

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, May 14, 2025
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 April 9, 2025 meeting.
4. SUP-25-03. Hold a PUBLIC HEARING and consider a request by Magesh (Mike) Gurunath with Map Builders, LLC on behalf of HNB Greenwood, LLC for a **Specific Use Permit** to allow a CF-1 Combined Family Residential Development Type, on 0.388 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 522 South Main Street.
5. SUP-25-05. Hold a PUBLIC HEARING and consider a request by Gene Mundahl with Air Pro, Inc. on behalf of Jadya Bateman for a **Specific Use Permit** to allow a Manufactured Home on 0.31 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District located at 105 Cedar Street.
6. ZC-25-01. Hold a PUBLIC HEARING and consider a request by Craig Harris for a **Zoning Change** from *RMD Residential Medium Density District* to *CHB Commercial Heavy Business District* on 0.248 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 729 South Colorado Street.
7. ZC-25-02. Hold a PUBLIC HEARING and consider a request by David Samuelson on behalf of Mario Gutierrez with Gutierrez Ortega, LLC for a **Zoning Change** from *RMD Residential Medium Density District* to *CLB Commercial Light Business District* on Lot 19, Block 1, Trinity Addition Revised, consisting of 0.197 acres, located at 820 Fifth Street.
8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
9. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 4:00 p.m. on the 7th day of May, 2025.

City of Lockhart
Planning and Zoning Commission
April 9, 2025

MINUTES

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

Members Absent: Rick Arnic

Staff Present: David Fowler, Romy Brossman

Visitors/Citizens Addressing the Commission: None

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 March 26, 2025 meeting.

Commissioner Oliva moved to approve the March 26, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6 - 0.

4. **SUP-25-04.** Hold a PUBLIC HEARING and consider a request by Mary Ann Garcia on behalf of Veronica Saldana for a **Specific Use Permit** to allow an Accessory Dwelling Unit (General Type,) consisting of 0.31 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 109 Cedar Street.

Planning Director David Fowler presented the application. The existing house will remain with a new site built Accessory Dwelling Unit to the rear of the primary residence. The main and accessory dwellings would have a shared driveway. He noted the requested ADU is of the General type, which requires an SUP in the RMD zoning district. Mr. Fowler identified the requirements and restrictions for this type of ADU including square footage of the structure, size of the lot and parking requirements. The proposed ADU meets all requirements. No opposition from the community has been voiced, therefore planning staff recommended approval.

Commissioner Lingvai inquired about covered parking to which Mr. Fowler confirmed it is not a requirement for ADUs.

Mary Ann Garcia, 109 Cedar St. Lockhart, TX, came to the podium. She reported that the property is owned by her family and that she will reside in the proposed ADU.

Contractor Matt Grogan, 4779 Schuelke Rd. Niederwald, TX, confirmed the ADU will be site built on an engineered, concrete slab. He also stated that there will be a carport, but it wasn't on the site plan.

Commissioner Oliva shared concerns about there being enough parking.

Mr. Grogan informed the commission there will be 2 parking spaces for each residence and there will be additional parking in the driveway.

*Commissioner Oliva moved to approve **SUP-25-04**. Commissioner Peterson seconded, and the motion passed with a vote of 6 - 0.*

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

Mr. Fowler reported, the next meeting would be on April 23rd, but so far there were not any items anticipated for that date.

The Commission requested a review and possible change of clause in the ordinance that does not require covered parking for Accessory Dwelling Units.

6. Adjournment.

Commissioner Lingvai moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:17 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair



SUP-25-03

522 S MAIN ST

CF-1 COMBINED FAMILY-1



Scale 1" = 200'



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER



PLUM ST

S BLANCO ST

W LIVE OAK ST

HICKORY ST

S CHURCH ST

S MAIN ST

HICKORY ST

E LIVE OAK ST

S COMMERCE ST

S COLORADO ST

HICKORY ST

BRAZOS ST

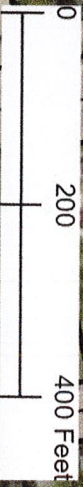
ROSEWOOD ST

POPLAR ST

PEARL ST

CHAPARRAL ST

TRINITY ST



CASE SUMMARY

STAFF CONTACT: David Fowler, Planning Director
REPORT DATE: May 7, 2025
PUBLIC HEARING DATE: May 14, 2025
APPLICANT'S REQUEST: CF-1 Combined Family
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-25-03

BACKGROUND DATA

APPLICANT(S): Map Builders LLC
OWNER(S): HNC Greenwood, LLC
SITE LOCATION: 522 South Main Street
LEGAL DESCRIPTION: A017 Lockhart Bryd Survey, Acres .388
SIZE OF PROPERTY: 0.31 acres
EXISTING USE OF PROPERTY: Single-family dwelling
ZONING CLASSIFICATION: RMD Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant proposes to build a new Combined Family residence of the CF-1 type. The RMD district allows the CF-1 use upon approval of a Specific Use Permit. The proposed building would have 5,400 square feet, which would be split between four residential units. The property is located at the northeast corner of Main and Hickory Streets. The proposed combined family building would have a nine-space parking lot, located to the rear of the house and accessed via Hickory Street.

NEIGHBORHOOD COMPATIBILITY: The surrounding area is mostly zoned RMD, except for several of the parcels along South Commerce Street to the east, many of which have commercial zoning, including one parcel abutting the subject property. The neighborhood consists generally of older homes with a range of levels of maintenance and renovation. The size of the subject property is on the larger side compared to many lots in the general area. City records do not show any Combined Family units in the immediate vicinity as CF-1 SUP cases have been rare.

COMPLIANCE WITH STANDARDS: The CF-1 development type is allowed only on lots having at least 12,000 square feet in area with a lot width of 95 feet and a lot depth of 125 feet. The subject property exceeds those standards. The building is also required to have at least two off-street parking spaces per unit, plus one additional space per four units, resulting in nine required parking spaces for a four-unit building. The drawings submitted with the SUP application show the required nine parking spaces. These spaces would be accessed via a shared driveway accessing a nine-space parking lot for all four residences.

ADEQUACY OF INFRASTRUCTURE: Utilities are existing and adequate for the proposed use.

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

STAFF RECOMMENDATION: Staff recommends **Approval**

SPECIFIC USE PERMIT APPLICATION



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

APPLICANT/OWNER

APPLICANT NAME Map Builders LLC
DAY-TIME TELEPHONE 512-905-2630
E-MAIL Mikelockhartrealty@gmail.com

ADDRESS 916 N. Commerce St,
Lockhart, TX 78644

OWNER NAME HNB GREENWOOD LLC
DAY-TIME TELEPHONE 512-212-4642
E-MAIL hballouz@gmail.com

ADDRESS 13001 W HIGHWAY 71,
STE G100,
BEE CAVE, TX 78738-7124

PROPERTY

ADDRESS OR GENERAL LOCATION 522 S. Main Street, Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) A017 LOCKHART, BYRD, ACRES .388

SIZE .388 ACRE(S) ZONING CLASSIFICATION RMD

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT CF-1 Combined Family -1

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.

4-plex residential dwellings, 5,400 Sq Ft single story house.

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,
APPLICATION FEE OF \$ \$308.20 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 

DATE 2/7/2025

OFFICE USE ONLY

ACCEPTED BY EMANUEL SZEWSKI

RECEIPT NUMBER 01353937

DATE SUBMITTED 2/11/2025

CASE NUMBER SUP - 25 - 03

DATE NOTICES MAILED 4/28/25

DATE NOTICE PUBLISHED 5-1-2025

PLANNING AND ZONING COMMISSION MEETING DATE 5-14-2025

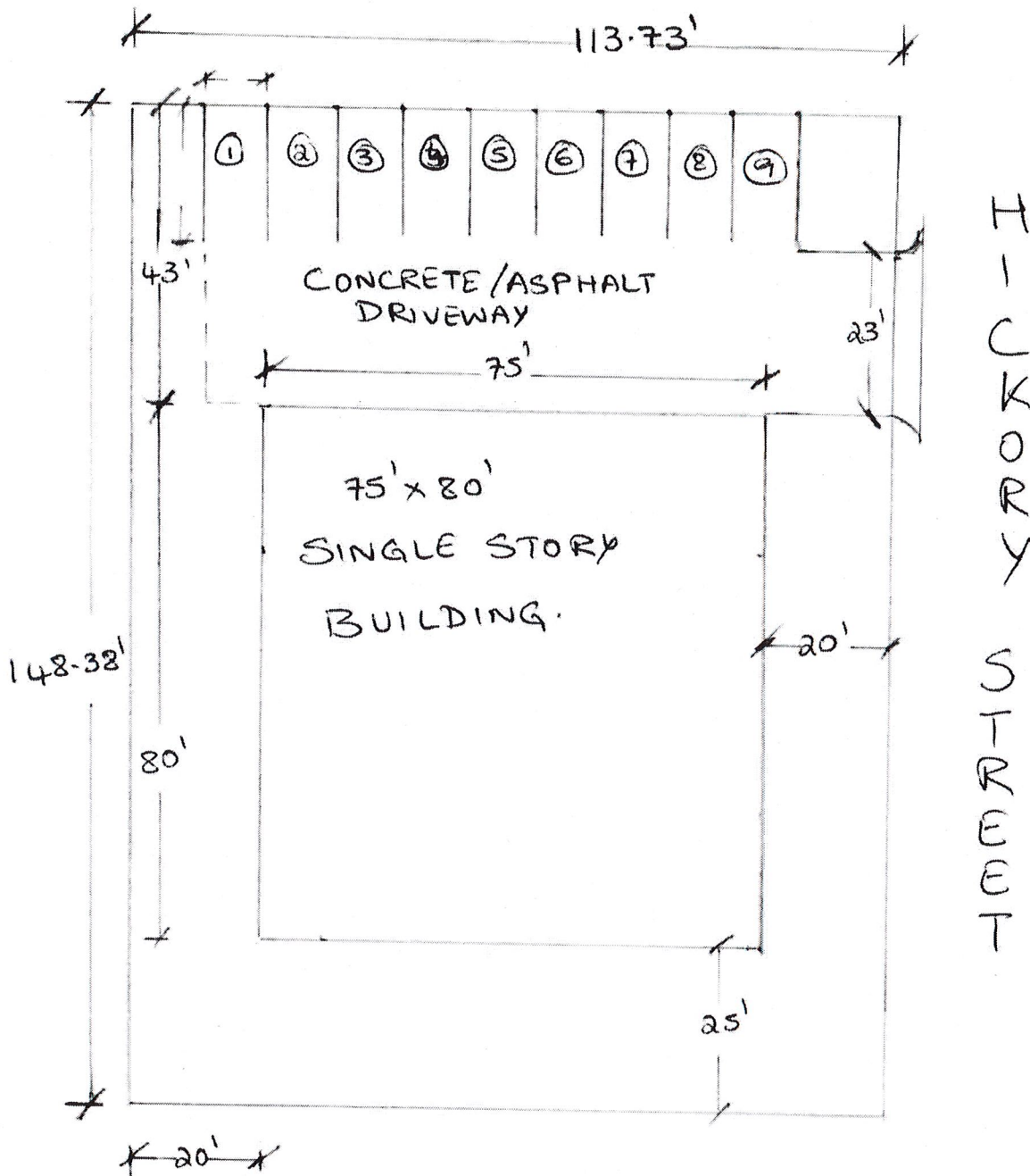
DECISION _____

CONDITIONS _____

SITE PLAN

522 S. MAIN ST, LOCKHART, TX 78644

SCALE \approx 1cm = 10ft.



CITY OF LOCKHART

APR 22 2025

BUILDING INSPECTIONS DEPT.



SUP-25-05

105 W CEDAR ST

MANUFACTURED HOME



Scale 1" = 200'



SUBJECT PROPERTY



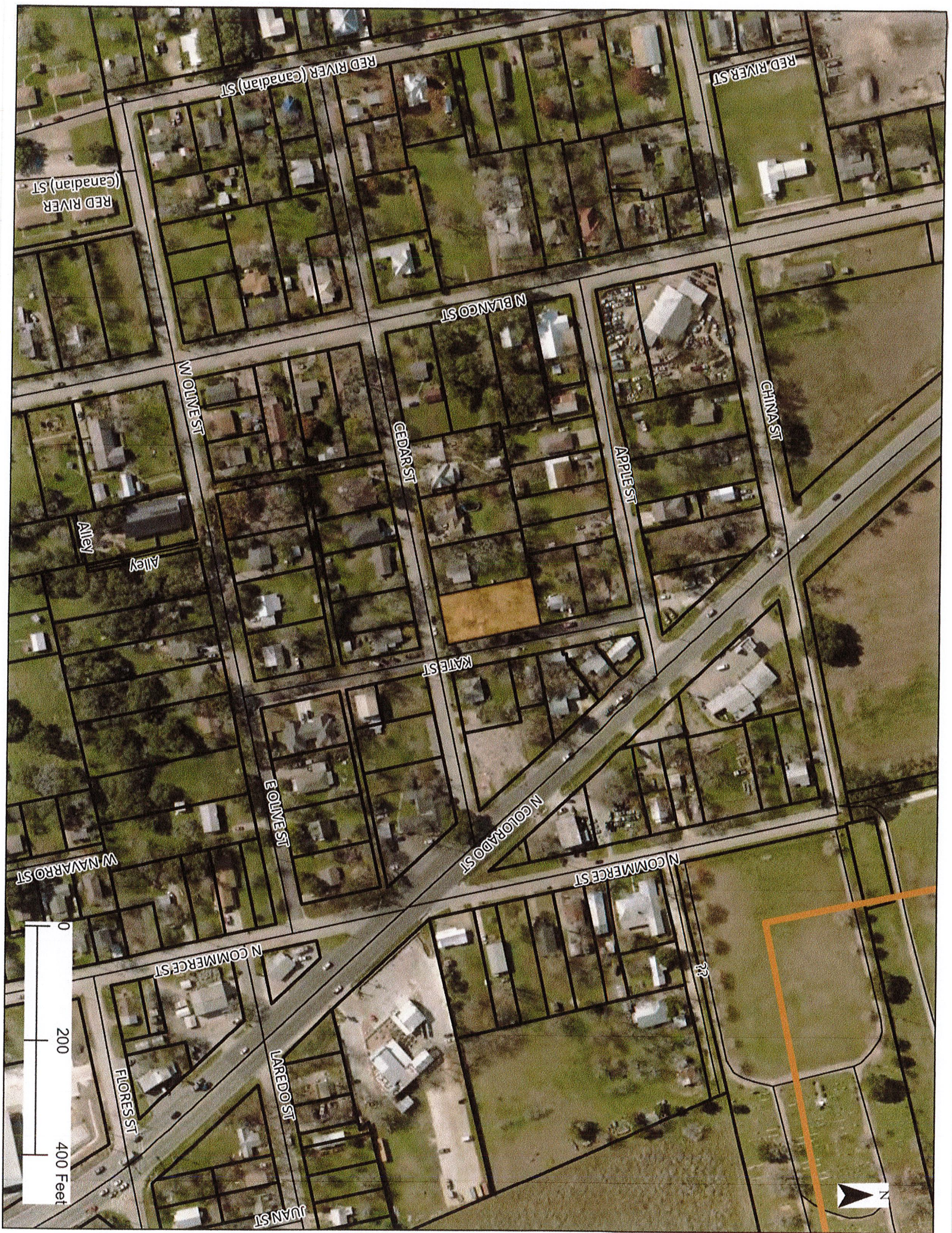
ZONING BOUNDARY



LOCKHART CITY LIMITS



200 FT BUFFER



RED RIVER (Canadian) ST

RED RIVER ST

RED RIVER (Canadian) ST

N BLANCO ST

W OLMEST

CEDAR ST

CHINAST

APPLE ST

Alley

Alley

KATE ST

E OLMEST

N COLORADO ST

W NAVARRO ST

N COMMERCE ST

N COMMERCE ST

LAREDO ST

FLORES ST

JUAN ST

0 200 400 Feet



CASE SUMMARY

STAFF CONTACT: David Fowler AICP, Planning Director

CASE NUMBER: SUP-25-05

REPORT DATE: May 6, 2025

PUBLIC HEARING DATE: May 14, 2025

APPLICANT'S REQUEST: MH Manufactured Home Use

STAFF RECOMMENDATION: **Approval with conditions, unless significant opposition is present**

SUGGESTED CONDITIONS: 1) Revise placement of home to create a 7.5-foot setback from 105 Cedar Street. 2) Widen driveway to 18 feet to create room to park three cars.

BACKGROUND DATA

APPLICANT(S): Gene Mundahl

OWNER(S): Jadyn Bateman

SITE LOCATION: 105 West Cedar Street

LEGAL DESCRIPTION: 0.31 Acres in the Byrd Lockhart League, Abstract Number 17

SIZE OF PROPERTY: 0.31 acres

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: RMD Residential Medium Density

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property is zoned RMD Residential Medium Density and is located in a residential area north of the railroad tracks near the North Colorado Street Corridor. The Applicant has submitted the request for the Specific Use Permit because the MH Manufactured Home use requires an SUP. The Manufactured Home use is only allowed by right in the MH Manufactured Home district and is permitted via SUP in the RMD and RHD districts. Manufactured homes where allowed or permitted are subject to the additional code requirements in Section 64-200.

The Applicant proposes to install a new manufactured home approximately 32 feet wide and 64 feet deep on the lot. The lot dimensions are approximately 84 feet by 165 feet, which means the home will meet the Chapter 64-200(a)(2) requirement for manufactured homes to be sited with the long side facing the street. The proposed manufactured home is approximately 1,984 square feet and has four bedrooms. It has two entrances: The primary entrance on the south side and a secondary entrance to the north.

NEIGHBORHOOD COMPATIBILITY: An RMD Residential Medium Density neighborhood abuts the property to the south, east, and west. The area immediately to the north of the property is zoned IL but is also mostly residential. There are several other manufactured homes within a quarter-mile of the site.

The Future Growth Scenario map in the Lockhart Looking Forward Comprehensive Plan shows that this property and its surroundings are intended for Mid Density Infill development within the Plum Creek District. The Comprehensive Plan is silent on the Manufactured Home use.

COMPLIANCE WITH STANDARDS: The subject property is approximately 13,373 square feet, which meets the required area for the MH Manufactured Home use. The property meets the other required dimensional and area standards for the Manufactured Home use listed in Appendix II of Chapter 64. The front setback depicted on the site plan is 45 feet. The side setbacks depicted are 5' to the west at 15'

along Kate Street. The rear setback is shown as 88 feet, respectively. The MH use requires a 25-foot front setback, seven-and-a-half-foot side setbacks, and a 10-foot rear setback. The plan would need to be adjusted to create a 7.5' side setback from the property at 105 Cedar Street, but the According to Chapter 64-200, a stoop, porch, or patio is required at each entrance to the manufactured home. The porches are drawn on the site plan and the entrances are far enough from the required setbacks for this requirement to be met.

The Applicant's site plan shows a parking area 12 feet by 40 feet on the south-eastern edge of the property. The proposed parking area needs to be widened to 18 feet to allow parking for three vehicles. and will need to be paved.

ADEQUACY OF INFRASTRUCTURE: A six-inch wastewater line and an eight-inch water line reach the site from Kate and Cedar Streets.

RESPONSE TO NOTIFICATION: City staff has received one letter of opposition to the proposed SUP.

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 GENE DUNDSBACH
AIR PRO, INC ADDRESS PO Box 17576
DAY-TIME TELEPHONE 512-293-1108 512-326-1511 AUSTIN, TX
E-MAIL improvements@airproaustin.com 780760
OWNER NAME JADYN BATEMAN ADDRESS 105 W. CEDAR ST
DAY-TIME TELEPHONE 512-738-4839 LOCKHART
E-MAIL jadynbateman@gmail.com 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 105 W. CEDAR ST Lockhart 78644
LEGAL DESCRIPTION (IF PLATTED) Miles and Bounds
SIZE 31 ACRE(S) ZONING CLASSIFICATION RMD
EXISTING USE OF LAND AND/OR BUILDING(S) RESIDENTIAL

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT MANUFACTURED Home Placement

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.

RESIDENCE - 2 PEOPLE 1984 SQ FT

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.

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APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500,
APPLICATION FEE OF \$ 296.50 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

Gene Mundahl

DATE

4-2-25

OFFICE USE ONLY

ACCEPTED BY

D. Fowler

RECEIPT NUMBER

R01369334

DATE SUBMITTED

4/22/25

CASE NUMBER SUP -

25 - 05

DATE NOTICES MAILED

4/28/25

DATE NOTICE PUBLISHED

5-1-25

PLANNING AND ZONING COMMISSION MEETING DATE

5/14/25

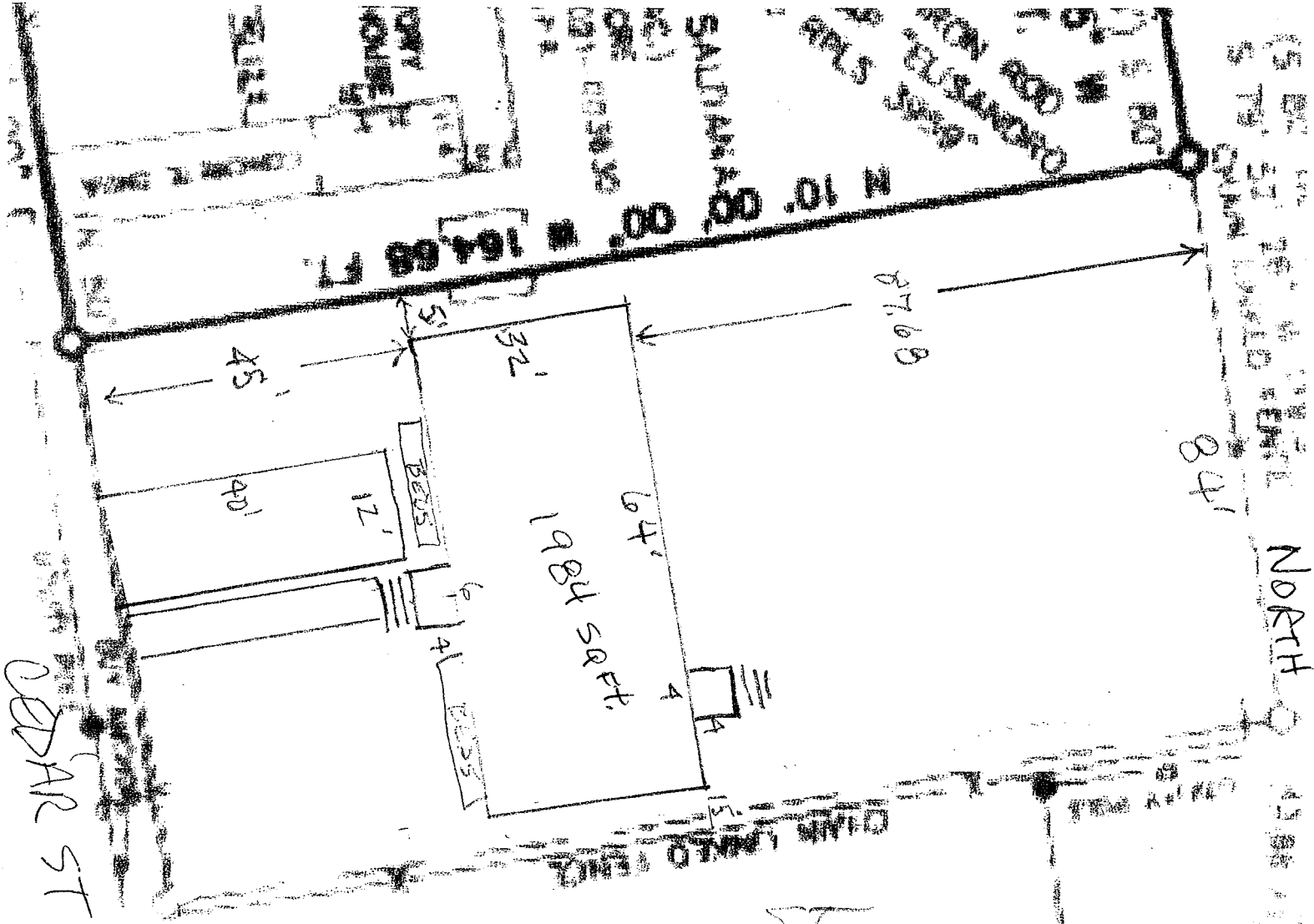
DECISION

CONDITIONS

4/2/2025

I, Jadyn Bateman, owner of the property at 105 W. Cedar St, Lockhart, TX,
authorize Gene Mundahl to be my representative for permit processing with
the City of Lockhart

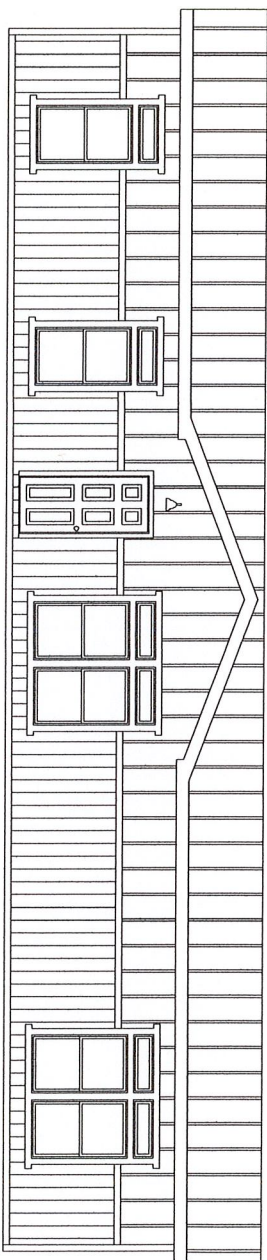
Jadyn Bateman
Jadyn Bateman



KATE ST

El Rancho

SERIES



* EL RANCHO EXTERIOR

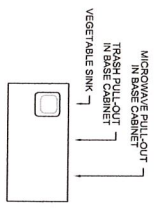
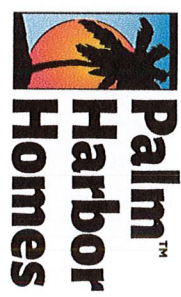
Because Palm Harbor Homes has a continuous product updating and improvement process, specifications are subject to change without notice or obligation. Likewise, the floor plan shown is representative only and may vary from the actual home. Square footage calculations are based on nominal widths and all room dimensions are approximate subject to industry standards. R-values may vary in compressed areas. Some transportation components may have been recycled after close inspection for safety and appearance.

The "EL RANCHO"
Model: 320ER32644A
Austin, Texas

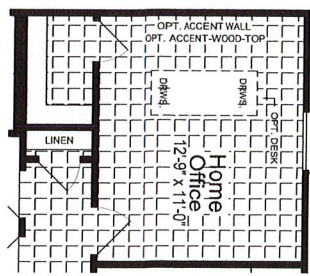
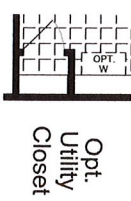
Date: 03/14/2025

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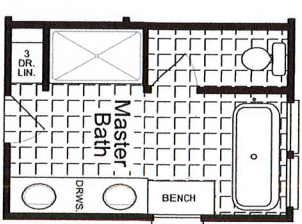
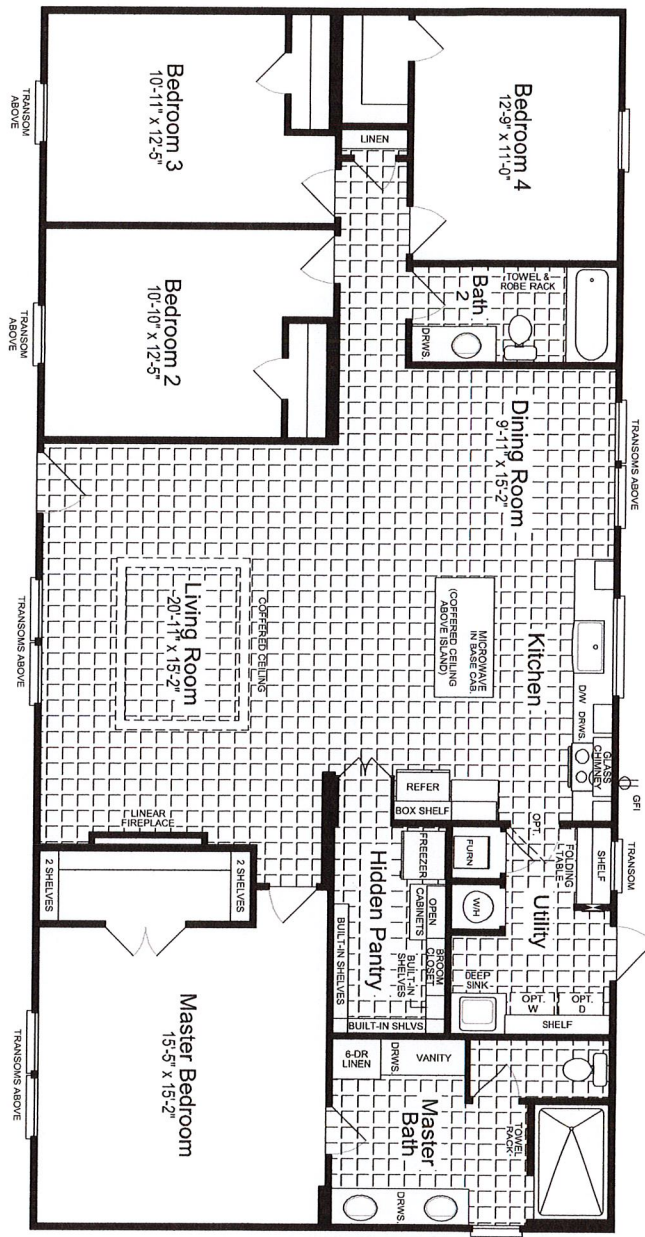
El Rancho SERIES



Opt. Culinary Cabinet



Opt. Home Office

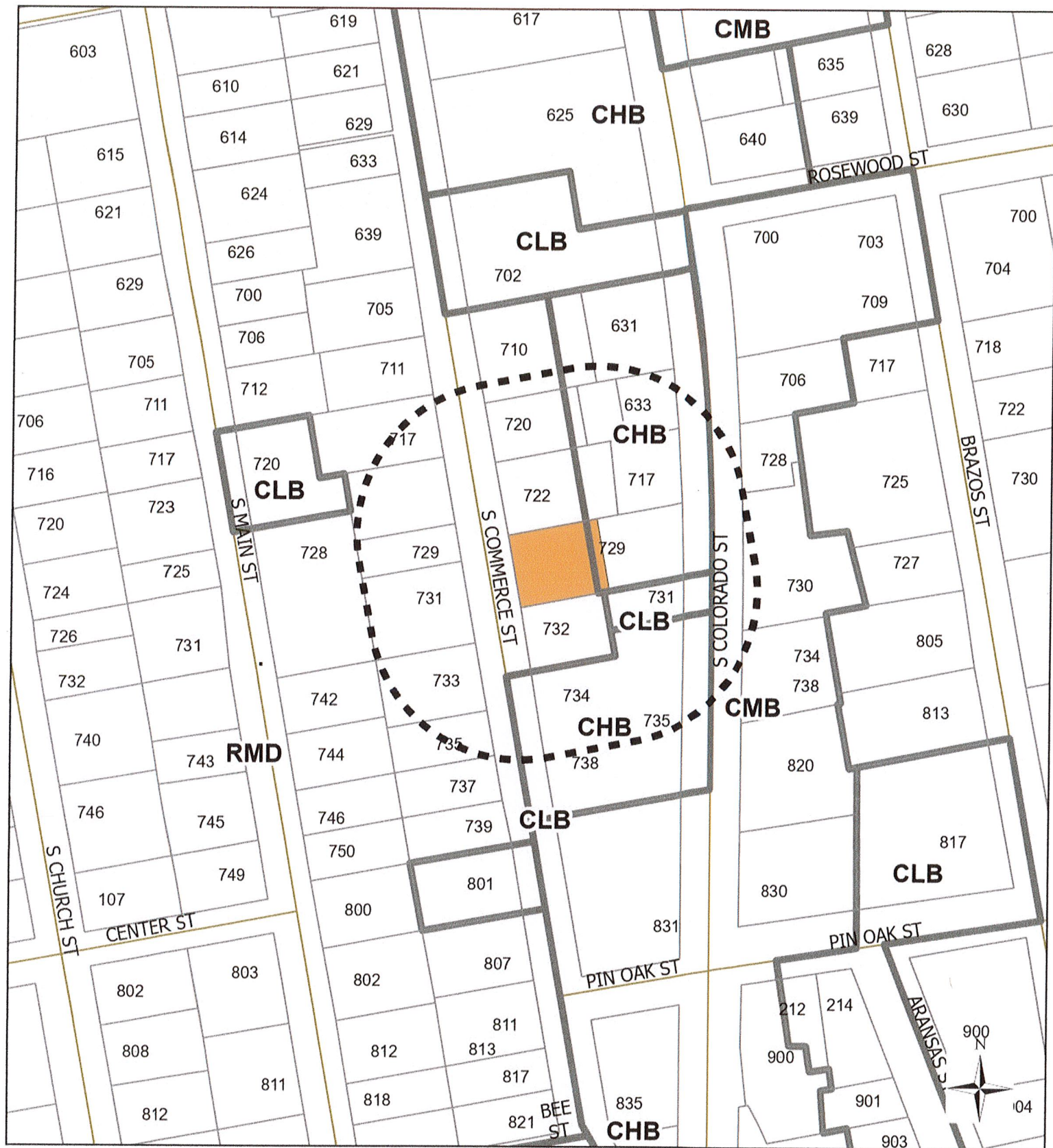


Opt. Master Bath

The "EL RANCHO"
Model: 320ER32644A
1984 Square feet
31'-0" x 64'-0"
4 Bedrooms / 2 Baths
Austin, Texas

- Key Features:**
- * Coffered Ceiling - Living Room
 - * Large Kitchen Island
 - * Hidden Pantry - Kitchen
 - * Coffered Ceiling - Kit. Island
 - * Hall Linen Closet
 - * Walk-in Closet - Master Bedroom
 - * 72" Open-Face Ceramic Tile Shower
 - * Vanity in Master Bath
 - * 6 Door Linen in Master Bath
 - * Folding Table - Utility Room

Because Palm Harbor Homes has a continuous product updating and improvement process, specifications are subject to change without notice or obligation. Likewise, the floor plan shown is representative only and may vary from the actual home. Square footage calculations are based on nominal widths and all room dimensions are approximate subject to industry standards. R-values may vary in compressed areas. Some transportation components may have been recycled after close inspection for safety and appearance.



ZC-25-01

CHB & RMD TO CHB

729 S COLORADO ST
REAR PARKING AREA/PARTIAL REAR BLDG



SUBJECT PROPERTY

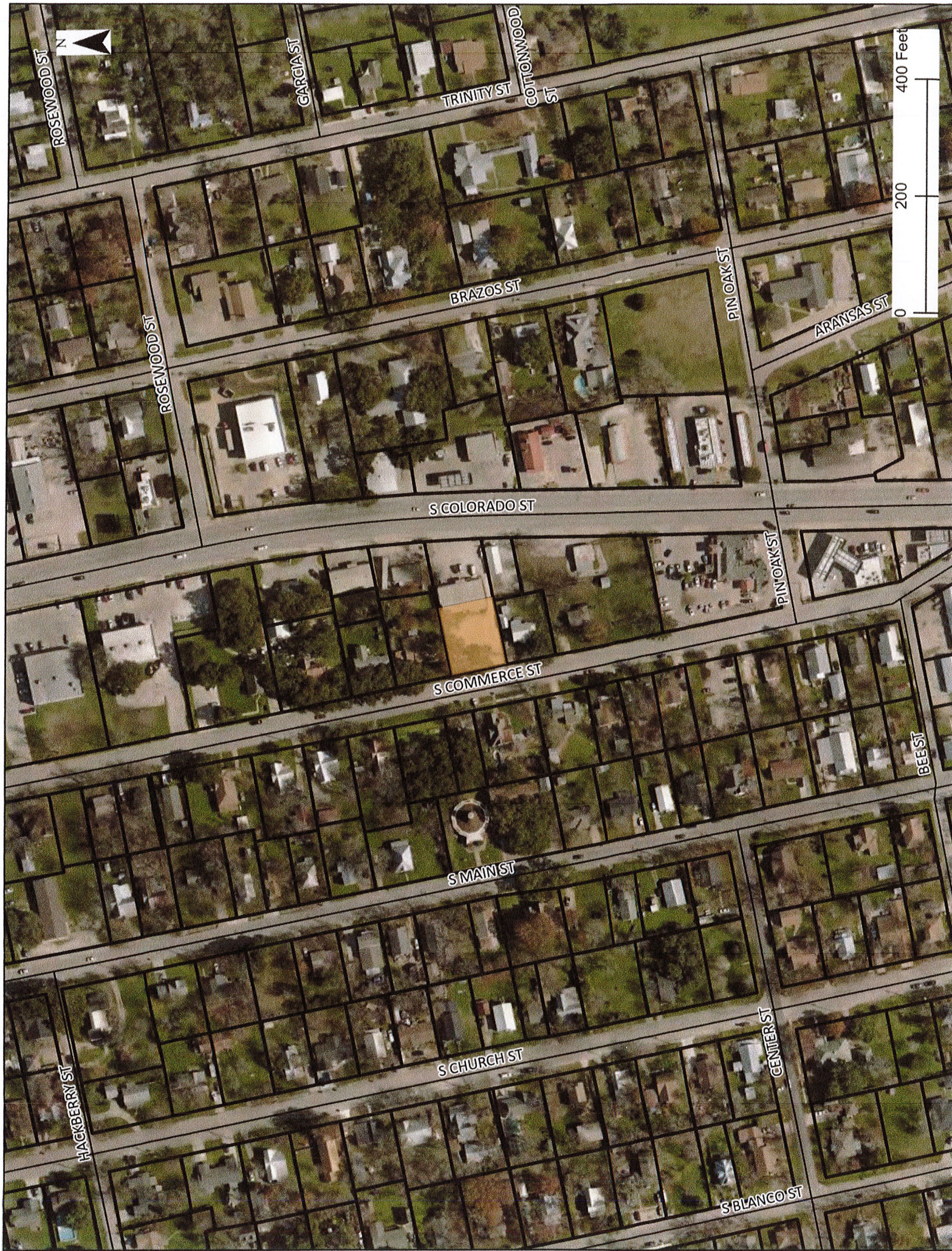


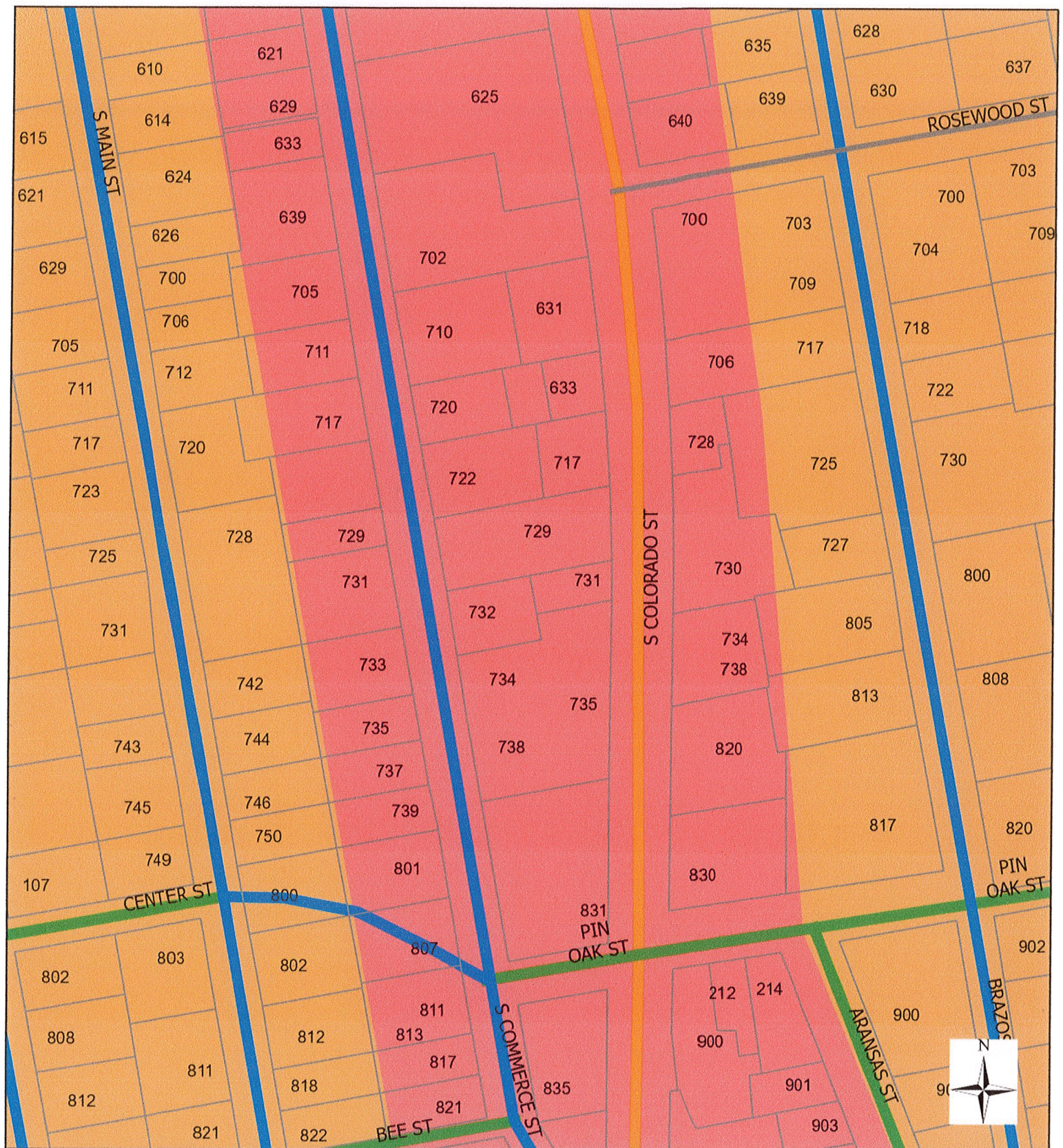
ZONING BOUNDARY



200 FT BUFFER

Scale 1" = 200'





FUTURE LANDUSE & THOROUGHFARES

CHB & RMD TO CHB

729 S COLORADO ST

REAR PARKING AREA/PARTIAL REAR BLDG

Future Land Use

- Low Density Residential
- Mid-Density Infill
- Mixed Use - Regional
- Mixed Use - Local
- Regional Corridor
- Local Corridor
- Employment



Industrial



Unplanned Area

Thoroughfares

- Major Arterial
- Minor Arterial
- Collector
- Urban Downtown Local
- Mixed-use Street



Local



Proposed Major arterial



Proposed Minor arterial



Proposed Collector



Proposed Urban
Downtown Local



Proposed Mixed-use
Street



Proposed Local

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-25-01

REPORT DATE: May 6, 2025

PLANNING AND ZONING COMMISSION HEARING DATE: May 14, 2025

CITY COUNCIL HEARING DATE: May 20, 2025

REQUESTED CHANGE: RMD to CHB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Craig Harris

OWNER: Inspire Financial trust, LLC

SITE LOCATION: 729 South Colorado Street

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 0.248 acres

EXISTING USE OF PROPERTY: Commercial

LAND USE PLAN DESIGNATION: Central District

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow development of the rear of the property fronting on South Colorado Street. The proposed rezoning has been submitted because the current zoning does not allow for the expansion of commercial uses onto the portion of the lot that is zoned RMD Medium Density Residential

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Residential, commercial	RMD, CHB	Central District/Local Corridor
East	Commercial	CHB, CLB	Central District/Local Corridor
South	Residential, commercial	RMD, CHB	Central District/Local Corridor
West	Residential	RMD	Central District/Mid-density infill

TRANSITION OF ZONING DISTRICTS: The subject property is located in an area that transitions from commercial along the South Colorado Street corridor to a more solidly residential area starting on the west side of South Commerce Street. The property immediately to the east of the site is the rest of the lot that is already zoned CHB. The part of the lot with South Colorado Street frontage has been established as an auto parts store. The portion of the parcel for which the rezoning has been requested abuts residentially zoned properties to the north and south but there are other commercial properties along the east side of South Commerce Street in the immediate vicinity, some of them also on lots that front both

Colorado and Commerce Streets. As the adjacent property shares the requested zoning district, this application would not be considered spot zoning.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be from both South Commerce and South Colorado Streets. There is a four-inch water main along South Commerce Street, and an eight-inch wastewater line in South Commerce Street.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is in a transitional area of the city where the commercial development along South Colorado Street gives way to residential zoning as one travels west. The rezoning of the lot will likely result in an application for an additional building on the site to serve the existing business, which should have light to moderate impact on the existing character of the neighborhood and a minor impact on traffic.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed Lockhart Comprehensive Plan shows that commercial development is considered appropriate in the Central District, in which the site is located.

ALTERNATIVE CLASSIFICATIONS: None

RESPONSE TO NOTIFICATION: None to date

STAFF RECOMMENDATION: Approval

CITY OF

Lockhart

TEXAS

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 Craig Harris ADDRESS 11600 Old Lockhart Rd
DAY-TIME TELEPHONE 512-917-2297 Creedmoor, TX. 78610
E-MAIL craig.harris.2506@gmail.com
Inspira Financial Trust LLC
OWNER NAME Fbo Craigan R. Harris IRA# 3993511 ADDRESS 2001 Spring Rd Ste 700
DAY-TIME TELEPHONE 877-259-3256 Oak Brook, IL. 60523-1890
E-MAIL sdira@inspirafinancial.com

PROPERTY

ADDRESS OR GENERAL LOCATION 729 S. Colorado St. Lockhart TX. 78644
LEGAL DESCRIPTION (IF PLATTED) Prop. ID 17684
AD17 LOCKHART, BYRD, Acres 0.511
SIZE 0.511 ^{0.248} ACRE(S) LAND USE PLAN DESIGNATION Commercial
EXISTING USE OF LAND AND/OR BUILDING(S) Commercial
PROPOSED NEW USE, IF ANY N/A

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CHB + RMD
TO PROPOSED ZONING CLASSIFICATION CHB
REASON FOR REQUEST to be consistant with the front side on Colorado St.

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.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT PAYABLE TO THE CITY OF LOCKHART. 287.20

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

Craig R Harris

DATE

4-14-2025

OFFICE USE ONLY

ACCEPTED BY

CBander

RECEIPT NUMBER

01369111

DATE SUBMITTED

4-13-2025

CASE NUMBER ZC -

25 - 01

DATE NOTICES MAILED

4-28-25

DATE NOTICE PUBLISHED

5-1-2025

PLANNING AND ZONING COMMISSION MEETING DATE

5-14-2025

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

DECISION

Billie Roberts Slide 68
and Cabinet B Slide
Pilot Records

Lot 2

1/2" iron pin found
used for basis of bearing

116.75

sidewalk

7 2 9 S . C o l o r a d o S t r e e t

(8 0 ' R . O . W .)

S. Commerce Street
(09.45. R.O.W.)

point of Beginning Fd
Concrete Monument of bearing
used for

N 80°00'00" E 111.90

0.248 ac.
10,800 sq. ft.

Commercial

60
covered porch
15.2
2020-003341
60
sid
14.0

S 80°00'00" W 111.90'

adjoiners building
outside 0.10'

Ronald James Peterson
629 Page 392 O.R.
Volume 0.123 dc.

Ronald James Peters O.R.
 Page 392
 Volume 629
 Called 0.123 ac.

building
0.10'
adjoiners
outside

sidewalk

LEGEND




Simon Albarez et al.
 Instrument #2018-002507
 Official Records

(Cannot be used for conveyance)

Zoning Sketch

Scale 1"=30'



- | | | | |
|---|--------------------------------|---|-----------------------|
| ○ | CALCULATED ZONING CORNER POINT |) | ORIGINAL DEEDED CALLS |
| ● | CAPPED IRON PIN FOUND | -E- | 0.4" ELECTRIC LINE |
| ● | STAMPED "HINKLE SURVEYORS" | -X- | FENCES MEANDER |
| ■ | CONCRETE MONUMENT FOUND |  | ASPHALT |
| ● | 1/2" IRON PIN FOUND |  | GRAVEL |
| Ⓜ | WATER METER |  | CONCRETE |
| Ⓢ | CLEANOUTS | | |
| Ⓢ | SIGNS | | |

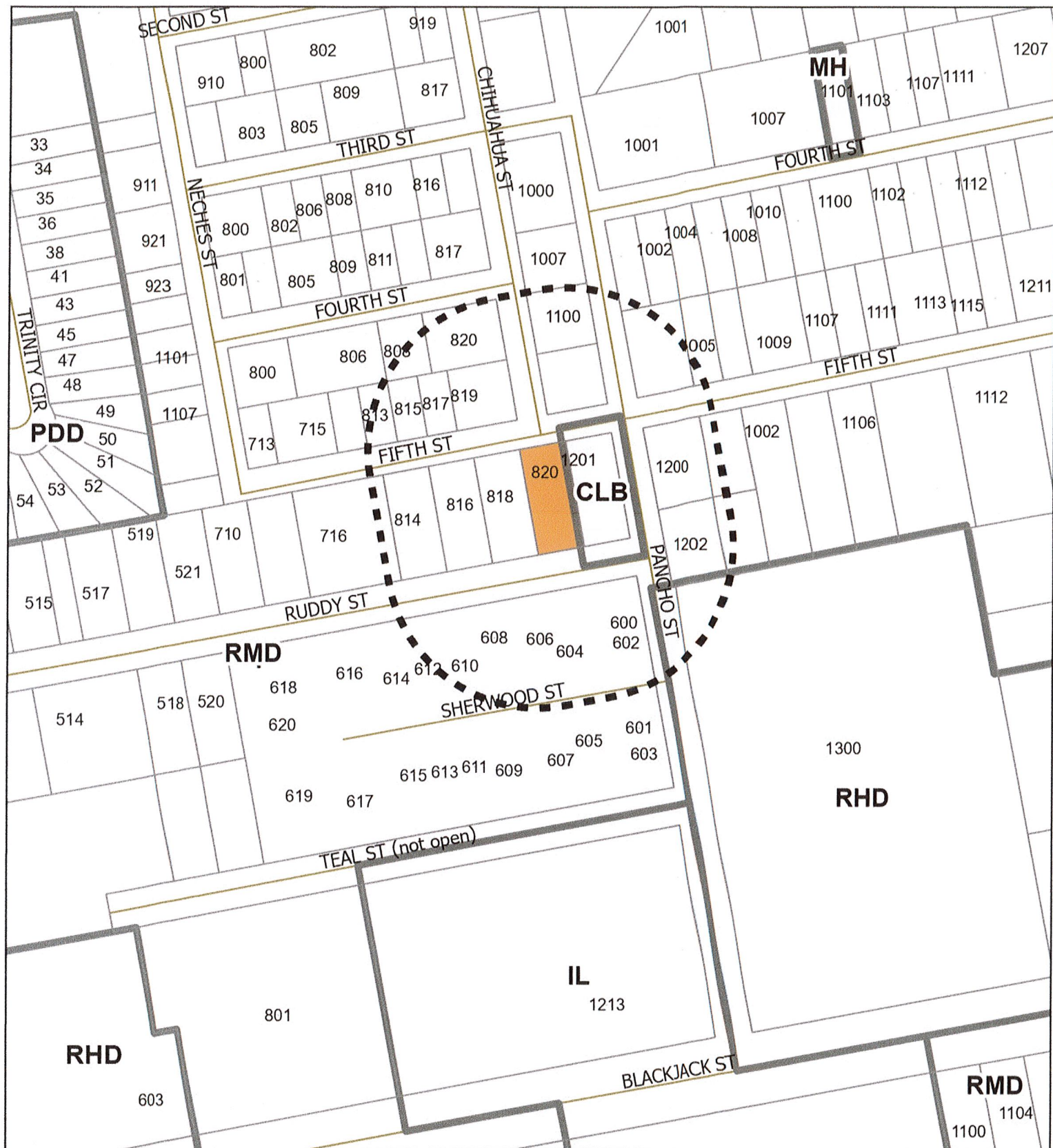
UNLESS OTHERWISE NOTED



HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00

Field Book: d.a.	Drawn By: J.H. LH
Job No. 20201691	Drawing: 20201691--reworking.dwg
Date: April 2025	Work Date: Begin 4-2025
Surveyed By: J.H. JDS	Autoback Date: Begin 4-2025



ZC-25-02

RMD TO CLB

820 FIFTH ST



Scale 1" = 200'



SUBJECT PROPERTY

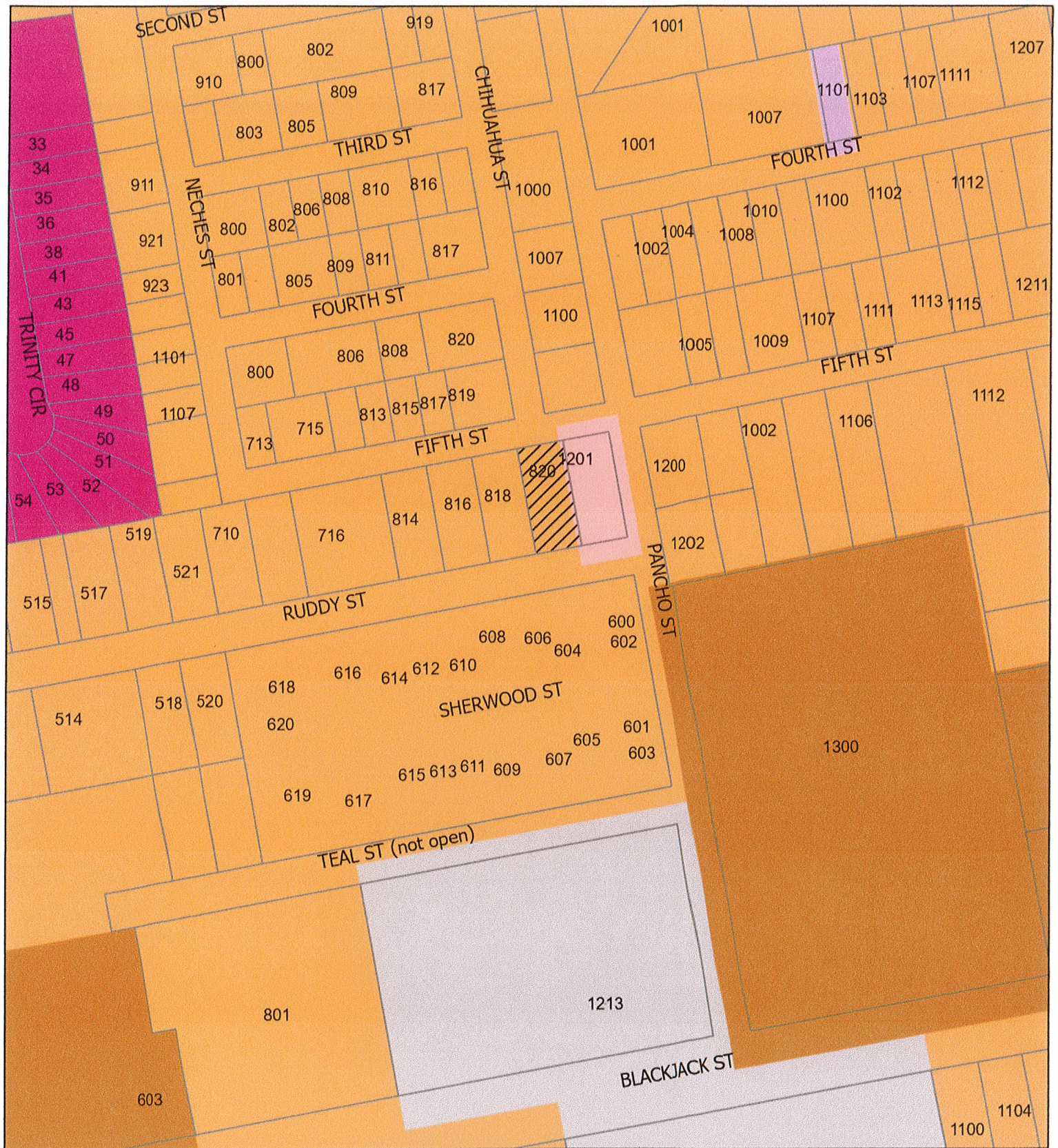


ZONING BOUNDARY



200 FT BUFFER





ZC-25-02

RMD TO CLB

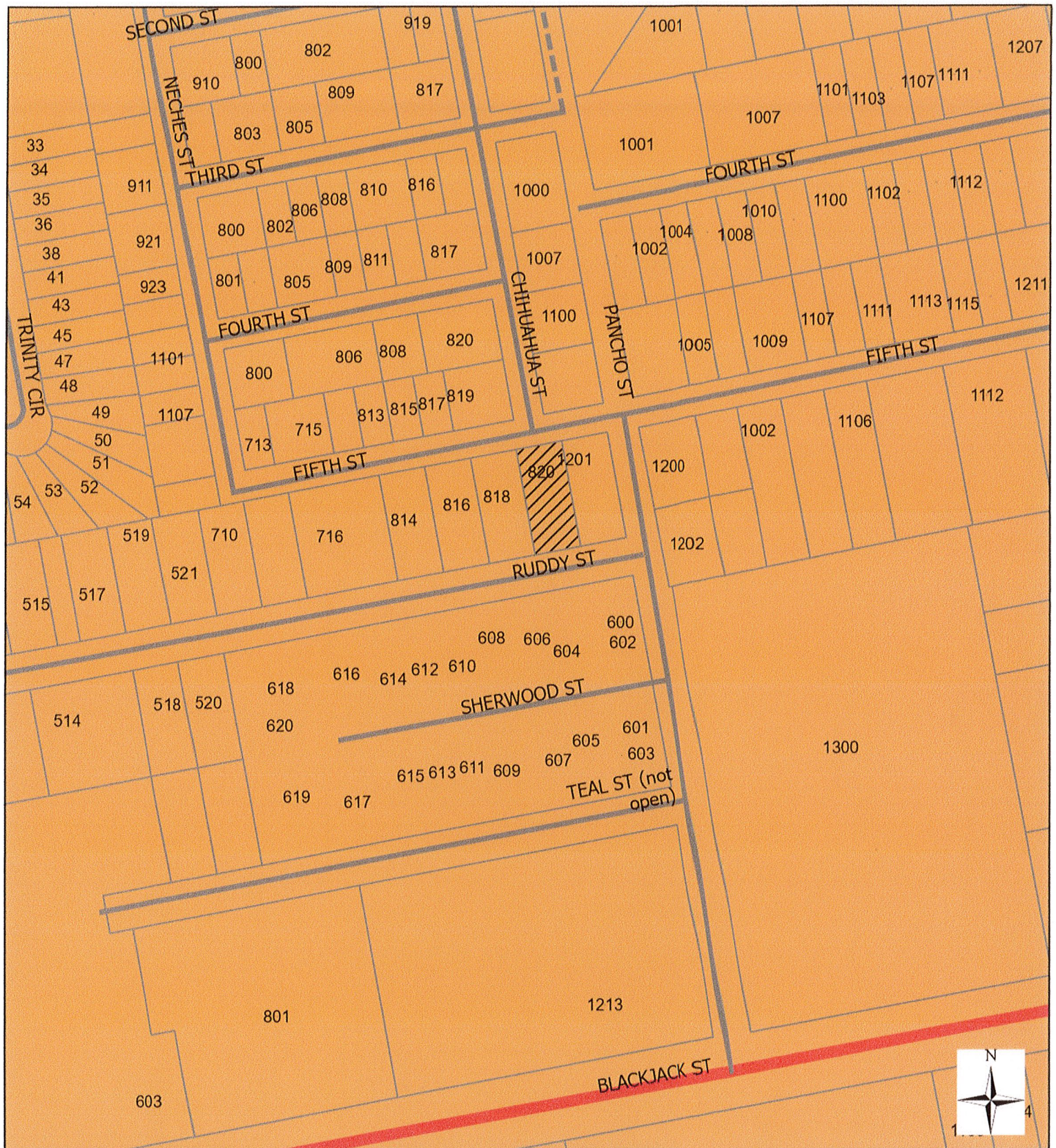
820 FIFTH ST



Scale 1" = 200'

ZONING

- CLB
- IL
- MH
- PDD
- RHD
- RMD



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-25-02

REPORT DATE: May 6, 2025

PLANNING AND ZONING COMMISSION HEARING DATE: May 14, 2025

CITY COUNCIL HEARING DATE: May 20, 2025

REQUESTED CHANGE: RMD to CLB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: David Samuelson

OWNER: Mario Gutierrez

SITE LOCATION: 820 5th Street

LEGAL DESCRIPTION: Trinity Addition Revised, Block 1, Lot 19

SIZE OF PROPERTY: 0.197 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: Central District

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow development of the small lot to the west of the Mario's Taco's (formerly Huaraches) restaurant on Pancho Street. The proposed rezoning has been submitted because the applicant sees developing the property with a retail store that could possibly built as an addition to the existing building

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Residential, vacant	RMD	Central District/Mid Density Infill
East	Residential, commercial	CLB, RMD, RHD	Central District/Mid Density Infill
South	Residential	RMD, RHD	Central District/Mid Density Infill
West	Residential	RMD	Central District/Mid Density Infill

TRANSITION OF ZONING DISTRICTS: The subject property is located in an area of the east side that is primarily single-family residential but is also the site of several multi-family properties. The property immediately to the east of the site has been established as the site of a restaurant and is the only commercially zoned lot in the interior of the neighborhood.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be from both Ruddy and Fifth Streets. There are 8-inch water main along Ruddy and Fifth Streets, and 8-inch wastewater lines along both streets.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is in a largely residential area of the city where there is no other commercial properties internal to the neighborhood. The addition or expansion of the existing commercial property could create more traffic in the area, but not enough to create a major impact.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed Lockhart Comprehensive Plan shows that retail is considered appropriate in the Central District, in which the site is located.

ALTERNATIVE CLASSIFICATIONS: None

RESPONSE TO NOTIFICATION: None to date

STAFF RECOMMENDATION: Approval

CITY OF

Lockhart

TEXAS

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 DAVID SAMUELSON ADDRESS 1270 BIGHUSSE LN,
DAY-TIME TELEPHONE 702-896-3430 LULING, TX 78648
E-MAIL dcsam333@gmail.com
OWNER NAME MARIO GUTIERREZ ADDRESS 273 ^{OLD} LULING ROAD
DAY-TIME TELEPHONE 512-665-3867 LOCKHART, TEXAS
E-MAIL MARIOGTEISS4@gmail.com 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 870 5TH ST, LOCKHART, TX 78664
LEGAL DESCRIPTION (IF PLATTED) TRINITY ADDN REVISED BLOCK 1 LOT 19
SIZE .197 ACRE(S) LAND USE PLAN DESIGNATION MED. DENSITY RESIDENTIAL
EXISTING USE OF LAND AND/OR BUILDING(S) PARTIAL RESTAURANT COMMERCIAL
PROPOSED NEW USE, IF ANY GROCERY STORE ADDITION TO
RESTAURANT.

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION MEDIUM DENSITY RESIDENTIAL
TO PROPOSED ZONING CLASSIFICATION COMMERCIAL LIGHT BUSINESS
REASON FOR REQUEST PROPOSED ADDITION OF GROCERY
STORE ONTO RESTAURANT AND PARKING.

SUBMITTAL REQUIREMENTS

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NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

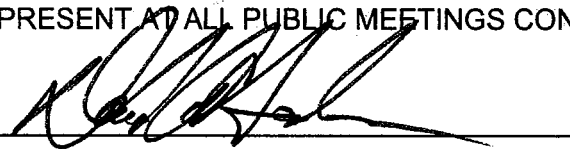
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT.

APPLICATION FEE OF \$ 279.55 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



DATE

4-23-2025

OFFICE USE ONLY

ACCEPTED BY

David Fowler

RECEIPT NUMBER

01369557

DATE SUBMITTED

4/23/2025

CASE NUMBER ZC -

25 - 02

DATE NOTICES MAILED

4/28/25

DATE NOTICE PUBLISHED

5-1-2025

PLANNING AND ZONING COMMISSION MEETING DATE

5-14-2025

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

DECISION

