

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, May 28, 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 May 14, 2025 meeting.
4. SUP-25-06. Hold a PUBLIC HEARING and consider a request by Carlos (Charlie) Tames with Tames Partners, LLC for a **Specific Use Permit** to allow a *Bar, Tavern or Lounge*, on part of Lot 1, Block 22, Original Town of Lockhart, consisting of 0.117 acres zoned CCB Commercial Central Business District and located at 119 West San Antonio Street.
5. SUP-25-07. Hold a PUBLIC HEARING and consider a request by Crystal Nuding with Texas Soil Sisters, on behalf of Kristin Glomb, for a **Specific Use Permit** to allow a *Community Meeting and/or Recreation Facility*, on part of Lot 3, Hudson's Addition, Block 1, consisting of 0.23 acres zoned RMD Residential Medium Density District on and located at 629 South Main Street.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 p.m. on the 22nd day of May, 2025.

City of Lockhart
Planning and Zoning Commission
May 14, 2025

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Victor Escamilla, Romy Brossman

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m. David Fowler introduced new employee Senior Planner Victor Escamilla to the Commissioners.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the April 9, 2025 meeting.

Commissioner Oliva moved to approve the April 9, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7 - 0.

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.

David Fowler made the presentation. He reported that the proposed 5,400 square foot Combined Family residential building would include four residential units, and would provide nine parking spaces accessed from a driveway from Hickory Street. The subject property exceeds the standards required for the CF-1 development type. City records do not show any Combined Family units in the immediate vicinity.

Mr. Fowler stated that a significant amount of community responses opposing the project had been received, many immediately prior to the meeting. As such the written opposition received most likely met the 30% protest threshold found in the City's Code of Ordinances. The Commission can include this as a factor in making their decision.

Magesh "Mike" Gurunath, 916 N. Commerce St. Lockhart, TX, came to the podium representing the property owner. He spoke in support of the project, speaking of past support for a Combined Family building he had received from former City staff.

Several residents came to the podium to speak in opposition to the project. Some of their reasons for opposition included: the deficient condition of Hickory Street, vehicular congestion on Hickory and Main Streets; pedestrian safety and poor drainage at the subject property.

Sara Bush, 527 S. Commerce St. Lockhart, TX, spoke in opposition.

Marcia Proctor, 515 S. Main St. Lockhart, TX, spoke in opposition and represented 7 property owners also opposed and within 200 feet of the subject property:

Margaret Riddle, 504 S. Main St. Lockhart, TX
Margaret Riddle, 514 S. Main St. Lockhart, TX
Margaret Riddle, 509 S. Commerce St. Lockhart, TX
Margaret Riddle, Lot on S. Commerce St. Lockhart, TX
Kristi and Lance Tindall, 529 S. Commerce St. Lockhart, TX
Lydia and David Turner 615 S. Commerce St. Lockhart, TX
Cassandra and James Jones, 505 S. Main St. Lockhart, TX

David Canedo, 531 S. Main St. Lockhart, TX, spoke in opposition.

Silvia Claunch Cervantez, 422 S. Main St. Lockhart, TX, spoke in opposition.

Bill Harbour, 600 S. Main St. Lockhart, TX, spoke in opposition.

Arnold Proctor, 515 S. Main St. Lockhart, TX, spoke in opposition and represented 2 properties also opposed and within 200 feet of the subject property:

Collin Barnard, 516 S. Main St. Lockhart, TX
Vessel Properties, 525 S. Commerce St. Lockhart, TX

Mr. Fowler returned to the podium. He stated that based on site characteristics and the site plan meeting requirements, Staff had recommended Approval. However, due to the significant amount of opposition, he stated that the Commission should take the level of opposition into account when making their decision.

Commissioner Oliva shared his knowledge of opposition by the property owner of 523 S Main St. Lockhart, TX.

Commissioner Peterson moved to deny SUP-25-03. Commissioner McBride seconded, and the motion passed with a vote of 7 - 0.

5. **SUP-25-05.** Hold a PUBLIC HEARING and consider a request by Gene Mundahl with Air Pro, Inc. on behalf of J 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.

Mr. Fowler stated the applicant proposed to install a new manufactured home which will be placed with the long side facing Cedar Street. The property meets required dimensional and area standards for Manufactured Homes. The proposed home is approximately 1,984 square feet with four bedrooms and two entrances. There are several other manufactured homes within a quarter mile of the site. Mr. Fowler stated that as submitted the site plan needs to be

revised to allow the required three off-street parking spaces for the proposed four-bedroom apartment and that the home needs to be located at least 7.5 feet from the neighboring property line with 109 Cedar Street.

Gene Mundahl, 4213 Todd Ln, Austin, TX, spoke on behalf of the applicant. He reported that due to the ample size of the property, conditions and requirements can be met.

Will Gayden of Palm Harbor Homes, 6317 E. Ben White, Austin, TX came to the podium and spoke to the construction quality and the appraised value of the manufactured home, stating the building would be worth \$230,000.

Applicant Jadyen Bateman, 105 W. Cedar St. Lockhart, TX, introduced herself and spoke of her family's long history with the neighborhood and the subject property. She stated she and her boyfriend will live in the manufactured home and intend to start a family there.

Vernonica Saldana, 109 W. Cedar St. Lockhart, TX, spoke in support of the proposed home, noting it as continuation of their family's dream.

Marco Mojico, 201 W. Cedar St. Lockhart, TX, spoke in support of the proposed Manufactured home.

Jadyen Bateman, 105 W. Cedar St. Lockhart, TX returned to the podium and provided the names of neighbors who support the project and live within a 200-foot radius of the property and signed a petition in support of the application:

Dora Torres, 1017 Kate St. Lockhart, TX
Veronica Saldana, 109 W. Cedar St. Lockhart, TX
Tristan Rodriguez, 1012 Kate St. Lockhart, TX
Omar Ybarra, 1019 Kate St. Lockhart, TX
Mary Wilhelm, 1017 N. Colorado St. Lockhart, TX
Arturo Salinas, 915 Kate St. Lockhart, TX
Juan N. Torres, 101 E. Cedar St. Lockhart, TX
Pablo Mojica, 201 W. Cedar St. Lockhart, TX
Yvonne Maciel, 108 Apple St. Lockhart, TX
Patricio Natal, 106 W. Cedar St. Lockhart, TX
Lee A. Navarro, 104 W. Cedar St. Lockhart, TX
Mary Ann Garcia, 109 W. Cedar St. Lockhart, TX
Victor Torres, 1012 Kate St. Lockhart, TX

Linda Hinkle, 1109 Main St. Lockhart, TX, stepped up to the podium and spoke in support of the Applicant.

Mr. Fowler returned to the podium and confirmed two letters of opposition were received by Staff. He stated that staff recommended Approval unless significant opposition was expressed.

The Commission discussed requirements and conditions with Staff then went into discussion among the Board.

Commissioner Peterson made a recommendation for approval, which failed for not being seconded.

Commissioner McBride moved to deny SUP-25-05. Commissioner Lingvai seconded, and the motion passed with a vote of 4 – 2 with 1 abstention.

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.

Mr. Fowler identified the subject property as being located in a transitional area of the city where commercial development along South Colorado Street gives way to residential areas to the west. The portion of the property fronting South Colorado Street is zoned CHB and is currently being used by a commercial business. The rear portion of the parcel along South Commerce Street is zoned RMD and cannot be utilized for commercial purposes. The zoning line splits the building, which could make renovations or additions to the building difficult in the area with RMD zoning.

Applicant Craig Harris, 11600 Old Lockhart Rd. Creedmoor, TX, stated his intent for rezoning is for consistency throughout the property. The Caldwell County Appraisal District has had the entire property zoned commercial since 2009.

Commissioner Lingvai moved to approve ZC-25-02. Commissioner Arnic seconded, and the motion passed with a vote of 7 – 0.

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.

The purpose of the zoning change is to allow development of the small lot to the west of the Mario's Tacos restaurant on Pancho Street. The proposed rezoning has been submitted because the applicant wishes to develop the property with a grocery/convenience store that could possibly be built as an addition to the existing building.

David Samuelson, 1270 Bugtussle Ln. Luling, TX, spoke about the zoning change on behalf of the Applicant. Stating the intent to build a store as an addition.

Mario Gutierrez, 273 Old Luling Rd. Lockhart, TX, came to the podium. He spoke about the need for a zoning change and the business plans he will be able to implement because of that change.

Commissioner Oliva moved to approve ZC-25-02. Commissioner Peterson seconded, and the motion passed with a vote of 7 – 0.

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

Mr. Fowler reported the next meeting will be on May 28th, two SUPs will be on the agenda.

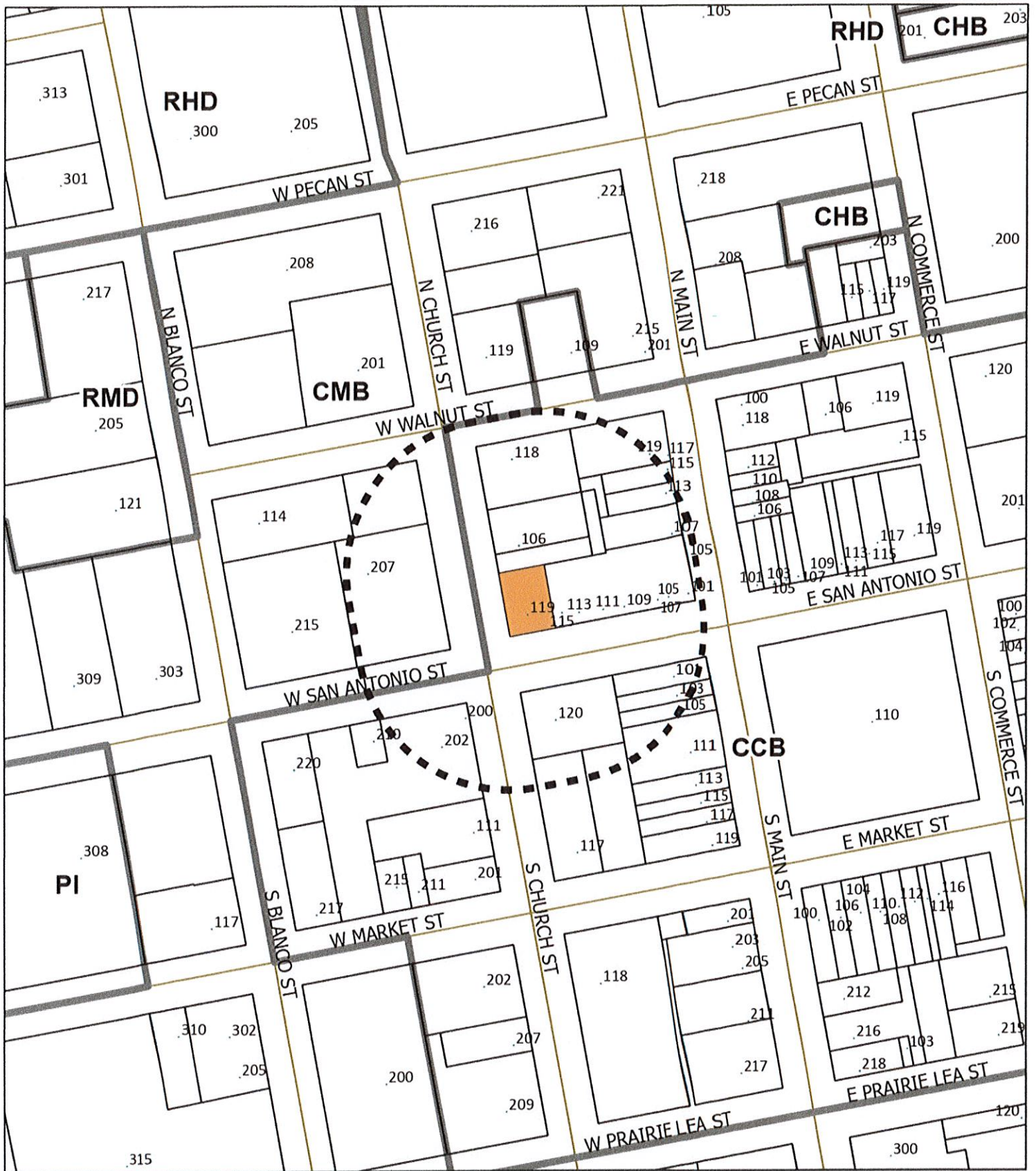
9. Adjournment.

Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:31 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair



SUP-25-06

119 W SAN ANTONIO ST

BAR, TAVERN OR LOUNGE



Scale 1" = 200'



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER



CASE SUMMARY

STAFF CONTACT: Victor Escamilla, Senior Planner
REPORT DATE: May 21, 2025
PUBLIC HEARING DATE: May 28, 2025
APPLICANT'S REQUEST: Bar, Tavern, or Lounge
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: **None**

CASE NUMBER: SUP-25-06

BACKGROUND DATA

APPLICANT(S): Carlos "Charlie" Tames
OWNER(S): Carlos Tames (Gloria Group Partners, LP)
SITE LOCATION: 119 West San Antonio Street
LEGAL DESCRIPTION: Original Town of Lockhart, Block 22, Part of Lot 1
SIZE OF PROPERTY: 0.117 acres
EXISTING USE OF PROPERTY: Vacant Commercial Building
ZONING CLASSIFICATION: CCB Commercial Central Business District, Historical District (H) Overlay

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The Applicant requests a Specific Use Permit for a Bar, Tavern, or Lounge use in an existing building, formerly approved for a restaurant, special event center, and residences. The proposed bar will have a gross floor area of approximately 4,800 square feet.

On September 14, 2016, the Planning and Zoning Commission approved a Specific Use Permit to allow a mixed-use building and special events center with the following division by floor:

- 1st Floor: Restaurant/Dining
- 2nd Floor: Special Events/Banquets
- 3rd Floor: Residential/Apartment
- Rooftop: Dining/Special Events Beer Garden

The applicant proposes to continue the previous uses of the 2nd floor (offices), 3rd floor (special events), and rooftop (special events) as previously approved by the Commission; establishing the 1st floor as a bar with preparation and sale of food. The intended use will require approval of a Specific Use Permit in the CCB district. The applicant has no current plans for the basement.

NEIGHBORHOOD COMPATIBILITY: The surrounding zoning classifications are CCB to the north, east, south and southwest, with Commercial Medium Business District (CMB) across North Church Street. Nearby land uses are commercial, including retail sales to the north, professional offices and retail stores to the east, a financial institution to the south, a church to the southwest and a parking lot and motor bank to the west. The Future Land Use Map recommendation indicates Mixed Use -- Local uses and matches the CCB designation and anticipates the expansion of the CCB district in the future. Negative impacts on surrounding properties are unlikely with the proposed hours of operation and surrounding uses, but the dwelling unit upstairs above the bar space may be impacted by sound from the establishment.

COMPLIANCE WITH STANDARDS: The subject site has no designated off-street parking, but does provide on-street parking within the abutting rights-of-way. Off-street parking is not required in the CCB district for buildings with 3 or fewer stories. The property complies with all setback requirements: The 10-foot rear setback required in the CCB district does not apply as the structure will not be "remodeled, enlarged, or structurally altered in any manner which increases its existing extent of nonconformity" (Sec. 64-62(a) – Nonconforming buildings).

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

RESPONSE TO NOTIFICATION: Staff has not received letters in support of or in opposition to the proposed use at the time of writing the staff report.

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 Carlos (Charlie) Tames

DAY-TIME TELEPHONE 5124267733

E-MAIL c@tamespartners.com

ADDRESS 119 West San Antonio Street

Lockhart, Texas 78644

OWNER NAME Carlos (Charlie) Tames

DAY-TIME TELEPHONE 5124267733

E-MAIL c@tamespartners.com

ADDRESS 119 West San Antonio Street

Lockhart, Texas 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 119 West San Antonio Street, Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED) Part of lot 1, Block 22, of original town of Lockhart, a subdivision of Caldwell County

SIZE 0.117 ACRE(S)

ZONING CLASSIFICATION CCB

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Late Hours Certificate

tavern, lounge
(BAR w/c)

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.

This application is in conjunction with a Mixed Beverage application.

Bar and event space, 18,016 ft indoor space and 2,761 ft of outdoor rooftop deck. Occupancy 126 per floor. Hours of operation: private events 8 am - 2am, depending on the days of the event. Bar Tuesday - Sunday 10 am - 2 am.

We will eventually provide food, once the kitchen is built, for now we will hire private food caterers for events.

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 \$ 267.55 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 4/29/25

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 01372147

DATE SUBMITTED 5/5/2025

CASE NUMBER SUP - 25 - 06

DATE NOTICES MAILED 5/9/25

DATE NOTICE PUBLISHED 5-15-2025

PLANNING AND ZONING COMMISSION MEETING DATE 5/29/2025

DECISION _____

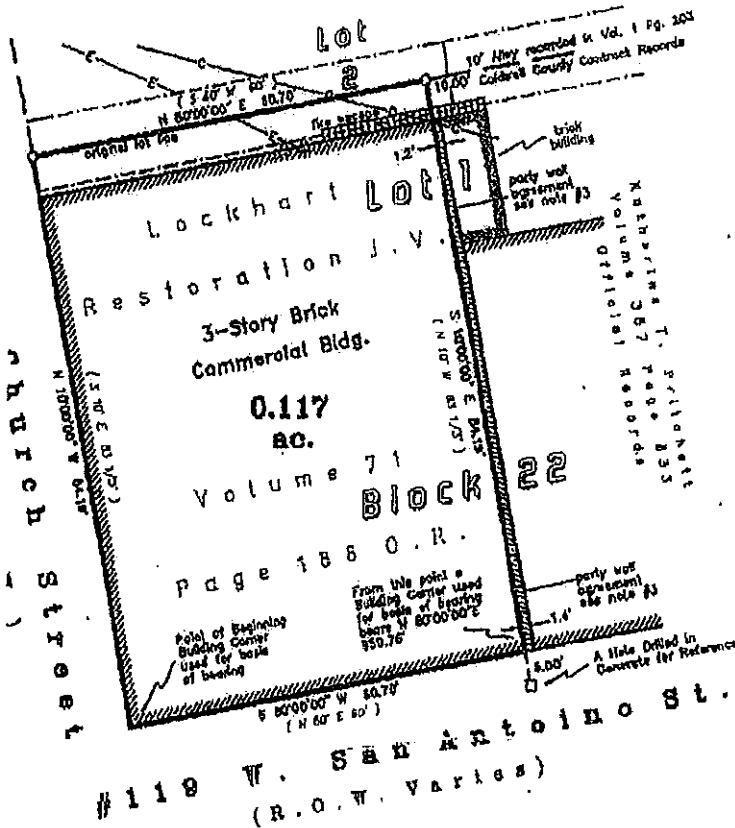
CONDITIONS _____

CITY OF LOCKHART CALDWELL COUNTY, TEXAS

Original Town of Lockhart

Part of Lot 1 in Block 22

16
Jeff C. Jorgensen
S: 119 W. San Antonio Street
Lockhart, Texas 78844



Scale 1"=20'

General Notes

- 1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR. The property shown lies in Flood Zone "X" according to FEMA Panel #480095-0002-Q dated January 17, 1991. Flood Zone "X" is determined to be outside the 500-year floodplain. No special flood hazards according to FEMA Panel mentioned herein. WARNING: This flood statement, as determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or its improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
- 3) Terms, conditions and stipulations of party wall agreement recorded in Vol. 406 Pg. 315, Caldwell County Deed Records, does apply.

LEGEND

- CUTTED 1/2" IRON PIN TO BE SET
- △ ELECTROD METERS
- HOLE DRILLED IN CONCRETE
- E- OVERHEAD ELECTROD LINE
- C- OVERHEAD CABLE LINE
- (---) ORIGINAL DEEDED CALLS
- ||||| BUILDING WALL
- UNLESS OTHERWISE NOTED

SURVEY PLAT

Lot 1 in Block 22 of the ORIGINAL TOWN OF LOCKHART, according to the map or plat in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and the found situated thereon, I do hereby certify to JEFF C. JORGENSEN, that (1) the a true and correct representation of a survey made on the ground under my direct February 21, 2007, (2) I have shown or noted all recorded easements or right of ways report, G.P. #0702016, and shown all observable evidence of easements on the e no encroachments, protrusions, conflicts nor any shortages in area nor boundary hereon. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED** **THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only these prints and Surveyor's seal and an original "LIVE" signature should be considered official the user.



v. 2001

Field Book #	Drawn by JH 08
Job No. 070221	Drawings 070221.dwg
Date: February 21, 2007	Word Date Begin 02/01/07
Surveyed by: JH JDB	Advanced Date Begin 02/01/07

Claude Hinkle Surveyors
P. O. Box 1027
Lockhart, Texas 78844
(512) 398-2000

DATE: 2/21/07
The attached survey plat has been reviewed by the undersigned and conditions shown thereby noted and accepted.

1211 E. 11th St
Austin, Texas 78702
512.479.4100
www.FKarchitects.net



119 Lockhart
119 W San Antonio Street
Lockhart, Texas 78644



revisions

NO.	DESCRIPTION	DATE
1	initials	
2	initials	
3	initials	
4	initials	
5	initials	

permit set

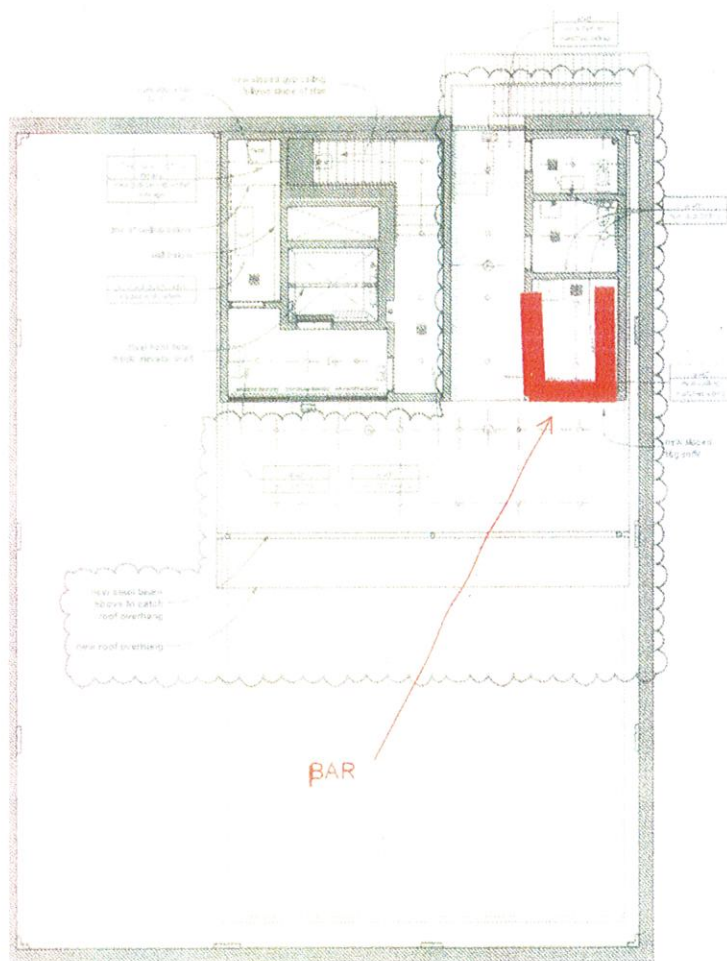
10/24/23

roof deck plans

A1.11

6 roof - plan
SCALE 1/8" = 1'-0"

2
REVISIONS
Submittal of panel & section
- submitted to customer



MECHANICAL LIGHTING LEGEND

1. roof ridge lighting	2. skylight
3. skylight - regular	4. skylight - large
5. skylight - regular - three locking	6. skylight - large - three locking
7. skylight - regular - four locking	8. skylight - large - four locking
9. skylight - regular - five locking	10. skylight - large - five locking
11. skylight - regular - six locking	12. skylight - large - six locking
13. skylight - regular - seven locking	14. skylight - large - seven locking
15. skylight - regular - eight locking	16. skylight - large - eight locking
17. skylight - regular - nine locking	18. skylight - large - nine locking
19. skylight - regular - ten locking	20. skylight - large - ten locking
21. skylight - regular - eleven locking	22. skylight - large - eleven locking
23. skylight - regular - twelve locking	24. skylight - large - twelve locking
25. skylight - regular - thirteen locking	26. skylight - large - thirteen locking
27. skylight - regular - fourteen locking	28. skylight - large - fourteen locking
29. skylight - regular - fifteen locking	30. skylight - large - fifteen locking
31. skylight - regular - sixteen locking	32. skylight - large - sixteen locking
33. skylight - regular - seventeen locking	34. skylight - large - seventeen locking
35. skylight - regular - eighteen locking	36. skylight - large - eighteen locking
37. skylight - regular - nineteen locking	38. skylight - large - nineteen locking
39. skylight - regular - twenty locking	40. skylight - large - twenty locking
41. skylight - regular - twenty-one locking	42. skylight - large - twenty-one locking
43. skylight - regular - twenty-two locking	44. skylight - large - twenty-two locking
45. skylight - regular - twenty-three locking	46. skylight - large - twenty-three locking
47. skylight - regular - twenty-four locking	48. skylight - large - twenty-four locking
49. skylight - regular - twenty-five locking	50. skylight - large - twenty-five locking
51. skylight - regular - twenty-six locking	52. skylight - large - twenty-six locking
53. skylight - regular - twenty-seven locking	54. skylight - large - twenty-seven locking
55. skylight - regular - twenty-eight locking	56. skylight - large - twenty-eight locking
57. skylight - regular - twenty-nine locking	58. skylight - large - twenty-nine locking
59. skylight - regular - thirty locking	60. skylight - large - thirty locking
61. skylight - regular - thirty-one locking	62. skylight - large - thirty-one locking
63. skylight - regular - thirty-two locking	64. skylight - large - thirty-two locking
65. skylight - regular - thirty-three locking	66. skylight - large - thirty-three locking
67. skylight - regular - thirty-four locking	68. skylight - large - thirty-four locking
69. skylight - regular - thirty-five locking	70. skylight - large - thirty-five locking
71. skylight - regular - thirty-six locking	72. skylight - large - thirty-six locking
73. skylight - regular - thirty-seven locking	74. skylight - large - thirty-seven locking
75. skylight - regular - thirty-eight locking	76. skylight - large - thirty-eight locking
77. skylight - regular - thirty-nine locking	78. skylight - large - thirty-nine locking
79. skylight - regular - forty locking	80. skylight - large - forty locking
81. skylight - regular - forty-one locking	82. skylight - large - forty-one locking
83. skylight - regular - forty-two locking	84. skylight - large - forty-two locking
85. skylight - regular - forty-three locking	86. skylight - large - forty-three locking
87. skylight - regular - forty-four locking	88. skylight - large - forty-four locking
89. skylight - regular - forty-five locking	90. skylight - large - forty-five locking
91. skylight - regular - forty-six locking	92. skylight - large - forty-six locking
93. skylight - regular - forty-seven locking	94. skylight - large - forty-seven locking
95. skylight - regular - forty-eight locking	96. skylight - large - forty-eight locking
97. skylight - regular - forty-nine locking	98. skylight - large - forty-nine locking
99. skylight - regular - fifty locking	100. skylight - large - fifty locking

RCP NOTES
1. Lighting fixtures and equipment shown for alignment only. See manufacturer's literature and RCP notes for additional information.
2. Coordinate lighting, equipment and wiring with other trades.

4 roof - RCP
SCALE 1/8" = 1'-0"

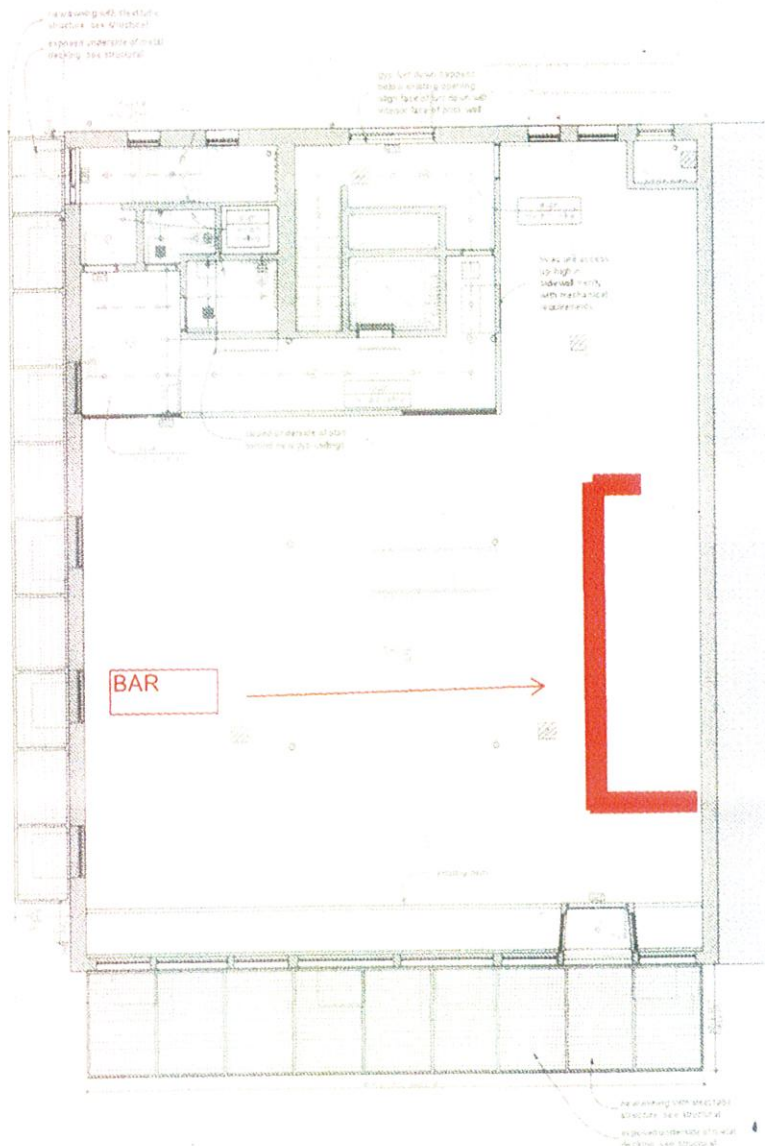
MECHANICAL & ELECTRICAL LEGEND

	supply register ceiling		downlight
	supply register wall		linear light
	return register ceiling		wall mounted heater
	unit heater		vent pipe
	wall vent, overhead		recessed ceiling light
	floor vent, visible		ceiling light
	access to mechanical		M&E Engineering note

NOTES

1. Refer to notes and specifications for alignment. See Architectural, Electrical and Plumbing Engineering drawings for additional information.

2. See details for lighting registers, etc. with existing and new lighting.



1311 E. 11th St.
Austin, Texas 78702
512-479-6100
www.FPArchitects.net

KA
FURMAN + KEIL
ARCHITECTS

119 Lockhart

119 W San Antonio Street
Lockhart, Texas 78644



10/24/2023

Sheet 1 of 1

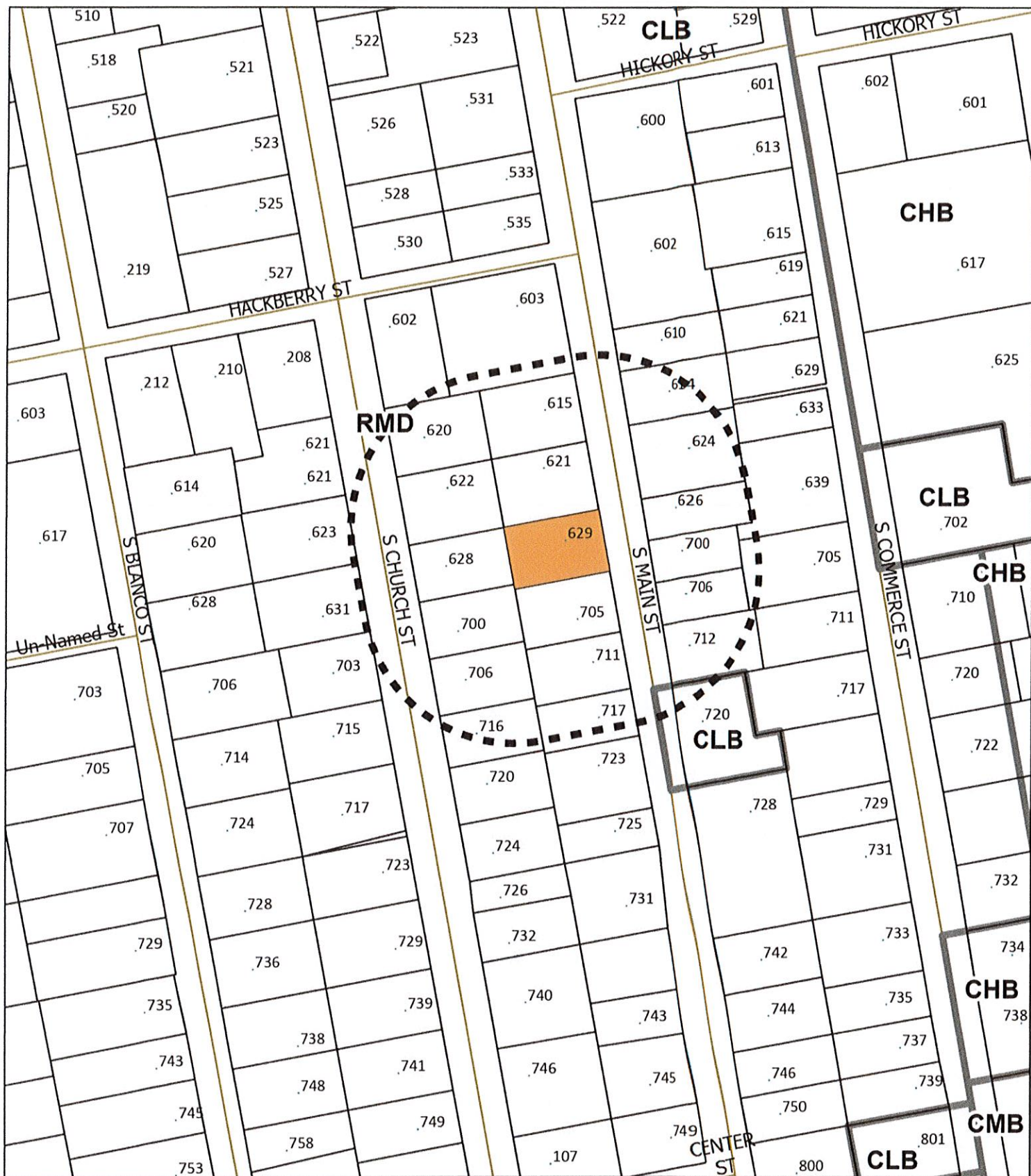
NO.	DESCRIPTION
1	MECHANICAL
2	ELECTRICAL
3	PLUMBING
4	STRUCTURAL
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	STRUCTURAL

permit set

10/24/23

level 1 plans

PERMIT SET



SUP-25-07

629 S MAIN ST

COMMUNITY MEETING AND/OR
RECREATION FACILITY



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER

Scale 1" = 200'

S GUADALUPE ST

Un-Named St

S BLANCO ST

HACKBERRY ST

S CHURCH ST

S MAIN ST

S COMMERCE ST

S COLORADO ST

ROSEWOOD ST

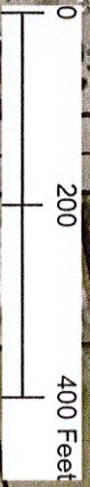
BRAZOS ST

PLUM ST

HICKORY ST

HICKORY ST

POPULAR ST



CASE SUMMARY

STAFF CONTACT: Victor Escamilla, Senior Planner

CASE NUMBER: SUP-25-07

REPORT DATE: May 21, 2025

PUBLIC HEARING DATE: May 28, 2025

APPLICANT'S REQUEST: Community Meeting and/or Recreation Facility (Community Garden)

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS:

1. Provide a Land Control Document, or similar documentation, signed by the property owner and approved by city staff. The document must include:
 - The participating gardener(s) or caretaking party (or parties).
 - The purpose(s) of the community garden and standard hours of operation.
 - A waiver and release, indicating that caretakers will not seek damages from the city or property owner (if different from the caretaker(s)) for injury or property damage resulting from garden activities within the premises.
2. Provide proof of insurance.
3. No mechanical equipment shall be used nor activity conducted which creates any noise, dust, odor, or electrical disturbance beyond the confines of the lot on which the occupation is conducted.
4. On-site retail sales shall be prohibited.
5. Where not already in existence, provide a screening fence at least six feet high along the north and south property lines.
6. Compost must be kept at least twenty feet away from adjacent single-family dwellings.
7. A water account and associated meter must be established prior to permit issuance.

BACKGROUND DATA

APPLICANT(S): Crystal Nuding (Texas Soil Sisters)

OWNER(S): Kristin Marie Glomb

SITE LOCATION: 629 South Main Street

LEGAL DESCRIPTION: Hudson's Addition, Block 1, Part of Lot 3

SIZE OF PROPERTY: 0.23 acres

EXISTING USE OF PROPERTY: Vacant Subdivided Land

ZONING CLASSIFICATION: RMD Residential Medium Density

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant requests a Specific Use Permit for a community meeting and/or recreation facility to utilize the property as a community garden. The proposed use would incorporate structures and some vegetation currently present on the site, i.e. the shed structure and fence at the northwest corner, the concrete pad at the southwest corner, the concrete approach at the southeast corner, and the trees along the east property line. Additional proposed structures would include work tables, raised beds and compost and bioreactor bins. The garden will be organic in nature, employing features such as hügelkultur, berms, swales, rain gardens and French drains. The intent for the

garden is to provide learning tools for the community, promoting permaculture and vermiculture techniques.

The applicant proposes to use the largely vacant property as a community garden, to be maintained by the Texas Soil Sisters on a year-round basis. Staff interprets the proposed community garden use as a community meeting and/or recreation facility use as is allowed by-right within the Public and Institutional District (PI). Under Section 64-196(e)(4)d, this use is subject to review and approval by the Commission as a specific use and is defined in Section 64-2, Definitions, of the zoning ordinance as follows:

Community meeting and/or recreation facilities: Facilities provided by the municipality or by another group or organization without profit or gain for such special purposes as a scout house, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum, a public library etc. but does not include school facilities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial-recreational establishments or any class of group home.

NEIGHBORHOOD COMPATIBILITY: The subject property is zoned RMD and is surrounded by other properties zoned RMD. The surrounding properties are occupied with single-family dwellings. The size of the subject property is comparable to surrounding lots, measuring approximately 125 ft in depth with approximately 80 ft of frontage along South Main Street.

In respect to compatibility with neighboring residential properties, common concerns for community gardens include continued maintenance, water usage, possible noise and odor levels, and hours of operation. Because the property is not within a commercial district, the commercial zoning noise standards established in the Lockhart Code of Ordinances Section 64-198(c)(3) do not apply. However, should the Commission choose, adherence to the noise standards in Section 64-198 could be adopted as a condition to the approval of the Specific Use Permit.

COMPLIANCE WITH STANDARDS: Being a relatively new use to the municipality, the proposed use may not align with existing zoning district standards and practices. The property is screened from the surrounding residential uses by vegetation and a fence.

ADEQUACY OF INFRASTRUCTURE: Adequate water and wastewater are available from South Main Street.

RESPONSE TO NOTIFICATION: Staff has not received letters in support of or in opposition to the proposed use at the time of writing the staff report.

STAFF RECOMMENDATION: **Approval with conditions.**

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 Crystal Nuding
DAY-TIME TELEPHONE 512-665-4419
E-MAIL CrystalNuding@pm.me

ADDRESS 1314 Woodlawn St
Lockhart, TX 78644

OWNER NAME Kristen Glomb
DAY-TIME TELEPHONE 512-814-9289
E-MAIL soccerkristy@yahoo.com

ADDRESS 628 Church St
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 629 S Main St
LEGAL DESCRIPTION (IF PLATTED) Hudson's ADDN, Block 1, Lot PT 3
SIZE .23 ACRE(S) ZONING CLASSIFICATION RMD
EXISTING USE OF LAND AND/OR BUILDING(S) None

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Community meeting and/or rec facilities

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.

Community garden & learning space

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.

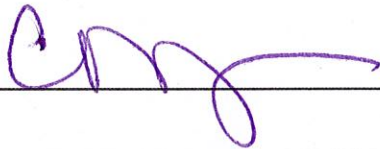
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

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 \$ 284.50 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



DATE

5/7/25

OFFICE USE ONLY

ACCEPTED BY

Kevin Waller

RECEIPT NUMBER

R01372759
R01372761

DATE SUBMITTED

5/7/25

CASE NUMBER SUP -

25 - 07

DATE NOTICES MAILED

5/9/25

DATE NOTICE PUBLISHED

5-15-25

PLANNING AND ZONING COMMISSION MEETING DATE

5/28/25

DECISION

CONDITIONS

City of Lockhart, TX
308 W San Antonio St
Lockhart, TX 78644

May 5th, 2025

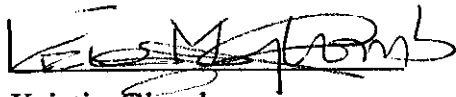
RE: Specific Use Permit Application - 629 S Main St

To Whom It May Concern,

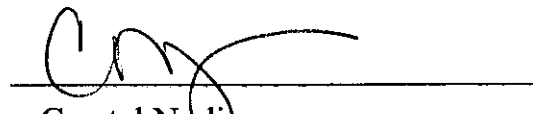
I, Kristin Glomb, certify I am the owner of property located at 629 S Main St., Lockhart, Texas 78644.

I authorize Crystal Nuding, to represent me in the matter of the **Specific Use Permit Application** being sought to create, *Main Street Gardens*, a community demonstration garden and outdoor meeting/learning space, at 629 S Main St, Lockhart, TX.

Sincerely,



Kristin Glomb
628 S Church St
Lockhart, TX 78644



Crystal Nuding
1314 Woodlawn St
Lockhart, TX 78644
512-665-4414

629 Main Street + Gardens

Soil Sisters + Co

Goals
 Provide a community space for teaching / learning / + empowering others on growing your own food + medicine by displaying various methods + techniques

Rep:
 • Site obs
 • Wants/goals
 • Where the water goes

Phases:
 • material prep
 • earthworks
 • soil / bed est
 • walkway / permanent structures
 • bed build + soil prep

Nants:
 Row planting / Crop beds
 Keyhole compost - Trad.
 Hugelkultur
 Vermiculture
 Edible / Food
 Medicine
 Water catchment
 Natives
 Soil building
 Berms / Swales
 Permaculture
 microclimates + canopy
 Shaded + Full sun
 Xeriscape
 Soil love
 Guilds

