

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, March 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 25, 2026, meeting.
4. PP-23-03. Consider a request by Austin Davis of Lockhart 1322, LLC for approval of a **second 6-month extension of the Preliminary Plat approval period** (PP-23-03) for Lay Ranch Subdivision, consisting of 92.52 acres in the James George Survey, Abstract Number 9, zoned RMD (Residential Medium Density), and located at 200 Lay Rd. and 370 Lay Rd.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 8:30 a.m. on the 18th day of March, 2026.

**City of Lockhart
Planning and Zoning Commission
February 25, 2026**

MINUTES

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

Members Absent: None.

Staff Present: David Fowler, Betzy Torres, Fatema Akter

Visitors/Citizens Addressing the Commission: Ronald Faulstich, Anthony Goode, Miles Muller

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 February 11, 2026, meeting.

Mr. Fowler shared a copy of an email with a request to rephrase the statements made by the requestor, and to have his address removed. Chairman Ruiz and commissioners discussed; since the minutes have already been posted with the agenda and it is procedure that we ask for all the speakers addresses for our records, all the commissioners agreed there is no need to change it.

Commissioner Lingvai moved to approve February 11, 2026, minutes with no changes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

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 ADON, Block 1, Lot 1, located at 519 W San Antonio Street.

Mrs. Akter presented the staff report, which included case maps and photos of the subject property. The proposed zoning change would change a 1.164-acre vacant property at 519 West San Antonio Street in Lockhart from Commercial Light Business (CLB) to Commercial Medium Business (CMB) to permit a multi-tenant retail development. The site, which previously contained a residential structure, is surrounded by a mix of commercial and residential uses and is located near downtown and City Hall. Infrastructure, including water and wastewater lines, is adequate to support the proposed commercial use. While some additional traffic is expected, the roadway network should handle typical commercial volumes. The request aligns with the city's comprehensive plan and the Mid-Density Infill designation, supporting small-scale retail within a walkable, mixed-use area. Mrs. Akter stated she received two letters in support and none in opposition of ZC-26-01.

Chairman Ruiz asked the applicant to come forward.

Property owner Ronald Faulstich of 121 Nueces St. Lockhart, TX came forward and stated he wants to move his current business located on the square due to loss of business. Customers and suppliers have a hard time finding close parking spaces due to the current location. He would also have two available retail spots.

Chairman Ruiz opened the public hearing to the public and asked if anyone is here in support or against.

Winn Smith, of 3901 Turkey Creek Austin, TX, spoke in support of the applicant, stating he is a good business owner and daily cleans the square. He stated he believed Mr. Faulstich will take care of the property and the neighborhood.

Chairman Ruiz closed the public hearing and asked for the staff recommendation. Mrs. Akter stated that staff recommended approval.

Commissioner Oliva moved to recommend approval of ZC-26-01. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

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.

Mrs. Akter presented the staff report, which included case maps and photos of the subject property. The requested zoning change would rezone a 1.806-acre vacant property at the northwest corner of East Martin Luther King Industrial Boulevard and South Commerce Street (FM 1322) in Lockhart from Industrial Light (IL) to Commercial Heavy Business (CHB) to allow retail uses, including a potential convenience store with gas pumps. The site is surrounded by a mix of industrial and commercial zoning, with nearby properties recently rezoned for similar commercial development. Water, wastewater, and roadway infrastructure are adequate, with planned intersection improvements in the area. While the project could support nearby and future residential growth, it may increase traffic and would reduce the amount of industrially zoned land in Lockhart Industrial Park II, raising concerns from the City's Economic Development Corporation. The request is consistent with the city's comprehensive plan, including the Local Corridor designation. Staff did not receive any letters in support or opposition.

Chairman Ruiz asked if the Economic Development reviewed this industrial zoning or provide a letter of concern. Mrs. Akter said no they did not, it was only internal communication made to the planning team.

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

Engineer Anthony Goode, of 1512 Foster Lane Cedar Park, TX, came forward. He stated that it would be difficult with the current zoning of Light Industrial to develop the property due to the overhead electrical easement.

Commissioner Arnic asked if the applicant had spoken to LCRA. Mr. Goode said they have but they have not heard back but are aware of the easement which would restrict structures under the powerlines.

Chairman Ruiz opened the public hearing and asked if anyone was here in support or against.

Mr. Miles Muller, of 8885 FM 621, Martindale, TX. Came forward. He stated he opposes the zoning change request. He owns two lots next to this property, to the north. He is concerned about parking and traffic and does not feel a gas station would be a good use there with the power lines overhead. He would like to see the property remain Light Industrial.

Chairman Ruiz closed the public hearing and asked the Staff recommendation. Mrs. Akter stated that Staff recommends approval or recommendation of the alternate classification, which is the property remaining in IL zoning.

Commissioner Oliva stated he hopes they do build soon as they stated because they have approved many projects in the park, but not many have developed. Commissioner Lingvai added that this has been zoned IL for over 15 years and feels this is the perfect spot for a convenience store with the new residential homes coming to this area soon. Commissioner McBride also shared this location for a gas station is fitting, rather than a new store being closer to the new school.

Commissioner Oliva moved to recommend approval of ZC-26-02 to move to City Council. Commissioner Arnic seconded, and the motion passed with a vote of 6-1 with Chairman Ruiz against.

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).

Mr. Fowler shared the proposed amendment to Chapter 64 of the zoning code that would create an Entrance Corridor Overlay District (ECOD) in Lockhart to enhance the visual quality of key gateways into the city. The overlay would apply stricter land use and design standards along major corridors, including SH 183, SH 130, and portions of FM 20, to promote attractive, high-quality development while limiting undesirable uses and visual clutter.

The ECOD would prohibit certain uses (such as RV parks, truck stops, and heavy industrial activities), require special permits for others (like gas stations and auto-related businesses), and establish standards for building height, setbacks, orientation, parking placement, landscaping, architecture, signage, sidewalks, fencing, and lighting. The overlay would apply only to designated corridor areas and would require a separate zoning action before affecting specific properties. Overall, the goal is to create a welcoming sense of arrival and support tourism and economic development without imposing citywide regulations.

Commissioner McBride shared he would want the special permit categories to be more restrictive and remove the auto repair garages and warehouses.

Commissioner Oliva asked what kind of material was the subject to the restriction on reflective roof materials? Mr. Fowler stated they would have to get more details on the wording for that.

Mr. Fowler stated that the text amendment was advertised in the Lockhart Post-Register; no public feedback had been received. This amendment will be on the City Council agenda March 17th.

Commissioner Lingvai moved to recommend approval of ZC-26-02 with modification of the prohibited uses to move to City Council. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

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

Mr. Fowler stated that the next regularly scheduled meeting is March 11th, but no that items are confirmed for the agenda.

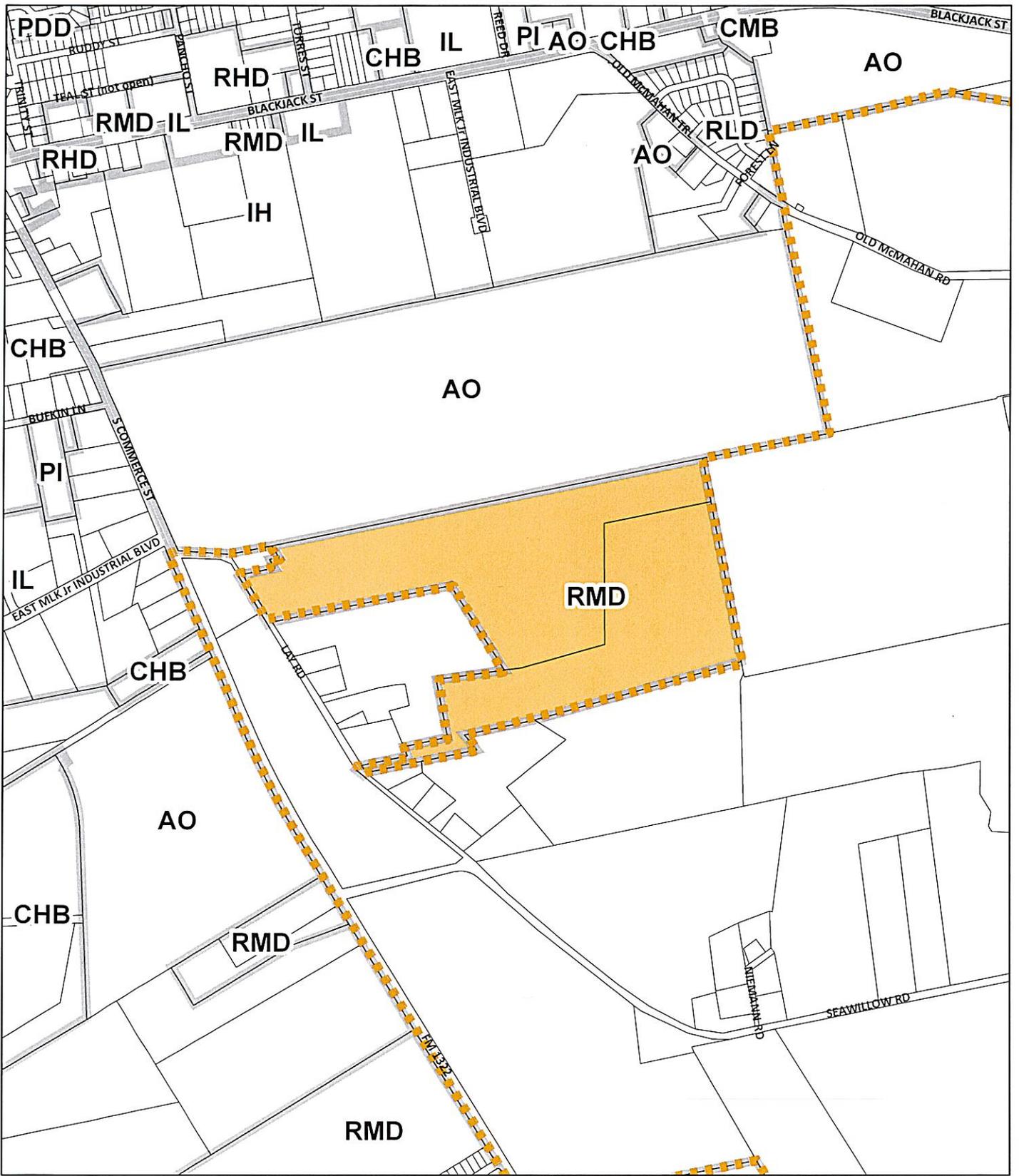
8. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 8:02 p.m.

Approved: _____
(date)

Betzy Torres, Recording Secretary

Philip Ruiz, Chair



PP-23-03

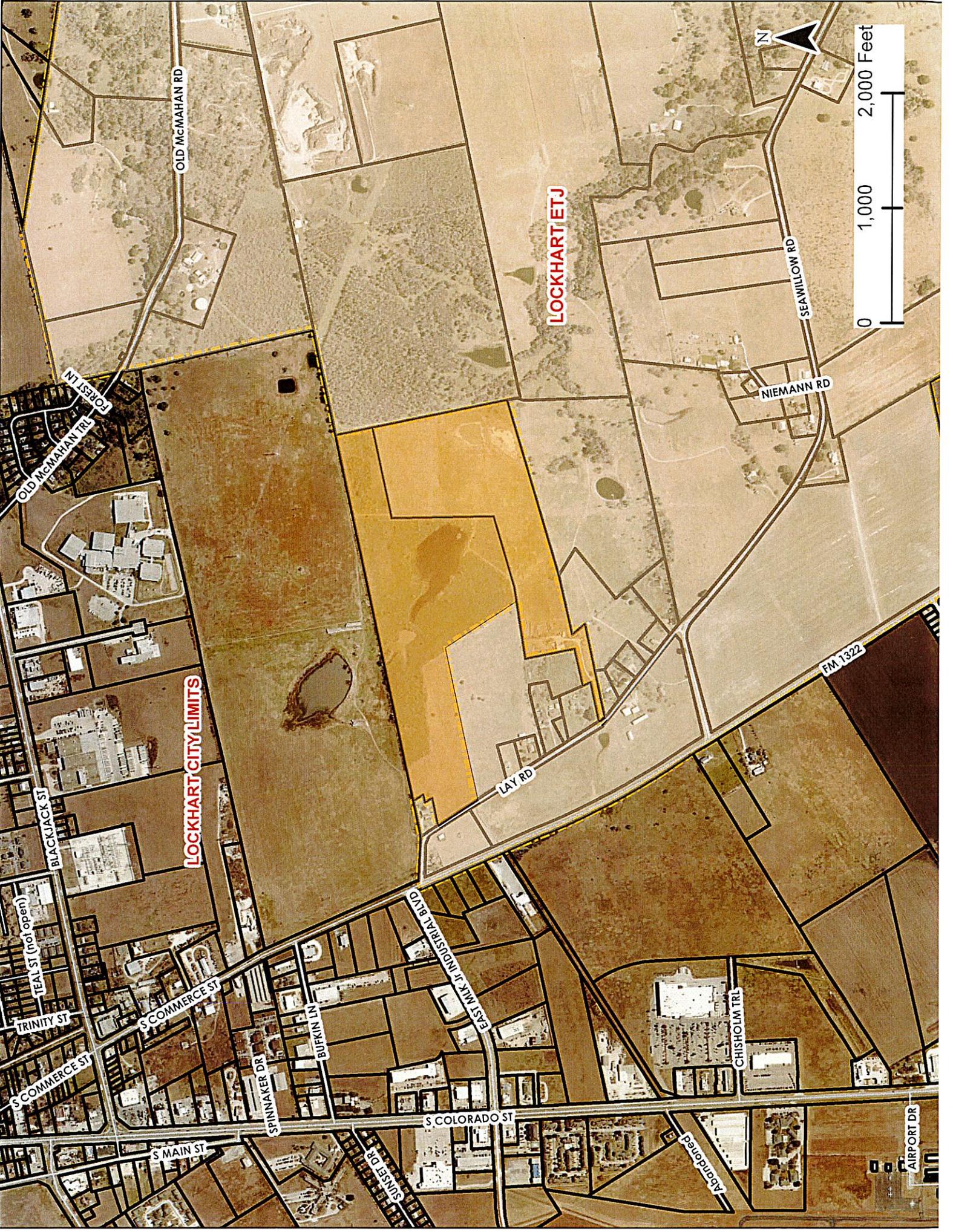
200 & 370 LAY RD

LOCKHART 92 SUBDIVISION



-  SUBJECT PROPERTY
-  ZONING DISTRICT
-  CITY LIMITS

scale 1" = 1,000'



LOCKHART ETJ

LOCKHART CITY LIMITS

OLD McMAHAN RD

SEAWILLOW RD

NIEMANN RD

FM 1322

LAY RD

AIRPORT DR

CHISHOLM TRL

S COLORADO ST

S COMMERCE ST

S MAIN ST

SPINNAKER DR

BUKIN LN

EAST WALK INDUSTRIAL TRAIL

TRINITY ST

S COMMERCE ST

BLACKJACK ST

OLD McMAHAN TRL

FOREST LN

SUNSET DR

Appointed

TO: Planning and Zoning Commission
FROM: Kevin Waller, Senior Planner *KW*
SUBJECT: Agenda Item 4
DATE: March 17, 2026

Agenda Item 4: Consider a request by Austin Davis of Lockhart 1322, LLC for approval of a second 6-month extension of the Preliminary Plat approval period (PP-23-03) for Lay Ranch Subdivision, consisting of 92.52 acres in the James George Survey, Abstract Number 9, zoned RMD (Residential Medium Density), and located at 200 Lay Rd. and 370 Lay Rd.

The Lay Ranch Subdivision Preliminary Plat and Subdivision Development Plan was approved by the Commission on August 28, 2024 (Case File # PP-23-03). A 6-month extension of the original one-year Preliminary Plat approval period was subsequently approved by the Commission on August 27, 2025. The applicant now proposes to extend the initial extension approval period by an additional 6 months, in accordance with Section 52-33(i) of the Subdivision Regulations, and explains that additional time is needed due to the recent selection of a PID attorney, which will help to guide both the development plans and the economics of the project. Please refer to the attached extension request letter submitted via email, as well as a letter from Development Planning & Financing Group (DPFG), the selected attorney for the project. The current extension request was submitted on February 26, 2026, one day prior to the expiration of the initial extension approval period on February 27, 2026. According to Section 52-33(i), the Commission must consider any extensions of the approval period. Approval of a second extension would allow the plat to remain valid until August 27, 2026. If the second extension is approved and the Final Plat for the first proposed phase is not submitted by the August 27 date, a new Preliminary Plat application must be submitted for consideration by the Commission, as no more than two 6-month extensions are allowed.

Kevin Waller

From: Austin Davis <austind.realty@gmail.com>
Sent: Thursday, February 26, 2026 1:13 PM
To: Kevin Waller; Brian Williams
Cc: info@4wardls.com; Nick Marino
Subject: Re: Lay Ranch Subdivision Preliminary Plat
Attachments: DPFPG Letter to City.pdf

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Good Afternoon Kevin,

We would like to formally request a 6 month extension on the final plat application for Phase 1 of Lay Ranch. We have been in the process of selecting the PID attorney with the best fit and have successfully retained DPFPG to lead the way. We are in the process of evaluating the PID now. We expect to submit a PID application in the next 30-45 days to the City of Lockhart for both Lay Ranch and the Riddle Tract together. Please see attached letter directly from DPFPG confirming we have retained them and started to process. It took us some time to figure out the best fit for an attorney and to get the partners on both the Riddle Tract and Lay Ranch on the same page. We are looking forward to going through the PID process with the City!

Best Regards,

Austin Davis
Broker/Owner
Home and Land Equity
817-823-9359



"The leader in selling acreage properties"

We help acreage home sellers maximize equity, even an additional 6 figures through a proven proprietary assessment process!

On Mon, Feb 23, 2026 at 9:38 AM Kevin Waller <kwaller@lockhart-tx.org> wrote:

Good morning Austin:

I'm just checking back on the Lay Ranch preliminary plat approval, and whether a final plat application for Phase 1 will be submitted by this Friday's deadline. If not, a second, 6-month extension may be requested no later than this Friday, with a detailed explanation given for the request. As with the initial extension approval, the Commission would consider the second extension.

Please let me know your intentions. Thanks!

Kevin

From: Kevin Waller
Sent: Friday, February 20, 2026 11:55 AM
To: 'Austin Davis' <austind.realty@gmail.com>
Cc: 'info@4wards.com' <info@4wards.com>; 'Nick Marino' <nmarino@grayengineeringinc.com>; 'Brian Williams' <bwilliams@grayengineeringinc.com>
Subject: RE: Lay Ranch Subdivision Preliminary Plat

Good morning Austin:

I just wanted to send a reminder of the below, and to see if you were planning to submit the final plat application for the first phase by the February 27 deadline.

Have a great weekend!

Kevin

From: Kevin Waller
Sent: Tuesday, January 27, 2026 8:44 AM
To: Austin Davis <austind.realty@gmail.com>
Cc: 'info@4wards.com' <info@4wards.com>; 'Nick Marino' <nmarino@grayengineeringinc.com>; 'Brian Williams' <bwilliams@grayengineeringinc.com>
Subject: Lay Ranch Subdivision Preliminary Plat

Good morning Austin:

I'm writing to inform you that the deadline to submit the Final Plat application for the first phase of Lay Ranch Subdivision is **February 27, 2026**.

Please let me know if you have any questions. Thank you!

Sincerely,

Kevin Waller

City of Lockhart Development Services



February 26, 2026

To the City of Lockhart:

DPFG has been retained by Mr. Austin Davis on behalf of Lockhart1322 LLC and Lockhart178 LLC (“1322 and 178”) to assist in his evaluation of potential financing options for the development of the two parcels totaling 270.5 acres.

Based on the preliminary work undertaken, DPFPG has recommended 1322 and 178 that it request from the City of Lockhart (“the City”) the creation and implementation of a Public Improvement District to assist in the funding for qualified public infrastructure costs.

The utilization of a PID will have significant impacts on both the development plans for the development and the economics of the project. As DPFPG continues to refine its analyses, it is expected that 1322 and 178, together with DPFPG and other members of the project team, will be initiating discussions with the City in the near term to discuss the terms of the proposed PID and the timing of its implementation.

Given the typical time frame for this process and the terms of the existing plat for the initial portion of the development, 1322 and 178 is seeking the support of the City in extending the term of the existing plat for a minimum of six months.

If there are any questions or if we can be of any additional assistance, please do not hesitate to reach out to me either at rick.rosenberg@dpg.com or via phone at 512.567.8598.

Sincerely,

J. Richard Rosenberg
Managing Principal

cc: Austin Davis
Vanessa Stowe, DPFPG
Ana Cantu, DPFPG

August 29, 2025

Austin Davis
Lockhart 1322, LLC
2899 Cedar Hollow Rd.
Georgetown, TX 78628

Dear Mr. Davis:

On August 27, 2025, the Planning and Zoning Commission approved the requested 6-month extension of the Preliminary Plat approval period (PP-23-03) for Lay Ranch Subdivision, in accordance with Subdivision Regulations Section 52-33(i), consisting of 92.52 acres and located at 200 Lay Rd. and 370 Lay Rd. The approval period will remain effective until **February 27, 2026**, which is the new deadline by which to submit a Final Plat for the first planned phase for consideration.

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

Sincerely,



Kevin Waller
Senior Planner

Cc: Nick Marino, P.E., Gray Engineering, Inc.
Brian Williams, P.E., Gray Engineering, Inc.
Jason Ward, P.L.S., 4Ward Land Surveying, LLC
David Fowler, Planning Director
Christine Banda, Planning/GIS Technician