

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, June 22, 2022
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the June 8, 2022, meeting.
4. ZC-22-08 and PDD-22-01. Hold a PUBLIC HEARING and consider a request by James Travis Krause on behalf of Patton 3, LLC, for a **Zoning Change** from *RLD Residential Low Density District* to *PDD Planned Development District*, including a **PDD Development Plan** for *Lockhart Place Townhomes Planned Development*, on 19.798 acres in the Frances Berry Survey, Abstract No. 2, located at 903 State Park Road (FM 20).
5. PP-22-02. Consider a request by James Travis Krause on behalf of Patton 3, LLC, for approval of a **Preliminary Plat and Subdivision Development Plan** for *Lockhart Place Townhomes Planned Development District*, consisting of 19.798 acres in the Frances Berry Survey, Abstract No. 2, proposed to be rezoned from *RLD Residential Low Density District* to *PDD Planned Development District*, and located at 903 State Park Road (FM 20).
6. Hold a PUBLIC HEARING and consider a recommendation to the City Council regarding a **Text Amendment** to Chapter 64 "Zoning", Article VII "Zoning Districts and Standards", Section 64-197 "Regulations Common To All or Several Districts", Subsection (g)(2) "Additional Parking Requirements Within Residential Districts", Paragraph (a), *modifying the covered-parking requirements for detached single-family dwellings*.
7. Discuss possible update of one or more elements of the Lockhart 2020 Comprehensive Plan.
8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
9. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:30 AM on the 17th day of June, 2022.

**City of Lockhart
Planning and Zoning Commission
June 8, 2022**

MINUTES

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

Member Absent: Ron Peterson, Phil McBride

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

Visitors/Citizens Addressing the Commission: Joe Roland, Worlanda Williams Neal, Mark Estrada, Diane Neely, Pat Torres, Ariana Gamboa, Luis Granillo

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 25, 2022, meeting.

Commissioner Arnic moved to approve the May 25, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.

4. SUP-22-11. Hold a PUBLIC HEARING and consider a request by Raul Guzman and Berta Perez for a Specific Use Permit to allow a Manufactured Home on Lot 12, East Side Supplement, zoned RMD Residential Medium Density District and located at 511 Monument Street.

David Fowler explained that the applicant proposed to install a new manufactured home on the subject property. Manufactured homes in the RMD district require approval of a specific use permit by the Commission. He said that staff was not aware of any opposition.

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

Mr. Fowler informed the Commission that the applicant had called to say they would not be able to attend because of a prior engagement.

Joe Roland, of 507 Monument Street, said he recently built his new home, and he likes the quiet neighborhood. He bought the lots years ago, and took care to get them looking good for development. He had to extend the water line from Lovers Lane for his new home. He was opposed to a manufactured home on the subject property.

Worland Williams Neal, of 1212 Green Street, spoke for her aunts, who live on Monument Street. They do not want a manufactured home located on the subject property. She asked the Commission if they would allow a new manufactured home in the Clear Fork area. If not, then they should not allow one in this location.

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

Mr. Fowler stated that staff recommended approval because the proposed home would meet all applicable City standards.

Commissioner Oliva moved to deny SUP-22-11. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

5. SUP-22-12. Hold a PUBLIC HEARING and consider a request by Curtis Quintana, on behalf of Lockhart ISD, for a Specific Use Permit to allow two portable classrooms as an expansion of a public/institutional use on 19.969 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public, and Institutional District and located at Navarro Elementary School, 715 South Medina Street.

Mr. Fowler explained where the portable buildings would be located near the school, and said that each building would have two classrooms with a combined capacity of 46 persons. One letter of opposition had been received.

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

Mark Estrada, of 1001 Magnolia Street, said he was the LISD Superintendent, and was there to answer any questions. He explained that Navarro Elementary School is over capacity, and the portable buildings are the only option at this time. The buildings would not be permanent, and each classroom will hold 20 students.

In light of current events, Chair Ruiz asked if the buildings would be secure.

Mr. Estrada replied that they would remain locked at all times, and a perimeter fence would be installed around them.

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

Mr. Fowler said that staff recommended approval.

Commissioner St. Ledger moved to approve SUP-22-12. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.

6. ZC-22-18. Hold a PUBLIC HEARING and consider a request by James Acuna, on behalf of Lockhart ISD, for a Zoning Change from PI Public and Institutional District to RHD Residential High Density District on a total of 2.253 acres in the Lockhart Byrd Survey, Abstract No. 17, located at 507 Pecos Street.

Mr. Fowler explained that the property abuts both Pecos Street and Wichita Street. Lockhart ISD would like to provide affordable housing for teachers and staff. Initially, eight homes would be constructed on the lot. Lockhart ISD would plat the property prior to issuance of any permits for development.

Chair Ruiz asked how many units could be placed on the property.

Mr. Fowler replied that the RHD district allows up to 12 units per acre by-right.

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

Mark Estrada, Superintendent of LISD, explained that because the property is owned by a school district, it would be tax exempt. He said that the homes would be rental units, and would be available only to LISD faculty and staff. Other districts have invested in various types of living arrangements for their staff. The goal is to provide housing to attract and retain quality faculty and staff by offering housing at a reasonable cost. He said many employees desire to live in Lockhart, but they are being priced out of the market because there is a lack of inventory that they can afford. Teachers leaving the field because they can't afford to teach in Texas. Thirteen LISD employees had indicated interest in living in the proposed housing project.

Commissioner Oliva asked Mr. Estrada if he had any examples of similar projects in other school districts, and if eight homes were all that would be built.

Mr. Estrada replied that there were school districts in West Texas that offered free housing to faculty and staff. In answering the second part of the question, he said that the first phase would have eight homes, but that full build-out upon completion of a second phase would result in a total of 16 homes.

Diane Neely, of 601 Case Street, said she hoped the project works out, but she was concerned what would happen to the property when the school district no longer wants it. She asked if they could sell it later.

Ariana Gamboa, of 427 Wichita Street, asked if the project would affect property taxes in the neighborhood. She also complained that the project would eliminate a field that is used for many extracurricular community activities.

Chair Ruiz said that the Commission was not in a position to answer about the potential effect on taxes.

Pat Torres, of 511 Wichita Street, said he concerned about taxes and the quality of the homes that would be built. He asked how long would they be available to LISD employees, and what would happen in terms of maintenance over a period of 20 or more years.

Chair Ruiz asked for any other speakers, and if Mr. Estrada wished to respond to the concerns expressed by the previous speakers.

Mr. Estrada said that the school district will be responsible for the maintenance of the property and that the homes would be nice. They would ensure that the property is maintained with pride, like all of the other school district properties.

Chair Ruiz closed public hearing and asked for the staff recommendation.

Mr. Fowler said that staff recommended approval.

Commissioner Arnic moved to recommend approval of ZC-22-18 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-1 with Chair Ruiz against.

7. FP-22-02. Consider a request by Sergio Lozano-Sanchez, P.E., on behalf of Alta Capital, Inc. for approval of a Final Plat for Alta One Subdivision, consisting of 9.259 acres zoned RLD Residential Low Density District, and located along the southwest side of the 1600-1700 blocks of Old McMahan Trail.]

Kevin Waller explained that the final plat has 30 single family lots in a low density residential development. It replaces the three-lot Vida Skye Subdivision, which was previously approved and recorded.

Chair Ruiz asked if the applicant wished to speak.

Luis Granillo, of 1706 Timber Ridge Road in Austin, said they are proposing 30 lots on ten acres, which is consistent with the RLD zoning of the property.

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

Mr. Waller said that staff recommended approval of the plat subject to two conditions. One condition was that the 15-foot-wide water line easement on the plat be relabeled as a 15-foot wide public utility easement as recommended by the Public Works Director, Sean Kelley. The second condition was to add a note to the plat stating that a fee in lieu of public parkland dedication had been paid prior to recording the Vida Skye Subdivision.

Commissioner Lingvai moved to approve FP-22-02 subject to the two staff conditions. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

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

Mr. Gibson stated that the next regular meeting date is June 22nd, and applications have been received for items on that agenda.

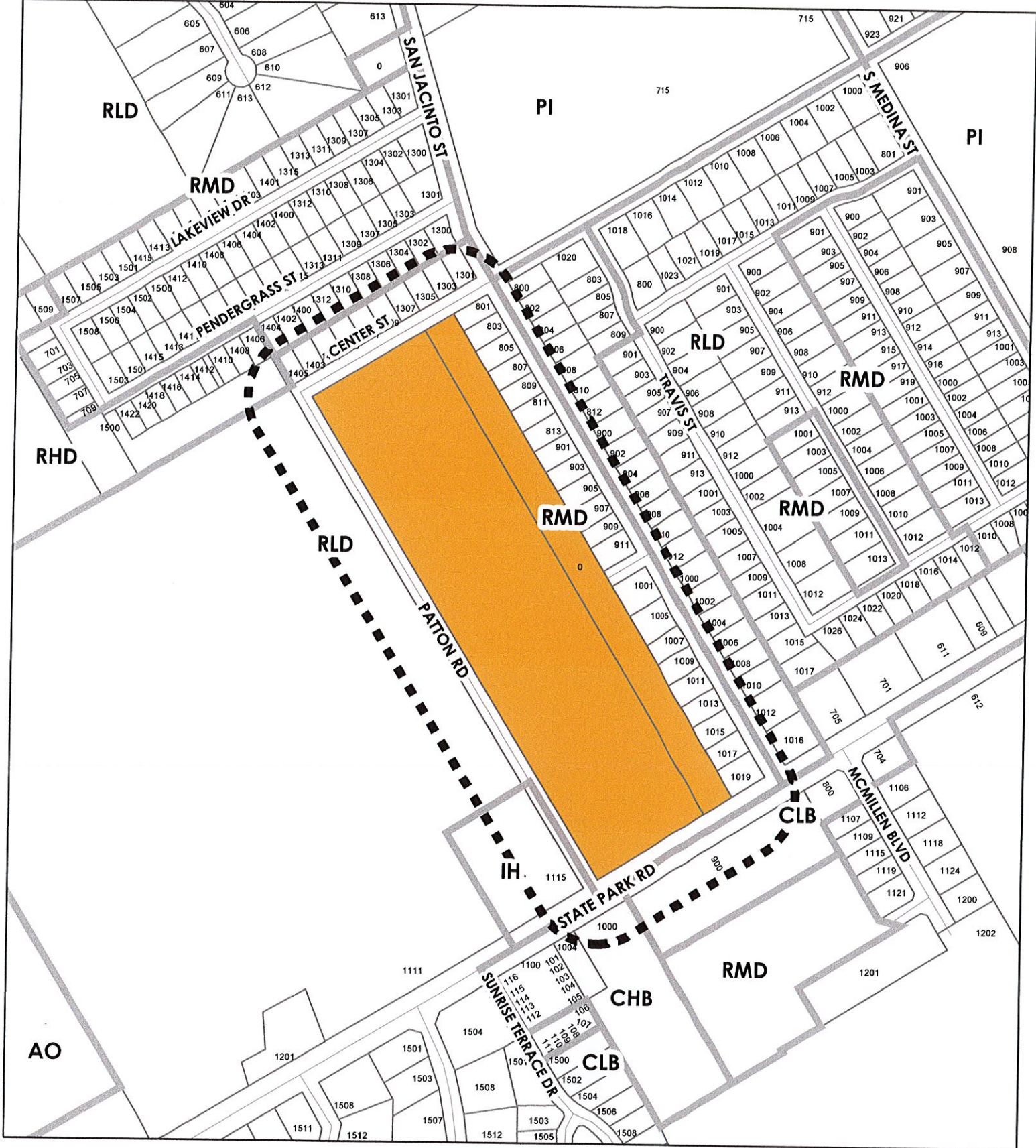
9. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:05 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-22-08 & PDD-22-01

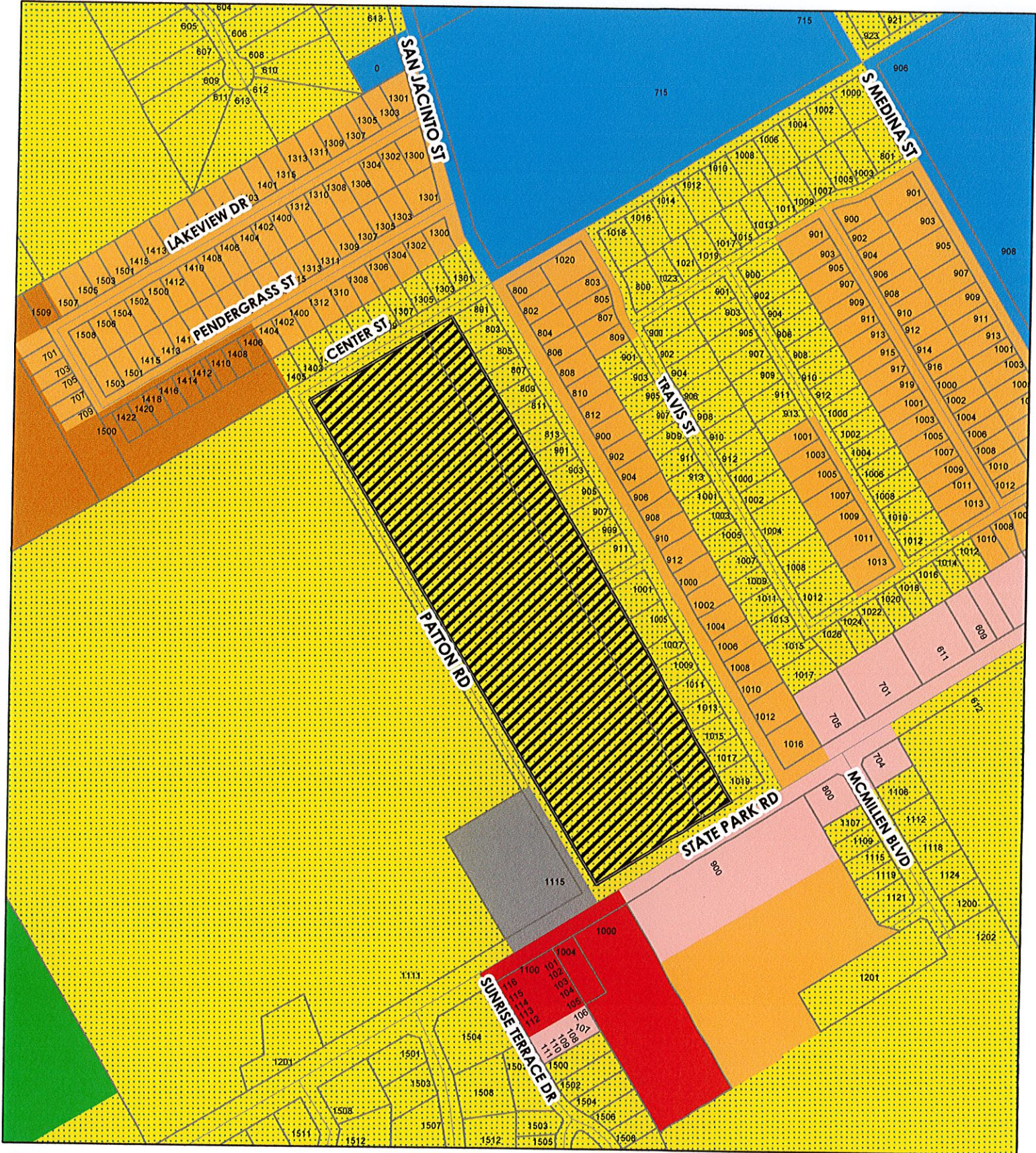
LOCKHART PLACE TOWNHOMES
 RLD TO PDD

903 STATE PARK RD



scale 1" = 400'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

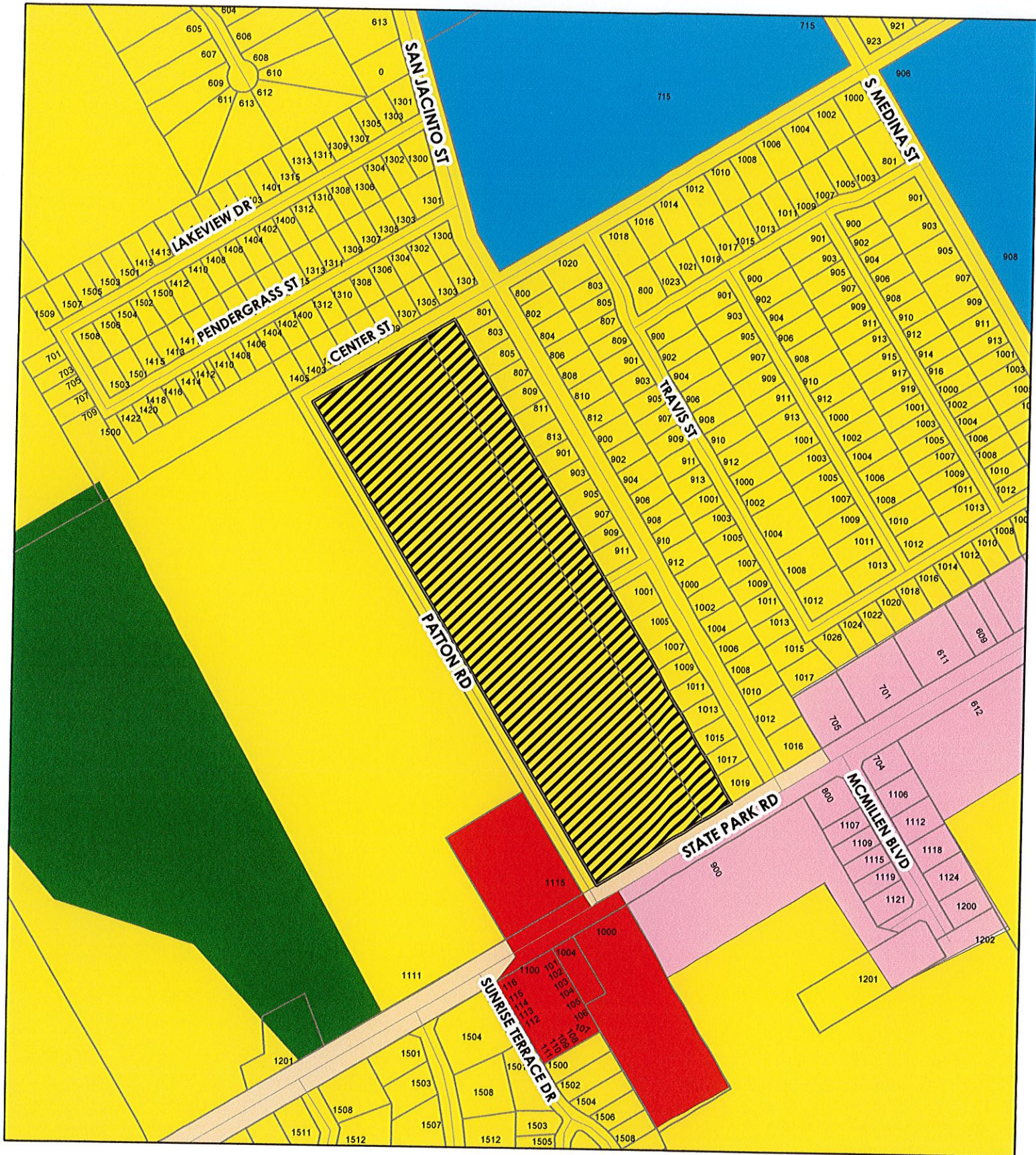


ZC-22-08 & PDD-22-01
 LOCKHART PLACE TOWNHOMES
 RLD TO PDD
 903 STATE PARK RD



scale 1" = 400'

- ZONING DISTRICTS**
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - INDUSTRIAL HEAVY
 - PUBLIC AND INSTITUTIONAL
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

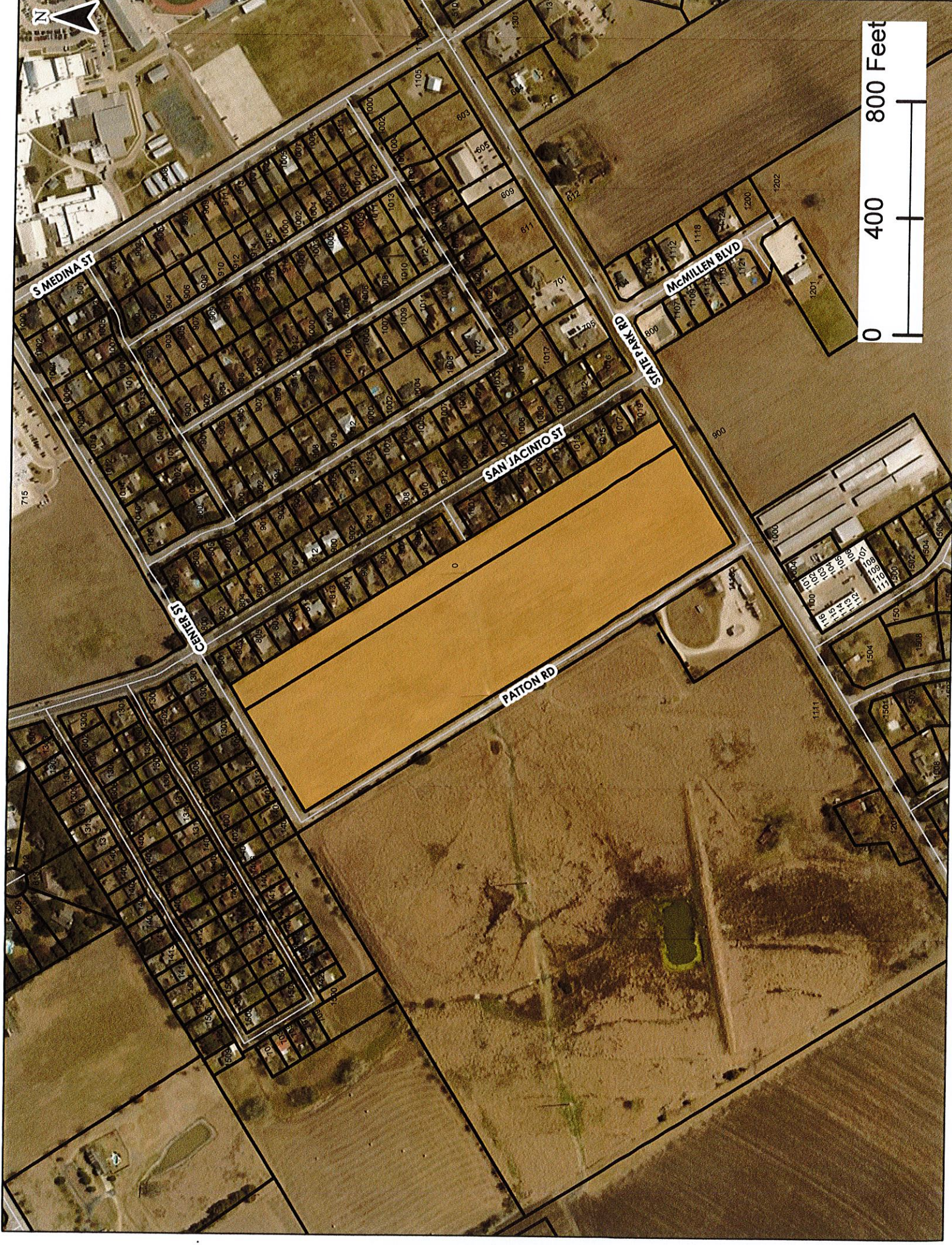
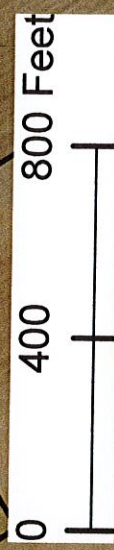
RLD TO PDD

903 STATE PARK RD



scale 1" = 400'

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



S MEDINA ST

CANTER ST

SAN JACINTO ST

PATTON RD

SATER PARK RD

McMULLEN BLVD

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CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBERS: ZC-22-08, PDD 21-01

REPORT DATE: June 16, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: June 22, 2022

CITY COUNCIL HEARING DATE: July 5, 2022

REQUESTED CHANGE: RLD to PDD

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

APPLICANT: James Travis Krause

OWNER: Patton 3 LLC

SITE LOCATION: 903 State Park Road (FM 20)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 19.798 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Low Density Residential***ANALYSIS OF ISSUES**

REASON FOR REQUESTED ZONING CHANGE: This application, along with the accompanying PDD plan, proposes to create a Planned Development District for a townhouse development. A PDD is the only way to achieve typical modern townhouse design in Lockhart, due to the restrictive nature of the townhouse standards in the conventional zoning districts.

PROPOSED DEVELOPMENT: The planned layout includes 247 residential lots. Each townhouse would be on a separate lot fronting on a public street. The planned residential lots are 20 feet wide and 90 feet deep. Corner lots are shown as 30 feet wide. All lots will front on streets that would have 50-foot-wide rights-of-way. The existing Patton Road right-of-way would function as the site's collector street leading to State Park Road. No driveways are shown directly accessing Patton Road, nor do any garages or driveways face the neighboring residences on the north side of Center Street. All streets will have sidewalks on both sides. Additionally, there is a network of sidewalks located between the rows of houses.

The residential lots are shown as being the sites of townhouses two or three stories in height with footprints measuring 20 feet by 50 feet. The homes would have either one or two-car garages, depending upon the lots' street orientation. The applicant has agreed to limit the height of the row of houses abutting the existing residences along San Jacinto Street to two stories. On blocks 5 and 7, the lots are oriented so the units' front doors open onto a shared public space. Including driveway spaces, each unit will have at least the two off-street parking spaces required of a three-bedroom townhouse. Additional parking will be available on the streets that do not have front-loading garages. Because many of the blocks have garages facing the streets, staff is concerned that the development may have a shortage of on-street parking for visitors or additional cars residents may own. City planning staff recommends designing the units' layouts to group the garages of pairs of neighboring units next to each other to create additional street parking opportunities between driveways.

The PDD development plan shows amenities including a large central open space area, dog run, playscape and several internal courtyards and sidewalks. The attached PDD design document shows six-foot fencing and a row of trees to screen the new townhouses from the existing houses along the west side of San Jacinto Street.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family dwellings, vacant land school	RLD, RMD, RHD, PI	<i>Medium Density Residential, Public and Institutional</i>
East	Single-family residential	RLD	<i>Low Density Residential</i>
South	Self-storage, retail, vacant land	CMB, CHB, RMD	<i>Light-Medium Commercial, General-Heavy Commercial, Residential Low Density</i>
West	Industrial, vacant Land	IL, RLD,	<i>Medium Density Residential, General Heavy Commercial</i>

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts would be the development plan, which in this case shows 247 townhouse dwellings that could be roughly compared to a multi-family complex. The subject project is residential, which is compatible with much of the surrounding conventional zoning districts. The project’s density of 12.5 units of acre is in the high-density range. With six different zoning classifications currently in the area around the subject property, there isn’t any zoning classification, either PDD or conventional district, that would make a perfect transition on all sides.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be provided primarily via Patton Road, which will be improved to a collector street with a 60-foot right-of way. The development’s internal streets will be 50-foot rights-of-way, with six connections to Patton Road and one connection to Center Street. Western Drive, an existing stub street connecting to San Jacinto Street, will continue through the development, eventually terminating at Patton Drive. The subdivision has been designed to avoid direct entrance from State Park Road, which should help lower through traffic within the subdivision. The site has access to 6 and 12-inch water lines on surrounding streets and along the site’s eastern property line. Nearby wastewater includes 6 and 10-inch wastewater lines on adjacent and nearby streets. The project’s water and wastewater infrastructure is subject to approval by the city engineer.

POTENTIAL NEIGHBORHOOD IMPACT: The properties to the west of the subject property, across Patton Road, include one in industrial use, and the other a much larger, mostly vacant parcel with a few small outbuildings. To the north, across Center Street, is the developed Lakeview Subdivision. The adjacent properties to the east include those within the Parkway Subdivision. To the south, across State Park Road, is the proposed Ramendu Subdivision, a mixture of residential and commercial uses. Adverse impacts will be partially mitigated through the use of Patton Road to State Park Road as the primary streets used to provide access to areas outside of the subdivision. However, due to the nearby location of elementary and high schools, the subdivision would create both pedestrian and vehicle traffic through the existing neighborhoods to the north and east. TxDOT may require a Traffic Impact Analysis and traffic safety improvements to mitigate effects of the development.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed PDD zoning is not consistent with the *Low Density Residential* designation for the property on the Future Land Use Plan map. The PDD will be considerably more intense than the site’s low density residential designation. Overall, the proposed development represents an increase in terms of land use intensity.

ALTERNATIVE CLASSIFICATIONS: The site's current RLD zoning is consistent with the Future Land Use Plan map. However, the proposed townhouse development would not be possible in any of the city's standard zoning districts.

FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including sidewalks, utilities, stormwater drainage, signage, and parkland.

ADDITIONAL REQUIREMENTS: The applicant will need to work with TxDOT to see whether a Traffic Impact Analysis will be required.

RESPONSE TO NOTIFICATION: At the May 25th Planning and Zoning Commission meeting, at which the item was postponed, two residents asked questions regarding the proposed development.

STAFF RECOMMENDATION: City Planning Staff recommends approval of ZC-22-08 and PDD-22-01, as the site location and proposed layout represents a well-implemented townhouse concept. The proposed development will provide a product which is currently not offered in Lockhart. The townhouses should represent a more affordable way to own a home while minimizing many of the costs associated with home ownership. Staff recommends the following conditions of approval:

- 1) Cluster the one-car garages of neighboring units together to create additional on-street parking spaces.

LOCKHART PLACE TOWNHOMES PLANNED DEVELOPMENT DISTRICT

PROPOSED STRUCTURES HEIGHT MAX. THREE STORIES

NOTE:
ALL AMENITY AREAS WILL BE HOA OWNED AND MAINTAINED:

- A) DOG RUN
- B) PLAYSCAPE
- C) COMMUNAL SEATING
- D) WALKING PATHS

NOTE:
EACH RESIDENTIAL LOT WILL PROVIDE EITHER A SINGLE OR DOUBLE CAR GARAGE.

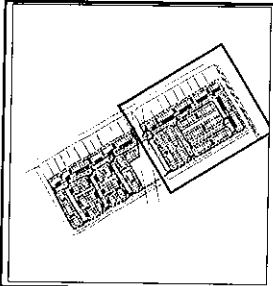
LOT SUMMARY TABLE:
246 RESIDENTIAL LOT
5 GREEN SPACE/PARK/ DETENTION

NOTE:
THE CITY WILL OWN, AND THE HOA WILL MAINTAIN, THE PARKLAND AND DETENTION AREAS WITHIN BLOCKS 4 AND 30.
THE HOA WILL OWN AND MAINTAIN THE GREENSPACE/TRAILS AREAS IN BLOCKS 2, 3, 4, AND 5, AS WELL AS THE DETENTION/ GREENSPACE/PARK AREA IN BLOCK 7.

NOTE:
FOUR-FOOT-WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STATE PARK ROAD FRONTAGE, CENTER STREET FRONTAGE, AND ALL PARKLAND/GREENSPACE/DETENTION AREA STREET FRONTAGES. A FIVE-FOOT-WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE STATE PARK ROAD FRONTAGE. THESE SIDEWALKS SHALL BE CONSTRUCTED BY THE SUBDIVIDER, PRIOR TO RECORDATION OF THE FINAL PLAT FOR EACH PHASE. FOUR-FOOT-WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL OTHER STREETS BY INDIVIDUAL LOT OWNERS. PROVIDE A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON EACH LOT.

NOTE:
THE APPLICANT IS INVESTIGATING THE OPPORTUNITY TO OBTAIN AN OFFSITE DRAINAGE EASEMENT FOR STORM DETENTION PURPOSE.

NOTE:
THE PAMPHLET INDICATES A BUILDING STYLE THAT CONSISTS OF 2 STORY BUILDINGS. FLOOR PLANS ARE NOT YET FINALIZED. FUTURE FLOOR PLANS WILL INCLUDE BUILDINGS UP TO 3 STORIES IN HEIGHT.



VICINITY MAP
SCALE 1" = 300'

LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED ROAD
- PROPOSED CENTERLINE
- PROPOSED ROW
- EXISTING ROAD
- EXISTING CENTERLINE
- EXISTING ROW
- VISIBILITY EASEMENT
- PUBLIC ACCESS
- STREET LIGHT

SCALE 1" = 300'

CONSULTANT: INTERCON CONSULTING, INC.

DATE: 06/16/2022

DRAWN BY: JMH

CHECKED BY: SGG

PROJECT #: PTL081821E

DATE: 06/16/2022

SCALE: 1" = 300'

PROJECT: PTL081821E

02

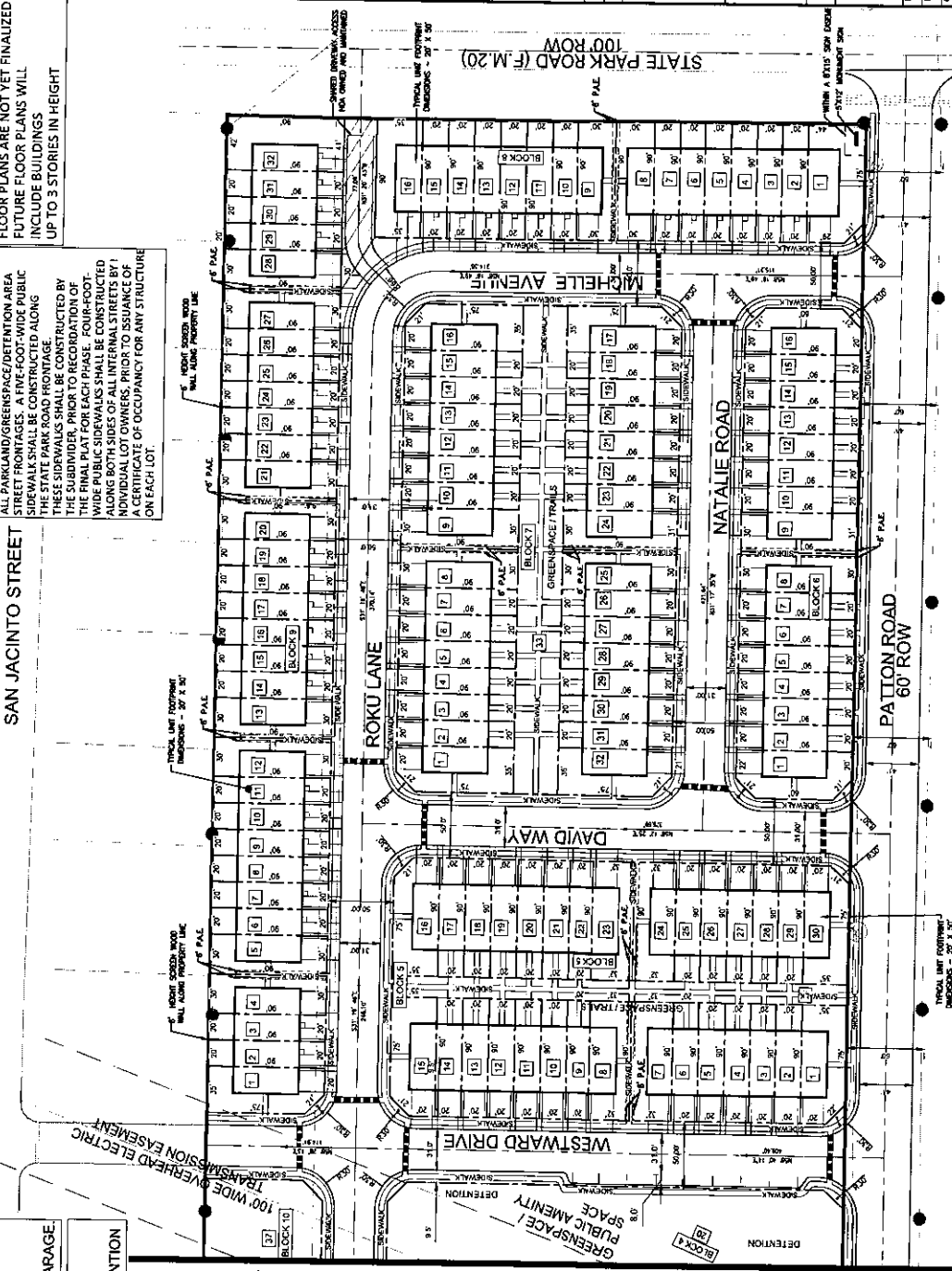
500 Wessler Road
Crown Rock, Texas 76227
Phone (817) 367-0865
Fax (817) 367-0860
(FBE # 7-22174)

OKJE

PDD DEVELOPMENT PLAN

KBAR GROUP

FM 20 & PATTON RD, LOCKHART
CALDWELL COUNTY, TEXAS



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 James Travis Krause
DAY-TIME TELEPHONE 254 537 3623
E-MAIL travis@kbargroup.com

ADDRESS 1950 County Road 146
Georgetown TX 78633

OWNER NAME Patton 3 LLC
DAY-TIME TELEPHONE 254 218 5846
E-MAIL Legal@kbargroup.com

ADDRESS 1950 County Road 146
Georgetown TX 78633

PROPERTY

903

ADDRESS OR GENERAL LOCATION ~~Patton Rd~~ and State Park Rd

LEGAL DESCRIPTION (IF PLATTED) A002 BERRY, FRANCIS, ACRES 3.3 and A002 BERRY, FRANCIS, ACRES 16.5

SIZE ~~19.8~~ 19.798 ACRE(S) LAND USE PLAN DESIGNATION Housing development

EXISTING USE OF LAND AND/OR BUILDING(S) Crop land

PROPOSED NEW USE, IF ANY housing developement

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION LDR RLD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST Provide more housing opportunities for families and adults in the City of Lockhart.

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 \$ 570.00 ^{546.00} 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

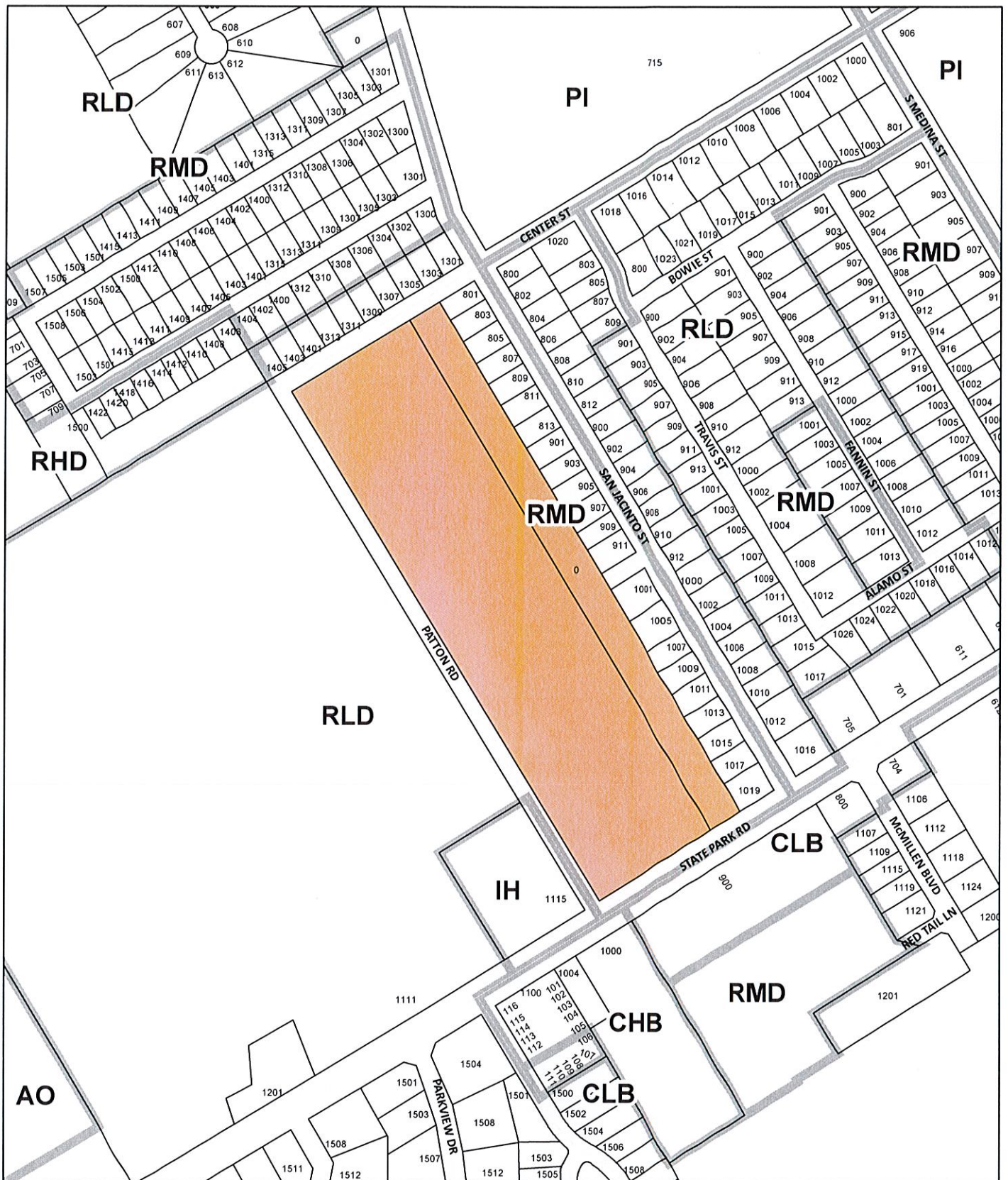
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 2/16/22

OFFICE USE ONLY

ACCEPTED BY Dan Gibson & Kerin Waller RECEIPT NUMBER R01137669
DATE SUBMITTED 2-17-22 CASE NUMBER ZC - 22 - 08
DATE NOTICES MAILED 5-9-22 DATE NOTICE PUBLISHED 5-12-2022
PLANNING AND ZONING COMMISSION MEETING DATE 5-25-2022
PLANNING AND ZONING COMMISSION RECOMMENDATION 5-25-2022 postpone until 6-22-22
CITY COUNCIL MEETING DATE 6-7-2022
DECISION _____



PP-22-02

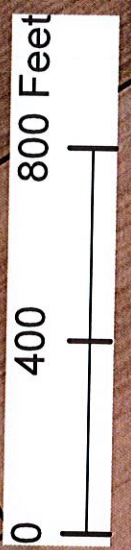
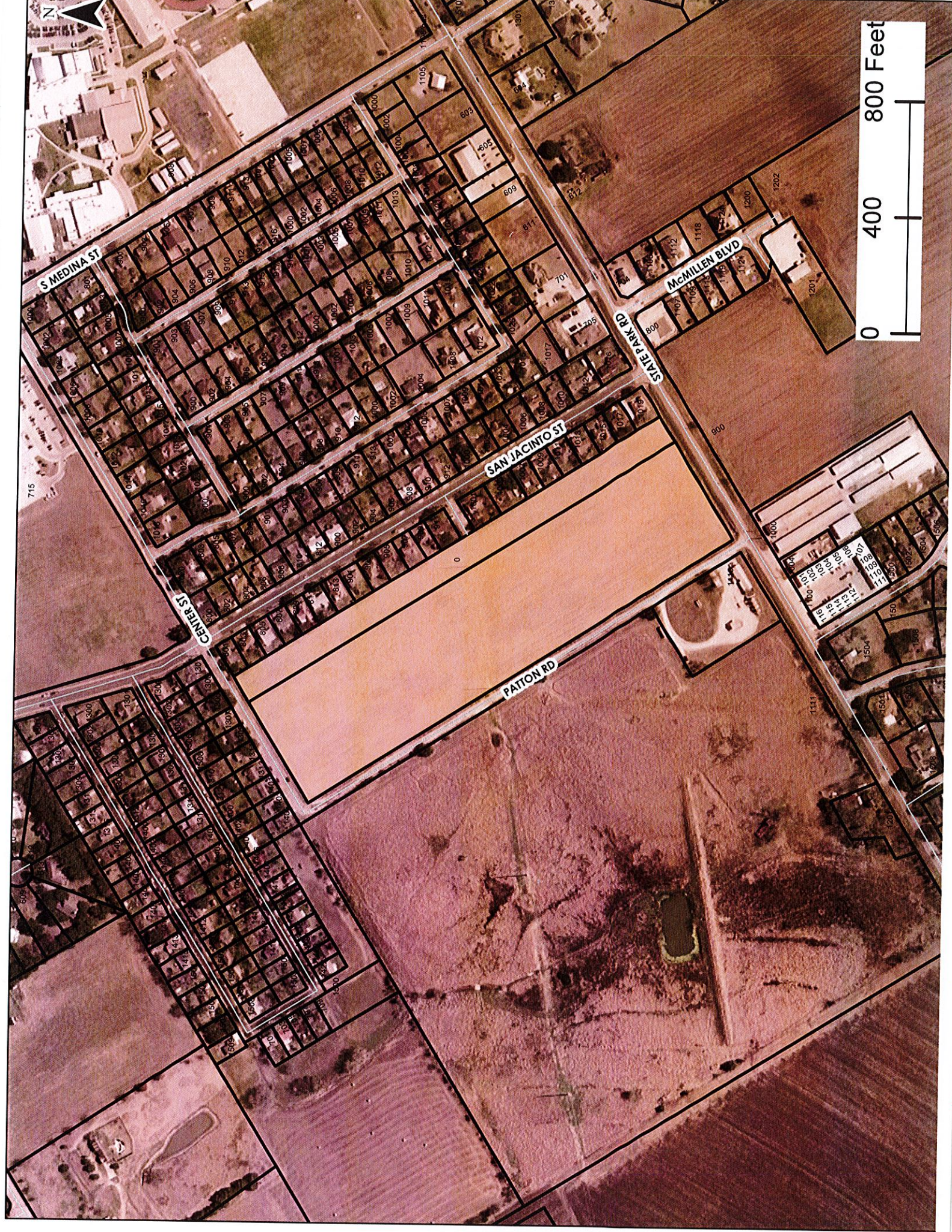
LOCKHART PLACE TOWNHOMES

903 STATE PARK RD



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 400'



S MEDINA ST

CENTER ST

SAN JACINTO ST

PATTON RD

STATE PARK RD

McMULLEN BLVD

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CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: June 17, 2022
PLANNING & ZONING COMMISSION DATE: June 22, 2022

CASE NUMBER: PP-22-02

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: A list of conditions will be emailed to the Commission by Monday, June 20.

BACKGROUND DATA

APPLICANT: Travis Krause

OWNER: Patton 3, LLC, c/o Travis Krause

SURVEYOR: Jace Scarbrough, P.L.S., JDS Surveying, Inc.

ENGINEER: Scott Graves, P.E., KJE

SITE LOCATION: 903 State Park Road

PROPOSED SUBDIVISION NAME: **Lockhart Place Townhomes Planned Development District**

SIZE OF PROPERTY: 19.798 acres

NUMBER OF LOTS: 246 townhouse residential lots and 7 open space/detention lots (see detail below)

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: Currently RLD (Residential Low Density District); proposed PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This plat accompanies the PDD Development Plan and Zoning Change request (PDD-22-01 and ZC-22-08, respectively) from RLD to PDD for the same property. A separate Subdivision Development Plan document was also submitted for the proposal, which shows the boundary between Phases One and Two. The proposal is for the platting of two lots to contain 246 townhouse residential lots, to be served by a public street network. According to the plat drawing, the streets will have a 31-foot paved width to be contained within a 50-foot-wide public right-of-way. The development will also include three park / stormwater detention lots and four linear greenspace / trails lots. Amenities such as a multi-function playscape, picnic tables, dog run, and trail networks will be included within the open space lots, which are further discussed in the staff report for the PDD Development Plan. The parkland and detention areas within Blocks 4 and 10 will be owned by the City and maintained by the Homeowners' Association. All other open space areas will be owned and maintained by the HOA. Four-foot-wide public sidewalks are proposed along both sides of the internal streets as a subdivision amenity, as well as along the Center Street and Patton Road frontages, in addition to the required five-foot-wide public sidewalk along the State Park Road frontage. Sidewalks are also proposed to bisect the various blocks through Public Access Easements, as well as through the greenspace / trails lots. A shared driveway owned and maintained by the HOA will provide access to Lots 28 through 32, Block 9. A 100-foot-wide LCRA electric easement traverses the park / detention lots in Blocks 4 and 10, as well as a small portion of a residential lot (Lot 1, Block 9), with a note on the plat specifying that no stormwater detention or parking is permitted within this easement. The applicant is exploring the opportunity to obtain an offsite drainage easement for stormwater detention purposes, according to a note on the Subdivision Development Plan and PDD Development Plan. Any offsite detention would need to be determined at the time of the final plat, including being shown in the engineering plans for each applicable phase of development.

NEIGHBORHOOD COMPATIBILITY: The properties to the west of the subject property, across Patton Road, include one in industrial use, and the other a much larger, mostly vacant parcel with a few small outbuildings. To the north, across Center Street, is the developed Lakeview Subdivision. The adjacent properties to the east include those within the Parkway Subdivision. To the south, across State Park Road, is the proposed Ramendu Subdivision, a mixture of residential and commercial uses. The greatest impact of the proposed development would be increased traffic on abutting State Park Road, Patton Road, and Center Street, as well as onto San Jacinto Street approximately 150 feet to the east of the subject property. A recommended condition of approval is for the applicant to provide all correspondence with TxDOT, including that pertaining to a Traffic Impact Analysis and the potential need for turning lanes and / or traffic signals at State Park Road. Any turning lane improvements or signalization required by TxDOT must be constructed with the subdivision improvements, prior to recordation of the final plat for the applicable phase. According to the applicant, a town hall-style meeting was recently held with the local neighborhood, in which the developers received generally positive feedback. The applicant has also stated that TxDOT has not yet issued comments on the proposed development.

FORM AND CONTENT: Once the items in the forthcoming email from Staff to the applicant are satisfied as recommended conditions of approval, the plat will comply with all minimum requirements for form and content. The email will also be sent to the Commission, no later than Monday, June 20.

COMPLIANCE WITH STANDARDS: Since the time that the accompanying Zoning Change was postponed at the May 25, 2022 Commission meeting to the June 22, 2022 meeting, the accompanying PDD Development Plan and Preliminary Plat still do not meet all required standards of the Subdivision Regulations and Zoning Ordinance. Once the items in Staff's forthcoming email are satisfied as recommended conditions of approval, the proposed development will comply with all applicable subdivision standards, including construction of sidewalks where required, utilities, stormwater drainage, and parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat for each phase, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

NOTE:
ALL AMENITY AREAS WILL BE HOA OWNED AND MAINTAINED:

- A) DOG RUN
- B) PLAYSCAPE
- C) COMMUNAL SEATING
- D) WALKING PATHS

NOTE:
THE APPLICANT IS INVESTIGATING THE OPPORTUNITY TO OBTAIN AN OFFSITE DRAINAGE EASEMENT FOR STORM DETENTION PURPOSE.

NOTE:
THE PAMPHLET INDICATES A BUILDING STYLE THAT CONSISTS OF 2 STORY BUILDINGS, FLOOR PLANS ARE NOT YET FINALIZED. FUTURE FLOOR PLANS WILL INCLUDE BUILDINGS UP TO 3 STORIES IN HEIGHT

LOCKHART PLACE TOWNHOMES PLANNED DEVELOPMENT DISTRICT
PROPOSED STRUCTURES HEIGHT MAX. THREE STORIES

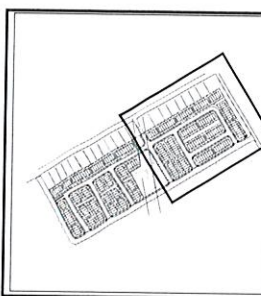
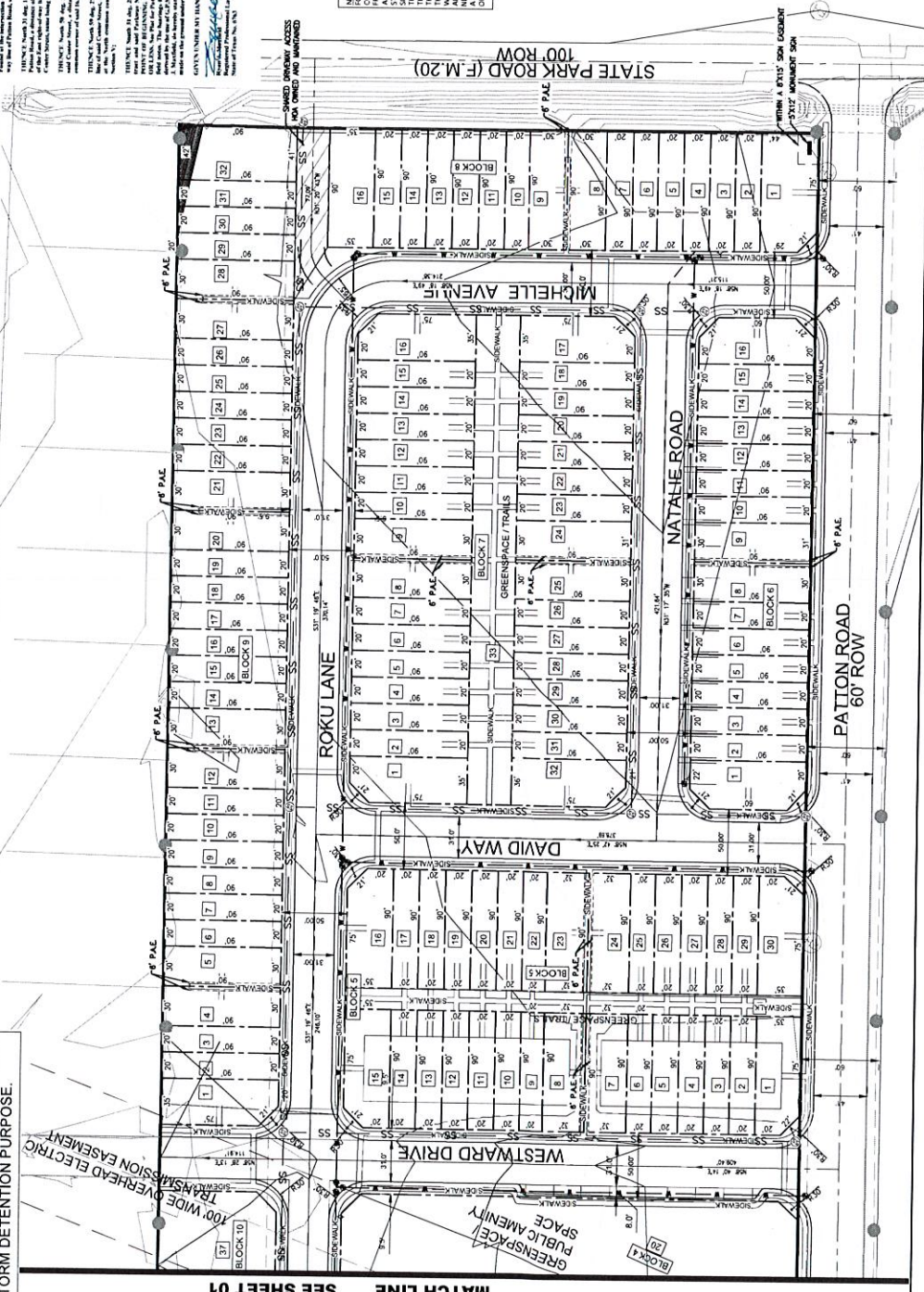
NOTE:
THE CITY WILL OWN, AND THE HOA WILL MAINTAIN, THE PARKLAND AND DETENTION AREAS WITHIN BLOCKS 4 AND 10. THE HOA WILL OWN AND MAINTAIN THE GREENSPACE/TRAILS AREAS IN BLOCKS 2, 3, 4, AND 5, AS WELL AS THE DETENTION/ GREENSPACE/PARK AREA IN BLOCK 7.

LOT SUMMARY TABLE:
246 RESIDENTIAL LOT
5 GREEN SPACE/PARK/ DETENTION
TOTAL ACREAGE OF THE SUBJECT PROPERTIES: 19.798 ACRES

JDS SURVEYING, INC.
T. R. PHELPS, Firm Registration No. B0184118
1508 W. MAIN - VAN, TX 75790 - Phone: (940) 963-2333
FAX: (940) 963-2335

All other surveys in support of project of record, including the Project Survey, Survey, and Survey, are hereby acknowledged and approved by the undersigned. The undersigned hereby certifies that the above information is true and correct to the best of his knowledge and belief, and that the same has been prepared by him or under his direct supervision and control, and that he is a duly Licensed Professional Land Surveyor in the State of Texas.

LEGEND:
PROPERTY LINE
LOT LINE
PROPOSED ROAD
PROPOSED CENTERLINE
EXISTING ROAD
VISIBILITY EASEMENT
PUBLIC ACCESS
EASEMENT "P.A.E."



LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED ROAD
- PROPOSED CENTERLINE
- EXISTING ROAD
- VISIBILITY EASEMENT
- PUBLIC ACCESS
- EASEMENT "P.A.E."

SCALE 1" = 40'

DATE: _____

CONTRACT NO.: _____

REVISION: _____

SCALE: _____

THIS DOCUMENT IS BELIEVED TO BE CORRECT FOR THE PURPOSE OF INTENDING TO BE USED FOR THE PURPOSES OF "SUBMIT TO GRADES" (TEXAS P.E. NO. 88150). IT IS NOT TO BE USED FOR PERMIT PURPOSES OR FOR ANY OTHER PURPOSES.

OKJE
500 Moody Road
Cress Roads, Texas 75727
Phone (409) 397-0855
Fax (409) 397-0830
(TCEC # 1-12174)

SUBDIVISION DEVELOPMENT PLAN
KBAR GROUP
FM 20 & PATTON RD, LOCKHART
CALDWELL COUNTY, TEXAS

SHEET: 02

DATE: 06/16/2022
DRAWN BY: MH
CHECKED BY: SG
PROJECT: PTL08551E

SUBDIVISION PLAT APPLICATION

CITY OF

Lockhart

TEXAS

**This is the Resubmitted Application - 5/18/22*

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

APPLICANTS

SURVEYOR NAME Jace Scarbrough, JDS Survey ADDRESS 159 W Main St

DAY-TIME TELEPHONE (903) 963-2333 Van, TX 75790

E-MAIL jace.scarbrough@gmail.com

ENGINEER NAME Scott Graves, KJE ADDRESS 500 Moseley Road

DAY-TIME TELEPHONE (940) 387-0805 Cross Roads, TX 76227

E-MAIL sgraves@kje-us.com

OWNER NAME James Travis Krause, Patton 3 LLC ADDRESS 1950 County Road 146

DAY-TIME TELEPHONE 254-537-3623 Georgetown, TX 78633

E-MAIL travis@kbargroup.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Lockhart Place Townhomes

ADDRESS OR GENERAL LOCATION Patton Rd/State Park Rd *903 State Park Rd*

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 19.8 ACRE(S) PROPOSED NUMBER OF LOTS 253

ZONING CLASSIFICATION(S) PDD (proposed); RLD (current)

PROPOSED USE OF LAND Townhome Development

- * ~~246~~ Residential Lots
 - * 3 Parkland / Stormwater Detention Lots
 - * ~~2 Parkland / Greenspace Lots~~
 - * 4 Trail / Greenspace Lots
- } ←

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.

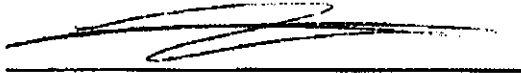
Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

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 \$60.00 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 can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE



DATE 5/17/22

PRINTED NAME

James Travis Krause

TELEPHONE

254-537-3623

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Dan Gibson & Kevin Walker RECEIPT NUMBER R01137669

DATE SUBMITTED 5/18/22 - Resubmission CASE NUMBER PP-22-02

DATE APPLICATION IS DEEMED COMPLETE 4/1/22


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

PLANNING AND ZONING COMMISSION MEETING DATE 6/22/22

DECISION _____

CONDITIONS _____

TO: Planning and Zoning Commission

FROM: Dan Gibson, City Planner 

SUBJECT: Zoning text amendment

DATE: June 15, 2022

City of Lockhart

MEMO

This past February the City Council adopted the zoning text amendment that the Commission recommended requiring covered-parking for detached single-family dwellings (SF-1 and SF-2 development types). At the May 3rd City Council meeting, at the request of Councilmember Kara McGregor, the City Council discussed exempting homes on nonconforming (grandfathered) platted lots from the covered parking requirement because there are old subdivisions, primarily on the east side, where the lots are only 40 feet wide. The result was that the Council, on a vote of 6-1 with the Mayor voting against, passed a motion to direct staff to prepare an amendment to make the covered parking standards more reasonable for houses constructed on such lots.

The Council also requested that we determine how many platted nonconforming residential lots, including both vacant and developed lots, there are in the city. A map of those is attached as Exhibit 1, and shows that there are a total of 317 nonconforming platted lots based on the development type (SF-1 or SF-2) allowed by the zoning of the lot. This does not include unplatted residential parcels. SF-1 has a minimum lot width of 65 feet and minimum lot area of 8,500 square feet, and under the current ordinance requires at least a two-car garage or carport. SF-2 has a minimum lot width of 50 feet and minimum lot area of 5,500 square feet, and requires at least a one-car garage or carport.

The Planning staff didn't participate in the discussion of this item at the May 3rd Council meeting. However, some Council members apparently misunderstood some aspects of the adopted ordinance. For example, Councilmember McGregor complained that it's unreasonable to require a two-car garage on a lot 40 feet wide because it wouldn't leave enough width for usable space in the portion of the house next to the garage. However, the ordinance actually only requires a minimum of a one-car garage for the SF-2 development type, which is allowed in the RMD district where most of the nonconforming lots are located. There were other misunderstandings, as well. Nevertheless, staff was asked to prepare one or more amendments for the Planning and Zoning Commission to consider for recommendation to City Council.

The attached Exhibit 2 contains the current ordinance wording of the covered-parking provision, an amended version incorporating minor changes, and an amended version incorporating major changes, with deleted text crossed-out and added text underlined. Exhibit 3 shows the same options, but without strike-outs and underlining. Exhibit 4 is a summary of the three options being considered, although the Commission may desire to recommend a fourth option of your own creation to the City Council, which will consider the proposed amendments on their July 5th agenda.

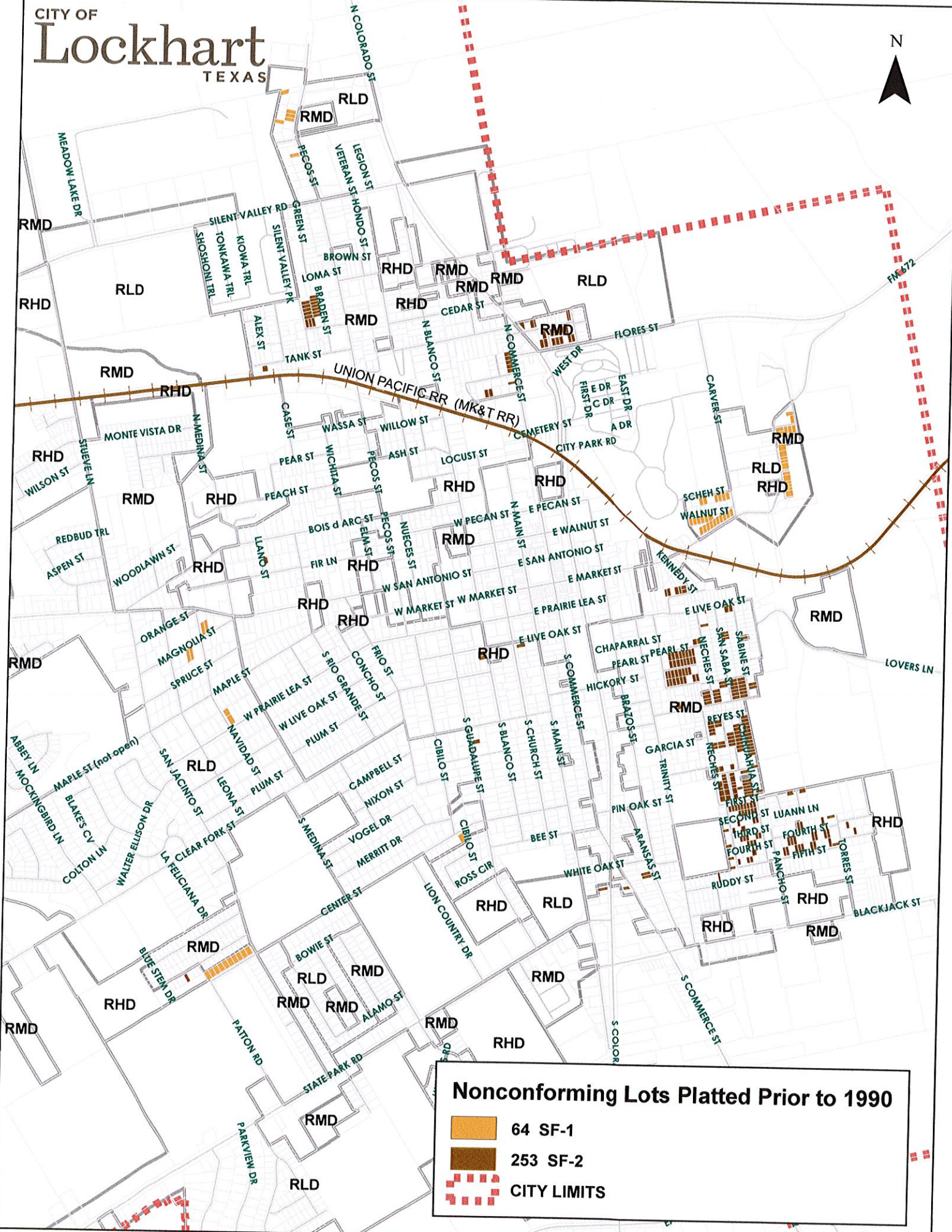
Although the main concern of the City Council was to provide an exemption from the ordinance for nonconforming platted lots (less than 50-feet wide), that was based on the incorrect assumption that the ordinance requires a two-car garage in all cases. The fact is that a functional home with a one-car garage can easily be designed to fit a lot that is as narrow as 40 feet, as shown in Exhibit 5 illustrating a lot only 40 feet wide and 80 feet deep. Therefore, the exemption is proposed only for lots less than 40 feet wide, which are extremely rare. Adding the exemption provides an opportunity for a fresh look at other aspects of the covered-parking standards, where minor changes would make the text more reader-friendly, or where more substantive changes are possible in the spirit of the original intent of the ordinance.

A minor change eliminates references to the SF-1 and SF-2 development types. Since those are defined primarily by the width and size of the lot where the single-family home is constructed, describing the scenarios by lot width rather than development type minimizes any confusion that might occur for readers who do not understand the development-type terminology. With the elimination of references to the SF-1 and SF-2 development types, it was also necessary to clarify that the provision applies to detached single-family dwellings.

In the version of amendments consisting of major changes, the requirement for at least a two-car garage or carport for single-family dwellings on lots that are at least 65 feet wide has been deleted, which simplifies the standard to be a minimum of just a one-car garage or carport. The requirement for a two-car garage for the SF-1 development type (minimum lot width of 65 feet) assumed that a house constructed on such lot would take full advantage of the wider lot. However, there are vacant lots in the city that are 65 feet or greater in width, but where the owner may need only a small house and can't afford the extra expense of a two-car garage or carport. If there is a driveway sufficient to provide the remainder of the minimum number of required off-street parking spaces, covered parking for one car is sufficient.

Another major change proposed is to apply the covered parking requirement to residential structures containing two units as well as detached single-family dwellings. The two-unit dwellings could be duplexes, condominiums, or townhouses in terms of their form of ownership. It is not uncommon to group single-family and two-unit dwellings in terms of applying different standards to them than are applied to other land uses. For example, Section 64-197(g)(1)(b) of our off-street parking standards allows vehicles to back into the street only for single-family and duplex dwelling units. All other land use types, including multi-family residential, must provide for unobstructed ingress and egress to all parking spaces, such as in a parking lot, without backing into the street. The intent of the covered-parking standard was to provide additional enclosed storage space as well as to improve the aesthetics of residential developments, such as prohibiting "snout houses". This is just as valid for residential structures containing two units as it is for detached single-family dwellings.

CITY OF Lockhart TEXAS



Nonconforming Lots Platted Prior to 1990

-  64 SF-1
-  253 SF-2
-  CITY LIMITS

Chapter 64 Zoning

ARTICLE VII. ZONING DISTRICTS AND STANDARDS

Sec. 64-197. Regulations common to all or several districts.

(g) *Minimum parking and loading requirements.*

(2) Additional parking requirements in residential districts. [*Current text*]

- a. Each dwelling unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 440 square feet (two vehicles) for the SF-1 development type or 220 square feet (one vehicle) for the SF-2 development type. Carports shall be provided with an integral enclosed storage room of at least 40 square feet. Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line. Front-facing garage doors for single-car and two-car garages shall not occupy more than 40 percent, and front-facing garage doors for three-car garages shall not occupy more than 50 percent, of the width of the house.

(2) Additional parking requirements in residential districts. [*Alternative text – Minor changes*]

- a. Each detached single-family dwelling unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 440 square feet for two vehicles on lots 65 or greater feet wide, for the SF-1 development type or at least 220 square feet for one vehicle on lots less than 65 feet wide for the SF-2 development type. Carports shall be provided with an integral enclosed storage room of at least 40 square feet. Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line. Front-facing garage doors for single-car and two-car garages shall not occupy more than 40 percent, and front-facing garage doors for three-car garages shall not occupy more than 50 percent, of the width of the house. Dwellings constructed on platted lots having a width less than 40 feet are not required to provide covered parking.

(2) Additional parking requirements in residential districts. [*Alternative text – Major changes*]

- a. Each detached single-family dwelling, and any residential structure containing two dwelling units, including duplex, condominium, or townhouse, unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least ~~440 square feet (two vehicles) for the SF-1 development type~~ or 220 square feet for one vehicle for per dwelling unit the SF-2 development type. Carports shall be provided with an integral enclosed storage room of at least 40 square feet. Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the dwelling that is closest to the front property line. Front-facing garage doors for one-car and two-car garages shall not occupy more than 40 percent, and front-facing garage doors for three-car garages shall not occupy more than 50 percent, of the width of detached single-family dwellings the house. Dwellings constructed on platted lots having a width less than 40 feet are not required to provide covered parking.

Chapter 64 Zoning

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(2) Additional parking requirements in residential districts. [*Alternative text – Minor changes*]

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(2) Additional parking requirements in residential districts. [*Alternative text – Major changes*]

- a. Each detached single-family dwelling, and any residential structure containing two dwelling units, including duplex, condominium, or townhouse, shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 220 square feet for one vehicle per dwelling unit. Carports shall be provided with an integral enclosed storage room of at least 40 square feet. Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line. Front-facing garage doors for single-car and two-car garages shall not occupy more than 40 percent, and front-facing garage doors for three-car garages shall not occupy more than 50 percent, of the width of detached single-family dwellings. Dwellings constructed on platted lots having a width less than 40 feet are not required to provide covered parking.

SUMMARY OF OPTIONS FOR COVERED PARKING STANDARDS

Current Text

Applies only to detached single-family dwellings (SF-1 and SF-2 development types).

A minimum of two-car garages or carports required for SF-1 development type (lots 65 feet wide or greater), and a minimum of one-car garages or carports required for SF-2 development type (lots less than 65 feet wide).

Minor Amendments

Replaces SF-1 and SF-2 with references to lot width, and clarifies that the provision applies to detached single-family dwellings.

Adds exemption for dwellings constructed on platted lots less than 40 feet wide.

Major Amendments

Applies to residential structures containing two dwelling units, regardless of the form of ownership, as well as to detached single-family dwellings.

*Requires a minimum of only a one-car garage or carport for **any** lot width (deletes the requirement of at least a two-car garage or carport for lots 65 feet or greater width).*

Includes the same exemption for dwellings constructed on platted lots less than 40 feet wide.

All three options still: 1) require carports to have an integral storage room of at least 40 feet; 2) require that garages and carports not extend any closer to the front property line than the wall or covered porch of the front of the dwelling; and, 3) limit the width of front-facing garage doors as a percent of the width of detached single-family dwellings (but not residential structures with two units).

