

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, October 8, 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 September 24, 2025 meeting.
4. ZC-25-05. Hold a PUBLIC HEARING and consider a request by Jiovanna Llamas for a **Zoning Change** from *RMD Residential Medium Density District* to *CMB Commercial Medium Business District* on all of Lots 30, 31, and 32 and part of lots 16, 17, 18, 27, 28, and 29, Block 2, Navarro Addition, consisting of 0.3620 and located at 312 Laredo Street.
5. Hold a PUBLIC HEARING and consider a proposed **Text Amendment** to Chapter 64 "Zoning" of the Lockhart Code of Ordinances, as follows:

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-197 "Regulations common to all or several districts" to add a new subsection (k) "Residential noise standards."
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 10:00 a.m. on the second day of October, 2025.

**City of Lockhart
Planning and Zoning Commission
September 24, 2025**

MINUTES

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

Members Absent: Phil McBride

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission: Dale Smith

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 September 10, 2025, meeting.

Commissioner Arnic moved to approve September 10, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6-0.

4. SUP-25-12. Hold a PUBLIC HEARING and consider a request by Amanda Wilkison with Empire Canopy, Sign and Construction on behalf of Alah Davis with 7-Eleven Stores, Inc. for a Specific Use Permit to allow a 30-foot tall High-Profile Sign and a 40-foot tall Expressway Corridor Sign on 3.777 acres in the Cesar Chavez Subdivision, Lot 1, zoned CHB Commercial Heavy Business District, located at 2410 West San Antonio Street (SH 142).

David Fowler presented the staff report which included case maps and photos of the subject property. He stated that the applicant is proposing a High-Profile sign 30 feet high on the West San Antonio Street frontage and an Expressway Corridor sign 40 feet high on the southbound Cesar Chavez Street frontage. An SUP application is required by the applicant for the high-profile sign because it exceeds the allowed by right of 20 feet. The Expressway Corridor sign type is only allowed with an approved SUP application. Both signs were proposed to be smaller than the maximum allowed square footage, but at the full allowed height for their respective sign types. He said that no opposition had been received.

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

Dale Smith with the sign company out of Tomball Texas spoke on behalf of the project. He stated he was here to answer any questions and expressed that staff did a great job of explaining the type of signs being proposed and the location of them on the subject property.

Chair Ruiz closed public hearing after seeing no one else in the audience and asked for staff's recommendation.

Mr. Fowler said that staff recommends approval.

There was some discussion among the commissioners regarding the manner in which approval of the proposed sign could set a precedent for future signs along the SH 130 corridor.

Commissioner Peterson moved to approve SUP-25-12. Commissioner Arnic 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 said their next meeting would be held on October 8th with one zoning change. A noise ordinance text amendment will also be included. He also informed the commissioners that City Council approved the decision to remove manufactured housing as a permitted use in the RMD and RHD residential zoning districts.

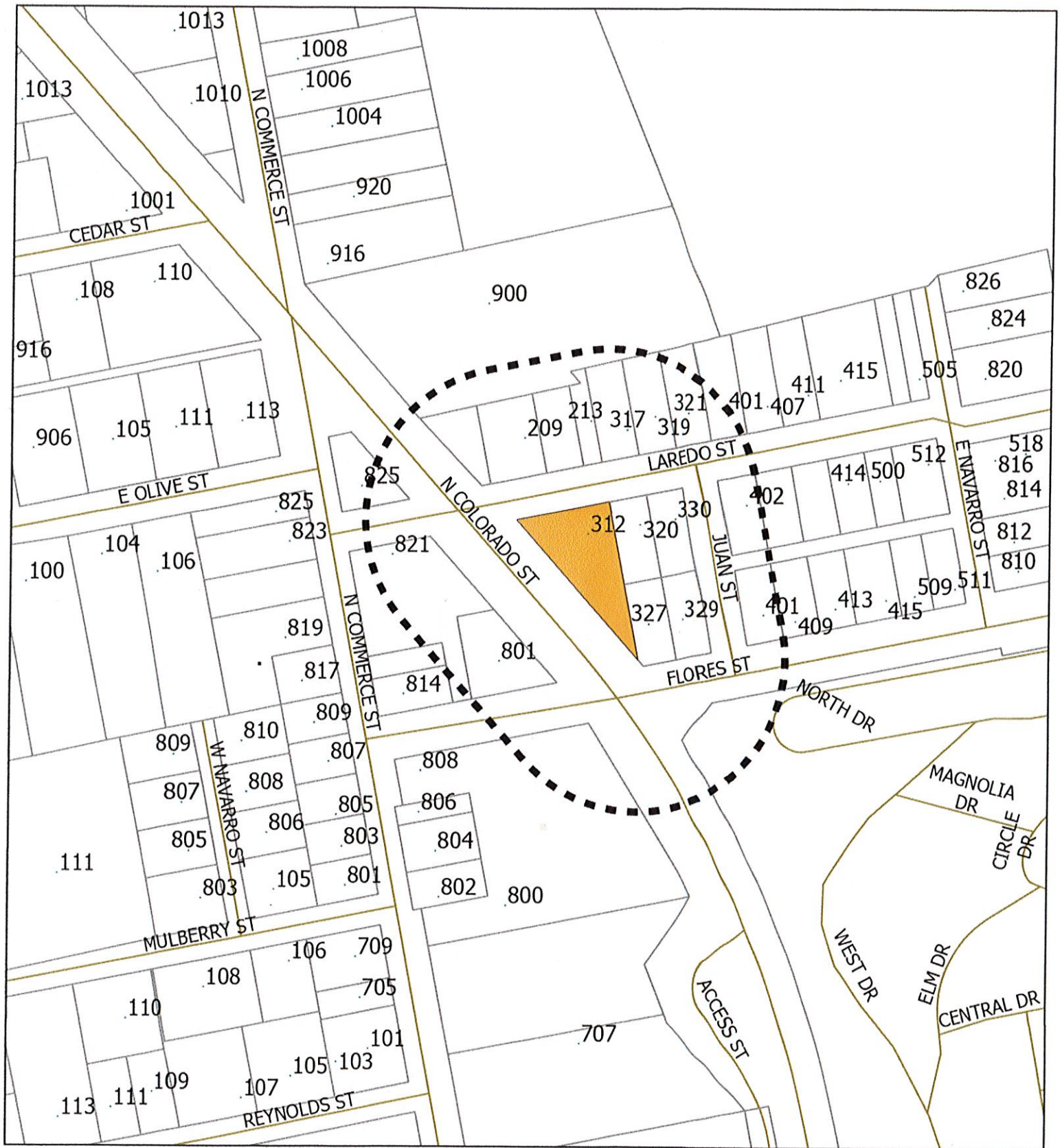
6. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:21 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-25-05

RMD TO CMB

312 LAREDO ST



SUBJECT PROPERTY

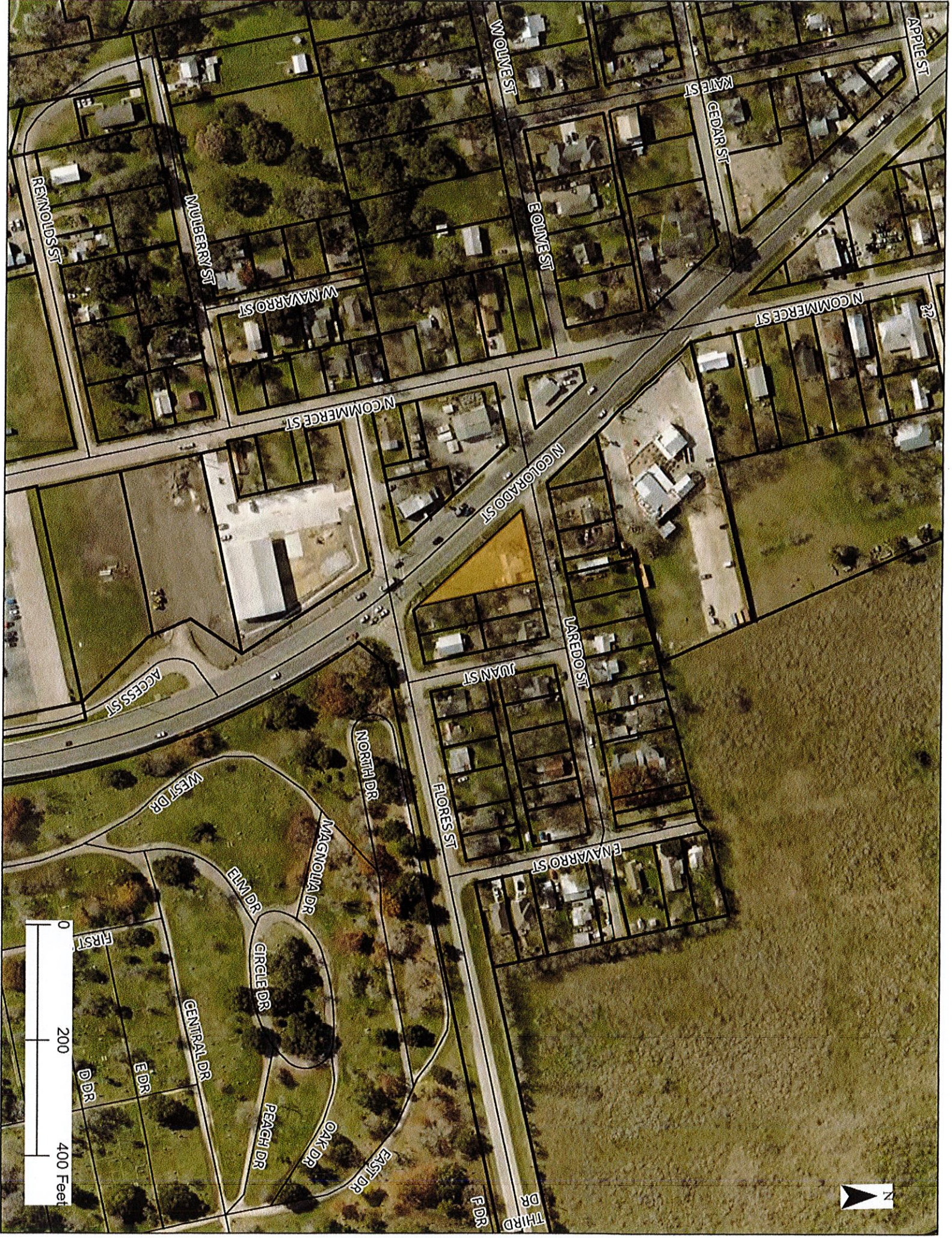


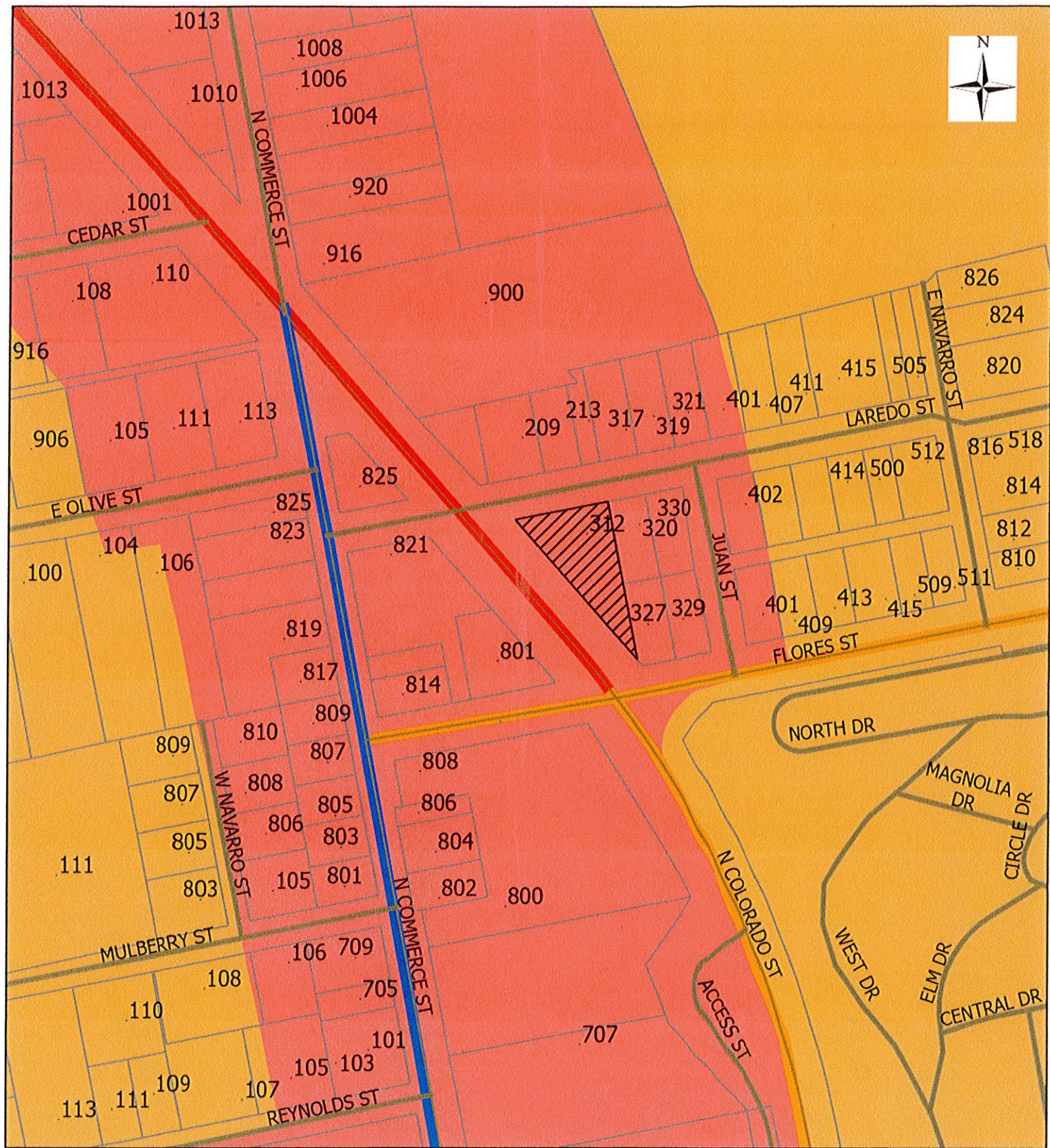
ZONING BOUNDARY



200 FT BUFFER

Scale 1" = 200'





FUTURE LANDUSE & THOROUGHFARES

RMD TO CMB

312 LAREDO ST

Future Land Use

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

- Local Corridor
- Employment
- Industrial
- Unplanned Area
- Major Arterial
- Minor Arterial
- Collector

Thoroughfares

- 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

Scale 1" = 200'

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director
REPORT DATE: October 1, 2025
PLANNING AND ZONING COMMISSION HEARING DATE: October 8, 2025
CITY COUNCIL HEARING DATE: October 21, 2025
REQUESTED CHANGE: RMD to CMB
STAFF RECOMMENDATION: **Approval**
PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

CASE NUMBER: ZC-25-05

BACKGROUND DATA

APPLICANT: Jiovanna Llamas
OWNER: Jiovanna Llamas and Edgar Llamas
SITE LOCATION: 312 Laredo Street
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 0.362 acres
EXISTING USE OF PROPERTY: Residential
LAND USE PLAN DESIGNATION: Plum Creek District/Local Corridor

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow development of the small lot on the west side of North Colorado Street between Flores and Laredo Streets. The proposed rezoning has been submitted because the applicant sees developing the property, possibly with a restaurant, which would not be possible with the existing RMD zoning.

AREA CHARACTERISTICS:

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

TRANSITION OF ZONING DISTRICTS: The subject property is located in an area on the US 183 Corridor of the north side that is primarily commercial development along North Colorado Street and residential as one travels into the surrounding neighborhoods. The property has been the site of a house, which is still currently in place, but not occupied. If the property is rezoned, any commercial development will require a 20-foot setback from any adjacent residential lot and will also need to meet screening requirements.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is possible from both Laredo Street and North Colorado Street/US 183. There is a 6-inch water main along Laredo St, and a 6-inch wastewater lines along both Laredo and North Colorado Streets.

POTENTIAL NEIGHBORHOOD IMPACT: The development of the subject property as commercial could potentially create impacts on neighboring residential properties, including increased traffic and possible noise compared to the property being redeveloped as a residential property. Many of these effects can potentially be mitigated by adherence to the city's compatibility standards including enhanced setbacks, fencing and screening requirements, and lighting, noise and other regulations.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed Lockhart Comprehensive Plan shows that retail and restaurant uses are considered appropriate in the Plum Creek District, in which the site is located.

ALTERNATIVE CLASSIFICATIONS: None

RESPONSE TO NOTIFICATION: Staff has received two inquiries from neighbors regarding the nature of the zoning change request.

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 Jiovanna Uamas ADDRESS 350 Old Wuling
DAY-TIME TELEPHONE (512) 749-6314 Road, Lockhart,
E-MAIL UamasJiovanna@UTexas.edu Tx, 78644
OWNER NAME Jiovanna Uamas + Edgar Lamas ADDRESS (same as)
DAY-TIME TELEPHONE (512) 749-6314
E-MAIL Uamas.edgar10@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 312 Laredo St, Lockhart, Tx, 78644
LEGAL DESCRIPTION (IF PLATTED) NAVARD, Block 2, lot 30-32, P+16-18, 27-29, S544
SIZE 0.362 ACRE(S) LAND USE PLAN DESIGNATION Commercial business
EXISTING USE OF LAND AND/OR BUILDING(S) Older home but vacant
PROPOSED NEW USE, IF ANY Commercial Use

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION LMD Residential Medium Density
TO PROPOSED ZONING CLASSIFICATION CMB Commercial Medium Business
REASON FOR REQUEST Wanting to demolish the house and
make space for a business. with parking.

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.

APPLICATION FEE OF \$ ~~250~~ ^{304.30} 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

Gisela Llamas

DATE

9/15/2025

OFFICE USE ONLY

ACCEPTED BY

D. Fowler

RECEIPT NUMBER

201399703

DATE SUBMITTED

9/5/2025

CASE NUMBER ZC -

25 - 25

DATE NOTICES MAILED

9-22-2025

DATE NOTICE PUBLISHED

9-25-2025

PLANNING AND ZONING COMMISSION MEETING DATE

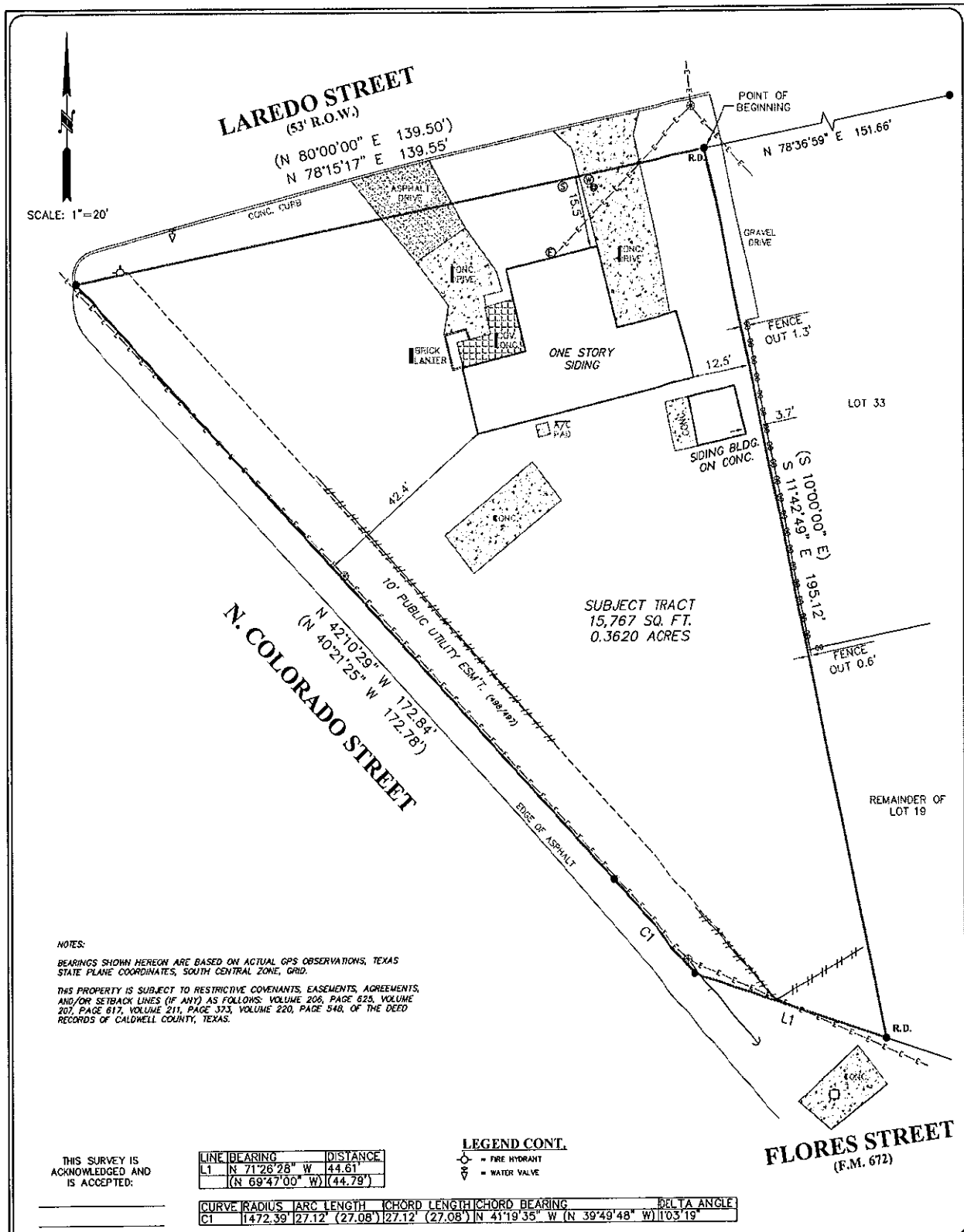
October 8

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

October 21

DECISION



Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
● = FOUND 1/2" IRON ROD
○ = RECORD INFORMATION
○ = RECORD DIGNITY MONUMENT
— = POWER POLE
— = ELECTRIC METER
— = OVERHEAD ELECTRIC
— = GUY WIRE
— = CLEANOUT
— = WATER METER
— = WATER SPOUT
— = TRAFFIC SIGNAL
— = CHAIN LINK FENCE
— = WOOD FENCE

DWG: AJS RVD: DLM

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 490555, Panel No. 0120, E., which is Dated 8/19/2012. By acting from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X.

Because this is a boundary survey, the surveyor did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portals>.

Property Address:
312 LAREDO STREET

Property Description:
Being 0.3620 acres of land, more or less, being all of Lots 30, 31 and 32 and part of Lots 16, 17, 18, 27, 28 and 29, Block 2, Navarro Addition, according to the plat recorded in Volume 206, Page 601, Deed Records, Caldwell County, Texas, and being that same property described in General Warranty Deed recorded in Document No. 2021-007060, Official Public Records, Caldwell County, Texas, said 0.3620 acres being more particularly described by metes and bounds attached hereto.

Owner:
EDGAR LLAMAS AND JOYANNA LLAMAS

DERRICK L. MAYFIELD
6456
REGISTERED PROFESSIONAL LAND SURVEYOR

Derrick L. Mayfield
DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456

G.F. NO. 25-2918-L

JOB NO. 132670

TITLE COMPANY: CORRIDOR TITLE

DATE: 8/25/2025

TO: Planning and Zoning Commission
FROM: David Fowler, AICP, Planning Director
SUBJECT: Proposed Noise Ordinance revisions
DATE: October 1, 2025

A public hearing is scheduled at the October 8th meeting to discuss possible revisions to Section 64-197 relating to allowed noise levels in residential areas in the City. This text amendment is an additional work item that had remained unfinished after the overhaul of noise standards which occurred in 2024. The 2024 amendment revised the standards for noise levels produced by various nonresidential uses, including noise received in commercial areas, but did not address the noise levels produced by residential uses. This was due to Chapter 64, Zoning, of the City Code of Ordinances having its primary noise regulations in Section 64-198, "Performance Standards for Commercial and Industrial Districts," which would not allow for inclusion of noise produced by residential districts in that section. To solve this issue, planning staff recommends that a freestanding residential noise ordinance section be added to section 64-197, "Regulations common to all or several districts"

A document which planning staff had previously prepared comparing Lockhart to other peer cities accompanies this memo, as well as an overview of noise ordinances created by a professional organization. Both documents show that while Lockhart's noise standards are lower than some other cities in the studies, they are not so low as to stand out as an outlier among other cities. The recommendation is that allowed noise levels originating within residential areas mirror the noise levels allowed to be heard within residential areas from commercial uses outside the residential areas.

An additional revision will be required to Section 18-26 "Unreasonable noise Prohibited" to reference the enumeration of allowable noise levels in Chapter 64. The Commission's recommendation will be heard at the October 21st City Council meeting.

Suggested residential noise ordinance language

Sec. 64-197. - Regulations common to all or several districts

...

(k) Residential noise standards

(1) Noise originating from properties in residential zoning districts, including RLD, RMD, RHD and residential areas within Planned Development Districts, shall be limited to 56 decibels between 10:00 PM and 7:00 AM and 63 decibels between 7:00 AM and 10:00 PM, as measured from other residentially-zoned properties.

Sec. 18-26. - Unreasonable noise prohibited.

The creation of any unreasonable loud, disturbing and unnecessary noises in the city is hereby prohibited. Noises of such character, intensity and duration as are reasonably calculated to be detrimental to the life or health of any ordinary reasonable person are hereby prohibited. The permitted noise levels for residential and nonresidential properties are listed in Sections 64-197 (k) and 64.198 (c) (3).

Notes on City Noise Regulations

May 28, 2024

Summary

How do peer cities regulate noise for special or one-time events? Key factors for consideration include:

- Whether the standard noise regulations apply,
- What exceptions exist,
- What the standard and/or special noise levels are, and
- Are special permits required for noise at events **not** otherwise qualifying as Special Events.

The following is an overview of these factors from different cities.

Most cities have published a guidebook or other literature detailing what types of events require permits and the complete processes by which permits can be requested from all relevant departments.

Georgetown

Code of Ordinances Chapter 8.16 – Noise Control

Day/Night Maximums:

- 63/56 residential areas
- 70/63 commercial areas
- 72/65 industrial areas
- 72/65 other areas

Temporary permits to exceed noise levels are allowed for Special Events and for outdoor music venues. Outdoor music venue permits may be granted for up to a year in duration and do not transfer between ownership/tenancies. In all other cases, permits may not be issued for a period greater than 24 hours and more frequently than every 30 days.

Permit fees are \$50 and must be submitted at least 20 days before the event.

Temporary permits may be issued if:

1. Noise levels occurring during the period of the variance will not constitute a danger to public health;

2. Compliance with this Chapter would impose an unreasonable hardship on the applicant or the public without greater benefits to the public; and
3. The applicant has fully complied with the application procedures.

Considerations for evaluating the permit application:

1. The character and degree of injury to, or interference with, the health and welfare or the reasonable use of property that is caused or threatened to be caused;
2. The value to the community of the activity for which the variance is sought;
3. The ability of the applicant to apply the best practical noise control measures; and
4. Proximity to residences at which reasonable persons would be disturbed by the noise.

Additional notes:

1. No permit shall be issued for the operation of sound equipment at nighttime from a motor vehicle or for a location within 100 feet of a residential or noise-sensitive area.
2. No permit shall be issued if the applicant has been convicted of more than two violations of a regulation under this Chapter or there have been more than two convictions for violations of this Chapter at the location for which the permit is sought in the six months prior to the date on which the application is submitted.
3. Revocation of permit. The permit may be revoked by the director if the terms of the permit are violated; if it is learned that there were material misrepresentations made in the permit application; or if there is a material change in any of the circumstances relied upon by the Director in granting the permit.

San Marcos

The City uses a hybrid form-based code, so specific noise regulations based on use are limited. Special Event Facility (use) does not have additional noise requirements.

Development Code Section 7.4.2.1 Noise

No activity in excess of 85 decibels between 10:00 a.m. and 10:00 p.m., or in excess of 75 decibels between 10:00 p.m. and 10:00 a.m.

Code of Ordinances Chapter 19 – Special Events

Sound may be included as part of the “Any other information that the City deems necessary to consider the permit request including additional permits associated with the event (Health, Temporary structures/tents, etc.)” which can be requested by the City in the Special Events Permit application.

Round Rock

Code of Ordinance Chapter 14 – Environment, Article VIII – Noise

Day/Night Maximums:

- 55/50 residential areas
- 80/75 commercial and industrial areas

Regulations pertaining to outdoor music venues:

1. No sound can be created that can be heard more than 200 feet away at a level exceeding the zoning district's maximum noise level.
2. For outdoor live music venues that meet the following requirements:
 - a. Are located within 1,000 feet of IH-35 or SH-45; and
 - b. The front of the stage is a minimum of 2,500 feet from any residential use or hotel/motel/lodging uses as of the submittal date of the first city required development application.
3. Said outdoor live music venues are exempt from number 1 above during the hours set forth below:
 - a. From noon to 6:00 p.m. on weekdays for sound check(s);
 - b. From 6:00 p.m. to midnight on weekdays for sound check(s) and/or live performances;
 - c. From noon to midnight on Sunday for sound checks and/or live performances; and
 - d. From 10:00 a.m. to midnight on Saturday and federal holidays for sound checks and/or live performances.
4. Except for the exemption set forth above, said outdoor live music venues are subject to the other requirements of this article VIII, specifically including the requirements of Tables I and II of subsection 14-212(b).

Permits for louder music may be acquired in the MU-1 Mixed use zone to allow sound up to 80 decibels from 10:00 a.m. to 10:00 p.m. Sunday-Thursday and 60 decibels from 10:00 a.m. to 12:00 a.m. Friday and Saturday. Permits are \$50, are valid for one year, and may be revoked for three violations in one year.

Temporary noise exemption permits can be requested at least ten days in advance of the event for which the permit is required. The Chief of Police review the request and determines the maximum noise level and permit duration (up to 2 days).

Buda

The City uses a hybrid form-based code, so specific noise regulations based on use are limited.

Unified Development Code 14.04.003 Restrictions on decibel levels

Day/Night Maximums:

- 63/56 residential areas
- 70/63 commercial areas
- 80/65 industrial areas
- 80/65 other areas

A temporary permit may be requested for events or outdoor music venues. Limits similar to Georgetown's allowing no permit for sound on motor vehicles, for repeat violators, or for applicants who the city manager does not believe can control the sound level competently exist. Council will hear the permit requests for outdoor music venues.

Permits can grant an additional 10 decibels maximum unless the Council or city manager approve otherwise. Events may be granted a permit for their duration, but outdoor music venues can only be granted permits for a maximum of 30 days. Permits may be revoked for failure to comply with the terms of the permit or if any material misrepresentations were made on the application.

Taylor

The City uses a hybrid form-based code, so specific noise regulations based on use are limited.

Taylor Made Land Development Ordinance 5.9.4.2 NOISE.

- Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent properties.

Code of Ordinances Chapter 19 – Offenses – Miscellaneous Section 19-4 Noise generally

- No loudspeaker shall be operated between 11:00 p.m. and 7:00 a.m. Monday-Saturday, with hours extended from 7:00 a.m. to 1:00 p.m. on Sundays.
- The city manager or his designee or the city council shall be entitled to license celebratory, religious, civic or charitable events, celebrations or activities occurring during hours or on dates using, employing or causing noise otherwise prohibited by this section when such events, celebrations or activities are deemed in the best interest and of a benefit to the citizens of the city.

Hutto

The City uses a hybrid form-based code, so specific noise regulations based on use are limited.

Code of Ordinances Article 14.03 Noise

Day/Night Maximums:

- 85/70 in all areas, generally.

Special exception permits can be filed on a hardship basis with the Police Department through the City Manager's office.

Austin

Code of Ordinances Title 9 Prohibited Activities, Chapter 9-2 Noise and Amplified Sound

- Standard sound regulation hours are 10:30 p.m. to 7:00 a.m., where no sound from instruments or music can be made which is audible to adjacent businesses or residences.
- Sound equipment at a business cannot exceed 85 decibels between 10:00 a.m. and 2:00 a.m., and cannot produce sound audible at the property line from 2:00 a.m. to 10:00 a.m.
- Sound is limited to 75 decibels in residential areas from 10:00 p.m. and 10:00 a.m.

The use of sound equipment which is audible to the public requires a permit. Approvable hours for the permit vary based on the zoning of the requesting property and its neighbors.

Outdoor music permits are categorized separately. 85 decibels is the maximum allowed sound level in most areas, except where modified by zoning district-specific regulations. Restaurants are limited to 70 decibels maximum. Temporary permits are available for up to 3 days at a time. Permanent permits are granted for up to one year. Permits are reviewed and negotiated by the Music Office and are subject to a Good Neighbor Policy including standards for sound-mitigating design features, prescribed decibel levels and hours of operation, availability and use of decibel meters on site, contact information and hours of availability for an individual responsible for sound, location for display of permit, and any other elements required by the accountable official.

Sound regulations for events in City parks are subject to similar permitting processes. Generally, amplified sound is allowed at a maximum of 85 decibels between the hours of 10:00 a.m. and 10:00 p.m. Sound regulations for Private Parking Patios, similar to food truck parks or vending areas, limit sound to 70 decibels before 10:00 p.m.

Sound permits for excessive sound are available under the same permit as for Sound Trucks in Chapter 13 Section 13-243. The terms appear to be entirely determined at the time of application.

Lockhart

Lockhart uses a nuisance standard, contained in chapter 18-27 of the Code of Ordinances, for noise originating on residential properties.

The following standards apply to commercial and industrial properties abutting residential properties.

- 55/50 commercial/industrial areas abutting residential areas
- 65/65 commercial/industrial areas abutting commercial areas
- 70/70 commercial/industrial areas abutting industrial areas

Additionally, “When noise contains strong pure tone components or is impulsive (when meter changes at ten decibels or more per second), the sound pressure level limit shall be five decibels less than the limits listed above, as measured at the applicable property line” (Section 64-198(c)(3)(b)).

Recommendation

Lockhart’s noise regulations for commercial and industrial properties are generally more restrictive than the regulations of comparable cities. The city does not have strong standards for noise originating from residential properties, or standards that apply by-district.

Noise-specific information could be added to the Specific Use Permit and Special Event Permit application forms to call attention to impacts and provide the opportunity for staff to assess and/or create conditions to permitting.

The City should develop noise standards applicable by-district in accordance with similar practices in other cities. Austin’s City Code allows amplified sound on residential property from 10 a.m. to 10 p.m. at a maximum of 75 decibels. Amplified sound may not be audible beyond the property line from 10 p.m. to 10 a.m. Lowering this standard and applying it to noise in general on residential properties would be a good step.