

Conditional Use Permit CUP-25-51	510 Hull St Black's Barbecue
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Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Eric Lenderman PO BOX 1079 Lockhart, TX 78644	Property Owner:	Kent Black PO BOX 1079 Lockhart, TX 78644
CUP Expiration:	September 25, 2025	Type of CUP:	Mixed Beverage
Interior Floor Area:	4,650 sq ft	Outdoor Floor Area:	2,600 sq ft
Parking Required:	50 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday-Thursday: 11am-8pm Friday & Saturday: 11am-9pm		

Notification

Posted:	September 5, 2025	Personal:	September 5, 2025
Response:	None as of the date of this report		

Property Description

Legal Description:	0.496 acres out of Abstract 17, No. 1, Tract 3		
Location:	On the Southwest corner of W Grove St & Hull St		
Acreage:	0.496 acres	PDD/DA/Other:	N/A
Existing Zoning:	Mixed Use (MU)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Neighborhood Transition	Proposed Designation:	Same
CONA Neighborhood:	Victory Gardens	Sector:	4
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	Yes, Medium Preservation Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Public and Institutional (P)	Vacant Building	Neighborhood Transition
South of Property:	Mixed Use (MU)	Undeveloped Property	Neighborhood Transition
East of Property:	Character District-5 Downtown (CD-5D)	Retail (Galaxy Bikes & Advance Auto Parts)	Mixed Use Medium
West of Property:	Heavy Industrial (HI)	Wrecker/Tow Yard	Commercial/Employment Low

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The permit shall be valid for three (3) years, provided standards are met; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Kaitlyn Buck	Title: Planner	Date: September 17, 2025

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CUP-25-51	Black's Barbecue



History

In July of 2013 the Planning and Zoning Commission approved a Conditional Use Permit (CUP) for Black's Barbecue, valid for one (1) year. In August of 2015 the P&Z approved a renewal to the CUP, valid for three (3) years. In August of 2018 the P&Z approved a renewal to the CUP, valid for three (3) years. In March of 2025, the Planning and Zoning Commission approved a renewal to the CUP, valid for six (6) months due to the length of expiration of the former CUP.

Additional Analysis

Senate Bill 1008 provides provisions on the city's ability to prohibit amplified sound at a restaurant. Per this bill and staff's analysis, the City can enforce the existing noise ordinance.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code Compliance	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <i>Studies were not complete at the time of the request.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods. <i>The proposed use is compatible with and preserves the character and integrity of adjacent developments; no improvements are necessary at this time.</i>
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. <i>No improvements are being proposed as the subject structure is an existing development.</i>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5.