

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, September 14, 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 August 24, 2022, meeting.
4. ZC-22-21. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying on behalf of Greenwood Boutique Townhomes, LLC, for a **Zoning Change** from *RMD Residential Medium Density District* to *RHD Residential High Density District* on a total of 1.746 acres in the James George Survey, Abstract No. 9, located at 202 and 204 State Park Road (FM 20).
5. ZC-22-22. Hold a PUBLIC HEARING and consider a request by Lendi Capital Group, LLC, on behalf of Sharon Truett, for a **Zoning Change** from *AO Agricultural Open-Space District* and *RLD Residential Low Density District* to *RHD Residential High Density District* on a total of 8.798 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1711 and 1715 West San Antonio Street (SH 142).
6. Hold a PUBLIC HEARING and consider **Text Amendments** in Chapter 64 “Zoning”, as follows:
1) Modify the definition of *Patio home* in Article I “General”, Section 64-2 “Definitions”; 2) Modify selected text in the *Min. Building Setback From Property Line (ft.)* column for the PH-1 and PH-2 development types in Appendix I “Specific Requirements For Residential Development Types”; 3) Delete selected text in the *Remarks* column for the PH-1 and PH-2 development types in Appendix I “Specific Requirements For Residential Development Types”; and, 4) Increase the building height in the *Maximum Height – Stories/Feet* column for the IL Industrial Light District from 40 feet to 50 feet in Appendix II “Specific Requirements For All Other Districts”.
7. FP-21-11. Reconsider a request by William Barton of Lennar Homes of Texas for approval of a revised **Final Plat** for *Jesco Subdivision*, consisting of 9.186 acres in the James George Survey, Abstract No. 9, zoned PDD Planned Development District and located at 920 Trinity Street, for the purpose of changing the name of the internal loop street from White Oak Circle to Trinity Circle.
8. PP-22-03. Reconsider a request by Javier Barajas, P.E., on behalf of Amar Gulhane, for approval of a revised **Preliminary Plat** for *Ramendu Subdivision*, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, and including Part of Lot 2, Block B, and Part of Lot 1, Block C, Plantation Park Estates, collectively zoned CLB Commercial Light Business District, RMD Residential Medium Density District, and RLD Residential Low Density District, and located at 900 State Park Road (FM 20 West), for the purpose of modifying the layout and uses in the north part of the subdivision.
8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
9. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 8:45 AM on the 9th day of September, 2022.

**City of Lockhart
Planning and Zoning Commission
August 24, 2022**

MINUTES

Members Present: Rick Arnic, Ron Peterson, Phil McBride, Manuel Oliva, Chris St. Ledger

Member Absent: Philip Ruiz, Bradley Lingvai

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

Visitors/Citizens Addressing the Commission: Brad Laughlin, Charles Brigance, Rucker Adair, Teresa Ramirez, Jana Sensat

1. Call meeting to order. Vice-Chair Oliva called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the August 10, 2022, meeting.

Commissioner McBride moved to approve the August 10, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

4. ZC-22-20. Hold a PUBLIC HEARING and consider a request by Brad Laughlin on behalf of Garden Gate Holdings of Lockhart, LLC, for a Zoning Change from RMD Residential Medium Density District to RHD Residential High Density District on a total of 0.707-acre consisting of Lots 5 and 6, Block 2, and Part of Block 3, Reed's Addition, including a segment of a 15-foot wide alley between Blocks 2 and 3, located at 200 South Rio Grande Street and 203 Concho Street.

David Fowler explained that the applicant would like to change the zoning to RHD to allow for higher density development. The alley shown on the survey between the applicant's properties will be abandoned through a City Council action tentatively scheduled for September. He continued with his presentation describing the adjoining properties and neighborhood. He stated he received a couple of calls that expressed concerns about the intent of the zoning change request.

Vice-Chair Oliva opened the public hearing and asked if the applicant wished to speak.

Brad Laughlin, of 1402 Hardouin Avenue in Austin, said that he owns The Greens, which are located just north of the subject property. They will either develop something like The Greens, or build single-family residences for rent. He knows that the school district is looking for affordable housing for their staff.

Teresa Ramirez, of 722 West San Antonio Street, said she would like to see something similar to The Greens, and would prefer senior housing. She expressed her concern with new development, saying it usually brings additional traffic to an already highly-traveled area.

Jana Sensat, of 716 West San Antonio Street, said she would not want any two story buildings, and would like to continue to have access to her rear property from Concho Street.

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

Mr. Fowler said that staff recommended approval.

Commissioner Arnic moved to recommend approval of ZC-22-20 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

5. Hold a PUBLIC HEARING and consider a Text Amendment in Chapter 64 "Zoning", Appendix I "Specific Requirements for Residential Development Types", to delete the last sentence in the Remarks column for the PH-1 and PH-2 development types so that patio homes will be allowed on lots created after the date of adoption of Ordinance No. 90-30 as well as on lots existing prior to that date. [Withdrawn]

Mr. Gibson said that this item was withdrawn by staff and that it will be back on a Commission agenda in September.

6. FP-22-06. Consider a request by Matt Synatschk on behalf of Ranch Road Hansford, LLC, for approval of a Final Plat for Hansford Subdivision, Phase 1, consisting of 29.269 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).

Kevin Waller explained that the final plat for Phase 1 would include 107 single-family residential lots, three park lots, two combined park and drainage lots, greenbelt lots, and five new public streets. In addition, three existing streets would be extended into the development, including Windsor Boulevard, Monte Vista Drive, and Richland Drive, which would be renamed in this subdivision to North Richland Drive.

Vice-Chair Oliva asked if there was anyone to speak on behalf of the applicant.

Charles Brigance said he was the Professional Engineer on the project and was present to answer any questions.

Commissioner St. Ledger asked what the surface of the trail would be.

Mr. Brigance replied that it would be crushed granite and concrete.

After seeing no other speakers, Vice-Chair Oliva asked for the staff recommendation.

Mr. Waller said that staff recommended approval subject to a minor correction to a dimension of the right-of-way that was mislabeled on the plat.

Commissioner McBride moved to approve FP-22-06 subject to correction of the plat where the right-of-way width was mislabeled. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

7. FP-22-05. Continue consideration of a request by Adair Rucker for approval of a Final Plat for Rucker Acres Addition, consisting of 22.848 acres in the Francis Berry Survey, Abstract No. 2, located at 3422 Westwood Road (County Road 215) in the Lockhart Extraterritorial Jurisdiction; including Variances to Chapter 52, "Subdivision Regulations" waiving the requirement in Section 52-77(b) for construction of a public sidewalk along the abutting street (Westwood Road) designated as a future arterial street, waiving the requirements in Sections 52-112(a)(2) and 52-113(a)(2) to dedicate or pay a fee in lieu of dedication of parkland for a residential subdivision, and waiving the requirement in Section 52-141(a) that public improvements be designed and constructed in accordance with City's construction standards (specifically the minimum water flow standard for fire hydrants). [Tabled August 10th]

Mr. Waller explained that the item had been tabled so that staff could find out more information on how the parkland dedication would be applied. He said that it was determined that the parkland requirement was required only for Lot 1, which was the lot being subdivided from the parent lot. He said that later that a fee could be collected if Lot 2 is ever further subdivided.

Vice-Chair Oliva asked if the owner would like to speak.

Rucker Adair, of 3422 Westwood Road, was attending by phone, and said he could answer any questions the commissioners may have for him.

After seeing no other speakers, Vice-Chair Oliva asked for the staff recommendation.

Mr. Waller said that staff recommended approval of the plat, including the fire suppression and sidewalk variances, but not the variance to waive the parkland dedication or fee for Lot 1, which would be \$824.00.

Commissioner McBride moved to approve FP-22-05 including all requested variances. 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.

It was announced that the Commission's next regular meeting date would be September 14th, and there will be items for that agenda.

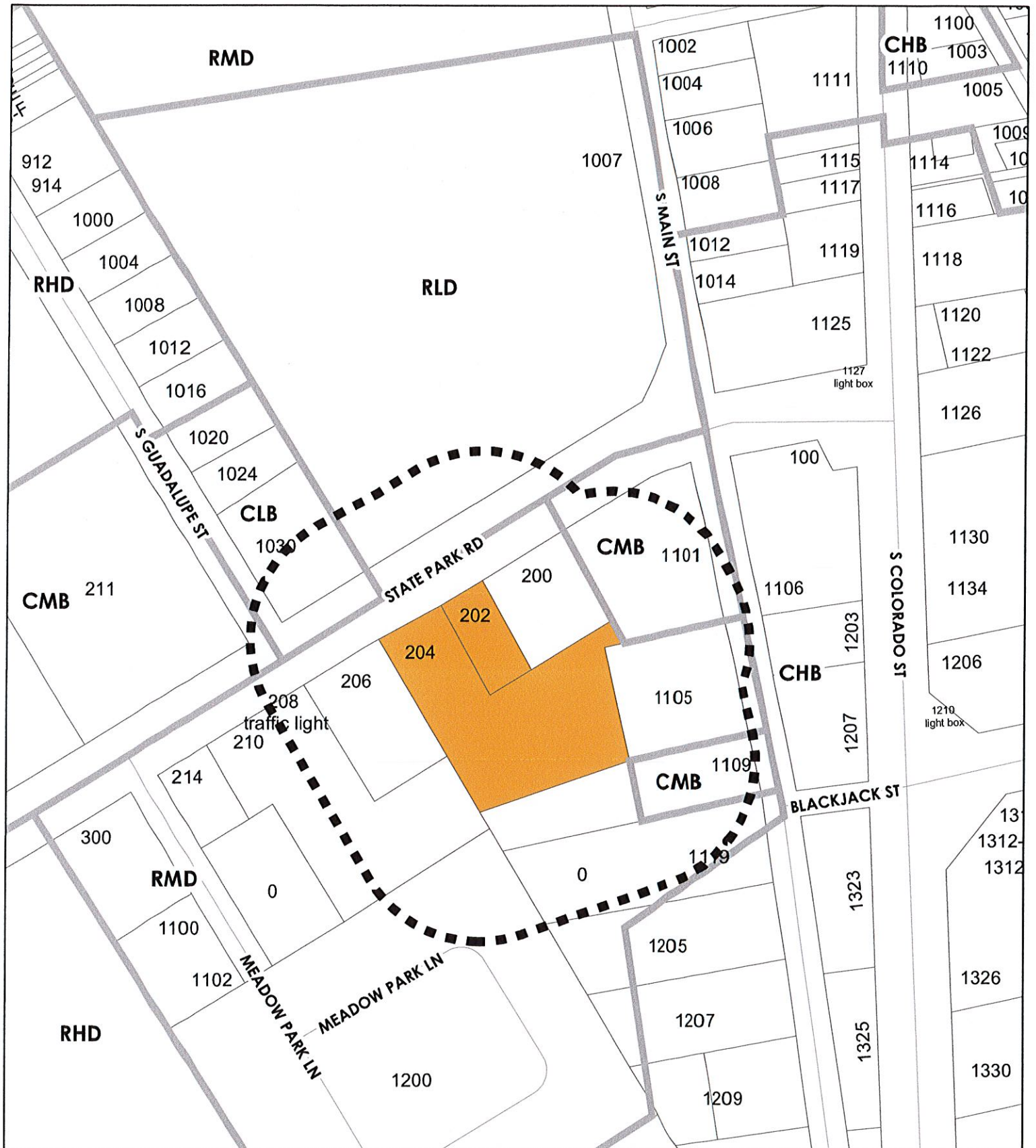
9. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner St. Ledger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:49 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Manuel Oliva, Vice-Chair






ZC-22-21

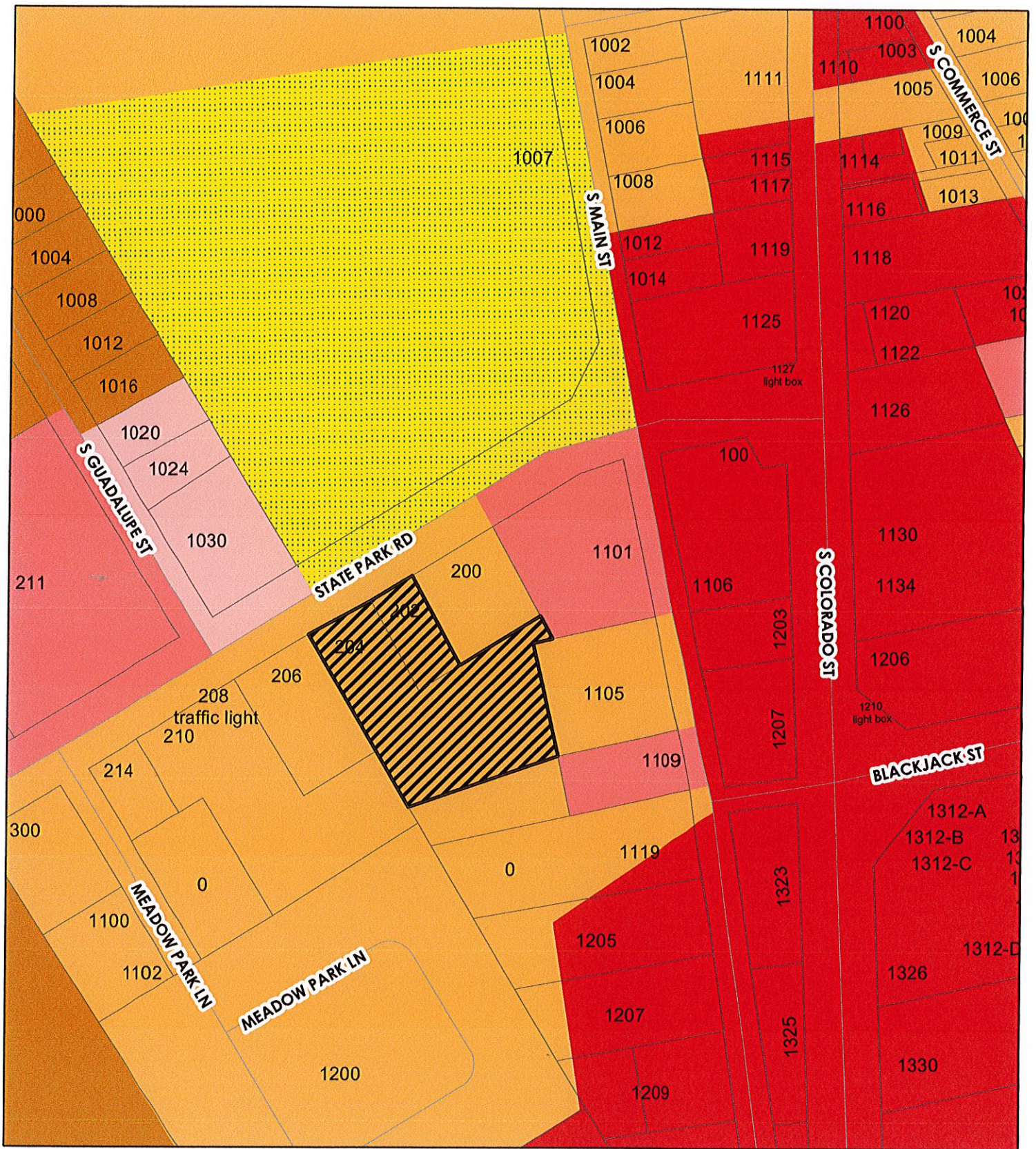
RMD TO RHD

202 and 204 STATE PARK RD



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER



ZC-22-21

RMD TO RHD

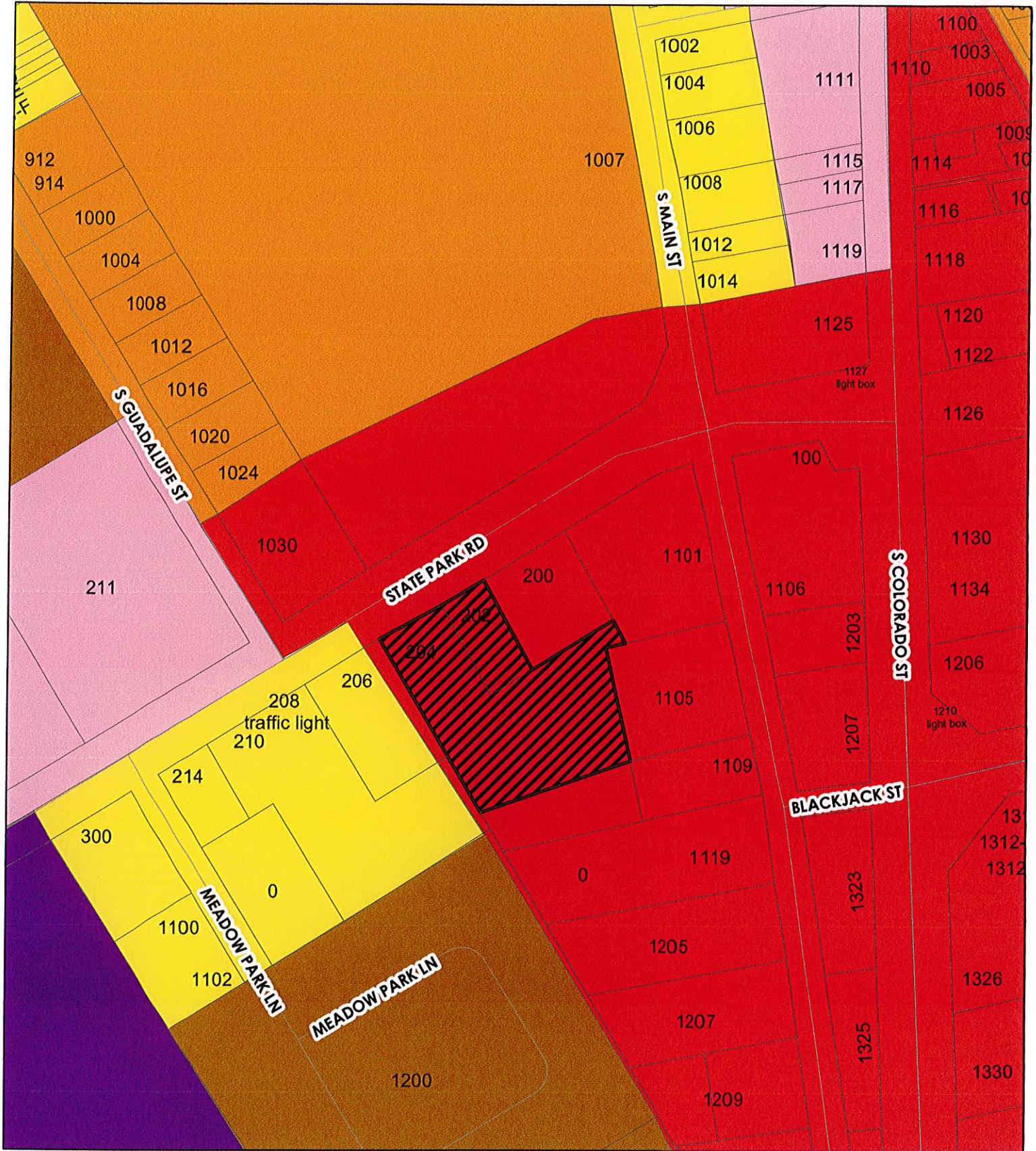
202 and 204 STATE PARK RD



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

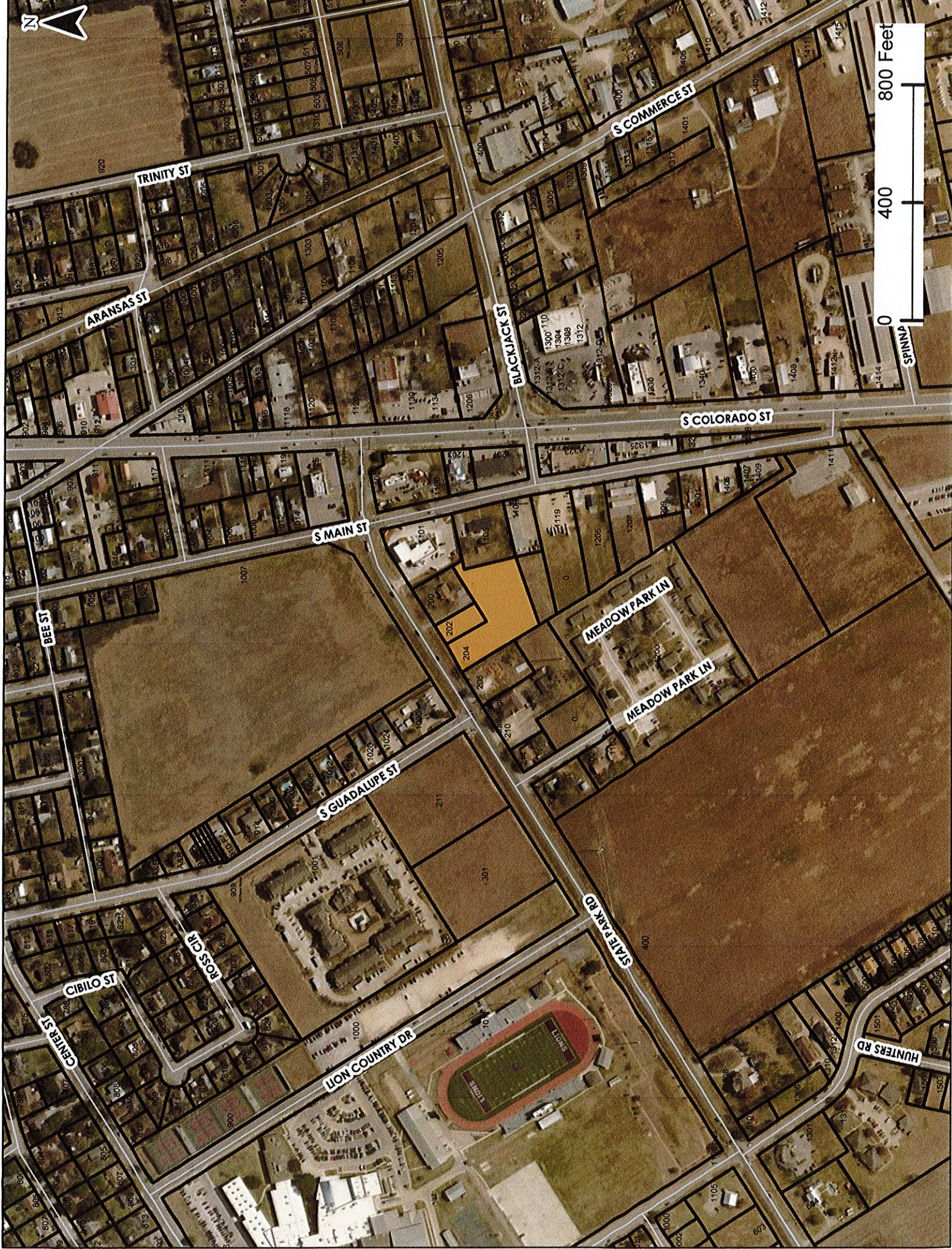
RMD TO RHD

202 and 204 STATE PARK RD



scale 1" = 200'

- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



SPINNA

MEADOW PARK LN

MEADOW PARK LN

BLACKJACK ST

S COMMERCE ST

S COLORADO ST

S MAIN ST

S GUADALUPE ST

SATE PARK RD

TRINITY ST

ARKANSAS ST

BEE ST

CIBOLO ST

BOSS ST

LION COUNTRY DR

HUNTERS RD

CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-21

REPORT DATE: September 8, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: September 14, 2022

CITY COUNCIL HEARING DATE: September 20, 2022

REQUESTED CHANGE: RMD to RHD

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

APPLICANT: Chris Van Herde

OWNER: Greenwood Boutique Townhomes, Inc

SITE LOCATION: 204 State Park Rd. (FM 20)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 1.746 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *General Heavy Commercial***ANALYSIS OF ISSUES**

REASON FOR REQUESTED ZONING CHANGE: The applicant would like to develop the site and a condominium development with a small number of multifamily structures. This use is not permitted in the existing RMD zoning, so RHD zoning has been requested.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land, single-family residential, commercial	RLD, CLB,	<i>General-Heavy Commercial</i>
East	Vacant land, multifamily residential, commercial	RMD, CMB	<i>General Heavy Commercial</i>
South	Vacant land, multifamily residential	AO, RHD	<i>General Heavy Commercial</i>
West	Church, commercial	RMD	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The area to the east is largely commercially-zoned, while the other adjacent areas are typically residential or lower-intensity commercial zones. The proposed RHD zoning district is not found adjacent to the subject parcel but is found on several nearby parcels. The proposed zoning change should not create conflicts with the zoning classifications of nearby parcels.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from State Park Road (FM 20). However, it is notable that the future realignment of FM 20 will run immediately south of the property's southern boundary, in order to lineup with FM 20 on Blackjack Street east of Colorado Street. Water and wastewater are both available in the State Park Road right-of-way, with an 8-inch waterline and a 10-in wastewater line both running along the south side of the street.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is currently in a transitional state, with many vacant lots either currently being developed or proposed to be developed soon. The nearby tracts are planned to be developed as a variety of residential and commercial densities and types, so the development of the subject property will be just one element in the changing character of the entire area. As this part of the city is developed, the greatest impact will be traffic on State Park Road, as well as the effects of shifting FM 20 southwards to eliminate the jog from State Park Road to Blackjack Street. Each developer proposing access onto a state road will be required by TxDOT to do a traffic impact analysis, and TxDOT can require the developer to construct roadway safety improvements at street and driveway intersections if determined to be necessary by the traffic impact analysis.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not consistent with the *General Heavy Commercial* future land use designation, but the subject property is located in a transition area from commercial land uses to the south and east, and more residential uses, combined with lighter commercial uses and several institutional uses such as schools and churches to the north and east, including some High-density residential areas. Therefore, the proposed RHD zoning classification represents an acceptable deviation from the comprehensive plan in terms of land use intensity, as it is a use that is found elsewhere in the areas along State Park Road.

ALTERNATIVE CLASSIFICATIONS: The zoning classification that would be most consistent with the land use plan map is CHB, Commercial Heavy Business, which is more typical of parcels closer to South Colorado Street (US 183).

RESPONSE TO NOTIFICATION: No responses have been received to the mailed or published notifications or the sign placed on the property.

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 HMT Engineering & Surveying
DAY-TIME TELEPHONE 830.625.8555
E-MAIL chrisvh@hmtnb.com

ADDRESS 290 S Castell Ave St 100
New Braunfels, TX
78130

OWNER NAME Greenwood Boutique Townhomes LLC
DAY-TIME TELEPHONE 512-583-5471
E-MAIL msanders@guildmortgage.com

ADDRESS 6724 Shiva Kamini Way
Austin, TX 78754

PROPERTY

ADDRESS OR GENERAL LOCATION 204 State Park Rd Lockhart, TX

LEGAL DESCRIPTION (IF PLATTED) Meters & Bounds

SIZE 1.746 ACRE(S) LAND USE PLAN DESIGNATION General-Heavy Commercial

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

PROPOSED NEW USE, IF ANY Multi Family Condominiums

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density

TO PROPOSED ZONING CLASSIFICATION Residential High Density

REASON FOR REQUEST The request is a change to Residential High density for the purposes of Multi-family condominiums.

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 \$ 181.20 $\checkmark \Rightarrow 184.92$ (3.72 short) 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

Christina Heude

DATE 8/11/2022

OFFICE USE ONLY

ACCEPTED BY

D. Fowler

RECEIPT NUMBER

201170682

DATE SUBMITTED

8/12/2022

CASE NUMBER ZC

22 - 21

DATE NOTICES MAILED

8/29/2022

DATE NOTICE PUBLISHED

9-1-2022

PLANNING AND ZONING COMMISSION MEETING DATE

9/14/2022

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

9/20/2022

DECISION



June 20, 2022

Marshall Sanders
204 State Park Rd
Lockhart, TX 78644
msanders@guildmortgage.net

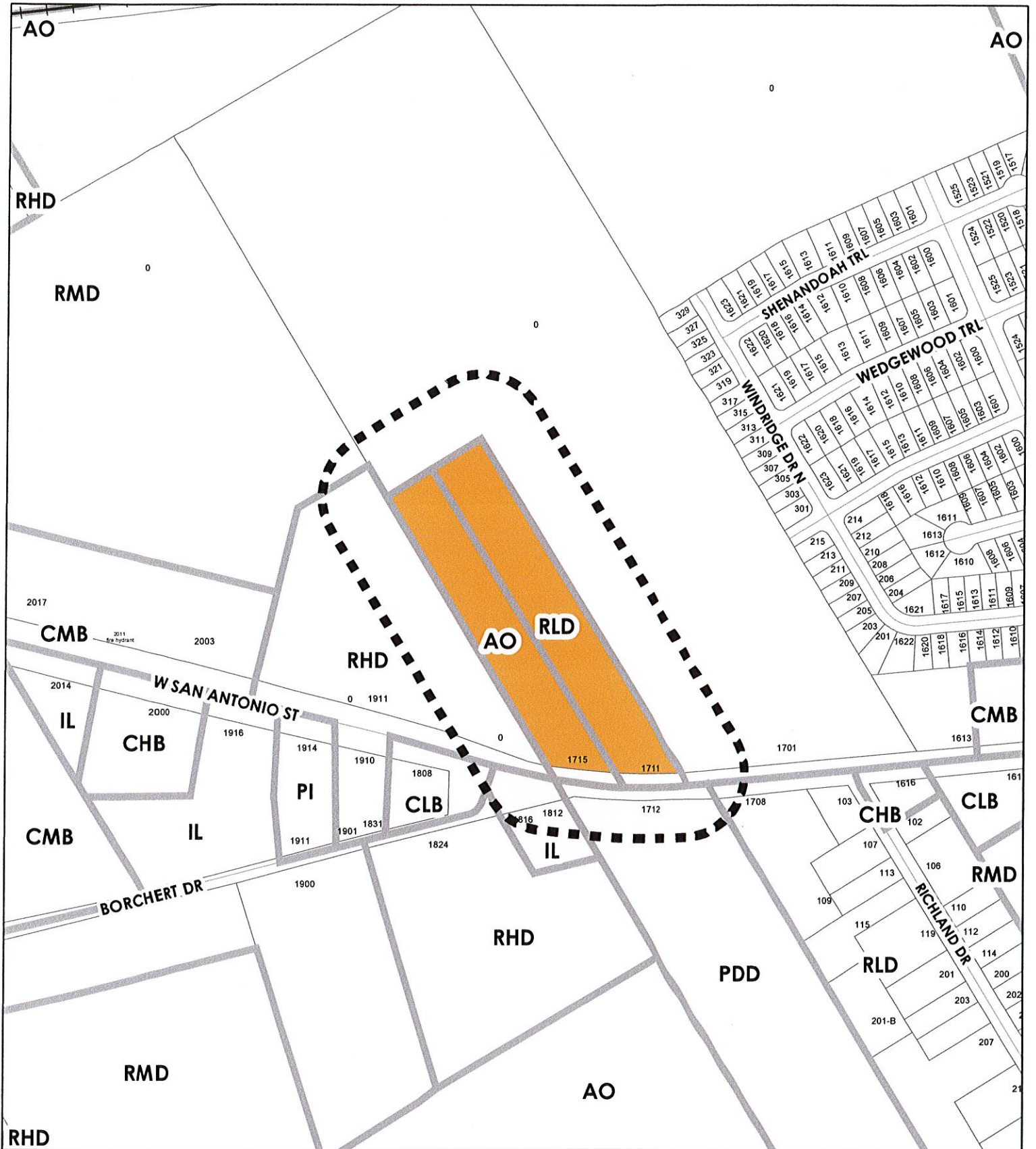
Re: Owner Authorization – 204 State Park Rd

I, Marshall Sanders III, authorize HMT Engineering & Surveying to act as my agent in the Zoning Services process with the City of Lockhart for the Residential High Density Zoning change at 204 State Park Rd, Lockhart, TX.

Thank you,

Marshall Sanders III

Marshall Sanders
Partner, Greenwood Boutique Townhomes



ZC-22-22

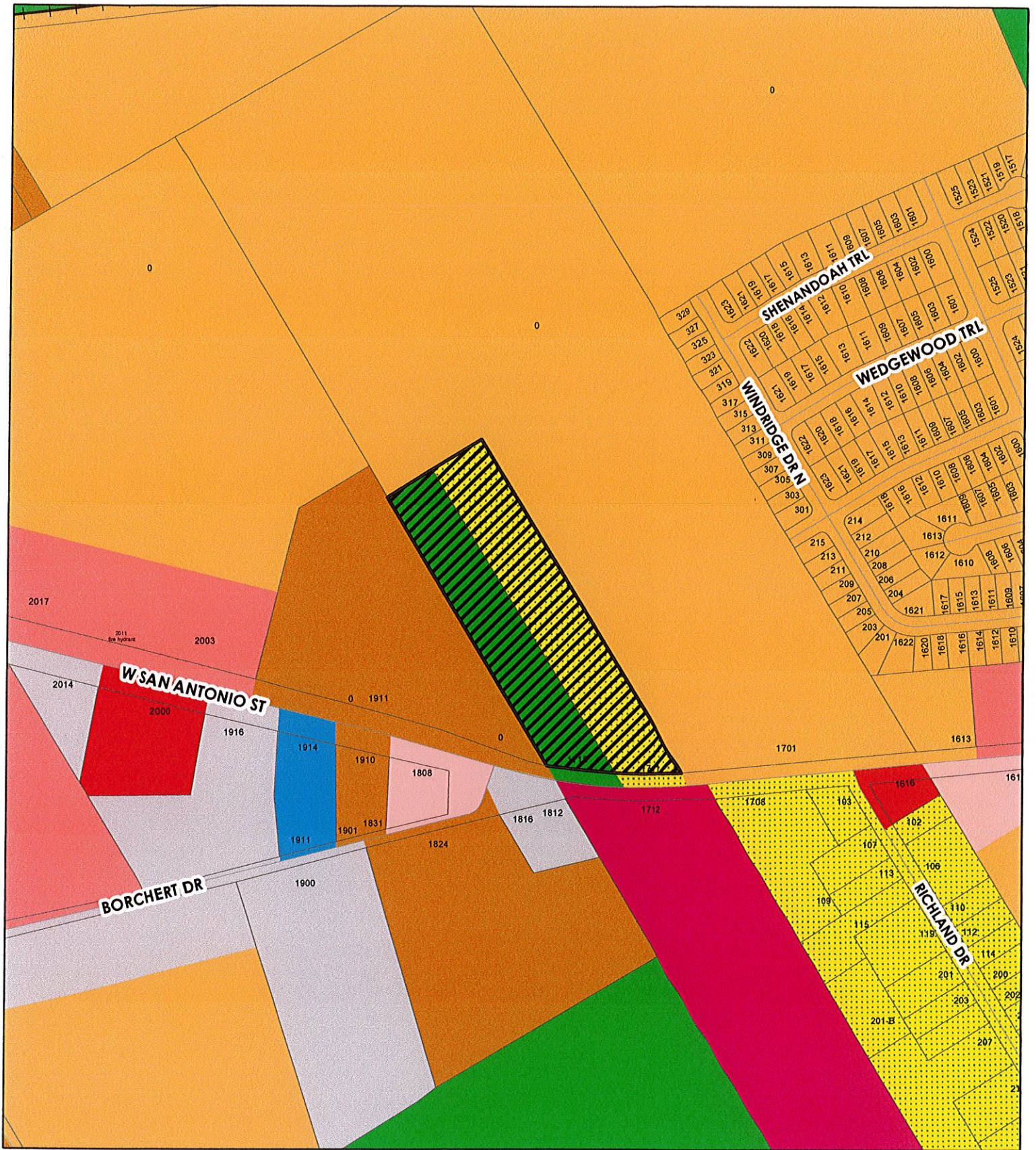
AO & RLD TO RHD

1711 & 1715 W SAN ANTONIO ST



- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

scale 1" = 400'



ZC-22-22

AO & RLD TO RHD

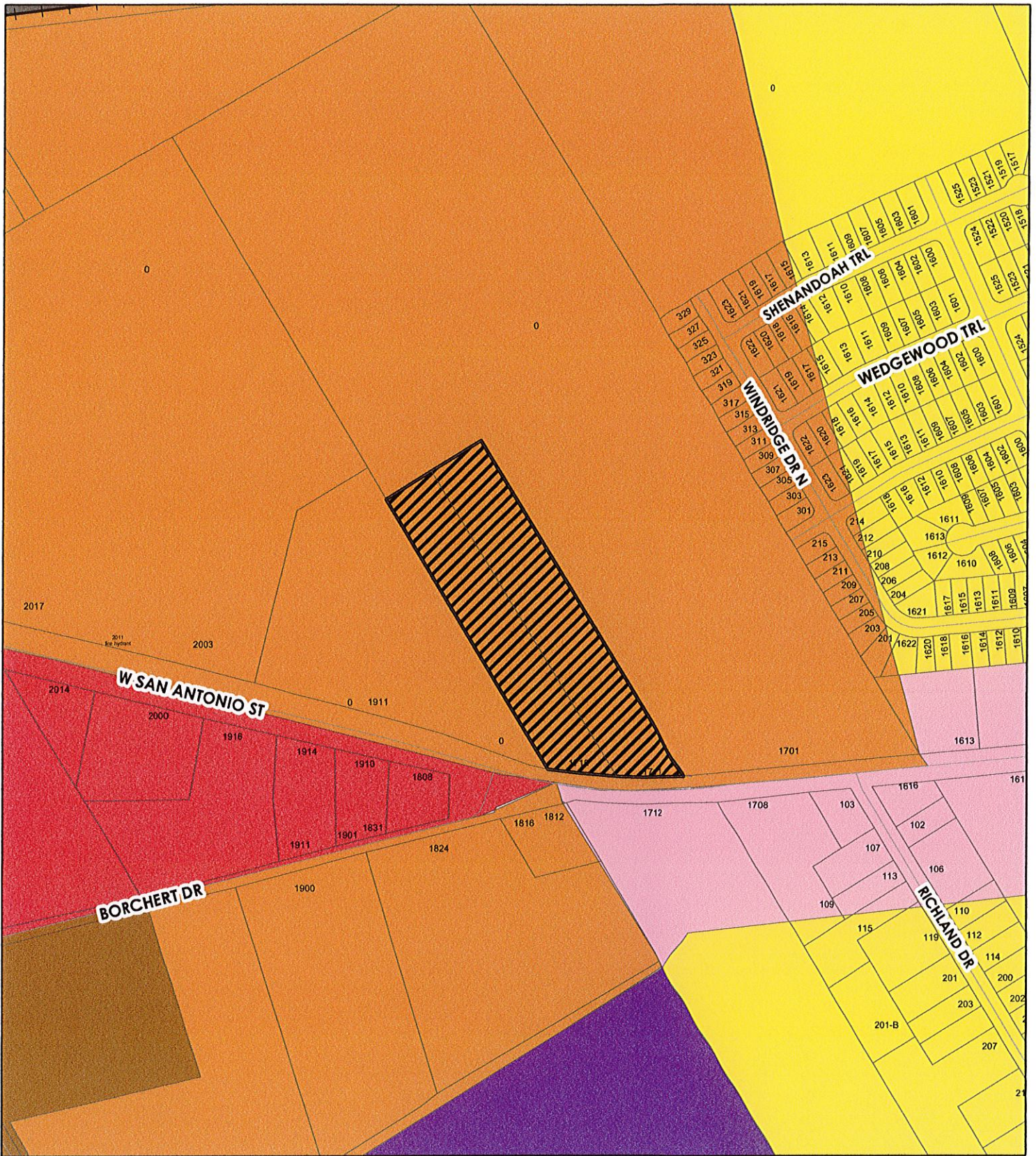
1711 & 1715 W SAN ANTONIO ST



scale 1" = 400'

ZONING DISTRICTS

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



FUTURE LANDUSE

AO & RLD TO RHD

1711 & 1715 W SAN ANTONIO ST



scale 1" = 400'

- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



STUEVE LN

UNION PACIFIC RR (M&T RR)

W SAN ANTONIO ST

CITY LINE RD

N CESAR CHAVEZ PKY NB

N SH130 SB
N SH130 NB
N CESAR CHAVEZ PKY SB

S CESAR CHAVEZ PKY NB
S SH130 NB
S SH130 SB

RAMP
RAMP
S CESAR CHAVEZ PKY SB

BORCHERT DR



CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-22

REPORT DATE: September 8, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: September 14, 2022

CITY COUNCIL HEARING DATE: September 20, 2022

REQUESTED CHANGE: AO and RLD to RHD

STAFF RECOMMENDATION: *Approval*

PLANNING AND ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT: Madhu Andanamala, Lendi Capital Group

OWNER: Sharon Truett

SITE LOCATION: 1711 and 1715 West San Antonio Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 8.798 acres

EXISTING USE OF PROPERTY: Residential/agricultural

LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The subject property is in the process purchased by the applicant with the intent of developing as a multi-family residential complex. Neither of the two zoning districts on the site allows for this use, so the zoning change has been requested to RHD, which does allow the use.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant Land	RMD	<i>Medium Density Residential</i>
East	Vacant land	RMD	<i>Medium Density Residential</i>
South	Vacant land, residential	PDD, LI, RLD	<i>Light-Medium Commercial, Medium-Density Residential</i>
West	Multifamily residential, vacant land	IL	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The area immediately west of the subject parcel shares the same RHD zoning and is currently being developed as an apartment complex. A larger tract to the east and north is the site of a single-family residential development zoned RMD. Where RHD abuts one of the other residential zoning districts, an opaque fence must be constructed at the property line. RHD also can be found south of West San Antonio Street, as can a PDD-zoned area where 80 duplex buildings will be constructed on a single lot, in a manner similar to development in an RHD-zoned area. There is one Residential Low Density (RLD) district southeast of West San Antonio Street from the property and an area of AO (Agricultural and Open Space district) south of Borchert Drive. Altogether, the proposed zoning should not create any conflicts between adjoining or nearby zoning districts.

ADEQUACY OF INFRASTRUCTURE: All City utilities are available and adequate. Vehicular access is available only from West San Antonio Street. Any driveway onto a state road will require TxDOT approval.

POTENTIAL NEIGHBORHOOD IMPACT: Considering the mixture of existing land uses, zoning classifications, and future land use designations on the Land Use Plan map in the area around the property, the characteristics of multi-family residential would not have unusually adverse impacts. Zoning standards will require the development to be screened with an opaque fence or wall where it abuts the existing RMD zoning on the east and north sides.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not entirely consistent with the Land Use Plan map, which designates the subject property as *Medium Density Residential*. However, the two zoning classifications are only one step apart in terms of density ranges. There are several areas designated for High Density Residential in nearby locations along the West San Antonio Street corridor.

ALTERNATIVE CLASSIFICATIONS: RMD would be consistent with the Land Use Plan map but would not permit the intended apartment use.

RESPONSE TO NOTIFICATION: None.

STAFF RECOMMENDATION: Staff believes that the proposed rezoning to RHD is an acceptable solution for the subject property given the wide range of existing land uses and zoning classifications in the area, the property's shape, and the property's location along the busy West San Antonio Road frontage.

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 Lendi Capital Group, LLC
(Madhu Andanamala)
DAY-TIME TELEPHONE (832) 909-4920
E-MAIL mandanamala@yahoo.com

ADDRESS Lendi Capital Group, LLC
26603 Clear Mill Ln
Katy, Tx 77494

OWNER NAME Sharon Truett
DAY-TIME TELEPHONE (512) 848-2302
E-MAIL satruett1@yahoo.com

ADDRESS Sharon Truett
1715 W San Antonio St
Lockhart, Tx 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 1711 & 1715 W. San Antonio St

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 8.798 ACRE(S) LAND USE PLAN DESIGNATION Residential, Medium Density

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

PROPOSED NEW USE, IF ANY Multi-Family

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Agricultural-Open Space & Residential Low Density

TO PROPOSED ZONING CLASSIFICATION Residential High Density

REASON FOR REQUEST Construct an apartment complex. We feel that based on surrounding zonings, Residential High Density (W) and Residential Medium Density (N & E), this zoning fits the uses of 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 \$ 325.96 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  A. Madhu DATE 08/24/2022
8/24/2022 2:41:31 PM GMT

OFFICE USE ONLY

ACCEPTED BY D. Fowler RECEIPT NUMBER R01172655
DATE SUBMITTED 8/24/2022 CASE NUMBER ZC - 22 - 22
DATE NOTICES MAILED 8-29-2022 DATE NOTICE PUBLISHED 9-1-2022
PLANNING AND ZONING COMMISSION MEETING DATE 9-14-2022
PLANNING AND ZONING COMMISSION RECOMMENDATION _____
CITY COUNCIL MEETING DATE 9-20-2022
DECISION _____

Sharon Truett
1715 W. San Antonio Street
Lockhart, TX 78644

August 18, 2022

Mr. David Fowler
City of Lockhart Development Services
308 W. San Antonio Street
Lockhart, TX 78644

RE: A068 Crenshaw, Cornelius, Acres 4.8, City of Lockhart, Caldwell County, TX
AND A068 Crenshaw, Cornelius, Acres 4.052, City of Lockhart, Caldwell County, TX
ALSO KNOWN AS 1711 and 1715 West San Antonio Street, Lockhart, TX 78644

Dear Mr. Fowler,

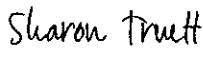
The subject property is currently under contract for sale to Lendi Capital Group, LLC and or assigns. I authorize this prospective buyer to make an application to zone or rezone the property at their expense to the appropriate zoning for their intended use.

The Lendi Capital Group principals may delegate this process to their assigns; likely an engineer.

If you have questions, you may contact me at 512-848-2302. The Broker representing me in this transaction is Amelia Smith with Countywide Realty. Her phone no. is 512-787-5180.


Sincerely,

DocuSigned by:


Sharon Truett

6CA5E598E77045C

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Dan Gibson, City Planner 
DATE: September 9, 2022
SUBJECT: Agenda item #6 – Zoning Text Amendment

This item was on the Commission's August 24th agenda in a simpler form, but was withdrawn by staff due to the need to readvertise the public hearing to add more content to the proposed zoning text amendment. There are now four parts to it. Refer to the attached annotated version of the proposed changes, whereby added text is underlined and deleted text is crossed-out.

Both the definition of *Patio home*, and the text in the *Remarks* and the *Min. Building Setback From Property Line* columns for the PH-1 and PH-2 residential development types in the Appendix I table, are not appropriate for current application of the patio home development types. The definition limits patio homes to only "presently existing small lots within the city", and doesn't actually explain what differentiates that development type from standard detached single-family dwellings. Likewise, the *Remarks* column in Appendix I states that the PH-1 and PH-2 development types are "allowed only on lots existing prior to the date of Ordinance No. 90-30". That was the adoption of a new zoning ordinance in 1990. Therefore, this provision prohibits patio homes on lots in new subdivisions. If new patio homes are to be constructed, the provision in the *Remarks* column must be deleted and the definition of *Patio home* must be modified.

There is also a provision in the *Remarks* column for the PH-1 and Ph-2 residential development types stating that manufactured housing is allowed. Manufactured housing is a totally different type of use that is not even listed as a residential development type in Appendix I. Patio homes, by definition, have one side wall that has no openings, and are constructed to a higher fire code standard than manufactured homes. There are no manufactured homes, defined as constructed to the HUD code, that would be allowed to be located with an exterior wall on the side property line. The remaining text in the *Remarks* column can be left unchanged.

The minimum side building setback listed in the *Min. Building Setback From Property Line (ft.)* column for the PH-1 development type is listed as "Same as above or 10 ft. on 1 side only". "Same as above" is 5 (five feet) for the SF-2 development type. Five feet is not an option for patio homes. One exterior wall is located abutting the side property line (zero setback), while the other one is typically twice the normal side setback, which would be ten feet in this case. Therefore, this provision should be amended to state "Zero on one side, 10 on the opposite side". No change is needed for the PH-2 development type since the side setback is listed as "Same as above", which is the PH-1 district.

The last amendment is to increase the maximum building height in the IL Industrial Light District, which is in the *Maximum Height – Stories/Feet* column in the Appendix II table. The proposed change is to increase the height limit from 40 feet to 50 feet. This was prompted by a building over 40 feet tall being planned for construction on a lot in the new industrial park, which is zoned IL. Fifty feet is an acceptable height in an industrial district, and is still lower than the 60-foot limit in the IH district.

Chapter 64 – ZONING

ARTICLE I. GENERAL

Sec. 64-2. Definitions.

Patio home: A residential single-family detached development type where one side wall of the dwelling abuts the property line and has no doors, windows, or other openings, while the opposite side of the dwelling has a larger than normal side yard that typically contains a patio or courtyard which provides for utilization of presently existing small lots within the city. The exterior wall abutting the common side property line with an adjacent patio home faces the patio or courtyard of the adjacent patio home. This development type is also known as a ~~term includes~~ zero-lot-line home, or garden home, ~~and other similar dwellings.~~

[*Patio-home:* A residential single-family detached development type where one side wall of the dwelling abuts the property line and has no doors, windows, or other openings, while the opposite side of the dwelling has a larger than normal side yard that typically contains a patio or courtyard. The exterior wall abutting the common side property line with an adjacent patio home faces the patio or courtyard of the adjacent patio home. This development type is also known as a zero-lot-line home or garden home.]

APPENDIX I. SPECIFIC REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT TYPES

In the *Min. Building Setback From Property Line (ft.)* column of the table for the PH-1 Patio home – 1 residential development type, amend the text as follows:

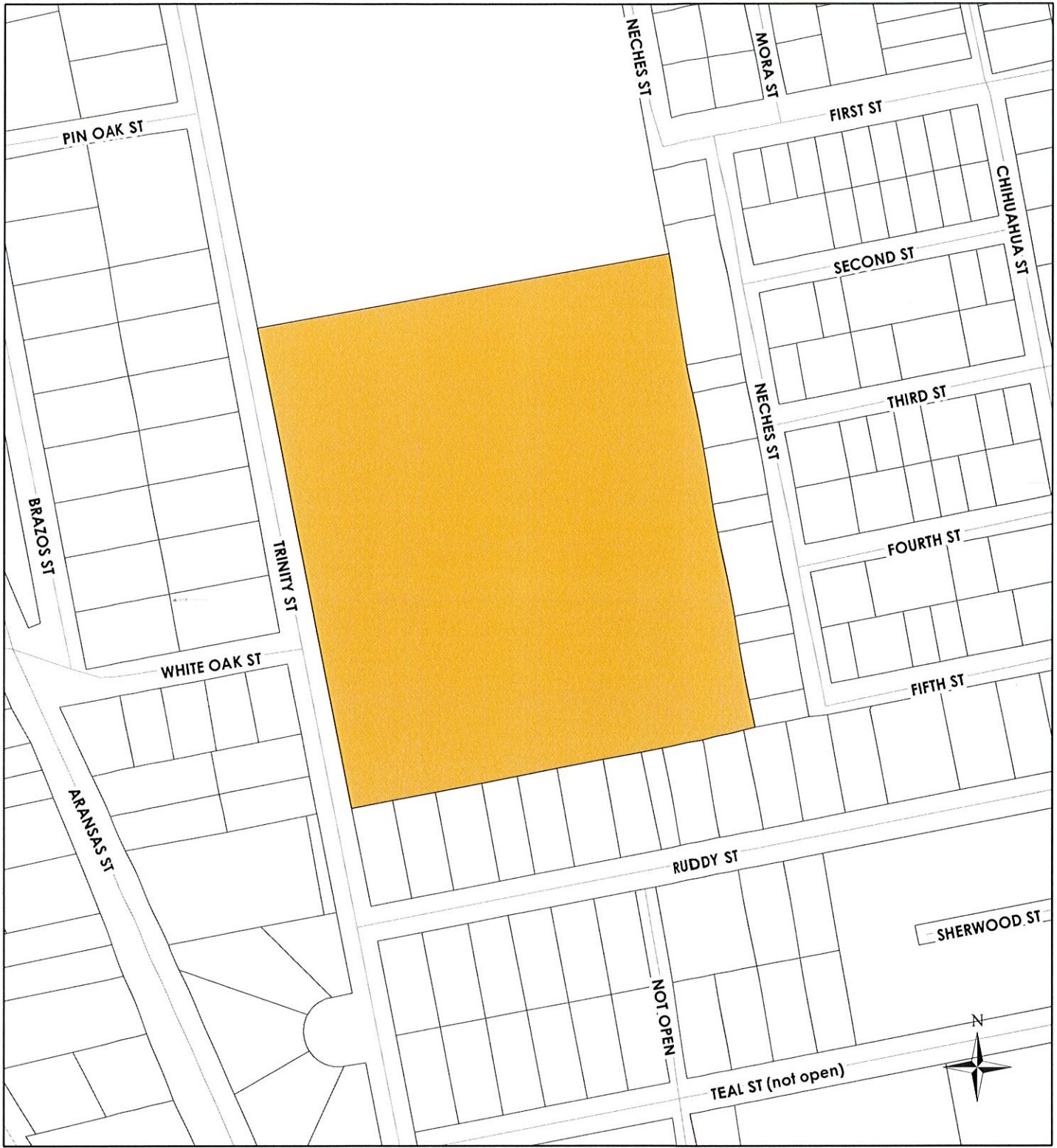
~~Same as above or 10 ft. on 1 side only~~ Zero on one side, 10 on opposite side

In the *Remarks* column of the table for the PH-1 Patio home – 1 and the PH-2 Patio home – 2 residential development types, amend the text as follows:

~~Manufactured housing allowed.~~ When a corner lot, the street setback shall be 20 ft. minimum on one street and 15 ft. minimum on the other. Structures shall not have common walls. ~~This development type is allowed only on lots existing prior to the date of Ordinance No. 90-30.~~

APPENDIX II. SPECIFIC REQUIREMENTS FOR ALL OTHER DISTRICTS

In the *Maximum Height – Stories/Feet* column of the table for the IL Industrial Light District, change the 40 to 50 so that the maximum height is 50 feet.



FP-21-11

JESCO SUBDIVISION

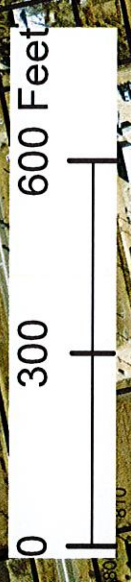
FINAL PLAT

 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

scale 1" = 200'



NECHES ST

FIRST ST

LUANN LN

FIFTH ST

PANCHO ST

RUDDY ST

SHERWOOD ST

TEAL ST (not open)

NOT OPEN

TRINITY ST

ARKANSAS ST (NOT OPEN)

BRAZOS ST

PIN OAK ST

ARKANSAS ST

S COLORADO ST

S COMMERCE ST

S MAIN ST

STATE PARK RD

0

300

600 Feet

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW* CASE NUMBER: FP-21-11
REPORT DATE: December 3, 2021 [*Updated January 21, 2022; Further Updated September 9, 2022*]
PLANNING & ZONING COMMISSION DATE: September 14, 2022
STAFF RECOMMENDATION: Approval
SUGGESTED CONDITION: Labeling of the street extension into the subdivision as White Oak Street, where it meets Trinity Circle.

BACKGROUND DATA

SURVEYOR: Chris Terry, P.L.S., Doucet & Associates, Inc.
ENGINEER: Keith Schauer, P.E., Doucet & Associates, Inc.
OWNER: William Barton, Lennar Homes of Texas Land & Construction, Ltd.
SITE LOCATION: 920 Trinity Street
SUBDIVISION NAME: **Jesco Subdivision**
SIZE OF PROPERTY: 9.232 acres (prior to proposed right-of-way dedication for Trinity Street) and 9.186 acres (after dedication)
NUMBER OF PROPOSED LOTS: 33 Residential Lots, One Parkland Lot, and One Stormwater Detention and Park / Open Space Lot
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: RMD (Residential Medium Density) District

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Commission denied a previous version of the plat on December 8, 2021 and recommended denial of the accompanying Zoning Change and PDD Development Plan to the City Council at that meeting. However, the Council approved the Zoning Change and Development Plan at its December 21, 2021 meeting. The plat was later approved by the Commission on January 26, 2022. A total of 35 lots are proposed, the same number of lots as before, 33 of which are proposed to be developed as residential lots, with the remaining two being a public parkland lot and a stormwater detention and park / open space lot. Since the subdivision is a Planned Development District, a variety of residential configurations are proposed, with 29 lots containing two single-family dwellings each, three lots containing three houses each, and one lot containing one house. There will be a total of 68 dwelling units, which will be individually owned as condominiums, with a Homeowners' Association proposed to own and maintain the common areas of those lots. The proposed lots will be served by a new internal public street, Trinity Circle, that will intersect the White Oak Street extension into the development, thereby completing a four-way intersection where White Oak Street meets Trinity Street. Lots 5, 6, 24, 25, and 26, Block A, will access Trinity Circle via shared driveways, as shown on the PDD Development Plan. Sidewalks are proposed to be provided on both sides of the internal street circle. A children's playscape and two all-weather park benches are proposed to be provided in the park lot in Lot 1, Block B. The Trinity Circle street name was recently proposed by the applicant to replace the White Oak Circle name associated with the previously approved plat. In recent discussions with the Public Works Director and Planning/GIS Technician, there are no concerns with the street name change. This is the only change from the plat previously approved by the Commission in January 2022.

NEIGHBORHOOD COMPATIBILITY: A duplex subdivision was originally proposed for the subject property, and a final plat was originally approved in February 2020, but it was never recorded because the public improvements were not constructed. The more recent development type approved in January 2022 will essentially use the same street and lot layout that was previously approved, although the need for additional access easements required revisions to the originally approved final plat. Any development of the subject property will increase traffic in the area, but it will be disbursed in three directions due to its connection to the intersection of White Oak Street and Trinity Street. Most of the surrounding area is single-family homes on relatively small lots, except for the house on the lot adjacent to the north.

FORM AND CONTENT: With the proposed condition of approval to label the street extension into the subdivision as White Oak Street, where it meets Trinity Circle, the proposed plat will conform to 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. An additional five feet of right-of-way dedication is proposed along Trinity Street, since the right-of-way width is shown as 50 feet on the plat and a total of 60 feet is needed for a Collector Street. The subdivider will contribute half of the ten-foot deficiency, in accordance with Section 52-72(e) of the Subdivision Regulations. As noted in the attached letter dated November 18, 2019, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

November 18, 2019

Mr. Dan Gibson, City Planner
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

RE: Jesco Subdivision – Construction Plan Review

Dear Mr. Gibson:

TRC has reviewed the following documents listed below submitted on November 6, 2019 by Malone Wheeler, Inc. (MW).

1. Civil Site Construction Plans dated October 31, 2019.
2. Other supporting documents submitted with the construction plans: Comment Response Letter, Stormwater Hydrology, Detention Analysis & Street Capacity Results.

Our review finds that these documents have been prepared in general conformance with the Lockhart Subdivision Code and Chapter 22 Article 3 of the City of Lockhart Drainage and Flood Control Ordinance.

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Lockhart must rely on the adequacy of the Design Engineer that prepared the documents and all responsibility for the plans and submitted documents shall remain with the Design Engineer.

If you have any questions regarding this information, please feel free to contact this office.

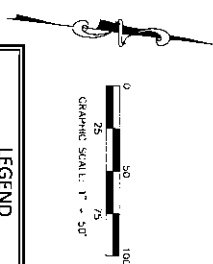
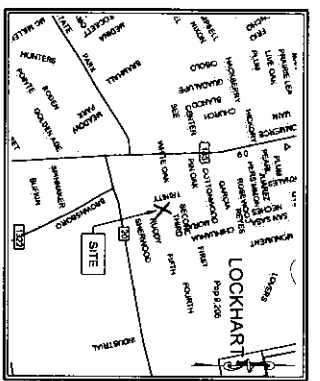
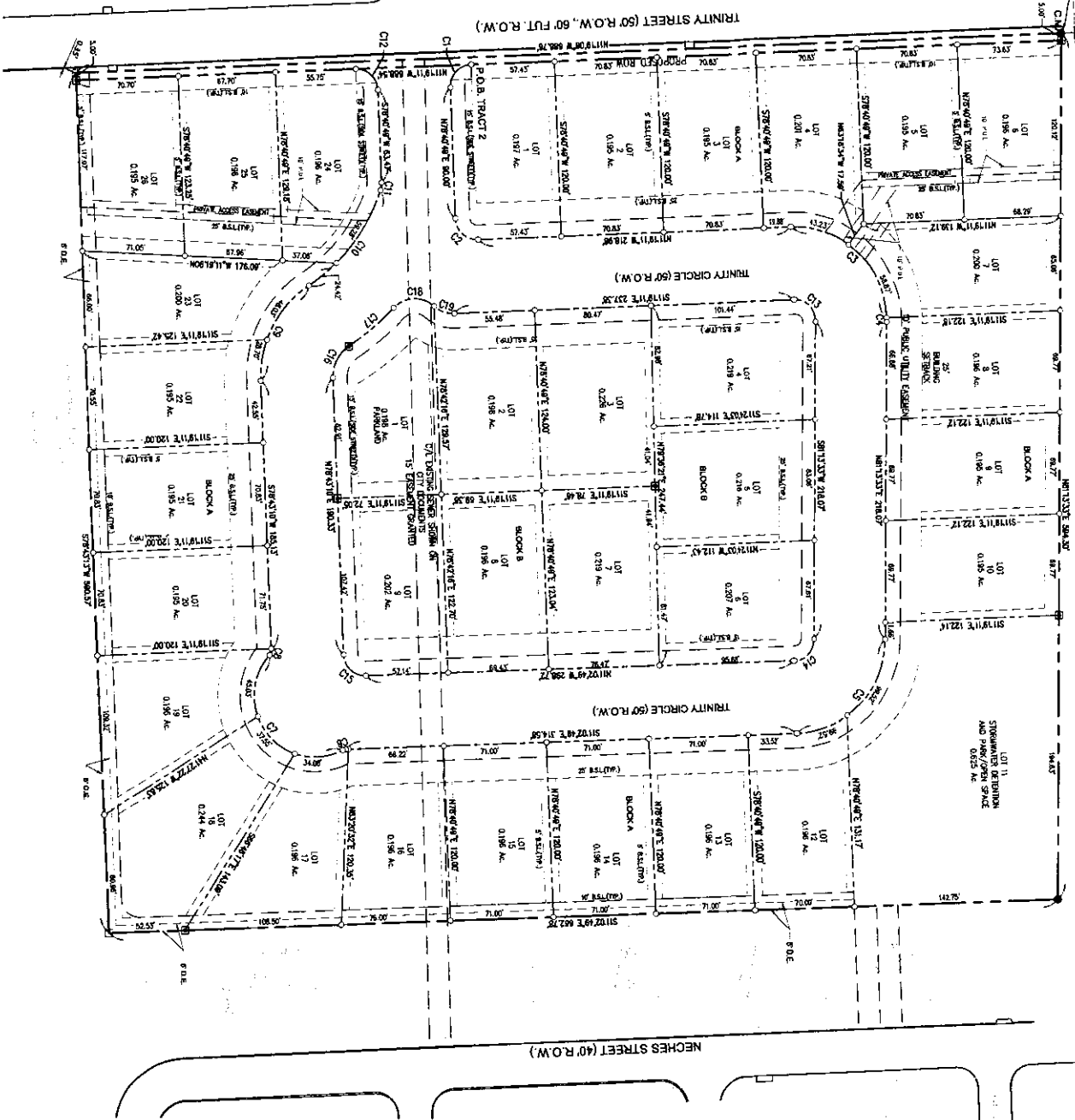
Sincerely,

A handwritten signature in black ink, appearing to read "JDahm", with a horizontal line extending to the right.

Jeff Dahm, P.E.
Project Manager

CC: Jose Sosa, P.E., Malone Wheeler, Inc.
Sean Kelley, Director of Public Works, City of Lockhart

P.O.B. TRACT 1
P.O.B. TRACT 2



LEGEND	
—	ADJACENT PROPERTY LINE
—	ADJACENT PROPERTY LINE (EXISTING RIGHT-OF-WAY (R.O.W.))
—	EXISTING RIGHT-OF-WAY (R.O.W.)
—	10' R.O.W. (NOTED)
—	15' R.O.W. (NOTED)
—	SETBACK FROM ROAD WITH TOLERANCE
—	CONCRETE MONUMENT FOUND
—	WOODEN MONUMENT FOUND
—	POST
—	POINT OF IRON
—	POINT OF IRON (EXISTING)
—	POINT OF IRON (NEW)
—	GENERAL PUBLIC RECORDS, OF CALDWELL COUNTY, TEXAS
—	CALDWELL COUNTY, TEXAS PUBLIC UTILITY EASEMENT
—	WATERWAY EASEMENT
—	WATERWAY EASEMENT
—	RECORD INFORMATION SET (CONCRETE MONUMENT CITY RECORDS) AT CORNER

JESCO SUBDIVISION
CITY OF LOCKHART,
CALDWELL COUNTY, TEXAS



City Engineering // Estimating // Accounting
 627 N. East, Austin, TX
 Phone: (512) 778-1111, (512) 461-1740
 www.ducetinc.com
 THE Firm Number: 3157
 TRACTS Firm Number: 10106800

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME Chris Terry
DAY-TIME TELEPHONE 210-469-3370
E-MAIL cterry@doucetengineers.com

ADDRESS 12045 Starcrest Dr.
San Antonio, TX 78247

ENGINEER NAME Keith Schauer
DAY-TIME TELEPHONE 512-583-2672
E-MAIL kschauer@doucetengineers.com

ADDRESS 829 St. Joseph Street
Gonzales, TX 78629

OWNER NAME LENNAR Homes of Texas
Land & Construction, Ltd.
DAY-TIME TELEPHONE 512-945-4665
E-MAIL bill.barton@lennar.com

ADDRESS 13620 N. FM 620
Bldg. B, Suite 150
Austin, TX 78717

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Jesco Subdivision
ADDRESS OR GENERAL LOCATION Trinity Street - 920 Trinity St.
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 9.186 ACRE(S) PROPOSED NUMBER OF LOTS 35
ZONING CLASSIFICATION(S) RMD
PROPOSED USE OF LAND PDD 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.

DocuSigned by:

 SIGNATURE _____
3PPEF101972941B...
 William Barton
 PRINTED NAME _____

DATE 9/6/2022
 512-945-4665
 TELEPHONE _____

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) _____

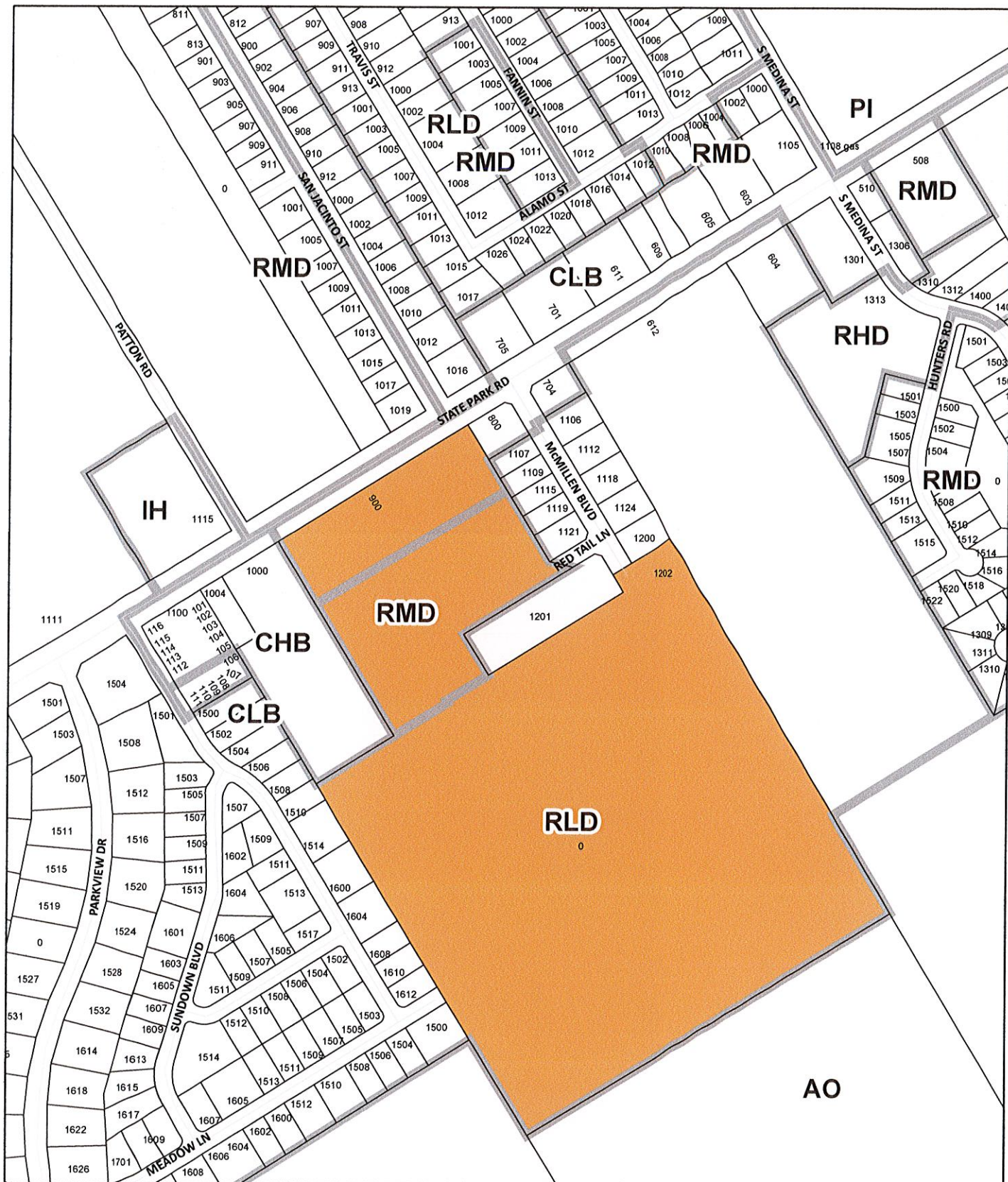
REQUESTED VARIANCE(S) _____

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 Waller RECEIPT NUMBER N/A - Resubmission
 DATE SUBMITTED 9/7/22 CASE NUMBER FP 21 - 11
 DATE APPLICATION IS DEEMED COMPLETE 11/30/21 (Original)
 DATE NOTICES MAILED _____ DATE NOTICE PUBLISHED _____
 (For certain Replats/Resubdivisions without vacating preceding plat)
 PLANNING AND ZONING COMMISSION MEETING DATE 9/14/22
 DECISION _____
 CONDITIONS _____



PP-22-03

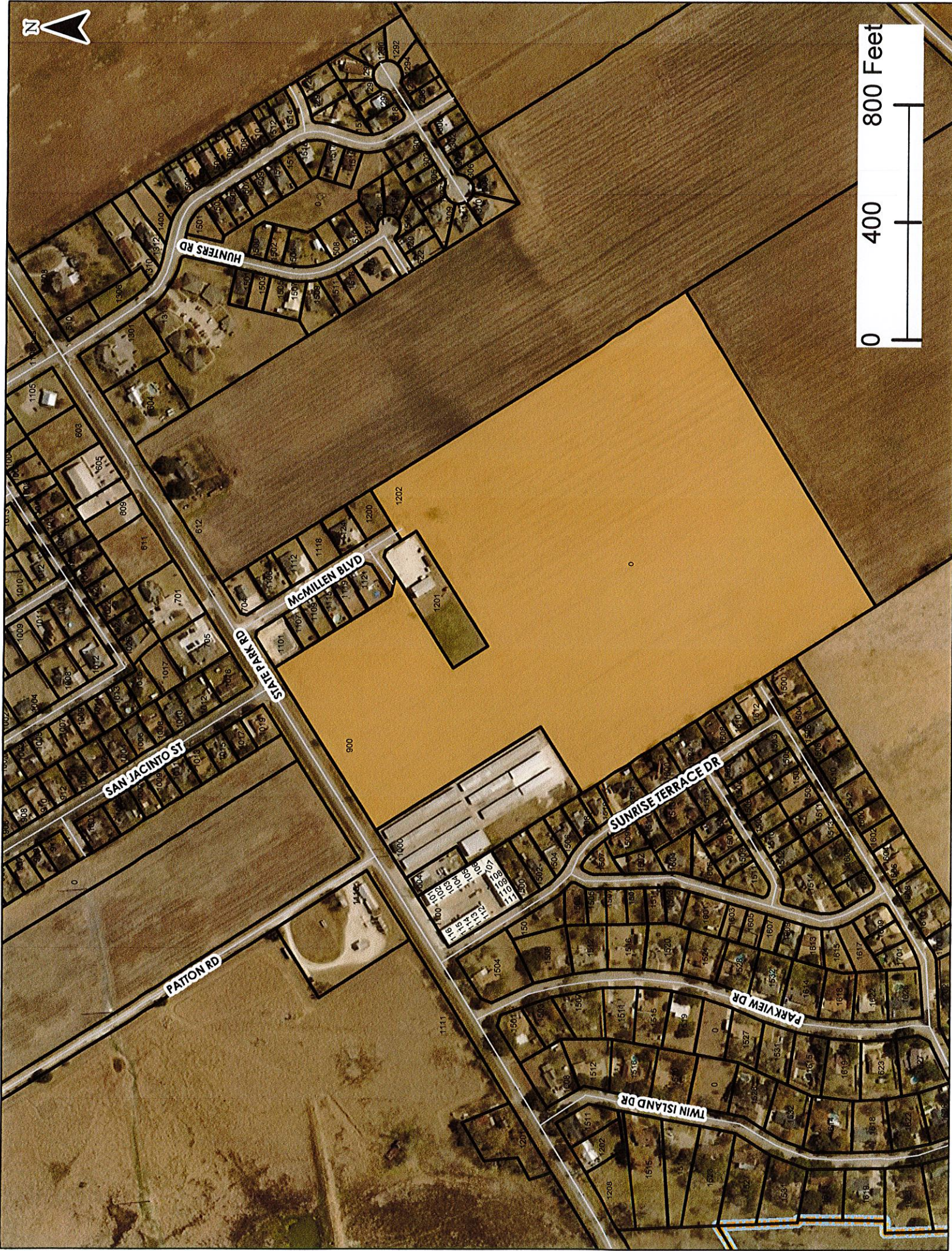
RAMENDU SUBDIVISION

900 STATE PARK ROAD



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 400'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: July 19, 2022 [*Updated September 9, 2022*]
PLANNING & ZONING COMMISSION DATE: September 14, 2022
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: See Form and Content and Compliance with Standards sections below

CASE NUMBER: PP-22-03

BACKGROUND DATA

APPLICANT AND ENGINEER: Javier Barajas, P.E., Trine Engineering
SURVEYOR: Angela Dorf, P.L.S., The Altum Group
OWNER: Amar Gulhane
SITE LOCATION: 900 State Park Road
PROPOSED SUBDIVISION NAME: **Ramendu Subdivision**
SIZE OF PROPERTY: 44.563 acres
NUMBER OF LOTS: 148 (see detail below)
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATIONS: RLD (Residential Low Density) District, RMD (Residential Medium Density) District, and CLB (Commercial Light Business) District

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Ramendu Subdivision Preliminary Plat includes 122 proposed single-family residential lots, 21 duplex-family residential lots, four commercial lots, and one joint public parkland and stormwater detention lot. Development of the public improvements will occur all at once, without phasing. Six new street rights-of-way are proposed, and four existing streets will be extended into the development, including McMillen Boulevard and San Jacinto Street from the north, Meadow Lane from the west, and Red Tail Lane from the east. The McMillen and Meadow extensions will follow the future collector street alignment through the property shown on the Lockhart 2020 Thoroughfare Plan Map. Sidewalks are proposed on both sides of all internal streets, as well as along the subject property's State Park Road frontage. A minimum six-foot-high opaque fence will be constructed along the commercial and residential lot boundary between Lots 4 and 5, Block 2, as specified in Plat Note 10, in accordance with Section 64-197(f)(2) of the Zoning Ordinance. Public parkland will be provided within the joint 0.829-acre parkland/detention lot (Lot 4, Block 7), however, only half of the acreage (0.41 acre) will count as parkland, since the lot also contains stormwater detention. The remaining parkland required, 2.89 acres, will be provided via fee-in-lieu, as noted in Plat Note 13. According to a discussion with Parks and Recreation Department Director Travis Hughes, the City supports the amount of parkland provided, its location, and the fee-in-lieu payment. The plat was previously approved by the Commission on July 27, 2022, for a design which included patio homes in addition to the other development types proposed, as well as the Ramendu Street entrance onto State Park Road at a location further west than what is currently proposed. Patio homes are no longer proposed, and have been replaced with additional duplex lots within the RMD-zoned portion of the property. The relocation of the Ramendu Street entrance to the east end of the subdivision has been required by TxDOT, who reviewed the plat after its initial approval by the Commission, in the interests of safety for vehicular traffic turning into the

development from State Park Road. With the relocation, the Ramendu Street configuration has now been redesigned not to intersect with State Park Road, and San Jacinto Street will now extend into and provide access to the development. The proposed Zen Street and Ramendu Street intersection has been modified as a result of the Ramendu Street shift, which has resulted in a change of lot configuration within Block 2, specifically between the currently proposed Lots 4 and 5. The boundary between these two lots will slightly shift the zoning district boundary between the CLB and RMD zoning districts, which will require approval of a zoning change as a condition of approval prior to approval of the Final Plat.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the east by residential lots within the Plantation Park Estates subdivision, a church property, and vacant parcels of land zoned RLD and AO (Agricultural/Open Space). The abutting property to the south is vacant and zoned AO. The properties to the west include a vacant parcel zoned AO, residential lots within the Sunrise Terrace subdivision, and a commercial property (Fogle Store & Lock). The properties to the north, across State Park Road, include the proposed Lockhart Place Townhomes development and residential lots within the Parkway subdivision. The greatest impact of the proposed development would be increased traffic on abutting State Park Road. However, the proposed subdivision at build-out will provide connectivity to the Sunrise Terrace development via Meadow Lane, and to Plantation Park Estates via Red Tail Lane and McMillen Boulevard. According to the applicant, a Traffic Impact Analysis has been submitted to TxDOT, and is pending review. Any turning lane improvements required by TxDOT at the subdivision's San Jacinto Street intersection with State Park Road must be constructed with the subdivision improvements, prior to recordation of the final plat.

FORM AND CONTENT: With the following recommended conditions of approval, the plat will comply with all minimum requirements for form and content: (1) Revise the number of RLD-zoned lots in the Lot Summary Table from 132 to 122; and (2) Label the Red Tail Lane and San Jacinto Street extensions into the development on the plat drawing.

COMPLIANCE WITH STANDARDS: With the conditions of approval specified below, the proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. The conditions of approval include: (1) Revise Plat Note 8, fourth sentence, to read: "A five-foot-wide public sidewalk shall be constructed along the State Park Road frontage by individual lot owners, prior to issuance of a Certificate of Occupancy for any structure on each lot." The current fifth and sixth sentences can then be removed. (2) Approval of a Zoning Change is needed, due to the proposed shift in zoning district boundary between the CLB and RMD zoning district at Lots 4 and 5, Block 2, prior to **approval** of the Final Plat. A new plat note should also be added to this effect. The final engineering design must be completed prior to the Commission's consideration of the final plat, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

**This is the resubmitted application - 8/31/22*

APPLICANTS

SURVEYOR NAME Angela Dorf, PLS

ADDRESS P.O. Box 6493

DAY-TIME TELEPHONE (760) 641-1551

Round Rock, TX 78683

E-MAIL angela.dorf@the altumgroup.com

ENGINEER NAME Javier Barajas, P.E.

ADDRESS 5307 W. Highway 290

DAY-TIME TELEPHONE (512) 913-5080

Bldg. B, Suite 6

E-MAIL jbarajas@trineengineering.com

Austin, TX 78735

OWNER NAME Amar Gulhane

ADDRESS 3016 Paseo De Charros

DAY-TIME TELEPHONE (512) 698-5161

Cedar Park, TX 78641

E-MAIL amar@ramendu.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Ramendu *Subdivision*

ADDRESS OR GENERAL LOCATION 900 State Park Road

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 44.563 ACRE(S) PROPOSED NUMBER OF LOTS 148

ZONING CLASSIFICATION(S) Commercial Light Business (CLB), Residential Medium Density (RMD) and Residential Low Density (RLD)

PROPOSED USE OF LAND Unknown CLB uses, Duplexes for RMD zoned area, and Single Family Residential Homes in RLD zoning

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	<i>- No FEE since resubmission within the previous Prelim. Plat's approval period per Dan Gibson.</i>	\$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 

DATE 8/29/2022

PRINTED NAME Javier Barajas, P.E.

TELEPHONE (512) 913-5080

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 Waller RECEIPT NUMBER N/A, Resubmission

DATE SUBMITTED 8/31/22 CASE NUMBER PP 22-03

DATE APPLICATION IS DEEMED COMPLETE 3/31/22 (original)

DATE NOTICES MAILED _____ DATE NOTICE PUBLISHED _____
(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 9/14/22

DECISION _____

CONDITIONS _____