RESIDENTIAL LOW DENSITY	1,537 AC	21 UNITS	RESIDENTIAL
INDUSTRIAL	1,537 AC	1 UNIT	INDUSTRIAL
AGRICULTURAL/OPEN SPACE	1,537 AC	1 UNIT	AGRICULTURAL/OPEN SPACE
TOTAL	1,537 AC	23 UNITS	TOTAL







NO.	DATE	BY	REVISION
1	10/21/2024	ADRIAN COMPTON	ISSUED
2	10/21/2024	ADRIAN COMPTON	REVISION
3	10/21/2024	ADRIAN COMPTON	REVISION
4	10/21/2024	ADRIAN COMPTON	REVISION
5	10/21/2024	ADRIAN COMPTON	REVISION
6	10/21/2024	ADRIAN COMPTON	REVISION
7	10/21/2024	ADRIAN COMPTON	REVISION
8	10/21/2024	ADRIAN COMPTON	REVISION
9	10/21/2024	ADRIAN COMPTON	REVISION
10	10/21/2024	ADRIAN COMPTON	REVISION

PREPARED BY: ADRIAN COMPTON  
DATE: 10/21/2024  
SCALE: 1" = 200'

September 20, 2022

Javier Barajas, P.E.  
Trine Engineering  
5307 W. Hwy. 290, Building B, Suite 6  
Austin, TX 78735  
[jbarajas@trineengineering.com](mailto:jbarajas@trineengineering.com)

Dear Mr. Barajas:

On September 14, 2022, the Lockhart Planning and Zoning Commission unanimously **approved** (7-0) your request for a revised Preliminary Plat for Ramendu Subdivision (PP-22-03), consisting of 44.563 acres in the following zoning districts: RLD (Residential Low Density), RMD (Residential Medium Density), and CLB (Commercial Light Business), located at 900 State Park Road. The plat revisions included modification of the layout and uses in the north portion of the subdivision, as detailed in the Staff Report dated September 9, 2022. The Commission's approval of the plat was subject to the following conditions:

- 1) Revise the number of RLD-zoned lots in the Lot Summary Table from 132 to 122;
- 2) Label the Red Tail Lane and San Jacinto Street extensions into the development on the plat drawing;
- 3) Revise Plat Note 8, fourth sentence, to read: "A five-foot-wide public sidewalk shall be constructed along the State Park Road frontage by individual lot owners, prior to issuance of a Certificate of Occupancy for any structure on each lot." The current fifth and sixth sentences can then be removed; and
- 4) Approval of a Zoning Change is needed, due to the proposed shift in zoning district boundary between the CLB and RMD zoning district at Lots 4 and 5, Block 2, prior to **approval** of the Final Plat. A new plat note should also be added to this effect.

Please provide one full-size paper copy of the Preliminary Plat with the revisions above within two weeks of receipt of this letter. A digital, .pdf version of the plat may be emailed to me ahead of time for review, prior to submitting the paper copy. Following the preliminary plat process, the next step will be preparation of the final plat and engineering plans. Pursuant to Subdivision Regulations Section 52-33(i), approval of the preliminary plat shall be effective for no more than 12 months before the final plat and engineering plans are submitted for approval. For the purposes of your proposal, this deadline is **September 14, 2023**.

If you have any questions, please contact me by phone at 512-398-3461, Ext. 2400, or by email at [kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Waller", is written over a horizontal line.

Kevin Waller  
Senior Planner

Cc: Angela Dorf, P.L.S., The Altum Group ([angela.dorf@thealtumgroup.com](mailto:angela.dorf@thealtumgroup.com))  
Amar Gulhane ([amar@ramendu.com](mailto:amar@ramendu.com))  
Dan Gibson, City Planner  
Christine Banda, Planning/GIS Technician