

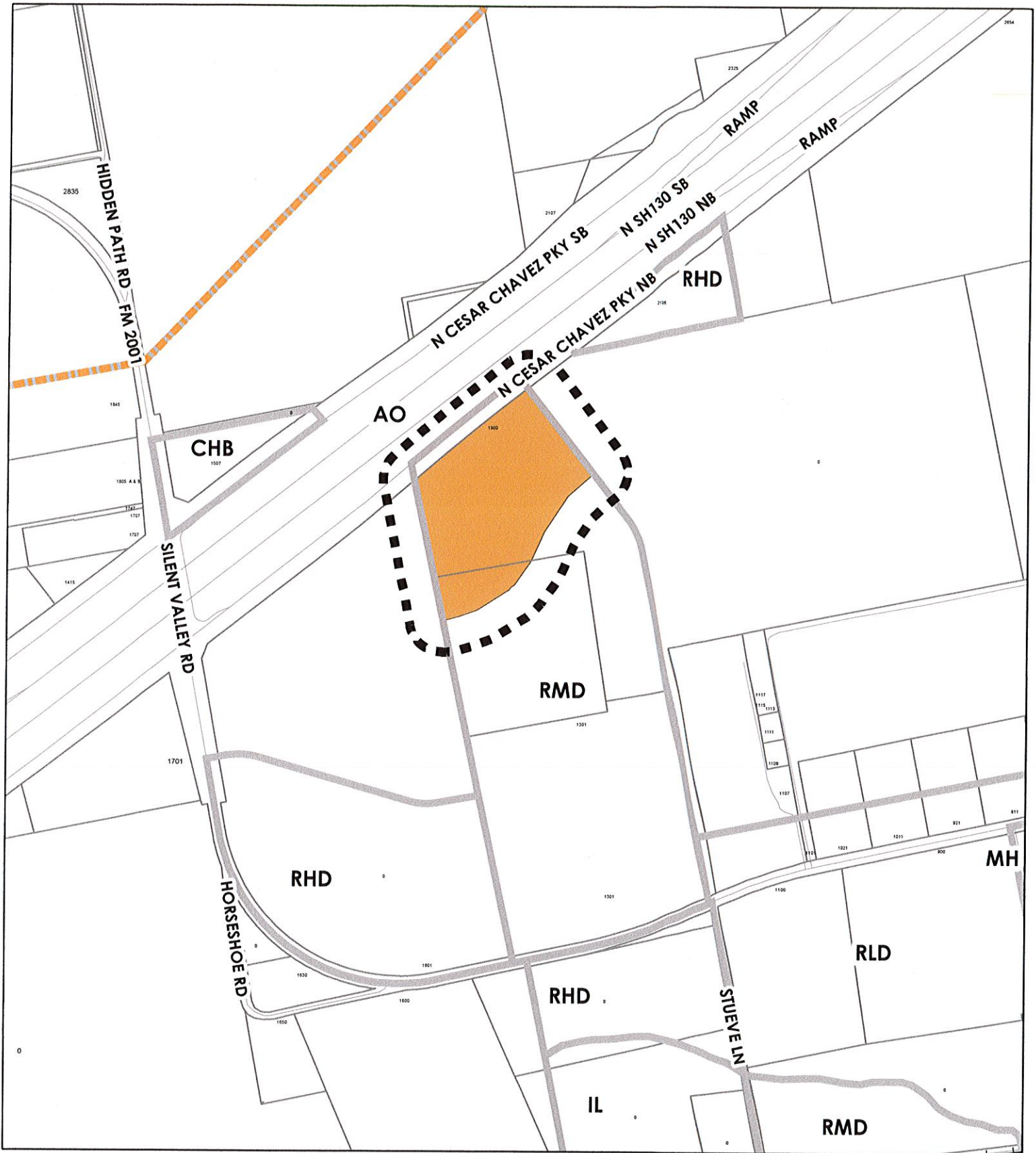
PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, July 13, 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 June 22, 2022, meeting.
4. ZC-22-06. Continue a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a **Zoning Change** from *RMD Residential Medium Density District* to *RHD Residential High Density District* on 19.906 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway Northbound (SH 130). [TABLED 3-9-22 and 5-25-22]
5. ZC-22-09. Continue a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Alma Ewald for a **Zoning Change** from 23.064 acres *AO Agricultural-Open Space District* to 18.535 acres *RHD Residential High Density District* and 4.529 acres *CMB Commercial Medium Business District* in the Byrd Lockhart League, Abstract No. 17, located at 1650 North Colorado Street (US 183). [TABLED 3-23-22 and 5-25-22]
6. ZC-22-10. Continue a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Ernest Ewald, Jr. for a **Zoning Change** from 15.906 acres *AO Agricultural-Open Space District* to 12.262 acres *RHD Residential High Density District* and 3.644 acres *CMB Commercial Medium Business District* in the Byrd Lockhart League, Abstract No. 17, located at 1724 North Colorado Street (US 183). [TABLED 3-23-22 and 5-25-22]
7. ZC-22-12. Continue 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. [TABLED 4-13-22 and 5-25-22]
8. PP-22-04. Consider a request by Matt Synatschk, on behalf of Ranch Road Hansford, LLC, for approval of a revised **Preliminary Plat and Subdivision Development Plan** for *Hansford Subdivision*, consisting of 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District, and located at 1701 West San Antonio Street (SH 142).
9. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
10. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:30 PM on the 8th day of July, 2022.







ZC-22-06

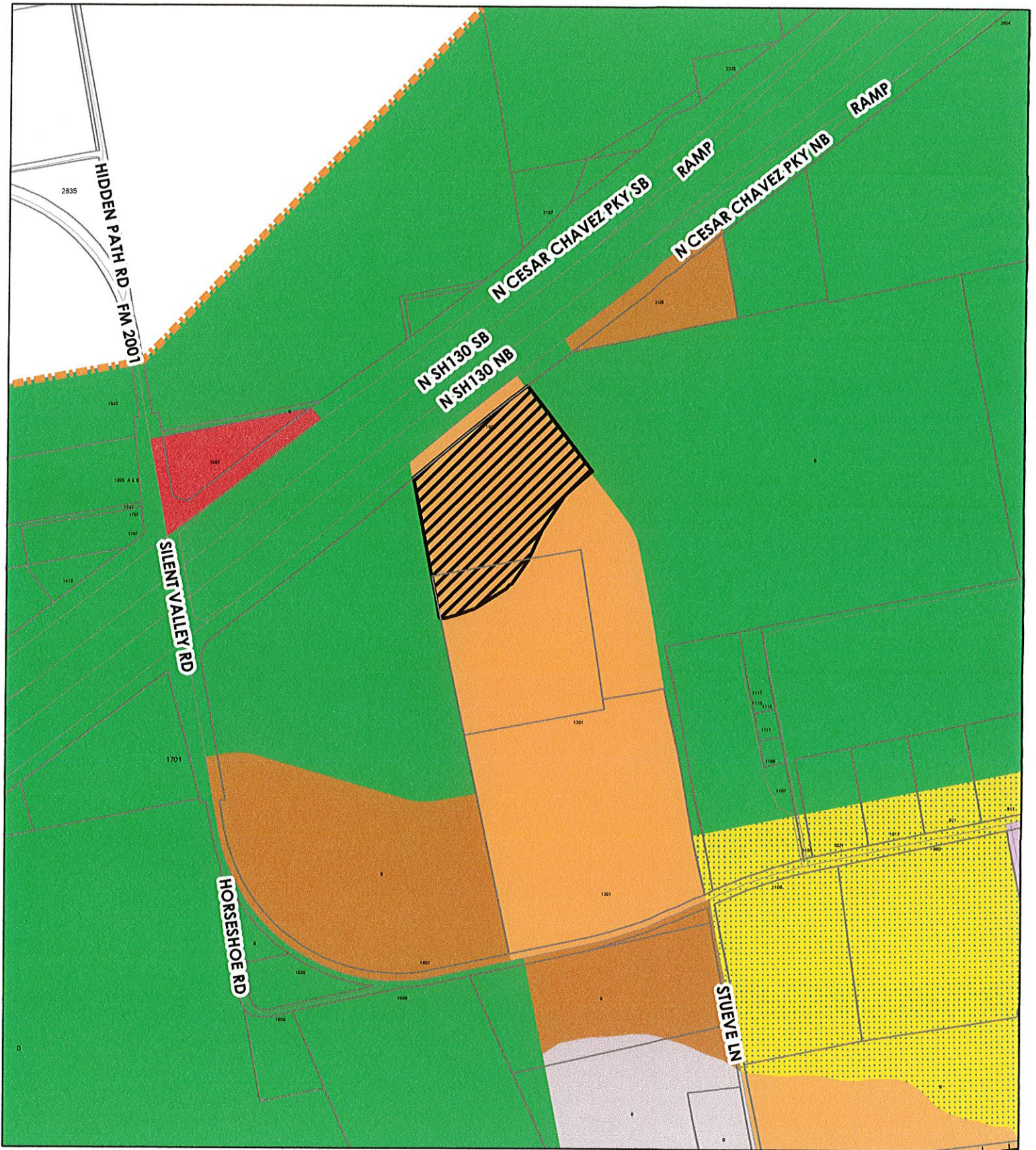
RMD TO RHD

1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

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



ZC-22-06

RMD TO RHD

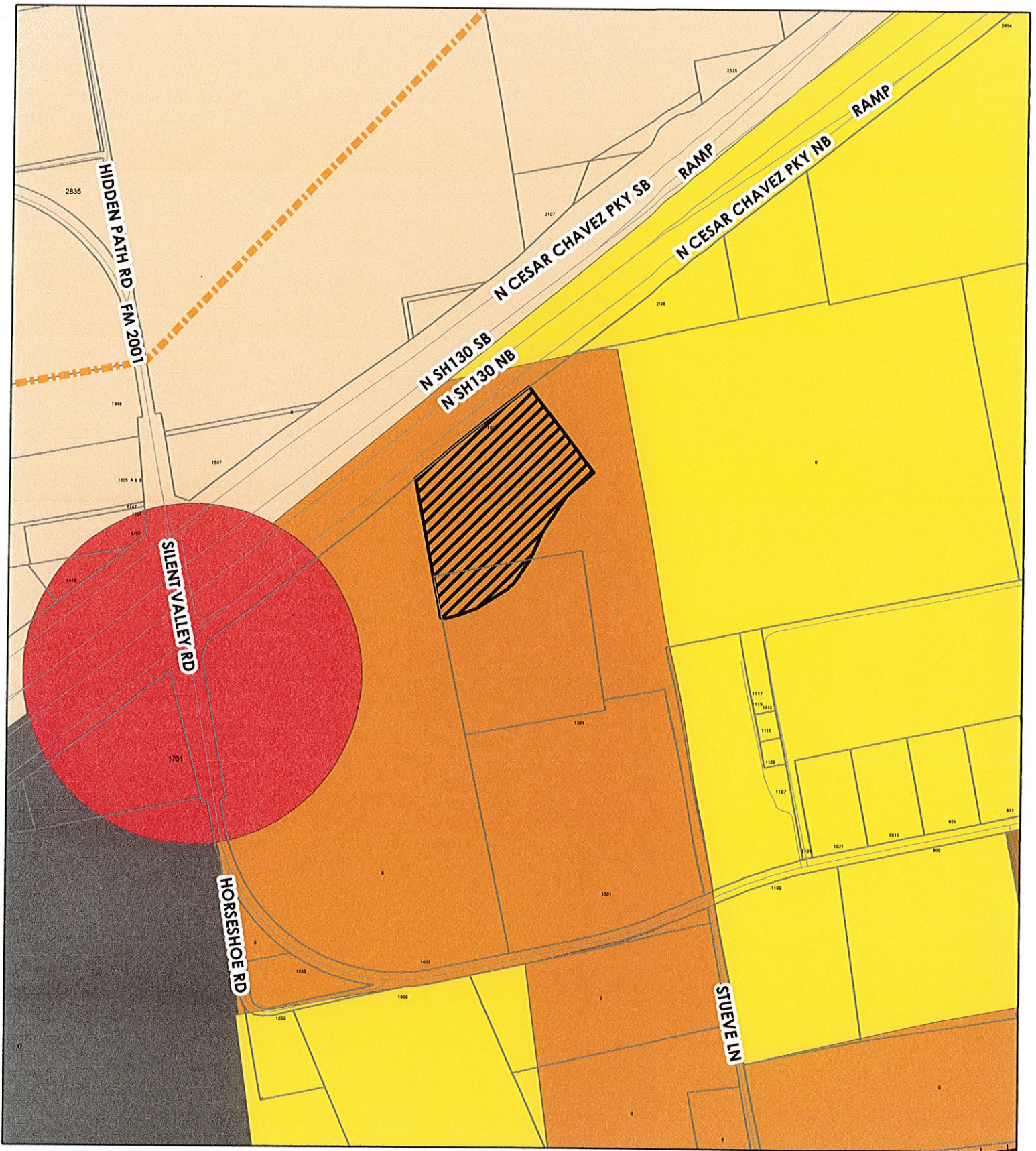
1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

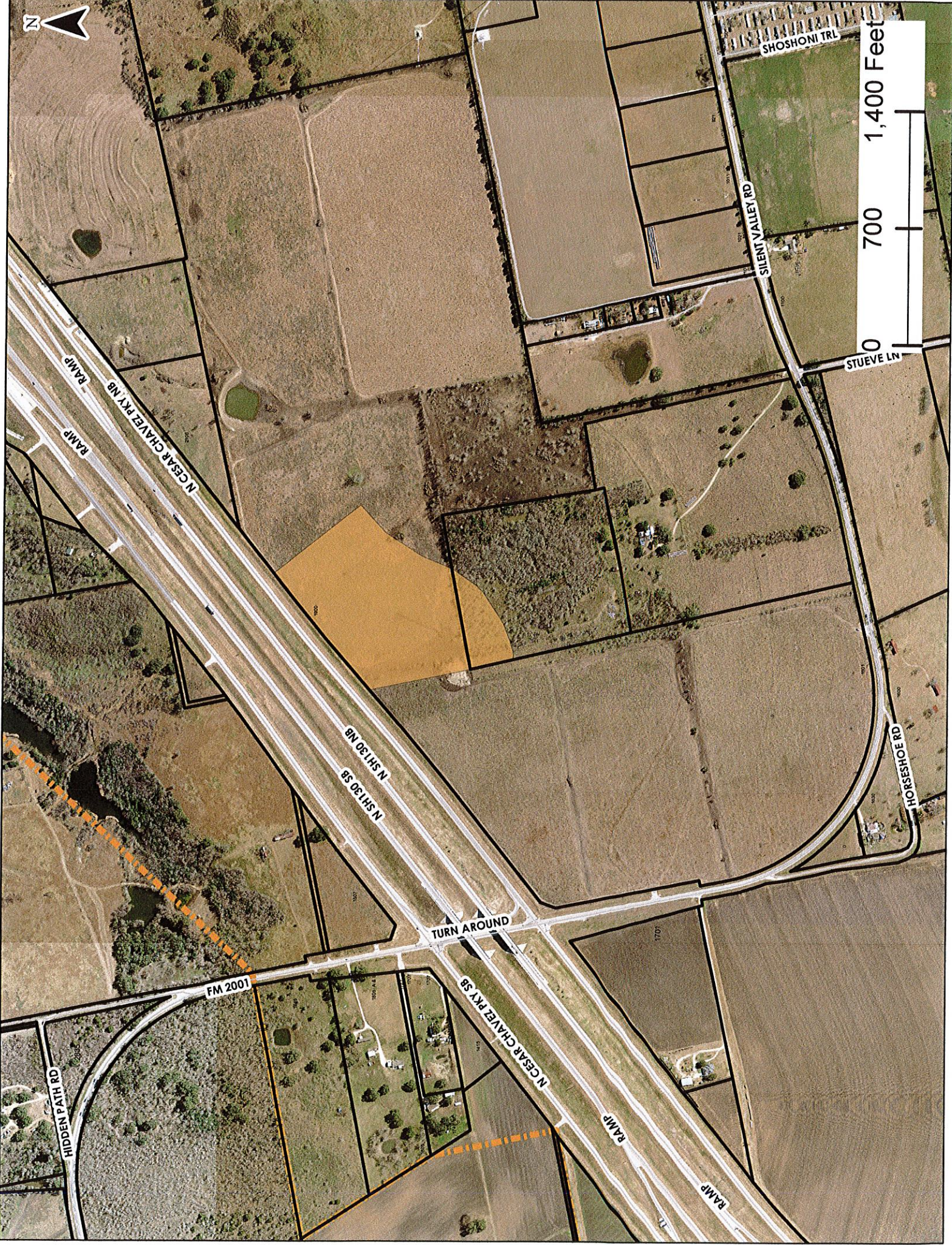
RMD TO RHD

1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

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



0 700 1,400 Feet



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-22-06
REPORT DATE: February 4, 2022 [Updated 2-10-22, 3-2-22, 3-10-22, 5-18-22, 6-1-22, 7-8-22]
PLANNING AND ZONING COMMISSION HEARING DATE: March 9, 2022 [Tabled to 5-25-22, 7-13-22]
CITY COUNCIL HEARING DATE: February 15, 2022 [Tabled to 6-7-22, 7-19-22]
REQUESTED CHANGE: RMD to RHD
STAFF RECOMMENDATION: **Approval**
PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Paravel Capital
OWNER: Curtis Thigpen
SITE LOCATION: 1900 North Cesar Chavez Parkway (SH 130). [Final address to be assigned later.]
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 19.906 acres
EXISTING USE OF PROPERTY: Vacant land
LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled multiple times previously by the Planning and Zoning Commission and the City Council due to concerns about the lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions.

REASON FOR REQUESTED ZONING CHANGE: The subject property is part of a 50.77-acre tract that was rezoned from AO to RMD in October 2021 for the stated purpose of developing a duplex subdivision. However, the applicant for this zoning change proposes a multifamily development, which is allowed only in the RHD district. The proposed development is the upper portion of the attached concept plan labeled "*Medium Density Residential Development*", which also includes a proposed duplex subdivision in the lower portion.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	SH 130	AO	<i>Agricultural/Rural Development (north side of SH 130)</i>
East	Vacant land	AO	<i>Medium Density Residential, Low Density Residential</i>
South	Vacant land	RMD	<i>Residential Medium Density</i>
West	Vacant land	AO	<i>Medium Density Residential, General-Heavy Commercial</i>

TRANSITION OF ZONING DISTRICTS: The subject property does not abut any other RHD zoning, although there are two parcels nearby to the northeast and southwest that were recently rezoned from AO to RHD. RHD is one step up in land use intensity from the RMD classification, which abuts the south boundary of this property. Higher density land uses are sometimes used as a buffer or transition from lower density uses to a major highway.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from the Stueve Lane extension as well as another new east-west collector street that will follow the southern boundary of the subject property. Water service will likely be obtained by an extension from an existing line at the intersection of Silent Valley Road and Cesar Chavez Parkway (SH 130). The main issue with regard to infrastructure, though, is the total lack of sanitary sewer service to the entire area north of the railroad track in the Silent Valley Road area. The impact fee CIP includes a future 12-inch sewer main that would serve the area but, at the rate that zoning changes and specific use permits are being requested to increase the density, it was determined in the recently completed wastewater capacity study done by the city engineer that increasing the sizes of planned wastewater line extensions, as well as upsizing the existing trunk main all the way to the treatment plant, will be required. The total cost for all parts of the project is estimated in the report to be \$7,668,000. However, the City will be able to contribute \$2,981,000 through the use of EDA grant funds and wastewater impact fee funds, thereby resulting in \$4,687,000 that will need to be provided by developers to get a wastewater line of suitable size to the north side of Silent Valley Road at Stueve Lane to serve that area. It has not been established yet how to equitably allocate the responsibility for funding from the various proposed developments on the north side of Silent Valley Road. Without such a mechanism, the first development that needs wastewater service will have to pay the full amount. No time-frame has been established for completion of design and construction of the project yet because it requires coordination with one or more developers to pay for the project. All developments in the area will also have to provide their own wastewater line extensions to connect to the end of the City's project at the intersection of Silent Valley Road and Stueve Lane. A map showing the various segments of the proposed wastewater projects in the north part of the city will be displayed at the Commission meeting.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is currently vacant, but there have been a couple of recent zoning changes to RHD for apartments, and there are other developments on the horizon that would add both commercial development and residential subdivisions. The same applicant who submitted this request also applied for a specific use permit (SUP) to allow the DF-2 residential development type on the remaining 30.864 acres of the original 50-77-acre tract, adjacent to the south of the subject property. The DF-2 development type allows duplexes on smaller lots, thereby resulting in a higher density. After voting to table the SUP at their February 9th meeting, the Planning and Zoning Commission approved it at their March 9th meeting subject to the residential density not exceeding ten dwelling units per acre, which is considered medium density and is consistent with the City's land use plan map. This zoning change, however, will automatically increase the potential for higher density development in the area above the medium density threshold.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is *not* consistent with the *Medium Density Residential* future land use designation of the land use plan map.









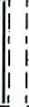
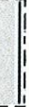
ALTERNATIVE CLASSIFICATIONS: The existing RMD zoning is already consistent with the *Medium Density Residential* designation shown on the land use plan map, so there is no better classification at this time.

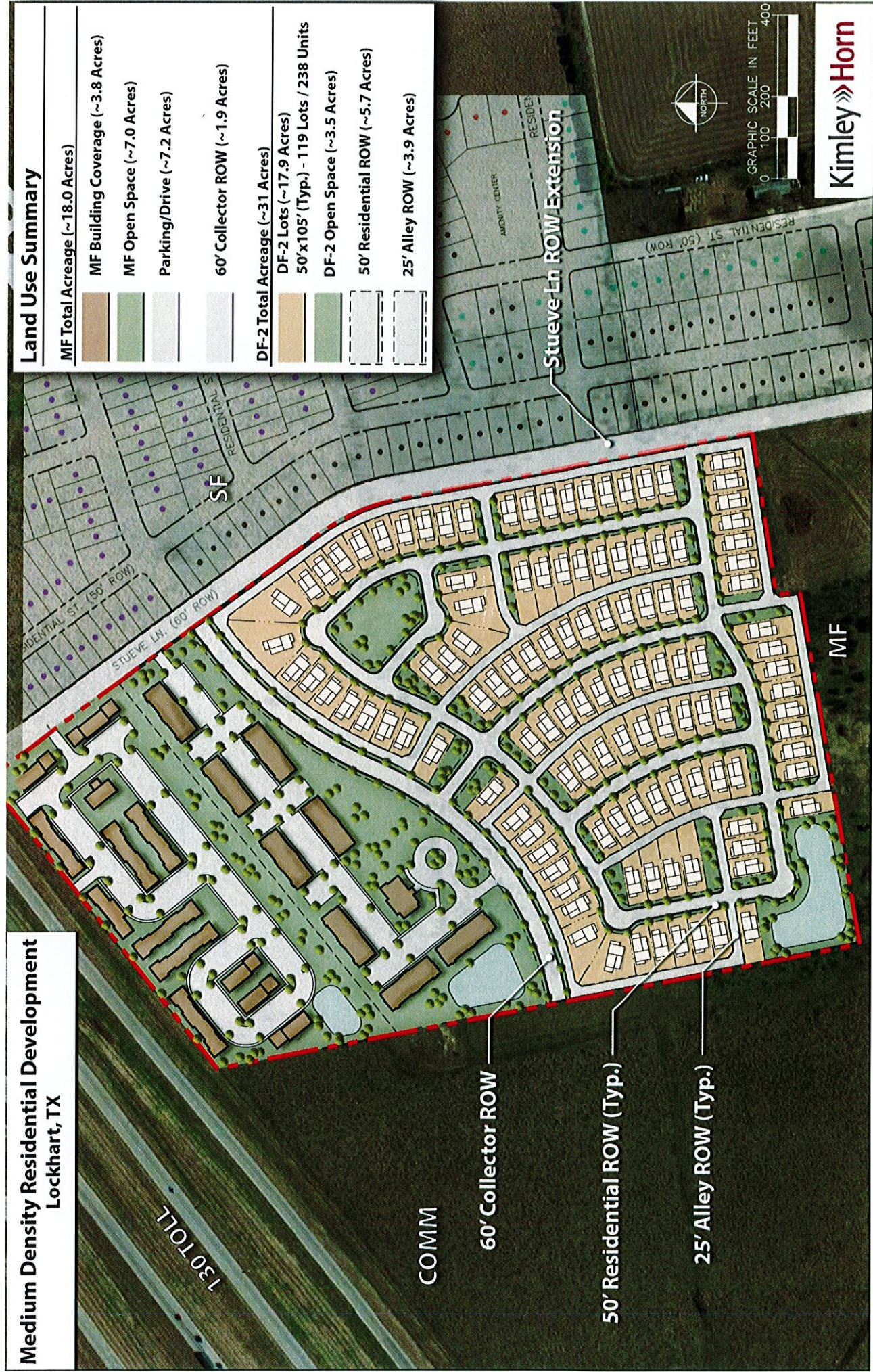
RESPONSE TO NOTIFICATION: None as of the date of this report. The properties within the 200-foot public hearing notification area are currently vacant and are either owned by the applicant or are owned by others who are also proposing new developments.

STAFF RECOMMENDATION: Because the city engineer's study is complete, and we know how much we'll need to rely on developer contributions to pay for the necessary wastewater line project ending at the intersection of Silent Valley Road and Stueve Lane, it is now up to the developers to determine whether or not they are able to continue with their plans under those circumstances. If they are prepared to proceed, then staff recommends **Approval** of the zoning change to RHD. Improvements to the City wastewater system to serve this area will be feasible only with the assistance of developers, and if the system can be constructed as determined by the city engineer, it will be able to support the increased residential densities being proposed. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed. The Commission's recommendation will be considered by the City Council at their July 19th meeting.

Medium Density Residential Development
Lockhart, TX

Land Use Summary

	MF Total Acreage (~18.0 Acres)
	MF Building Coverage (~3.8 Acres)
	MF Open Space (~7.0 Acres)
	Parking/Drive (~7.2 Acres)
	60' Collector ROW (~1.9 Acres)
DF-2 Total Acreage (~31 Acres)	
	DF-2 Lots (~17.9 Acres)
	50'x105' (Typ.) - 119 Lots / 238 Units
	DF-2 Open Space (~3.5 Acres)
	50' Residential ROW (~5.7 Acres)
	25' Alley ROW (~3.9 Acres)





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 Paravel Capital
DAY-TIME TELEPHONE (512) 934-8923
E-MAIL cthigpen@paravelcap.com

ADDRESS 1509 Old W 38th St. Ste., 3
Austin, TX 78731

OWNER NAME Curtis Thigpen
DAY-TIME TELEPHONE (512) 934-8923
E-MAIL cthigpen@paravelcap.com

ADDRESS _____

PROPERTY

1900 N Cesar Chavez Pky NB

ADDRESS OR GENERAL LOCATION Between 1301 Silent Valley Rd. & Toll Road 130, Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) See metes & bounds description

SIZE 19.906 ACRE(S) LAND USE PLAN DESIGNATION Residential Medium Density

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

PROPOSED NEW USE, IF ANY Residential High Density (MF-2)

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density RMD

TO PROPOSED ZONING CLASSIFICATION Residential High Density (MF-2) RHD

REASON FOR REQUEST To allow for the development of two and three story apartments of up to 24 DU/AC
in order to provide a wider variety of housing options at multiple price points for all residents in the area.

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.

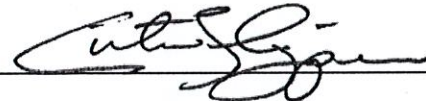
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 548.12 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 1/19/2022

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 01132778

DATE SUBMITTED 1-19-22

CASE NUMBER ZC - 22 - 06

DATE NOTICES MAILED 01-24-22

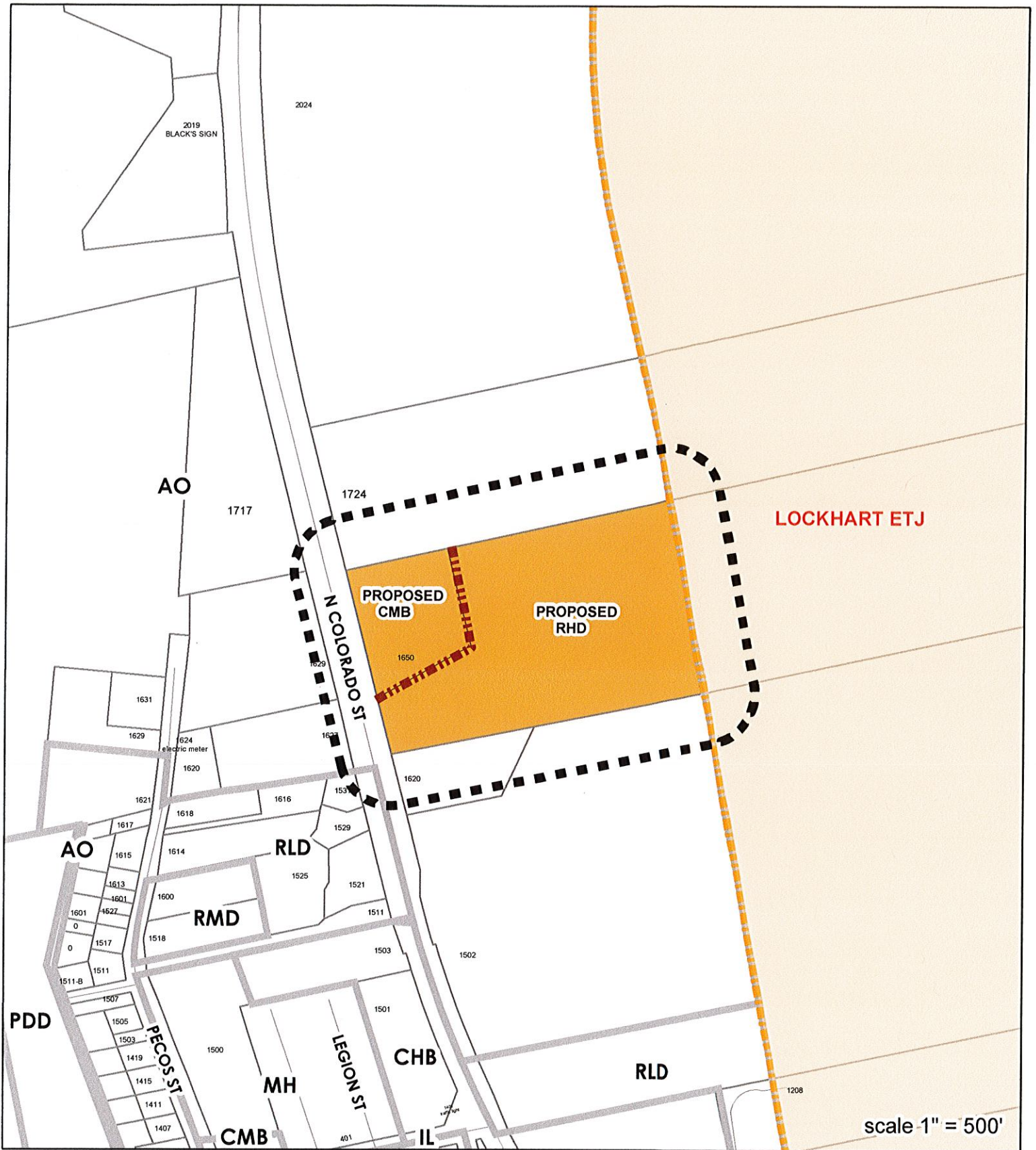
DATE NOTICE PUBLISHED 1-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE 2-9-22

PLANNING AND ZONING COMMISSION RECOMMENDATION Table to 3-9-22 meeting.

CITY COUNCIL MEETING DATE 2-15-2022 Tabled to 5-25-22 meeting. Tabled to 7-13-22

DECISION 3-15-22 Tabled to 6-7-22 Tabled to 3-15-22 6-7-22 tabled to 7-14-22



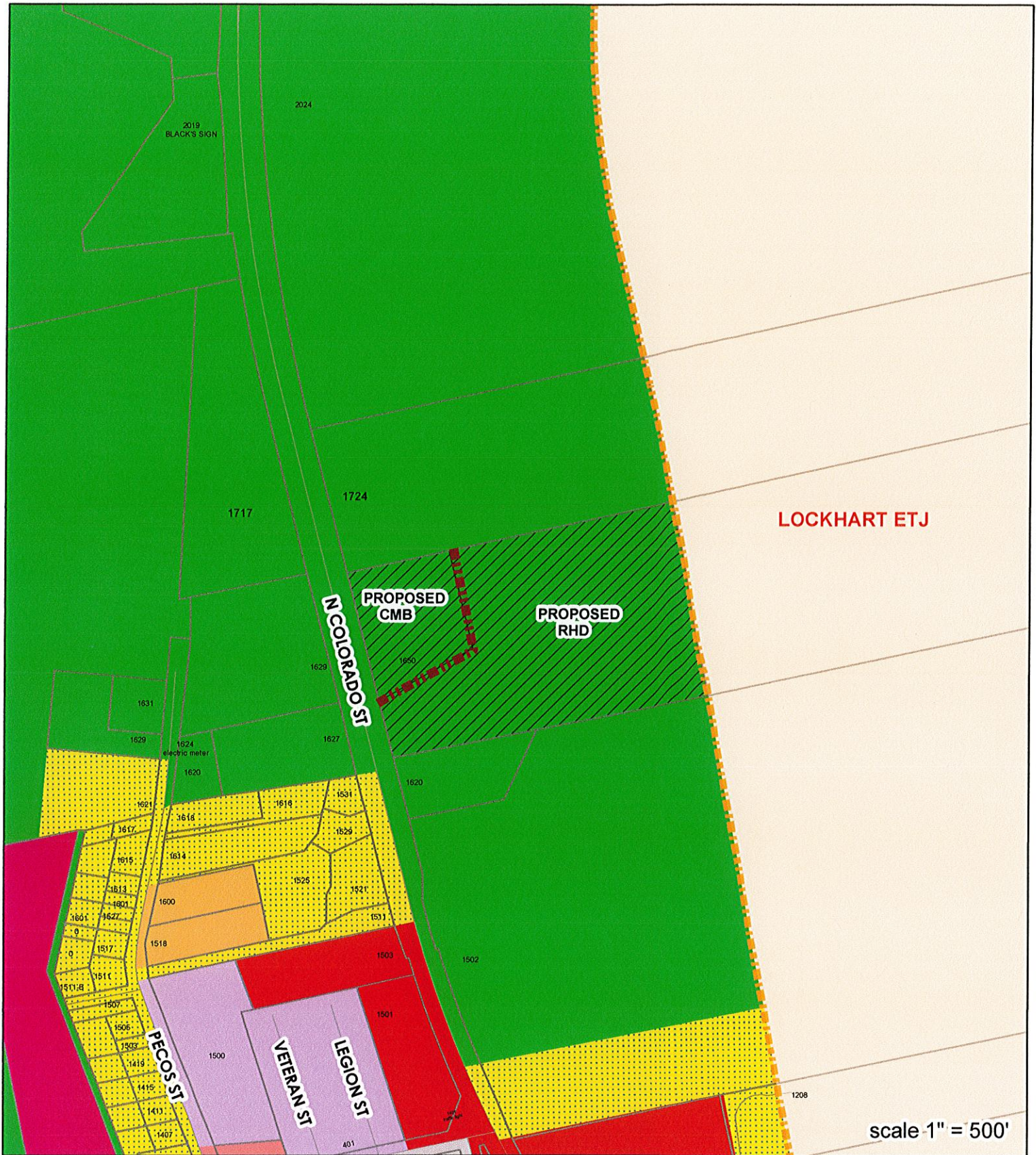
ZC-22-09

AO TO RHD & CMB

1650 N COLORADO ST (HWY 183)



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



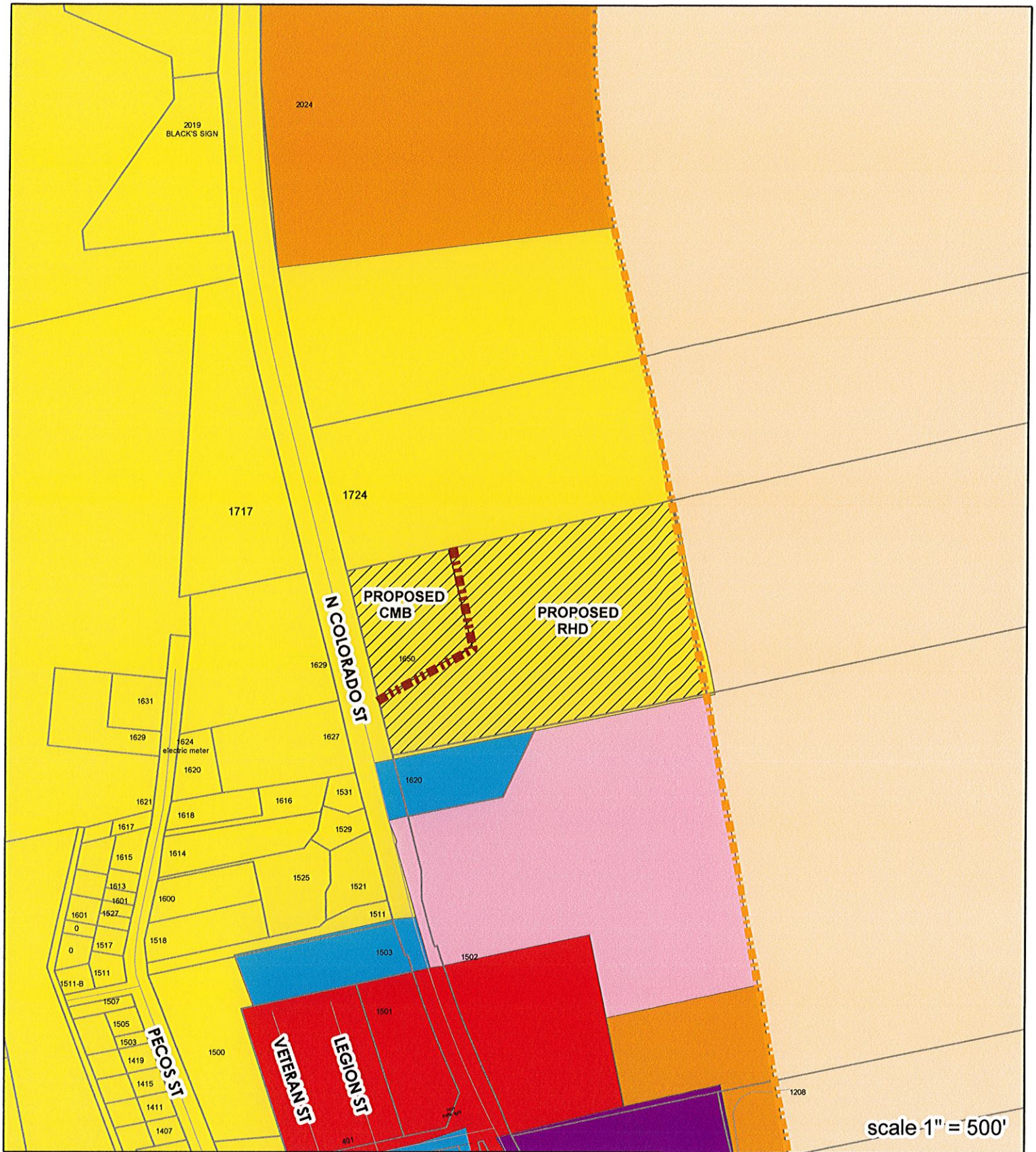
ZC-22-09

AO TO RHD & CMB

1650 N COLORADO ST (HWY 183)



- ZONING DISTRICTS**
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - INDUSTRIAL LIGHT
 - MANUFACTURED HOME
 - PLANNED DEVELOPMENT
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

AO TO RHD & CMB

1650 N COLORADO ST (HWY 183)



- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



LOCKHART ETJ

LOCKHART CITY LIMITS

PROPOSED RHD

PROPOSED CMB

N COLORADO ST

LEGION ST

PECOS ST



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-22-09
REPORT DATE: March 18, 2022 [Updated 3-29-22, 5-18-22, 6-1-22, 7-8-22]
PLANNING AND ZONING COMMISSION HEARING DATE: March 23, 2022 [Tabled to 5-25-22, 7-13-22]
CITY COUNCIL HEARING DATE: April 5, 2022 [Tabled to 6-7-22, 7-19-22]
REQUESTED CHANGE: AO to RHD and CMB
STAFF RECOMMENDATION: **Approval.**
PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Chris Bancroft
OWNER: Alma Ewald
SITE LOCATION: 1650 North Colorado Street (US 183)
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 23.064 acres inside the city limits
EXISTING USE OF PROPERTY: Vacant land
LAND USE PLAN DESIGNATION: *Low Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled multiple times by the Commission and the City Council due to concerns about the total lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions and lift station.

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow future development of 4.529 acres of general commercial land uses along the Colorado Street frontage, and 18.535 acres of apartment housing behind the commercial area. Although the tract extends eastward to Plum Creek, the zoning change is only for the portion of the tract that is in the city limits, which is roughly 27 percent of the original tract. There is a pond located in the area proposed to be rezoned, and the Plum Creek floodplain slightly encroaches into the rear of the area proposed to be zoned RHD.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	<i>Low Density Residential</i>
East	Vacant land	Not zoned	<i>Agriculture/Rural Development</i>
South	Small cemetery, Vacant land	AO	<i>Public and Institutional, Light-Medium Commercial</i>
West	Sparce single-family residential, Vacant land	AO	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The subject property currently does not abut any other residential or commercial zoning, although a concurrent zoning change request for the adjacent property to the north would result in the same RMD and CMB zoning pattern as proposed for the subject tract.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be from Colorado Street, and because of the high speed limit TxDOT will likely require that the developer widen the highway to provide a center left-turn lane and right-turn deceleration lane for any street or driveway intersections into the development. There is a 12" water main along the east side of the highway that is adequate to serve the property. However, the closest wastewater main of sufficient size is located approximately one mile south near the railroad track and Town Branch Creek. The wastewater impact fee CIP does propose a system of wastewater mains extending from that point northward, along with a lift-station, where it would serve the North Colorado Street corridor area, including the subject property. However, because the proposed RHD and CMB zoning classifications in this case would allow a much higher intensity of development than anticipated by the land use assumptions that were the basis of the current impact fee CIP, it was determined in the recently completed wastewater capacity study done by the city engineer that increasing the size of the planned wastewater line extensions and lift station, as well as upsizing the existing trunk main all the way to the treatment plant, will be required. The total cost for all parts of the project is estimated to be \$8,909,000, but by eliminating parts of the project that will not benefit the properties currently being proposed to be rezoned along North Colorado Street, and subtracting City contributions of EDA grant and wastewater impact fee funds, the amount remaining that will need to be provided by developers to serve all of the proposed developments is \$4,914,000. It has not yet been established how to equitably allocate the responsibility for funding from the multiple proposed developments along the east side of North Colorado Street. Without such a mechanism, the first development that needs wastewater service will have to pay the full amount. No time-frame has been established for completion of design and construction of the project yet because it requires coordination with one or more developers to pay for the project. All developments will also have to provide their own gravity wastewater line extensions to the City's lift station that is included in the project. A map showing the various segments of the proposed wastewater projects in the north part of the city will be displayed at the Commission meeting.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is in a largely undeveloped area of the city where there are no immediate neighbors that would be impacted by development allowed by the proposed zoning district classifications. A regional impact will be additional traffic on North Colorado Street, but that is bound to occur where there is potential for additional development, and it can be mitigated by a center turn lane and right-turn deceleration lanes.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD and CMB zoning classifications are *not* consistent with the *Low Density Residential* future land use designation shown on the Land Use Plan map. However, it should be noted that the majority of the owner's original tract is in the floodplain and not suitable for development. If the potential number of dwelling units allowed in the request area to be rezoned to RHD were spread out across the original tract, it would be a much lower density.

ALTERNATIVE CLASSIFICATIONS: The only zoning classification that would be consistent with the Land Use Plan map is the *RLD Residential Low Density District*.

RESPONSE TO NOTIFICATION: Citizens who previously appeared at the Planning and Zoning Commission public hearing expressed concerns about flooding on the subject property, additional runoff from the property as a result of development, and traffic hazards due to the high speed limit on Colorado Street in that area.

STAFF RECOMMENDATION: Because the city engineer's study is complete, and we know how much we'll need to rely on developer contributions to pay for the necessary wastewater line project ending at the northwest corner of the adjacent tract at 1724 North Colorado Street, it is now up to the developers to determine whether or not they are able to continue with their plans under those circumstances. If they are prepared to proceed, then staff recommends **Approval** of the zoning change to CMB and RHD. Improvements to the City wastewater system to serve this area will be feasible only with the assistance of developers, and if the system can be constructed as determined by the city engineer, it will be able to support the increased land use intensities being proposed. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed. The Commission's recommendation will be considered by the City Council at their July 19th meeting.

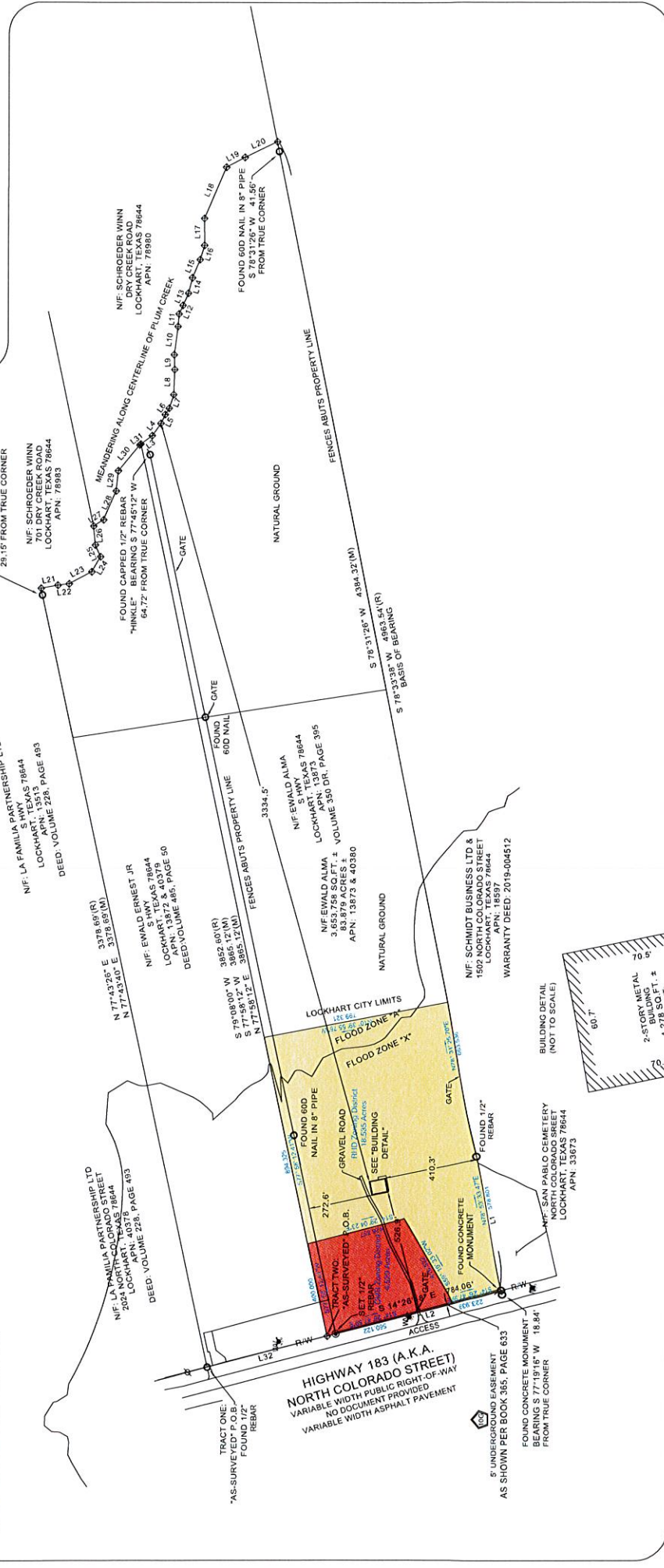


SCALE: 1" = 400'
 0 200 400 800
 DATE: 03-02-2022

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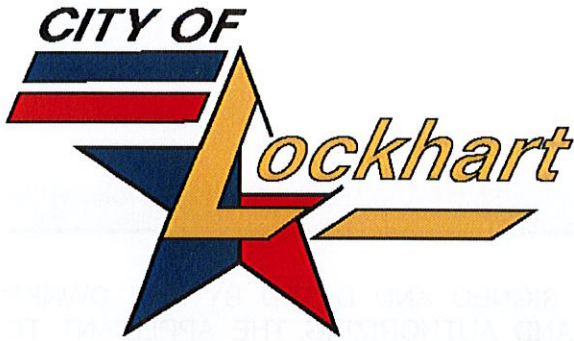
LAND USE SCHEDULE	
LOCKHART CITY LIMITS	
PROPOSED USE	ACREAGE
CMB	4.529 AC.
RMD	18.539 AC.
SUBTOTAL	23.068 AC.
CURRENT USE	
ETJ	698.879 AC.
OVERALL TOTAL	698.879 AC.



**TEXAS
 MULT-FAMILY
 CAPITAL**

REQUESTED REZONING BOUNDARY
 1650 NORTH COLORADO STREET
 LOCKHART, TEXAS 78644





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 Chris Bancroft ADDRESS 1515 S. Capital of Texas Hwy
DAY-TIME TELEPHONE 512-705-0212 Suite 405
E-MAIL chris.b@texasmfc.com Austin, TX 78746

OWNER NAME Alma Ewald ADDRESS 1609 MEADOW LN
DAY-TIME TELEPHONE _____ LOCKHART, TX 78644-3801
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1650 N. Colorado St. Lockhart, Tx 78644
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds
SIZE 23.06 ACRE(S) LAND USE PLAN DESIGNATION Residential, Low Density
EXISTING USE OF LAND AND/OR BUILDING(S) Agricultural - Open Space
PROPOSED NEW USE, IF ANY Commercial, Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO
TO PROPOSED ZONING CLASSIFICATION RHD, CMB
REASON FOR REQUEST To allow for future development
of general commercial and apartment housing

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.

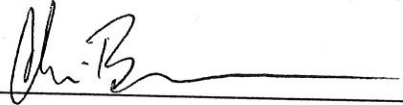
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 611.20 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

	$\$170 + (\$20 \times 22.06) = \$611.20$
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.

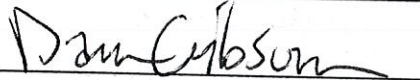
SIGNATURE



DATE 3/2/22

OFFICE USE ONLY

ACCEPTED BY



RECEIPT NUMBER 1140273

DATE SUBMITTED

3-2-22

CASE NUMBER ZC- 22-09

DATE NOTICES MAILED

3-8-22

DATE NOTICE PUBLISHED

3-10-22

PLANNING AND ZONING COMMISSION MEETING DATE

3-23-22

PLANNING AND ZONING COMMISSION RECOMMENDATION

Tabled to 5-25-22, Tabled to 7-13-22

CITY COUNCIL MEETING DATE

4-5-22

DECISION

Tabled to 6-7-22, 6-7-22 Tabled to 7-19-22

February 2, 2022

Texas Multifamily Capital, LLC
5900 Balcones Drive, Suite 100
Austin, Texas 78731

Subject: Entitlement of the following property ("Property")
1650 N. Colorado Lockhart, TX 78644
Alma Ewald

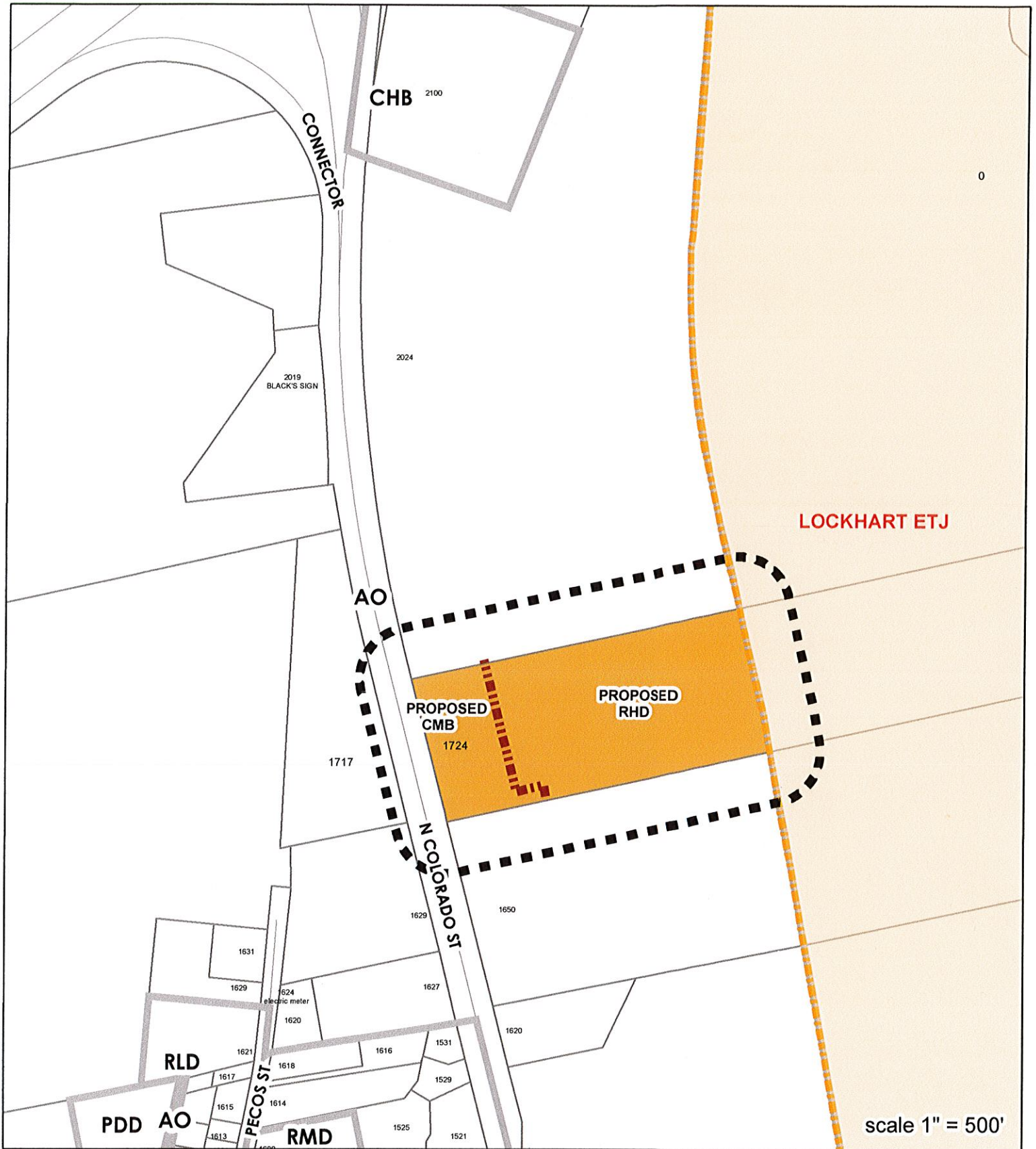
Dear Texas Multifamily Capital, LLC:

I, Alma Ewald, owner of the above referenced Property, authorize you, and more specifically **Christopher Bancroft** and **Matthew Chase**, as well as any agents and consultants appointed by you, to act as my **Agent** to submit applications, drawings, zoning changes, and other applicable documents for the purpose of obtaining approval from the City of Lockhart for a zoning change and associated permits related to the proposed purchase of the Property by you, and subsequent development by you.

Sincerely,



Printed Name: Alma Ewald



scale 1" = 500'

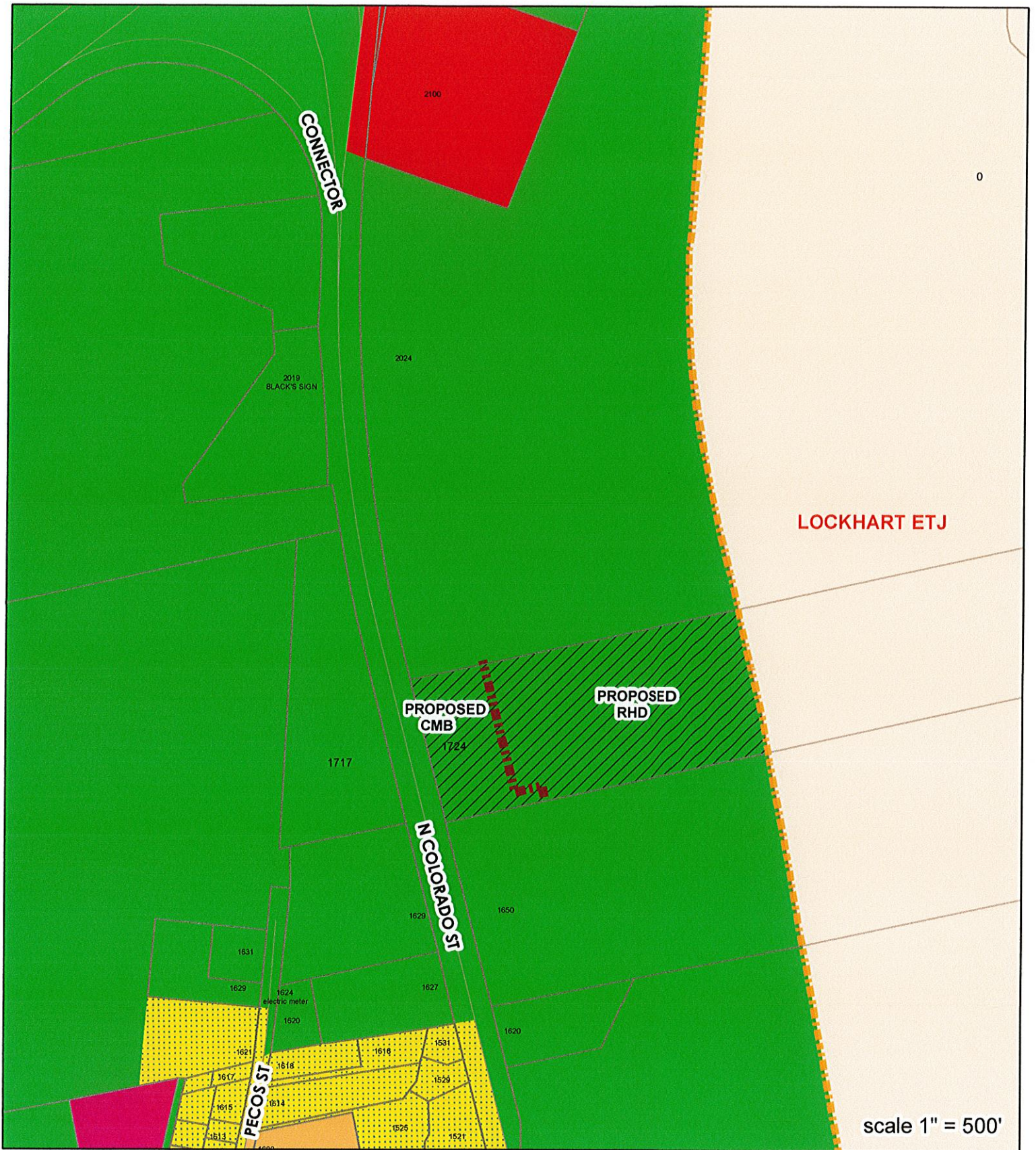
ZC-22-10

AO TO RHD & CMB

1724 N COLORADO ST (HWY 183)



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



ZC-22-10

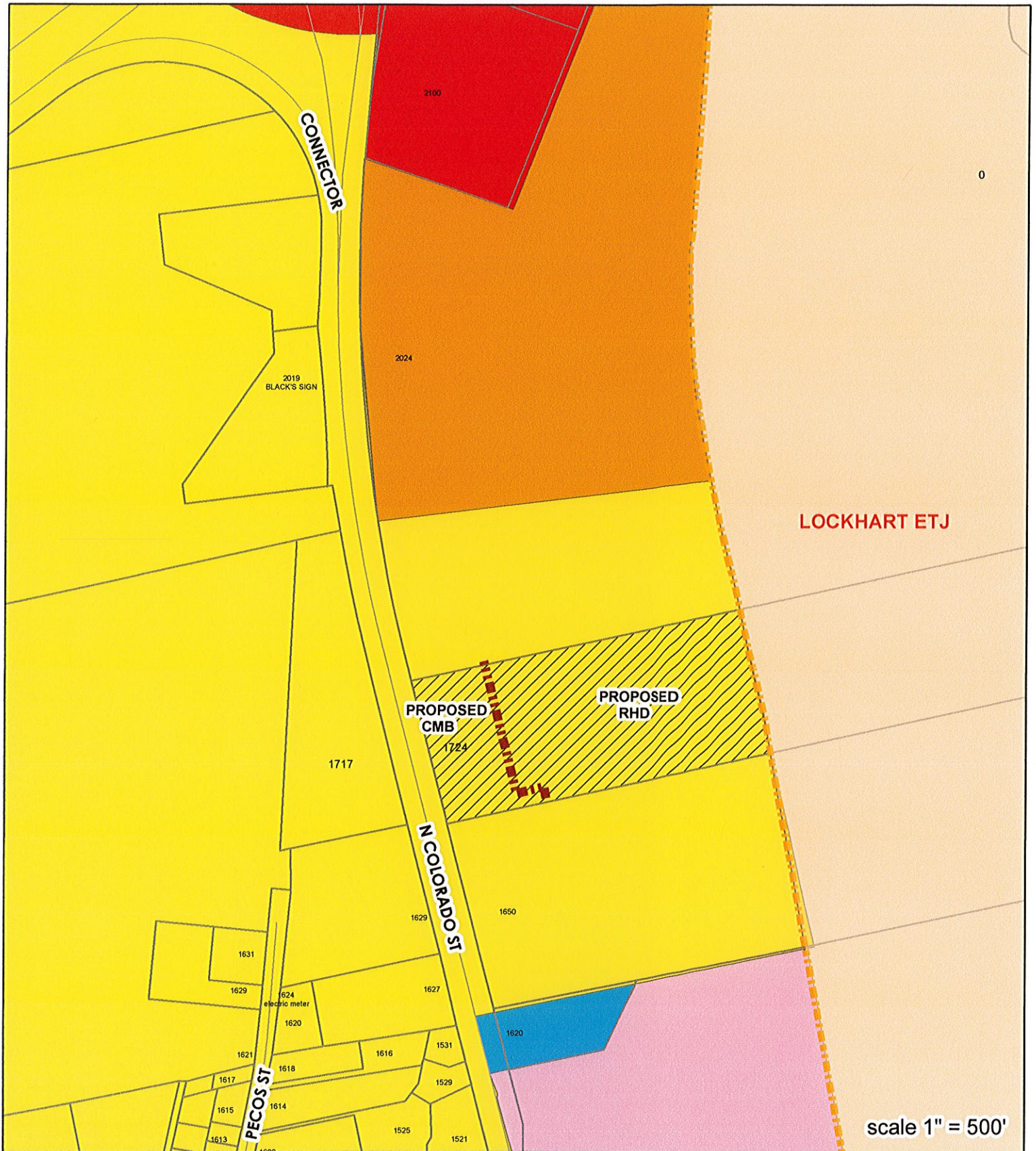
AO TO RHD & CMB

1724 N COLORADO ST (HWY 183)



ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- PLANNED DEVELOPMENT
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

AO TO RHD & CMB

1724 N COLORADO ST (HWY 183)



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



LOCKHART ETJ

LOCKHART CITY LIMITS

PROPOSED RHD

PROPOSED GMB

1724

1717

N COLORADO ST

PECOS ST

CONNECTOR

N SH 30 NB

N GEAR CHATEAU PKY NB

2019 BLACK'S SIGN



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-22-10
REPORT DATE: March 18, 2022 [Updated 3-29-22, 5-18-22, 6-1-22, 7-8-22]
PLANNING AND ZONING COMMISSION HEARING DATE: March 23, 2022 [Tabled to 5-25-22, 7-13-22]
CITY COUNCIL HEARING DATE: April 5, 2022 [Tabled to 6-7-22, 7-19-22]
REQUESTED CHANGE: AO to RHD and CMB
STAFF RECOMMENDATION: **Approval**
PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Chris Bancroft
OWNER: Ernest Ewald, Jr.
SITE LOCATION: 1724 North Colorado Street (US 183)
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 15.906 acres inside the city limits
EXISTING USE OF PROPERTY: Vacant land
LAND USE PLAN DESIGNATION: *Low Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled multiple times by the Commission and the City Council due to concerns about the total lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions and lift station.

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow future development of 3.644 acres of general commercial land uses along the Colorado Street frontage, and 12.262 acres of apartment housing behind the commercial area. Although the tract extends eastward to Plum Creek, the zoning change is only for the portion of the tract that is in the city limits, which is roughly 36 percent of the original tract. The Plum Creek floodplain slightly encroaches into the rear of the area proposed to be zoned RHD.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	<i>Low Density Residential, Medium Density Residential</i>
East	Vacant land	Not zoned	<i>Agriculture/Rural Development</i>
South	Vacant land	AO	<i>Low Density Residential</i>
West	Single-family dwelling and accessory buildings, Vacant land	AO	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The subject property currently does not abut any other residential or commercial zoning, although a concurrent zoning change request for the adjacent property to the south would result in the same RMD and CMB zoning pattern as proposed for the subject tract.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be from Colorado Street, and because of the high speed limit TxDOT will likely require that the developer widen the highway to provide a center left-turn lane and right-turn deceleration lane for any street or driveway intersections into the development. There is a 12" water main along the east side of the highway that is adequate to serve the property. However, the closest wastewater main of sufficient size is located over one mile south near the railroad track and Town Branch Creek. The wastewater impact fee CIP does propose a system of wastewater mains extending from that point northward, along with a lift-station, where it would serve the North Colorado Street corridor area, including the subject property. However, because the proposed RHD and CMB zoning classifications in this case would allow a much higher intensity of development than anticipated by the land use assumptions that were the basis of the current impact fee CIP, it was determined in the recently completed wastewater capacity study done by the city engineer that increasing the size of the planned wastewater line extensions and lift station, as well as upsizing the existing trunk main all the way to the treatment plant, will be required. The total cost for all parts of the project is estimated to be \$8,909,000, but by eliminating parts of the project that will not benefit the properties currently being proposed to be rezoned along North Colorado Street, and subtracting City contributions of EDA grant and wastewater impact fee funds, the amount remaining that will need to be provided by developers to serve all of the proposed developments is \$4,914,000. It has not yet been established how to equitably allocate the responsibility for funding from the multiple proposed developments along the east side of North Colorado Street. Without such a mechanism, the first development that needs wastewater service will have to pay the full amount. No time-frame has been established for completion of design and construction of the project yet because it requires coordination with one or more developers to pay for the project. All developments will also have to provide their own gravity wastewater line extensions to the City's lift station that is included in the project. A map showing the various segments of the proposed wastewater projects in the north part of the city will be displayed at the Commission meeting.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is in a largely undeveloped area of the city where there are no immediate neighbors that would be impacted by development allowed by the proposed zoning district classifications. A regional impact will be additional traffic on North Colorado Street, but that is bound to occur where there is potential for additional development, and it can be mitigated by a center turn lane and right-turn deceleration lanes.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD and CMB zoning classifications are *not* consistent with the *Low Density Residential* future land use designation shown on the Land Use Plan map. However, it should be noted that the majority of the owner's original tract is in the floodplain and not suitable for development. If the potential number of dwelling units allowed in the request area to be rezoned to RHD were spread out across the original tract, it would be a much lower density.

ALTERNATIVE CLASSIFICATIONS: The only zoning classification that would be consistent with the Land Use Plan map is the *RLD Residential Low Density District*.

RESPONSE TO NOTIFICATION: Citizens who previously appeared at the Planning and Zoning Commission public hearing expressed concerns about flooding on the subject property, additional runoff from the property as a result of development, and traffic hazards due to the high speed limit on Colorado Street in that area.

STAFF RECOMMENDATION: Because the city engineer's study is complete, and we know how much we'll need to rely on developer contributions to pay for the necessary wastewater line project ending at the northwest corner of the adjacent tract at 1724 North Colorado Street, it is now up to the developers to determine whether or not they are able to continue with their plans under those circumstances. If they are prepared to proceed, then staff recommends **Approval** of the zoning change to CMB and RHD. Improvements to the City wastewater system to serve this area will be feasible only with the assistance of developers, and if the system can be constructed as determined by the city engineer, it will be able to support the increased land use intensities being proposed. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed. The Commission's recommendation will be considered by the City Council at their July 19th meeting.

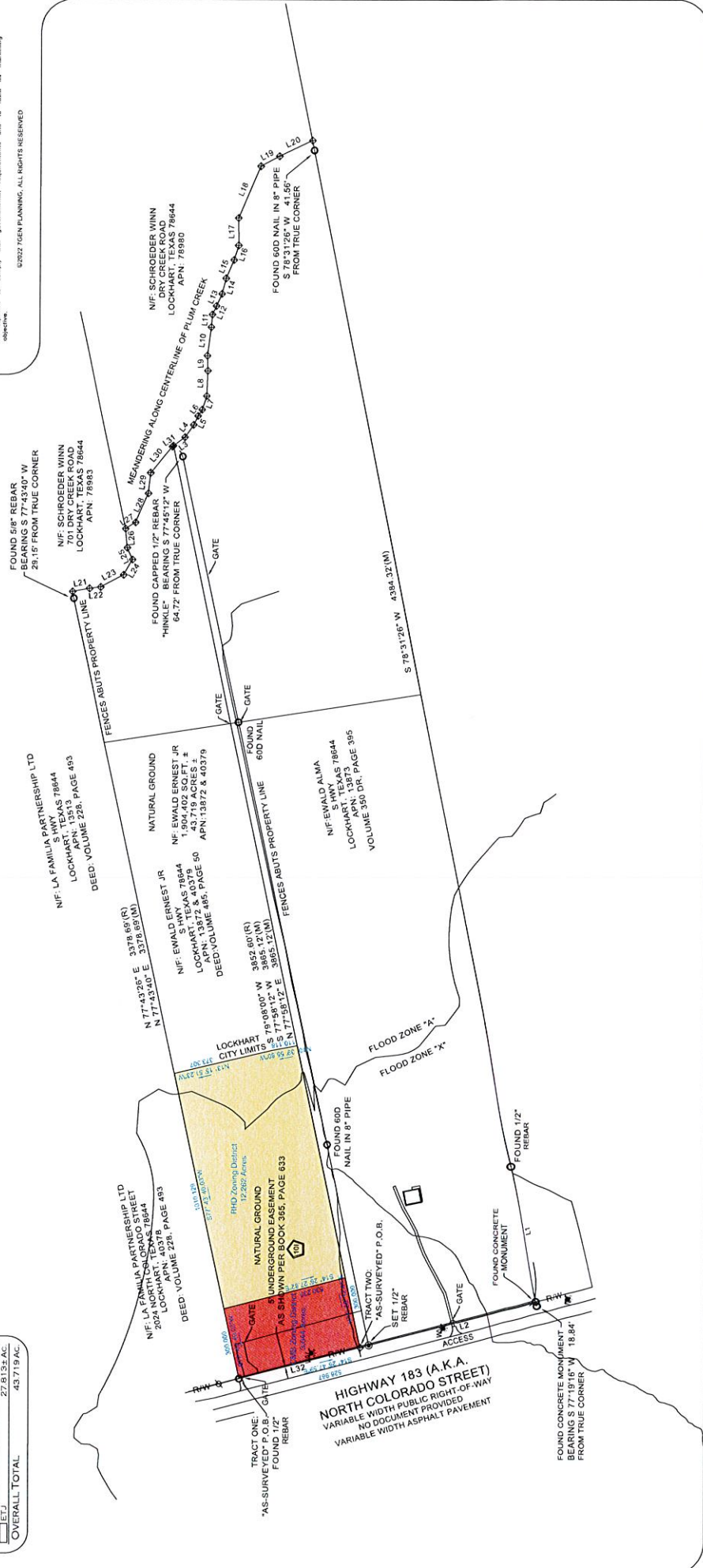


SCALE: 1" = 400'
 0 200 400 800
 DATE: 03-02-2022

All information furnished regarding this property is from sources deemed reliable. The accuracy of the information is not guaranteed. The user of this information should verify the accuracy of the information before relying on it. The user of this information should also verify the accuracy of the information before relying on it. The user of this information should also verify the accuracy of the information before relying on it.

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LAND USE SCHEDULE	
LOCKHART CITY LIMITS	
PROPOSED USE	ACREAGE
IRUD	12.262 AC
ETJ	15.908 AC
CURRENT USE	ACREAGE
ETJ	27.813 AC
OVERALL TOTAL	43.719 AC

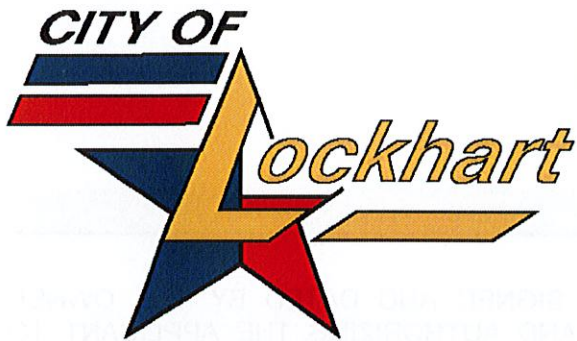


**TEXAS
 MULT-FAMILY
 CAPITAL**

**REQUESTED REZONING BOUNDARY
 1724 NORTH COLORADO STREET
 LOCKHART, TEXAS 78644**



7gen Planning & Landscape Architecture, 1724 North Colorado Street, Lockhart, Texas 78644. Phone: 781-343-7247. Fax: 781-343-7248. Email: info@7genplanning.com



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 Chris Bancroft
DAY-TIME TELEPHONE 512-705-0212
E-MAIL chris.b@texasmfc.com

ADDRESS 1515 S. Capital of Texas Hwy
Suite 405
Austin, TX 78746

OWNER NAME Ernest Ewald, Jr.
DAY-TIME TELEPHONE _____
E-MAIL _____

ADDRESS PO Box 1016
Lockhart, Tx 78644-1016

PROPERTY

ADDRESS OR GENERAL LOCATION 1724 N. Colorado St. Lockhart, Tx 78644
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds
SIZE 15.90 ACRE(S) LAND USE PLAN DESIGNATION Residential, Low Density
EXISTING USE OF LAND AND/OR BUILDING(S) Agricultural - Open Space
PROPOSED NEW USE, IF ANY Commercial, Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO
TO PROPOSED ZONING CLASSIFICATION RHD, CMB
REASON FOR REQUEST To allow for future development
of general commercial and apartment housing

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 \$ \$468 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

	$\$170 + (\$20 \times 14.90) = \$468$
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 3/2/22

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 1690273

DATE SUBMITTED 3-2-22

CASE NUMBER ZC-22-10

DATE NOTICES MAILED 3-8-22

DATE NOTICE PUBLISHED 3-10-22

PLANNING AND ZONING COMMISSION MEETING DATE 3-23-22

PLANNING AND ZONING COMMISSION RECOMMENDATION Tabled to 5-25-22, Tabled to 7-13-22

CITY COUNCIL MEETING DATE 4-5-22

DECISION Tabled to 6-7-22, 6-7-22 Tabled to 7-19-22

February 2, 2022


Texas Multifamily Capital, LLC
5900 Balcones Drive, Suite 100
Austin, Texas 78731

Subject: Entitlement of the following property ("Property")
1724 N. Colorado Lockhart, TX 78644
Ernest Ewald

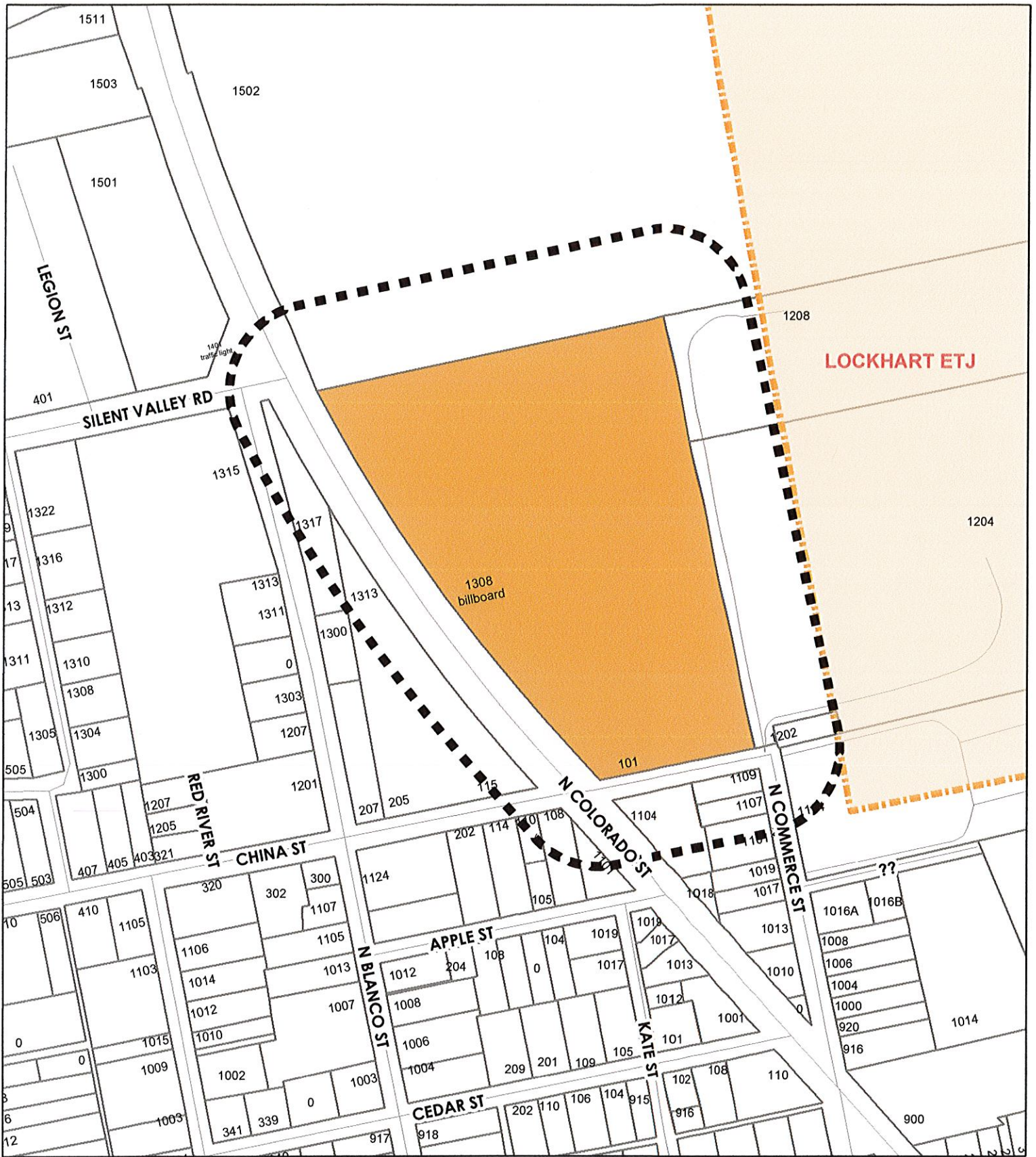
Dear Texas Multifamily Capital, LLC:

I, Ernest Ewald, Jr, owner of the above referenced Property, authorize you, and more specifically **Christopher Bancroft** and **Matthew Chase**, as well as any agents and consultants appointed by you, to act as my **Agent** to submit applications, drawings, zoning changes, and other applicable documents for the purpose of obtaining approval from the City of Lockhart for a zoning change and associated permits related to the proposed purchase of the Property by you, and subsequent development by you.

Sincerely,

	dotloop verified 02/14/22 10:50 AM CST CLQQ-RUHE-HEVN-F8UB
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Printed Name: Ernest Ewald, Jr







ZC-22-12

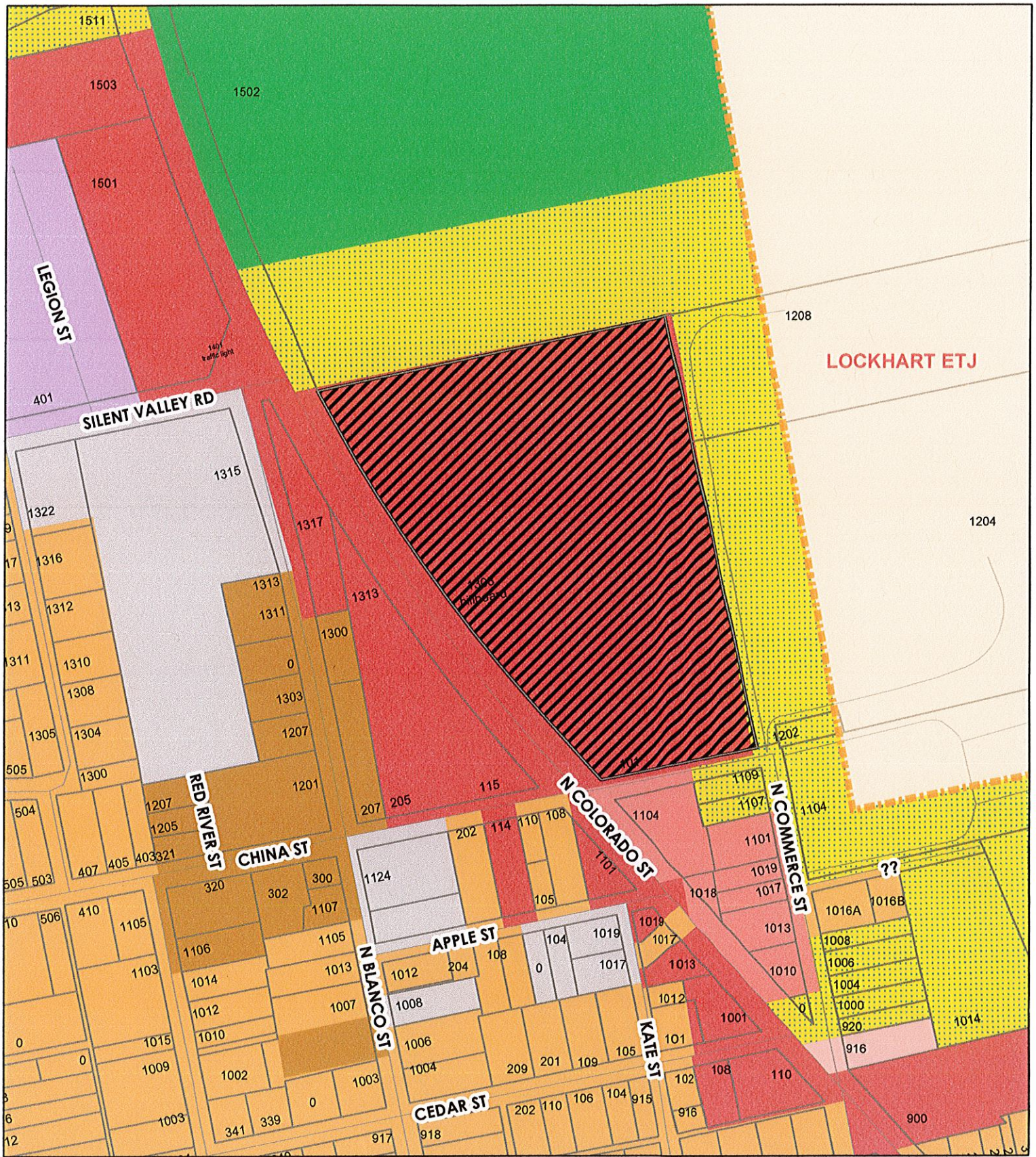
CHB TO RHD

101 EAST CHINA STREET



scale 1" = 300'

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



ZC-22-12

CHB TO RHD

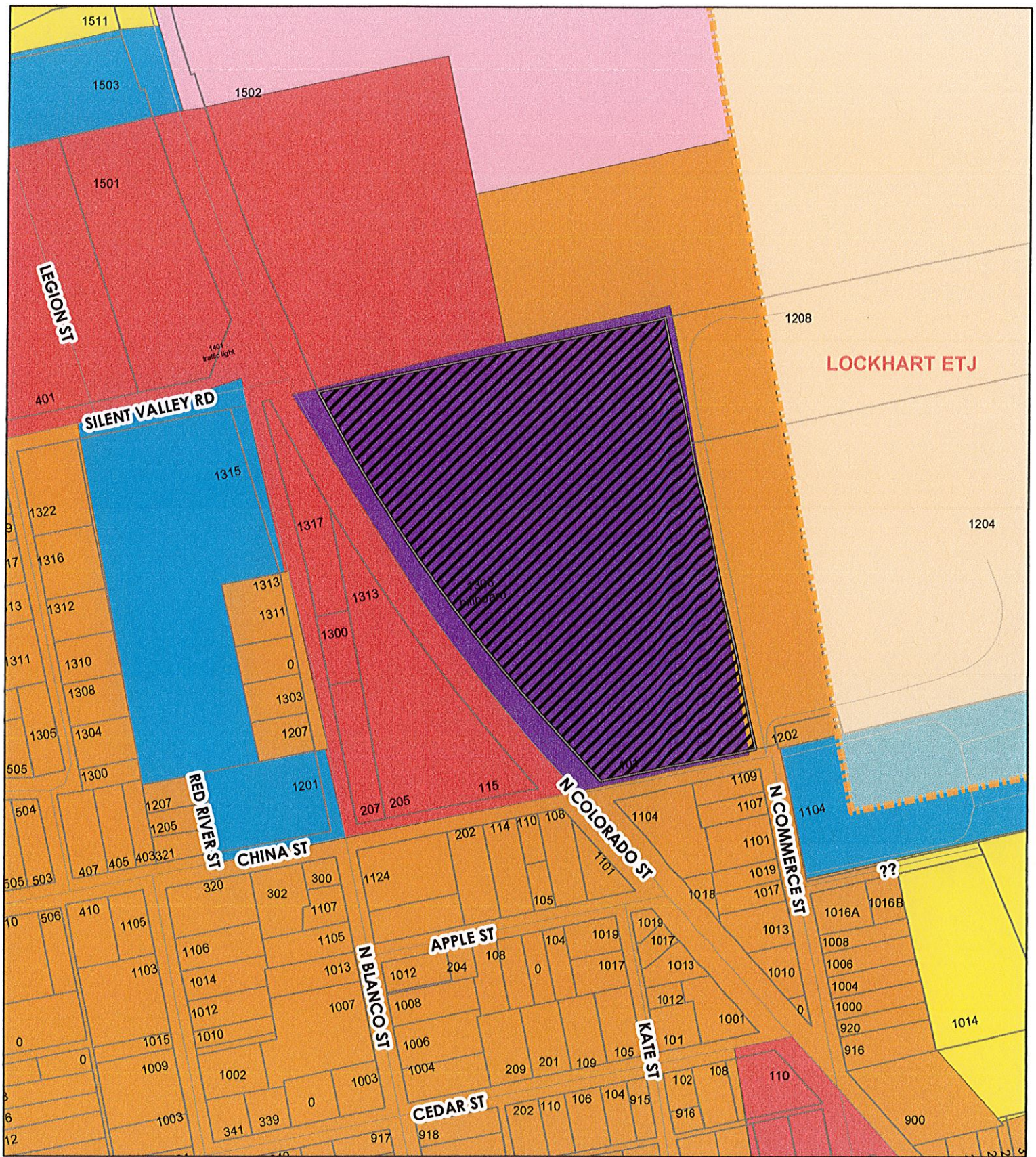
101 EAST CHINA STREET



scale 1" = 300'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

CHB TO RHD

101 EAST CHINA STREET



scale 1" = 300'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



0 300 600 Feet



LEGION ST

VETERAN ST

SILENT VALLEY RD

HONDO ST

PECOS ST

BROWN ST

RED RIVER ST

RED RIVER (Canadian) ST

CHINA ST

N BLANCO ST

N COLORADO ST

N COMMERCE ST

CEDAR ST

KATE ST

APPLE ST

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CASE SUMMARY

STAFF: David Fowler, Senior Planner CASE NUMBER: ZC-22-12
 REPORT DATE: April 7, 2022 [Updated 5-19-22, 7-7-22]
 PLANNING AND ZONING COMMISSION HEARING DATE: April 13 [Tabled to May 25, tabled to July 13]
 CITY COUNCIL HEARING DATE: April 19, 2022 [Tabled to 6-7-22, tabled to 7-19-22]
 REQUESTED CHANGE: CHB to RHD
 STAFF RECOMMENDATION: **Approval.**
 PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Jim Meredith
 OWNER: Bobby Schmidt
 SITE LOCATION: 101 E. China Street
 LEGAL DESCRIPTION: Metes and Bounds
 SIZE OF PROPERTY: 14.57 acres
 EXISTING USE OF PROPERTY: Vacant land
 LAND USE PLAN DESIGNATION: *Mixed Retail/Office/Residential.*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled by the Commission on April 13th and May 25th, and by the City Council on April 19th and June 7th, due to concerns about the lack of wastewater service and to allow time for the city engineer to conduct a study to determine the size and cost of necessary wastewater line extensions.

REASON FOR REQUESTED ZONING CHANGE: The owner wishes to construct a residential development on the site that may be of a type or density that requires the RHD zoning classification. As this use is not permitted in the CHB zoning district, a rezoning has been requested.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant	RLD, AO	<i>General-Heavy Commercial, Light-Medium Commercial</i>
East	Vacant, Large lot residential in ETJ	RLD	<i>Agricultural Development, Light-Medium Commercial</i>
South	Single-family residential, commercial,	RMD, RLD, CHB, CMB	<i>Residential Medium Density, Public and Institutional</i>
West	Commercial, TxDOT maintenance, Single-family residential, church	CHB, RHD, IL	<i>General-Heavy Commercial, Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: This zoning change will create an area of RHD that is not contiguous to other areas with the same zoning. The nearest RHD-zoned area is north of the intersection of West China Street and North Blanco Street, across North Colorado Street from the subject parcel.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from East China Street and North Colorado Street. Additionally, extension of the Silent Valley Road arterial is planned along the north and east sides of the subject property, as shown on the Thoroughfare Plan map. Any new driveway onto North Colorado Street will require approval from TxDOT. Water is available and adequate, with the site being served by a 12" line along East China and North Colorado Streets. Wastewater service is not adequate, as the nearest connection points to the site are a 6" wastewater line at the northern end of Commerce St. and potentially a 6" wastewater line at the southwest corner of West China and North Colorado Streets. The closest wastewater main of sufficient size is located approximately 2,000 feet south of the site near the railroad track and Town Branch Creek. The wastewater impact fee CIP does propose a system of wastewater mains extending from that point northward, along with a lift-station, where it would serve the North Colorado Street corridor area, including the subject property. However, because the proposed RHD zoning classifications in this case and other proposed developments along North Colorado Street would allow a higher intensity of development than anticipated by the land use assumptions that were the basis of the current impact fee CIP, it was determined in the recently completed wastewater capacity study done by the city engineer that increasing the size of the planned wastewater line extensions and lift station, as well as upsizing the existing trunk main all the way to the treatment plant, will be required. The total cost for all parts of the project is estimated to be \$8,909,000, but by eliminating parts of the project that will not benefit the properties currently being proposed to be rezoned along North Colorado Street, and subtracting City contributions of EDA grant and wastewater impact fee funds, the amount remaining that will need to be provided by developers to serve all of the proposed developments is \$4,914,000. It has not yet been established how to equitably allocate the responsibility for funding from the multiple proposed developments along the east side of North Colorado Street. Without such a mechanism, the first development that needs wastewater service will have to pay the full amount. No time-frame has been established for completion of design and construction of the project yet because it requires coordination with one or more developers to pay for the project. All developments will also have to provide their own gravity wastewater line extensions to the City's lift station that is included in the project. A map showing the various segments of the proposed wastewater projects in the north part of the city will be displayed at the Commission meeting.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is a mixture of commercial, church, and residential development, with some vacant lots. Higher intensity zoning is appropriate when located along an arterial street such as Colorado Street and the future Silent Valley Road extension. As the existing CHB district allows several high intensity uses, the proposed RHD zoning should not have an adverse impact compared to existing zoning.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not entirely consistent with the *Mixed Retail/Office/Residential* future land use that is designated for the subject lot, as the proposed development concept only includes residential uses. Mixed-use buildings containing commercial and residential are allowed by right in the existing CHB zoning district. However, the high density development allowed in the proposed RHD zoning classification could contribute to the overall mixed-use development of the US 183 corridor when combined with existing and planned developments in the area.

ALTERNATIVE CLASSIFICATIONS: Either CHB or PDD involving mixed-use development would be consistent with the Land Use Plan map.

RESPONSE TO NOTIFICATION: None to date.

STAFF RECOMMENDATION: Because the city engineer's study is complete, and we know how much we'll need to rely on developer contributions to pay for the necessary wastewater line project, it is now up to the developers to determine whether or not they are able to continue with their plans under those circumstances. If they are prepared to proceed, then staff recommends **Approval** of the zoning change to RHD. Improvements to the City wastewater system to serve this area will be feasible only with the assistance of developers, and if the system can be constructed as determined by the city engineer, it will be able to support the increased land use intensities being proposed. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed. The Commission's recommendation will be considered by the City Council at their July 19th meeting.

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 Jim Meredith
DAY-TIME TELEPHONE (512)306-8300
E-MAIL jim@masonwoodtx.com

ADDRESS 4301 Westbank Dr.
Bldg A, Suite 110
Austin, TX 78746

OWNER NAME Bobby Schmidt
DAY-TIME TELEPHONE (512)924-0387
E-MAIL bobby@schmidtranch.net & aanton@antonaustionservice.com

ADDRESS 3595 Schuelke Rd.
Niederwald, TX 78640

PROPERTY

ADDRESS OR GENERAL LOCATION 101 E. China St.
LEGAL DESCRIPTION (IF PLATTED) N/A - Metes & Bounds
SIZE 14.57 ACRE(S) LAND USE PLAN DESIGNATION Mixed Retail, Office, Residential
EXISTING USE OF LAND AND/OR BUILDING(S) N/A
PROPOSED NEW USE, IF ANY Residential High Density

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Commercial Heavy Business
TO PROPOSED ZONING CLASSIFICATION Residential High Density
REASON FOR REQUEST To gain the desired density for multifamily and /or single family condiuminum style development

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 \$ 441.40 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

[Handwritten Signature]

DATE

3/16/2022

OFFICE USE ONLY

ACCEPTED BY

Kevin Waller

RECEIPT NUMBER

~~R0443132~~ 0143300

DATE SUBMITTED

3/16/22

CASE NUMBER ZC -

22 - 12

DATE NOTICES MAILED

3-28-2022

DATE NOTICE PUBLISHED

3-31-2022

PLANNING AND ZONING COMMISSION MEETING DATE

4/13/22

PLANNING AND ZONING COMMISSION RECOMMENDATION

Tabled 4-13-22

Tabled 5-25-22

CITY COUNCIL MEETING DATE

4-19-22

to 5-29-22

to 7/13/22

DECISION

Tabled 4-19-22
to 6-7-22

Tabled to 7-19-22

Robert A. Schmidt
3595 Schuelke Rd
Niederwald, Tx 78640
(512) 924-0387
bobby@schmidtranch.net

March 16, 2022

Mr. Dan Gibson
City of Lockhart, Developmental Services
308 W. San Antonio Street
Lockhart, Texas 78644

RE: Property known as 102 East China St. Lockhart, Tx 78644; 14.65 Acres PID # 18458

Dear Mr. Gibson,

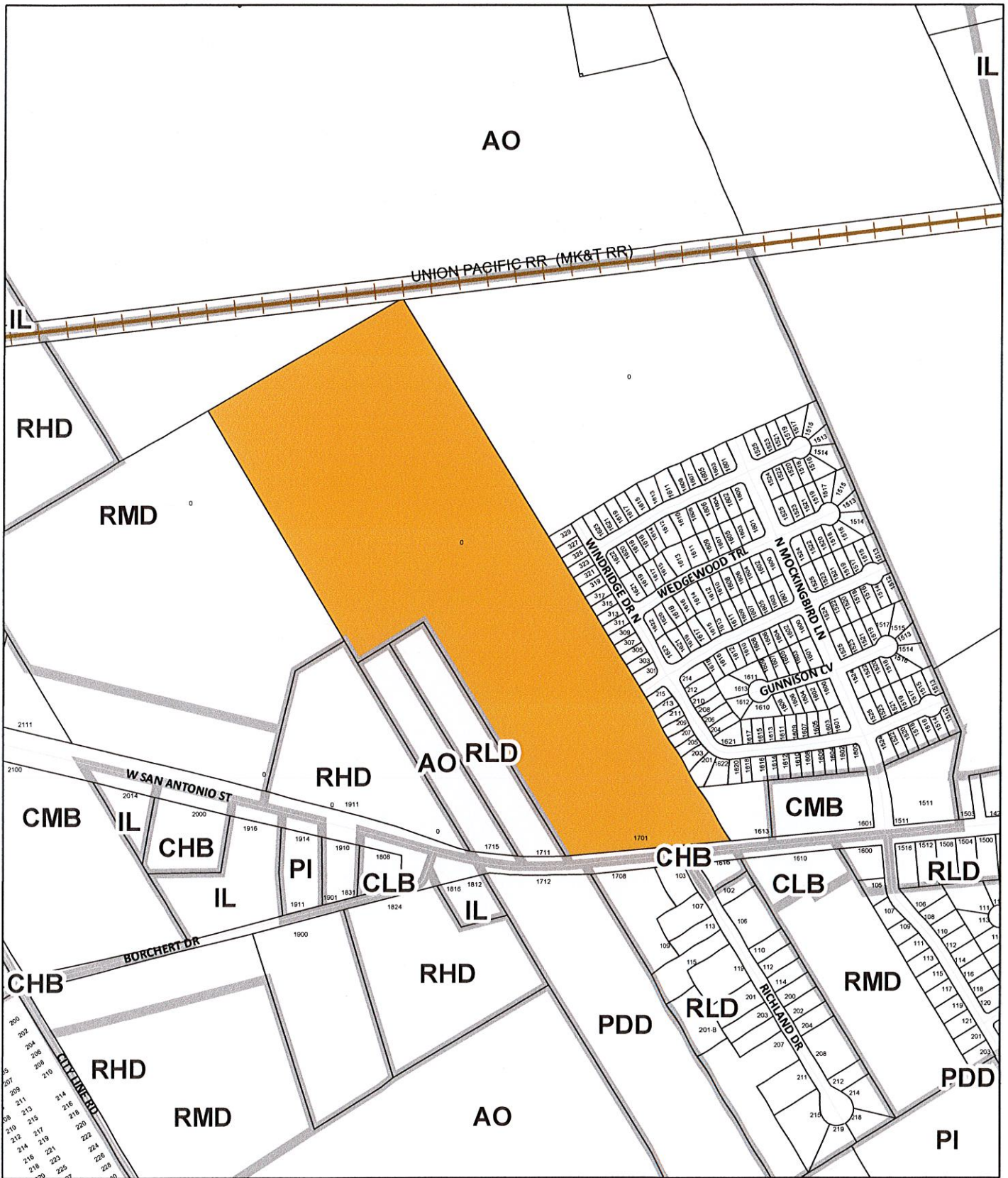
I authorize Mr. Jim Meredith/Moody Engineering to apply with the City of Lockhart for purposes of changing the zoning, submitting and processing a final plat, construction plans, site plans and any other required plan/documents to include corrections and revisions needed to proceed with their development of the subject property. The processes will all be at the applicant's expense.

You may reach me at the above phone number if there are any questions.

Sincerely,


Robert A. Schmidt

CC: Amy Anton



PP-22-04

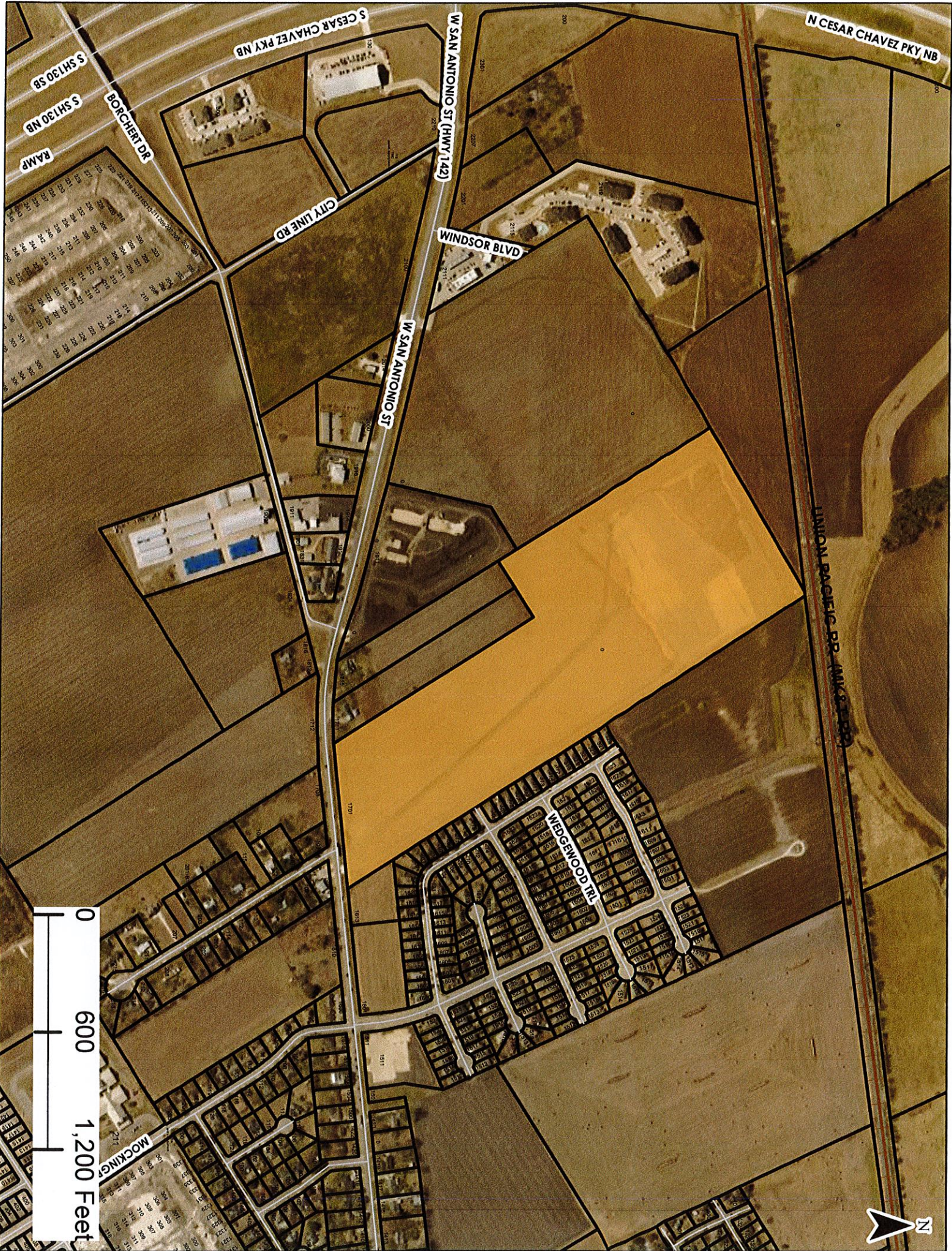
HANSFORD SUBDIVISION

1701 W SAN ANTONIO ST



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 600'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: July 8, 2022
PLANNING & ZONING COMMISSION DATE: July 13, 2022
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: PP-22-04

BACKGROUND DATA

APPLICANT: Matt Synatschk, Carlson, Brigance & Doering, Inc.
ENGINEER: Charles Brigance Jr., P.E., Carlson, Brigance & Doering, Inc.
SURVEYOR: Aaron Thomason, P.L.S., Carlson, Brigance & Doering, Inc.
OWNER: Scott Miller, Ranch Road Hansford, LLC
SITE LOCATION: 1701 West San Antonio Street
PROPOSED SUBDIVISION NAME: **Hansford Subdivision**
SIZE OF PROPERTY: 50.745 acres
NUMBER OF LOTS: 206 single-family residential lots and 10 nonresidential lots consisting of a mixture of parkland, greenbelt, drainage, and landscape lots
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Hansford Subdivision Preliminary Plat and Subdivision Development Plan includes 206 proposed single-family residential lots and 10 nonresidential lots, to be developed in two phases. The nonresidential lots include two parkland lots, one parkland and drainage lot, one parkland and greenbelt lot, three parkland, greenbelt, and drainage lots, one community park and drainage lot, one greenbelt and drainage lot, and one landscape lot. The total parkland proposed will exceed the eight percent requirement by 0.77 acre. Within the two sections, 7 new street rights-of-way are proposed. In addition, three existing streets will be extended into the development, including Windsor Boulevard from the west, Monte Vista Drive from Windridge Addition to the east, and Richland Drive from Cleveland Addition to the south and across West San Antonio Street. The Windsor Boulevard extension will generally follow the future collector street alignment through the property shown on the Lockhart 2020 Thoroughfare Plan Map. A six-foot-wide concrete greenbelt trail is shown on the plat drawing that extends through the parkland, greenbelt, and drainage lots in Blocks B, C, and H, the community park and drainage lot in Block J, and extending beyond the northwest corner of the subject property where it will connect with the proposed Lockhart Farms Addition currently under review. Sidewalks are proposed on both sides of all internal streets. The subdivision will be served by a 5.9-acre joint detention area on the adjacent property to the north, which will be shared with the Lockhart Farms Addition to the west. A Preliminary Plat for a previous configuration of the subdivision was approved by the Commission in September 2021. The current proposal revises the lot and block orientations between Richland Drive and Wirecrested Drive, and relocates the greenbelt trail from the south side of Richland Drive to a joint greenbelt/drainage area within Blocks B and C between these streets. These revisions will allow for a safer and more aesthetic experience for pedestrians utilizing the trail network, as well as reduce the amount of impervious surface area from the original layout.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the east by both developed and undeveloped sections of the Windridge Addition subdivision. The abutting properties to the south, across West San Antonio Street, include one single-family residential lot, an undeveloped property, and a commercial property containing Angel's Auto Service. The properties to the west include those in residential and agricultural use, including the proposed Lockhart Farms subdivision. The property to the north includes the proposed joint detention area on the Lockhart Farms property. The greatest impact of the proposed development would be increased traffic on abutting West San Antonio Street. However, the proposed subdivision at build-out will provide connectivity to Windridge Addition via Monte Vista Drive, and to future sections of Windridge Addition via Windsor Boulevard and Red-Chinned Drive. The subdivision will also connect to the future Lockhart Farms via Windsor Boulevard. According to the applicant, TxDOT has approved the Traffic Impact Analysis, and has authorized the widening of West San Antonio Street to include left-turn and right-turn lanes in a joint endeavor between the applicant and the developers of the Kelley Villas Subdivision across the street and immediately west of Hansford Subdivision. The turning lane improvements must be constructed with the subdivision improvements of either Phase One or Two, as prescribed by TxDOT.

FORM AND CONTENT: The plat complies with all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat for each phase, which is the next stage after the preliminary plat process. The engineering plans for Phase 1 of the development, the subdivision plat of which is currently under review, were approved by the City Engineer on June 7, 2022.

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

** This is the resubmitted application - 6/17/22 **

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

CITY OF Lockhart TEXAS

APPLICANTS

SURVEYOR NAME Aaron Thomason
DAY-TIME TELEPHONE (512) 280-5160
E-MAIL aaron@cbdeng.com

ADDRESS 5501 West William Cannon
Austin, TX 78749

ENGINEER NAME Charles Brigance Jr., PE
DAY-TIME TELEPHONE (512) 280-5160
E-MAIL charlesbrigance@cbdeng.com

ADDRESS 5501 West William Cannon
Austin, TX 78749

OWNER NAME Ranch Road Hansford, LLC
DAY-TIME TELEPHONE (949) 680-5494
E-MAIL _____

ADDRESS 3951 Highway 71, Building A
Bastrop, TX 78602

TYPE OF APPLICATION

SUBDIVISION DEVELOPMENT PLAN REPLAT/RESUBDIVISION VARIANCE
 PRELIMINARY PLAT AMENDING PLAT MINOR PLAT FINAL PLAT
 DEVELOPMENT PLAT

PROPERTY

SUBDIVISION NAME Hansford Subdivison
ADDRESS OR GENERAL LOCATION North of the intersection of W. San Antonio Street (SH 142) and Richland Drive
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 50.745 ACRE(S) PROPOSED NUMBER OF LOTS 216
ZONING CLASSIFICATION(S) Residential Medium Density (RMD)
PROPOSED USE OF LAND Single Family Residential

SUBMITTAL REQUIREMENTS

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDERS, IF ANY.

IF THE APPLICATION IS FOR AN AMENDING PLAT OR REPLAT/RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY.

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

IF THE APPLICATION IS FOR, OR INCLUDES, A SUBDIVISION CODE VARIANCE – COMPLETED VARIANCE SECTION ON NEXT PAGE AND REQUIRED STATEMENT NOTED THEREIN.

PLAT DOCUMENTS, AS FOLLOWS, CONTAINING THE INFORMATION REQUIRED IN ARTICLE 23-6. (Amending Plats, Replat/Resubdivision Plats, and Minor Plats are considered the same as Final Plats for the purpose of content and format). All plat copies shall be full-size paper copies.

One copy for staff's completeness review; six copies after plat is deemed complete.

Ten copies after initial staff reviews above (preliminary plats, final plats, and replats/resubdivisions).

Two copies after initial staff reviews for amending and minor plats.

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

FEE, AS FOLLOWS (NO FEE FOR VARIANCES, APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009 for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete is automatically extended for an additional 30 days. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Matt Synatsch

DATE 6/16/2022

PRINTED NAME Matt Synatsch

TELEPHONE 512-280-5160

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

A final plat approval period expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the City Planner.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPLIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE:

- 1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land;
- 2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- 3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and,
- 4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER N/A - Resubmission w/ no fee

DATE SUBMITTED 6/17/22

CASE NUMBER PP . 22 . 04

DATE APPLICATION IS DEEMED COMPLETE 5/3/22

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 7/13/22

DECISION _____

CONDITIONS _____