

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, February 25, 2026
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 February 11, 2026, meeting.
4. ZC-26-01. Hold a PUBLIC HEARING and consider a request by Ronald Faulstich & Holly Sparkman of Stich Interests LLC, for a **Zoning Change** from *Commercial Light Business District (CLB)* to *Commercial Medium Business District (CMB)* on a total of 1.164 acres, described as FIVE NINETEEN ADDN, Block 1, Lot 1, located at 519 W San Antonio Street.
5. ZC-26-02. Hold a PUBLIC HEARING and consider a request by Anthony Goode on behalf of CSW LOCKHART LP, for a **Zoning Change** from *Industrial Light District (IL)* to *Commercial Heavy Business District (CHB)* on a total of 1.806 acres, described as Lockhart Industrial Park II, Block 1, Lot 4B, Re-subdivision 2, located at 221 East MLK Jr. Industrial Blvd.
6. Hold a PUBLIC HEARING and consider a proposed **Zoning Text Amendment** amending Chapter 64, "Zoning" of the Lockhart Code of Ordinances as follows:

Amend Article VII, "Zoning Districts and Standards," Section 64-196, "Establishment of zoning districts," by replacing Subsection (q) "Uses by Zoning District Table" with a new Subsection (q) titled "Entrance Corridor Overlay District (ECOD)," consisting of new texts; and renumbering the former Subsection (q) "Uses by Zoning District Table" as Subsection (r).
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00 a.m. on the 19th day of February 2026.

**City of Lockhart
Planning and Zoning Commission
February 11, 2026**

MINUTES

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

Member Absent: Manuel Oliva

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

Visitors/Citizens Addressing the Commission: Travis Krause (applicant, Agenda Item 4), Jonathan Fitzgerald

1. Call meeting to order. Chairman Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item.

Jonathan Fitzgerald of 379 Moonlit Stream Pass, Dripping Springs, TX, stated he wanted to request a staff meeting with City Planners pertaining to engineering code-related concerns for the Blackjack Grove subdivision, which his father lives next to. Chairman Ruiz advised him to speak to Mr. Fowler and Mr. Waller after the meeting.

3. Consider the Minutes of the January 28, 2026, meeting.

Commissioner Haug moved to approve the January 28, 2026, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. PV-26-01. Consider a request by Travis Krause of Patton 3, LLC, for approval of a **Plat Variance** to allow a 12-month extension to January 22, 2027, after a 6-month extension to January 23, 2026, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on July 24, 2024, of the Final Plat of Lockhart Place Townhomes Planned Development Phase 1 on 11.547 acres, zoned PDD (Planned Development District), and located at 903 State Park Rd.

Planning Staff Kevin Waller presented the staff report, which included case maps and photos of the subject property. He explained that the Lockhart Place Townhomes Phase 1 Final Plat was approved on July 24, 2024, with a one-time, six-month extension granted to January 23, 2026. The applicant now requests a second, 12-month extension to January 22, 2027, due to current market conditions. Since the Subdivision Regulations allow for just one six-month extension, a plat variance is required for a second extension. Staff finds the request reasonable, and notes no adverse impacts on surrounding properties, public safety, or on the orderly development of other properties.

Chairman Ruiz asked if the Commission had the power to grant an extension of less than the requested 12 months.

Mr. Waller replied that the Commission is able to set a shorter timeframe.

Commissioner Lingvai asked why the City can allow extensions for subdivision plats, and why plat decisions expire.

Mr. Fowler explained that the reason for the expiration dates is to prevent approved plats from becoming "stale" over time, and to prevent subdivisions from being developed when they are no longer current with the most updated code and engineering standards.

Chairman Ruiz opened the testimony and asked for the applicant to come forward.

Applicant Travis Krause of 1950 C.R. 146, Georgetown, TX, shared that his project has taken additional time, due to lenders not having funds to grant the capital to execute the project.

Commissioner McBride asked Mr. Krause if he owns the land.

Mr. Krause replied that he does own the property.

Commissioner Peterson asked Mr. Krause why a 12-month extension instead of 6 months.

Mr. Krause explained that with the current housing market and the lender situation, he feels better asking for 12 months than coming back again in 6 months.

Commissioner Arnic asked the applicant how many other projects he has that are on hold like this one.

Mr. Krause replied that there is one multifamily project in Austin that is on indefinite hold, and one in Mustang Ridge that is also in the same financial situation as this one.

Mr. Fowler stated that if the extension is granted and is the final extension allowed, whether it be for six (6) or twelve (12) months, the applicant will have to resubmit a new preliminary plat if the extension expires prior to initiation of construction of the public improvements. He understands the current economic circumstances, and similar extensions have been common in recent years.

Chairman Ruiz asked if anyone else would like to speak.

Mr. Jonathan Fitzgerald spoke in support of Mr. Krause. Mr. Fitzgerald has worked on a previous project with Mr. Krause, and attested he is of good character. Fitzgerald also asked Staff if the variance does not pass, would a new PDD be required along with the plat.

Mr. Fowler replied that the PDD zoning does not expire, and that the applicant would just have to resubmit the preliminary plat.

Chairman Ruiz asked Mr. Waller to give the Staff recommendation.

Mr. Waller stated that Staff recommends approval of either a 12- or 6-month extension, whichever the Commission is more comfortable with, and with the condition that no further extensions be granted.

Chairman Ruiz asked if the Commissioners had any further questions for Staff or the applicant. None.

Commissioner Lingvai moved to approve PV-26-01 to extend the approval for 12 months, with the condition that this is the final extension. Commissioner Haug seconded, and the motion passed with a vote of 5-1, with Chair Ruiz opposed.

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

Mr. Fowler stated that the next regularly scheduled meeting would be held on February 25th, with at least three items on the agenda.

6. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote (6-0), and the meeting adjourned at 7:27 p.m.

Approved: _____
(date)

Betzy Torres, Recording Secretary

Philip Ruiz, Chairman

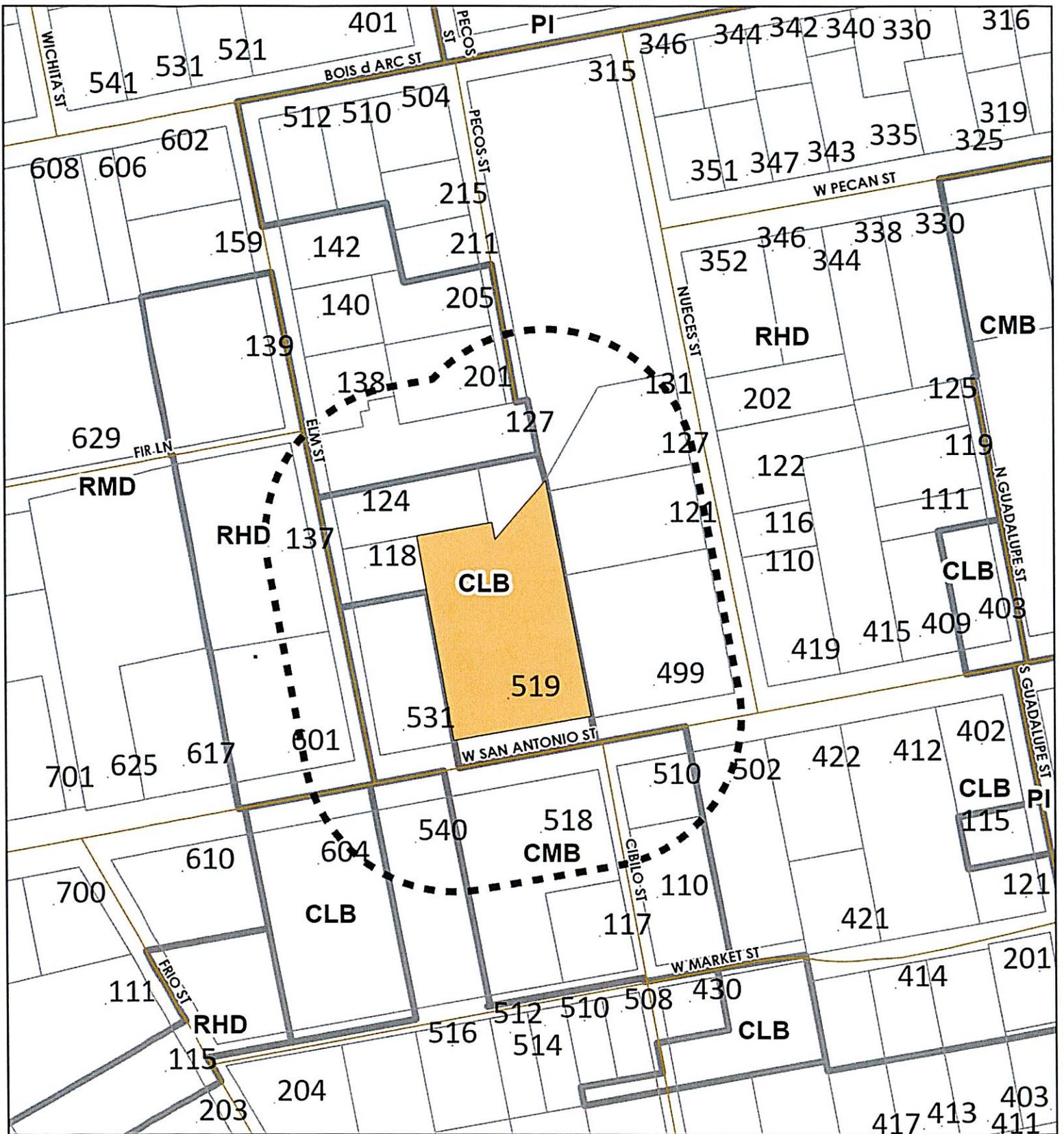


Exhibit A
ZC-26-01

CLB TO CMB

519 W SAN ANTONIO ST



Scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER



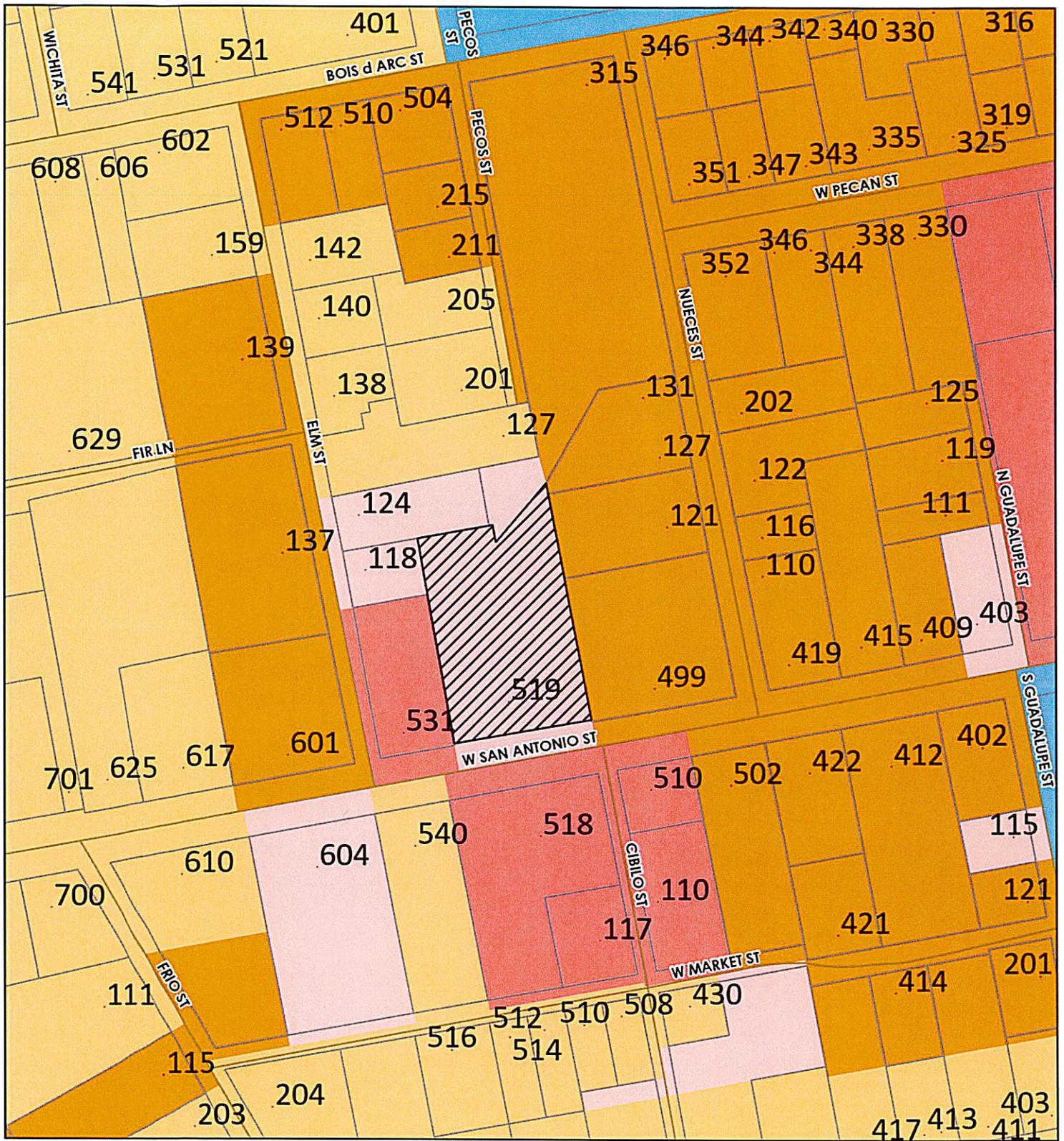


Exhibit C
ZC-26-01

CLB TO CMB

519 W SAN ANTONIO ST



Scale 1" = 200'

ZONING

- CLB
- CMB
- PI
- RHD
- RMD

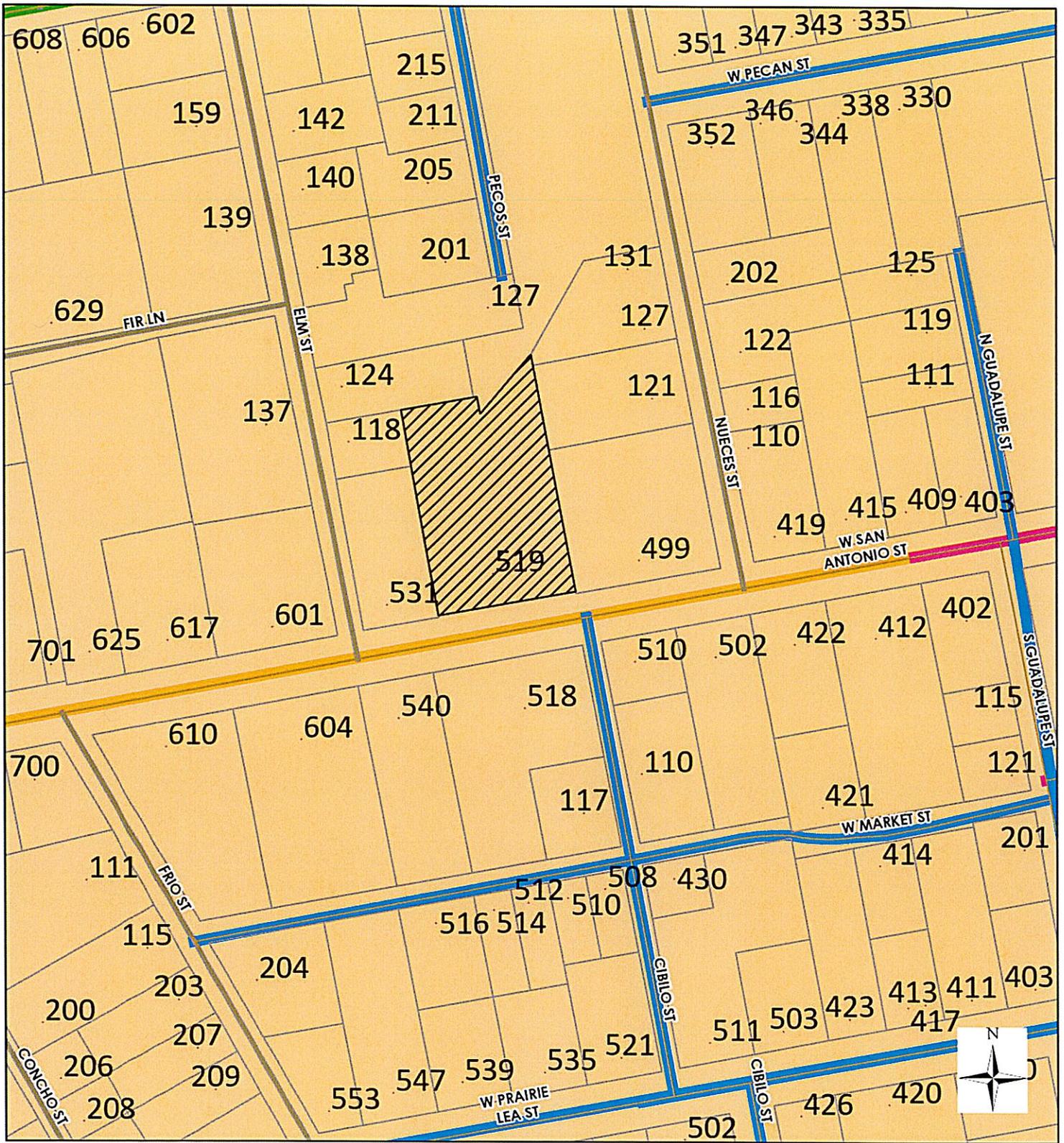


Exhibit D
**FUTURE LAND USE
 & THOROUGHFARES**

CLB TO CMB

519 W SAN ANTONIO ST

Future Land Use	Local Corridor	Urban Downtown Local	Proposed Collector
Low Density Residential	Employment	Mixed-use Street	Proposed Urban Downtown Local
Mid-Density Infill	Industrial	Local	Proposed Mixed-use Street
Mixed Use - Regional	Unplanned Area	Proposed Major arterial	Proposed Local
Mixed Use - Local	Thoroughfares	Proposed Minor arterial	
Regional Corridor	Major Arterial		
	Minor Arterial		
	Collector		

Scale 1" = 200'

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Fatema Akter, Planner

CASE NUMBER: ZC-26-01

REPORT DATE: February 18, 2026

PLANNING AND ZONING COMMISSION HEARING DATE: February 25, 2026

CITY COUNCIL HEARING DATE: March 17, 2026

REQUESTED CHANGE: CLB to CMB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Stich Interests LLC

OWNER: Ronald Faulstich & Holly Sparkman

SITE LOCATION: 519 W San Antonio Street (Exhibit A)

LEGAL DESCRIPTION: FIVE NINETEEN ADDN, BLOCK 1, LOT 1

SIZE OF PROPERTY: 1.164 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: Mid-Density Infill

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE:

The purpose of the zoning change is to revise the allowed development on the 1.164-acre property located on the north side of West San Antonio Street. The proposed rezoning is requested to permit a multi-tenant commercial development, allowing a range of retail uses that are not currently permitted under the site's existing Commercial Light Business (CLB) zoning classification. The site consists of vacant land containing several trees and a 20-foot-wide City of Lockhart drainage easement (Exhibit B). A house that had stood on the site has been removed. No portion of the property is located within a designated floodplain, according to the FEMA Flood Map.

AREA CHARACTERISTICS:

Surroundings of the property	Existing Use	Zoning (Exhibit C)	Future Land Use Plan (Adopted in Comprehensive plan 2024)
North	Vacant Land	CLB	<i>Mid-Density Infill</i>
East	Residential	RHD	<i>Mid-Density Infill</i>
South	Commercial	CMB	<i>Mid-Density Infill</i>
West	Commercial	CMB	<i>Mid-Density Infill</i>

* *Mid-Density Infill: A "complete" neighborhood that supports a variety of housing options (such as missing middle) in a traditional neighborhood pattern and provides easy walking or bicycling access to small-scale, complementary commercial uses in select locations. Appropriate for application in existing neighborhoods to allow for infill residential and non-residential uses.*

TRANSITION OF ZONING DISTRICTS:

The subject property is located along West San Antonio Street, with commercial uses directly across the street to the south, including an ACE Hardware store. Adjacent properties include a Chevron gas station to the west and a multifamily development to the east and a single-family dwelling abutting the property to the northeast. The immediate area is a mix of commercial and residential uses, while the broader surrounding area is primarily residential. The site is approximately 0.4 miles from Downtown Lockhart and 0.2 miles from City Hall. The subject property previously contained a residential structure that constituted a legal nonconforming use under the existing CLB zoning district. The primary purpose of the rezoning is to allow for a multi-tenant commercial development, including the relocation of the existing "Printing Solutions" business currently operating in the Downtown Commercial (CCB) zoning district as well as other retail uses.

ADEQUACY OF INFRASTRUCTURE:

Vehicular access to the site will be provided from West San Antonio Street, as discussed. West San Antonio Street is also included in the Caldwell County bond-funded corridor study for future transportation improvements. In addition, an upcoming downtown redevelopment project may include a traffic study that could evaluate conditions along West San Antonio Street. A 4-inch public water line is located along West San Antonio Street. A newly installed 8-inch wastewater line is also present and runs through the west portion of the property. The existing 4-inch water line and 8-inch wastewater line are generally sufficient to serve neighborhood and community-scale commercial use permitted under CMB, subject to review at site plan and permitting stages.

POTENTIAL NEIGHBORHOOD IMPACT:

The subject property is located near a proposed downtown redevelopment project approximately 0.3 miles east of the site. This redevelopment area may be influenced by the proposed retail uses and other uses permitted by right under the requested zoning. However, given that the surrounding properties are primarily commercial in nature and that one of the primary objectives of the rezoning is to relocate the existing "Printing Solutions" business from downtown, the proposed development is expected to provide convenient services for residents and businesses. While the proposed multi-tenant development may generate additional traffic as future tenants occupy the site, the surrounding roadway network is anticipated to accommodate typical commercial traffic levels.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The proposed Commercial Medium Business (CMB) zoning classification is consistent with the "Mid-Density Infill" designation shown on the Future Land Use Map (Exhibit D). The Mid-Density Infill land use category envisions a mix of residential and nonresidential uses in a traditional neighborhood pattern that supports walkability and bicycle access to small-scale commercial uses. Additionally, the adopted 2024 Lockhart Comprehensive Plan, *Looking Forward*, identifies retail uses as appropriate within the Central District, in which the subject property is located.

ALTERNATIVE CLASSIFICATIONS: None

RESPONSE TO NOTIFICATION: None to date

STAFF RECOMMENDATION: Approval

EXHIBITS:

Exhibit A: Site location Map & Aerial View Map

Exhibit B: Land Survey

Exhibit C: Zoning Map

Exhibit D: Future Landuse and Thoroughfare Plans

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 Stich Interests LLC ADDRESS 113 E San Antonio St

DAY-TIME TELEPHONE 512-785-4331 Lockhart, TX

E-MAIL ron@pslockhart.com

OWNER NAME Ron Faustich / Holly Sparkman ADDRESS 121 Nueces St

DAY-TIME TELEPHONE 512 785-4331 Lockhart, TX

E-MAIL ron@pslockhart.com

PROPERTY

ADDRESS OR GENERAL LOCATION 519 W San Antonio St

LEGAL DESCRIPTION (IF PLATTED) Five Nineteen Addition Lot 2 Block B

SIZE 1.164 ACRE(S) LAND USE PLAN DESIGNATION part of 2 § 48

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

PROPOSED NEW USE, IF ANY Commercial multi tenant Building

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CLB

TO PROPOSED ZONING CLASSIFICATION CMB

REASON FOR REQUEST moving Printing Solutions, increase flexibility for future tenants

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.

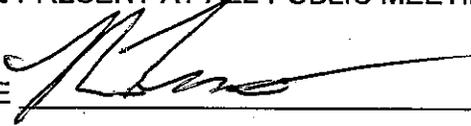
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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 \$ 424.60 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 2/3/26

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER R01433332

DATE SUBMITTED 2/3/2026

CASE NUMBER ZC - 26 - 01

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

PLANNING AND ZONING COMMISSION MEETING DATE 2/25/2026

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 3/17/2026

DECISION _____

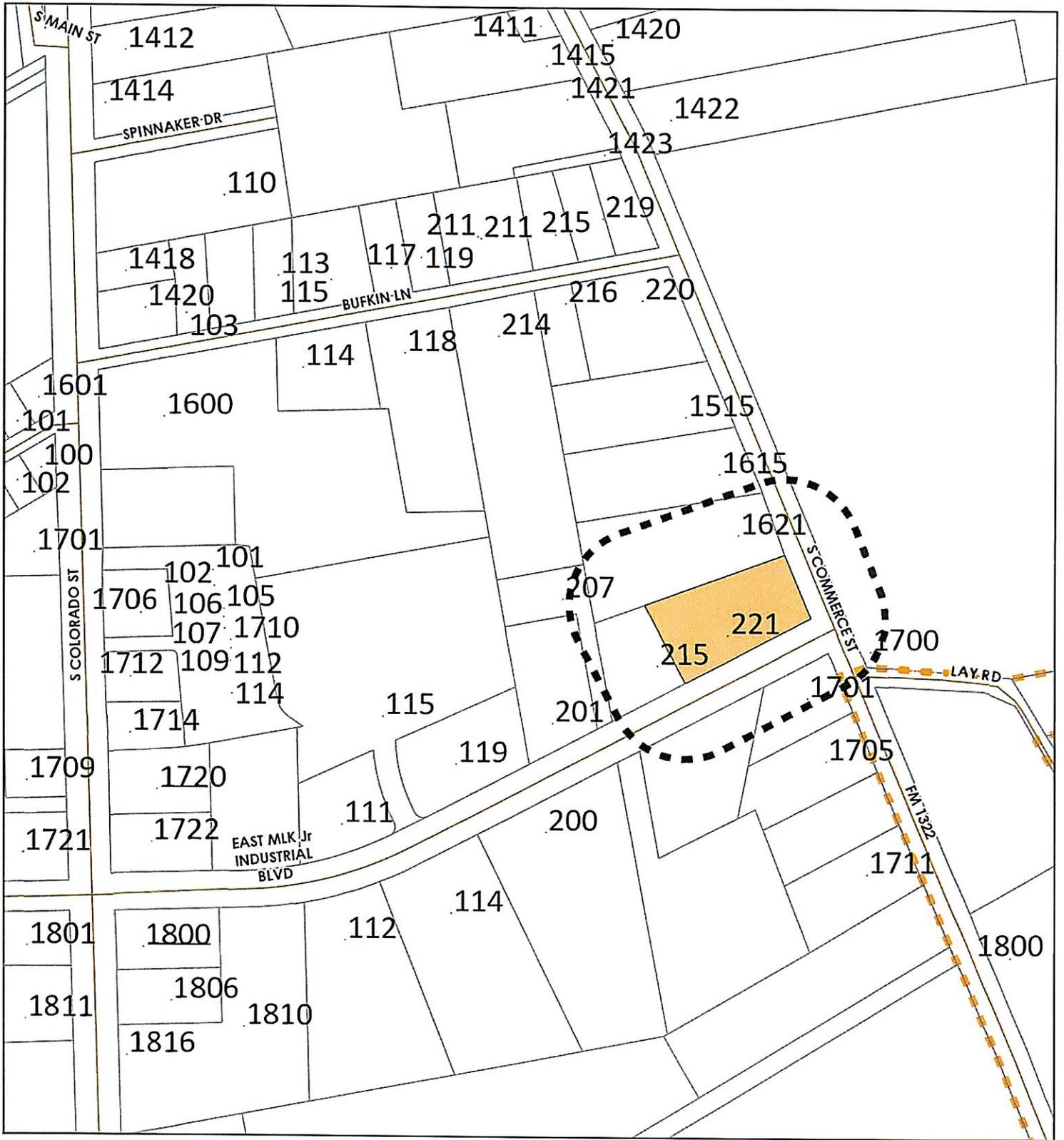


Exhibit A
ZC-26-02

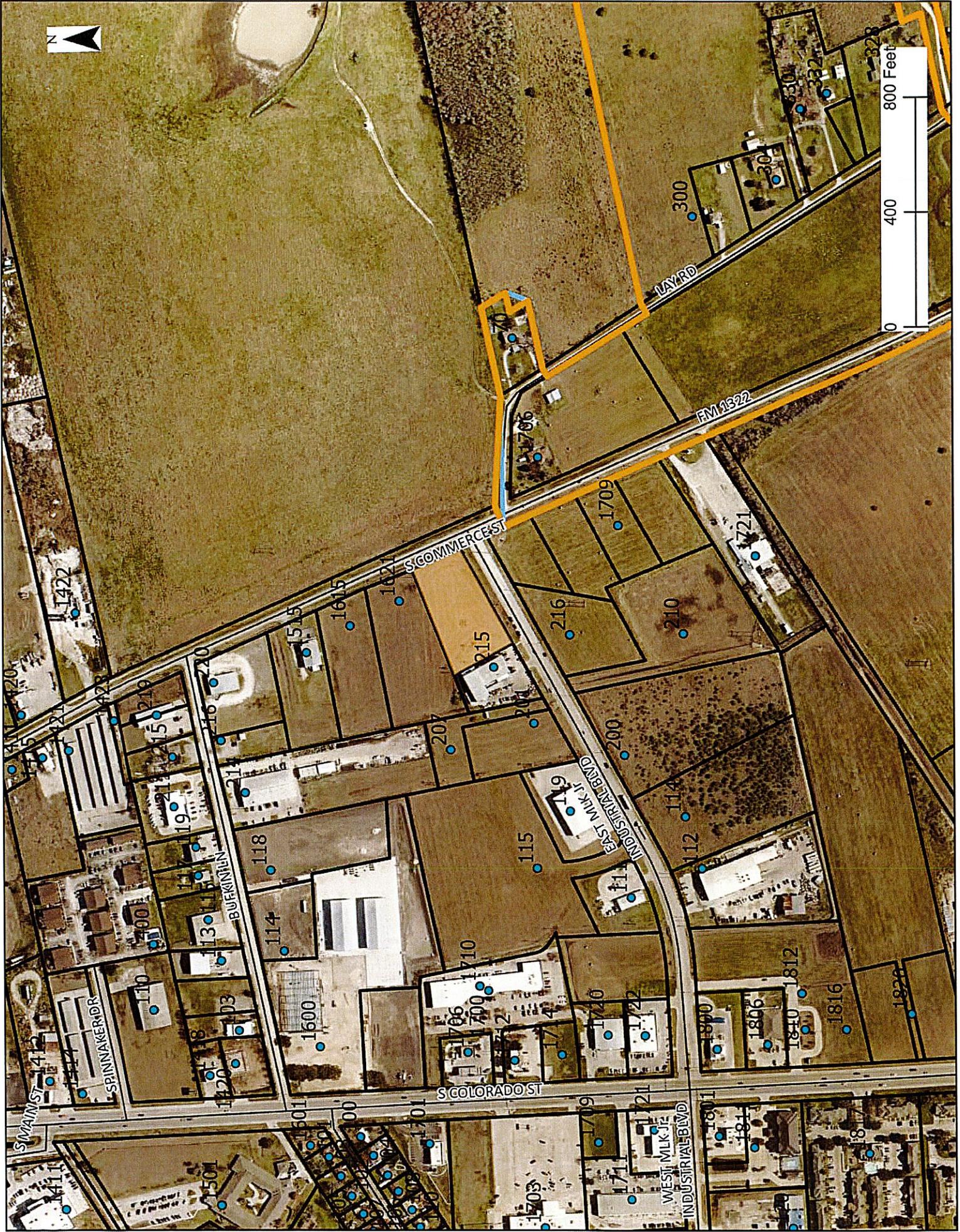
IL TO CHB

221 E MLK JR INDUSTRIAL BLVD



Scale 1" = 400'

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



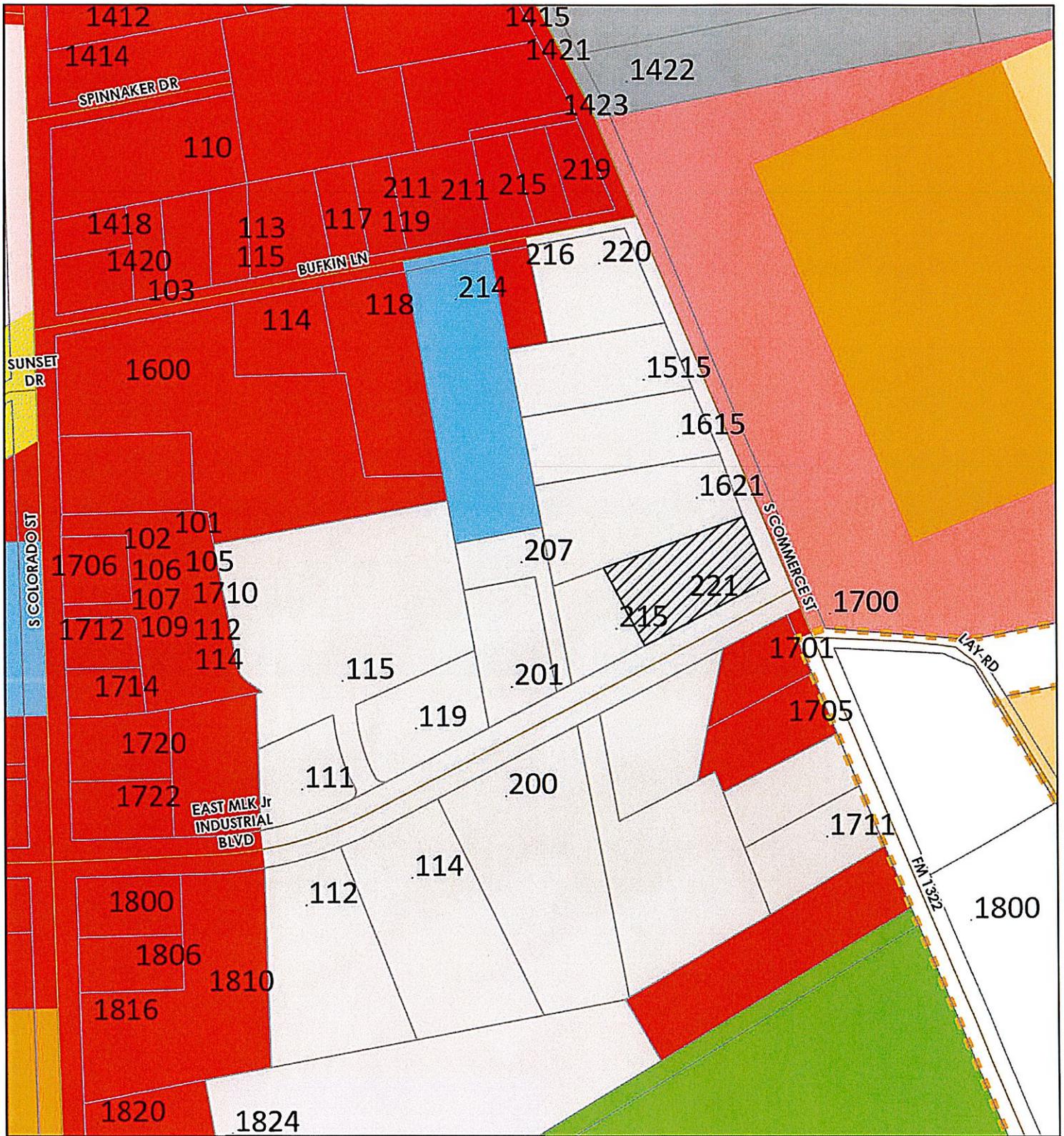


Exhibit C

ZC-26-02

IL TO CHB

221 E MLK JR INDUSTRIAL BLVD



ZONING

- AO
- CHB
- CLB
- CMB
- IH

- IL
- PI
- RHD
- RLD
- RMD

Scale 1" = 400'

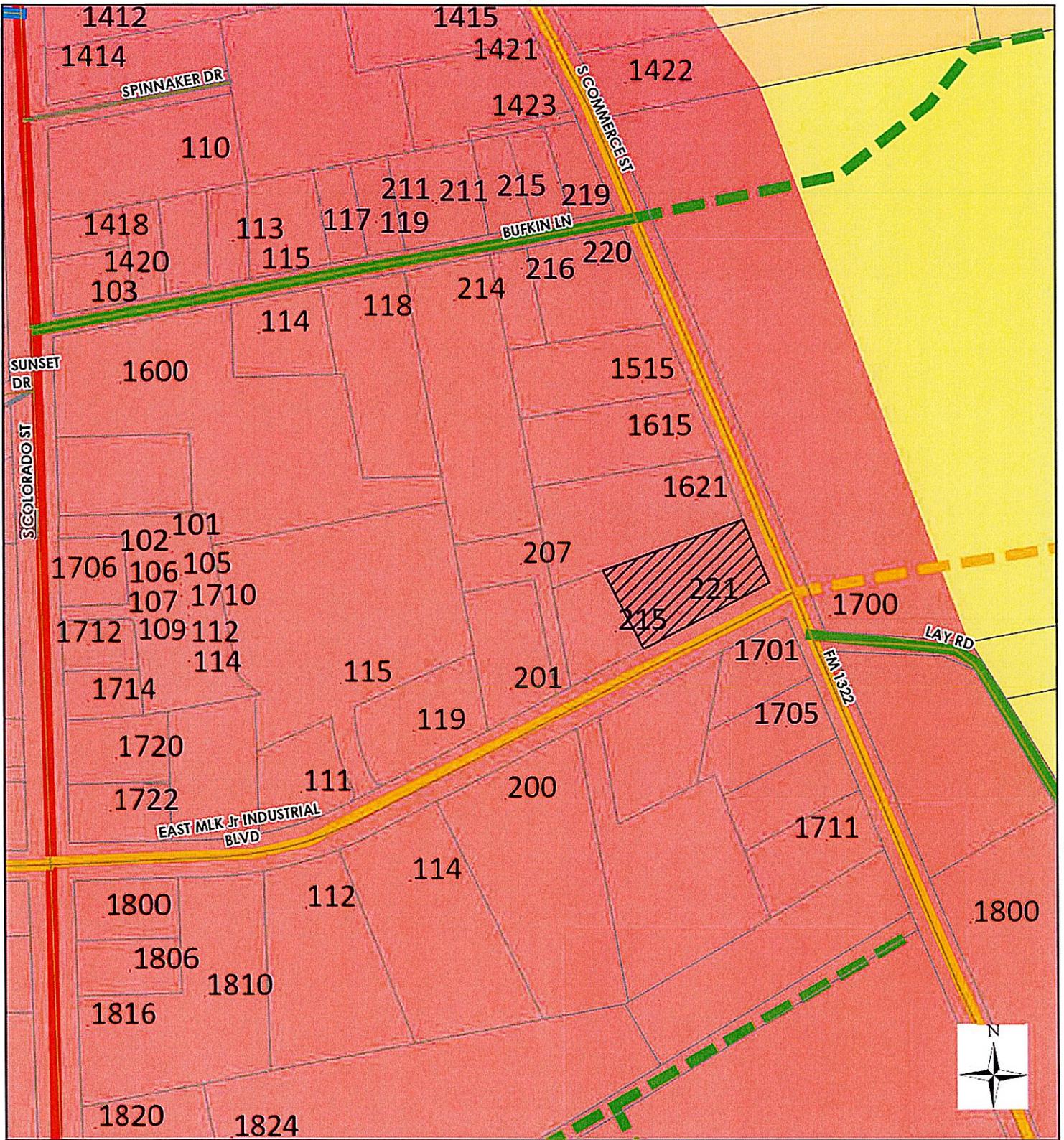


Exhibit D

FUTURE LAND USE & THOROUGHFARES

IL TO CHB

221 E MLK JR INDUSTRIAL BLVD

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 Collector
- Proposed Urban Downtown Local
- Proposed Mixed-use Street
- Proposed Local

Scale 1" = 400'

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Fatema Akter, Planner

CASE NUMBER: ZC-26-02

REPORT DATE: February 18, 2026

PLANNING AND ZONING COMMISSION HEARING DATE: February 25, 2026

CITY COUNCIL HEARING DATE: March 17, 2026

REQUESTED CHANGE: IL to CHB

STAFF RECOMMENDATION: **Approval, or recommendation of alternate classification**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Anthony Goode

OWNER: CSW LOCKHART LP

SITE LOCATION: 221 East MLK Jr. Industrial Blvd (Exhibit A)

LEGAL DESCRIPTION: Lockhart Industrial Park II, Block 1, Lot 4B, Re-subdivision 2

SIZE OF PROPERTY: 1.806 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: Local Corridor

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE:

The purpose of the zoning change is to allow development on the 1.806-acre property located at the northwest corner of East Martin Luther King Industrial Boulevard and South Commerce Street (FM 1322). The proposed rezoning is requested to permit retail uses that are not allowed under the site's current Industrial Light (IL) zoning classification. The site consists of vacant land containing one (1) food processing tank and a second partial food processing tank, as shown in Exhibit B, both of which appear to be associated with the adjoining property. No portion of the subject property is located within a designated floodplain according to the FEMA Flood Map.

AREA CHARACTERISTICS:

Surroundings of the property	Existing Use	Zoning (Exhibit C)	Future Land Use Plan (Adopted in Comprehensive plan 2024)
North	Vacant Land	IL	Local Corridor
East	Vacant Land	CMB	Local Corridor
South	Vacant land	CHB, IL	Local Corridor
West	Industrial	IL	Local Corridor

* Local Corridor: Primarily commercial and entertainment uses providing access to goods and services along major vehicular thoroughfares. Can be regional or local in scale. Regional Corridors serve regional retail such as big box stores while Local Corridors focus on neighborhood scale and serving businesses (Source: Comprehensive plan 2024).

TRANSITION OF ZONING DISTRICTS:

The subject property is located along portions of the East MLK and South Commerce corridors, where zoning is predominantly Industrial on the northwest and southwest sides of the site, with Commercial zoning on nearby properties on the other sides. The area south of the site across MLK Industrial Boulevard was rezoned to Commercial Heavy Business (CHB) in 2024; however, these properties have not yet developed. The primary intent of this rezoning was to permit higher-intensity retail uses, including gas stations, convenience stores, and general retail establishments.

ADEQUACY OF INFRASTRUCTURE:

Vehicular access will be from both East MLK and South Commerce Street as discussed. There are traffic intersection improvements planned at the intersection that are related to upcoming residential and mixed-use developments near that area. A 12-inch public water line is located along South Commerce Street, with a portion extending along East MLK Street. A 12-inch wastewater line is also present along East MLK Street and is adequate to serve the subject property.

POTENTIAL NEIGHBORHOOD IMPACT:

The subject property is in an area near potential upcoming residential and mixed-use developments approximately 1.1 miles south of the site, known as Seawillow. An existing residential development, Summerside, is also located nearby. In addition, a proposed single-family residential and commercial development east of FM 1322 was rezoned to multiple districts in 2024 but has never produced subdivision applications. This upcoming development could benefit from the proposed retail use. However, as noted earlier, the immediately adjacent southern property, which was rezoned for similar commercial uses, may also have future impacts if developed. As the proposed use includes a convenience store with gas canopy, it may increase traffic on nearby streets, and TxDOT may require a traffic-related review or study. One significant impact of the proposed rezoning is the reduction of industrially zoned land in Lockhart Industrial Park II. The City's Economic Development Corporation has expressed concern regarding loss of industrially zoned land in Industrial Park II and may produce a letter of opposition for the City Council meeting.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The proposed Commercial Heavy Business (CHB) zoning classification is consistent with the 'Local Corridor' designation shown on the Future Land Use Map (Exhibit D). The Local Corridor Land uses category visions commercial and entertainment use that provide access to goods and services along major vehicular thoroughfares. Additionally, the adopted 2024 Lockhart Comprehensive Plan, *Looking Forward*, identifies retail uses as appropriate within the Seawillow District, in which the subject property is located.

ALTERNATIVE CLASSIFICATIONS:

Leaving the property in its current Industrial Light (IL) zoning.

RESPONSE TO NOTIFICATION: None to date

STAFF RECOMMENDATION: Approval, *or recommendation of alternate classification.*

EXHIBITS:

Exhibit A: Site location Map & Aerial View Map

Exhibit B: Land Survey

Exhibit C: Zoning Map

Exhibit D: Future Landuse and Thoroughfare Plans

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 Anthony Goode
DAY-TIME TELEPHONE 972.822.1682
E-MAIL anthony@goodefaitheng.com

ADDRESS 1620 LA JAITA DR
STE 300
CEDAR PARK, TX 78613

OWNER NAME CSW LOCKHART LP
DAY-TIME TELEPHONE 512-861-3550
E-MAIL khunter@cswdevelopment.com

ADDRESS 1703 W 5TH ST
STE 850
AUSTIN, TX 78703

PROPERTY

221 E. MLK Jr Industrial Blvd

ADDRESS OR GENERAL LOCATION NW corner of S Commerce St and E MLK Jr. Industrial Blvd, Lockhart TX 78644
LEGAL DESCRIPTION (IF PLATTED) LOCKHART INDUSTRIAL PARK II, BLOCK 1, LOT 4B, RESUB 2, ACRES 1.806
SIZE 1.806 ACRE(S) LAND USE PLAN DESIGNATION Agricultural / Open Space
EXISTING USE OF LAND AND/OR BUILDING(S) Vacant Land
PROPOSED NEW USE, IF ANY Convenience Store with gas canopy

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION IL - Industrial Light
TO PROPOSED ZONING CLASSIFICATION CHB - Commercial Heavy Business
REASON FOR REQUEST The applicant seeks to develop the property for a use not allowed in the Industrial Light zoning district. The CHB zoning designation better suits the applicants proposed use.

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 \$ 520.90 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 01/15/2026

OFFICE USE ONLY

ACCEPTED BY Fatema Akter RECEIPT NUMBER R014 33382

DATE SUBMITTED 02/03/2026 CASE NUMBER ZC - 26 - 02

DATE NOTICES MAILED _____ DATE NOTICE PUBLISHED _____

PLANNING AND ZONING COMMISSION MEETING DATE 02/25/2026

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 03/17/2026

DECISION _____



February 3, 2026

Development Services Department
City of Lockhart
308 W. San Antonio
Lockhart, TX 78644

RE: Letter of Owner Authorization

To Whom It May Concern,

I Kevin Hunter, on behalf of CSW Lockhart LP, Owner of the property at the NW corner of S Commerce St and E MLK Jr Industrial Blvd in Lockhart, TX with the legal description of

LOCKHART INDUSTRIAL PARK II, BLOCK 1, LOT 4B, RESUB #2, ACRES 1.806

do hereby grant Anthony Goode of Goode Faith Engineering LLC the authority to submit zoning applications on behalf of CSW Lockhart LP for development related to the aforementioned property.

Please feel free to contact me with questions regarding this request.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'K' followed by a horizontal line and a small flourish.

Kevin Hunter
Manager of CSW Manager, LLC, the GP of
CSW Lockhart LP
khunter@cswdevelopment.com

TO: Planning and Zoning Commission

FROM: David Fowler, AICP, Planning Director

SUBJECT: Proposed text amendment relating to Entrance Corridor Overlay

DATE: February 18, 2026

Following presentations to the Planning and Zoning Commission and City Council in January 2026, the first of the planned city code amendments would establish an Entrance Corridor Overlay District under Chapter 64 (Zoning). Visual quality is an important consideration for tourism and economic development, and as the Barbecue Capital of Texas, Lockhart attracts visitors year-round. Many surrounding communities have established strong entrance corridor standards along major highways that create a welcoming sense of arrival, while limiting undesirable land uses and visual clutter. To achieve improved visual appearance along these corridors without imposing unnecessary regulations citywide, the proposed Entrance Corridor Overlay District would create higher land use and design standards only along key gateways into the city, including the northern corridors along SH 183 and SH 130, the southwest approach near SH 130, and selected segments of FM 20.

The proposed text amendment includes enhanced development standards affecting multifamily and non-commercial development covering the following aspects: Land use, building height, setbacks, building design, parking design and location, sidewalks, signage, and lighting. Combined with the base zoning requirements, the overlay should improve the appearance of these important entrances to Lockhart while also keeping less desirable land uses from negatively affecting the perception of the community as one enters.

The proposed text amendment does not have the effect of applying the Entrance Corridor Overlay District to any particular parcels of land. A separate zoning change action will be required, including mailed notification to all affected property owners as well as those within 200 feet.

Entrance Corridor Overlay District (ECOD)

Chapter 64- ZONING

Article VII: Zoning Districts and Standards

Sec. 64-196. - Establishment of zoning districts.

(q) Entrance Corridor Overlay District (ECOD). The intent of this district is to ensure high-quality, consistent development along key city entrances and create a welcoming sense of arrival into Lockhart. Overlay Zoning is an additional layer of zoning regulations augmenting base zoning to protect and enhance the entirety and uniqueness of the City of Lockhart.

The Entrance Corridor Overlay District (ECOD) applies to commercial, industrial, and multifamily developments within designated entrance corridors shown on the City of Lockhart official zoning map. All new development, redevelopment, and major site modifications within the ECOD must comply with both the underlying zoning standards and the additional overlay requirements. In the event of a conflict between the standards of the underlying zoning district and the provisions of this overlay district, the more restrictive or applicable overlay standards shall apply.

Exemptions

Existing structures are not subject to ECOD requirements unless redevelopment, site modifications, or zoning changes to commercial, industrial and multifamily use are proposed within the district.

(1) Land use standards. In addition to the base land use standards in each district, the following restrictions apply:

- a. The following uses are prohibited in all zoning districts within the overlay district:
 1. Recreational Vehicle (RV) Parks.
 2. High-impact wireless communication towers.
 3. Sexually oriented businesses.

4. Truck stops or travel plazas.
5. Outdoor vehicle storage.
6. Feed stores
7. Food processing plants.
8. Manufactured home sales.
9. Fabrication or limited manufacturing uses.
10. Lumber and building material sales.
11. Welding or machine shops.
12. Heavy equipment or shipping container sales.
13. Wireless antennas

b. The following uses require a specific use permit within the corridor:

1. Auto repair garages.
2. Auto sales or auctions.
3. Warehousing.
4. Gas stations or convenience stores.
5. Auto parts stores.
6. Self-storage facilities.

(2) Building Height.

a. Building height within the Entrance Corridor Overlay District (ECOD) shall not exceed three (3) stories or 35 feet for multifamily buildings. All nonresidential buildings are limited to 35 feet in height within 100 feet of the corridor street.

(3) Building Setbacks.

- a. Front setback: 50 feet for all properties with frontage on corridor streets
- b. A minimum interior side yard setback of ten (10) feet shall be required.
- c. In mixed-use developments, building separation shall be provided in proportion to building height as follows:

1. A minimum of ten (10) feet between buildings or structures when both are two (2) stories or less in height.
2. A minimum of fifteen (15) feet between buildings or structures when one (1) of the buildings or structures exceeds two (2) stories in height; and
3. A minimum of twenty (20) feet between buildings or structures when one (1) or more of the buildings or structures exceeds four (4) stories in height.

(4) Building Orientation.

- a. Buildings on the corridor must have front entrances facing the primary corridor street. No blank walls or backs of buildings may be visible from the corridor.
- b. Primary Entrance design shall be proportional to the building's overall height, scale, and form, and consistent with the architectural style of the structure.
- c. At least one primary building entrance shall open directly onto a connecting walkway that provides pedestrian frontage and safe, convenient access from public sidewalks, shared pathways, or internal pedestrian routes.

(5) Parking Standards.

a. Location of Parking:

Parking areas shall be limited to one aisle-loaded double row of parking spaces located between corridor streets and the front of a building. All remaining parking spaces shall be located to the side or rear of the primary building, behind the front facade line, to minimize visual impact from the corridor.

b. Covered Parking:

All covered or structured parking shall be located behind the primary building or building entrance and shall not be visible from any designated highway corridor or public street within the ECOD.

(6) Landscaping.

- a. Landscaping Buffer Requirement: A minimum fifteen feet (15-ft) landscaping buffer shall be provided along all corridor street frontages within the ECOD, located between the sidewalk and any other developed area. This area shall include native species trees at maximum 40-foot spacing, native grasses, shrubs, flowers, and other plant materials that contribute to a visually appealing streetscape. No parking areas, loading areas, or accessory structures shall be permitted within the required landscaping buffer, except for approved signage.
- b. Landscaping Bonus Feature Requirements:
Landscaping within the Entrance Corridor Overlay District (ECOD) shall include landscaping that meets the requirements of 64-203 (6) l., m., and n.
- c. Trees greater than eight (8) inches in caliper within the list of protected species, the in Chapter 60, Article II, shall be preserved. No trees meeting these requirements, other than dead, dangerous, or diseased trees, shall be removed from any lot except through submission to City Council as detailed in Section 60-27

(7) Design Standards.

- a. Building Color and Appearance:
Building colors shall be selected to convey a solid and durable appearance. High-quality, muted shades of greens, blues, tans, and other earth-toned finishes shall be used to maintain visual harmony along the corridor. Bright colors shall be limited to accent elements only and shall not exceed twenty percent (20%) of the total exterior building façade area.
- b. Garage Bays and Service Areas:
Garage bays, loading docks, or service entrances shall not be visible from any public roadway or designated corridor. Such features shall be located at the side or rear of buildings and screened with landscaping or architectural walls.
- c. Four-Sided Architectural Design:

All buildings shall incorporate a four-sided architectural treatment with consistent design elements, materials, and colors on all facades. Each wall visible from the corridor streets shall include windows and other architectural relief elements to avoid blank facades.

d. Architectural Emphasis:

Building designs shall emphasize architectural articulation, including variation in wall planes, rooflines, and materials and patterns to enhance visual interest and reduce the appearance of mass.

e. Roof Design:

Rooflines shall incorporate a variety of architectural features appropriate to the scale of the structure, such as parapets, gables, dormers, cornices, overhangs, or variations in roof pitch. Larger buildings over 20,000 square feet must include five (5) or more distinct roofline elements to create visual interest and reduce perceived mass.

f. Other Architectural regulations:

1. Building façades facing entrance corridors shall provide visible and clearly defined customer entrances. Each required entrance shall incorporate a minimum of three (3) of the following architectural elements: canopies or porticos; overhangs; recesses or projections; arcades; raised cornice parapets over entrance doors; distinctive roof forms; arches; outdoor patios or plazas; display windows; or integral planters.
2. Roof materials shall not consist of any reflective surfaces.
3. All exterior building materials and finishes visible from a public street shall be of high quality, non-reflective, and compatible with the surrounding development and corridor character, as determined during site plan review.
4. Steel roll-down doors or curtains shall not be visible from the public street.
5. Metal or temporary awnings, are not permitted within the district.

6. Dumpsters shall not be visible from the public street, shall not be placed in the 50-foot front setback, and shall be fenced or screened so as not to be visible from any adjoining residential district.
7. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.

(8) Signage.

a. General Sign Standards for ECOD:

1. Monument signs shall be permitted within the ECOD.
2. Electrical or internally illuminated signs or illumination that are not static, roof signs, and portable signs are prohibited.
3. Wall-mounted signs shall be integrated into the architectural design of the building facade and shall not project above the roofline.
4. For all lots (1) freestanding on-premises monument sign shall be permitted per street frontage, provided that such sign does not exceed twelve (12) feet in height and forty-eight (48) square feet per sign face.
5. Where two freestanding signs are permitted on adjacent lots, a minimum separation of fifty (50) feet shall be maintained between signs.
6. Off-premises signs and billboards are prohibited.
7. Signs shall use a minimal number of colors. Bright or highly saturated colors shall be permitted only as accent elements and shall not exceed twenty percent (20%) of the total sign area.
8. Sign lighting shall be designed to provide adequate illumination for the corridor while minimizing light pollution, glare, and light spillover onto adjacent properties and the night sky.

(9) Sidewalks.

- a. Sidewalks shall be constructed along all public street frontages within the ECOD. The minimum sidewalk width shall be eight (8) feet, exclusive of the curb.

- b. Sidewalks shall be separated from the corridor roadways by a minimum 3-foot-wide strip planted with either turf grass or native grasses.
- c. Maintenance of sidewalks and ornamental elements shall be the responsibility of the property owner or developer, subject to City inspection and approval.
- d. Sidewalks and pedestrian walkways should incorporate curvilinear or meandering alignments where feasible to enhance visual interest, preserve existing trees, and improve the aesthetic quality of the corridor.

(10) Fences.

- a. Front yard fences shall be limited to decorative split rail wooden fences, or wrought iron-style fences
- b. Chain link and wood fences shall not be visible from corridor streets.
- c. Fences are not allowed in visibility triangle.

(11) Lighting Standards.

- a. All exterior lighting shall be designed as pedestrian-scale, downward-directed, and shielded to prevent glare, light spillover, or skyglow.
- b. Lighting fixtures shall complement the architectural style of adjacent development and maintain consistency throughout the corridor.
- c. All light poles, fixtures, and brackets shall be of decorative or ornamental design, using a black, bronze, or dark neutral finish consistent with corridor character.
- d. Lighting poles shall not exceed 16 feet in height within pedestrian areas and 20 feet in parking or roadway areas within ECOD.
- e. Landscape and accent lighting may be used to highlight trees, public art, or key features, provided fixtures are low-mounted and fully shielded.
- f. Pedestrian-scale lighting shall be spaced no more than three times the height of each pedestrian lighting pole sidewalks or pedestrian paths.