

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, April 27, 2022
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 April 13, 2022, meeting.
4. ZC-22-13. Hold a PUBLIC HEARING and consider a request by Srinivasa Prasad Kunche on behalf of CAM-TX Holdings, LLC, for a **Zoning Change** from *CHB Commercial Heavy Business District* to *RHD Residential High Density District*, on Lot 2, Block 1, MOSO Subdivision, consisting of 0.613 acre located at 1203 Blackjack Street (FM 20).
5. ZC-22-14. Hold a PUBLIC HEARING and consider a request by Rosario Rodriguez for a **Zoning Change** from *AO Agricultural-Open Space District* to *RMD Residential Medium Density District* on 5.001 acres in the Esther Berry Survey, Abstract No. 1, located at 2011 FM 1322.
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:30 PM on the 21st day of April, 2022.

City of Lockhart
Planning and Zoning Commission
April 13, 2022

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Ron Peterson, Rick Arnic, Phil McBride, Chris St. Ledger

Member Absent: Manuel Oliva

Staff Present: Christine Banda, Dan Gibson, David Fowler, Kevin Waller

Visitors/Citizens Addressing the Commission: Terry Black, Ricardo Rodriguez, Edgar Gutierrez, Stephanie Bradley, Tara Procell, Mark Gomez, Rosario Rodriguez, Dustin Welch, Jim Meredith, James Bowman

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the March 23, 2022, meeting.

Commissioner Arnic moved to approve the March 23, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

4. SUP-22-07. Hold a PUBLIC HEARING and consider a request by Terry Black for a Specific Use Permit to allow a High-Profile Sign on 0.414 acre in Esther Berry Survey, Abstract No. 1, zoned CHB Commercial Heavy Business District and located at 2230 South Colorado Street (Us 183).

Mr. Gibson explained that there was previously a nonconforming high-profile off-premises sign at the same location, but that it had been removed without the permission or knowledge of the owner. The applicant/owner was proposing to replace the sign with a new one in the same location that would be the maximum height of 30 feet allowed for high profile signs, but the sign face would be smaller than the previous sign so that it would comply with current standards. He reported that the applicant had requested and received two variances from the Board of Adjustment to allow an off-premise sign less than 2,500 feet from a church, and to reduce the minimum setback for the sign from ten feet to five feet from the street right-of-way line. Approval of a Specific Use Permit is required for high profile signs.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Terry Black, of 429 Connolly Circle, said that he applied for the SUP so that the previous off premises sign, which was installed in the 1960's, could be replaced with a newer version at the same location. He explained that his brother allegedly destroyed the old sign, and that it is currently the subject of a civil lawsuit. He said that because the new sign is slightly taller than the old one, it will be less likely to obstruct the sign on the adjacent funeral home property.

Commissioner McBride said he was concerned about the 30-foot height of the proposed sign.

Mr. Black said the nearby Ford Motor Company sign is the same height, and that he didn't see what the difference would be.

Commissioner Arnic asked if Mr. Black had received permission for the sign from TxDOT.

Mr. Black said there is no need because he owns both the property and the sign. The sign would be advertising his business and not another business.

Chair Ruiz asked if there were any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

Commissioner Peterson moved to approve SUP-22-07. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-1-1, with Chair Ruiz against and Commissioner McBride abstaining.

5. SUP-22-08. Hold a PUBLIC HEARING and reconsider a request by Ricardo Rodriguez on behalf of Stephanie Bradley for a Specific Use Permit to allow a Bar with extended hours to 2:00 a.m. on part of Lot 6, Block 17, Original Town of Lockhart, consisting of 0.06-acre zoned CCB Commercial Central Business District and located at 211 East Market Street.

Mr. Gibson reminded the commissioners that when the Specific Use Permit was originally approved one year ago, it was subject to reconsideration of the extended business hours to 2:00 a.m. after one year. The purpose of the reconsideration was to be able to review the record of police calls and complaints from neighboring properties during the year. He said he spoke with the police department and confirmed from Captain Bell that this bar was the source of most complaints after midnight on Fridays and Saturdays. He mentioned that one letter in favor and two letters in opposition had been received.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Ricardo Rodriguez, of 2001 FM 1322, said he was part owner of The Lounge bar, and that he was surprised to hear about the police report received by staff from the police department. He contacted Captain Bell, who said that all reports were outside the facility and only two of the reports were actual situations requiring police intervention. One was clearly a violation and the other happened on the New Year's Day. He personally called for police assistance to help defuse the situation. He expressed that he and his partners are very hands on with the business. They have weekly meetings with staff and employees to discuss ideas for making improvements to their operation, and they keep an open relationship with Chief Pedraza on how to resolve any issues the police department may have with their business. They also updated their dress code and installed security cameras. He said some of their late-night customers were from other bars that had closed at midnight. This bar is popular because they are the only ones open later, and they are doing everything they can to have a good, safe business environment. He mentioned the bar owners are involved with community activities such as soccer and little league baseball.

Chair Ruiz mentioned that all of the incidents from the report occurred outside the building.

Mr. Rodriguez said that they are still responsible for customers who leave their establishment, and that they must report any incidents to TABC.

Chair Ruiz asked for any other speakers in favor.

Stephanie Bradley, of 2541 Sol Wilson Avenue in Austin, said that she owns the building and that Mr. Rodriguez and his partners lease from her. She mentioned that they serve food, and have made a lot of improvements to the establishment. The inside of the bar looks great, and she is happy with them as a tenant. She mentioned that there is not enough parking in the area, so most patrons walk downtown to get to the establishment.

Edgar Gutierrez, of 273 Old Luling Road, said he is also a part of The Lounge ownership. He said that most young adults do not even go out until after 11:00 p.m. He had observed other bars that only have a door attendant and bartenders, but he said the The Lounge also has people on the floor making sure everything is in order to avoid any disturbances. If they see things are starting to get out of hand, they ask those individuals leave the premises. They show many events that go past midnight, such as pay-per-view sports and pool tournaments, which often require staying open late.

Tara Procell, of 1000 Tank Street, said she is the bar manager at Loop n Lil's, and she is a frequent customer of The Lounge, along with other business people downtown. She supports the bar and their request to remain open until 2:00 a.m. She said that it is natural to have disruptions from patrons and that it comes with the territory.

Mark Gomez, of 1221 Young Lane, said The Lounge has open-mic comedy nights that go past midnight. There is no other place nearby that has that opportunity. He stated his support for the extended hours request

Rosario Rodriguez, of 253 Martindale Lake Road in Maxwell, said he is a father, active in his community, and has a busy schedule. He likes to have a place nearby to go out late with his wife to unwind. He said it's the first sports bar downtown that provides good entertainment. The owners are good young men who also volunteer in the local Little League. The owners admitted to calling the police to help with incidents, and asked if it should be held against them for reaching out for help. He presented a petition containing 133 signatures in support of the bar staying open with extended hours.

Dustin Welch, of 207 E Market Street, Apt. B, read a statement he had written as well as a statement from the owner of the café located in the same building where he lives. The letters expressed complaints about loud verbal situations with patrons, urinating on the street and buildings, patrons exposing themselves, and drug deals going on in the street. They said these are nightly issues. They constantly clean the area near their building from the previous night, and fear these situations are getting worse.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that he believed that the owners of The Lounge are honorable and have the best intentions, but a bar is a type of business that can be expected to have problems with customer behavior the later it stays open, and it appears that there have been situations that they could not control. Based on the report from the police department, it was his recommendation to revoke the extended hours to 2:00 a.m., resulting in a closing time no later than midnight.

Chair Ruiz mentioned that the incidents occurred in the street and not inside the building. He invited the applicant to respond to the concerns expressed.

Mr. Rodriguez said that he and his partners have discussed hiring an off-duty police officer to help with the outside incidents. They continue to meet every week with staff and partners to make necessary adjustments.

Commissioner Arnic moved to approve SUP-22-08, allowing the extended hours to continue, subject to reconsideration in one year, and subject to hiring a security officer for the hours after midnight. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

6. ZC-22-12. Hold a PUBLIC HEARING and consider a request by Jim Meredith on behalf of Robert A. Schmidt for a Zoning Change from CHB Commercial Heavy Business District to RHD Residential High Density District on 14.57 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 101 East China Street.

David Fowler described the location of the subject property, and the zoning pattern and land uses in the surrounding area. He said that the Land Use Plan map indicates Mixed Use as the future land use of the property, which is not entirely consistent with either the proposed RHD zoning classification or the existing zoning CHB classification. There is sufficient water infrastructure to serve the property, but the existing wastewater lines are inadequate for high density development. He indicated that so far there had been no public response to the notice for this application.

Chair Ruiz asked Mr. Fowler's opinion about the requested zoning change.

Mr. Fowler replied that a combination of commercial and residential use would be appropriate for the subject location.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Jim Meredith, of 4301 West Bank Drive in Austin, said he is a managing partner for Masonwood Development. He said there is a need for residential development in Lockhart, and that his company currently had a project in San Antonio where they are building 80 duplex units. He understood that there was a need for upgrades and extensions to the City's wastewater system, but he wanted to proceed with the proposed rezoning of the subject property. He stated that it would be a great project in a location that would make an appealing gateway into Lockhart.

Commissioner McBride asked what they plan to develop on the property.

Mr. Meredith said they plan to build two-car garage, detached single-family units at a higher density. They may explore a gated community with homes having a market price in the \$350,000 range. They are willing to help the City with any necessary wastewater line extension.

James Bowman, of 1208 North Commerce Street, said he came to find out about what was being proposed for the property next door to his. He wants neighbors who take pride in their property, and didn't want a truck stop or convenience store.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said that he had discussed the option of PDD Planned Development District zoning with the applicant, as it was probably better suited for the proposed development type. He said staff recommended tabling the zoning change until the May 25th Planning and Zoning Commission meeting, when results from the City's wastewater study for the north Lockhart area should be available.

Commissioner Arnic moved to table ZC-22-12 to the May 25th Commission meeting. Commissioner Lingvai seconded, and the motion passed by a vote of 5-1, with Commissioner Peterson abstaining.

7. FP-22-01. Consider a request by Blayne Stansberry, P.E., on behalf of GAH Owner, LLC, for approval of a Final Plat for GAH Subdivision, consisting of 13.43 acres zoned CLB Commercial Light Business District and RHD Residential High Density District, and located at 1505 South Main Street, including a Variance to Section 52-76(d) of the Subdivision Regulations to allow more than one flag lot.

Kevin Waller described the proposed subdivision, and explained the concurrently requested subdivision variance to allow more than one flag lot in the subdivision, since both lots were flag lots. The lots would share a 60-foot wide joint access easement. He mentioned that a 50-foot wide strip of the subject property was proposed be sold and become part of the adjacent Golden Eagle subdivision west of the property, which is why the strip was not included on the plat. He reviewed the criteria for a variance.

Chair Ruiz asked about the parkland fee.

Mr. Waller said that the Parks Director agreed that they could pay the fee in lieu of parkland dedication.

Commissioner McBride moved to approve FP-22-01, including a subdivision variance to allow more than one flag lot. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson stated that the next regular meeting date is April 27, 2022, and that applications had been received for that meeting.

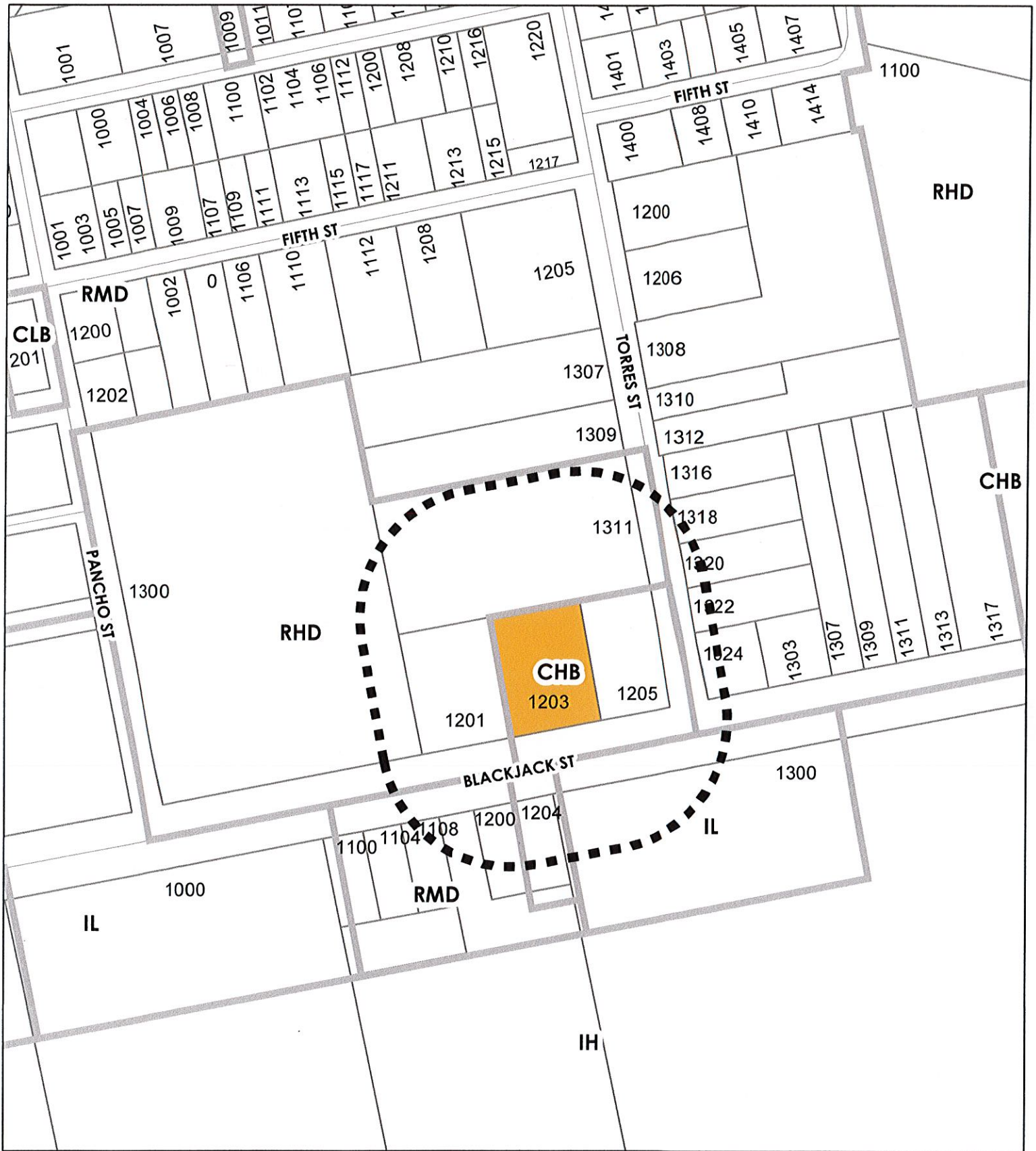
9. Adjourn.

Commissioner Lingvai moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:40 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-22-13

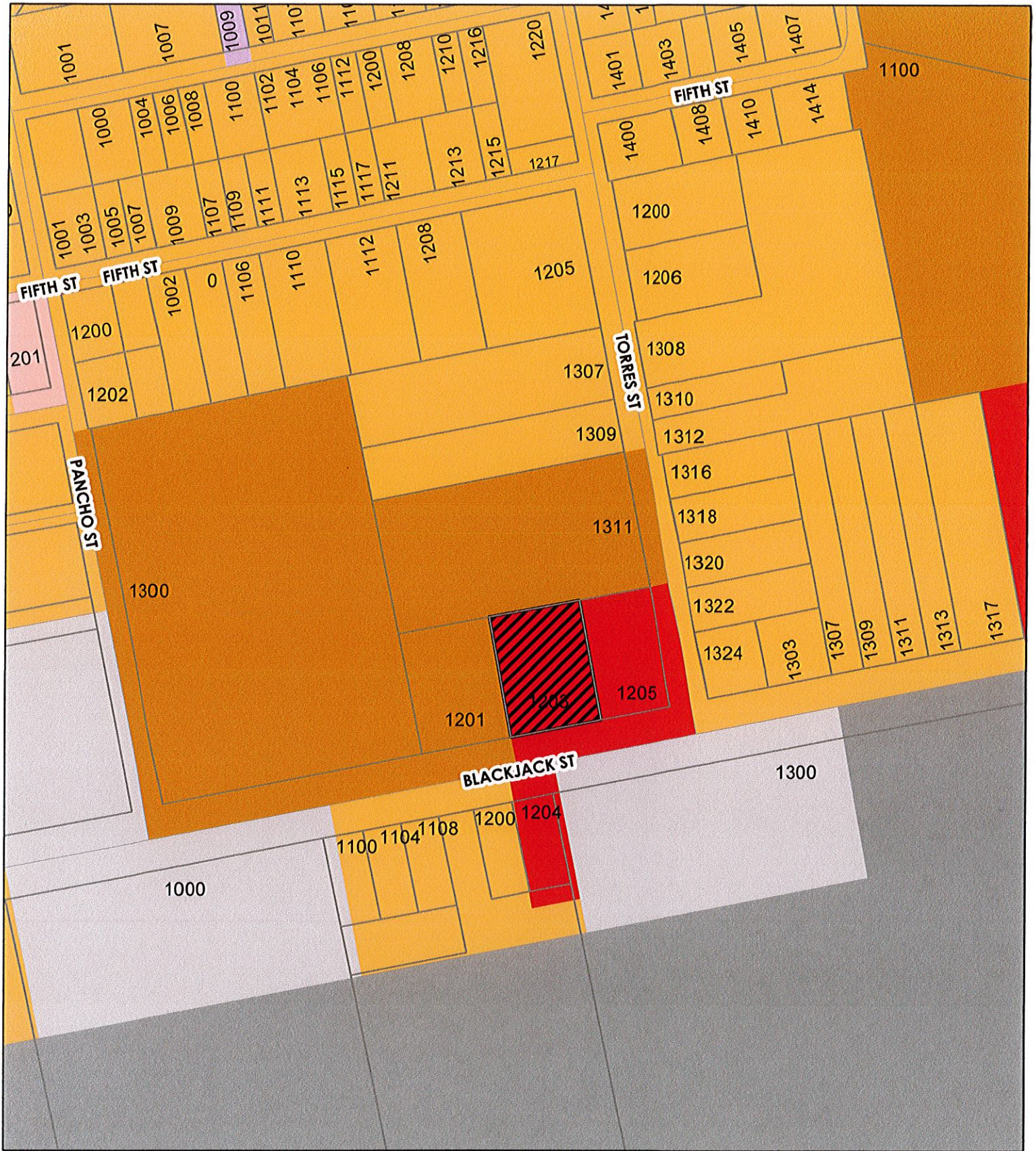
CHB TO RHD

1203 BLACKJACK ST



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-22-13

CHB TO RHD

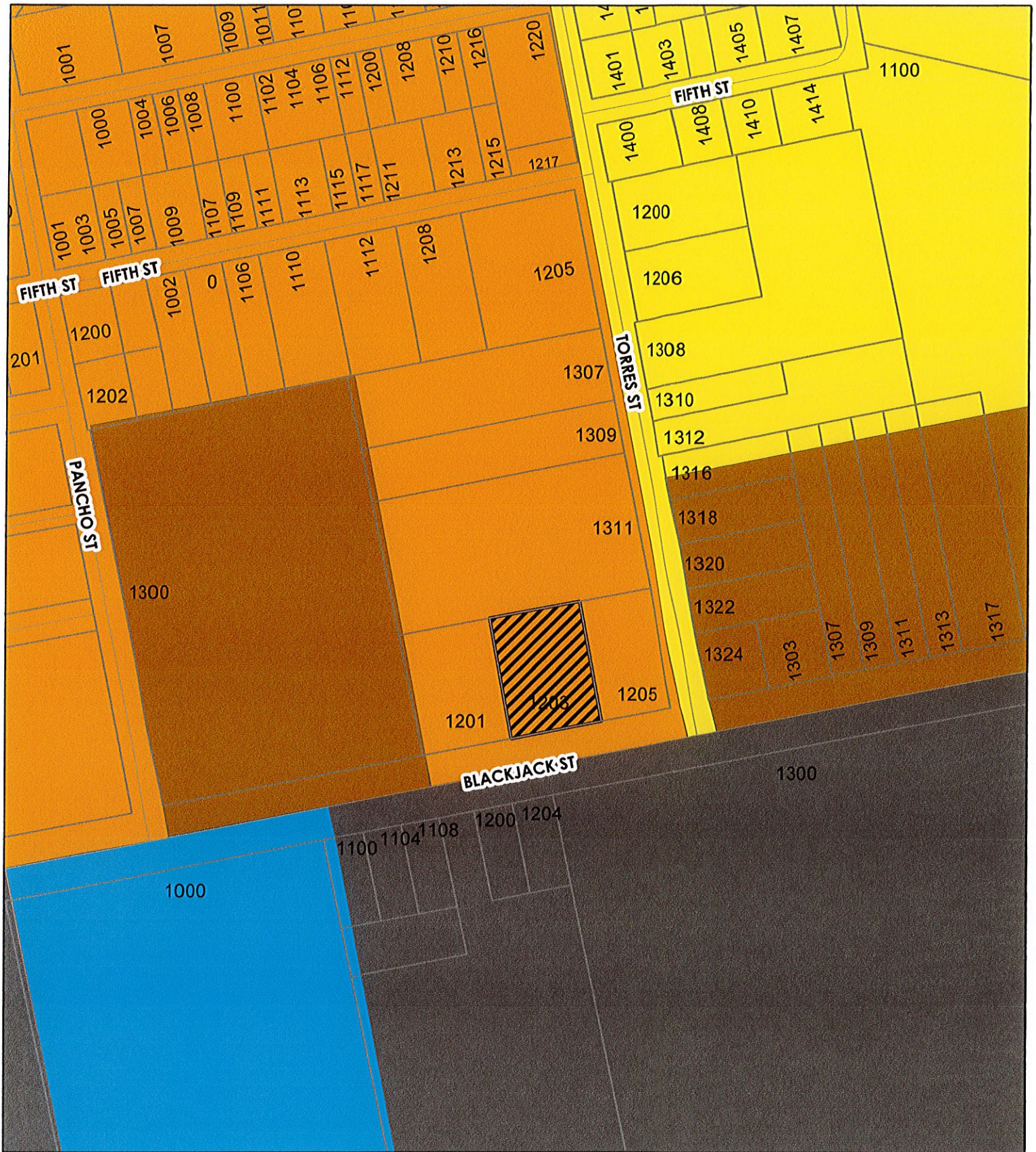
1203 BLACKJACK ST



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- INDUSTRIAL HEAVY
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

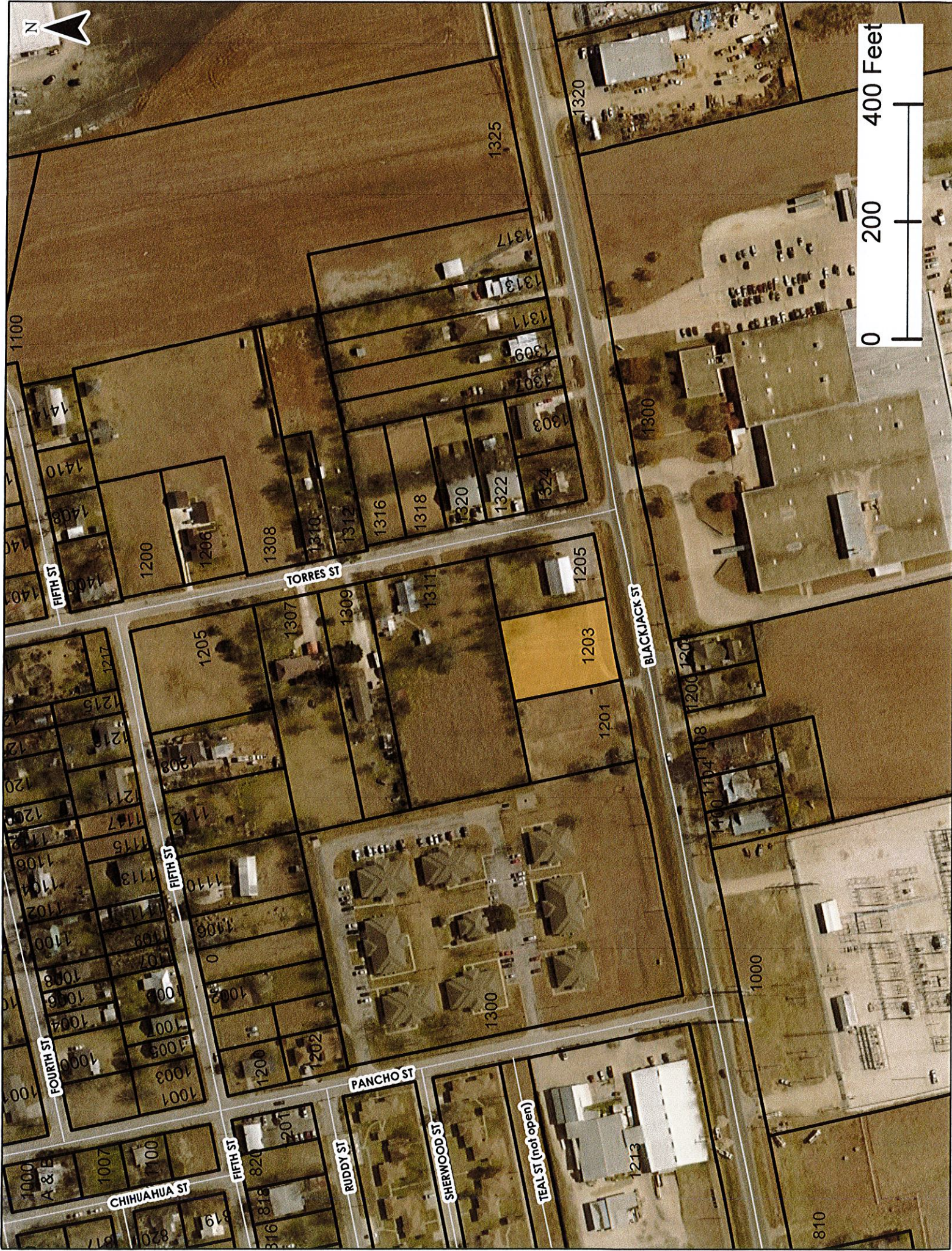
CHB TO RHD

1203 BLACKJACK ST



scale 1" = 200'

- INDUSTRY
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



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CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-13

REPORT DATE: April 20, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: April 27, 2022

CITY COUNCIL HEARING DATE: May 3, 2022

REQUESTED CHANGE: CHB to RHD

STAFF RECOMMENDATION: **Approval**PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending****BACKGROUND DATA**

APPLICANT: Srinivasa Prasad Kunche

OWNER: Cam-TX Holdings, LLC

SITE LOCATION: 1203 Blackjack Street. (FM 20)

LEGAL DESCRIPTION: Lot 2, Block 1, Moso Subdivision

SIZE OF PROPERTY: 0.613 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Medium Density Residential***ANALYSIS OF ISSUES**

REASON FOR REQUESTED ZONING CHANGE: The applicant has stated an intent to build multifamily residential on this property as well as 1201 Blackjack Street, located immediately to the west. This use is not permitted in the property's existing CHB zoning.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family residential	RHD	<i>Medium Density Residential</i>
East	Commercial business in converted residence,	CHB	<i>Medium Density Residential</i>
South	Light Industrial, Triplex residential, Single-family residential	LI, CHB, RMD	<i>Industry</i>
West	Vacant land, Multifamily residential	RHD	<i>High Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The abutting properties to the north and west both have the RHD zoning requested for this property. 1201 Blackjack immediately to the west was rezoned from CHB to RHD on January 18, 2022. The CHB-zoned property adjacent to the east is considered to be of similar intensity as the proposed RHD zoning. The area across Blackjack Street transitions from Light Industrial southeast of the site to residential southwest of the site, including a triplex property that is nonconforming in its CHB zoning district.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from Blackjack Street. Water is available through a 12-inch line located across Blackjack Street. A 21-inch wastewater line is located in the right-of-way along the site's Blackjack Street frontage.

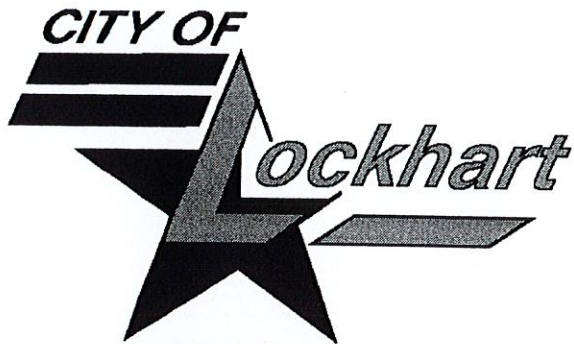
POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is mostly a mix of single-family and multi-family housing, with the exception of the commercial business directly to the east and the Serta Factory located across Blackjack Street, southeast of the subject property.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not consistent with the *Medium Density Residential* future land use designation, but the subject property is located in an area that has a mix of Medium and High Density Residential Future Land Use Map designations north of Blackjack Street adjacent to the site. The specific Future Land Use Plan map designation in the area seems to vary on a parcel-by-parcel basis. Therefore, the proposed RHD zoning classification represents an acceptable deviation in terms of land use intensity.

ALTERNATIVE CLASSIFICATIONS: The zoning classification that would be most consistent with the land use plan map is RMD but applying that zoning would make the property inconsistent with surrounding properties.

RESPONSE TO NOTIFICATION: None as of the date of this report.

STAFF RECOMMENDATION: Approval.



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 SRINIVASA PRASAD KUNCHE

ADDRESS 1203 Blackjack Street

DAY-TIME TELEPHONE 2035460344

LOCKHART, TX

E-MAIL SPKUNCHE@GMAIL.COM

OWNER NAME CAM-TX HOLDINGS LLC

ADDRESS 3541 MAYFIELD RANCH BLVD, UNIT 505

DAY-TIME TELEPHONE 2035460344

ROUND ROCK, TX 78681

E-MAIL camtxholdingsllc@gmail.com

SPKUNCHE@GMAIL.COM

PROPERTY

ADDRESS OR GENERAL LOCATION 1203 Blackjack Street, LockHart TX

LEGAL DESCRIPTION (IF PLATTED) Lot 2, Block 1, Moso Subdivision

SIZE 0.613 ACRE(S)

LAND USE PLAN DESIGNATION Medium-Density Res.

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

PROPOSED NEW USE, IF ANY Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CHB Commercial Heavy Business District

TO PROPOSED ZONING CLASSIFICATION RHD Residential High Density District

REASON FOR REQUEST PROCONIG TO DO MULTIFAMILY HOMES ON 1201 & 1203
BLACKJACK ST.

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 \$ 150⁰⁰ PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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 K. Srinivasa Prasad

DATE 03/20/2022

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER 201146345

DATE SUBMITTED 4/4/22

CASE NUMBER ZC - 22 - 13

DATE NOTICES MAILED 4-8-2022

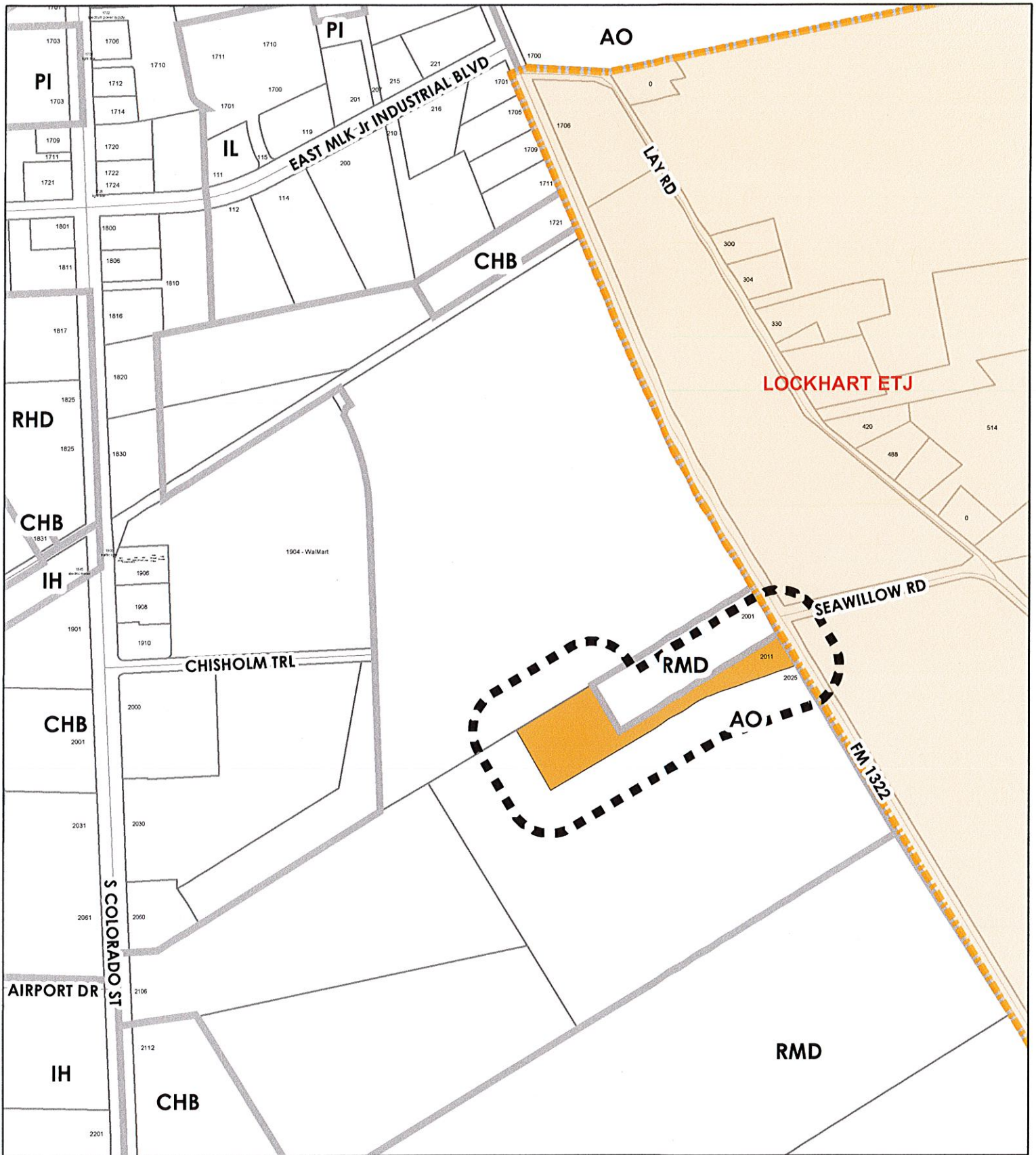
DATE NOTICE PUBLISHED 4-14-2022

PLANNING AND ZONING COMMISSION MEETING DATE 4/27/22

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 5-3-2022

DECISION _____







ZC-22-14

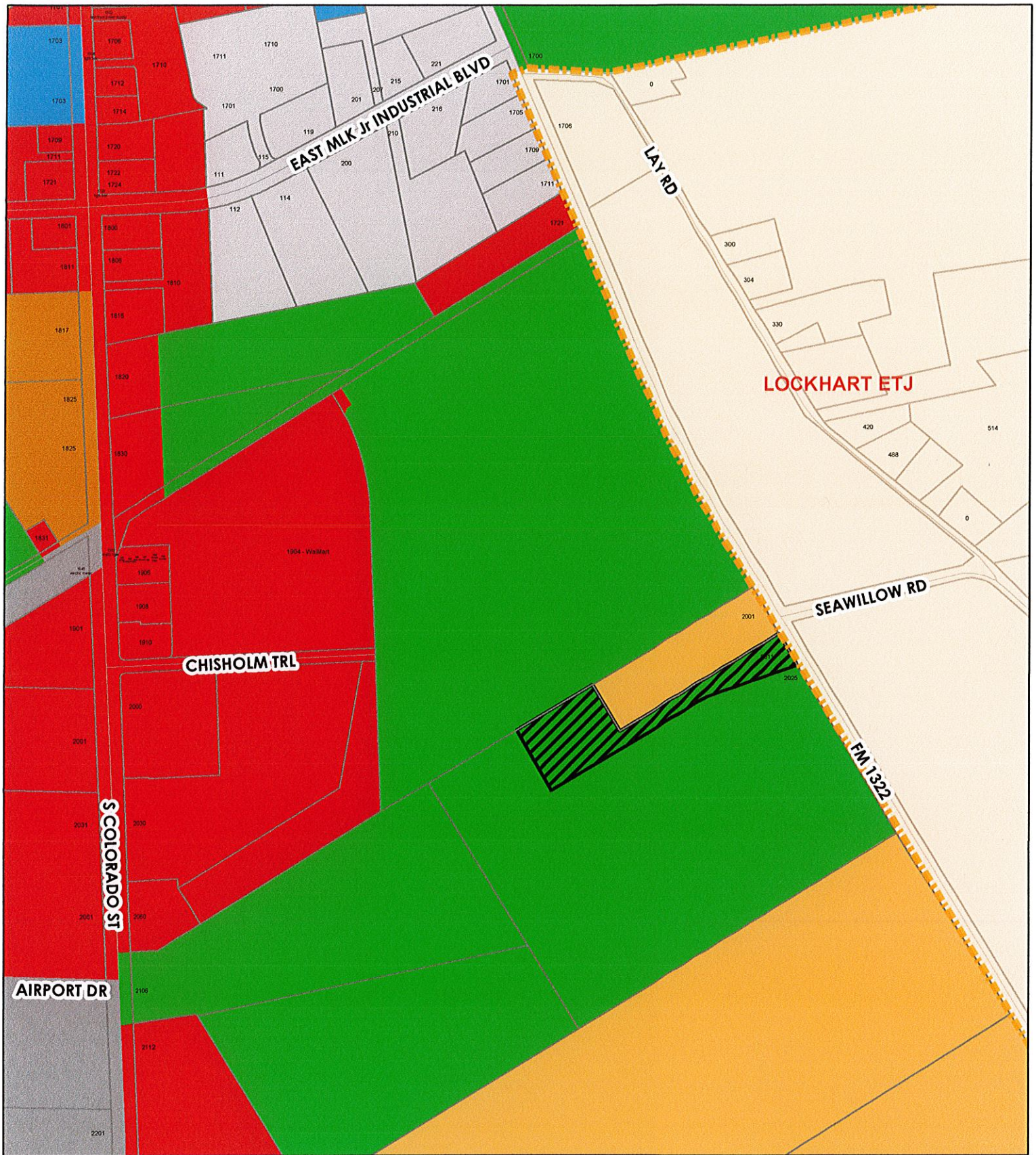
AO TO RMD

2011 FM 1322



scale 1" = 600'

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



ZC-22-14

AO TO RMD

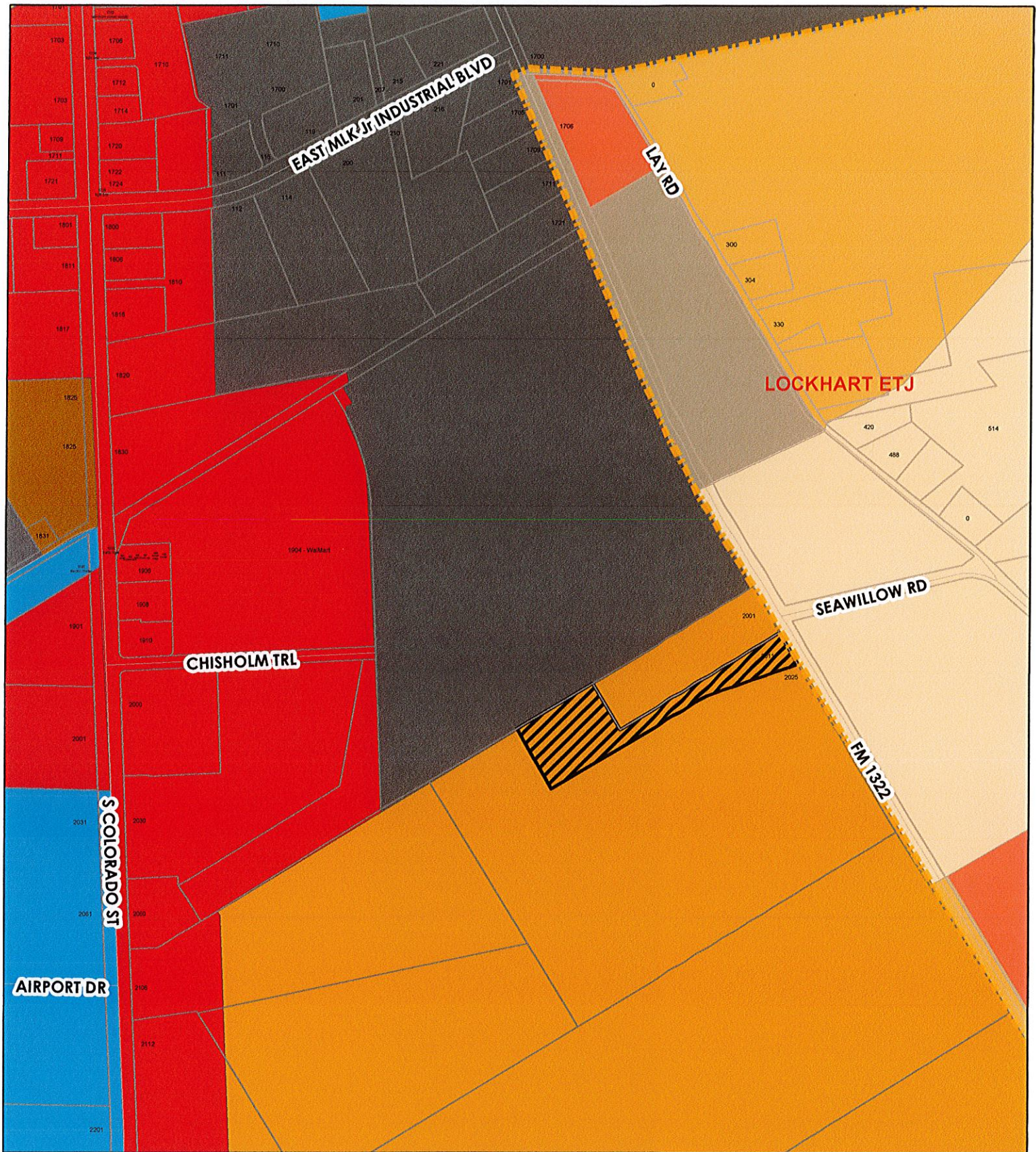
2011 FM 1322



scale 1" = 600'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- INDUSTRIAL HEAVY
- INDUSTRIAL LIGHT
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

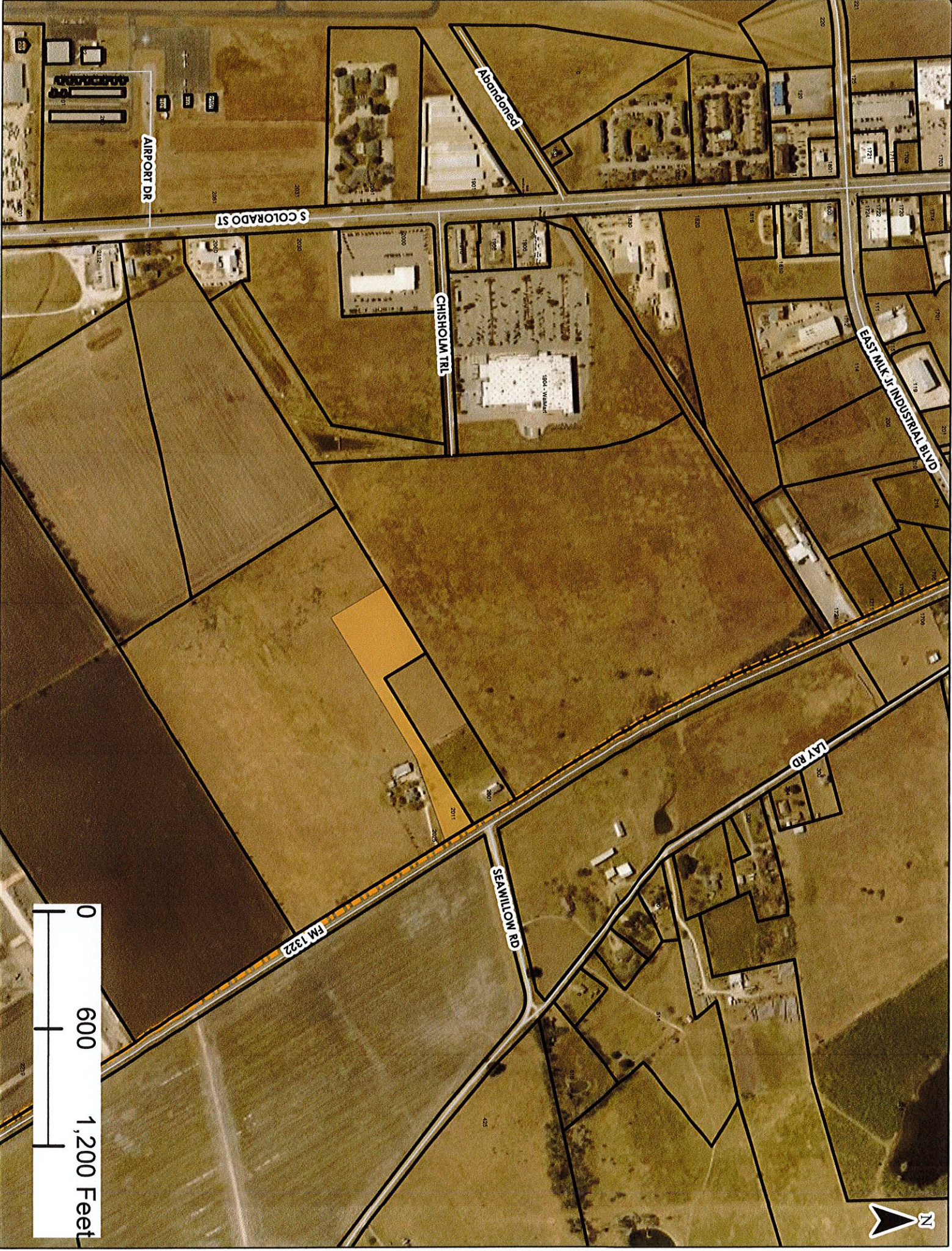
AO TO RMD

2011 FM 1322



scale 1" = 600'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



AIRPORT DR

S COLORADO ST

Abandoned

CHISHOLM TRL

EAST MCK J INDUSTRIAL BLVD

LAY RD

SEAWILLOW RD

FM 1322



CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-14

REPORT DATE: April 20, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: April 27, 2022

CITY COUNCIL HEARING DATE: May 3, 2022

REQUESTED CHANGE: AO to RMD

STAFF RECOMMENDATION: *Approval*

PLANNING AND ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT: Rosario Rodriguez

OWNER: Same

SITE LOCATION: 2025 FM 1322

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 5.01 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant has stated that they would like to locate a manufactured home on the subject property. The RMD zoning district was chosen, as it would facilitate the manufactured home if both this rezoning and a required Specific Use Permit (SUP) were approved.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Manufactured Home, Vacant land	RMD, AO	<i>Medium Density Residential, Industry</i>
East	Vacant land, one single-family dwelling	ETJ	<i>Agriculture/Rural Development</i>
South	Vacant land, Single-family dwellings	AO	<i>Medium Density Residential</i>
West	Vacant land	AO	<i>Industry, Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: There is another lot with an existing manufactured home to the north of the subject parcel. Like the subject lot, it was created as a lot for family members of the owners of the main tract. This lot and the lot to the north are both over 5 acres in area to avoid subdivision platting requirements. After the creation of the two five-acre lots, there are 43.3 acres remaining on the parent tract from which the subject lot and the five-acre lot to the north were divided by deed. Other than the manufactured home on the lot to the north, there is a single-family home on the parent tract. The remainder of the surrounding area is largely vacant other than a few scattered single-family structures on large agricultural lots.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from FM 1322. Water is available from a 12-inch line in the FM 1322 right-of-way, but there is currently no sanitary sewer in the area. It is expected that this site would be served by an on-site septic system.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is currently rural in nature, with sparse development. The property to the south of the parent tract is the site of future phases of the Summerside subdivision. Other than this development, there is one other residential development proposed in south of the subject parcel on the east side of FM 1322.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning classification is consistent with the *Medium Density Residential* future land use designation on the Land Use Plan map.

ALTERNATIVE CLASSIFICATIONS: None.

RESPONSE TO NOTIFICATION: None to date.

STAFF RECOMMENDATION: Approval.

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 Rosario Rodriguez
DAY-TIME TELEPHONE 512-785-9095
E-MAIL vrod.henk@gmail.com

ADDRESS 2025 FM 1322
Lockhart TX 78644

OWNER NAME Rosario Rodriguez
DAY-TIME TELEPHONE 512-785-9095
E-MAIL vrod.henk@gmail.com

ADDRESS 2025 FM 1322
Lockhart TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 20th Block F.M. 1322
LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds
SIZE 5.001 ACRE(S) LAND USE PLAN DESIGNATION Medium Density Residential
EXISTING USE OF LAND AND/OR BUILDING(S) Agriculture
PROPOSED NEW USE, IF ANY Manufactured home

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO
TO PROPOSED ZONING CLASSIFICATION RMD
REASON FOR REQUEST Rezone to a classification that allows a
manufactured home (upon approval of a Specific Use Permit).

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.

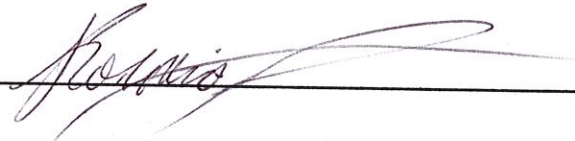
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 250.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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

4/6/2022

OFFICE USE ONLY

ACCEPTED BY

Kevin Waller

RECEIPT NUMBER

R01146834

DATE SUBMITTED

4/6/22

CASE NUMBER ZC

22 - 14

DATE NOTICES MAILED

4-8-22

DATE NOTICE PUBLISHED

4-14-2022

PLANNING AND ZONING COMMISSION MEETING DATE

4/27/22

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

5/3/22

DECISION