

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, October 26, 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 October 12, 2022, meeting.
4. SUP-22-15. Hold a PUBLIC HEARING and consider a request by Nancy Shapiro for a **Specific Use Permit** to allow an *Accessory Dwelling Unit (General Type)* on Lot 1 and Part of Lot 2, Block 5, Mathis Addition, consisting of 0.542-acre zoned RMD Residential Medium Density District and located at 205 South Rio Grande Street.
5. SUP-22-16. Hold a PUBLIC HEARING and consider a request by Lendi Capital Group, LLC, on behalf of Sharon Truett for a **Specific Use Permit** to allow the *MF-2 Residential Development Type* on 8.798 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located at 1711 and 1715 West San Antonio Street (SH 142).
6. ZC-22-28. Hold a PUBLIC HEARING and consider a request by Ben Tolson of Aquila Commercial on behalf of Clifton Jones of 142 Partners, LLC, for a **Zoning Change** from *AO Agricultural-Open Space District* to 8.06 acres *CMB Commercial Medium Business District* and 54.56 acres *RHD Residential High Density District* on a total of 62.62 acres in the Cornelius Crenshaw Survey, Abstract No. 68, Francis Castillo Survey, Abstract No. 85, Martin McFerrin Survey, Abstract No. 204, and William House Survey, Abstract No. 15, located at 132 Clark Loop.
7. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
8. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 4:00 PM on the 20th day of October, 2022.

**City of Lockhart
Planning and Zoning Commission
October 12, 2022**

MINUTES

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

Member Absent: Phil McBride

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

Visitors/Citizens Addressing the Commission: Barret Kruggel, Tamara Carlisle, Chris Elizondo, Donna Blair, Chris Van Heerde, Hugo Elizondo, Matt Johnson,

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the September 28, 2022, meeting.

Commissioner Peterson moved to approve the September 28, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

4. SUP-22-13. Hold a PUBLIC HEARING and consider a request by Barret Kruggel for a Specific Use Permit to allow an Accessory Dwelling Unit (General Type) on the east half of Lot 7, Block 2, Hudson's Addition, consisting of 0.249-acre zoned RMD Residential Medium Density District and located at 703 South Church Street.

David Fowler explained that the applicant would like to construct an Accessory Dwelling Unit – General Type. This type of ADU in the RMD district requires approval of a specific use permit by the Commission. The proposed ADU would meet all parking and building setback requirements.

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

Barret Kruggel, of 703 South Church Street, said that it would be a rental unit to provide additional income.

Chair Ruiz asked Mr. Kruggel if he had spoken with his neighbors about his plans for the property.

Mr. Kruggel replied that he had not.

Chair Ruiz stated that he was opposed to increasing the density of neighborhoods with the addition of rental accessory dwelling units.

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

Mr. Fowler said that staff recommended approval.

Commissioner St. Ledger moved to approve SUP-22-13. Commissioner Oliva seconded, and the motion passed by a vote of 5-1 with Chair Ruiz voting against.

5. ZC-22-24. Hold a PUBLIC HEARING and consider a request by Tamara K. Carlisle on behalf of The Lumberyard Lockhart, LLC, for a Zoning Change from CMB Commercial Medium Business District to RMD Residential Medium Density District on a total of 0.562 acre consisting of all Lot 24 and part of Lot 22, A. R. Chews Addition, located in the 500 Block of West Market Street.

Mr. Fowler explained that the owner would like to split the subject property into four lots so that new single-family homes could be built. The property abuts existing residential zoning, and the future land use plan shows the area as medium residential. He said that one letter in favor of the requested zoning change was received.

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

Tamara Carlisle, of 1700 Rabb Road in Austin, and Donna Blair of 617 West San Antonio Street, distributed packets of information about their planned residential project to the commissioners. The off-street parking for the homes would be located behind the structures so that the front yards would be more pedestrian oriented and promote a better sense of community.

Matt Johnson, of 426 West Prairie Lea Street, said he was in support of the zoning change.

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

Mr. Fowler said that staff recommended approval.

Commissioner Oliva moved to recommend approval of ZC-22-24 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

6. ZC-22-25. Hold a PUBLIC HEARING and consider a request by Tamara K. Carlisle on behalf of The Lumberyard, LLC, for a Zoning Change from CMB Commercial Medium Business District to RMD Residential Medium Density District on a total of 0.135 acre consisting of parts of Lot 20, A. R. Chews Addition, located at 500 West Market Street.

Mr. Fowler said that the subject property is located directly east of the previous case, across Ciibilo Street. The applicant would like to build a single-family home on the property, which will also require receiving approval of a special exception from the Zoning Board of Adjustment because of the shallow lot depth.

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

Tamara Carlisle, of 1700 Rabb Road in Austin, and Donna Blair of 617 West San Antonio Street, said they planned to construct a one-story home on the property.

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

Mr. Fowler said that staff recommended approval.

Commissioner Oliva moved to recommend approval of ZC-22-25 to City Council. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

7. ZC-22-26. Hold a PUBLIC HEARING and consider a request by Chris Elizondo of Cuatro Consultants, Ltd., on behalf of Jimbo Cotton of 2401 CR 119, LLC, for a Zoning Change from AO Agricultural-Open Space District to RMD Residential Medium Density District on a total of 19.367 acres in the Byrd Lockhart League, Abstract No. 17, located at 1400 Lovers Lane.

Mr. Fowler explained that the subject property would be combined with adjacent property to the south to create Blackjack Grove Subdivision. This part of the subdivision requires a zoning change for the proposed type of development. He said one letter of concern about additional traffic that would be generated by further development was received from Mark George, of 1401 Lovers Lane.

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

Hugo Elizondo, an engineer with Cuatro Consultants, said he was present to represent the applicant. He stated that they are still working to resolve blanket easements for the pipelines that go through the property. They are working with TxDOT for the street entrance off Blackjack Street, and are in contact with the City's Public Works Department to see what should be done about Lovers Lane. The subdivision was proposed to have 126 single family residences.

Chair Ruiz asked for any other speakers.

James Bagwell, of 1535 Lovers Lane, said that he was concerned about traffic, and that the new development would change the migration of the deer and wild turkey in the area.

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

Mr. Fowler said that staff recommended approval.

Commissioner Arnic moved to recommend approval of ZC-22-26 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

8. ZC-22-27. Hold a PUBLIC HEARING and consider a request by Dan Ross on behalf of Thomas Staub of Roed Prop Company, LLC, for a Zoning Change from AO Agricultural-Open Space District to RMD Residential Medium Density District on a total of 89.775 acres in the John A. Neill League, Abstract No. 20, located at 2400 FM 1322.

Mr. Fowler explained that the subject property was recently annexed into the city limits. New annexations are automatically assigned AO Agricultural-Open Space District zoning. The applicant proposed to rezone the tract for a residential subdivision that allows the SF-2 development type. He mentioned that water is accessible, but that wastewater is not. A lift station with a new force main extending to Blackjack Street will be required to provide wastewater service

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

Luke Caraway, of Viewpoint Engineering in Austin, and Dan Ross of 2121 E 6th Street in Austin, stated that a subdivision of 424 single family homes is planned, with the cost of the homes estimated to be approximately \$350,000. They plan to start construction in 2024. They said they understood what needs to be done for the wastewater situation.

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

Mr. Fowler said that staff recommended approval.

Commissioner Oliva moved to recommend approval of ZC-22-27 to City Council. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

9. Hold a PUBLIC HEARING and consider a Zoning Text Amendment for Article VII "Zoning District and Standards", Section 64-197 "Regulations Common To All Or Several District", Subsection (g)(2) "Additional Parking Requirements Within Residential Districts", to allow front-facing garage doors for any size garage to occupy up to 50 percent of the width of detached single-family dwellings.

Mr. Gibson explained that the current limit on the maximum width of garage doors not exceeding 40 percent of the width of single-family dwellings would prohibit double-car garages in houses having roof overhangs on lots that are at the minimum 50-foot width for the SF-2 development type. He said that increasing the maximum width of garage doors to 50 percent of the width of the dwelling would solve that problem, and also allow narrower houses where wider side yards are desired.

Chair Ruiz opened the public hearing and asked if anyone wished to speak. Seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

Commissioner Lingvai moved to recommend approval of the zoning text amendment to city Council increasing the maximum width of front-facing garage doors from 40% to 50% of the width of detached single-family dwellings. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

10. FP-22-07. Consider a request by Brian Parker, P.E., on behalf of LCD Multifamily Partners, LLC, for approval of a Final Plat for Cavalry Subdivision, consisting of 34.512 acres in the Francis Berry Survey, Abstract No. 2, zoned RHD Residential High Density District, and located at 400 State Park Road (FM 20).

Kevin Waller explained that a specific use permit was approved in September 2021 for the MF-2 development type in Block A, Lot 1, of Cavalry Subdivision. The final plat would extend Lion Country Drive and Harper Trail, and would accommodate a future realignment of State Park Road. The proper right-of-way dedications are shown, as well as confirmation from LCRA that the easement for their transmission lines that cross the property should be 80 feet wide.

Chair Ruiz asked if the applicant wished to speak.

Michealann Durden, of 1200 Elm Street, said she was present on behalf of Brian Parker of Kimley-Horn. She indicated that they have not yet formally submitted their plans to TxDOT about widening State Park Road to allow both right- and left-hand turn lanes at the Lion Country Drive intersection.

There was much discussion about providing a playscape for the residents of the apartment complex.

Chris Van Heerde, a civil engineer came forward to recommend that the Commission approve the plat. He said the developer did show open space parkland on the plat, and that most developers provide quality amenities for their residents.

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

Mr. Waller recommended approval subject to the following conditions: (1) Revise the engineer's certification section to replace Jacob Kondo's name with Brian Parker; and, (2) Add a new plat note requiring left-turn and right-turn lanes into the development from State Park Road at the Lion Country Drive extension, as required by TxDOT, to be constructed by the subdivider as a subdivision improvement prior to recordation of the Final Plat.

Commissioner Arnic moved to approve FP-22-27 subject to the conditions recommended by staff. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

Commissioner Lingvai left at 8:40 p.m.

11. RP-22-01. Consider a request by Chris Van Heerde, P.E., on behalf of Continental Homes of Texas, LP, d/b/a DR Horton, for approval of Eeds-Lancaster Subdivision, a Resubdivision Plat of a portion of Lot 1, Block 2, Texas Heritage Subdivision, and 2.17 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD Planned Development District and RLD Residential Low Density District, and located at 300 Mockingbird Lane and 307, 313, and 317 San Jacinto Street, including Variances to Chapter 52, "Subdivision Regulations" waiving the requirement in Section 52-72(e) for dedicating one half of the abutting San Jacinto Street right-of-way sufficient to make the ultimate full right-of-way conform to the Thoroughfare Plan, and waving the requirement of Section 52-77(b) for construction of a public sidewalk along the abutting San Jacinto Street designated as a future collector street.

Mr. Waller explained that the replat corrected some awkward property lines between the Vintage Springs Subdivision and three residential parcels fronting on San Jacinto Street. The plat transfers land that Vintage Springs doesn't need to the owners of the residential parcels. He said that variances are requested to waive the right-of-way dedication and public sidewalk requirements along San Jacinto Street.

Chris Van Heerde said he was present representing DR Horton (Continental Homes). He reviewed the differences between the current and proposed property layouts. The variance to waive the right-of-way dedication was requested so that the existing homes would not be closer to the street, and the sidewalk variance was requested because there are no existing sidewalks to connect to. The current property owners will not sign the plat if the variances are not approved. He said the replat basically cleans up the boundaries of property ownership.

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

Mr. Waller said that staff recommended approval subject to the following conditions: (1) Label Mockingbird Lane on the plat drawing, including the right-of-way width; (2) label San Jacinto Street; (3) revise the Francis Berry Survey reference to "Francis Berry Survey, Abstract No. 2"; and, (4) correct the acreage of the 0.327-acre parcel (proposed Lot 1) to 0.497 acre.

Commissioner St. Ledger moved to approve RP-22-01, including the requested variances, subject to the conditions recommended by staff. Commissioner Peterson seconded, and the motion passed by a vote of 4-1 with Chair Ruiz voting against.

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

It was announced that applications had been submitted the Commission's October 26th meeting.

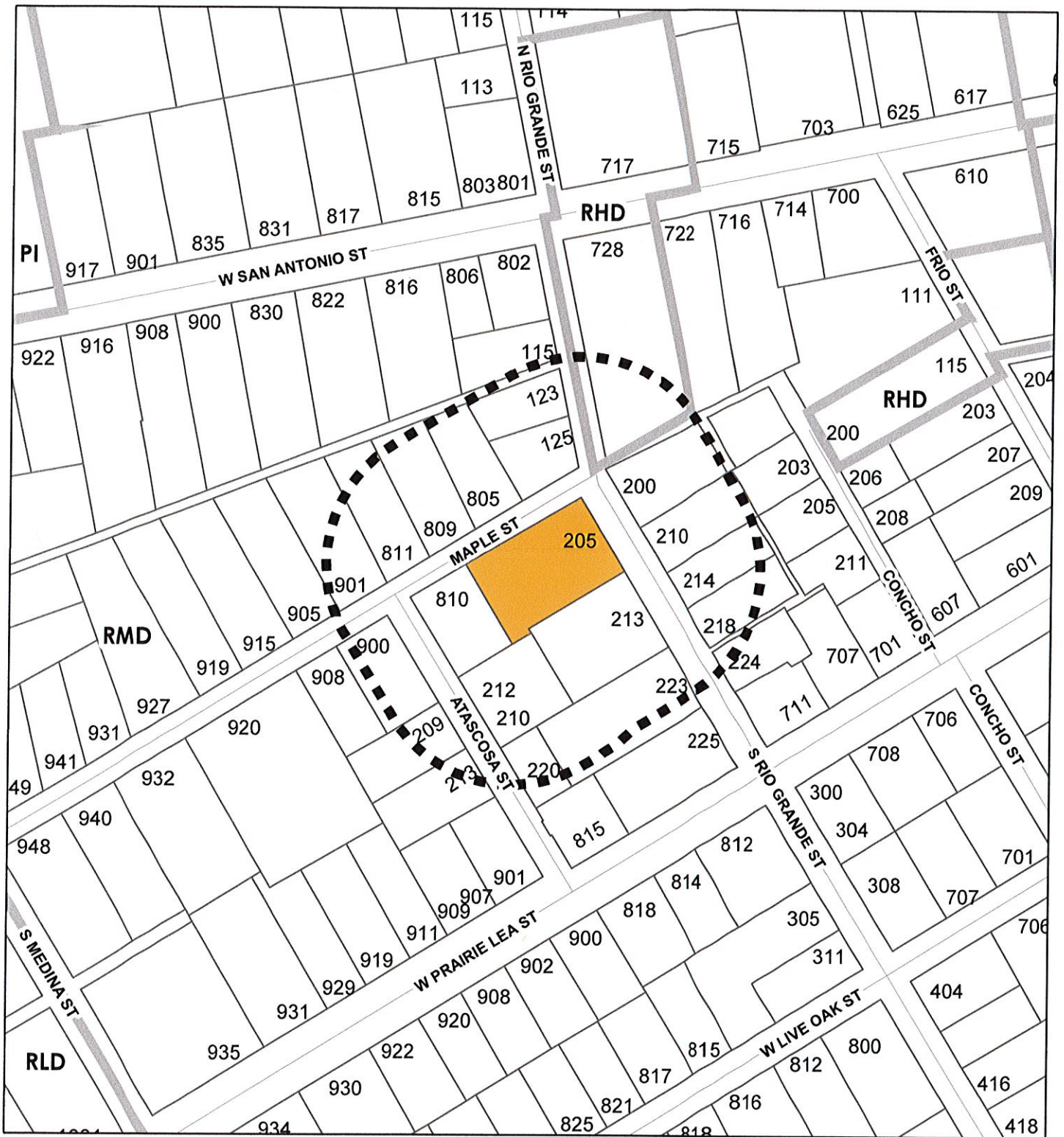
13. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:10 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



SUP-22-15

205 SOUTH RIO GRANDE STREET

GENERAL TYPE - ACCESSORY DWELLING UNIT

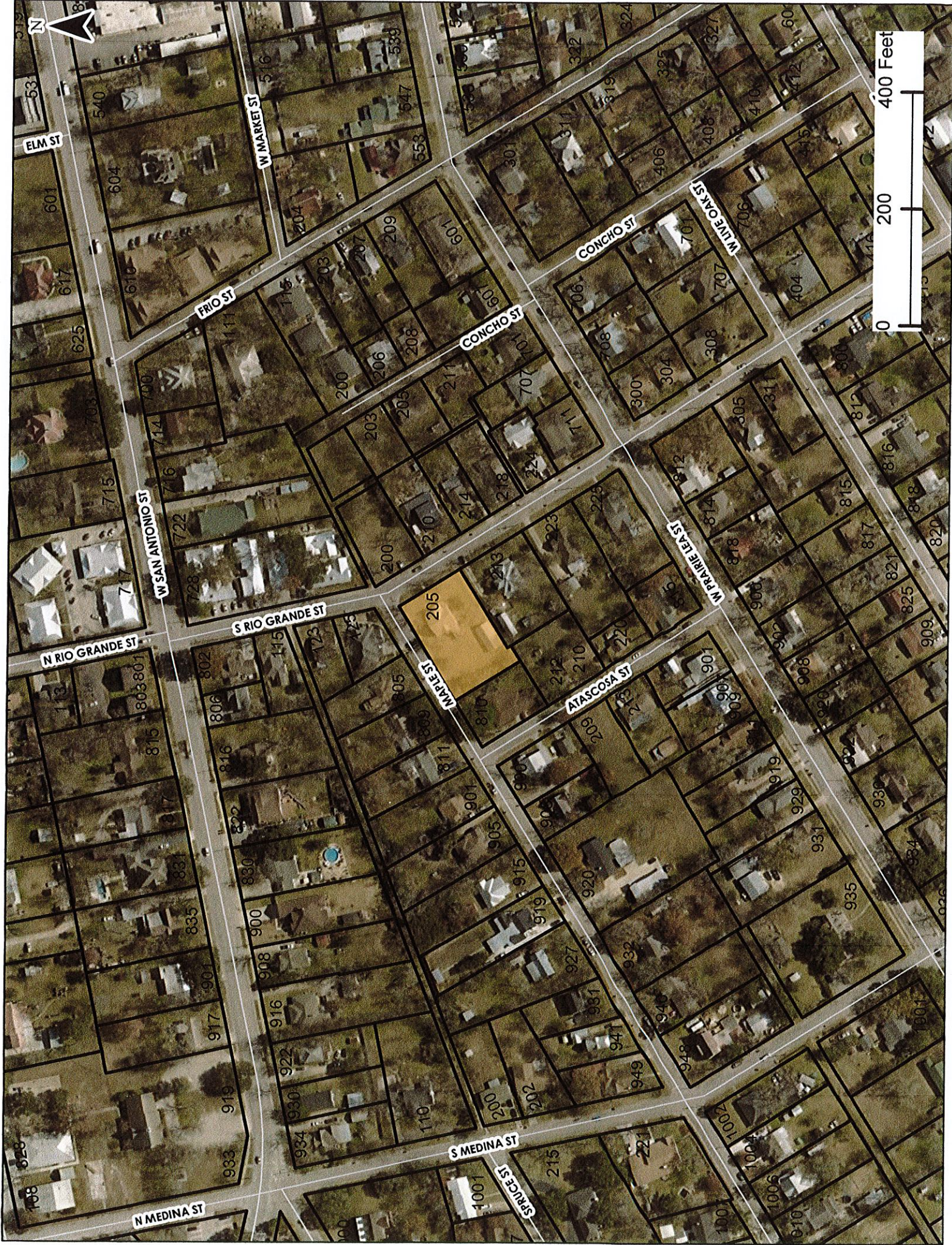


 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 200'



ELM ST

W MARKET ST

FRIO ST

W SAN ANTONIO ST

N RIO GRANDE ST

S RIO GRANDE ST

MARKET ST

ATASCOSA ST

CONCHO ST

W PINE OAK ST

W FAIR EAST ST

S MEDINA ST

N MEDINA ST

SPRUCE ST

205

0 200 400 Feet



CASE SUMMARY

STAFF CONTACT: David Fowler, Senior Planner

CASE NUMBER: SUP-22-15

REPORT DATE: October 20, 2022

PUBLIC HEARING DATE: October 26, 2022

APPLICANT'S REQUEST: Accessory Dwelling Unit – General

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Revise driveway parking space configuration to meet turning radius requirements.

BACKGROUND DATA

APPLICANT(S): Michelle Shapiro

OWNER(S): Nancy Shapiro

SITE LOCATION: 205 South Rio Grande Street

LEGAL DESCRIPTION: Mathis, Block 5, all of Lot 1 and Part of Lot 2

SIZE OF PROPERTY: 0.542 acre

EXISTING USE OF PROPERTY: Single-family dwelling

ZONING CLASSIFICATION: RMD Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant proposes to convert their existing garage to an Accessory Dwelling Unit -- General. The RMD district allows the Accessory Dwelling Unit – General use upon approval of a Specific Use Permit. The maximum floor area allowed for an ADU-General is 1,000 square feet or one half of the square footage of the main structure, whichever is greater. The proposed ADU is 1,006 square feet, which is allowable due to the main structure being 2,576 square feet in area. The property is a corner lot at the southwest corner of Rio Grande and Maple Streets. The ADU would be located to the rear (southwest) of the main house, in the existing garage.

NEIGHBORHOOD COMPATIBILITY: The surrounding area is mostly zoned RMD, with the exception of a few RHD Residential High Density Parcels to the northeast. The neighborhood consists generally of modest homes of varying sizes and ages, with several properties recently undergoing renovation. The size of the subject property is somewhat larger than most other lots in the general area. Many lots in the surrounding area include accessory structures, including detached garages, sheds, and a small number of older garage apartments.

COMPLIANCE WITH STANDARDS: Accessory Dwelling Unit – General is allowed only on lots having at least the minimum size and dimensions as is required for a by-right duplex. The subject property exceeds that standard. The ADU is also required to have at least two off-street parking spaces in addition to the minimum required parking for the principal dwelling. The primary house has four bedrooms, which requires three off-street parking spaces, so a total of five parking spaces are required. The drawings submitted with the SUP application show the required five parking spaces (three for the principal dwelling unit and two for the ADU). These spaces would be accessed via separate driveways on each of the two street frontages. The driveways and parking spaces would have to be revised from how they are drawn in order to meet turning radius requirements.

ADEQUACY OF INFRASTRUCTURE: Utilities are existing and adequate for the proposed use.

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

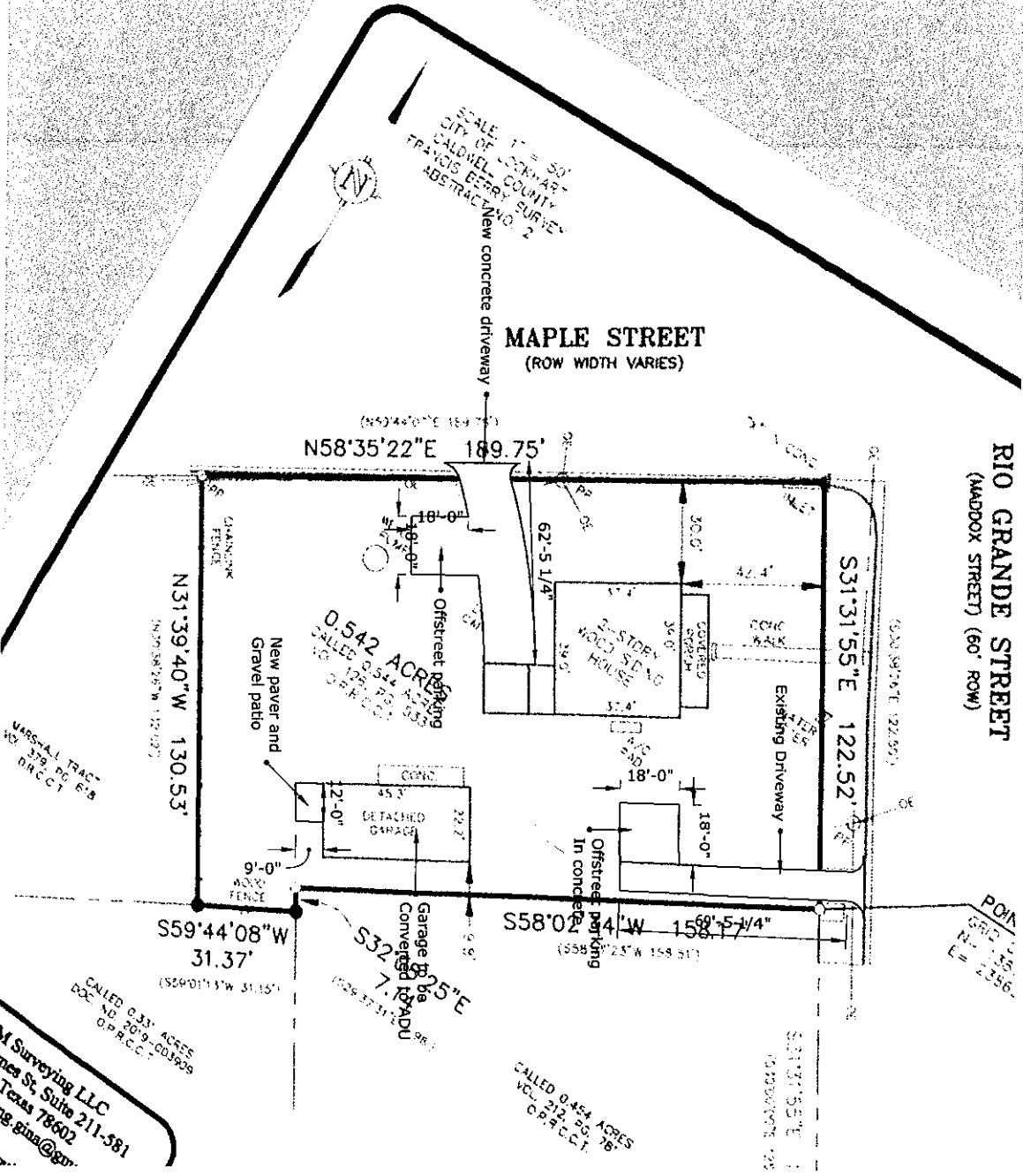
STAFF RECOMMENDATION: Staff recommends **Approval**. An alternative would be an Accessory Dwelling Unit – Limited, which would be allowed by-right, but this ADU type has a limit of 600 square feet or one half the floor area of the principal dwelling, whichever is greater. As shown, the ADU type would fit within this size limit. However, because the ADU is planned to be rented, the ADU General type would be required.

SCALE 1" = 50'
 CITY OF LOCKHART
 CALDWELL COUNTY
 FRANCIS BERRY SURVEY
 ABSTRACT NO. 2



MAPLE STREET
 (ROW WIDTH VARIES)

RIO GRANDE STREET
 (MADDOX STREET) (60' ROW)



MARSHALL TRACT
 VOL. 379, PG. 618
 D.R.C.C.T.

M Surveying LLC
 1005 S. Suite 211-581
 Texas 78602
 tg.gina@gm

CALLED 0.33 ACRES
 VOL. 209, PG. 1028
 D.P.R.C.C.T.

Garage to be
 converted to ADU
 7.25'±
 1009-37-31-2

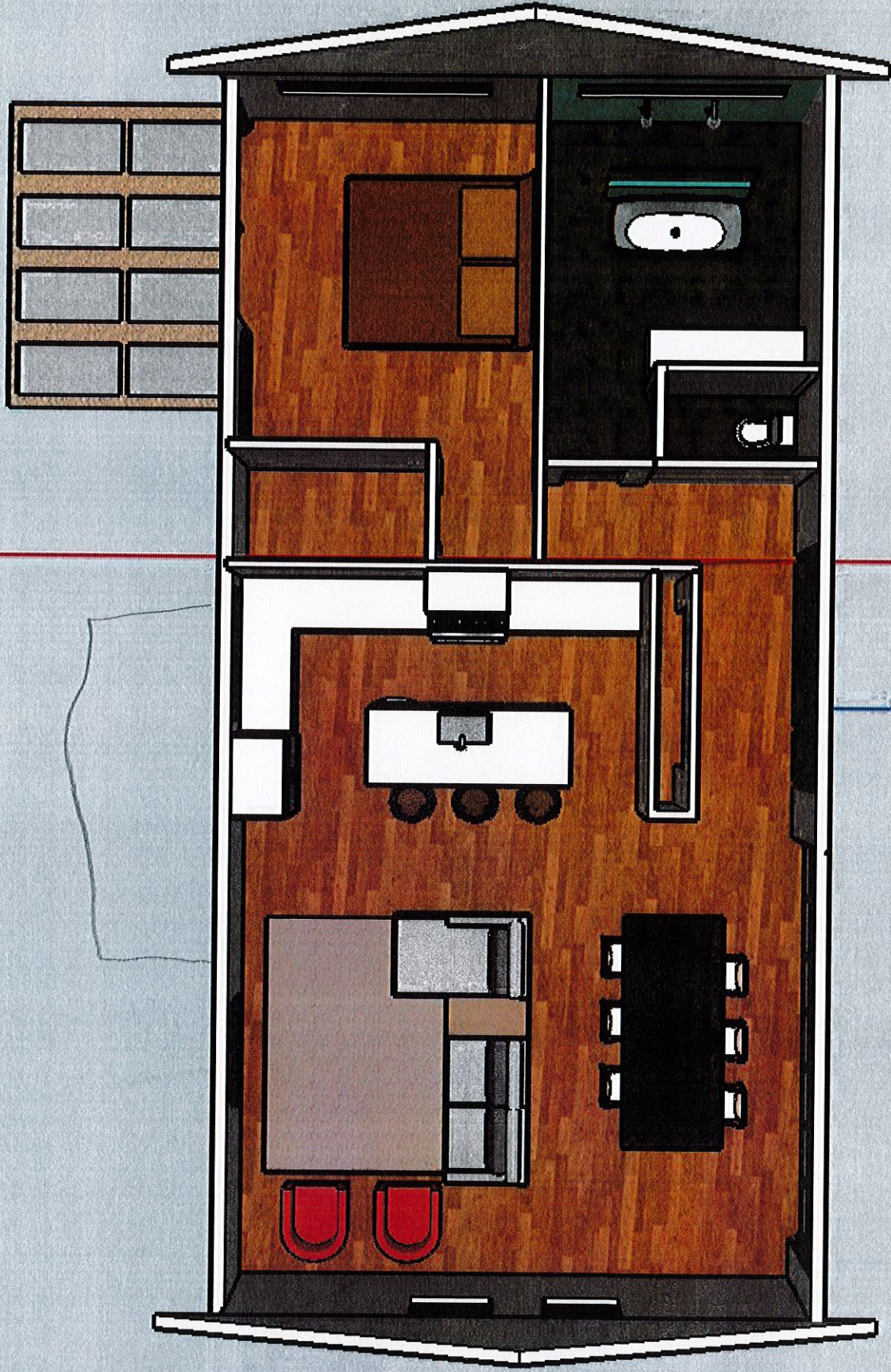
CALLLED 0.454 ACRES
 VOL. 212, PG. 26
 D.P.R.C.C.T.

POA
 S31°31'55"E
 L= 122.52'

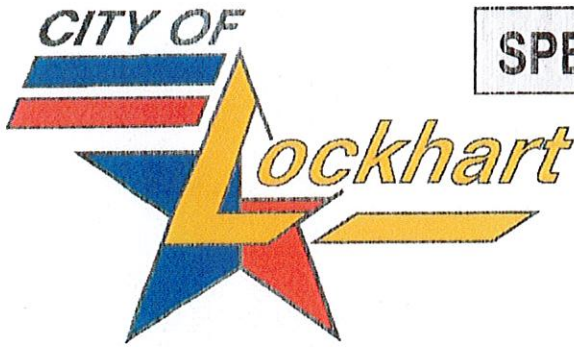
Nancy Shapiro
njs Shapiro@aol.com
512-699-5506

205 South Rio Grande

New



Christine / Accessory Dwelling



SPECIFIC USE PERMIT APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Michelle Shapiro ADDRESS 1806 Barton Pkwy
DAY-TIME TELEPHONE 5125731802 Austin, TX 78704
E-MAIL michelleDshapiro@gmail.com
OWNER NAME Nancy Shapiro ADDRESS 1806 Barton Pkwy
DAY-TIME TELEPHONE 5126995506 Austin, TX 78704
E-MAIL njwshapiro@aol.com

PROPERTY

ADDRESS OR GENERAL LOCATION 205 S Rio Grande Lockhart, TX 78644
LEGAL DESCRIPTION (IF PLATTED) MATHIS, BLOCK 5, ^{MI 611 P 1 & 2} LOT PT 1, 2, & PART ABANDONED STREET
SIZE ~~0.5343~~ 0.542 ACRE(S) ZONING CLASSIFICATION General ADU ^{RMD}
EXISTING USE OF LAND AND/OR BUILDING(S) Residential Single Family

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Convert garage to General ADU

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

Convert garage to a General ADU featuring one bedroom, one bathroom, a kitchen, a laundry room and living spaces.

Usage will be as a rental property with 1006 sq/ft of gross floor area.

We will include two designated parking spaces and a small paver patio, as well.

SUBMITTAL REQUIREMENTS

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

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

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

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

1/4 acre or less	\$125
Between 1/4 acre 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 9/26/22

OFFICE USE ONLY

ACCEPTED BY C Banda

RECEIPT NUMBER 61179983

DATE SUBMITTED 9-29-2022

CASE NUMBER SUP - 22 - 15

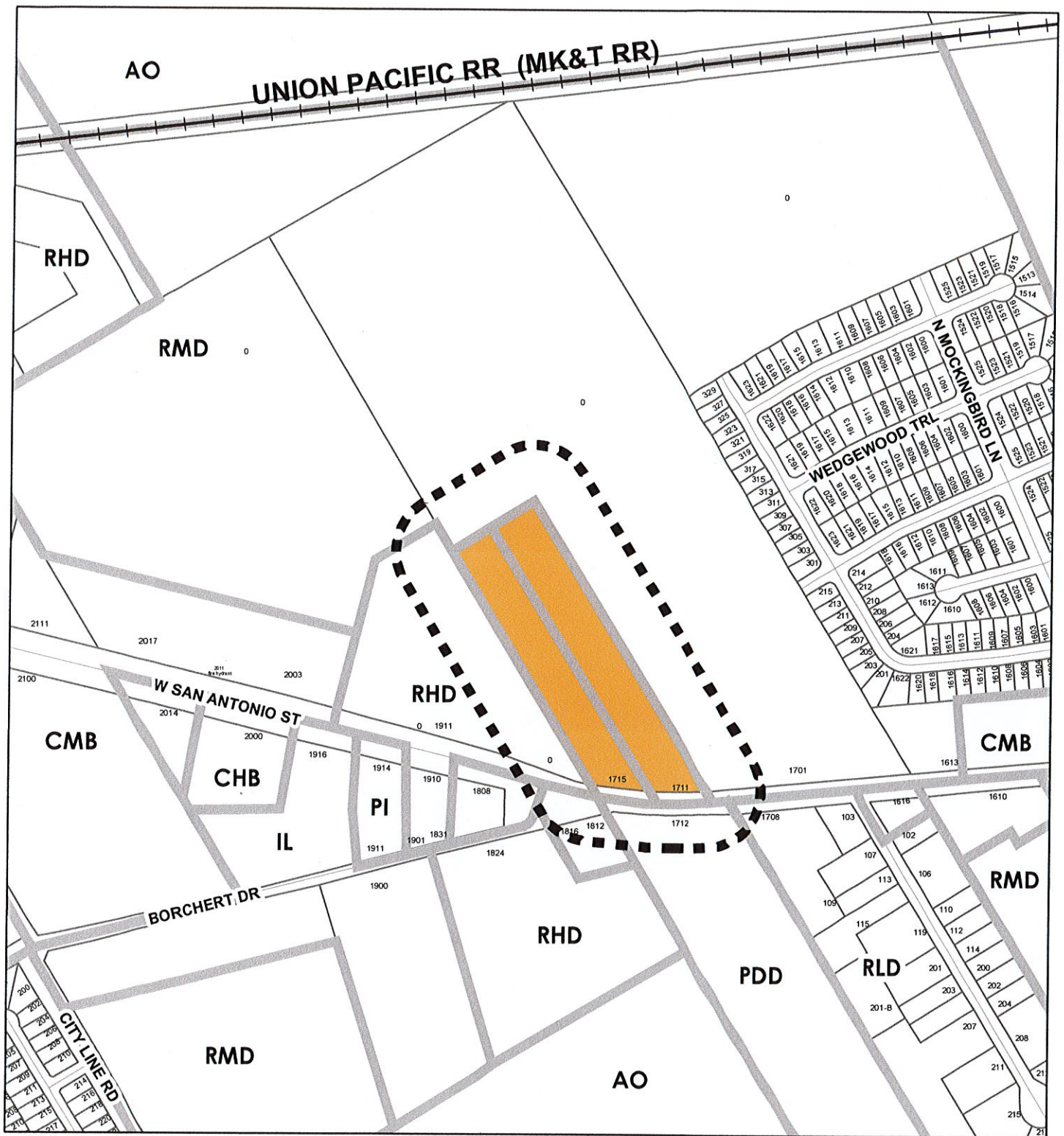
DATE NOTICES MAILED 10-10-2022

DATE NOTICE PUBLISHED 10-23-2022

PLANNING AND ZONING COMMISSION MEETING DATE 10-26-2022

DECISION _____

CONDITIONS _____



SUP-22-16



1711 & 1715 WEST SAN ANTONIO ST (SH142)

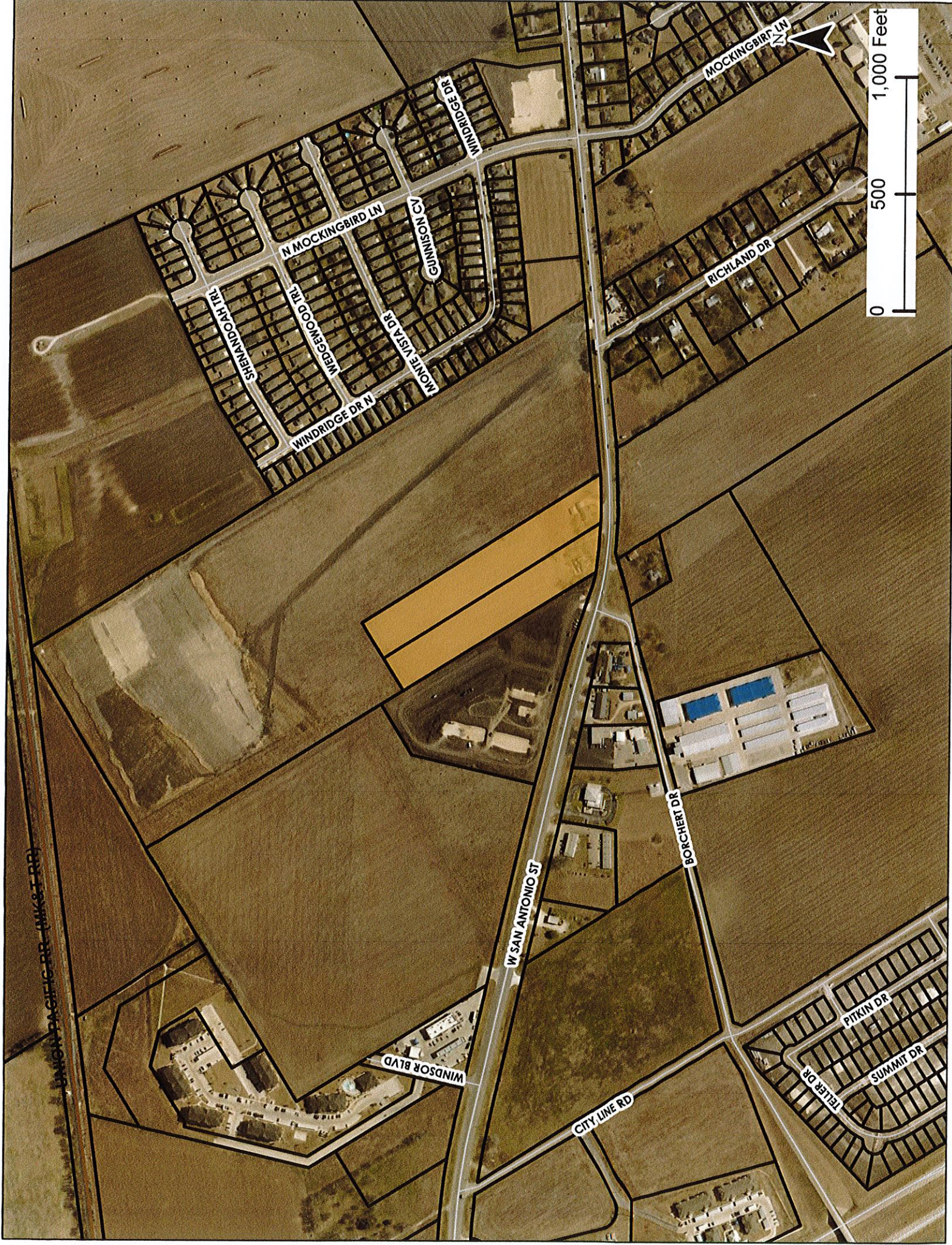
MF-2 RESIDENTIAL DEVELOPMENT TYPE

 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 500'



UNION PACIFIC RR (MK&T RR)

SHANDOH TRL

WEDGEWOOD TRL

N MOCKINGBIRD LN

GUNNING CT

WINDRIDGE DR

WINDRIDGE DR N

MONTESA DR

MOCKINGBIRD LN

RICHLAND DR

W SAN ANTONIO ST

BORCHERT DR

WINDSOR BLVD

CITY LINE RD

PITKIN DR

SUMMIT DR

TELER DR

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-22-16

REPORT DATE: October 20, 2022

PUBLIC HEARING DATE: October 26, 2022

APPLICANT'S REQUEST: MF-2 Residential Development Type

STAFF RECOMMENDATION: *Approve*

SUGGESTED CONDITIONS: Verify location of West San Antonio Street entrance with TxDOT, and provide a public cul-de-sac or other turn-around on the east side where Thornfall Drive in the Hansford Subdivision will be stubbed out.

BACKGROUND DATA

APPLICANT(S): Lendi Capital Group, LLC

OWNER(S): 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: Two single-family residences on separate lots

ZONING CLASSIFICATION: RHD

ANALYSIS OF ISSUES

NEIGHBORHOOD COMPATIBILITY: 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 high density multi-family residential would not have unusual adverse impacts. Currently, the closest existing uses are an apartment complex currently under construction to the west, a single-family residential development under construction to the north and east, and a duplex condominium development under construction to the south. The apartment complex under construction to the west also applied for an SUP for MF-2, and the application was approved September 8, 2021.

COMPLIANCE WITH STANDARDS: The site plan is still conceptual at this early stage, but does include all elements required to meet the applicable zoning standards.

ADEQUACY OF INFRASTRUCTURE: The site plan shows one main two-way entrance from West San Antonio Street, and a secondary gated driveway that would connect to the end of Thornfall Drive in the Hansford Subdivision. The applicant must verify that the proposed entrance point along West San Antonio Road is aligned in a manner consistent with the entrance to Kelly Villas (under construction) across West San Antonio Street. The intent of the subdivision standards was that Thornfall Drive in the Hansford Subdivision be continued as a public street into the subject property. Because the secondary entrance will be gated, it terminates public access at the end of an otherwise dead-end street. Therefore, a public cul-de-sac or other turn-around must be provided on the subject property on the east side of the gate. There is a ten-inch wastewater line and an eight-inch water line in the West San Antonio Street right-of-way that currently serve the subject property.

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

STAFF RECOMMENDATION: Staff recommends ***Approval*** subject to the following conditions:

- 1) Verify the location of the driveway onto West San Antonio Street with TxDOT. It will likely be required to line up opposite the driveway into Kelly Villas, which has already been approved by TxDOT.
- 2) Provide a public cul-de-sac or other type of turn-around for vehicles at the end of Thornfall Drive that will be stubbed out at the east property line of this development.

SPECIFIC USE PERMIT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANT/OWNER

APPLICANT NAME Lendi Capital Group, LLC
(Madhu Andanamala)

ADDRESS Lendi Capital Group, LLC

DAY-TIME TELEPHONE (832) 909-4920

26603 Clear Mill Ln

E-MAIL mandanamala@yahoo.com

Katy, Tx 77494

OWNER NAME Sharon Truett

ADDRESS Sharon Truett

DAY-TIME TELEPHONE (512) 848-2302

1715 W San Antonio St

E-MAIL satruett1@yahoo.com

Lockhart, Tx 78644

PROPERTY

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

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 8.798 ACRE(S)

ZONING CLASSIFICATION Residential High Density

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT MF-2

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

Apartment complex with maximum density of 24 units/acre (211 units max). Preliminary site plan has 9 apartment buildings (210 units) and one rental office, totaling 88,850 sf. Preliminary estimate is for half 1 bedroom and half 2 bedroom units, approximately 315-420 residents.

SUBMITTAL REQUIREMENTS

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

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

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

APPLICATION FEE OF \$ 325.96 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre 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. Madher

DATE 10-3-2022

OFFICE USE ONLY

ACCEPTED BY DF

RECEIPT NUMBER 01179984

DATE SUBMITTED 10/4/2022

CASE NUMBER SUP - 22-16

DATE NOTICES MAILED 10/10/2022

DATE NOTICE PUBLISHED 10/13/2022

PLANNING AND ZONING COMMISSION MEETING DATE 10/26/2022

DECISION _____

CONDITIONS _____

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,

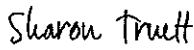
The subject property is currently under contract for sale to Lendi Capital Group, LLC and or assigns. I authorize this prospective buyer to make an application to zone or rezone the property at their expense to the appropriate zoning for their intended use.

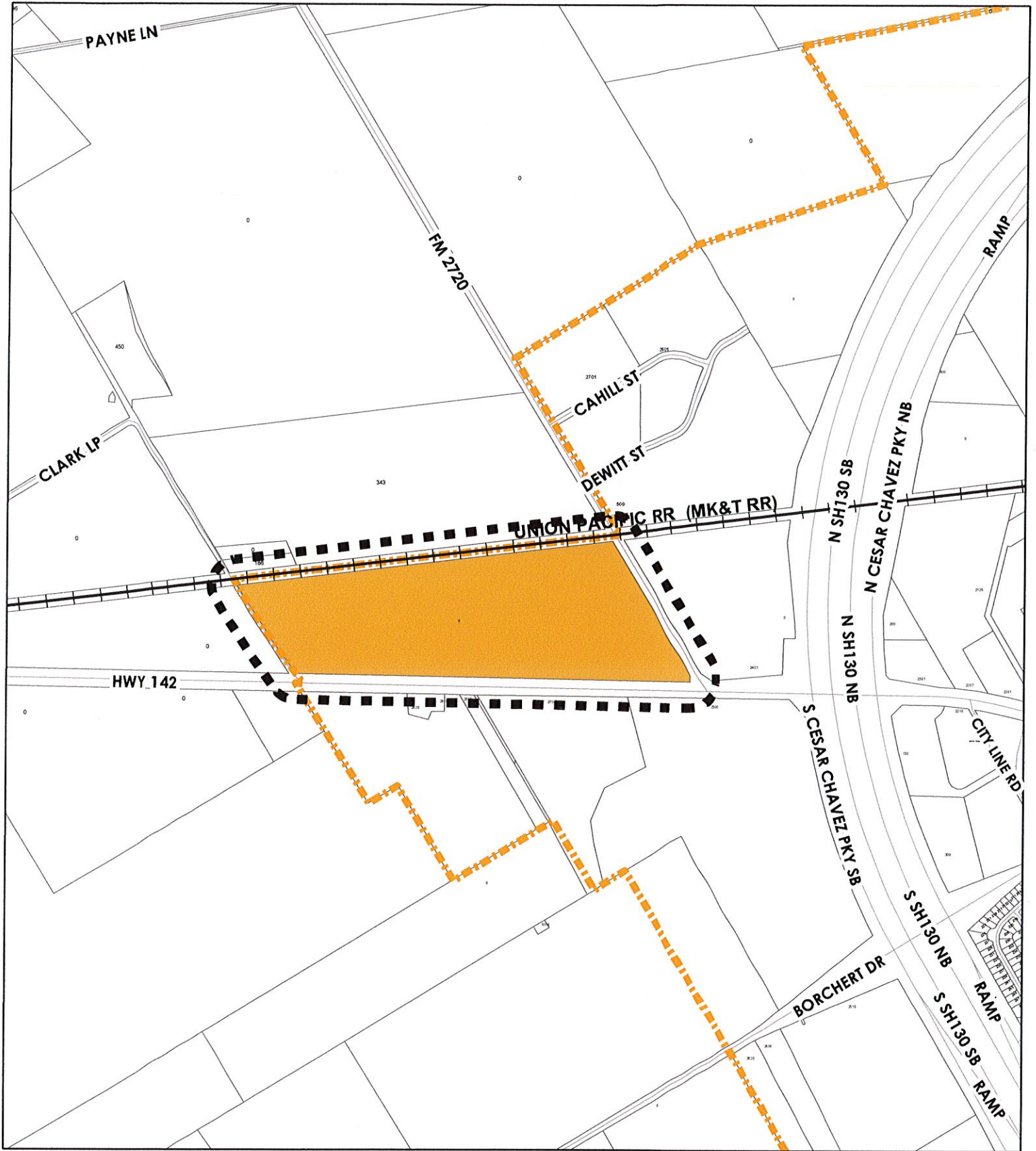
The Lendi Capital Group principals may delegate this process to their assigns; likely an engineer.

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:


D6A3E6E3-7F8D-42A4-9A12-C2F411A39C90
Sharon Truett







ZC-22-28

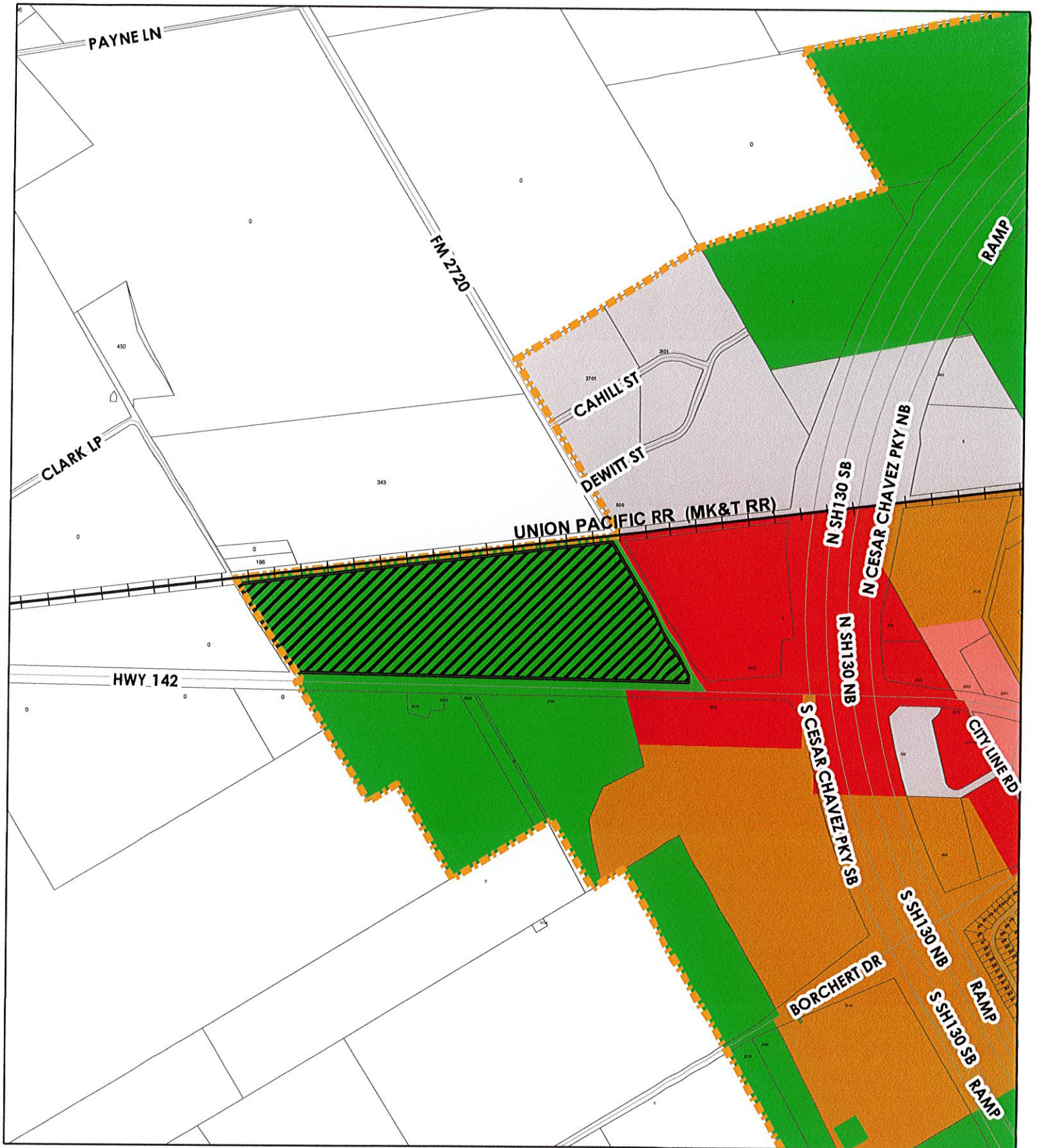
AO TO CMB & RHD

132 CLARK LOOP



scale 1" = 1000'

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



ZC-22-28

AO TO CMB & RHD

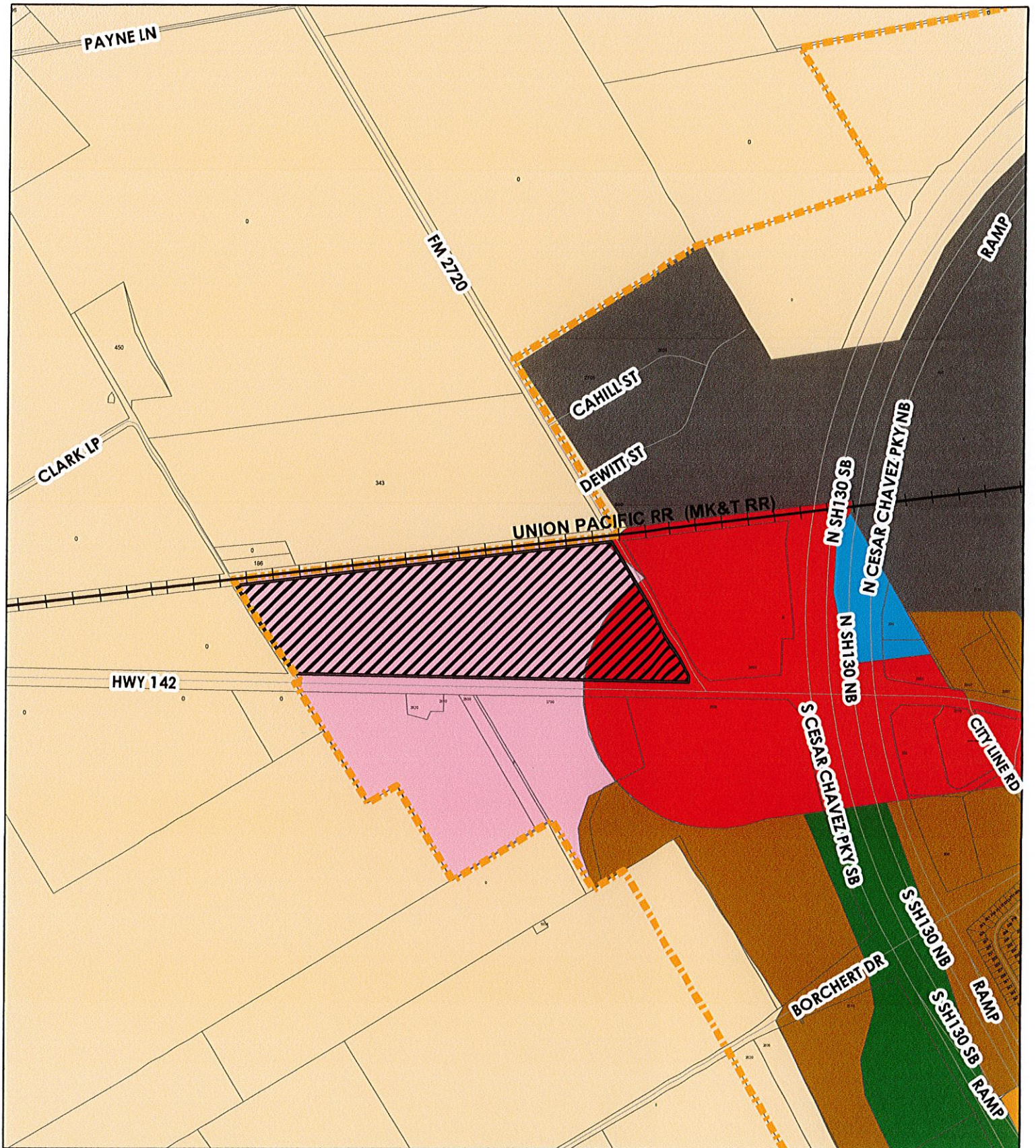
132 CLARK LOOP



scale 1" = 1000'

ZONING DISTRICTS

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



FUTURE LANDUSE

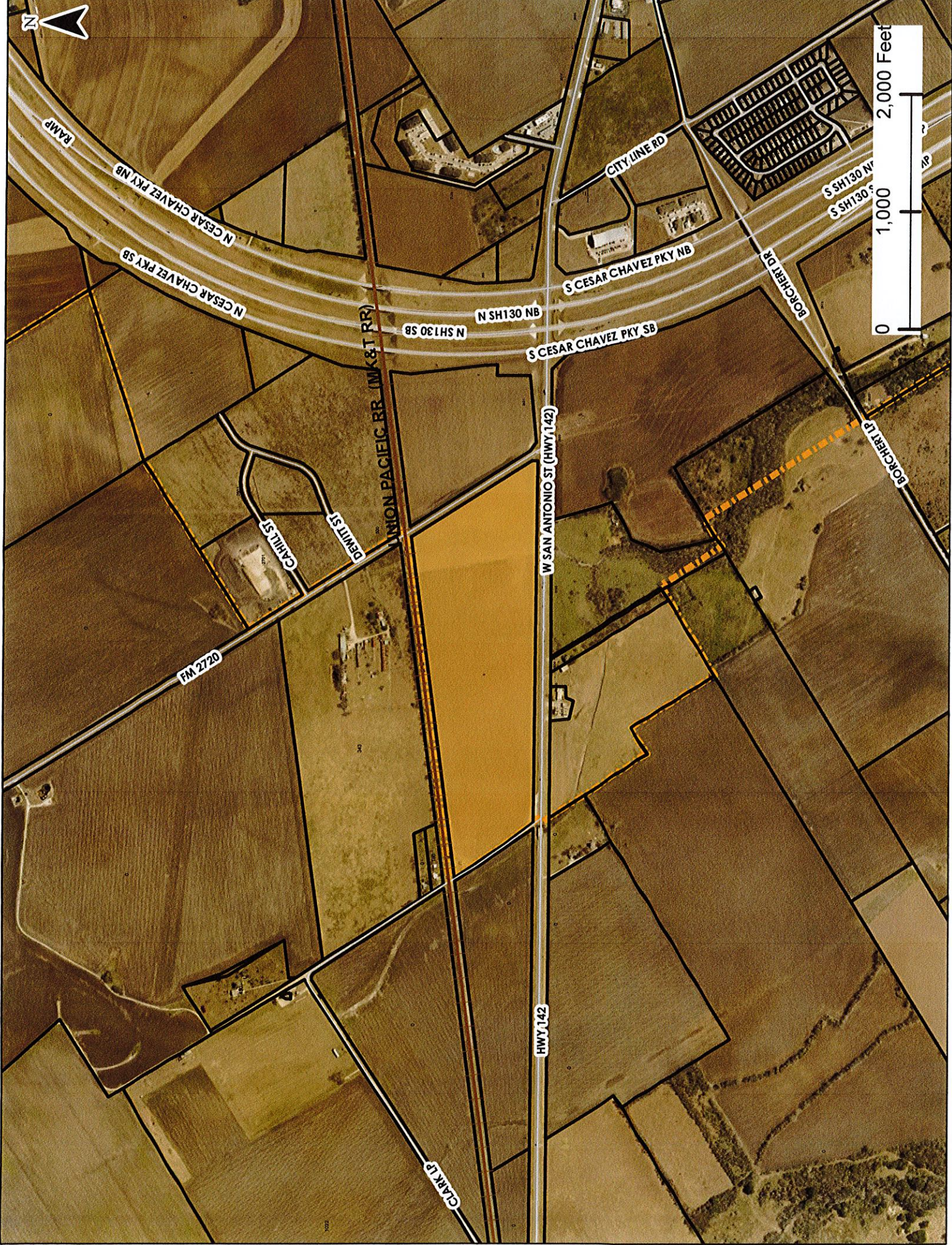
AO TO CMB & RHD

132 CLARK LOOP



scale 1" = 1000'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- LIGHT-MEDIUM COMMERCIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, MEDIUM DENSITY



CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-28

REPORT DATE: October 19, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: October 26, 2022

CITY COUNCIL HEARING DATE: November 1, 2022

REQUESTED CHANGE: AO to RHD and CMB

STAFF RECOMMENDATION: *Approval*

PLANNING AND ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT: Aquila Commercial

OWNER: 142 Partnership LLC

SITE LOCATION: 132 Clark Loop

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 62.62 acres

EXISTING USE OF PROPERTY: Agricultural/vacant

LAND USE PLAN DESIGNATION: *Light-Medium Commercial/General-Heavy Commercial*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant is interested in developing the subject property as a mix of commercial and multi-family residential land uses. The current AO zoning does not allow for these uses, so the zoning change has been requested to CMB and RHD, which would allow the type of development desired.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant Land	ETJ	<i>Agriculture/Rural Development</i>
East	Vacant land	CHB	<i>General-Heavy Commercial</i>
South	Vacant land/Agricultural	AO, CHB	<i>Light-Medium Commercial, General-Heavy Commercial</i>
West	Vacant land/Agricultural	ETJ	<i>Agriculture/Rural Development</i>

TRANSITION OF ZONING DISTRICTS: The areas immediately north and west of the subject parcel are agricultural land in the ETJ. The area to the south is a mix of CHB Commercial Heavy Business and AO with a large area of RHD south of the West San Antonio Street frontage. The portion of the property proposed to be zoned CMB has CHB directly east from it across 2720. Altogether, the proposed zoning districts 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 from both West San Antonio Street (SH 142), FM 2720, and Clark Loop. Any driveway onto a state road will require TxDOT approval.

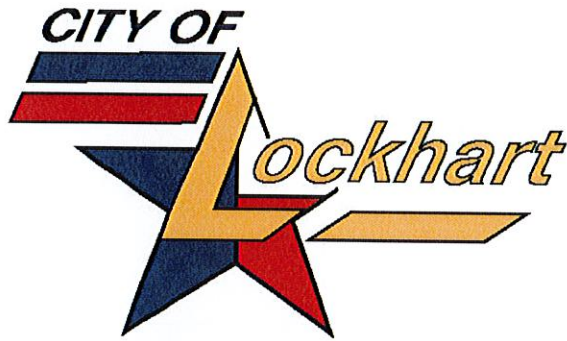
POTENTIAL NEIGHBORHOOD IMPACT: Considering the mixture of existing land uses, zoning classifications, and future land use designations on the Land Use Plan map in the area around the property, the characteristics of multi-family residential would not have unusually adverse impacts. The property will not abut any other uses in the city, due to being at the west edge of the city and buffered from other parcels by SH 142, Clark Loop, and FM 2720.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed CMB portion of the site is consistent with the Future Land Use Plan Map, while the RHD zoning classification is not consistent with the Land Use Plan map, which designates the entire subject property as *Light-Medium Commercial or General-Heavy Commercial*. There are several areas designated for High Density Residential in nearby locations along the West San Antonio Street corridor.

ALTERNATIVE CLASSIFICATIONS: A mix of CHB and CMB would be consistent with the Land Use Plan map but would not permit the intended apartment use for the portion of the site west of the FM 2720 frontage.

RESPONSE TO NOTIFICATION: None.

STAFF RECOMMENDATION: Staff believes that the proposed rezoning to CMB and RHD is an acceptable solution for the subject property given its shape and large size, the proximity to SH 142, FM 2720, and SH 130; and the wide range of existing land uses and zoning classifications in the area.



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 Aquila Commercial
DAY-TIME TELEPHONE 512-684-3826
E-MAIL reue@aquilacommercial.com

ADDRESS 1717 W 6th st. Suite 400
Austin, Tx 78703

OWNER NAME 142 Partnership LLC
DAY-TIME TELEPHONE 512-413-4459
E-MAIL cmj1125@aol.com

ADDRESS P.O Box 5759
Austin, Tx 78763

PROPERTY

ADDRESS OR GENERAL LOCATION 132 CLARK LP, LOCKHART, TX 78644

LEGAL DESCRIPTION (IF PLATTED) A085 CASTILO, FRANCIS, TRACT 1, ACRES 62.62, A-68 C. CRENSHAW & A-204 M. MCFERRIN

SIZE 62.62 ACRE(S) LAND USE PLAN DESIGNATION Light- medium Commercial and General- Heavy Commercial

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

PROPOSED NEW USE, IF ANY Mixed Use- Tract A: Residential High Density and Tract B: Light-Medium Commercial

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Agriculture- Open Space

TO PROPOSED ZONING CLASSIFICATION Tract A (54.56 acres): Residential High Density and Tract B (8.06 Acres): Commercial Medium Business

REASON FOR REQUEST Applicant plans to development residential product on the 54.56 acre Tract A which requires Residential High Density zoning
Applicant plans to develop commercial/retail product on the 8.06 acre Tract B which requires commercial medium business zoning.

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. *N/A*

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

APPLICATION FEE OF \$1,402.40 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
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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 09/26/2022

OFFICE USE ONLY

ACCEPTED BY Dand Fowler

RECEIPT NUMBER 01178622

DATE SUBMITTED 9-26-2022

CASE NUMBER ZC - 22 - 28

DATE NOTICES MAILED 10-10-2022

DATE NOTICE PUBLISHED 10-13-2022

PLANNING AND ZONING COMMISSION MEETING DATE 10-26-2022

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE _____

DECISION _____

9/9/2022

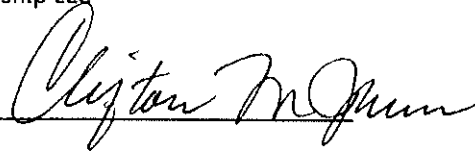
To Whom It May Concern:
City of Lockhart

Re: 123 Clark LP, Lockhart, Tx 78644- Zoning application for the 62.62-acre property located at 123 Clark Lp in Lockhart, Tx (the "Property")

As the record owner of the above referenced Property, I hereby authorize Ben Tolson at Aquila Commercial, or his designee, to act as agent to submit the zoning application and related materials to the City of Lockhart, Texas and I attest to all submittal regulations.

Sincerely,
142 Partnership LLC

Signature: _____

A handwritten signature in cursive script that reads "Clifton Jones". The signature is written in black ink and is positioned over a horizontal line that serves as a signature line.

Name (print): Clifton Jones

Title: Manager