

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, May 27, 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 May 13, 2026, meeting.
4. One-year Review of the SUP 25-06 Approved on May 28, 2025.

SUP-25-06. Hold a PUBLIC HEARING and consider a one-year review of the previously approved (Approved on May 28, 2025) Specific Use Permit request by Carlos (Charlie) Tames, LLC for a **Specific Use Permit** to allow a *Bar, Tavern or Lounge*, on part of Lot 1, Block 22, Original Town of Lockhart, consisting of 0.117 acres zoned CCB Commercial Central Business District and located at 119 West San Antonio Street.

5. Hold a PUBLIC HEARING and consider a proposed **Zoning Text Amendment** amending Chapter 64, “Zoning” of the Lockhart Code of Ordinances as follows:

Amending Section 64-2, “Definitions,” to add definitions for “Data Center” and “Cryptocurrency Mining Facility”; amending Section 64-196(k) and (l) to provide that such uses shall be permitted only within the Industrial Heavy (IH) and Industrial Light (IL) districts and shall require approval of a Specific Use Permit (SUP); and amending Section 64-196(o) to establish that data centers and cryptocurrency Mining operations are prohibited within the Flood Hazard District(FH).

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 20th day of May, 2026.

City of Lockhart
Planning and Zoning Commission
May 13, 2026

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Betzy Torres

Visitors/Citizens Addressing the Commission: William Taylor, Brock Becker (agenda item number 4)
Andrew Douglas, Geoff Bley and Jeremy Jaramillo (agenda item number 5)

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. None
3. Consider the Minutes of the April 22, 2026, meeting.

Commissioner Arnic moved to approve the April 22nd, 2026, meeting minutes. Commissioner Peterson seconded, and the motion passed by a vote of 6-0. Commissioner McBride was absent during the vote.

Commissioner McBride joined the meeting at 7:05pm.

Chairman Ruiz introduced the newest commissioner, Erica Saucedo.

4. FP-25-06. Consider a request by Devin Kleinfelder of D.R. Horton, Inc., for approval of a Final Plat for Sendero Subdivision Phase 1, consisting of 22.10 acres on property in the John A. Neill Survey, Abstract No. 20, zoned RMD (Residential Medium Density), and located at 3249 F.M. 1322, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-112(f), to allow for on-street parking for parkland in place of the off-street parking requirement for parkland areas greater than one acre.

Senior Planner Kevin Waller presented the staff report, which included case maps and photos of the subject property. The Sendero Subdivision Phase 1 plat includes 94 lots on 22.1 acres, with 91 homes and 3 park/open space lots (one of which is a joint open space/drainage lot), as part of a larger 396-lot development approved in 2025. The project includes new roads, sidewalks, drainage improvements, and future connections to nearby developments. The subdivision does not meet the full parkland requirement, providing 3.2 of the required 6.8 acres, so the developer must pay a fee for the remaining acreage. Recommended conditions of approval include adding fencing near detention ponds and releasing an unused pipeline easement. The project will also include the construction of FM 1322 turning lane

improvements and will involve the coordination of future sewer infrastructure with the adjacent Seawillow Ranch project. The developer is also requesting a variance to allow on-street parallel parking instead of a required off-street parking lot for the subdivision's parkland area. The plan provides 6 parking spaces, including one ADA-accessible space, along Allegro Avenue next to the park. City rules normally require off-street parking when total parkland exceeds one acre. Although the main park lot is only about half an acre, the subdivision's total parkland requirement is 6.8 acres, so the rule applies. Staff recommends approval of both the subdivision and the variance. Regarding the variance request, Staff believes that it meets the City's variance review criteria, preserves recreational amenities, and is not expected to adversely impact public safety, traffic, or nearby properties.

Chairman Ruiz asked the applicant to come forward.

William Taylor (Engineer) of 235 Delaware Mountains Terr. Dripping Springs.
Brock Decker (D.R. Horton) of 1306 E McCarty Ln. San Marcos.

Commissioner McBride asked how much money would be invested into the playscape to be equivalent to the required 5-acre value.

Mr. Decker answered that it would be nearly \$400,000 for phase one on park space.

Commissioner McBride also asked if parallel parking would be allowed on the street where the park is located.

Mr. Taylor answered that it would be allowed on the street.

Chairman Ruiz asked why the subdivision was not designed to allow for an off-street parking lot, so they did not have to ask for this variance.

Mr. Decker answered that providing a parking lot would take away valuable recreation space from the park and amenities. The other open space lots also cannot accommodate off-street parking, because they contain drainage areas and utility easements with Aqua Utility.

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

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

Mr. Waller stated that Staff recommends approval with two suggested conditions. One condition is to provide evidence of the release of the Grayburg oil pipeline easement, and the other condition is to add

a note to the final plat that requires screening along the rear of lots abutting the storm water detention areas.

Commissioner Lingvai moved to approve FP-25-06, including both the final plat and the variance, with the conditions of approval set forth by Staff. Vice-Chair Haug seconded, and the motion passed by a vote of 6-1 with Chairman Ruiz against.

5. Workshop on West End Development Project.

Planning Director David Fowler introduced the TBA Douglas design consultants to the commissioners, Andrew Douglas, Geoff Bley, and Jeremy Jaramillo. Mr. Fowler stated that they will be providing an overview of the draft West-End Planned Development District (PDD) and an update of public involvement activities to date.

Andrew Douglas stated that their duty is to guide the redevelopment of a 13.15-acre area west of downtown and the Historic District. The plan is intended to support high-quality mixed-use development while protecting nearby residential neighborhoods, and improving walkability, streetscapes, and public spaces. The draft PDD was shaped through public meetings, stakeholder input, and Steering Committee review, with feedback focusing on building design, height, parking, landscaping, traffic, and neighborhood compatibility. The City is also moving forward with a developer selection process through RFQ/RFP phases.

Jeremy Jaramillo shared key features of the proposed PDD, including:

- Mixed-use development with retail, restaurants, housing, offices, hotels, civic uses, and entertainment.
- Building height limits of 4 stories in core areas and 3 stories near residential transition zones.
- Pedestrian-focused design with wider sidewalks, landscaping, street trees, outdoor dining, public art, and active ground-floor uses.
- Architectural standards encouraging compatibility with Downtown Lockhart's historic character while allowing modern design.
- Parking standards prioritize structured parking, minimize parking visibility from streets, and discourage large surface parking lots.
- Special protection for nearby neighborhoods through setbacks, step-backs, and lower-intensity uses along Guadalupe Street.
- Requirements for screened utilities and trash areas, coordinated development between parcels, and restrictions on demolition without financing and permits.

Geoff Bley shared an overview of the RFQ submissions. They have received four different submissions, each from well-qualified developers that they have screened. The steering committee are still deliberating on whether all four or only three of them will be asked to submit proposals of their entire business,

development, budget, and economic plans. These developers will be given about two months to submit their formal plans. Once the developer is selected the negotiations will begin.

The Commissioners stressed the importance of parking spaces for the public and vendors, as the current downtown area is congested, and also encouraged a content-sensitive transition from the new district to the surrounding residential areas.

Mr. Douglas closed the discussion, sharing that this document is still a working draft and will continue to be refined through input from staff, steering boards, and future development proposals before formal adoption. The project will be kept as transparent as possible.

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

Mr. Fowler stated that the next regularly scheduled meeting will be held May 27th, to include draft Ordinance language for data center regulation, as well as the semi-annual Impact Fee Advisory Committee meeting. Mr. Fowler shared that the Planning department recently received a national award from the Small Town and Rural Planning Division for the Lockhart Looking Forward comprehensive plan. He also identified the two parcels that were annexed into the city for the Seawillow development two days earlier, which contains the new middle school site on one of the parcels.

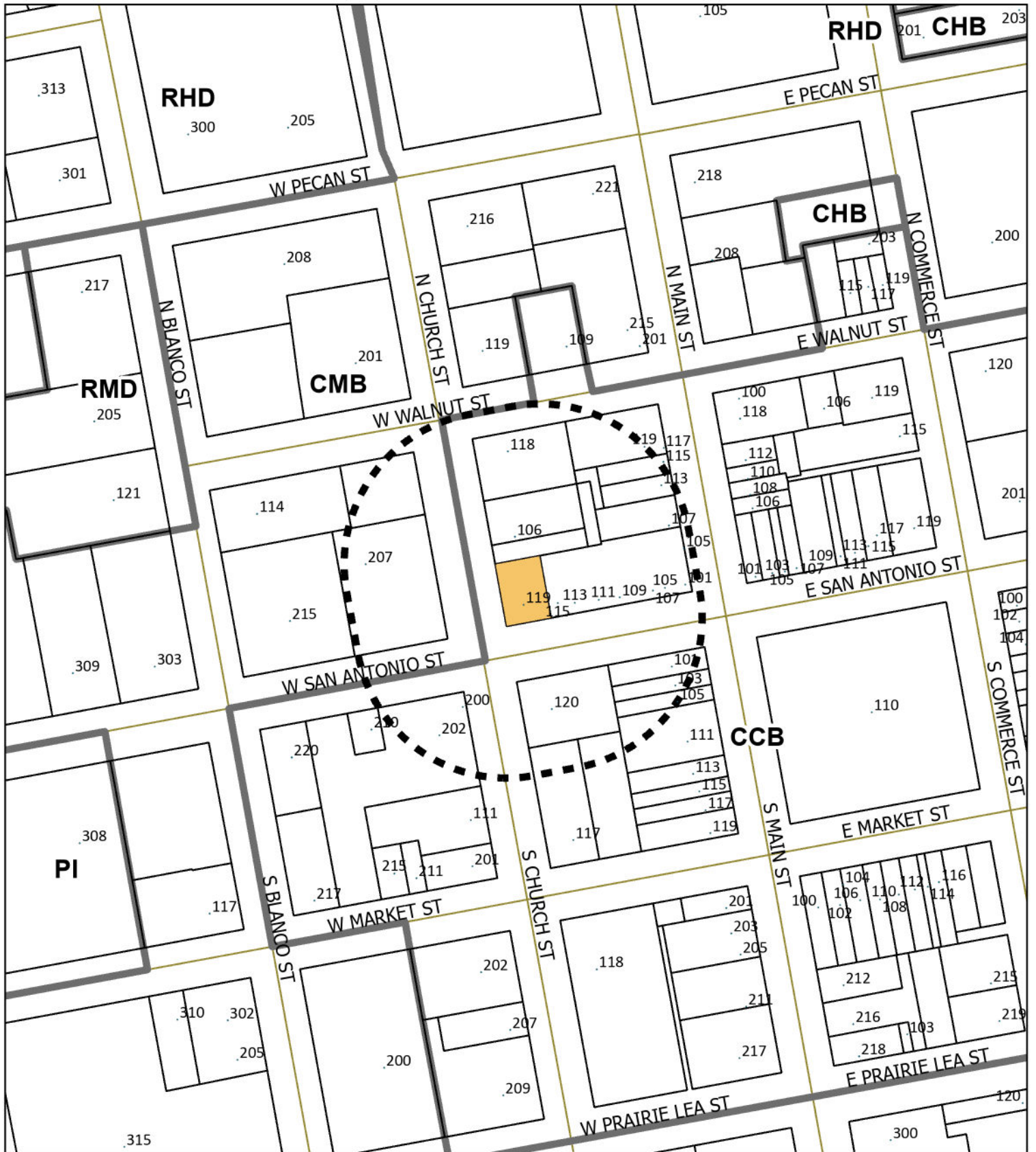
7. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 8:36 p.m.

Approved: _____
(date)

Betsy Torres, Recording Secretary

Philip Ruiz, Chairman



SUP-25-06

119 W SAN ANTONIO ST

BAR, TAVERN OR LOUNGE



Scale 1" = 200'



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER



BOIS d'ARC ST

W PECAN ST

E PECAN ST



BRAZOS ST

N BLANCO ST

N CHURCH ST

N MAIN ST

N COMMERCE ST

N COLORADO ST

E WALNUT ST

E WALNUT ST

W WALNUT ST

E SAN ANTONIO ST

N GUADALUPE ST

W SAN ANTONIO ST

E MARKET ST

S BLANCO ST

S CHURCH ST

S MAIN ST

S COMMERCE ST

S COLORADO ST

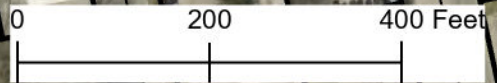
W MARKET ST

E PRAIRIE LEA ST

W MARKET ST

S GUADALUPE ST

W PRAIRIE LEA ST



bank to the west. The Future Land Use Map recommendation indicates Mixed Use – Local uses and matches the CCB designation and anticipates the expansion of the CCB district in the future. Negative impacts on surrounding properties are unlikely with the proposed hours of operation and surrounding uses.

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

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

RESPONSE TO NOTIFICATION: Staff had not received letters in support of or in opposition to the proposed use at the time of writing the previous staff report in 2025.

STAFF RECOMMENDATION: *Approval.*

PREVIOUS VERSION OF THE REPORT:

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

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

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

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

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

COMPLIANCE WITH STANDARDS: The subject site has no designated off-street parking, but does provide on-street parking within the abutting rights-of-way. Off-street parking is not required in the CCB district for buildings with 3 or fewer stories. The property complies with all setback requirements: The 10-foot rear setback required in the CCB district does not apply as the structure will not be “remodeled, enlarged,

or structurally altered in any manner which increases its existing extent of nonconformity” (Sec. 64-62(a) – Nonconforming buildings).

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

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

STAFF RECOMMENDATION: ***Approval.***

May 29, 2025

Mr. Charlie Tames
119 San Antonio Street
Lockhart Texas, 78644

Dear Mr. Tames:

On May 28, 2025, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-25-06) for the Bar, lounge or tavern use on a 0.117-acre tract zoned CCB Commercial Central Business and located at 119 West San Antonio Street. This approval was made with a 7-0 vote and subject to the following condition:

- 1) Return for a review of the SUP after one year of operation.

Thank you for your attendance and participation at the Commission hearing.

If you have any questions, I may be contacted by phone at 737-787-8892, or by e-mail at dfowler@lockhart-tx.org.

Respectfully,



David P. Fowler, AICP
Planning Director

SPECIFIC USE PERMIT APPLICATION

CITY OF

Lockhart

TEXAS

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Carlos (Charlie) Tames

ADDRESS 119 West San Antonio Street

DAY-TIME TELEPHONE 5124267733

Lockhart, Texas 78644

E-MAIL c@tamespartners.com

OWNER NAME Carlos (Charlie) Tames

ADDRESS 119 West San Antonio Street

DAY-TIME TELEPHONE 5124267733

Lockhart, Texas 78644

E-MAIL c@tamespartners.com

PROPERTY

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

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

SIZE 0.117 ACRE(S)

ZONING CLASSIFICATION CCB

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Late Hours Certificate

tavern license
(BAR use)

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

This application is in conjunction with a Mixed Beverage application.

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

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

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

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

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500,
APPLICATION FEE OF \$ 267.55 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE _____

DATE 4/29/25

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 01372147

DATE SUBMITTED 5/5/2025

CASE NUMBER SUP - 25 - 06

DATE NOTICES MAILED 5/9/25

DATE NOTICE PUBLISHED 5-15-2025

PLANNING AND ZONING COMMISSION MEETING DATE 5/29/2025

DECISION _____

CONDITIONS _____

CITY OF LOCKHART CALDWELL COUNTY, TEXAS

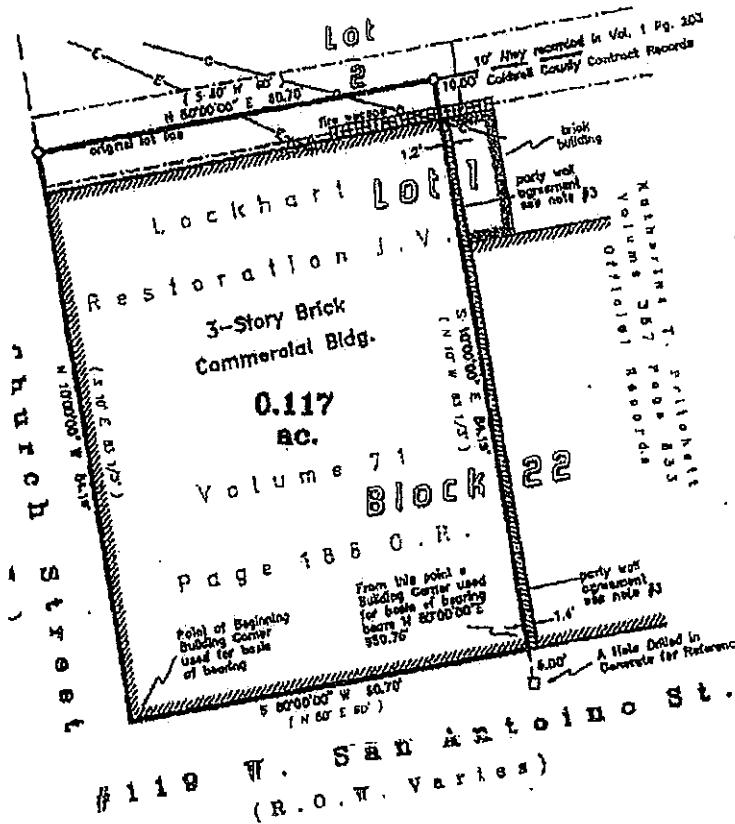
Original Town of Lockhart

Part of Lot 1 in Block 22

16
 Jeff C. Jorgensen
 S: 119 W. San Antonio Street
 Lockhart, Texas 78644



Scale 1=20'



General Notes

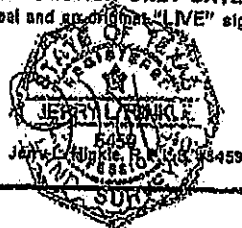
- 1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR. The property shown lies in Flood Zone "X" according to FEMA Panel #480083-0002-C dated January 17, 1991. Flood Zone "X" is determined to be outside the 500-year floodplain. No special flood hazards according to FEMA Panel mentioned herein. WARNING: This flood statement, as determined by a H.U.D. - F.L.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
- 3) Terms, conditions and stipulations of party wall agreement recorded in Vol. 406 Pg. 315, Caldwell County Deed Records, does apply.

LEGEND

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

SURVEY PLAT

Lot 1 in Block 22 of the ORIGINAL TOWN OF LOCKHART, according to the map or plat in Volume Q Page 807 of the Deed Records of Caldwell County, Texas and the found situated thereon, I do hereby certify to JEFF C. JORGENSEN, that (1) this is a true and correct representation of a survey made on the ground under my direct authority on February 21, 2007, (2) I have shown or noted all recorded easements or right of way report G.P. #0702018, and shown all observable evidence of easements on the ground hereon. THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR THIS ONE TRANSACTION ONLY DATED THIS DATE. Only those prints and Surveyor's seal and an original "LIVE" signature should be considered official for the user.



Field Book No.	Drawn By: JH BS
Job No. 070221	Coverage: 070221.dwg
Date: February 21, 2007	Word Date: Begin 02/21/07
Surveyed By: JH JDS	AutoCAD Date: Begin 02/21/07



Claude Hinkle Surveyors

P. O. Box 1027
 Lockhart, Texas 78644
 (512) 398-2000

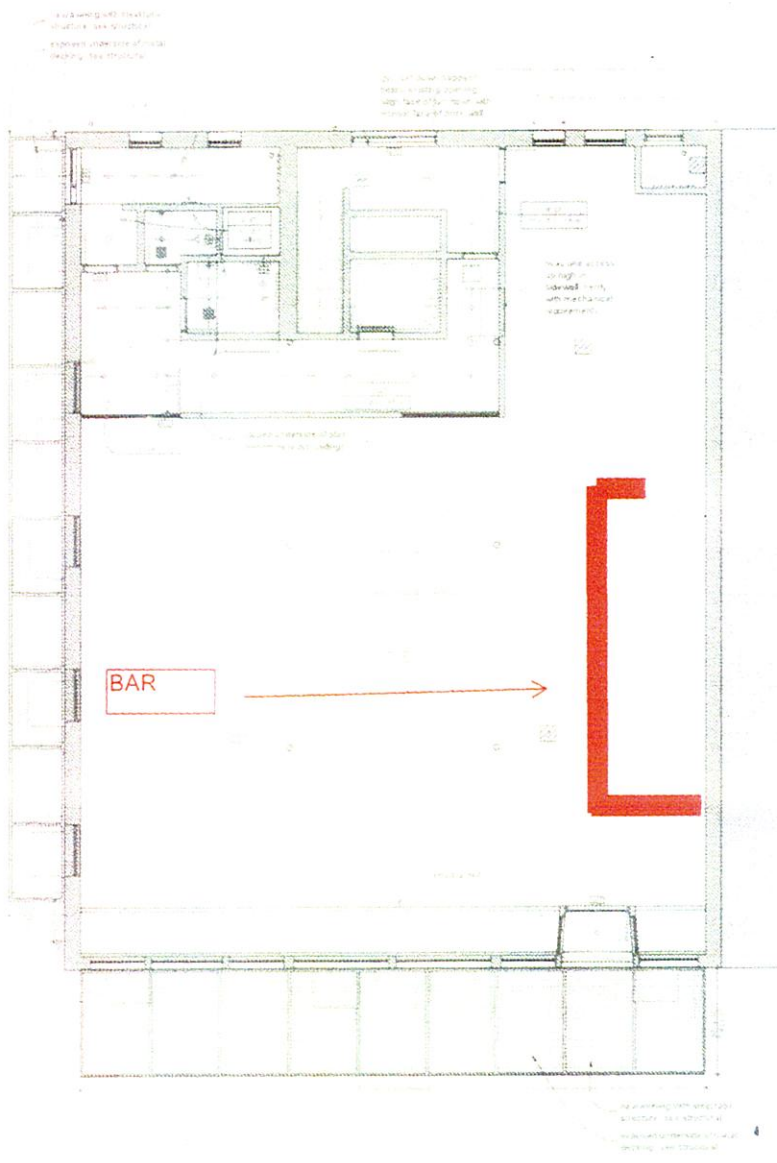
[Signature]
 DATE: _____
 The attached survey plat has been reviewed by the undersigned and conditions shown thereby noted and accepted.

MECHANICAL LEGEND

	duct register ceiling		ceiling
	duct register floor		wall panel
	duct register wall		wall panel with door
	duct register ceiling		ceiling
	wall panel		wall panel with door
	wall panel with door		wall panel with door
	wall panel with door		wall panel with door
	wall panel with door		wall panel with door
	wall panel with door		wall panel with door
	wall panel with door		wall panel with door

NOTES

- Check cabinet and aperture sizes for alignment. See Mechanical/Electrical/Plumbing Engineering drawings for additional information.
- Coordinate lighting registers with existing ceiling layout.



PERMIT SET
 1011 E. 119th St
 Austin, Texas 78704
 512-479-4100
 www.fkirchdoerfer.com



119 Lockhart
 115 W. San Antonio Street
 Lockhart, Texas 78644



10/24/2023
 permit set
 10/24/23
 level 1 plans



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

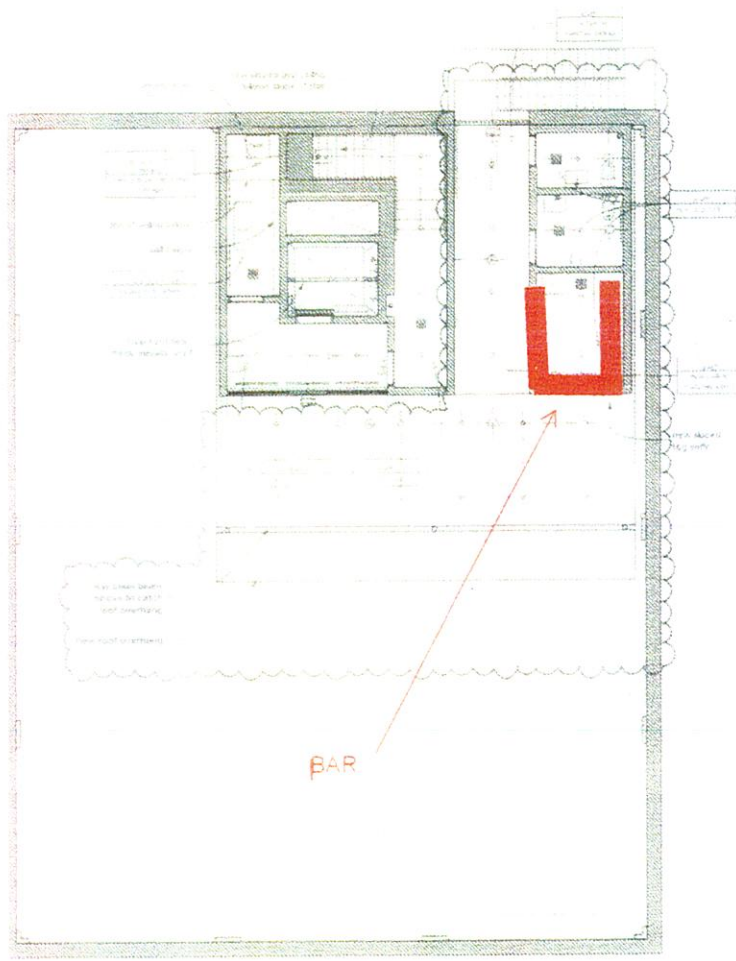
NOTICE:
This drawing is the property of
PK Architects, Inc.



1211 E. 11th St
Austin, Texas 78702
512.479.4100
www.PKarchitects.com



PERMIT SET



BAR

119 Lockhart

115 W San Antonio Street
Lockhart, Texas 78644



NO.	REVISION
1	ISSUE FOR PERMIT SET
2	REVISION
3	REVISION
4	REVISION

permit set

10/24/23

roof deck plans

A1.11

CHARACTERISTICS OF MATERIALS

- 1. concrete - 4000 psi
- 2. steel - A36
- 3. steel pipe - 40
- 4. steel pipe - 40
- 5. steel pipe - 40
- 6. steel pipe - 40
- 7. steel pipe - 40
- 8. steel pipe - 40
- 9. steel pipe - 40
- 10. steel pipe - 40

SEE NOTES

1. See Notes 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 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9300, 9310, 9320, 9330, 9340, 9350, 9360, 9370, 9380, 9390, 9400, 9410, 9420, 9430, 9440, 9450, 9460, 9470, 9480, 9490, 9500, 9510, 9520, 9530, 9540, 9550, 9560, 9570, 9580, 9590, 9600, 9610, 9620, 9630, 9640, 9650, 9660, 9670, 9680, 9690, 9700, 9710, 9720, 9730, 9740, 9750, 9760, 9770, 9780, 9790, 9800, 9810, 9820, 9830, 9840, 9850, 9860, 9870, 9880, 9890, 9900, 9910, 9920, 9930, 9940, 9950, 9960, 9970, 9980, 9990, 10000.

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

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TO: Planning and Zoning Commission

FROM: Fatema Akter, Planner

SUBJECT: Proposed text amendment relating to Data Center & Cryptocurrency Mining Facility

DATE: May 20, 2026

Data centers are experiencing rapid growth nationwide, driven by increasing demand for cloud computing, artificial intelligence, e-commerce, and digital storage. This growth has raised planning concerns due to their high energy consumption, significant water use for cooling systems, large physical footprint, and increasing competition for electrical grid capacity and industrial land. As of April 2026, the United States has 613 operating data centers with approximately 18,289 megawatts of capacity, along with 914 planned projects expected to add an additional 282,753 megawatts, according to CleanView's project tracker. In Texas, there are 87 operating data centers with a combined capacity of 4,807 megawatts, and 145 planned projects that would add approximately 75,474 megawatts of additional capacity. Other sources, including the link at the bottom of this memo, have higher estimates of planned data center activity. There are two major data center projects underway on FM 2720, just outside Lockhart's jurisdiction. In response, many municipalities have begun regulating the location and operation of these facilities through zoning and land use controls to mitigate long-term infrastructure and environmental impacts.

While data centers and cryptocurrency mining facilities share physical similarities typically operating within large, temperature-controlled warehouse-style buildings housing extensive computer equipment, their operational purpose and community impacts differ. Data centers function as critical digital infrastructure, supporting multiple users and services such as cloud computing, data storage, enterprise systems, and telecommunications. In contrast, cryptocurrency mining facilities are specialized operations dedicated solely to blockchain processing and digital currency generation, typically serving a single operator or ownership entity and often characterized by continuous high-intensity energy demand with limited broader public or commercial utility. According to the Texas Blockchain Council, there are at least 27 mining operations in the state, with additional facilities planned. Nationally, the U.S. Energy Information Administration (EIA) identified 137 commercial-scale cryptocurrency mining facilities across 21 states, with the highest concentrations in Texas, Georgia, and New York.

The proposed ordinance text amendments establish clear regulatory distinctions between these uses. Specifically, the amendments include: (1) amending Section 64-2, "Definitions," to add and define "Data Center" and "Cryptocurrency Mining Facility" as separate uses; (2) amending Section 64-196(k) and (l) to permit these uses only within the Industrial Heavy (IH) and Industrial Light (IL) zoning districts, subject to approval of a Specific Use Permit (SUP) to ensure case-by-case evaluation of site impacts; and (3) amending Section 64-196(o) to prohibit both uses within the Flood Hazard (FH) District due to risks associated with flooding, infrastructure vulnerability, and potential environmental hazards.

Data Center Map Link: <https://www.datacentermap.com/>

Chapter 64 – ZONING

ARTICLE I. - IN GENERAL

Sec. 64-2. - Definitions.

Data Center:

A building, establishment, or facility used primarily for the storage, management, processing, and transmission of digital data, including the housing of computer and/or network equipment, servers, data storage systems, and related components supporting digital operations. A data center may include supporting infrastructure and equipment necessary for continuous operation, including but not limited to backup batteries, emergency power generators, uninterruptible power supply (UPS) systems, cooling and ventilation systems, air handlers, water cooling and storage facilities, and utility substations.

Data centers may operate under various ownership or service models, including enterprise (owner-operated), collocation (third-party managed), cloud-based, edge, or hyperscale facilities, and may consist of a single building or a network of interconnected facilities.

Cryptocurrency Mining Facility:

A building, structure, or portion thereof used primarily for cryptocurrency mining operations, including the use of specialized computing equipment to validate blockchain transactions and generate digital tokens through proof-of-work or similar consensus mechanisms. Such facilities typically house high-density computing hardware, including application-specific integrated circuits (ASICs), graphics processing units (GPUs), or similar equipment, and may include supporting infrastructure such as cooling and ventilation systems, power supply systems, backup generators, and related utility equipment necessary for continuous operation.

This definition does not include incidental or accessory use of computing equipment for cryptocurrency mining within a permitted principal use where such activity is clearly subordinate and not the primary function of the site.

Chapter 64 – ZONING

ARTICLE VII. - ZONING DISTRICTS AND STANDARDS

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

(k) *Industrial light district (IL) (formerly M-1).*

(2) The following uses require a specific use permit:

p. Data Center (Under 40,000 square feet of building area)

q. Cryptocurrency Mining Facility (Under 40,000 square feet of building area)

(l) *Industrial heavy district (IH) (formerly M-2).*

(2) The following uses require a specific use permit:

f. Data Center

g. Cryptocurrency Mining Facility

(o) *Flood hazard district (FH).*

This district includes those areas within the city which are within the 100-year flood hazard boundary as defined by the most recent flood insurance rate map as well as those areas which are historically subject to periodic inundation. These areas are generally unsuitable for building sites. Any development within the flood hazard district must meet the criteria of chapter 22, article II, Flood Hazard Areas, Code of Ordinances.

(1) Uses allowed within this district: None.

(2) The following permitted uses within this district require a specific use permit: Any use allowed or permitted within the district adjoining the area to be developed.

(3) Prohibited uses:

Data centers and cryptocurrency mining facilities are prohibited in the Flood Hazard District, even if otherwise permitted in the Industrial Light (IL) or Industrial Heavy (IH) districts.