

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, March 9, 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 February 9, 2022, meeting.
4. SUP-22-03. Continue a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a **Specific Use Permit** to allow the *DF-2 Residential Development Type* on 30.864 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located in the 1900 block of North Cesar Chavez Parkway Northbound (SH 130). [Tabled 2-9-22]
5. ZC-22-06. Continue a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a **Zoning Change** from *RMD Residential Medium Density District* to *RHD Residential High Density District* on 19.906 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway Northbound (SH 130). [Tabled 2-9-22]
6. SUP-22-04. Hold a PUBLIC HEARING and consider a request by Stansberry Engineering on behalf of GAH Owner, LLC, for a **Specific Use Permit** to allow an *Assisted Living Facility* on 6.29 acres out of a 14.23-acre tract in the Francis Berry Survey, Abstract 2, zoned RHD Residential High Density District and CLB Commercial Light Business District, and located at 1507 South Main Street.
7. ZC-22-07. Hold a PUBLIC HEARING and consider a request by Hector and Maria Rangel for a Zoning Change from RMD Residential Medium Density District to CMB Commercial Medium Business District on part of Lots 3 and 4, Block 4, of the Original Town of Lockhart, consisting of 0.546 acre located at 604 East Market Street.
8. PV-22-02. Consider a request by Navidad Castanon for a **Variance** to *Chapter 52 "Subdivision Regulations", Section 52-31(a) "Plat Required"* to waive the subdivision plat requirement for a family land grant dividing a 7.00-acre tract into two parcels in the Francis Berry Survey, Abstract No. 2, and located at 6071 South U. S. Highway 183 in the Lockhart Extraterritorial Jurisdiction.
9. Consider options and make a recommendation regarding the Commission's preferred location for Planning and Zoning Commission meetings.
10. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
11. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 9:00 AM on the 4th day of March, 2022.

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-22-03

REPORT DATE: February 4, 2022 [Updated 3-2-22]

PUBLIC HEARING DATE: March 9, 2022

APPLICANT'S REQUEST: DF-2 residential development type

STAFF RECOMMENDATION: **Approve**

SUGGESTED CONDITIONS: Maximum density ten dwelling units per acre

BACKGROUND DATA

APPLICANT(S): Paravel Capital

OWNER(S): Curtis Thigpen

SITE LOCATION: 1900 Block North Cesar Chavez Parkway (SH 130). [Final address to be assigned later.]

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 30.864 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: RMD Residential Medium Density District

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled at the February 9th Commission meeting due to concerns about the lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions. Since then, the city engineer has determined that it may take two more months to conduct a proper study of the needed wastewater infrastructure in the north and west areas of the city. Fortunately, the City just received word that we have been approved for a large EDA grant that can be used for upgrading and extending the City's wastewater lines in accordance with the wastewater impact fee CIP. Therefore, that grant will assure adequate funding to pay for the wastewater line project to serve the area north of Silent Valley Road.

CHARACTERISTICS OF PROPOSED USE: The subject property is part of a 50.77-acre tract that was rezoned from AO to RMD in October 2021 for the stated purpose of developing a duplex subdivision. The RMD district allows the DF-1 duplex residential development type by-right, but requires approval of a specific use permit for the DF-2 development type. The 6,000 square-foot minimum lot size for DF-2 is smaller than the 8,500 square-foot minimum lot size for DF-1, which results in a higher density. The proposed development is the lower portion of the attached concept plan labeled "*Medium Density Residential Development*", which also includes proposed apartments in the upper portion that is the subject of a concurrent request for a zoning change from RMD to RHD.

NEIGHBORHOOD COMPATIBILITY: The surrounding area is currently vacant, but there have been a couple of recent zoning changes to RHD for apartments, and there are other developments on the horizon that would add both commercial development and residential subdivisions. The same applicant who submitted this request has also applied to rezone the remaining 19.906 acres of the original 50-77-acre tract, adjacent to the north of the subject property, from RMD to RHD for apartments. That will further increase the potential for higher density development in the area. Therefore, the proposed higher density DF-2 development type would generally be compatible in terms of land use.

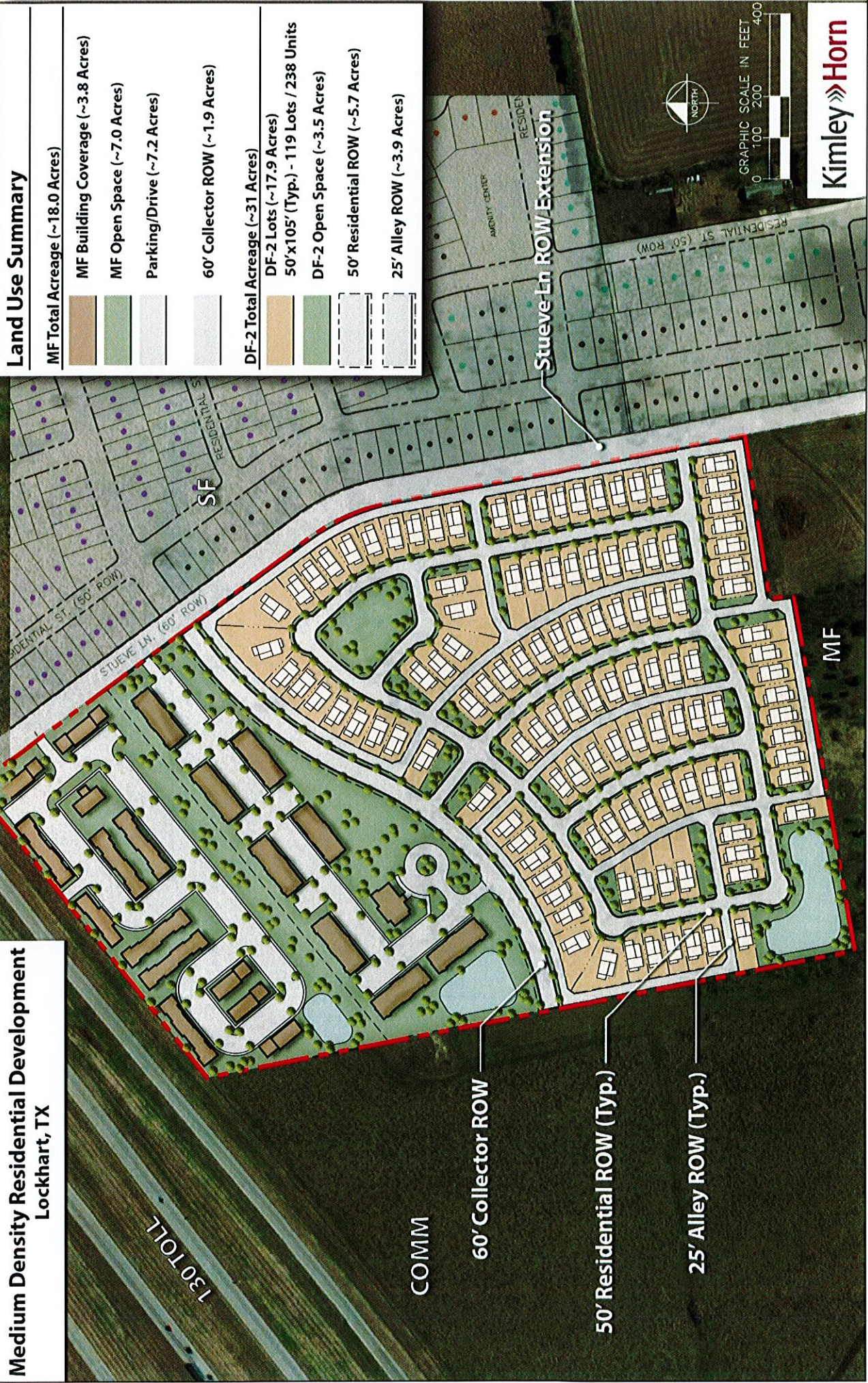
COMPLIANCE WITH STANDARDS: The proposed development is expected to meet all zoning and subdivision standards.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from the Stueve Lane extension as well as another new collector street that will follow the northern boundary of the subject property. The main issue with regard to infrastructure, though, is the total lack of sanitary sewer service to the entire area north of Silent Valley Road. The impact fee CIP includes a future 12-inch sewer main that would serve the area but, at the rate that zoning changes and specific use permits are being requested to increase the density, there is a concern that a larger line may be needed. This will require not only the previously discussed new extension from Tank Street along the railroad track to Stueve Lane, and up Stueve Lane to Silent Valley Road, but also upgrading the existing 12-inch line at Tank Street to a larger one all the way to Larremore Street, where it could connect to an existing 18-inch wastewater line for the remaining short distance to the treatment plant. The city engineer has been asked to determine how many living-unit equivalents can be handled by the planned 12-inch extension, as well as by a larger line up to 18 inches or more in diameter that would include the upgrading all the way to Larremore Street. The study will include estimates of design and construction costs so that the developers of land north of Silent Valley Road will know approximately what their share of the expense will be after the City's contribution from impact fees and the EDA grant will be.

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

STAFF RECOMMENDATION: Until we have a better idea of the City's sanitary sewer capacity to serve land use densities that are higher than the future land use designations indicated on the City's land use plan map, we cannot support any more SUP or Zoning applications that are contrary to the land use plan. The future land use designation of the subject property is Medium Density Residential, and the requested DF-2 development type would allow up to 14 units per acre, which is well into the high density range. However, if the development is limited to ten units per acre, then it could be considered medium density and, therefore be eligible for approval due to remaining consistent with City's land use plan. As indicated by their e-mail attached to this staff report, although the DF-1 development type would allow up to ten units per acre, it is difficult to actually develop to that density once land is subtracted for use as streets, parks, and stormwater detention. ***Staff recommends Approval of the specific use permit subject to a condition that the gross density not exceed ten dwelling units per acre.*** No development will occur, obviously, until the necessary wastewater infrastructure is available to serve it.

Medium Density Residential Development
Lockhart, TX



Land Use Summary

MF Total Acreage (~18.0 Acres)

MF Building Coverage (~3.8 Acres)

MF Open Space (~7.0 Acres)

Parking/Drive (~7.2 Acres)

60' Collector ROW (~1.9 Acres)

DF-2 Total Acreage (~31 Acres)

DF-2 Lots (~17.9 Acres)

50'x105' (Typ.) - 119 Lots / 238 Units

DF-2 Open Space (~3.5 Acres)

50' Residential ROW (~5.7 Acres)

25' Alley ROW (~3.9 Acres)

COMM

60' Collector ROW

50' Residential ROW (Typ.)

25' Alley ROW (Typ.)

Stueve Ln ROW Extension



Garrison Welch

Subject: FW: Lockhart Site Rezoning

From: Shoppa, Dwayne <Dwayne.Shoppa@kimley-horn.com>

Sent: Wednesday, January 5, 2022 7:18 PM

To: Garrison Welch <gwelch@paravelcap.com>; Curtis Thigpen <cthigpen@paravelcap.com>

Cc: Banks, Chandler <Chandler.Banks@kimley-horn.com>

Subject: Lockhart Site Rezoning

Dan,

In regards to the site located in Lockhart, south of the 130 Toll Road and west of the proposed Stueve Ln. extension, the site infrastructure improvements (roadway, ponds etc) are reducing the amount of developable acreage. To achieve the site programming desired, we are forced to change zoning to DF-2 which would allow for greater density. The rezoning would allow for smaller lot size and the development can get the needed density of 10-12 DU-AC.

Please let us know if you need any more additional information to understand why this zoning change would be required for the future development.

Dwayne Shoppa, PE

Kimley-Horn | 5301 Southwest Parkway, Building 3, Suite 100, Austin, TX 78735

Direct: 737 236 0596 | Mobile: 512 587 7525

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com

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

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

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

ADDRESS _____

PROPERTY

1900^{BK} N Cesar Chavez Pky DB

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

LEGAL DESCRIPTION (IF PLATTED) See metes & bounds description

SIZE 30.864 ACRE(S) ZONING CLASSIFICATION Residential Medium Density

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT DF-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.

Due to residential lot, off-street parking, road, and detention requirements, we are requesting smaller (DF-2) lots in order to achieve our desired density of 10-12 DU/AC.

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 \$767.28 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 

DATE 1/19/2022

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 01132778

DATE SUBMITTED 1-19-22

CASE NUMBER SUP - 22 - 03

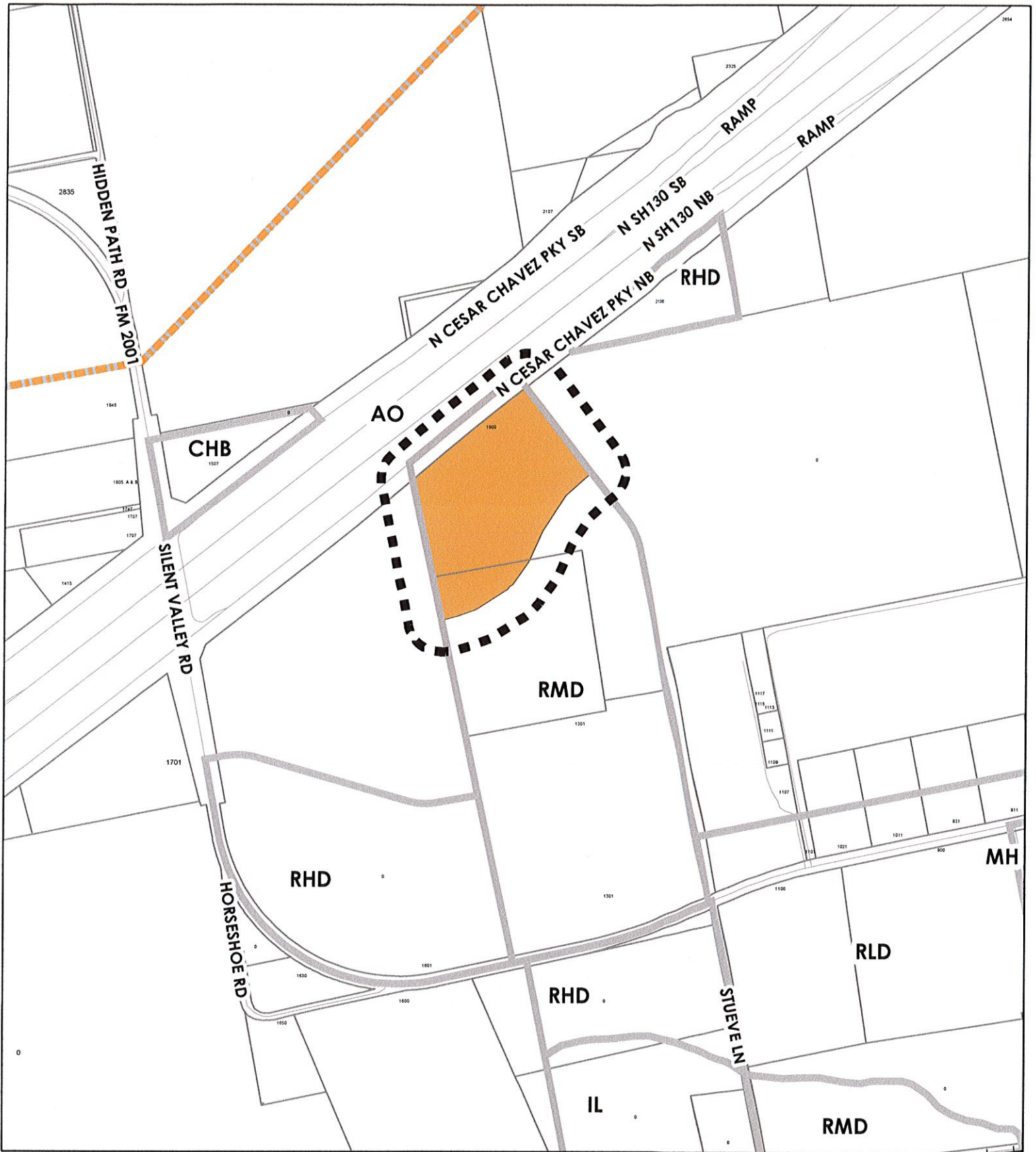
DATE NOTICES MAILED 01-24-22

DATE NOTICE PUBLISHED 1-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE 2-9-22

DECISION Added to 3-9-22

CONDITIONS _____



ZC-22-06

RMD TO RHD

1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

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

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-22-06

REPORT DATE: February 4, 2022 [Updated 2-10-22] [Updated 3-2-22]

PLANNING AND ZONING COMMISSION HEARING DATE: March 9, 2022

CITY COUNCIL HEARING DATE: February 15, 2022 [Tabled to 4-5-22]

REQUESTED CHANGE: RMD to RHD

STAFF RECOMMENDATION: **Table to May 25th Commission meeting**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Paravel Capital

OWNER: Curtis Thigpen

SITE LOCATION: 1900 North Cesar Chavez Parkway (SH 130). [Final address to be assigned later.]

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 19.906 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled at the February 9th Commission meeting to this meeting due to concerns about the lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions. On February 15th, the City Council tabled this item to their April 5th meeting. Since then, the city engineer has determined that it may take two more months to conduct a proper study of the needed wastewater infrastructure in the north and west areas of the city, so this zoning change should be tabled again. Fortunately, the City just received word that we have been approved for a large EDA grant that can be used for upgrading and extending the City's wastewater lines in accordance with the wastewater impact fee CIP. Therefore, that grant will assure adequate funding to pay for the wastewater line project to serve the area north of Silent Valley Road.

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

AREA CHARACTERISTICS:

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

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

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from the Stueve Lane extension as well as another new east-west collector street that will follow the southern boundary of the subject property. The main issue with regard to infrastructure, though, is the total lack of sanitary sewer service to the entire area north of Silent Valley Road. The impact fee CIP includes a future 12-inch sewer main that would serve the area but, at the rate that zoning changes and specific use permits are being requested to increase the density, there is a concern that a larger line may be needed. This will require not only the previously discussed new extension from Tank Street along the railroad track to Stueve Lane, and along Stueve Lane to Silent Valley Road, but also upgrading the existing 12-inch line at Tank Street to a larger one all the way to Larremore Street, where it could connect to an existing 18-inch wastewater line for the remaining short distance to the treatment plant. The city engineer has been asked to determine how many living-unit equivalents can be handled by the planned 12-inch extension, as well as by a larger line up to 18 inches or more in diameter that would include the necessary upgrading all the way to Larremore Street. The study will include estimates of design and construction costs so that the developers of land north of Silent Valley Road will know approximately what their share of the expense will be after the City's contribution from impact fees and the EDA grant.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is currently vacant, but there have been a couple of recent zoning changes to RHD for apartments, and there are other developments on the horizon that would add both commercial development and residential subdivisions. The same applicant who submitted this request also applied for a specific use permit (SUP) to allow the DF-2 residential development type on the remaining 30.864 acres of the original 50-77-acre tract, adjacent to the south of the subject property. The DF-2 development type allows duplexes on smaller lots, thereby resulting in a higher density. On February 9th, Commission voted to table the SUP until this meeting in anticipation of the city engineer's wastewater study being completed by now. The SUP can be limited to a medium density of ten units per acre with a condition of approval, but this zoning change will automatically increase the potential for higher density development in the area.

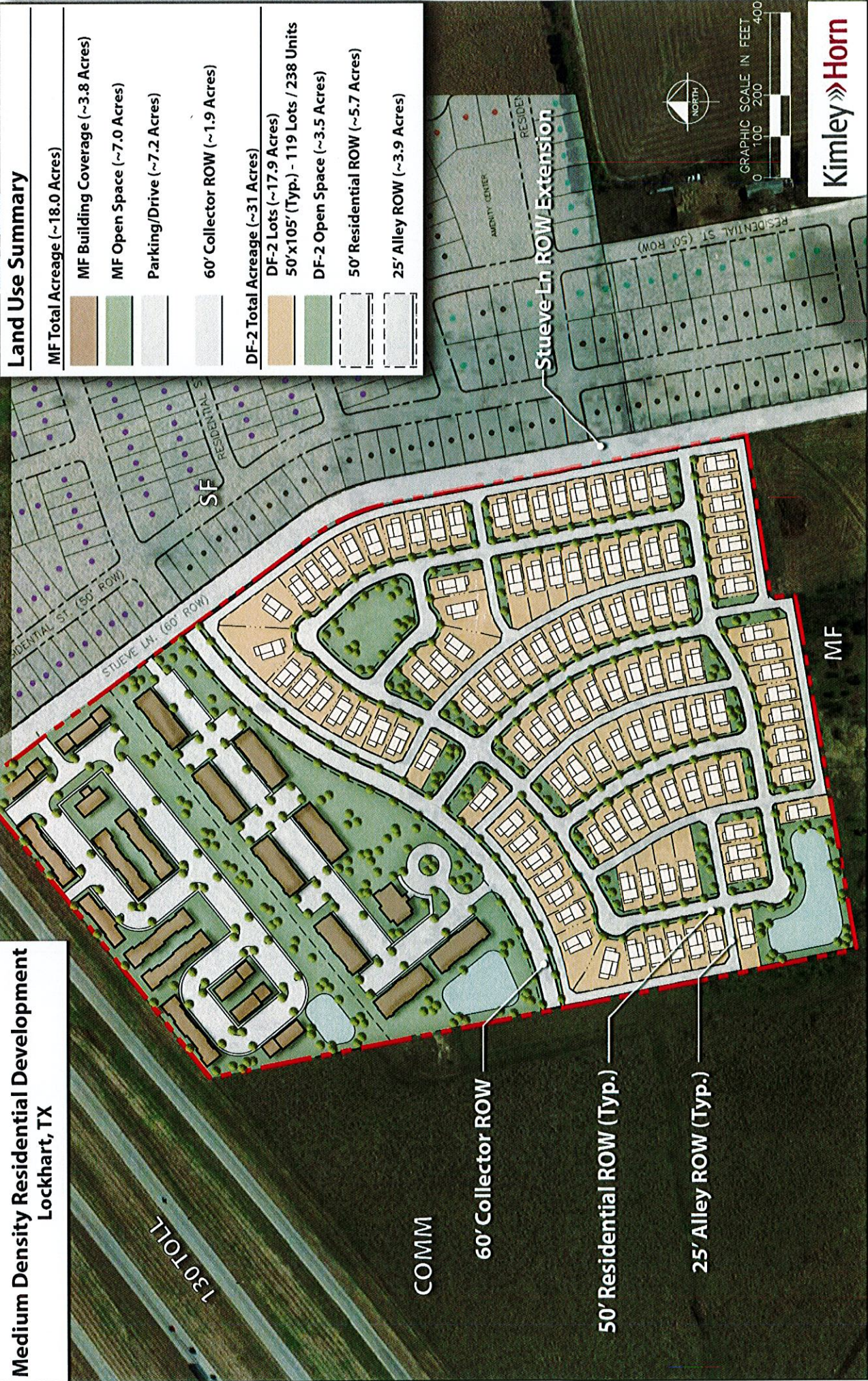
CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is **not** consistent with the *Medium Density Residential* future land use designation of the land use plan map.

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

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

STAFF RECOMMENDATION: Staff believes that this request is premature until we have a better idea of the City's sanitary sewer capacity to serve land use densities that are higher than the future land use designations indicated on the City's land use plan map. There have already been a couple of recent zoning changes to RHD in the area that will accommodate higher densities, but further high density development should be dependent upon the outcome of the wastewater study. The future land use designation of the subject property is Medium Density Residential, and the requested RHD zoning would allow up to 12 units per acre by-right, which is well into the high density range. However, the applicant has indicated that they plan on developing at an even higher density, which requires approval of an SUP for the MF-2 development type to allow up to 24 units per acre. ***Staff recommends that this zoning change be Tabled to the May 25th Commission meeting when the results of the city engineer's study should be known.***

Medium Density Residential Development
Lockhart, TX



Land Use Summary

MF Total Acreage (~18.0 Acres)

MF Building Coverage (~3.8 Acres)

MF Open Space (~7.0 Acres)

Parking/Drive (~7.2 Acres)

60' Collector ROW (~1.9 Acres)

DF-2 Total Acreage (~31 Acres)

DF-2 Lots (~17.9 Acres)

50'x105' (Typ.) - 119 Lots / 238 Units

DF-2 Open Space (~3.5 Acres)

50' Residential ROW (~5.7 Acres)

25' Alley ROW (~3.9 Acres)

60' Collector ROW

50' Residential ROW (Typ.)

25' Alley ROW (Typ.)

Stueve Ln ROW Extension

GRAPHIC SCALE IN FEET
0 100 200 400

MF

COMM



ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

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

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

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

ADDRESS _____

PROPERTY 1900 N Cesar Chavez Pky NB

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

LEGAL DESCRIPTION (IF PLATTED) See metes & bounds description

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

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

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

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density RMD

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

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

SUBMITTAL REQUIREMENTS

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


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

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

APPLICATION FEE OF \$ 548.12 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE 

DATE 1/19/2022

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 01132778

DATE SUBMITTED 1-19-22

CASE NUMBER ZC - 22 - 06

DATE NOTICES MAILED 01-24-22

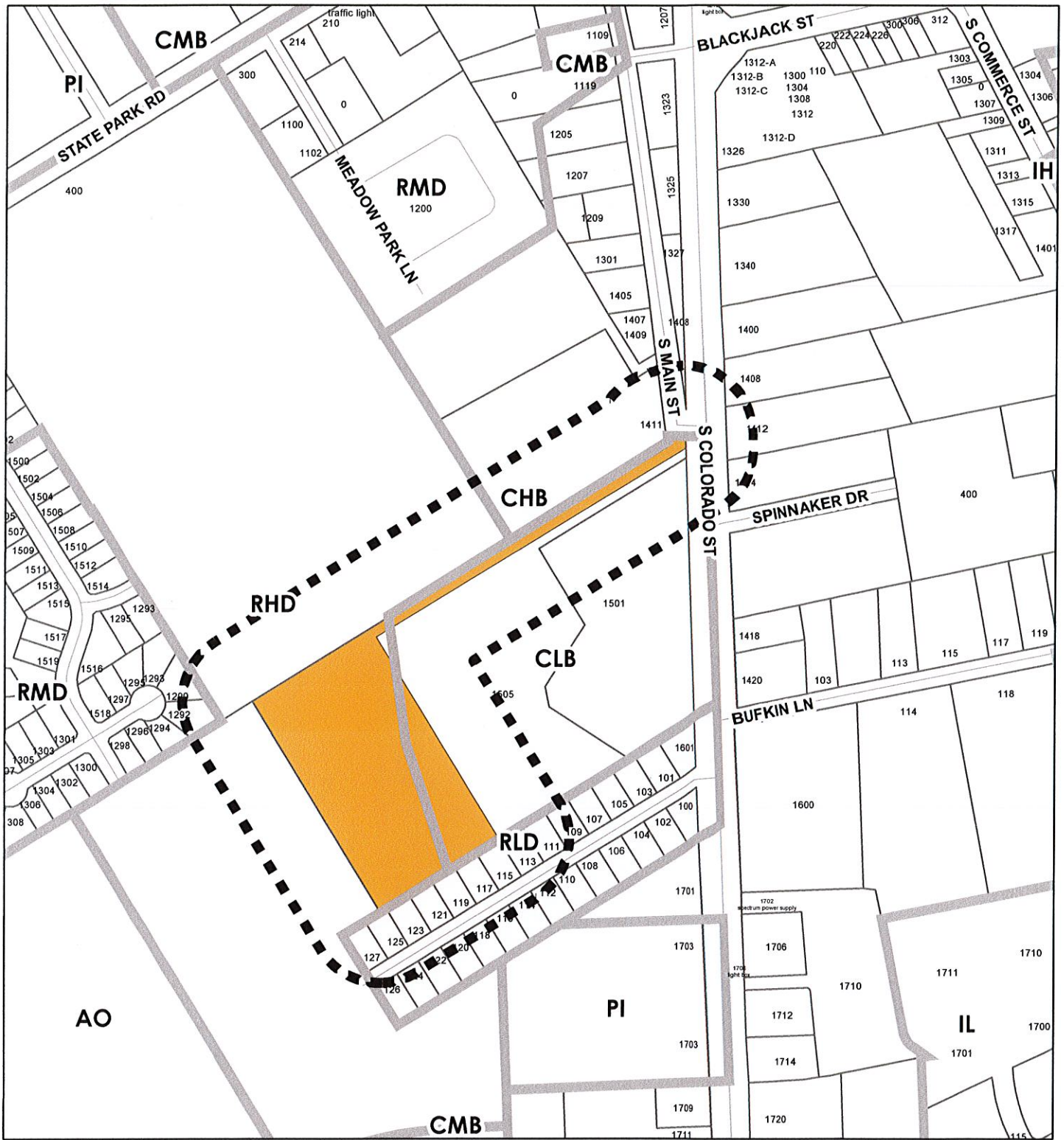
DATE NOTICE PUBLISHED 1-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE 2-9-22

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

CITY COUNCIL MEETING DATE 2-15-2022

DECISION Table to 4-5-22 mtg.



SUP-22-04

1507 S MAIN ST

ASSISTED LIVING FACILITY



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 400'

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner
REPORT DATE: March 3, 2022
PUBLIC HEARING DATE: March 9, 2022
APPLICANT'S REQUEST: Assisted living facility
STAFF RECOMMENDATION: **Approve**
SUGGESTED CONDITIONS: None.

CASE NUMBER: SUP-22-04

BACKGROUND DATA

APPLICANT(S): Stansberry Engineering Co.
OWNER(S): GAH Owner, LLC
SITE LOCATION: 1507 Main Street
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 6.29 acres
EXISTING USE OF PROPERTY: Vacant land
ZONING CLASSIFICATION: RHD and CLB

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property is being platted as one of two lots in a subdivision where the other lot contains the existing Golden Age Home, an assisted living facility. A new building for the Golden Age Home is proposed to be constructed on the subject lot. Assisted living facilities require approval of a Specific Use Permit in both the RHD and CLB districts so, even though the zoning boundary crosses through the property, it is not necessary to rezone either part. The proposed building will have a floor area of 80,000 square feet, with 158 beds for residents, and will employ 25 staff.

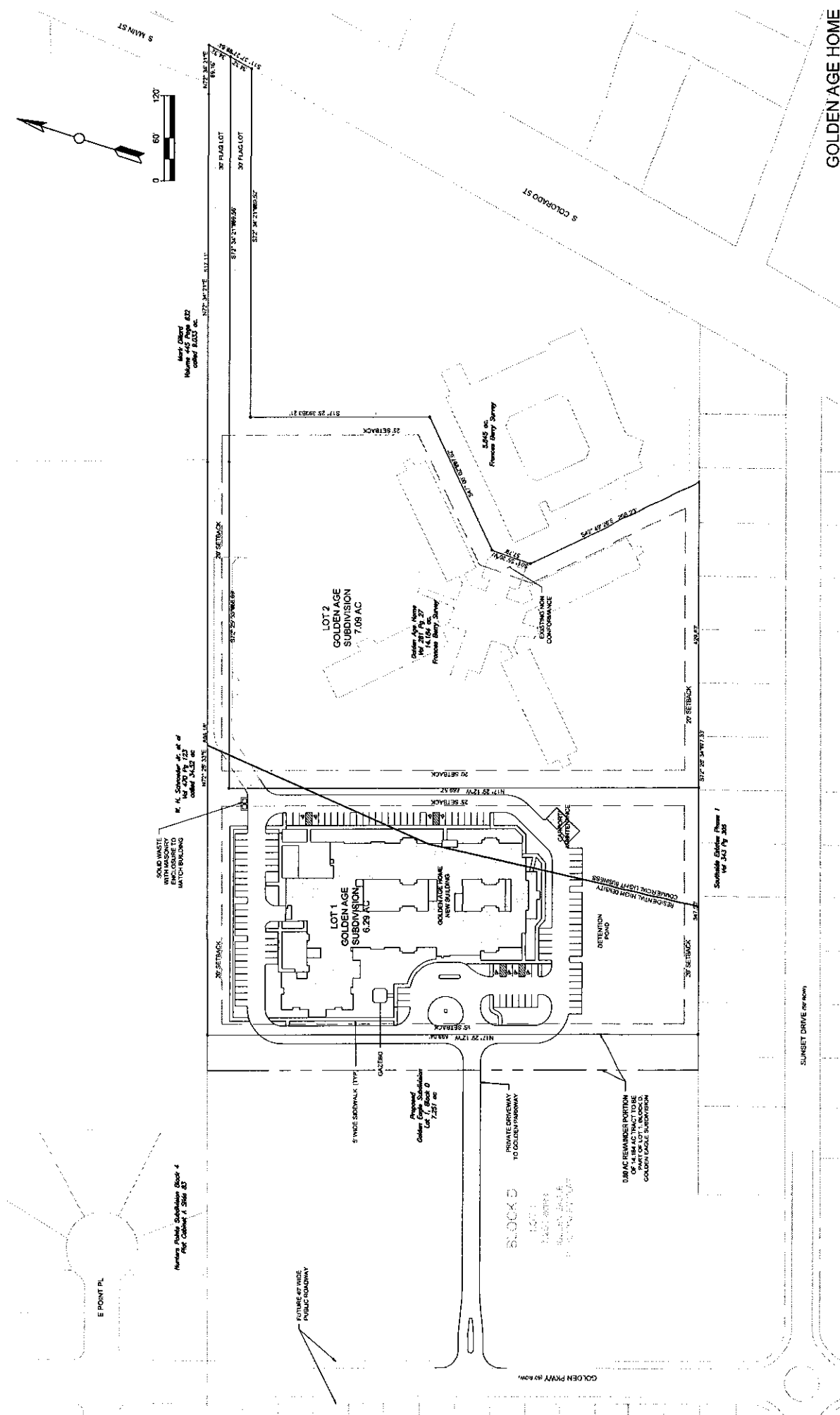
NEIGHBORHOOD COMPATIBILITY: In addition to the existing Golden Age Home adjacent to the east, the closest existing development is the Southside Estates subdivision adjacent to the south, consisting of single-family dwellings along Sunset Drive. Nearby to the northwest is the Hunters Pointe subdivision consisting of single-family and duplex dwellings. The land to the north is currently vacant but is zoned for high density residential, and multifamily housing will be adjacent to the west in the proposed Golden Eagle Subdivision, for which a preliminary plat has been approved.

COMPLIANCE WITH STANDARDS: The proposed development is expected to meet all zoning and subdivision standards, except that the subdivision plat will require a variance to allow two flag lots, which are the subject lot and the adjacent lot being platted for the existing Golden Age Home. The attached site plan shows 97 regular parking spaces and eight handicapped spaces. Considering that not all residents will have vehicles, or will be couples with only one vehicle, this should be plenty of parking.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available initially along a shared driveway from the end of Main Street, but ultimately will also have access through the proposed adjacent Golden Eagle subdivision to the planned extension of South Medina Street. City utilities will serve the site.

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

STAFF RECOMMENDATION: Staff recommends **Approval**.



GOLDEN AGE HOME
 1507 S MAIN ST
 SPECIFIC USE REQUEST
 JANUARY 20, 2022

stansberry engineering co.
 Texas Registered Engineering Firm T-8276 phone 512/752-8800 www.stansberryengineering.com

Mark Pined
 Volume 445 Page 832
 called 8.037 ac

M. H. Schaefer Jr. et al
 Vol. 407 Pg. 223
 called 3.421 ac

Numbers Public Subdivision Block 4
 Plat Callout # 5766 B3

Golden Age Home
 Vol. 281 Pg. 27
 Proposed Entry Survey

0.88 AC REMAINDER PORTION
 OF 4.88 AC TRACT TO BE
 GOLDEN AGE SUBDIVISION

Southside Exhibit Frame 1
 Vol. 343 Pg. 305

GOLDEN PRIVY (S 80W)

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 Stansberry Engineering Co.

ADDRESS Post Office Box 132

DAY-TIME TELEPHONE 512 / 292-8000

Manchaca, TX 78652

E-MAIL blayne@stansberryengineering.com

OWNER NAME GAH Owner, LLC

ADDRESS 1301 West 25th St. Suite 510

DAY-TIME TELEPHONE 512 / 600-8080

Austin, Texas 78705

E-MAIL sewaltz@dominionadvisors.com

PROPERTY

ADDRESS OR GENERAL LOCATION 1507 S Main St.

LEGAL DESCRIPTION (IF PLATTED) 14.23 acres, Frances Berry Survey

SIZE 6.29 ACRE(S)

ZONING CLASSIFICATION CLB & RHD

EXISTING USE OF LAND AND/OR BUILDING(S) vacant portion of existing Golden Age Home 14 ac tract

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Assisted Living Facility

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.

Assisted living facility for approximately 100 residents including memory care. The proposed building is 80,000 sf with 158 beds for residents. The facility will employ approximately 25 staff.

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 \$ 275.80 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 Blayne Stansbury

DATE 1/20/2022

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01135869

DATE SUBMITTED 2-7-22

CASE NUMBER SUP - 22 - 04

DATE NOTICES MAILED 2-22-22

DATE NOTICE PUBLISHED 2-24-22

PLANNING AND ZONING COMMISSION MEETING DATE 3-9-22

DECISION _____

CONDITIONS _____

January 14, 2022

City of Lockhart
Development Services
308 W. San Antonio St.
P.O. Box 239
Lockhart, TX 78644

RE: Submittal Authorization for Golden Age Home

To Whom It May Concern:

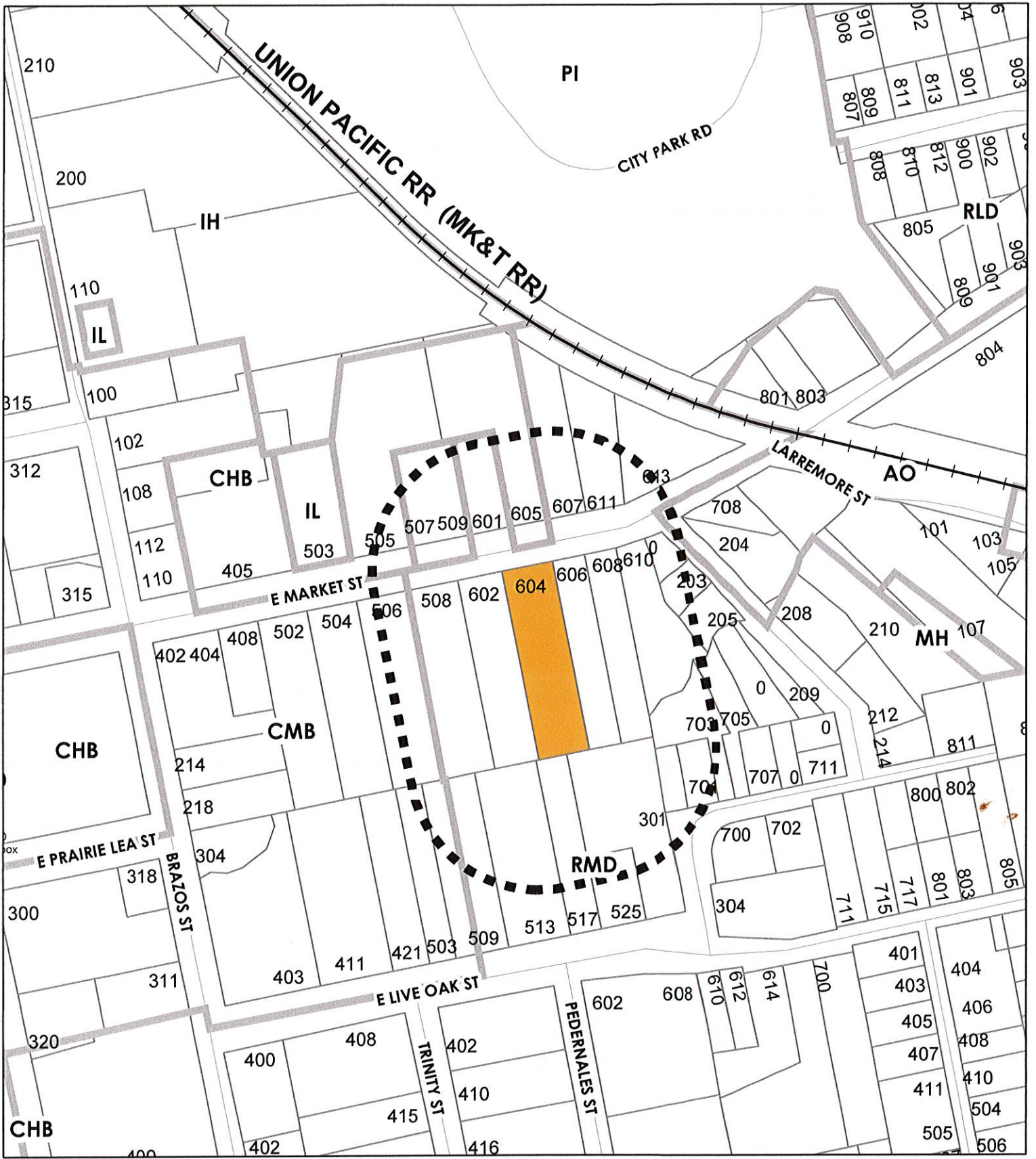
This letter hereby authorizes Stansberry Engineering Co., Inc. to represent GAH Owner, LLC in the submission of documents and plans associated with the City of Lockhart subdivision and specific use application requirements for development of the above referenced project located at 1505 S Main St.

Stansberry Engineering Co., Inc. is also hereby authorized to attend on our behalf all applicable meetings regarding said project. If you have any questions regarding this matter, please contact Celina Martinez via phone at 512 600 8085 or via email at: cmartinez@dominionadviosrs.com

Sincerely,

A handwritten signature in blue ink that reads "Celina Martinez". The signature is written in a cursive style and is positioned above a horizontal line.

Celina Martinez, authorized agent for
GAH Owner, LLC






ZC-22-07

RMD TO CMB

604 E MARKET ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-22-07

REPORT DATE: March 3, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: March 9, 2022

CITY COUNCIL HEARING DATE: March 15

REQUESTED CHANGE: RMD to CMB

STAFF RECOMMENDATION: ***Approval unless there is opposition from the neighborhood***

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Hector Rangel

OWNER: Hector and Maria Rangel

SITE LOCATION: 604 East Market Street

LEGAL DESCRIPTION: Metes and Bounds (Part of Lots 3 and 4, Block 4, Original Town of Lockhart)

SIZE OF PROPERTY: 0.546 acres

EXISTING USE OF PROPERTY: Convenience store

LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The convenience store on the subject property has been in existence for many years, but is currently zoned RMD, which doesn't allow retail commercial uses. The existing use is considered grandfathered, and can continue unless it is heavily damaged or destroyed, or is discontinued for a period of longer than six months. The owner is wishing to eliminate the nonconforming status by rezoning to CMB, which allows the existing use by-right.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Cabinet shop, single-family dwellings	CHB, CMB, RMD	<i>Medium Density Residential</i>
East	Single-family dwellings	RMD	<i>Medium Density Residential</i>
South	Vacant land, single-family dwellings	RMD	<i>Medium Density Residential</i>
West	Single-family dwellings	RMD, CMB	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The subject property does not abut any other commercial zoning, although the cabinet shop directly across the street is zoned CMB. Technically, approval of this application would not be spot zoning because, once mapped, the zoning districts extend to the center of the street and the two commercial districts would connect.

ADEQUACY OF INFRASTRUCTURE: Existing vehicular access and utility services are adequate for uses allowed in the proposed CMB district.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is at edge of a primarily single-family residential area. However, there are several other businesses along East Market Street with commercial zoning and, in one case, industrial zoning. The mixed-use nature of development in the vicinity of the subject property seems to work well, despite the fact that there are businesses next door to single-family homes. Because the existing retail commercial use is considered a relatively intense type of land use, approval of the zoning change would not necessarily result in any additional impact on the neighborhood.

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

ALTERNATIVE CLASSIFICATIONS: The existing RMD zoning is already consistent with the Medium Density Residential designation shown on the land use plan map. The existing use of the property is grandfathered, so it can continue without being rezoned.

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

STAFF RECOMMENDATION: Under normal circumstances, rezoning a property from residential to commercial when it is virtually surrounded by low density residential development would not be considered appropriate, especially when the existing zoning is already consistent with the land use plan map. However, in this case a commercial business already occupies the subject property, and there are other businesses with nonresidential zoning scattered along the same street. Therefore, staff reluctantly recommends **Approval**, but would change that recommendation to *Denial* if there is any opposition expressed by neighborhood residents or property owners at the public hearing, or in writing before the public hearing.

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 Hector Rangel ADDRESS 1407 N Pecos
 DAY-TIME TELEPHONE 512 698-3335 Lockhart TX 78644
 E-MAIL rangelhector@yahoo.com
 OWNER NAME Hector G + Maria Rangel ⁵¹²⁶⁶⁵⁻³⁹⁴⁶ ADDRESS 1407 N Pecos
 DAY-TIME TELEPHONE 512 698-3335 Lockhart TX 78644
 E-MAIL rangelhector@yahoo.com

PROPERTY

ADDRESS OR GENERAL LOCATION 604 E Market Lockhart TX 78644
 LEGAL DESCRIPTION (IF PLATTED) O.T. Lockhart, Block 42, Lot PT4, store + storage
 SIZE .546 ACRE(S) LAND USE PLAN DESIGNATION Medium Density Res.
 EXISTING USE OF LAND AND/OR BUILDING(S) Commercial-(store)
 PROPOSED NEW USE, IF ANY Commercial

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density - RMD
 TO PROPOSED ZONING CLASSIFICATION Commercial - CMB
 REASON FOR REQUEST This property has been in our family since 1965 as commercial property (see attached Limited Sales Tax Permit) Since we are taxed as Commercial ~~Prop~~ Property, we want to be zoned commercial. We are grandfather as commercial but if our property is destroyed, ~~the~~ the grandfather will be gone.

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 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

Heather L. Ransel

DATE

Feb 9, 2022

OFFICE USE ONLY

ACCEPTED BY

Kevin Waller

RECEIPT NUMBER

01137476

DATE SUBMITTED

2/15/22

CASE NUMBER ZC -

22 - 07

DATE NOTICES MAILED

2-22-22

DATE NOTICE PUBLISHED

2-24-22

PLANNING AND ZONING COMMISSION MEETING DATE

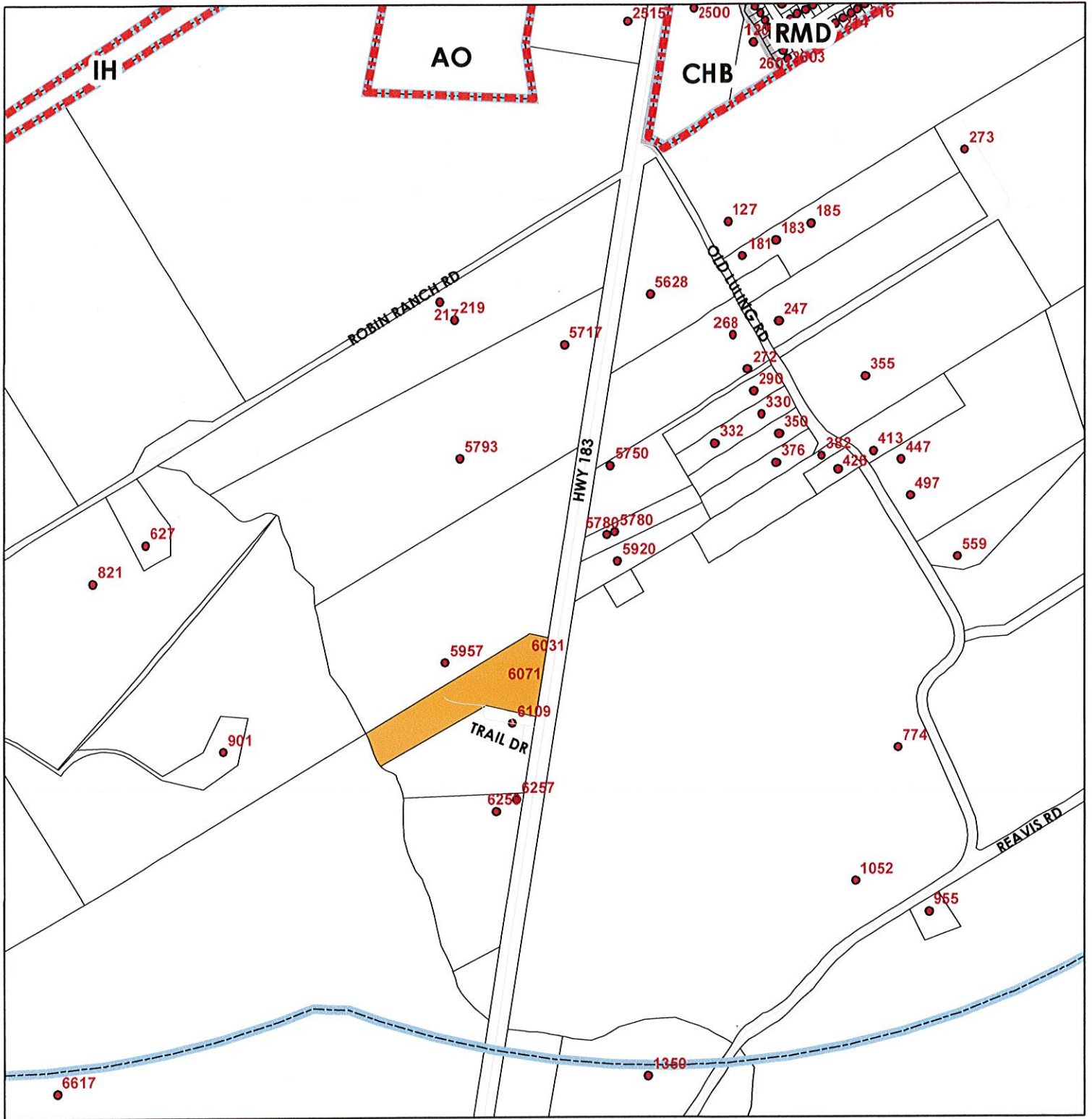
3/9/22

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

3-15-22

DECISION







PV-22-02

6071 S HWY 183

PLAT VARIANCE TO ALLOW CALDWELL COUNTY TO PROCESS FAMILY LAND GRANT



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  CITY ETJ

scale 1" = 800'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: PV-22-02

REPORT DATE: March 2, 2022

PLANNING & ZONING COMMISSION DATE: March 9, 2022

APPLICANT'S REQUEST: Waive the requirement to submit a subdivision plat for a Family Land Grant dividing a 7-acre parcel into two parcels in the Lockhart ETJ

STAFF RECOMMENDATION: ***Approval, if the Commission finds that all Subdivision Variance Criteria are met.*****BACKGROUND DATA**

APPLICANT AND OWNER: Natividad Castanon

SURVEYOR: Jerry Hinkle, Hinkle Surveyors

SITE LOCATION: 6031 and 6071 S. U.S. Hwy. 183

SUBDIVISION NAME: N/A

SIZE OF PROPERTY: 7 acres

NUMBER OF PROPOSED LOTS: Two

EXISTING USE OF PROPERTY: Commercial (Chisolm Trail RV Park)

ZONING CLASSIFICATION: Outside City limits – no zoning, but AO District standards apply to lots

ANALYSIS OF ISSUES

PROPOSED VARIANCE: The property is located within the Lockhart one-mile Extraterritorial Jurisdiction (ETJ), where the City regulates subdivision activity if one or more resulting parcels are ten acres or less in size. The applicant proposes to divide the property into two parcels, both of which will be less than 10 acres. Rather than go through the City's subdivision platting process, the applicant proposes to pursue a Family Land Grant procedure through Caldwell County. The owner proposes to convey a 1.289-acre parcel to his son, Scotty Castanon, from the 7-acre subject property, as shown on the attached site plan. Once approvals are secured with both the City and County, a single-family dwelling will be constructed on the new parcel.

AREA CHARACTERISTICS: The subject property is located adjacent and west of South U.S. Hwy. 183, in an area transitioning from a commercial corridor to more sparse commercial and residential development, approximately ½ mile south of the Lockhart City limits. Allowing smaller parcels without requiring a subdivision plat sets a precedent for higher intensity development without the City having the opportunity to enforce any applicable subdivision standards. It should be noted that a gravel driveway and approach onto the highway, with culverts, currently exists at the location where the proposed house will be constructed.

SPECIAL CIRCUMSTANCES: The property's lack of municipal water, sewer, and electric service, combined with its location in the ETJ and a rural residential and commercial area, might be considered a special circumstance such that requiring a subdivision plat would create a burdensome process for the applicant. Were the platting procedures applied, variances to multiple subdivision standards would be required, similar to other subdivisions in the ETJ.

PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT: The proposed variance is not necessary for the preservation and enjoyment of a substantial property right of the applicant. Nothing prevents the applicant from proposing a subdivision through the platting process, nor from potentially receiving approval through that process.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: The planned construction of one single-family dwelling on a newly-created parcel will have negligible impacts in an area transitioning to rural land uses outside the City limits.

EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND: Since the proposed land division will not create any landlocked parcels, the variance will not limit the potential for subdivision or development of other land in the area.

ALTERNATIVES: The applicant could submit a subdivision plat as an alternative to the proposed variance. The subdivision standards would require a five-foot wide public sidewalk along the property's South U.S. Hwy. 183 frontage, parkland obligation, and a water supply that meets City fire flow requirements. However, variances to some, or all, of these requirements would be likely for the proposed land division, which would make the platting process onerous for an otherwise straightforward, rural, two-lot division.

To whom it may concern:

- 1) I am requesting a variance to platting, we are in the ETJ of the City of Lockhart, I am building a house on my Father's land and we are wanting to do a Family Land Grant via Caldwell County, Texas process, this requires us to get a letter from the City of Lockhart in order to proceed.
- 2) I wish to live next to my family and help out with everyday things.
- 3) This variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area.
- 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.

Caldwell County has a process allowing Family Land Grant's we respectfully ask that you approve our request.

Thanks for your time in this matter.

Mr. Castanon

13406

42776

5780 B S US 183 HWY

51211 5780 A S US 183 HWY

5920 S US 183 HWY

39041

BLEWITT CEMETERY

32002

LCRA T-157

13371

1.289 ac.
to son
Scotty Castanon

HWY 183

6000

5957 S US 183 HWY

6031 S US 183 HWY

6071 S US 183 HWY

13353

SHANIA TWAIN DR

CASTANON DR

6109 S US 183 HWY

TRAIL DR

5.711 ac.
remainder of
father
Natividad
Castanon's
Tract

13352

13393

6257 S US 183 HWY

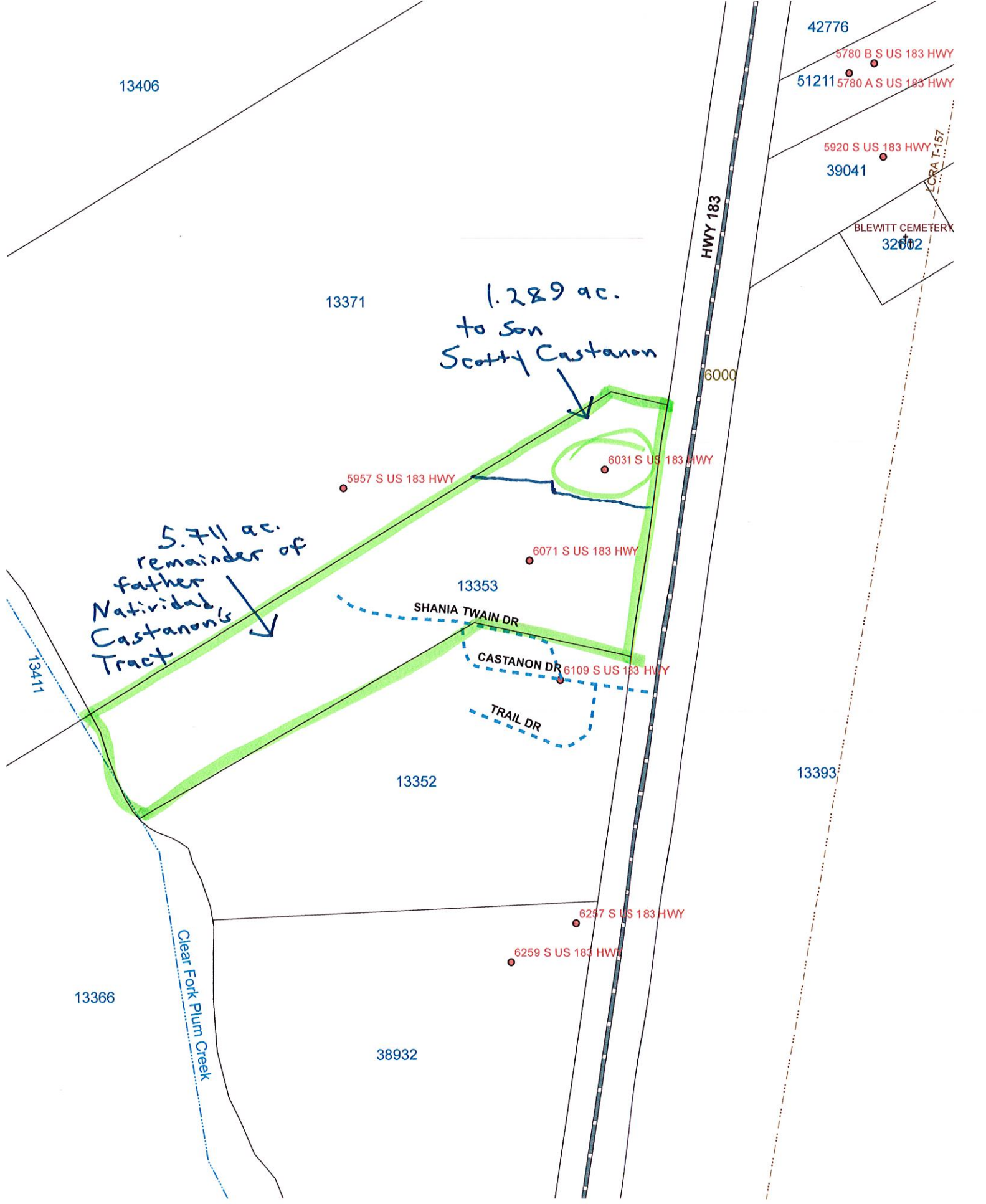
6259 S US 183 HWY

13366

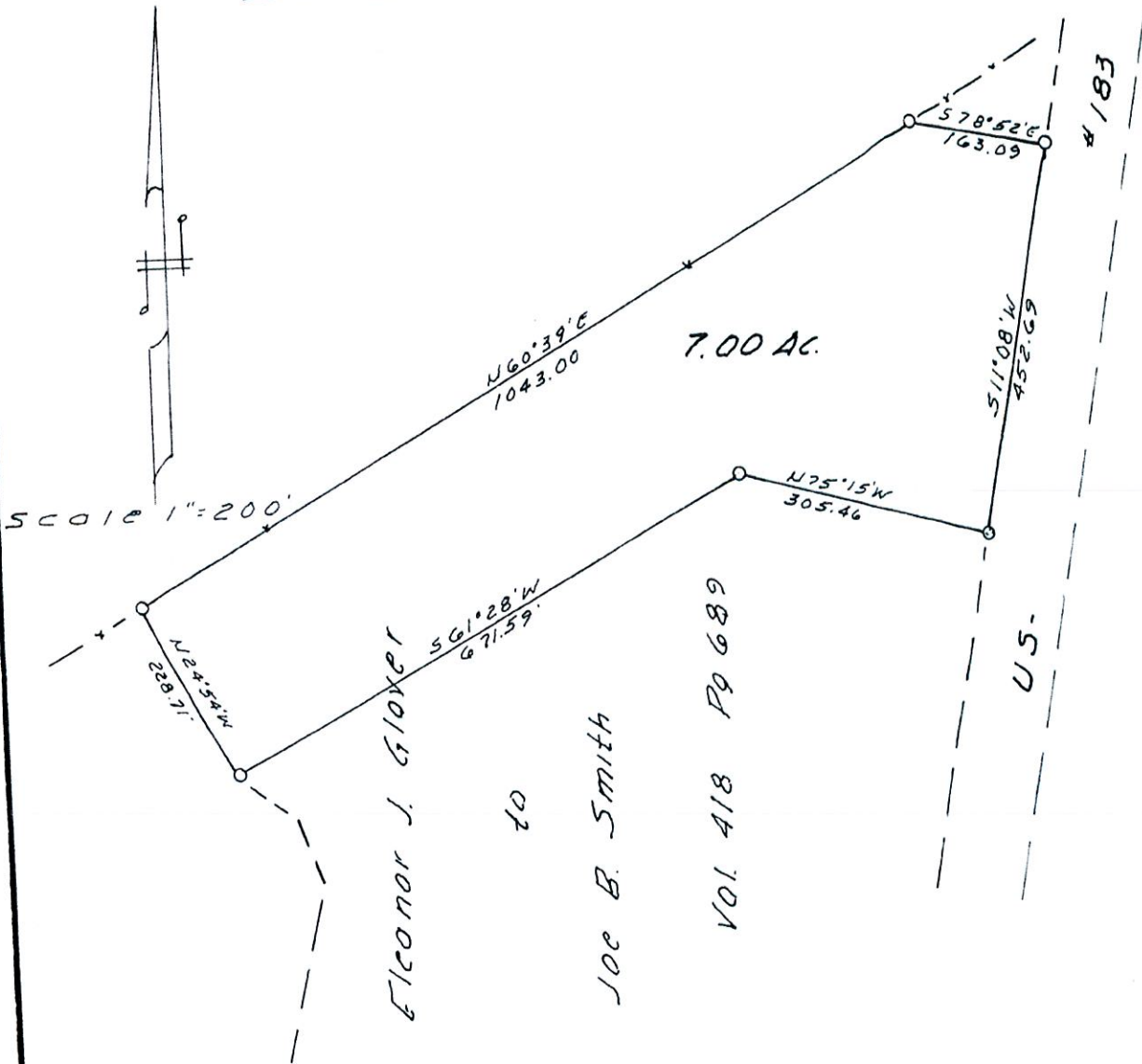
38932

Clear Fork Plum Creek

13411



E. BERRY SUR.



I hereby certify that the foregoing plat is a true and correct representation of a survey made on the ground by me on December 28, 1984. There are no encroachments, protrusions, visible easements, nor any shortages in area nor boundary other than those shown hereon.

Claude F. Hinkle, RPS #1612

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 Jerrey L Hinkle ADDRESS 1109 S Main St
DAY-TIME TELEPHONE 512-398-2000 Lockhart Tx 78644

E-MAIL Contact @ hinkle surveys.com

ENGINEER NAME None ADDRESS _____

DAY-TIME TELEPHONE _____

E-MAIL _____

OWNER NAME Natividad Castanon ADDRESS 6071 Hwy 183 S.
DAY-TIME TELEPHONE 512-393-4676 Lockhart Tx 78644
995-6990

E-MAIL naticastanon@icloud.com

scotty castanon CB @ yahoo.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME None (Platting Variance)

ADDRESS OR GENERAL LOCATION 6071 S. Hwy. 183

LOCATED IN ____ CITY LIMITS ETJ (COUNTY) ____ PDD

TOTAL LAND AREA 7 ACRE(S) PROPOSED NUMBER OF LOTS 2

ZONING CLASSIFICATION(S) N/A - ETJ

PROPOSED USE OF LAND Residential

SUBMITTAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

SIGNATURE

Natividad Castanon

DATE

2-15-22

PRINTED NAME

Natividad Castanon

TELEPHONE

512-393 4676

512-995-6990

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) Platting - Section 52-31(a) OF THE SUBDIVISION REGULATIONS
CURRENT ORDINANCE REQUIREMENT(S) Subdivision Plat Required.

REQUESTED VARIANCE(S) Requesting letter (Family Land Grant) then Caldwell County Process
To do a →

**Variance to allow a waiver of the subdivision platting requirement.*

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Walker RECEIPT NUMBER N/A
DATE SUBMITTED 2/15/22 CASE NUMBER PV-22-02
DATE APPLICATION IS DEEMED COMPLETE N/A
DATE NOTICES MAILED _____ DATE NOTICE PUBLISHED _____
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 3/9/22
DECISION _____
CONDITIONS _____