

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, October 27, 2021  
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 13, 2021, meeting.
4. ZC-21-14. Continue a PUBLIC HEARING and consider a request by Javier Barajas, P.E., on behalf of 900 Lockhart, LLC and Anil Chaudhary, for a **Zoning Change** from *CLB Commercial Light Business District, RLD Residential Low Density District, and AO Agricultural–Open Space District* to 5.598 acres *RMD Residential Medium Density District*, and 35.672 acres *RLD Residential Low Density District*, on 41.27 acres in the Francis Berry Survey, Abstract No. 2, located at 900 State Park Road (FM 20). [Tabled 10-13-21]
5. ZC-21-15. Hold a PUBLIC HEARING and consider a request by David Mendoza, on behalf of American Legion, for a **Zoning Change** from *MH Manufactured Home District* to *CHB Commercial Heavy Business District* on 0.73 acre in the Byrd Lockhart Survey, Abstract No. 17, located at 509 Silent Valley Road (FM 2001).
6. ZC-21-16. Hold a PUBLIC HEARING and consider a request by Jason Balser and Clayton Balser for a **Zoning Change** from *AO Agricultural-Open Space District* and *RLD Residential Low Density District* to *RMD Residential Medium Density District* on 39.998 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1301 Silent Valley Road (FM 2001).
7. ZC-21-17. Hold a PUBLIC HEARING and consider a request by Alan Balser, for a **Zoning Change** from *AO Agricultural-Open Space District* and *RLD Residential Low Density District* to *RLD Residential Low Density District* on 128.624 acres in the Byrd Lockhart Survey, Abstract No. 17, and Cornelius Crenshaw Survey, Abstract No. 68, located at 1107 Silent Valley Road (FM 2001).
8. ZC-21-18. Hold a PUBLIC HEARING and consider a request by Alan Balser, for a **Zoning Change** from *AO Agricultural-Open Space District* to *RMD Residential Medium Density District* on 50.77 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway - Northbound (SH 130).
9. PP-21-06. Consider a request by Paul Leventis on behalf of Lockhart Land Group, LLC, for approval of a **Preliminary Plat and Subdivision Development Plan** for *Lockhart Farms Addition*, consisting of 58.62 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned *RMD Residential Medium Density District, RHD Residential High Density District, and CMB Commercial Medium Business District*, and located on the north side of the 1800-2000 blocks of West San Antonio Street (SH 142).

10. FP-21-06. Consider a request by John Grobelny on behalf of Chateau Homes, Inc., for approval of a **Final Plat** for *Clear Fork Reserve, Section One*, consisting of 2.96 acres, being a portion of Lot 3, Block 1, Capello Subdivision, zoned RMD Residential Medium Density District, and located at 1710 Clear Fork Street.
11. FP-21-07. Consider a request by Skylar Reeves for approval of a **Final Plat** for *Biggie Sky Subdivision*, consisting of 0.921 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned CHB Commercial Heavy Business District, and located at 734 and 738 South Commerce Street, and 735 South Colorado Street (US 183), including a **Variance** to waive the requirement in Section 52-77(b) of the Subdivision Regulations for a four-foot wide public sidewalk along the South Commerce Street frontage.
12. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
13. Adjourn.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:00 AM on the 22<sup>nd</sup> day of October, 2021.**

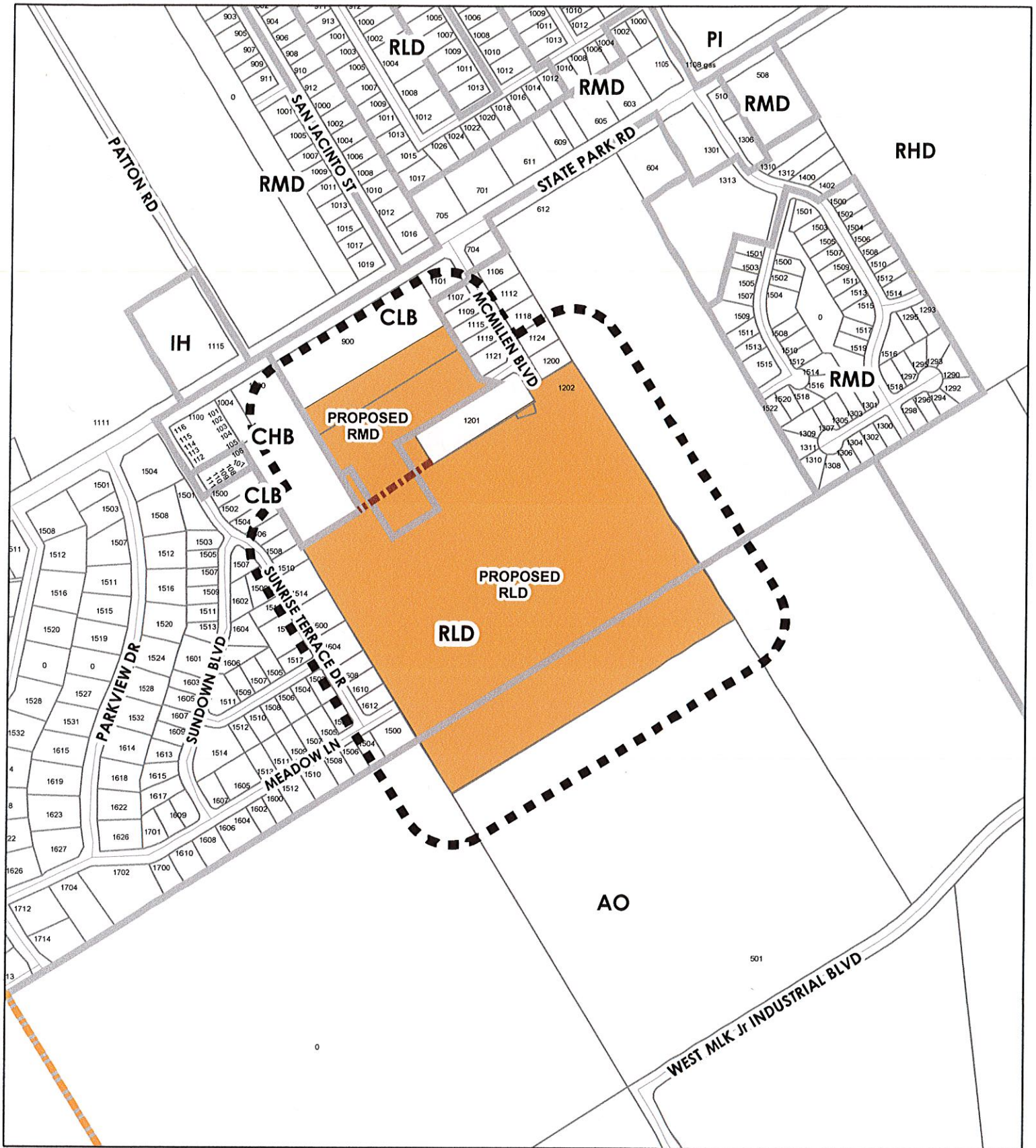
---

**TO:** Planning and Zoning Commission  
**FROM:** Dan Gibson, City Planner  
**SUBJECT:** October 13 minutes  
**DATE:** October 22, 2021

**City of Lockhart**  
**MEMO**

---

The minutes for the October 13 Commission meeting were not ready for inclusion in this packet before it had to be sent. We will e-mail them separately when available, and/or distribute hardcopies at your meeting.



# ZC-21-14

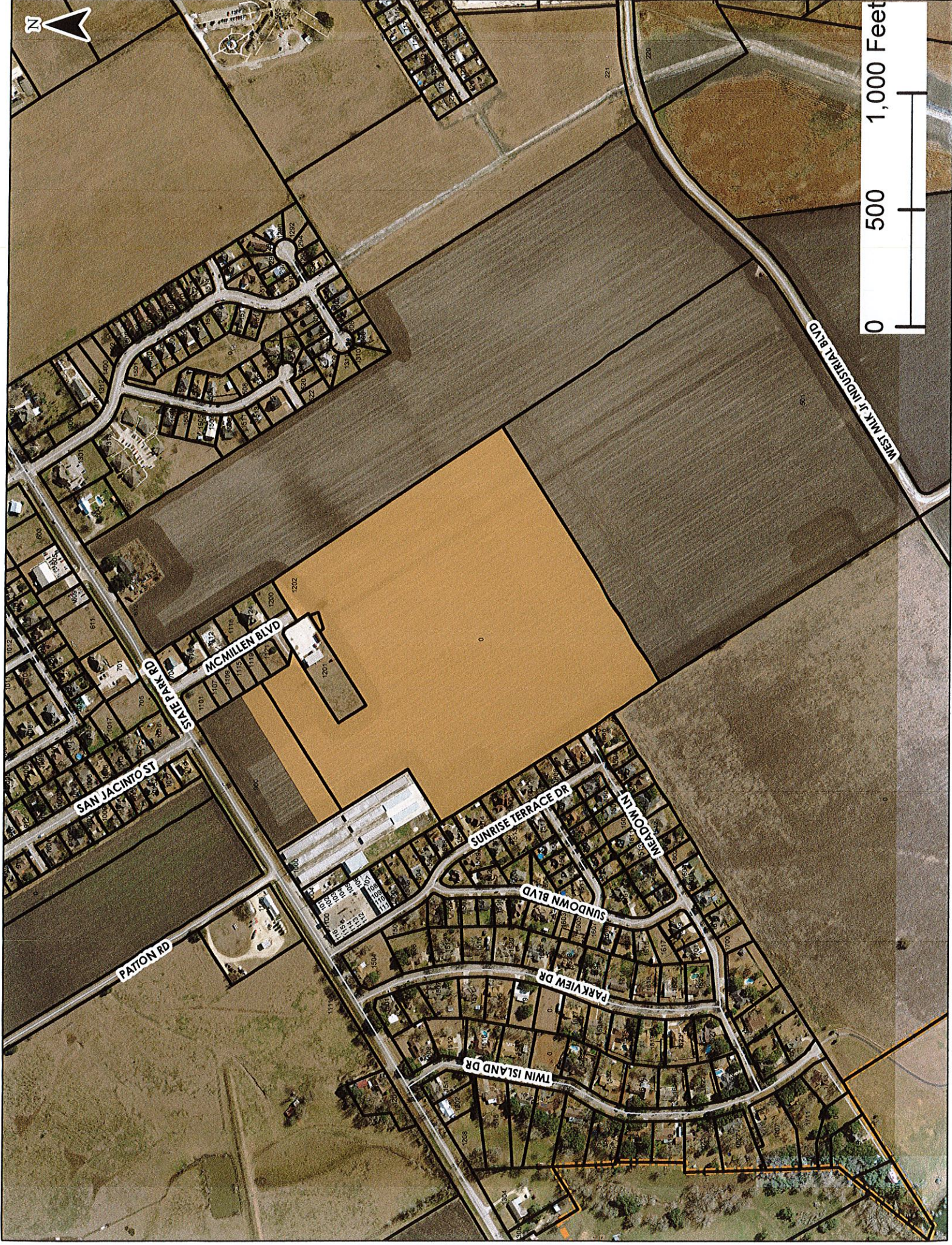
CLB & RLD & AO  
TO  
RMD & RLD

900 STATE PARK RD (FM 20)



scale 1" = 500'

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



**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-21-14  
 REPORT DATE: October 7, 2021 [Updated 10-20-21]  
 PLANNING AND ZONING COMMISSION HEARING DATE: October 27, 2021 [Tabled 10-13-21]  
 CITY COUNCIL HEARING DATE: November 2, 2021  
 REQUESTED CHANGE: CLB, RLD, and AO to RMD and RLD  
 STAFF RECOMMENDATION: **Approval**  
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

**BACKGROUND DATA**

---

APPLICANT: Javier Barajas, P.E.  
 OWNER: 900 Lockhart, LLC, and Anil Chaudhary  
 SITE LOCATION: 900 State Park Rd.  
 LEGAL DESCRIPTION: Metes and bounds  
 SIZE OF PROPERTY: 41.27 acres  
 EXISTING USE OF PROPERTY: Vacant  
 LAND USE PLAN DESIGNATION: *Light-Medium Commercial and Low Density Residential*

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The tract under contiguous ownership is currently zoned CLB at the north end, with the remainder currently zoned RLD and AO. The applicant proposes to leave a portion of the existing CLB-zoned area along State Park Road as CLB, so it is not included in the zoning change, but wishes to rezone the remainder of it to RMD and RLD. The larger area south of the proposed RMD zoning is already mostly zoned RLD, but because a small portion of the current CLB zoning extends into it and there is a strip of AO zoning along the south end, the easiest way to accomplish rezoning the piece is to simply rezone the south area from RLD, CLB, and AO to RLD. The end result will be a zoning pattern consisting of a strip of CLB at the north end along State Park Road, and a middle area zoned RMD for residential development that can include uses allowed in that district, including single-family dwellings and duplexes by-right, and other types of housing upon approval of a specific use permit. The larger south area will be entirely zoned RLD, which allows only single-family dwellings.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land, Single-family homes on north side of State Park Road	CLB, RMD	<i>Light-Medium Commercial, Low Density Residential</i>
East	Vacant land, Single-family homes	RLD	<i>Light-Medium Commercial, Low Density Residential</i>
South	Vacant land	AO	<i>Low Density Residential, Medium Density Residential</i>
West	Self-storage warehouse, Single-family neighborhood	CHB, RLD	<i>General-Heavy Commercial, Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The only significant change is for the 5.598 acres to be rezoned to RMD, where it will abut CLB zoning to the north, RLD zoning to the east and south, and CHB zoning to the west. Since the RMD district is one step up in intensity from RLD, but steps down in intensity from the commercial districts, it would be an appropriate transition between the CHB and CLB commercial districts to the west and north, and the RLD residential district to the east and south.

**ADEQUACY OF INFRASTRUCTURE:** City utilities are available, although sanitary sewer service may require one or more off-site extensions to achieve an adequate capacity. Vehicular access is available along State Park Road as well as from existing stub-outs of Meadow Lane and Red Tail Lane.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because all parts of the property being rezoned will be residential, it should be compatible with existing residential development on the east and west sides. As with all new development, the most significant impact will be additional traffic. A traffic impact analysis (TIA) for new street connections to State Park Road will be required as part of the plat approval process.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The south portion of the property is already zoned mostly RLD, and will be zoned entirely RLD if the zoning change is approved. The RLD classification proposed for the south 35.672 acres is consistent with the *Low Density Residential* land use designation for that area on the Land Use Plan map. The 5.598-acre area proposed to be rezoned to RMD would not be strictly consistent with the *Low Density Residential* and *Light-Medium Commercial* land use designations on the Land use Plan map, but RMD would be a suitable transition between the abutting CHB, CLB, and RLD classifications.

**ALTERNATIVE CLASSIFICATIONS:** There are probably several different zoning scenarios that could work, given the existing mixture of zoning classifications around the subject property. However, the proposed configuration makes sense, and actually doesn't add to the potential overall land use intensity since it trades an area of existing CLB zoning for the proposed RMD zoning.

**RESPONSE TO NOTIFICATION:** The attached letter was received from the owners of the residence at 1506 Sunrise Terrace, which is within 200 feet of the subject property, but does not abut it. I spoke to them on the phone and they are not necessarily opposed to the zoning change because they understand that a large vacant area is bound to be developed at some point, but because they have experienced drainage problems in their back yard they wanted assurances that it won't be made worse by the proposed development. I explained that City ordinances require that stormwater detention be provided that can control runoff from the site, but the new development is not responsible for correcting existing off-site drainage problems. Nevertheless, the City's director of Public Works and the city engineer will work with the design engineer to look for ways that the new development might be able to relieve some of the current flooding near the northwest corner of the subject site. Also, the owners and residents of 1600 Sunrise Terrace, which abuts on the west side of the subject property, spoke at the October 13<sup>th</sup> Planning and Zoning Commission meeting and stated that they just wanted to learn more about what types of development would be allowed in the requested RMD and RLD zoning classifications.

**STAFF RECOMMENDATION:** Staff recommends approval. This item was tabled at staff's request by the Planning and Zoning Commission on October 13<sup>th</sup>, and by the City Council on October 19<sup>th</sup>, due to an incorrect public hearing notice and the need to readvertise new Commission and Council meeting dates.

Craig & Shea Thompson  
1506 Sunrise Terrace, Lockhart, Texas 78644  
(512) 636-4772

October 5, 2021

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

Re: Submission of written statement to the City Planner for presentation to the Planning and Zoning Commission at the Public Hearing regarding ZC-21-14 on Wednesday, October 13, 2021, at 7:00 P.M.

Dear Mr. Gibson:

We moved into this house on May 2, 1998, and didn't have any drainage issues for twenty years. Even when Lockhart received 16 inches of rain within a few days in October of 1998, there were no drainage issues.

When Fogle Store & Lock was allowed to build additional storage buildings behind our property, we suddenly had drainage issues in the backyard with every downpour Lockhart received. After talking with the City of Lockhart, these drainage issues remain unresolved and affect the properties behind the commercial building expansion.

The question is by changing the zoning and building new homes behind Sunrise Terrace and Fogle Store & Lock, will this increase the flooding potential for these existing properties? As it is right now, a couple of inches of rain can mean standing water in our backyard up to our ankles requiring it to be pumped out to the street per recommendations by the City Engineer.

If this is an opportunity to fix the drainage issues, then we have no concerns with this zoning change. If this has the potential to cause further drainage issues, then we are opposed to the zoning changes based upon past experience.

We appreciate your attention to this matter.

Sincerely,



Craig & Shea Thompson



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 Javier Barajas, P.E.  
DAY-TIME TELEPHONE (512) 913-5080  
E-MAIL amargulhane@gmail.com

ADDRESS 5307 W. Highway 290  
Bldg. B, Suite 6  
Austin, TX 78735

OWNER NAME Amar Gulhane  
DAY-TIME TELEPHONE (512) 698-5161  
E-MAIL amargulhane@gmail.com

ADDRESS 3016 Paseo De Charros  
Cedar Park, TX 78641

**PROPERTY**

ADDRESS OR GENERAL LOCATION 900 State Park Road  
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds attached  
SIZE 41.270 ACRE(S) LAND USE PLAN DESIGNATION Low Density Residential  
EXISTING USE OF LAND AND/OR BUILDING(S) Undeveloped  
PROPOSED NEW USE, IF ANY Residential Medium Density (3 and 4-plexes) and Residential Low Density

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION Agricultural-Open Space District (AO),  
Commercial Light Business (CLB) and Residential Low Density (RLD)  
TO PROPOSED ZONING CLASSIFICATION Residential Low Density (RLD) and Residential Medium Density (RMD)  
REASON FOR REQUEST To rezone for proposed new residential uses.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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 \$ 975.40 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 9/24/2021

## OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01032298

DATE SUBMITTED 9-23-21

CASE NUMBER ZC - 21 - 14

DATE NOTICES MAILED 9-28-2021

DATE NOTICE PUBLISHED 9-30-2021

PLANNING AND ZONING COMMISSION MEETING DATE ~~10-13-21~~ Rescheduled to 10-27

PLANNING AND ZONING COMMISSION RECOMMENDATION Tabled 5-0

CITY COUNCIL MEETING DATE ~~10-14-21~~ Rescheduled to 11-2-21

DECISION Tabled to 11-2-21.

June 24, 2021

City of Lockhart Texas  
308 West San Antonio Street  
Lockhart, TX 78644

**RE: Zoning Application Certification, Authorization and Lien-holder Letter**

To whom it may concern:


This letter is to Certify Ownership of 44.575-acres tract of land out of the Francis Berry Survey A-2 and being part of Lot 1 in Block C and Lot 2 in Block A, Slide 10 of the Plat Records of Caldwell County, Texas in the City of Lockhart, Caldwell County, Texas.

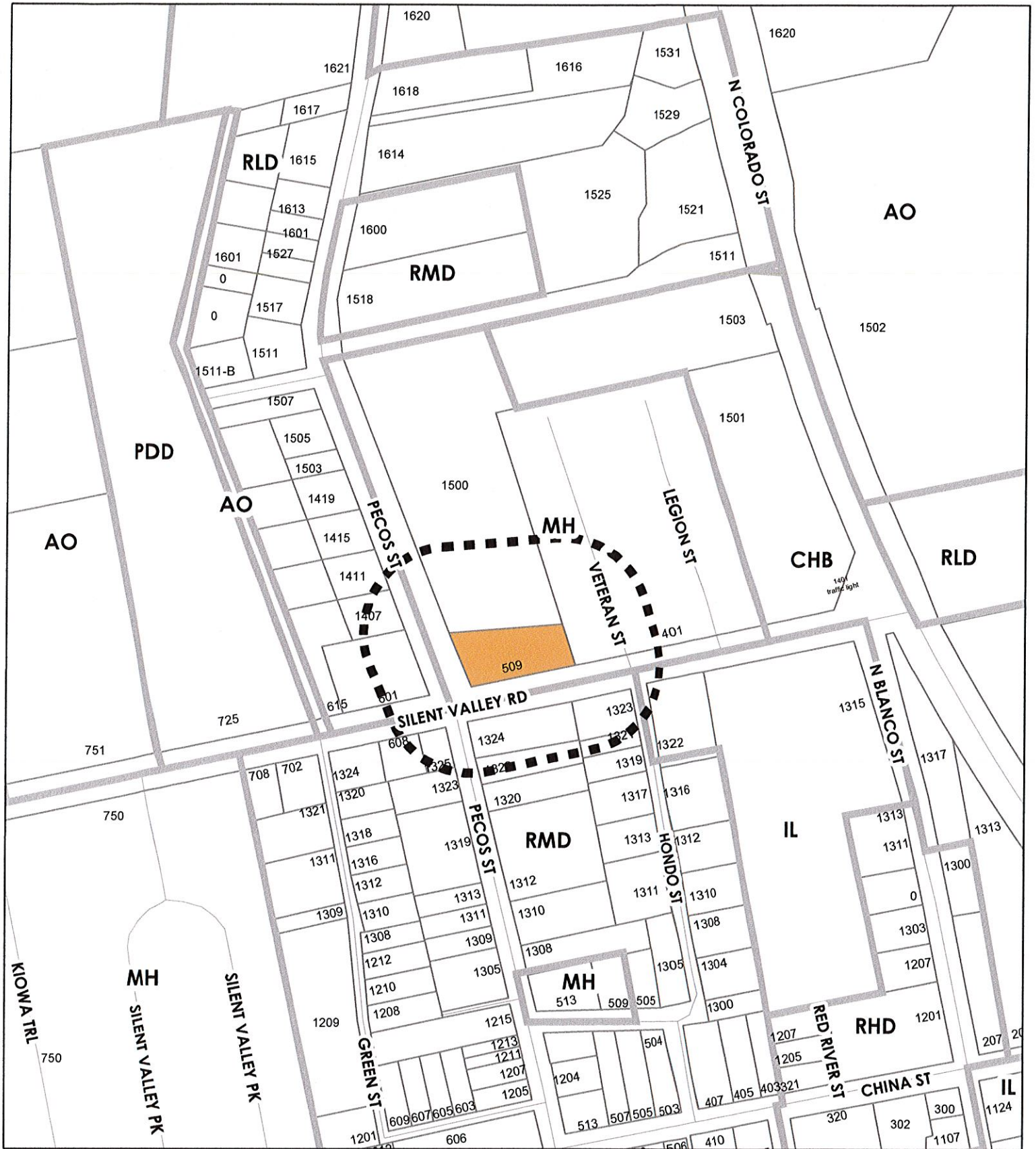
We 900 Lockhart LLC .& Anil Chaudhary are Owners of the 44.575-acre tract of land as described above.

This letter is for the purpose of Authorizing the Applicant in the Zoning Change Application, Javier Barajas, P.E., Trine Engineering, PLLC to represent the Owner as described above.

There is no lien-holder, please refer to attached document ( warranty deed )

Sincerely,

  
Amar Gulhane  
Manager






**ZC-21-15**

MH TO CHB

509 SILENT VALLEY RD



scale 1" = 300'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER



**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner  
 REPORT DATE: October 20, 2021  
 PLANNING AND ZONING COMMISSION HEARING DATE: October 27, 2021  
 CITY COUNCIL HEARING DATE: November 2, 2021  
 REQUESTED CHANGE: MH to CHB  
 STAFF RECOMMENDATION: *Denial, or approval of CLB instead of CHB*  
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

CASE NUMBER: ZC-21-15

**BACKGROUND DATA**

---

APPLICANT: David Mendoza  
 OWNER: American Legion  
 SITE LOCATION: 509 Silent Valley Road (FM 2001)  
 LEGAL DESCRIPTION: Metes and bounds  
 SIZE OF PROPERTY: 0.73 acre  
 EXISTING USE OF PROPERTY: Parking lot  
 LAND USE PLAN DESIGNATION: *Low Density Residential*

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The applicant would like to develop commercial businesses such as retail and restaurants on the subject parcel, and those are allowed by-right (outside of the CCB district) only in the CMB and CHB districts. The same uses, excluding “drive-in” restaurants, would also be allowed in the CLB district upon approval of a Specific Use Permit by the Planning and Zoning Commission. The subject parcel does not meet the 5-acre minimum size for the current MH zoning. Therefore, it could never be developed with a conforming use under its current classification. It does meet the minimum size as measured either way for the CMB and CHB districts, but meets the minimum lot standards for the CLB district only if the lot depth is measured perpendicular to North Pecos Street.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	MH	<i>Low Density Residential</i>
East	Manufactured home park	MH, CHB	<i>General-Heavy Commercial</i>
South	Single-family residential neighborhood	RMD	<i>Medium Density Residential</i>
West	Church, single-family residential	RLD	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: There is no other commercial zoning abutting or in the near vicinity of the subject property except for further to the east where the main American Legion property along Colorado Street is zoned CHB. CHB is appropriate along a highway and is consistent with the Land Use Plan map in that location. However, the zoning classifications immediately surrounding the subject site are all low to medium residential, including the MH district for which a manufactured home park would be considered medium density. Commercial zoning on the subject property would create a rather abrupt transition, especially the CMB or CHB classifications, which are the most intense commercial districts.

**ADEQUACY OF INFRASTRUCTURE:** Adequate City utilities are available and, in fact, a City wastewater line crosses through the property and will need to be either rerouted or protected by a utility easement. Vehicular access is available from North Pecos Street and Silent Valley Road.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because there is residential zoning and/or existing residential development (including manufactured homes) in the surrounding area, a higher-intensity commercial zoning classifications such as CMB or CHB would allow uses that could potentially have adverse impacts on the neighborhood.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** In terms of land use intensity, the proposed CHB zoning is just about as opposite as you can get from the *Low Density Residential* future land use designation shown on the Land Use Plan map. In fact, no commercial district would be considered consistent with the Land Use Plan for this location.

**ALTERNATIVE CLASSIFICATIONS:** The Low Density Residential future land use designation of the subject property may not be the most appropriate, but the RMD Medium Density Residential District could work. In addition to single-family homes, it allows duplexes, patio homes, and combined-family (three/four-plex) buildings. As an example, using the two existing driveways it might be possible to divide the property into two lots, each with a four-plex, resulting in a total of eight dwelling units. Because four-plexes are classified as the CF-1 residential development type, however, this would require approval of a Specific Use Permit in the RMD district. Such a development would be more compatible with the surrounding area than a commercial development, and wouldn't deviate as much from the Land Use Plan map.

**RESPONSE TO NOTIFICATION:** None received as of the date of this notice.

**STAFF RECOMMENDATION:** If the Commission supports rezoning for commercial development on the subject site, staff recommends that it be limited to CLB, which is the most restrictive commercial classification, instead of the requested CHB classification. The CLB district allows a variety of low intensity office and commercial land uses by-right, but would require approval of a Specific Use Permit (SUP) for retail or eating establishments. The specific use permit process provides an opportunity for public participation in a hearing, and the Commission has the option of attaching conditions to their approval of an SUP. However, we also believe that a medium density residential use of the property would be a better compromise from the *Low Density Residential* future land use designation than any kind of commercial use. The appropriate zoning for that would be RMD, which would involve withdrawal or denial of this application and submittal of a new application. Rezoning to CMB or CLB instead of the requested CHB classification would not require a new application or public hearing notification.



**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 DAVID MENDOZA ADDRESS 2401 E 6th Street  
DAY-TIME TELEPHONE 512-656-5289 3037-112  
E-MAIL Davidleemendoza@gmail.com Austin, TX 78702  
OWNER NAME AMERICAN LEGION ADDRESS PO BOX 973  
DAY-TIME TELEPHONE \_\_\_\_\_ LOCKHART, TX 78644  
E-MAIL F\_T\_islas@yahoo.com \_\_\_\_\_

**PROPERTY** 509

ADDRESS OR GENERAL LOCATION SILENT VALLEY ROAD, LOCKHART, TX 78644  
LEGAL DESCRIPTION (IF PLATTED) A017 LOCKHART BYRD ACRES 0.674\*\*PARK&RIDE AREA\*  
SIZE 0.73 ACRE(S) LAND USE PLAN DESIGNATION Low Density Residential  
EXISTING USE OF LAND AND/OR BUILDING(S) \*\*Parking Lot\*\*  
PROPOSED NEW USE, IF ANY Retail and Restaurant

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION MH-MANUFACTURED HOME  
TO PROPOSED ZONING CLASSIFICATION CHB-COMMERCIAL HEAVY BUSINESS  
REASON FOR REQUEST A zoning change is requested to make a better use of a parcel that is not functional at current zoning and can potentially service its adjacent community and the growing Silent Valley neighborhood and thoroughfare with retail/cafe/restaurant services. The current MH zoning only allows development over 5 acres so is rendered unusable. CHB zoning would make use of its existing 60+ parking spaces and compliment neighbors future land use



## 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 \$ 150.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

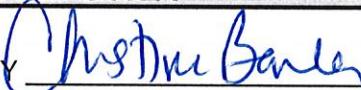
1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 9-30-21

## OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 01033611

DATE SUBMITTED 10-5-2021

CASE NUMBER ZC - 21 - 15

DATE NOTICES MAILED 10-11-2021

DATE NOTICE PUBLISHED 10-14-2021

PLANNING AND ZONING COMMISSION MEETING DATE 10-27-2021

PLANNING AND ZONING COMMISSION RECOMMENDATION \_\_\_\_\_

CITY COUNCIL MEETING DATE 11-2-2021

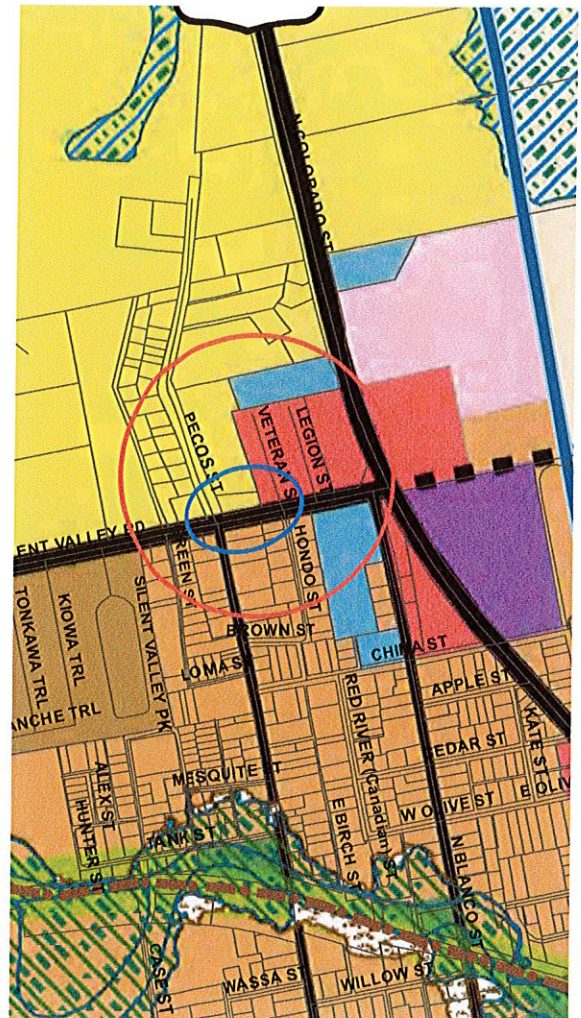
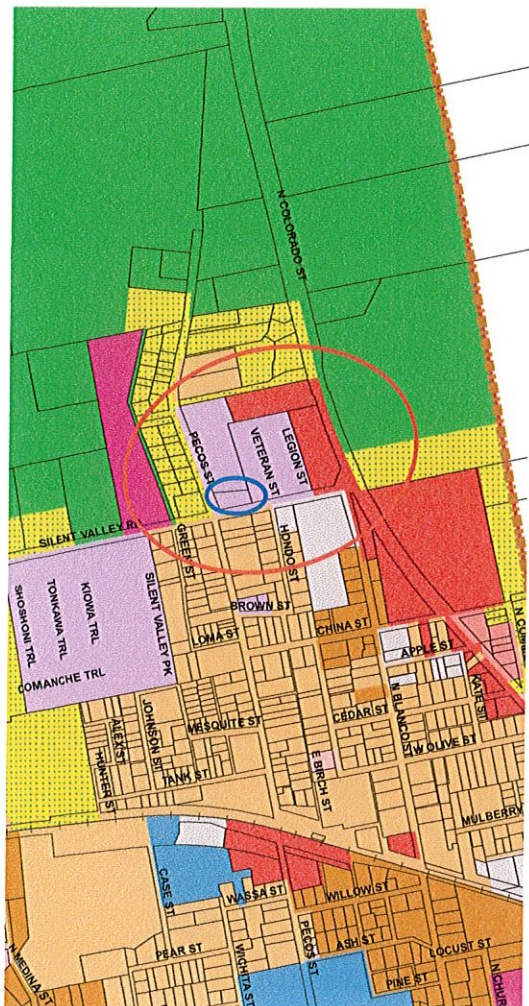
DECISION \_\_\_\_\_

REQUESTED CHANGE CONTINUED....

The future land use of the large neighboring property on Silent Valley (Parcel ID 18183) is CHB per the official Lockhart maps; it is also currently zoned MH but can be utilized as such due to its large size. The parcel seeking the zoning change (Parcel ID 86612) is less than 5 acres and cannot be utilized per its MH zoning. I feel strongly that its highest and best use is to offer the growing Silent Valley neighborhood a space for services and commerce as it is paved frontage is ideally situated at the intersection of Silent Valley Road and what will become a commercial intersection with 183. I also plan on adding much needed shade trees to frontage of property to beautify this part of Silent Valley Road. Thank you.

CURRENT ZONING (Parcel 86612 in BLUE)

FUTURE ZONING (Parcel 86612 in BLUE)



August 31, 2021

Christine Banda  
Planning / GIS Technician  
512-398-3461

Dear Planning Division Members,

This letter is an authorization on behalf of the American Legion, current owners of Property ID 86612, address "Silent Valley RD, Lockhart TX 78644," granting permission to the new owner, David Mendoza, to apply for a zoning change with the City of Lockhart Planning Division. *ALL COST INCURRED BY BUYER.*

Sincerely yours,

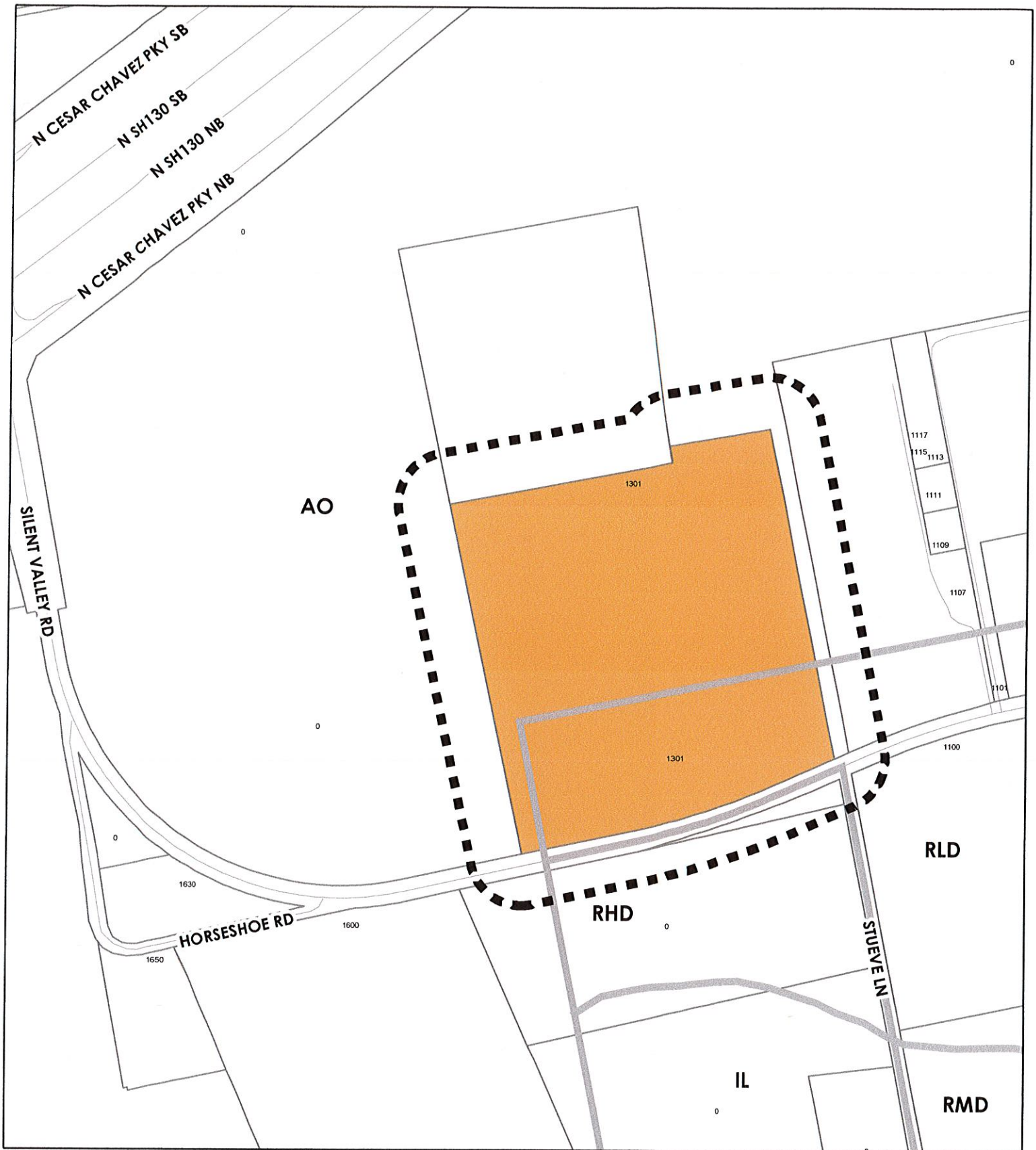


AMERICAN LEGION REPRESENTATIVE

*Sept 7, 2021*

DATE

AMERICAN LEGION  
PO BOX 973  
Lockhart TX 78644-0973



**ZC-21-16**

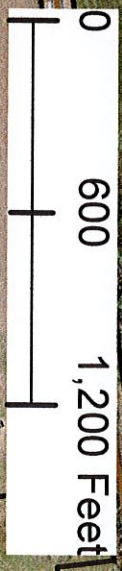
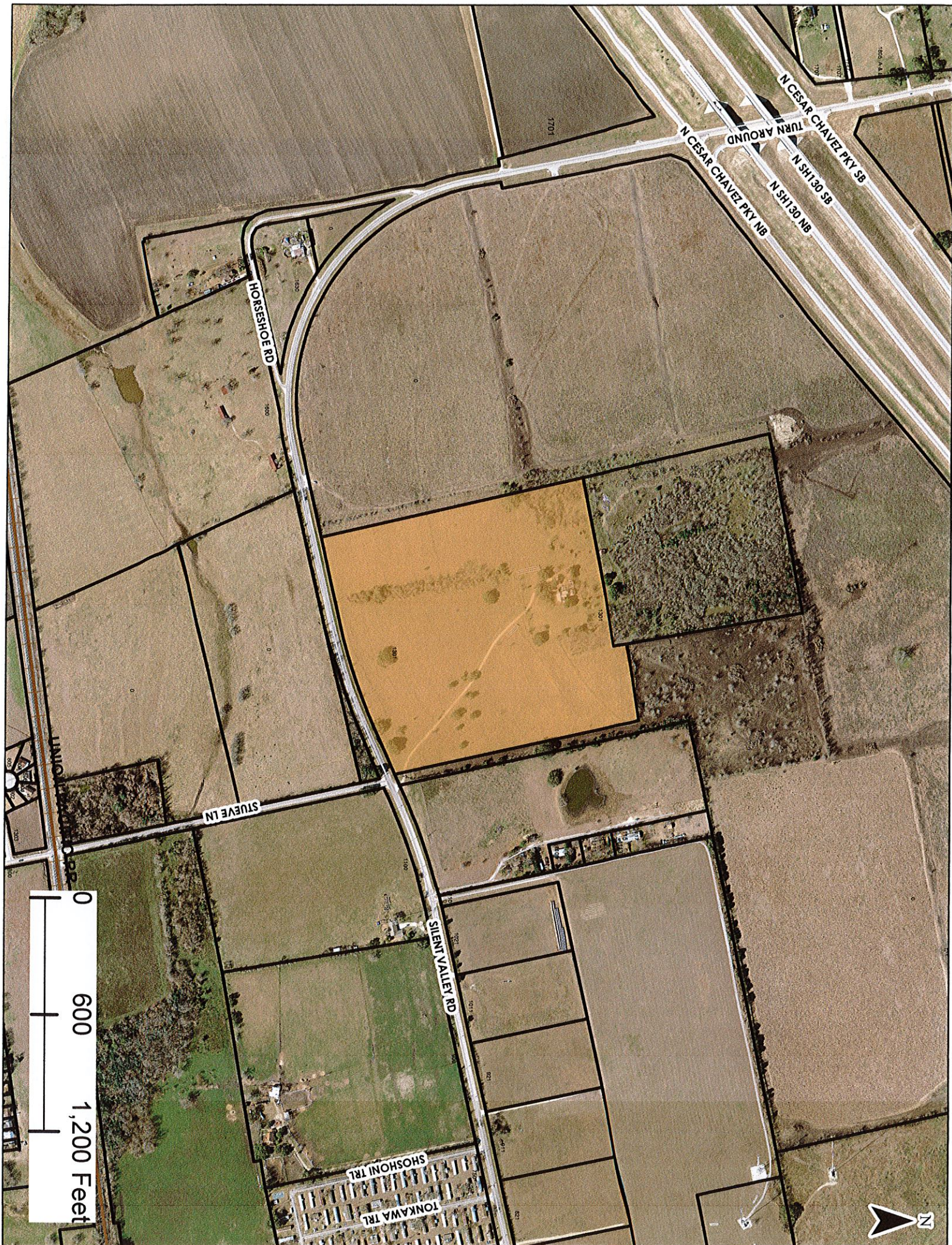
AO & RLD TO RMD

1301 SILENT VALLEY RD



scale 1" = 500'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



**CASE SUMMARY**

STAFF: Dan Gibson, City Planner  
 REPORT DATE: October 21, 2021  
 PLANNING AND ZONING COMMISSION HEARING DATE: October 27, 2021  
 CITY COUNCIL HEARING DATE: November 2, 2021  
 REQUESTED CHANGE: AO and RLD to RMD  
 STAFF RECOMMENDATION: *Approval*  
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

CASE NUMBER: ZC-21-16

**BACKGROUND DATA**

APPLICANT: Jason Balsler & Clayton Balsler  
 OWNER: Same  
 SITE LOCATION: 1301 Silent Valley Road (FM 2001)  
 LEGAL DESCRIPTION: Metes and bounds  
 SIZE OF PROPERTY: 39.998 acres  
 EXISTING USE OF PROPERTY: One single-family dwelling  
 LAND USE PLAN DESIGNATION: *Medium Density Residential*

**ANALYSIS OF ISSUES**

REASON FOR REQUESTED ZONING CHANGE: The applicant would like to construct a duplex development on the subject property. Duplexes are not allowed by the current AO and RLD zoning classifications of the property, but would be allowed in the requested RMD district.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	<i>Low Density Residential</i>
East	Vacant land, three single-family dwellings and one duplex with detached third unit	AO, RLD	<i>General-Heavy Commercial</i>
South	Vacant land	RHD	<i>Medium Density Residential</i>
West	Vacant land	AO	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: There is no other RMD zoning in the vicinity. However, the tract adjacent to the north boundary of the subject property is also proposed to be rezoned to RMD in zoning case ZC-21-18 on this agenda, and both are in an area that is designated as future *Medium Density Residential* on the Land Use Plan map. The tract adjacent to the east boundary of the subject property is proposed to be rezoned to entirely RLD in zoning case ZC-21-17 on this agenda. It is designated as future *Low Density Residential* on the Land Use Plan map. The vacant tract on the south side of Silent Valley Road is zoned RHD, which is a step higher in intensity than the RMD classification proposed for the subject property. Overall, the transition of zoning districts reflected in the zoning pattern after the proposed zoning changes will be appropriate.

ADEQUACY OF INFRASTRUCTURE: Adequate City water service is available at the southeast corner of the subject property. City wastewater service will require a lengthy off-site extension along the railroad track and northward along Stueve Lane. Any subdivision of the property will require internal public streets, and a northward extension of Stueve lane.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because this is still a sparsely populated area, any adverse impact will likely be limited to increased traffic on Stueve Lane and Silent Valley Road, especially as adjacent tracts are also developed and Stueve Lane is extended. TxDOT will require a traffic impact analysis for all new street intersections along Silent Valley Road, and can require safety improvements (center left-turn lane, right-turn transition lanes, traffic signals, etc.) that would be the responsibility of the developer to provide.

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

**ALTERNATIVE CLASSIFICATIONS:** None more appropriate. The RMD zoning classification allows single-family dwellings, patio homes, and duplexes by-right, and three/four-plexes, condominiums, and townhouses as specific uses.

**RESPONSE TO NOTIFICATION:** None received as of the date of this notice.

**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 Jason & Clayton Balser

ADDRESS P.O. Box 7012

DAY-TIME TELEPHONE 903-752-3837

Tyler, TX. 75711

E-MAIL Balserhomes1@ suddenlink.net

OWNER NAME Jason & Clayton Balser

ADDRESS P.O. Box 7012

DAY-TIME TELEPHONE 903-752-3837

Tyler, TX. 75711

E-MAIL Balserhomes1@ suddenlink.net

### PROPERTY

ADDRESS OR GENERAL LOCATION 1301 Silent Valley Rd., Lockhart, TX.

LEGAL DESCRIPTION (IF PLATTED) Ad108 Crenshaw, Cornelius

SIZE 39.998 CRE(S)

LAND USE PLAN DESIGNATION MEDIUM DENSITY RESID

EXISTING USE OF LAND AND/OR BUILDING(S) AGRICULTURAL FIELDS

PROPOSED NEW USE, IF ANY COMBO OF DUPLEXES/SINGLE FAMILIES

### REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO and RLD

TO PROPOSED ZONING CLASSIFICATION RMD (Residential Medium Density)

REASON FOR REQUEST Future Use



## 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 \$950.78 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE \_\_\_\_\_

DATE 10-4-21

## OFFICE USE ONLY

ACCEPTED BY \_\_\_\_\_

RECEIPT NUMBER 1033772

DATE SUBMITTED 10-6-21

CASE NUMBER ZC - 21 - 16

DATE NOTICES MAILED 10-11-2021

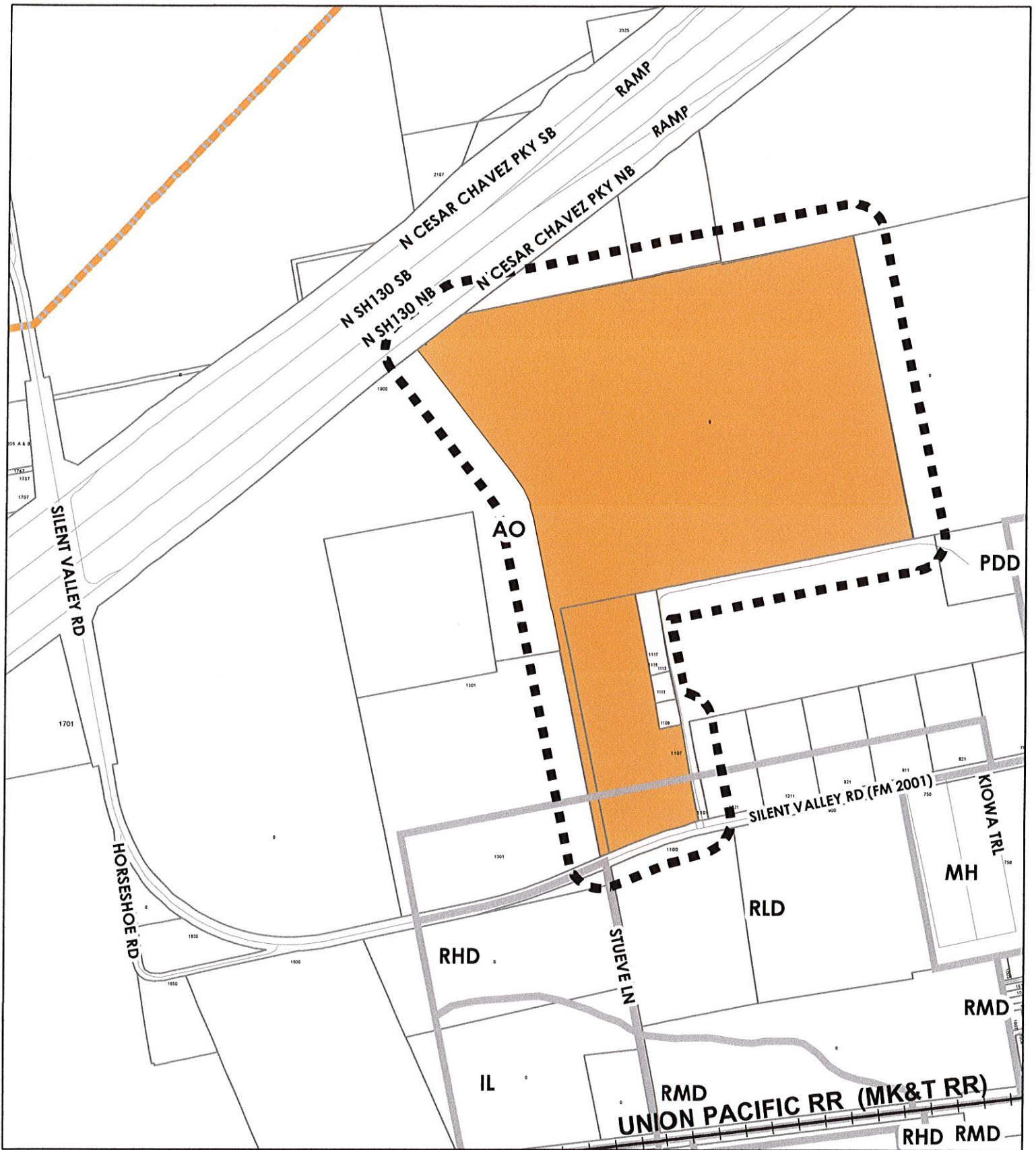
DATE NOTICE PUBLISHED 10-14-2021

PLANNING AND ZONING COMMISSION MEETING DATE 10-27-21

PLANNING AND ZONING COMMISSION RECOMMENDATION \_\_\_\_\_

CITY COUNCIL MEETING DATE 11-2-21

DECISION \_\_\_\_\_



**ZC-21-17**

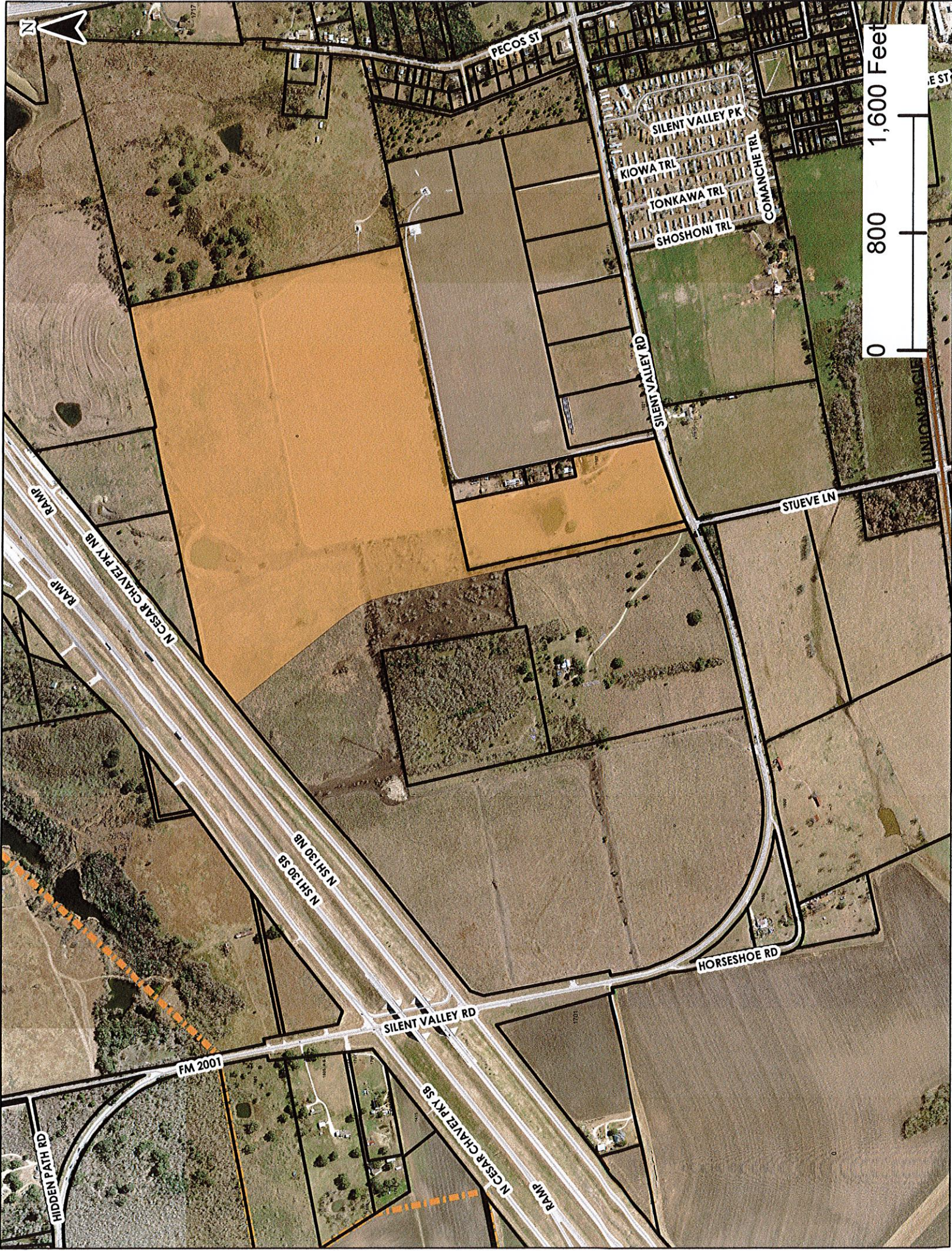
AO & RLD TO RLD

1107 SILENT VALLEY RD



scale 1" = 800'

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



PECOS ST

SILENT VALLEY PK

KIOWA TRL

TONKAWA TRL

SHOSHONI TRL

COMANCHE TRL

SILENT VALLEY RD

STUEVE LN

N CESAR CHAVEZ PKY NB  
RAMP

RAMP

N SH 130 NB  
N SH 130 SB

SILENT VALLEY RD

FM 2001

HORSESHOE RD

HIDDEN PATH RD

N CESAR CHAVEZ PKY SB  
RAMP

**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner  
 REPORT DATE: October 21, 2021  
 PLANNING AND ZONING COMMISSION HEARING DATE: October 27, 2021  
 CITY COUNCIL HEARING DATE: November 2, 2021  
 REQUESTED CHANGE: AO and RLD to RLD  
 STAFF RECOMMENDATION: **Approval**  
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

CASE NUMBER: ZC-21-17

**BACKGROUND DATA**

---

APPLICANT: Alan Balsler  
 OWNER: Same  
 SITE LOCATION: 1107 Silent Valley Road (FM 2001)  
 LEGAL DESCRIPTION: Metes and bounds  
 SIZE OF PROPERTY: 128.624 acres  
 EXISTING USE OF PROPERTY: One single-family dwelling  
 LAND USE PLAN DESIGNATION: *Low Density Residential*

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes to change the existing AO-zoned portion of the subject property to be the same as the front portion which is already zoned RLD. The RLD district allows single-family detached dwellings. The current AO zoning allows single-family dwellings, but only on lots of one acre or larger.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land, SH 130	AO	<i>Low Density Residential</i>
East	Three single-family dwellings and one duplex with detached third unit	AO, RLD	<i>Low Density Residential</i>
South	Single-family dwellings on large tracts	RLD	<i>Low Density Residential</i>
West	One single-family dwelling on a large tract	AO, RLD	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: There is an existing strip of RLD zoning of varying depth along the north side of Silent Valley Road, and a large area zoned RLD south on the opposite side of that street. The AO-zoned area adjacent to the east contains mostly single-family dwellings and could be zoned to RLD in the future. The abutting tracts to the west are in the process of being rezoned to RMD (zoning cases ZC-21-16 and ZC-21-18), which represents one step up in land use intensity. Because the existing RLD zoning and the proposed adjacent RMD zoning are all consistent with the respective future land use designations on the Land Use Plan map, the transition of zoning districts reflected in the zoning pattern after the proposed zoning changes will be appropriate.

ADEQUACY OF INFRASTRUCTURE: Adequate City water service is available along the Silent Valley Road frontage. However, City wastewater service will require a lengthy off-site extension along the railroad track and northward along Stueve Lane. Any subdivision of the property will require internal public streets, and a northward extension of Stueve lane.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because this is still a sparsely populated area, any adverse impact will likely be limited to increased traffic on Stueve Lane and Silent Valley Road, especially as adjacent tracts are also developed and Stueve Lane is extended. TxDOT will require a traffic impact analysis for all new street intersections along Silent Valley Road, and can require safety improvements (center left-turn lane, right-turn transition lanes, traffic signals, etc.) that would be the responsibility of the developer to provide. The subject property includes a substandard dead-end private street known as Meadow Lake Drive that provides access to the single-family dwelling on the subject property as well as to two additional houses, one duplex, and detached third unit that are on unplatted nonconforming lots adjacent to the east boundary of the subject property. They have experienced stormwater drainage problems and have previously opposed any new development on the south portion of the subject tract due to concerns that it will make their drainage situation worse. If development of the proposed subdivision includes a new public street with underground storm drains to replace the unpaved private drive, it should not only improve access to those homes but also do a better job of collecting and directing stormwater away from the residential lots.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed RLD zoning is consistent with the *Low Density Residential* designation for the property on the Land Use Plan map.

**ALTERNATIVE CLASSIFICATIONS:** None more appropriate. The RLD zoning classification allows only single-family detached dwellings.

**RESPONSE TO NOTIFICATION:** Natalie Douga and Anna Kieler, owners of single-family homes on abutting unplatted parcels, submitted the attached e-mail listing the names of people she says may appear to protest this zoning change.

**STAFF RECOMMENDATION:** Approval.

## Dan Gibson

---

**From:** Natalie Douga <dougamn6@aol.com>  
**Sent:** Thursday, October 21, 2021 10:09 AM  
**To:** Dan Gibson; bunnyhog57@yahoo.com  
**Subject:** Fwd: Silent Valley Road residents

Date: 10/21/21

From: Silent Valley Road residents

To: Dan Gibson, City Planner

Re: October 27, 2021 P&Z Commission meeting

This is your notice that the following people will be speaking:

1. Natalie Douga
2. Anna Kieler
3. Mary Raschke
4. David Raschke
5. Scotty Lewis

Other speakers may include but not limited to:

1. Aubreigh Ward
2. Nick Hidgins
3. Brianne Shafer
4. Elvira Saldierna
5. David Jevas
6. Doug Spillman
7. Linda Landin

We are thinking of having one speaker using the time allotted to all speakers and having the others stand in agreement of what is being said to conserve time.

Sincerely,

Anna Kieler  
1109 Silent Valley Road  
bunnyhog57@yahoo.com  
Natalie Douga  
1111 Silent Valley Road  
dougamn6@aol.com

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 Alan Balser  
DAY-TIME TELEPHONE 214-368-8025  
E-MAIL awb@palaura.com

ADDRESS 11166 Lawnhaven Rd.  
Dallas, TX 75230

OWNER NAME Alan Balser  
DAY-TIME TELEPHONE 214-368-8025  
E-MAIL awb@palaura.com

ADDRESS 11166 Lawnhaven Rd.  
Dallas, TX 75230

### PROPERTY

ADDRESS OR GENERAL LOCATION 1107 Silent Valley Rd. and North towards Toll Road 130, Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) See attached metes & bounds description

SIZE 128.624 ACRE(S) LAND USE PLAN DESIGNATION Low Density Residential

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

PROPOSED NEW USE, IF ANY Low Density Single Family

### REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Agriculture AO + RLD

TO PROPOSED ZONING CLASSIFICATION Low Density Single Family RLD

REASON FOR REQUEST Single family residential development

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SUBMITTAL REQUIREMENTS

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

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

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

APPLICATION FEE OF \$ 2,628.32 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 Alan Balsen

DATE 10/06/2021

## OFFICE USE ONLY

ACCEPTED BY Don Gibson

RECEIPT NUMBER 1033786

DATE SUBMITTED 10-6-21

CASE NUMBER ZC - 21 - 17

DATE NOTICES MAILED 10-21-2021

DATE NOTICE PUBLISHED 10-24-21

PLANNING AND ZONING COMMISSION MEETING DATE 10-27-21

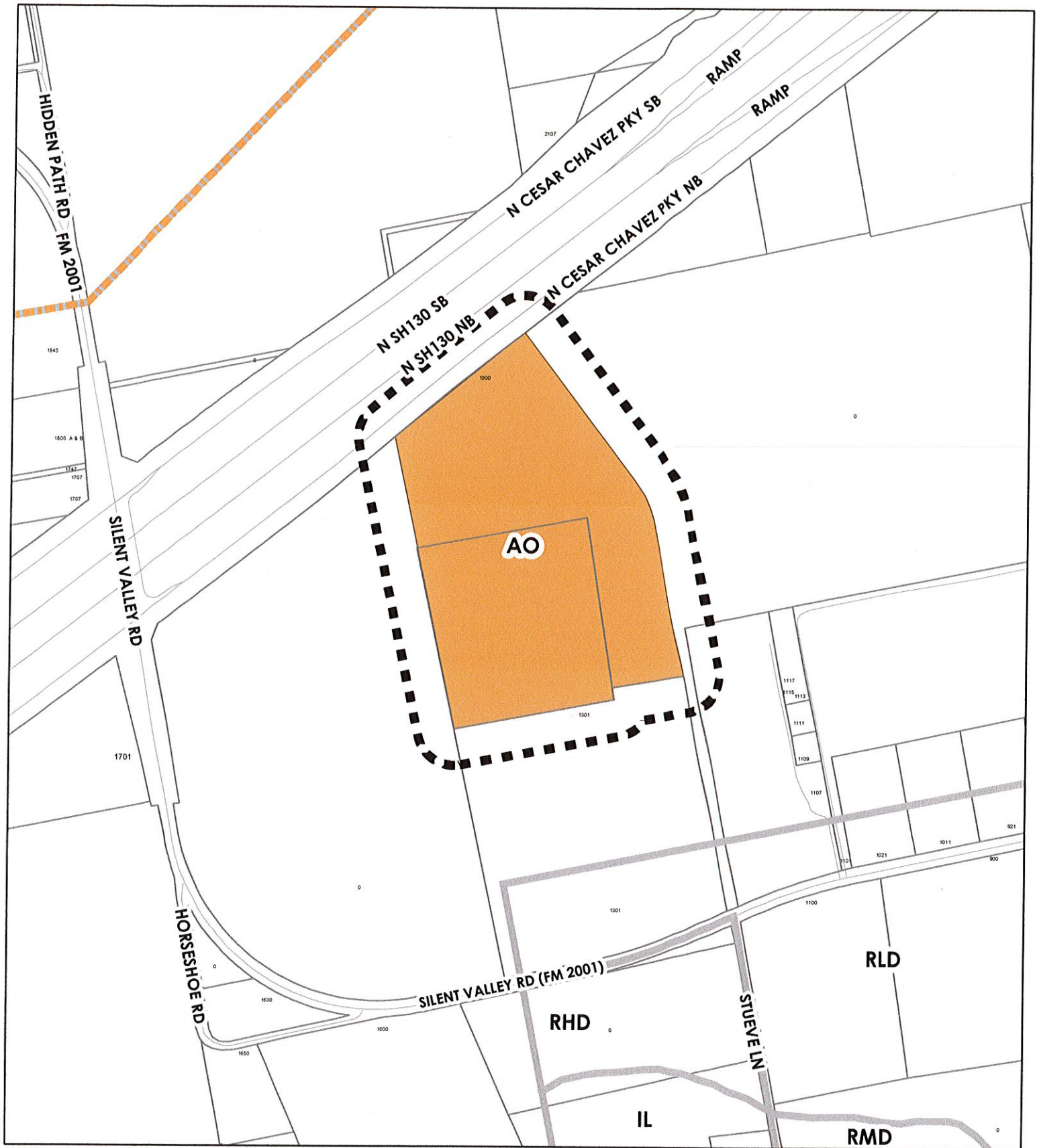
PLANNING AND ZONING COMMISSION RECOMMENDATION 10-27-21

CITY COUNCIL MEETING DATE 11-2-21

DECISION \_\_\_\_\_







**ZC-21-18**

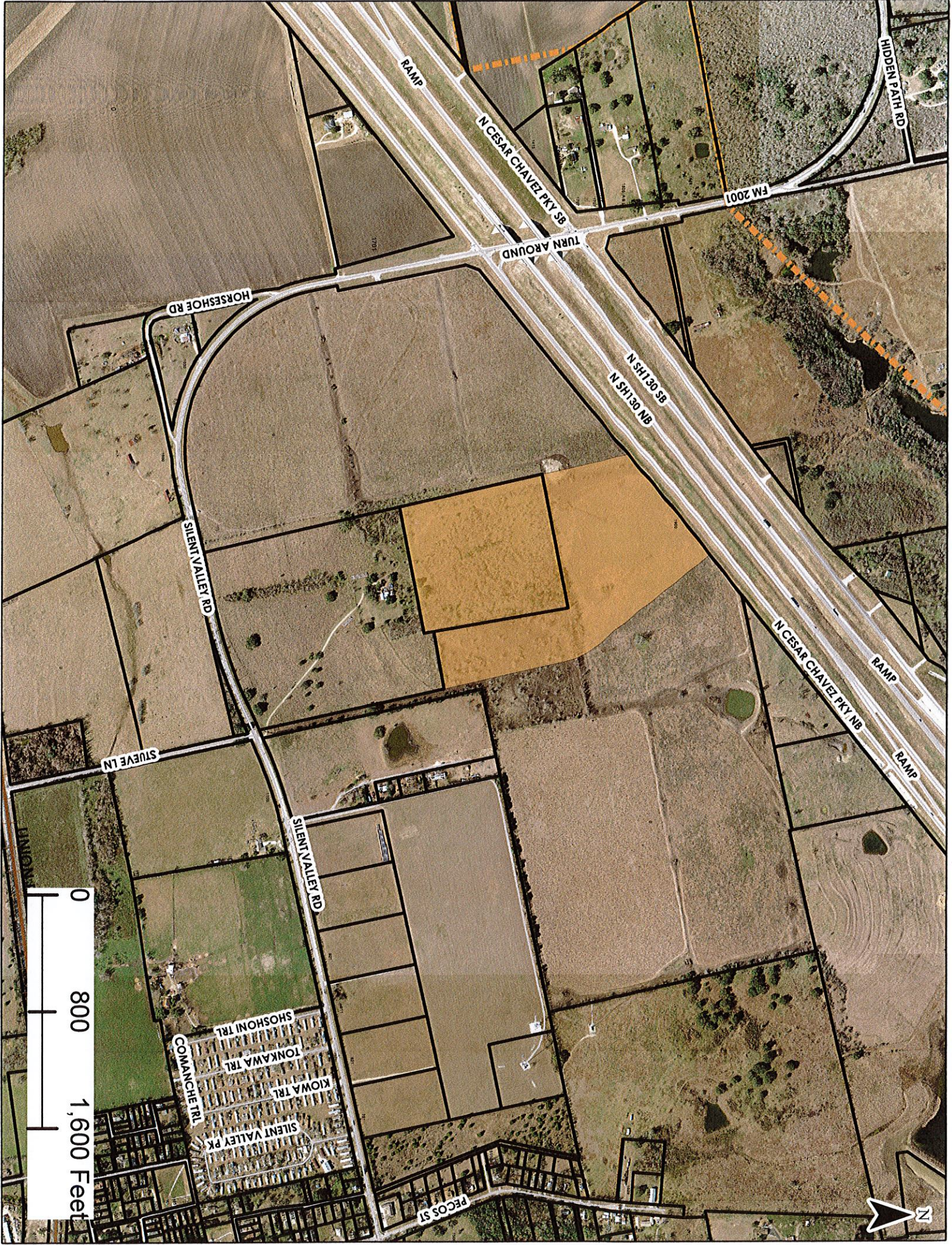
AO TO RMD

1900 N CESAR CHAVEZ PKY NB



scale 1" = 700'

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



RAMP

N CESAR CHAVEZ PKWY SB

HIDDEN PATH RD

FM 2001

TURN AROUND

HORSESHOE RD

N SH 130 SB  
N SH 130 NB

SILENT VALLEY RD

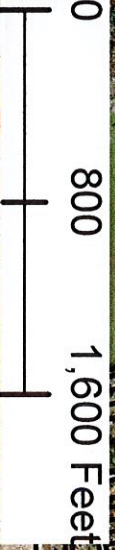
N CESAR CHAVEZ PKWY NB

RAMP

RAMP

STUVE LN

SILENT VALLEY RD



SHOSHONI TRL

TONKAWA TRL

KIOWA TRL

SILENT VALLEY PK

COMANCHE TRL

PECOS ST

**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-18

REPORT DATE: October 22, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: October 27, 2021

CITY COUNCIL HEARING DATE: November 2, 2021

REQUESTED CHANGE: AO to RMD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

**BACKGROUND DATA**

---

APPLICANT: Alan Balsler

OWNER: Same

SITE LOCATION: 1900 North Cesar Chavez Parkway - Northbound (SH 130)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 50.77 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Medium Density Residential*

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes to rezone the subject property to allow uses listed in the RMD district. Those include single-family dwellings, patio homes, and duplexes by-right, and combined-family (three/four plex), condominiums, and townhouses upon approval of a Specific Use Permit by the Commission. The current AO zoning allows single-family dwellings, but only on lots of one acre or larger.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	SH 130	AO	<i>Agricultural/Rural Development</i>
East	Vacant land	AO	<i>Low Density Residential</i>
South	One single-family dwelling on a large tract	AO	<i>Medium Density Residential</i>
West	Vacant land	AO	<i>Medium Density Residential, General-Heavy Commercial</i>

TRANSITION OF ZONING DISTRICTS: There currently is no RMD zoning in the area. However, the abutting 39.998-acre tract to south is also proposed to be rezoned to RMD (ZC-21-16). The area to the east of both this tract and the abutting tract to the south is concurrently proposed to be rezoned to RLD, while there is a potential for additional RMD zoning and possibly commercial zoning on the vacant land adjacent to the west. Given that the abutting zoning classifications will be the same as, or just one step down in land use intensity from, the RMD classification proposed in this application, the transition of zoning districts reflected in the zoning pattern after the proposed zoning changes will be appropriate.

**ADEQUACY OF INFRASTRUCTURE:** Adequate City water service is currently available only by a future extension from the intersection of Silent Valley Road and Stueve Lane, or an extension under SH 130 and along Cesar Chavez Parkway from a water main at the City water tower near the northwest corner of the intersection of Silent Valley Road and Cesar Chavez Parkway (SH 130 frontage road). City wastewater service will require a lengthy off-site extension along the railroad track and northward along Stueve Lane to serve all of the tracts proposed to be rezoned in this area. Any subdivision of the property will require internal public streets, and a northward extension of Stueve lane.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because this is still a sparsely populated area, any adverse impact will likely be limited to increased traffic on Stueve Lane and Silent Valley Road, especially as adjacent tracts are also developed and Stueve Lane is extended. TxDOT will require a traffic impact analysis for all new street intersections along Silent Valley Road, and can require safety improvements (center left-turn lane, right-turn transition lanes, traffic signals, etc.) that would be the responsibility of the developer to provide.

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

**ALTERNATIVE CLASSIFICATIONS:** None more appropriate.

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

**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 Alan Balser  
DAY-TIME TELEPHONE 214-368-8025  
E-MAIL awb@palaura.com

ADDRESS 11166 Lawnhaven Rd.  
Dallas, TX 75230

OWNER NAME Alan Balser  
DAY-TIME TELEPHONE 214-368-8025  
E-MAIL awb@palaura.com

ADDRESS 11166 Lawnhaven Rd.  
Dallas, TX 75230

**PROPERTY**

1900 N Cesar Chavez Pkwy NB

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

LEGAL DESCRIPTION (IF PLATTED) See attached metes & bounds description

SIZE 50.770 ACRE(S) LAND USE PLAN DESIGNATION Medium Density Residential

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

PROPOSED NEW USE, IF ANY Medium density housing

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION Agriculture AO

TO PROPOSED ZONING CLASSIFICATION Medium Density Residential RMD

REASON FOR REQUEST Medium density housing such as patio homes,  
town homes, duplexes.

## 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 \$ 1,165.40 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Alan Balsor

DATE 10/06/2021

## OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 1033786

DATE SUBMITTED 10-6-21

CASE NUMBER ZC - 21 - 18

DATE NOTICES MAILED 10-11-2021

DATE NOTICE PUBLISHED 10-14-2021

PLANNING AND ZONING COMMISSION MEETING DATE 10-27-21

PLANNING AND ZONING COMMISSION RECOMMENDATION \_\_\_\_\_

CITY COUNCIL MEETING DATE 11-2-21

DECISION \_\_\_\_\_