

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, April 22, 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. Hold election for Vice-Chair.
4. Consider the Minutes of the March 25, 2026, meeting.
5. Hold a PUBLIC HEARING and consider a proposed **Zoning Text Amendment** amending Chapter 64, “Zoning” of the Lockhart Code of Ordinances as follows:
Amending Article VII, “Zoning Districts and Standards,” Section 64-203, “Nonresidential Appearance Standards,” by reducing the number of required bonus features by one (1) under Subsection (6) “Bonus Features”; adding a new Subsection (7) titled “Nonresidential Landscaping Plan Required,” consisting of new texts; and renumbering the subsequent subsections accordingly; and, in connection therewith, amending Section 64-196, “Establishment of Zoning Districts,” Subsection (q) “Entrance Corridor Overlay District (ECOD),” and Subsection (6)(b) “Landscaping Bonus Feature Requirements.”
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 11:00 a.m. on the 15th day of April 2026.

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

MINUTES

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

Members Absent: Rick Arnic, Erica Saucedo

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

Visitors/Citizens Addressing the Commission: Kevin Sawtelle (applicant's representative, Agenda Item 4)

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 25, 2026, meeting.

Commissioner Haug moved to approve the February 25th, 2026 meeting minutes. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.

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.

Senior Planner Kevin Waller presented the staff report, which included case maps and photos of the subject property. The Lay Ranch Subdivision preliminary plat was originally approved in August 2024, with a one-year validity. The first 6-month extension was granted in August 2025. Now, the applicant is requesting a second 6-month extension (submitted just before the first extension expired) because they recently selected an attorney to help finalize development plans and project finances for a proposed PID (Public Improvement District). If approved, the plat would remain valid until August 27, 2026. However, this would be the final allowed extension. If a Final Plat for the first phase isn't submitted by then, the applicant would have to start over with a new Preliminary Plat application.

Chairman Ruiz asked the applicant to come forward.

Kevin Sawtelle of 5316 West HWY 290, Austin, civil engineer, spoke on behalf of the applicant, and shared

that they are requesting an extension due to funding issues and the builder they had selected withdrew from the project and the applicant is now looking for a new builder.

Chairman Ruiz opened the public hearing and asked if anyone is here in support or against. No one responded.

Chairman Ruiz closed the public hearing and asked for Staff recommendation.

Mr. Waller stated that Staff recommends approval.

Commissioner Haug moved to approve the requested second 6-month extension for PP-23-03. Commissioner Lingvai seconded, and the motion passed with a vote of 5-0.

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 is scheduled for April 8th, but there are no likely items for the agenda of that meeting. Mr. Fowler noted that the regular meeting on April 22nd will be held, to include the previously discussed commercial landscaping text amendments, as well as the election of a new Vice-Chair.

6. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote (5-0), and the meeting adjourned at 7:11 p.m.

Approved: _____
(date)

Betsy Torres, Recording Secretary

Philip Ruiz, Chair

TO: Planning and Zoning Commission

FROM: Fatema Akter, Planner

SUBJECT: Proposed text amendment relating to Nonresidential Landscaping Plan

DATE: April 15, 2026

Following presentations to the Planning and Zoning Commission and City Council in January 2026, the next planned city code amendment would establish a Nonresidential Landscaping Plan requirement under Chapter 64 (Zoning). This amendment also addresses deficiencies in Lockhart’s current nonresidential landscaping standards. Under the existing ordinance (Sec. 64-203), the current framework has resulted in inconsistent outcomes, as developments frequently meet only minimum requirements without achieving the intended aesthetic, environmental, or pedestrian benefits. As Lockhart continues to experience rapid growth, strengthening these standards is necessary to ensure that future nonresidential development contributes to a more attractive, environmentally responsive, and pedestrian-friendly public realm, supporting long-term livability and community character.

The proposed text amendment includes revisions to Section 64-203, Nonresidential Appearance Standards, by reducing the number of required bonus features by one (1) under Subsection (6), “Bonus Features,” and adding a new Subsection (7) titled “Nonresidential Landscaping Plan Required.” This new subsection establishes requirements for perimeter landscaping, including requiring commercial or industrial properties adjoining residential districts to comply with the screening requirements of Section 64-197(f)(2), building foundation landscaping, parking lot and internal landscaping, an example of illustrative graphics demonstrating compliant design, landscape maintenance and replacement standards, and an approved plant list.

The proposed amendment will apply to all nonresidential properties, requiring that a nonresidential landscape plan be submitted with all site development plans and building permit applications. In connection therewith, Section 64-196, “Establishment of Zoning Districts,” is also amended by revising Subsection (q), “Entrance Corridor Overlay District (ECOD),” and Subsection (6)(b), “Landscaping Bonus Feature Requirements.”

Black Underlined Texts: New Texts

Strikethrough Texts: Deleted Texts

Plain Texts: Existing Texts

Non-residential Landscape

Chapter 64 - ZONING

ARTICLE VII. - ZONING DISTRICTS AND STANDARDS

Sec. 64-203. - Nonresidential appearance standards.

Sec. 64-203. Nonresidential appearance standards.

Except as otherwise noted, all new development sites, new enclosed buildings, or building additions exceeding 50 percent of the gross floor area of the existing building as provided in subsection (1), are subject to the following standards for outdoor site development and exterior building design. If there are two or more buildings on the same site, their appearance should be consistent with regard to these standards. Buildings 300 square feet or less in gross floor area, residential dwellings and residential or agricultural accessory buildings, and buildings of any type that are on property located in both the CCB Commercial Central Business District and the Courthouse Square Historical District, are exempt from these standards.

(1)*Building additions:* Additions exceeding 50 percent of the gross floor area of an existing building where the existing building complies with this section at the time the addition is constructed shall have a similar appearance as the existing building. If the total floor area resulting from the addition requires compliance with more bonus features in subsection (6) than would be required by the existing building, the new total number of building and landscaping bonus features shall apply. Where an addition exceeds 50 percent of the gross floor area of an existing building, and the existing building does not comply with this section at the time the addition is constructed, the addition or the

existing building, or a combination thereof, shall comply with this section, including the building and landscaping bonus features in subsection (6) based on the floor area of the addition, only.

(2)*Color*: Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof, but may be used as an accent.

(3)*Entrances*: Primary building entrances must be easily identifiable through the use of differing colors and/or materials, or covered by any means such as a, portico, recess, canopy, awning, or other overhang.

(4)*Roofs*: Flat roofs that are not an integral element of a unique architectural style or design, and roof-mounted mechanical equipment taller than 18 inches above the roof surface on any type of roof, must be screened from view as seen at an eye level of six feet above the property line from and along any abutting street, and/or from any abutting property having a residential zoning classification, by a parapet or other architectural structure or device of a design and/or color that complements, or is consistent with, the appearance of the building.

(5)*Screening*: Any outdoor area used for ground-mounted mechanical equipment, refuse storage, long-term vehicle storage, storage of products or materials other than vehicles, or truck loading/unloading docks shall be screened from view as seen at an eye level of six feet above the property line from and along any abutting street or from any abutting property having a residential zoning classification. Screening shall consist of a minimum 90 percent opaque permanent fence or wall of a design and/or color that complements, or is consistent with, the appearance of the building that it serves. Screening is not required for loading docks on property that abuts only a street other than an arterial street if the loading dock is set back at least 130 feet from the right-of-way line.

(6) *Bonus features*: Buildings and/or sites must incorporate bonus features from the list below in an amount corresponding to the gross floor area of the building or buildings on the property, based on the use categories shown in the table. The floor areas of basements or floors averaging more than 50 percent below ground level as viewed from any abutting street are not included. Where there are multiple buildings, outdoor bonus features selected shall apply to the entire site. Where multiple land uses are located in

separate buildings on the same site, the minimum number of bonus features required, as shown in the table, applies to each building separately. Where multiple land uses are located in the same building, the minimum number of bonus features required is based on the use occupying the greatest floor area. ~~In all cases, at least one of the selected bonus features must be from items "l", "m", or "n" in the list.~~

OFFICE BUILDINGS AND ALL COMMERCIAL USES	
Gross Floor Area	Minimum Bonus Features
Less than 5,000 square feet	3 <u>2</u>
5,000 square feet to 15,000 square feet	5 <u>4</u>
Greater than 15,000 square feet	7 <u>6</u>
ALL OTHER LAND USES	
Gross Floor Area	Minimum Bonus Features
Less than 10,000 square feet	3 <u>2</u>
10,000 square feet to 25,000 square feet	5 <u>4</u>
Greater than 25,000 square feet	7 <u>6</u>

- a. Horizontal articulation of building walls through the use of at least one offset of at least three feet for each 50 feet, or portion thereof, of each exterior wall length facing an abutting street.
- b. Exterior projections of architectural or structural bays in the form of floors and/or interior bay walls extending at least two feet beyond the face of at least one exterior wall facing an abutting street.
- c. Integrated planters or wing-walls that incorporate landscape or seating areas.
- d. One or more of the following architectural features integrated into each exterior wall facing an abutting street:

- 1) Pilasters or engaged columns;
- 2) Decorative cornice;
- 3) Wainscoting or plinth course;
- 4) Covered arcade or colonnade;
- 5) Architectural tower or focal point;
- 6) Decorative tile work.

e. The use of at least two different finish materials on all exterior walls visible from any abutting street, whereby each material covers at least 30 percent of the visible wall area, excluding the cumulative area of windows and doors.

f. Window accent treatments, such as being recessed from the wall plane by at least 12 inches, or having a consistent theme of arches, awnings, canopies, or balconies on all exterior walls visible from any abutting street.

g. Windows consisting of at least 35 percent of each building wall area facing an abutting street.

h. Peaked or pitched roof forms having a slope of at least 18.5 degrees or four inches rise per one horizontal foot, or varied roof heights, with flat roofs having an articulated parapet or cornice line, where visible from any abutting street.

i. One or more outdoor courtyards or patios containing seating facilities and one or more amenities such as landscaping, shade, arbor, or fountain.

j. All parking lots located no closer to any abutting street than any wall of the main building.

(7) Nonresidential Landscaping Plan Required:

A nonresidential landscape plan is required and shall be submitted with all site development plans and building permit applications. Artificial plant materials shall not be used to satisfy any requirement of this section.

~~k.~~ a. At least ten percent of the site area landscaped with vegetative groundcover or xeriscaping, where the site area is defined as the lot or parcel, or portion thereof within

the boundary of the developed area, ~~as indicated on the site plan for the use or uses receiving bonus feature credit.~~

b. Perimeter Landscaping Along Streets:

1. Perimeter landscaping shall be required only along public street frontages and shall be required along residential abutting property lines. Any commercial or industrial district adjoining a residential district shall also comply with the screening requirements of Section 64-197(f)(2).
2. The minimum perimeter landscape strip width shall be ten (10) feet along local streets and shall increase by five (5) feet for each successively higher street classification, as identified in the adopted Thoroughfare Plan.
3. Along all public street frontages, at least one (1) shade tree of at least 3-inch caliper shall be provided for every forty (40) linear feet of frontage.
4. Perimeter landscape areas shall include continuous natural groundcover, which may consist of shrubs, ornamental grasses, groundcover plants, flowers or a combination with mulch or crushed rock.

c. Building Foundation Landscaping:

1. Building foundation landscaping shall be provided along all façades of a building that faces a public street, driveway, or parking area. Planting beds shall be a minimum of three (3) feet in width.
2. Shrubs, ornamental grasses, or other approved landscape materials shall be installed so that the plantings collectively provide coverage of not less than sixty percent (60%) of the horizontal length of the applicable façade, excluding doorways and service openings.
- ~~1.~~ 3. Evergreen shrubbery shall be included within the foundation planting area and shall be at least 18 inches high when planted along the building foundation on each side facing an abutting street. Evergreen shrubbery required under this subsection shall be counted toward the minimum sixty percent (60%) foundation landscaping coverage requirement.

d. Parking Lot and Internal Landscaping

1. Parking areas containing more than ten (10) parking spaces shall provide internal landscape islands at a ratio of one (1) island for every ten (10) parking spaces. No more than ten (10) consecutive parking spaces shall be permitted without an internal landscape island. Each internal landscape island shall include one (1) shade tree or two (2) ornamental trees.
2. Parking rows shall terminate with a landscaped end island, regardless of the total number of parking spaces. Each end island shall include one (1) shade tree or two (2) ornamental trees for each row of parking.
3. Each required internal landscape island and end island shall be a minimum of nine (9) feet wide by eighteen (18) feet deep, unless an alternative configuration is approved by the Planning Department for site-specific constraints and planted with approved shrubs or other landscape materials. Double rows of parking shall have island meeting double the size and planting requirements.
4. Shrub buffering shall be installed where parking areas, driveways, or access easements abut required perimeter landscaping.
5. No parking space more than 60 feet from at least one ornamental or shade tree of at least three inches in caliper, as measured two feet above the root ball, when planted. A tag identifying the species or common name shall remain attached to each tree until after passing inspection by the city.
6. Evergreen shrubbery having a mature height of at least four feet, landscaped earth berm, decorative wall, or a combination thereof, at least four feet high as measured from the parking lot surface, and having an opacity of at least 60 percent, along the frontage of all parking lots abutting a street. Shrubby may be at least three feet high when planted or, if irrigated, may be two feet high when planted.

7. Medium to large shrubs and small ornamental trees are required to enhance screening, shade, and aesthetics and shall be incorporated throughout the site where appropriate.

Example of a Nonresidential Landscaping plan



e. Landscape Maintenance and Replacement

1. All required plantings shall be maintained in a healthy, living condition.
2. Property owners are responsible for regular landscape care, including weeding, mowing, irrigation, fertilization, pest management, and pruning.
3. Any plant material determined to be dead shall be replaced by the property owner with comparable plant materials consistent with the approved landscape plan within sixty (60) days of such determination.
4. The Planning Director may grant up to an additional ninety (90) days for weather-related delays.

5. Failure to replace plant materials after notice and any granted extensions constitutes a violation of this chapter.
6. Preserved trees may be applied toward required landscaping quantities, provided they are species listed in Appendix III as approved trees.
7. Stormwater Drainage: All landscaped areas shall be bordered by a raised concrete curb with a minimum height of six (6) inches, incorporating curb openings or scuppers to allow stormwater to drain into the landscaped areas.

APPENDIX III provides a list of approved landscape materials and prohibited plants. Developers may select from this approved list or propose alternative plant materials, subject to approval by the Planning Director.

(Ord. No. 2012-05, § I, 4-3-12; Ord. No. 2012-18, § I, 9-18-12; Ord. No. 2013-08, § I, 5-21-13; Ord. No. 2013-15, § II, 6-18-13; Ord. No. 2015-05, § I, 3-3-15; Ord. No. 2016-18, § I, 8-16-16; Ord. No. 2019-28, § II, 12-3-19)

APPENDIX III.- APPROVED PLANT MATERIALS LIST

Shade Trees (≥ 30–40 ft Mature Height)

<u>Common Name</u>	<u>Botanical Name</u>
<u>Cedar Elm</u>	<u>Ulmus crassifolia</u>
<u>Texas Red Oak</u>	<u>Quercus buckleyi</u>
<u>Burr Oak</u>	<u>Quercus macrocarpa</u>
<u>Chinquapin Oak</u>	<u>Quercus muehlenbergii</u>
<u>Live Oak</u>	<u>Quercus fusiformis</u>
<u>Monterrey Oak</u>	<u>Quercus polymorpha</u>
<u>Pecan</u>	<u>Carya illinoensis</u>
<u>Mexican Sycamore</u>	<u>Platanus mexicana</u>

<u>Bald Cypress</u>	<u>Taxodium distichum</u>
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Small / Ornamental Trees (15–25 ft Mature Height)

<u>Common Name</u>	<u>Botanical Name</u>
<u>Desert Willow</u>	<u>Chilopsis linearis</u>
<u>Texas Mountain Laurel</u>	<u>Sophora secundiflora</u>
<u>Anacacho Orchid Tree</u>	<u>Bauhinia lunarioides</u>
<u>Mexican Plum</u>	<u>Prunus mexicana</u>
<u>Crape Myrtle</u>	<u>Lagerstroemia indica</u>
<u>Possumhaw Holly</u>	<u>Ilex decidua</u>
<u>Yaupon Holly (tree-form)</u>	<u>Ilex vomitoria</u>
<u>Vitex / Chaste Tree</u>	<u>Vitex agnus-castus</u>
<u>Redbud</u>	<u>Cercis canadensis var. texensis</u>

Evergreen Screening Shrubs (3–6 ft Mature Height)

<u>Common Name</u>	<u>Botanical Name</u>
<u>Wax Myrtle</u>	<u>Morella cerifera</u>
<u>Yaupon Holly</u>	<u>Ilex vomitoria</u>
<u>Dwarf Yaupon Holly</u>	<u>Ilex vomitoria 'Nana'</u>
<u>Nellie R. Stevens Holly</u>	<u>Ilex × 'Nellie R. Stevens'</u>
<u>Dwarf Burford Holly</u>	<u>Ilex cornuta 'Burfordii'</u>
<u>Esperanza / Yellow Bells</u>	<u>Tecoma stans</u>
<u>Texas Sage</u>	<u>Leucophyllum frutescens</u>
<u>Cenizo</u>	<u>Leucophyllum candidum</u>

Low Shrubs (18–36 in Mature Height)

<u>Common Name</u>	<u>Botanical Name</u>
<u>Dwarf Pittosporum</u>	<u>Pittosporum tobira 'Wheeleri'</u>
<u>Dwarf Palmetto</u>	<u>Sabal minor</u>
<u>Autumn Sage</u>	<u>Salvia greggii</u>
<u>Artemisia</u>	<u>Artemisia 'Powis Castle'</u>
<u>Dwarf Nandina</u>	<u>Nandina domestica (dwarf varieties only)</u>
<u>Rosemary</u>	<u>Rosmarinus officinalis</u>
<u>Lantana (Texas Lantana)</u>	<u>Lantana urticoides</u>
<u>Bird of Paradise Shrub</u>	<u>Caesalpinia mexicana</u>

Groundcovers & Grasses

<u>Common Name</u>	<u>Botanical Name</u>
<u>Asian Jasmine</u>	<u>Trachelospermum asiaticum</u>
<u>Purple Wintercreeper</u>	<u>Euonymus fortunei</u>
<u>Lindheimer Sedge</u>	<u>Carex lindheimeri</u>
<u>Gulf Muhly</u>	<u>Muhlenbergia capillaris</u>
<u>Lindheimer Muhly</u>	<u>Muhlenbergia lindheimeri</u>
<u>Little Bluestem</u>	<u>Schizachyrium scoparium</u>
<u>Blackfoot Daisy</u>	<u>Melampodium leucanthum</u>
<u>Zexmenia</u>	<u>Wedelia texana</u>
<u>Rock Rose</u>	<u>Pavonia lasiopetala</u>

Xeriscape Plants

<u>Common Name</u>	<u>Botanical Name</u>
<u>Texas Sage</u>	<u>Leucophyllum frutescens</u>
<u>Sotol</u>	<u>Dasyilirion texanum</u>
<u>Agave species</u>	<u>Agave spp.</u>
<u>Yucca</u>	<u>Yucca rostrata</u>
<u>Red Yucca</u>	<u>Hesperaloe parviflora</u>
<u>Prickly Pear</u>	<u>Opuntia engelmannii</u>
<u>Damianita</u>	<u>Chrysactinia mexicana</u>
<u>Gregg's Mistflower</u>	<u>Conoclinium greggii</u>

Prohibited Plants

<u>Common Name</u>	<u>Botanical Name</u>	<u>Reason</u>
<u>Chinese Tallow</u>	<u>Triadica sebifera</u>	<u>Invasive</u>
<u>Chinaberry</u>	<u>Melia azedarach</u>	<u>Invasive</u>
<u>Tree of Heaven</u>	<u>Ailanthus altissima</u>	<u>Invasive</u>
<u>Salt Cedar</u>	<u>Tamarix chinensis</u>	<u>Water-consuming</u>
<u>Giant Cane</u>	<u>Arundo donax</u>	<u>Invasive</u>
<u>Running Bamboo</u>	<u>Bambusa spp.</u>	<u>Spreading</u>
<u>Bradford Pear</u>	<u>Pyrus calleryana</u>	<u>Invasive, Bad Odor</u>
<u>Mesquite</u>	<u>Prosopis</u>	<u>Aggressive invader</u>
<u>Hackberry</u>	<u>Celtis</u>	<u>Too brittle</u>

Chapter 64- ZONING

Article VII: Zoning Districts and Standards

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

(q) Entrance Corridor Overlay District (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 ~~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.