

## **PUBLIC NOTICE**

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, August 9, 2023  
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 July 26, 2023 meeting.
4. SUP-23-08. Hold a PUBLIC HEARING and consider a request by Mac Jones on behalf of LCD Multifamily Partners, LLC, for a Specific Use Permit to allow a MF-2 Residential Development Type in the Residential High Density (RHD) zoning district on 19.751 acres in the Francis Berry Survey, Abstract No. 2, located at 400 State Park Road (FM 20).
5. ZC-23-04. Hold a PUBLIC HEARING and consider a request by Jonathan McNamara on behalf of Clifton Jones, for a Zoning Change from PDD, Planned Development District, to RMD, Residential Medium Density District, on a total of 8.465 acres in the Francis Berry Survey, Abstract No. 2, located at 1501 Clear Fork Street.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjourn.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:30 AM on the 4<sup>th</sup> day of August, 2023.**

**City of Lockhart  
Planning and Zoning Commission  
July 26, 2023**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Bradley Lingvai, Rick Arnic, Ron Peterson, Julia Haug

**Members Absent:** Phil McBride

**Staff Present:** David Fowler, Kevin Waller, Steve Lewis

**Visitors/Citizens Addressing the Commission:** Listed under each item.

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the June 28, 2023, meeting.

*Commissioner Oliva moved to approve the June 28, 2023, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.*

4. SUP-23-07. Hold a PUBLIC HEARING and consider a request by Lockhart I.S.D for a Specific Use Permit to allow a *Public-School Expansion* at Lockhart High School on 32.14 acres in the Francis Berry Survey Abstract No. 2, zoned PI, Public and Institutional, and located at 906 Center Street.

David Fowler presented the application, noting that three additions to the high school were proposed, with the largest being a two-story, approximately 36,000 square foot classroom wing near the corner of Center Street and Lion Country Drive. He noted the proposed classroom addition's location only 1.5 feet from the building setback along Lion Country Drive. Also, the proposed additions would leave the school 157 spaces short of what would be needed according to their adopted parking ratio. Mr. Fowler said he had received two phone calls that were in potential opposition to the project due to flooding along Medina Street that callers claimed has worsened since the most recent high school addition.

Chair Ruiz stated that he thought the existing sidewalk along Lion Country Drive would be too narrow after the proposed addition is completed. He also stated that the unpaved student parking lots east of Lion Country Drive should be paved, as had been promised with a previous high school addition. Manuel Oliva had asked about the width between the edge of pavement along Lion country Drive and the inside edge of the sidewalk to see how far from the street the building addition would be located.

John Flores of 1011 Medina Street stated he didn't necessarily oppose the project, but raised concerns regarding flooding along Medina Street that he thinks has gotten worse since the most recent high school addition. He also stated that high school students are parking on Medina Street, which creates issues for residents along that street.

Jack Wittle, a consultant on the project for the school district, stated that there was 7-8 feet from the edge of pavement to the inside edge of the sidewalk. The building would be located about 4.5 feet inside the sidewalk. Regarding the parking issue, he stated that the ISD's standard of parking is based on Austin ISD parking ratios, leaving the high school 157 spaces short after the proposed expansion.

Jeremiah Chapman with Lockhart ISD stated that while he understood the concern regarding the construction project, there is not a budget for paving more of the parking area along Lion Country Drive. He also stated that the student parking found on Medina Street is more because of the location of specialized classrooms such as the shop and ag classrooms being more convenient to Medina Street than an overall shortage of parking spaces.

Commissioner Peterson stated he was not comfortable making the school district spend funds beyond what was planned for the project.

Mr. Fowler stated that staff recommended approval of the SUP with the condition that the school district address the parking and drainage issues that had been identified in a manner acceptable to the Commission.

*Commissioner Oliva made a motion to approve the SUP as proposed. This motion failed for lack of a second.*

*Commissioner Lingvai moved to approve the SUP with the condition that an extra 1 foot of sidewalk was added to the existing sidewalk along Lion Country Drive. Commissioner Oliva seconded, and the motion passed with a vote of 5-1, with Chair Ruiz in opposition.*

5. PV-23-03. Consider a request by Steven Lewis, President of Lockhart Economic Development Corporation, for approval of a Plat Variance to allow construction of the required hike and bike trail per Section 52-77(b) of the Subdivision Regulations until after the Final Plat is recorded, for Lockhart Industrial Park III Section 2 on 37.820 acres, zoned IL, Industrial Light, and located within the 500 block of F.M. 2720.

Kevin Waller showed the location of the plat, including the area in which the subject trail would be located.

The applicant, Steve Lewis, Lockhart City Manager and EDC President, stated that the EDC is the owner of the property at this time. The EDC's intent was not to be excused from the requirement to build the trail along SH 130, but to delay the construction until neighboring properties have developed, since if it was built at this time, it would not connect to any neighboring trails or sidewalks.

Mr. Waller said that staff recommends approval of the requested variance.

Commissioner Lingvai stated he generally opposed not building the trail now, as it might be difficult to get it built later. Steve Lewis assured that it would get built when the conditions in the request came about.

*Commissioner Arnic moved to approve the variance. Commissioner Peterson seconded, and the motion passed with a vote of 6-0.*

6. PP-22-06. Consider a request by John Pickens of Kimley-Horn and Associates, Inc., for approval of a Preliminary Plat and Subdivision Development Plan for Juniper Springs Subdivision, consisting of 484.653 acres in the John B. Gray Survey, Abstract No. 116, and the William House Survey, Abstract No. 15, located partially within the Lockhart Extraterritorial Jurisdiction (ETJ), and partially within the Caldwell County jurisdiction outside the ETJ, at 2814 Borchert Loop and 3000 Borchert Loop.

Mr. Waller presented the plat, stating it was the preliminary plat for a master-planned subdivision being built on the territory of a MUD created in 2019. The plat showed 1,486 lots, of which 1,422 are residential. The parkland created in the MUD would be private, to be maintained by the HOA.

Commissioner Haug asked how the lot sizes in the development were permitted and whether they met the requirements of agreements with Caldwell County and the City. Chair Ruiz had concern regarding why the school lot would not be dedicated until phase 16. The chair also had a question regarding under which standards the subdivision's roads would be built.

John Pickens from Kimley-Horn, an engineer for the project, stated that TxDot is reviewing the road improvements at the intersection of SH 142 and the County is reviewing other road impacts. Borchert Loop would be built to county standards, while internal streets would be built to city standards.

Mike Mintyre of Perry Homes stated that 30 percent of the plat's area would be park or open space due to the existence of significant floodplain within the plat area. He stated that the cul-de-sac variance request was due to the presence of a pipeline easement through the property, making it difficult to locate some street entrances in the area.

There were questions regarding why a variance to the school dedication was being deferred until the 16<sup>th</sup> phase. The applicant verbally withdrew this requested variance after discussing the merits of the variance request.

Mr. Waller said that staff recommends approval of the plat with only the cul-de-sac variance due to the applicant withdrawing the other variance request. He also stated that the longer than permitted block lengths in several sections would need to be amended, or a variance requested, prior to approval of the final plat.

*Commissioner Haug moved to approve PP-22-06, including the request for the cul-de-sac variance, and with a condition that the lots are checked for the lot width ratios found in the Caldwell County development agreement, and that the number of lots of each type are included on the plat. Commissioner Oliva seconded, and the motion passed with a vote of 6-0.*

7. PP-23-02. Consider a request by James Cotton of 2401 C.R. 219, LLC for approval of a Preliminary Plat for Blackjack Grove Subdivision, consisting of 13.761 acres in the James George Survey, Abstract No. 9, and Lot 2, Reyna Acres, zoned RMD, Residential Medium Density, and located at 1519 Blackjack Street and 1541 Lover's Lane.

Mr. Waller presented the subdivision. He stated that the plat was originally intended to be larger but was reduced to its current size of 57 lots when the parcel to the north along Lovers Lane was denied for rezoning to RMD. Mr. Waller noted that a variance to the block length was requested due to no stub-outs being planned for the already-developed western side of the development between Blackjack Street and the planned First Street extension. There would be two cul-de-sacs on the east side of the development.

Chair Ruiz expressed concern regarding the lack of turnarounds for emergency vehicles, Mr. Waller stated that the cul-de-sac streets could provide this opportunity. Commission Haug noted the substandard condition of Lovers Lane to the east of the project. She asked if speed bumps could be placed along the street to slow down through traffic. She also questioned why the subdivision would not have any parkland. Mr. Waller stated that the Parks Director had approved fee-in-lieu of parkland for the subdivision due to its small size, layout, and location.

Karch Bickham, the civil engineer on the project, stated that he was working with TxDOT to design turn lanes into the property and that there would effectively be a lane connecting Old Kelley Road with the new street accessing the subdivision from Blackjack Street. .

Mr. Waller said that staff recommends approval, including the request for the block length variance.

*Commissioner Arnic moved to approve RP-23-01. Commissioner McBride seconded, and the motion passed with a vote of 7-0.*

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

Mr. Fowler said that the next meeting will be August 9, with one zoning change and one SUP.

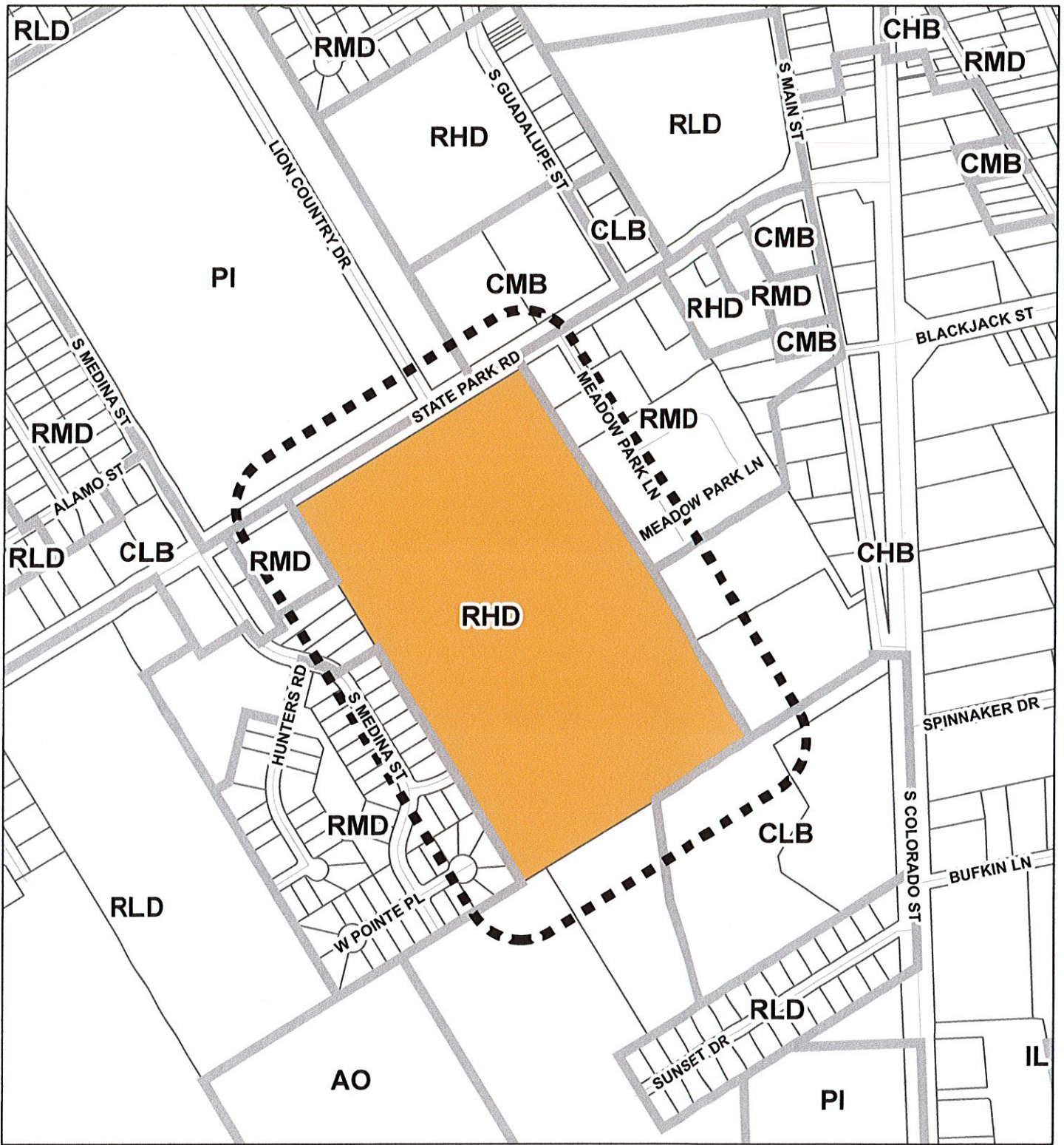
9. Adjourn.

*Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:49 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
David Fowler, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair






**SUP-23-08**

400 STATE PARK RD

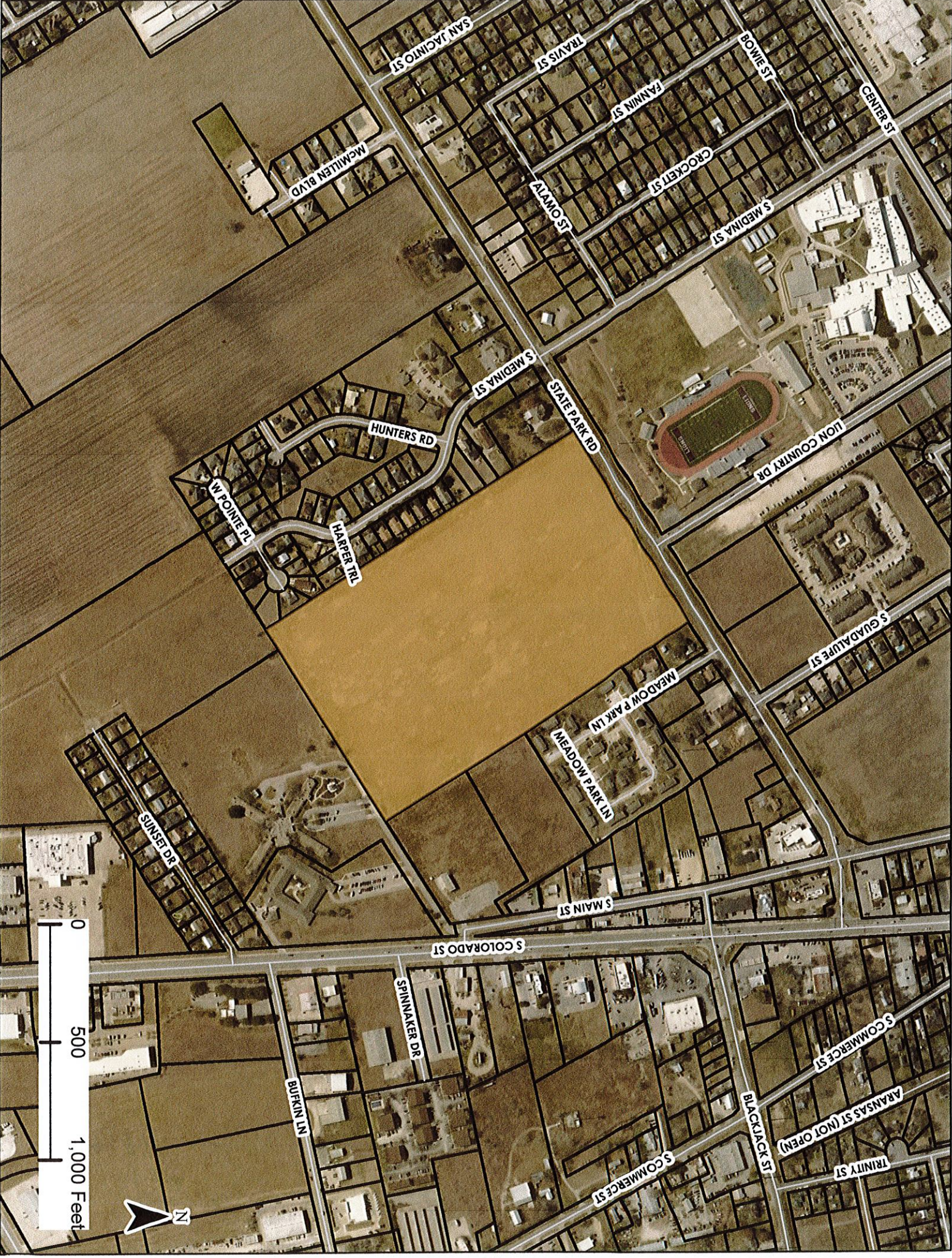
CALVARY APTS PHASE II

MF-2 RESIDENTIAL DEVELOPMENT TYPE



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 500'



SAN JACINTO ST

TRAVIS ST

FANNIN ST

CROCKETT ST

S MEDINA ST

BOWIE ST

CENTER ST

MC MILLEN BLVD

ALAMO ST

S MEDINA ST

STATE PARK RD

HUNTERS RD

W. POINE PL

HARPER TRL

LION COUNTRY DR

S GUADALUPE ST

MEADOW PARK LN

SUNSET DR

S MAIN ST

S COLORADO ST

SPINNAKER DR

BUFKIN LN

S COMMERCE ST

JACKALB ST

ARANSAS ST (NOT OPEN)

TRINITY ST

S COMMERCE ST



## CASE SUMMARY

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STAFF CONTACT: David Fowler, Planning Director  
REPORT DATE: August 4, 2023  
PUBLIC HEARING DATE: August 9, 2023  
APPLICANT'S REQUEST: MF-2 Residential Development Type  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-08

## BACKGROUND DATA

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APPLICANT(S): Mac Jones / Estage Multifamily  
OWNER(S): LCD Multifamily Partners, LLC  
SITE LOCATION: 400 State Park Road (FM 20)  
LEGAL DESCRIPTION: Metes and bounds  
SIZE OF PROPERTY: 19.571 acres  
EXISTING USE OF PROPERTY: Vacant land  
ZONING CLASSIFICATION: RHD, Residential High Density District

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The subject property was rezoned to RHD on September 19, 2017, with the intended use being multifamily residential. The applicant proposes to develop the property in two phases, with this SUP being for an 18.91-acre phase containing a total of 342 dwelling units. That equates to 18.09 units per acre. The RHD district allows up to 12 units per acre in the MF-1 Residential Development Type by-right. Having over 12 units per acre up to 24 units per acre requires the MF-2 Residential Development Type, which is allowed only upon approval of a Specific Use Permit. The proposed density in this case is significantly lower than the upper limit of 24 units per acre, due in part to the large detention pond located on the site.

**NEIGHBORHOOD COMPATIBILITY:** State Park Road and the Lockhart High School property are north of the subject site, and a residential neighborhood consisting of single-family and duplex dwellings abuts to the west. The remainder of the property immediately to the west and north is the remaining phase that is under the same ownership as the proposed apartment complex. Abutting zoning classifications include RMD, RHD, CMB, and CHB, so a high density residential use would not necessarily be considered incompatible. Although there will be a noticeable change in residential density between the proposed apartment complex and the abutting the residential area to the east, which has a much lower density, the multifamily development will be required to construct a minimum six-foot tall fence or wall as a buffer along the mutual property line. The proposed development will include an extension of Harper's Trail connecting to an extension of Lion Country Drive, but it is expected that most of the traffic generated by the development will likely use Lion Country Drive to State Park Road because it is the most direct route to major destinations.

**COMPLIANCE WITH STANDARDS:** The Harper's Trail and Lion Country Drive extensions shown on the site plan are in accordance with the requirements of the subdivision regulations. The north end of the proposed MF-2 development area is curved to accommodate the future realignment of State Park Road



to ultimately connect directly to Blackjack Street so that FM 20 will be continuous, as shown on the City's thoroughfare plan. Off-street parking, building height, building setbacks, and design of the leasing office will meet City standards.

**ADEQUACY OF INFRASTRUCTURE:** Adequate utilities are available. Vehicular access to this site will be from the proposed extensions of Lion Country Drive and Harpers Trail.

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

**STAFF RECOMMENDATION:** Approval.

# 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 Mac Jones ADDRESS 4611 Bee Cave Rd  
DAY-TIME TELEPHONE 512-797-3250 Suite 108  
E-MAIL mjones@estagepm.com Austin, TX 78746  
OWNER NAME LED multifamily Partners, LLC ADDRESS same  
DAY-TIME TELEPHONE 512-797-3250  
E-MAIL mjones@estagepm.com

## PROPERTY

ADDRESS OR GENERAL LOCATION 400 State Park Road  
LEGAL DESCRIPTION (IF PLATTED) See attached Plat (Conditionally Approved)  
SIZE 19.571 <sup>(Cavalry Subdiv, Lot 2, Block B)</sup> ACRE(S) ZONING CLASSIFICATION R1D  
EXISTING USE OF LAND AND/OR BUILDING(S)  Agricultural

## REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Multifamily MF-2

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

Owner Requests multifamily use up to 23.45 units per acre  
which would allow for approx 450 units. Please see attached  
for description

## 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 \$ 541.42 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 7-5-23  
~~5-12-23~~

## OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 201233367

DATE SUBMITTED 7/6/23

CASE NUMBER SUP - 23 - 08

DATE NOTICES MAILED 7-24-2023

DATE NOTICE PUBLISHED 7-27-2023

PLANNING AND ZONING COMMISSION MEETING DATE 8/9/23

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

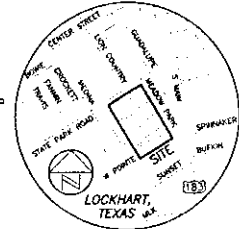
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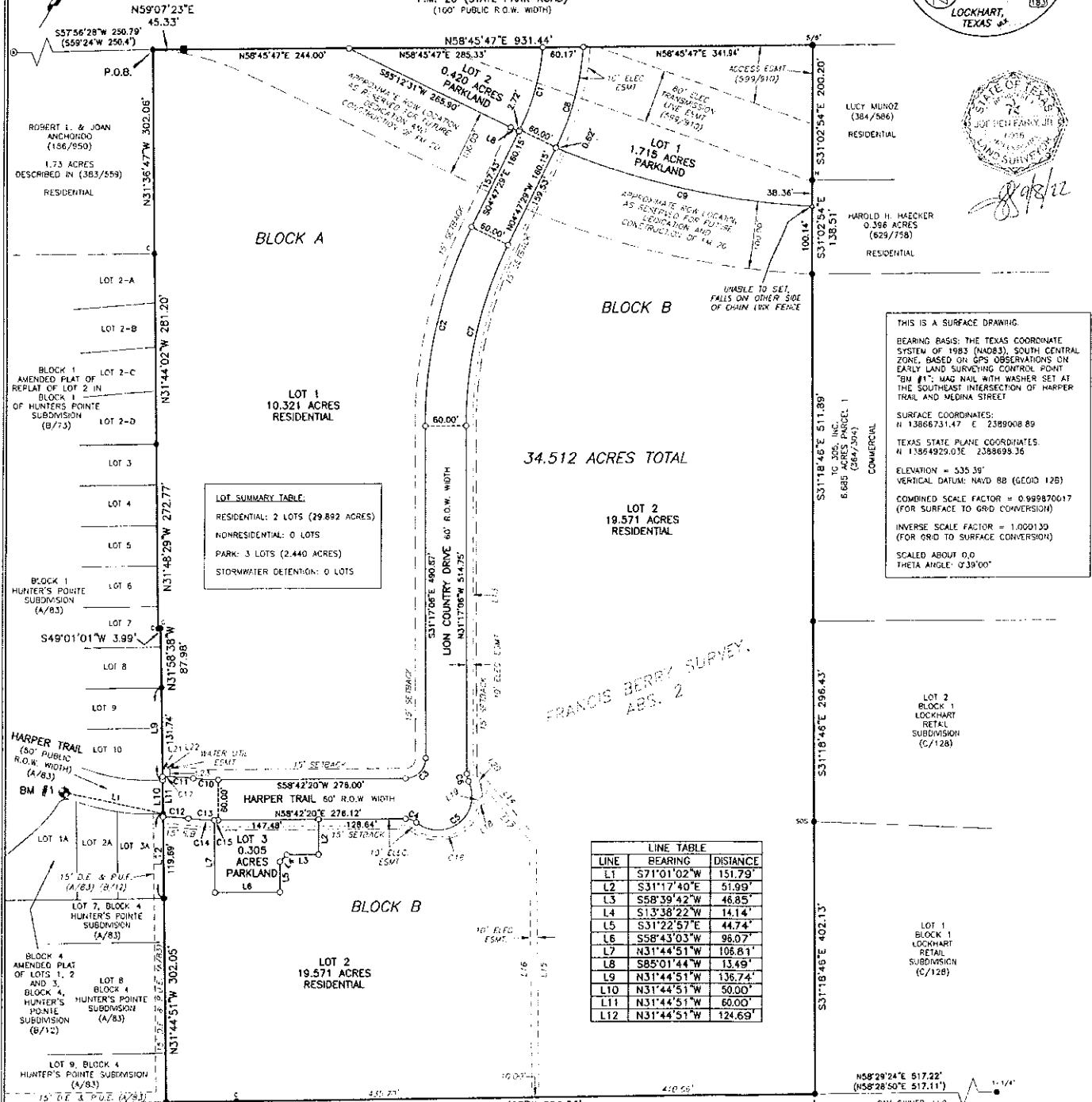
# CAVALRY SUBDIVISION

SCALE: 1" = 100'  
GRAPHIC SCALE

LOCATION MAP  
NOT TO SCALE



F.M. 20 (STATE PARK ROAD)  
(100' PUBLIC R.O.W. WIDTH)



**LOT SUMMARY TABLE:**

RESIDENTIAL: 2 LOTS (29.892 ACRES)  
NONRESIDENTIAL: 0 LOTS  
PARK: 3 LOTS (2.440 ACRES)  
STORMWATER DETENTION: 0 LOTS

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1", MAG NAIL WITH WASHER SET AT THE SOUTHEAST INTERSECTION OF HARPER TRAIL AND MEDINA STREET

SURFACE COORDINATES:  
N 13866731.47 E 2389008.89

TEXAS STATE PLANE COORDINATES:  
N 13864929.03E 2388699.36

ELEVATION = 535.39'  
VERTICAL DATUM: NAVD 88 (GEOID 128)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0.39'00"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S71°01'02"W	151.79'
L2	S31°17'40"E	51.99'
L3	S58°39'42"W	46.85'
L4	S13°38'22"W	14.14'
L5	S31°22'57"E	44.74'
L6	S58°43'03"W	96.07'
L7	N31°44'51"W	106.81'
L8	S85°01'44"W	13.49'
L9	N31°44'51"W	136.74'
L10	N31°44'51"W	50.00'
L11	N31°44'51"W	60.00'
L12	N31°44'51"W	124.69'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	335.00'	21°46'55"	127.36'	S15°40'57"E	126.59'
C2	657.00'	26°29'36"	303.79'	S18°02'18"E	301.10'
C3	30.00'	89°59'26"	47.12'	S13°42'37"W	42.42'
C4	25.00'	39°25'46"	17.20'	N78°25'13"E	16.87'
C5	50.00'	155°42'50"	135.89'	N20°16'41"E	97.76'
C6	25.00'	26°11'17"	11.43'	N44°29'05"W	11.33'
C7	597.00'	26°29'36"	276.05'	N18°02'18"W	273.60'
C8	395.00'	22°29'30"	155.06'	N16°02'14"W	154.05'
C9	1154.05'	19°33'49"	394.05'	S71°55'52"W	392.14'
C10	303.00'	7°01'31"	37.15'	S62°13'06"W	37.13'
C11	363.00'	7°03'45"	44.75'	S62°11'58"W	44.72'
C12	303.00'	6°58'49"	36.91'	N62°14'26"E	36.89'
C13	363.00'	7°01'31"	44.51'	N62°13'06"E	44.46'
C14	363.00'	6°02'46"	38.31'	N62°42'28"E	38.29'
C15	363.00'	0°58'45"	6.20'	N59°11'43"E	6.20'

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR IN CONCRETE FOUND
  - 1/2" REBAR WITH "HINKLE" CAP FOUND
  - 1/2" REBAR WITH "SPOT ON SURVEYING" CAP FOUND
  - 1/2" IRON PIPE FOUND (OR AS NOTED)
  - CONCRETE HIGHWAY MONUMENT FOUND
  - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
  - △ CALCULATED POINT
  - CONTROL POINT/BENCHMARK LOCATION
  - ( ) RECORD INFORMATION

PROJECT NO.: 1086-002  
DRAWING NO.: 1086-002-PL1  
PLOT DATE: 9/8/22  
PLOT SCALE: 1" = 100'  
DRAWN BY: MAW & JBE

**EARLY LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
IDPELS FIRM NO. 10194487

SHEET 1 OF 2

LOCKHART 00Z INVESTMENTS, LLC  
20.83 ACRES  
(2020-005437)  
COMMERCIAL

DAH OWNER, LLC  
14.184 ACRES  
(2021-000965)  
COMMERCIAL

GAH OWNER, LLC  
14.184 ACRES  
(2021-000965)  
COMMERCIAL

PLAT PREPARATION DATE: AUGUST 26, 2022

LOT 1, BLOCK 1 LOCKHART RETAIL SUBDIVISION (C/128)

LOT 2, BLOCK 1 LOCKHART RETAIL SUBDIVISION (C/128)

LOT 1, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 2, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 3, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 4, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 5, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 6, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 7, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 8, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

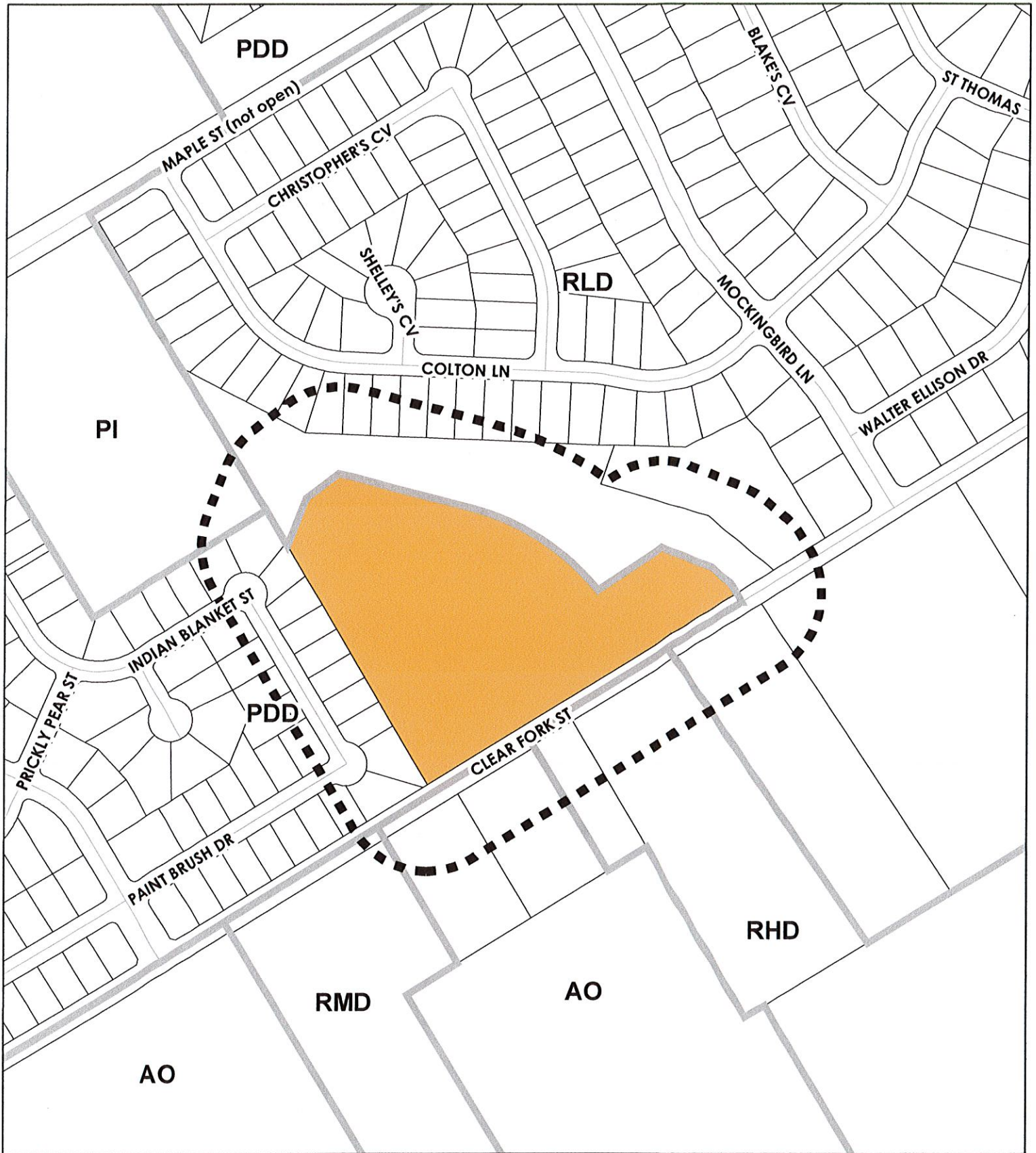
LOT 9, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 10, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 11, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)

LOT 12, BLOCK 4 HUNTER'S POINT SUBDIVISION (A/83)








**ZC-23-04**

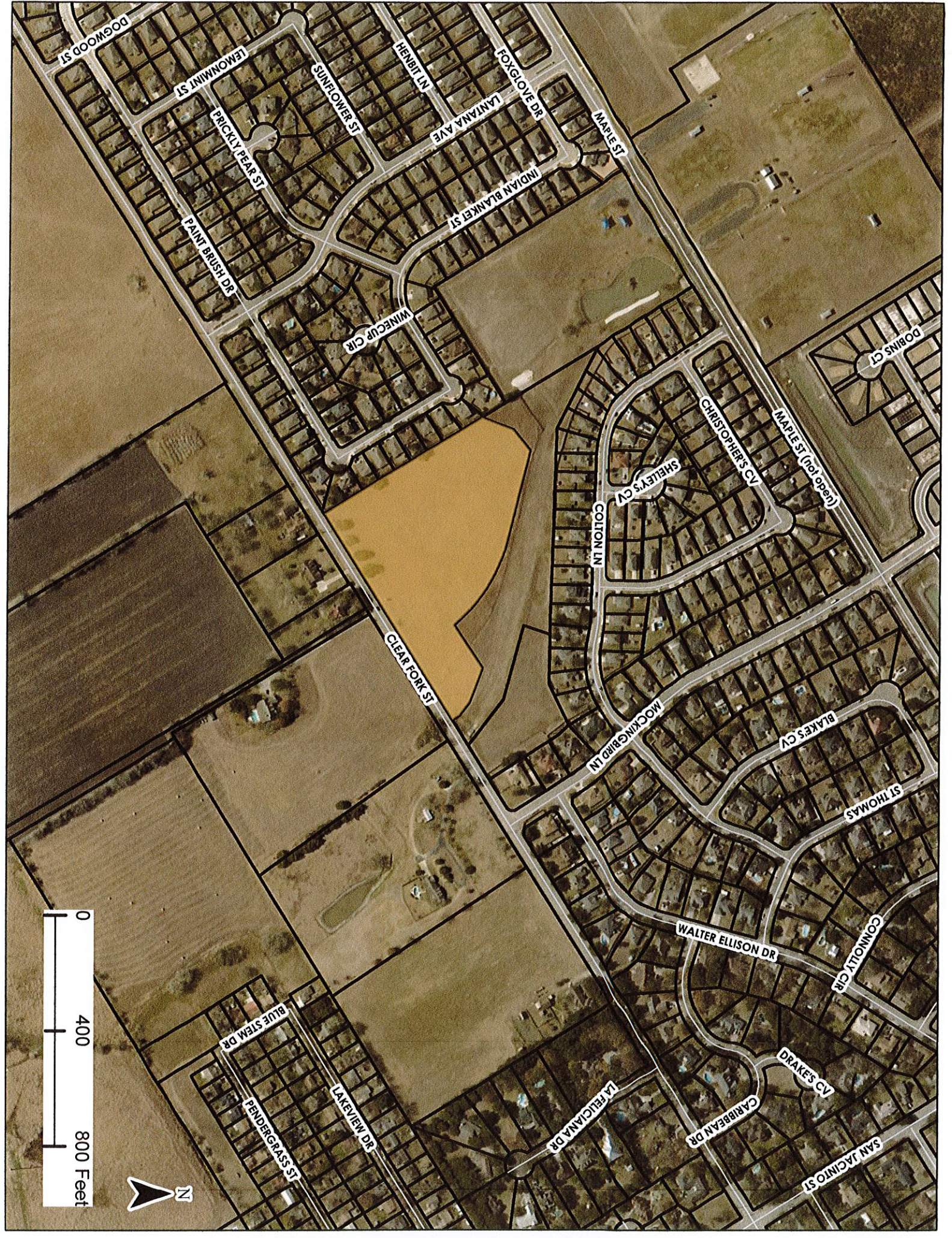
PDD TO RMD

1501 CLEAR FORK ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER



DOGWOOD ST

LEMNOW ST

PRICKLY PEAR ST

PAINT BUSH DR

SUNFLOWER ST

HENDIT LN

LANTANA AVE

FOXGLOVE DR

MAPLE ST

INDIAN BLANKET ST

WINECUP CIR

CLEAR FORK ST

COLTON LN

SHELLEY'S CV

CHRISTOPHER'S CV

MAPLE ST (not open)

DOBINS CT

BLAKES CV

ST THOMAS

MOCKINGBIRD LN

WALTER ELLISON DR

CONNOLLY CIR

DRAKE'S CV

CARIBBEAN DR

LA FELICIANA DR

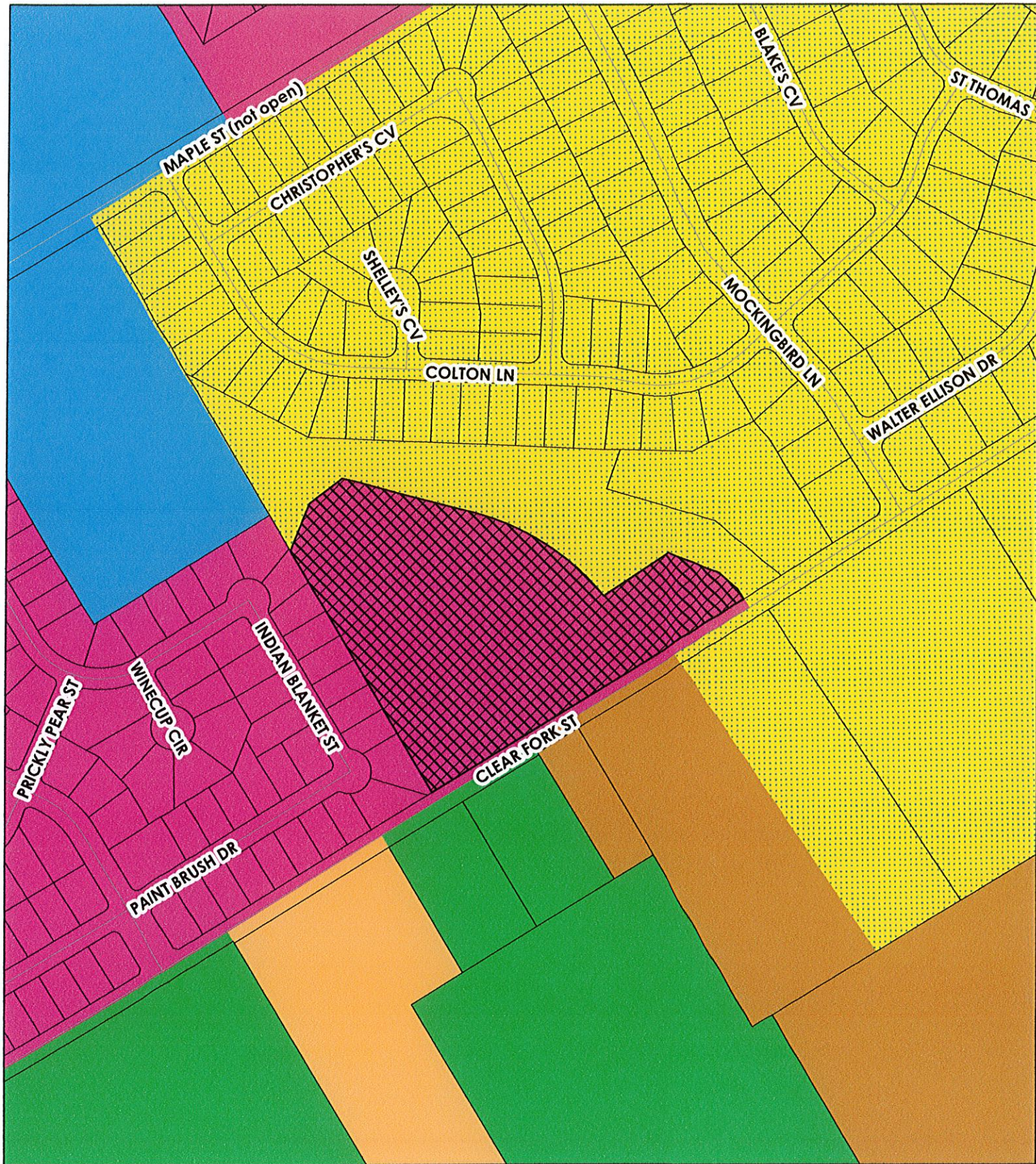
SAN JACINTO ST

BLUE STEM DR

PENDEGRASS ST

LAKEVIEW DR





**ZC-23-04**

PDD TO RMD

1501 CLEAR FORK ST

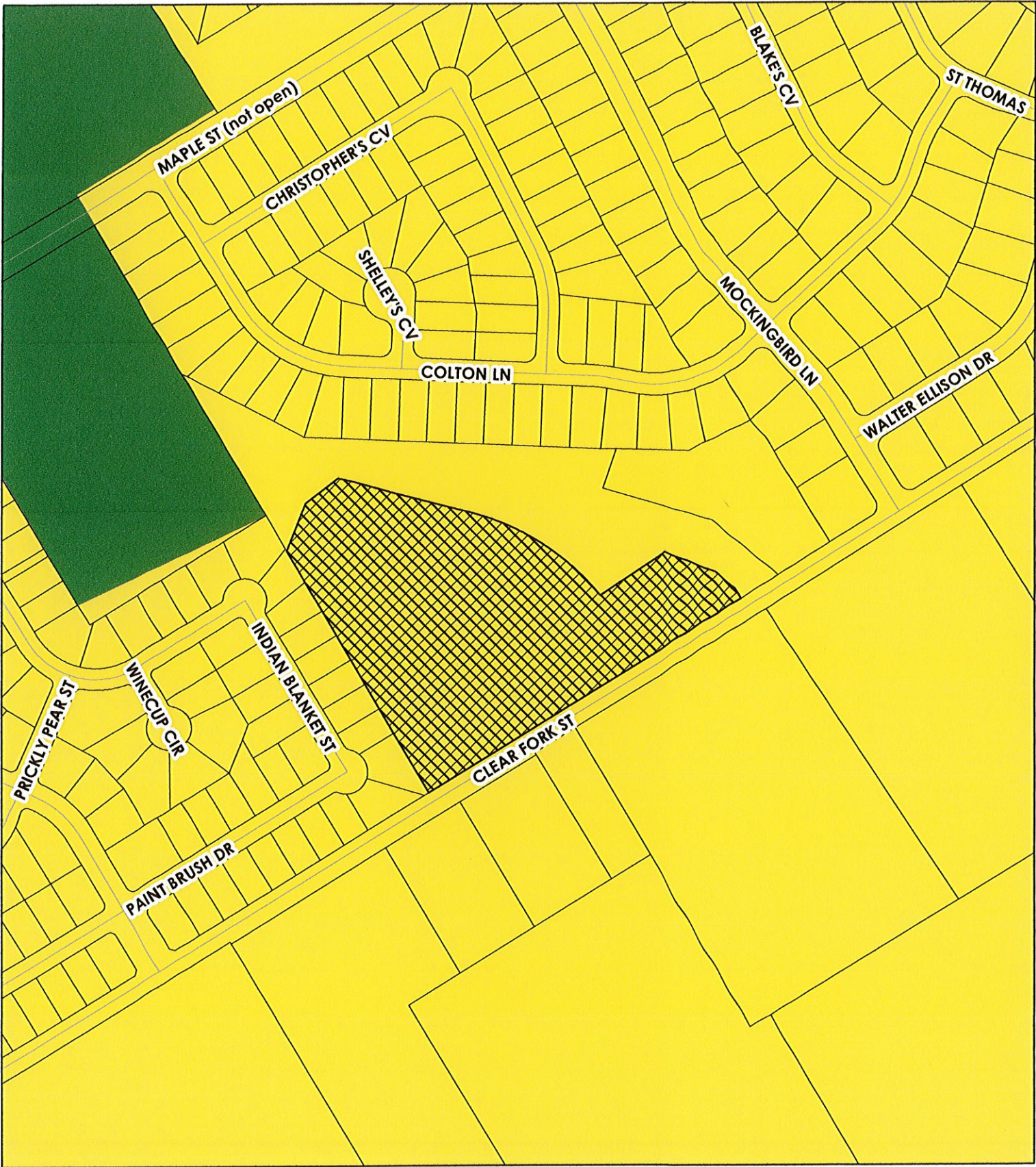


scale 1" = 300'

**ZONING DISTRICTS**

- AGRICULTURAL-OPEN SPACE
- PLANNED DEVELOPMENT
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY





**FUTURE LANDUSE**

PDD TO RMD

1501 CLEAR FORK ST



scale 1" = 300'

- PARKS AND OPEN SPACE
- RESIDENTIAL, LOW DENSITY

# PLANNING DEPARTMENT REPORT ZONING CHANGE

## CASE SUMMARY

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STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-23-04

REPORT DATE: August 4, 2023

PLANNING & ZONING COMMISSION HEARING DATE: August 9, 2023

CITY COUNCIL HEARING DATE: August 15, 2023

REQUESTED CHANGE: PDD to RMD

STAFF RECOMMENDATION: **Approval**

PLANNING & ZONING COMMISSION RECOMMENDATION: **Pending**

## BACKGROUND DATA

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APPLICANT(S): Jonathan McNamara, Matkin Hoover Engineering & Surveying

OWNER(S): Dane Braun

SITE LOCATION: 1501 Clear Fork Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 8.465 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: Low Density Residential

## ANALYSIS OF ISSUES

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REASON FOR REQUESTED ZONING CHANGE: The subject property was zoned from RMD to PDD, along with the approval of a PDD development plan, in February 2020. Prior to that, the property was rezoned from RLD to RMD in December 1999, and in January 2000 the Commission approved a specific use permit to allow the PH-2 (patio home) residential development type. The Commission approved a final plat for the patio home subdivision in September 2000, but the subdivision was never developed.

The owner is now proposing to change from the approved mixed-use residential subdivision, which includes 18 detached single-family dwellings, one building containing six condominium units, and eight duplex condominiums as approved in the PDD, to a more straightforward development which would be solely composed of duplexes in the DF-2 development type. The applicant has stated that the change in project composition is because they have not found a buyer to develop the project consistent with the approved PDD. While changing the mix of residential units in the development, the applicant would use the same street layout which had been approved in the PDD development plan. Because the DF-2 development type requires an SUP in the RMD zoning district, an SUP application would follow to allow the smaller duplex lots to be developed on the site.

**AREA CHARACTERISTICS:**

	<b>Existing Use</b>	<b>Zoning</b>	<b>Land Use Plan</b>
<b>North</b>	Single-family residential	RLD	Low Density Residential
<b>East</b>	Single-family residential	RLD	Low Density Residential
<b>South</b>	Vacant land, scattered homes	AO, RHD, RLD	Low Density Residential
<b>West</b>	Single-family residential, Park (northwest)	PDD, PI	Low Density Residential

**TRANSITION OF ZONING DISTRICTS:** The surrounding areas are either single-family detached or agricultural in nature. The adjacent Meadows at Clearfork Subdivision shares the site's PDD current zoning due to shallower lot depths but is otherwise a standard residential subdivision containing detached single-family dwellings.

**ADEQUACY OF INFRASTRUCTURE:** The site has street access to Clear Fork Street, which is an existing collector. Water and wastewater service are both adequate, with the site having access to 12" lines for both utilities.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because the proposed development is entirely residential, with a likely buildout of around 60 units, it should be relatively compatible with the abutting subdivisions. If the property were zoned RLD, which is the most restrictive conventional residential zoning district, the maximum density allowed would be five units per gross acre. Sixty dwelling units have the potential of adding a total of approximately 450 vehicle trips daily (spread over a 24-hour period) to traffic on Clear Fork Street, with each detached single-family dwelling generating approximately ten trips and each condominium (including the duplex-condominiums) generating approximately seven trips.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The site is designated Low Density Residential on the Future Land Use map. The proposed rezoning would be more dense than that classification, but would be roughly in line with the current zoning.

**ALTERNATIVE CLASSIFICATIONS:** Residential Low Density would be consistent with the Future Land Use plan designation.

**RESPONSE TO NOTIFICATION:** No correspondence has been received from neighboring property owners.

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 Jonathan McNamara ADDRESS 8 Spencer Rd Ste 100  
DAY-TIME TELEPHONE 830-249-0600 Boerne, TX 78006  
E-MAIL jmcnamara@matkinhoover.com

OWNER NAME Clifton Jones 512-413-445 ADDRESS ~~P.O. Box 239~~ P.O. BOX 5759  
DAY-TIME TELEPHONE ~~512-398-3461~~ Lockhart, TX 78644  
E-MAIL Cmj112@protonmail.com Austin TX 78763  
Cmj1125

**PROPERTY**

ADDRESS OR GENERAL LOCATION 1501 Clear Fork Street  
Property located west of S Mockingbird Ln and east of Lantana Ave on the north side of Clear Fork Street  
LEGAL DESCRIPTION (IF PLATTED) N/A  
SIZE 8.465 ACRE(S) LAND USE PLAN DESIGNATION \_\_\_\_\_  
EXISTING USE OF LAND AND/OR BUILDING(S) Undeveloped  
PROPOSED NEW USE, IF ANY Residential Duplexes

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION Planned Development  
TO PROPOSED ZONING CLASSIFICATION Residential Medium Density  
REASON FOR REQUEST Revision of the PDD Plan to go to a single use category  
of Duplex 2 will allow a non-PDD zoning once more.

## SUBMITTAL REQUIREMENTS

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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 \$ 319.30 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 July 6, 2023

## OFFICE USE ONLY

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ACCEPTED BY D. Fowler

RECEIPT NUMBER 01235990

DATE SUBMITTED 7/19/2023

CASE NUMBER ZC - 23 - 04

DATE NOTICES MAILED 1-24-2023

DATE NOTICE PUBLISHED 1-27-2023

PLANNING AND ZONING COMMISSION MEETING DATE 8/9/2023

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

CITY COUNCIL MEETING DATE 8/15/2023

DECISION \_\_\_\_\_

July 19, 2023

City of Lockhart  
Attn: David Fowler  
308 West San Antonio St.  
Lockhart, TX. 78644

Re: Heritage Place – Rezoning  
Lockhart, Texas  
MHE Project No. 3039.03

Dear City Staff:

This letter is to accompany the application for the Rezoning Application for the Heritage Place Subdivision and detail the attachments accompanying the application.

As requested, an Agent Authorization letter is attached allowing MatkinHoover to apply on behalf of the landowner.

Please refer to the survey notes for a metes and bounds description of the property in question.

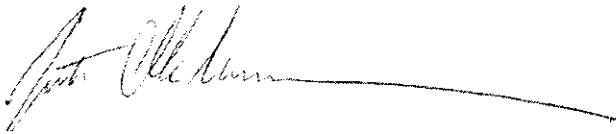
The rezoning application is attached satisfying the requirements listed in the checklist.

Finally, we will be submitting the requested payment for the application fee via check to be delivered in person by the owner.

Should you or your staff have questions, comments, or require additional information, please contact me at your first convenience.

Sincerely,

Matkin Hoover Engineering & Surveying  
TBPE Firm Registration No. F-4512



Jonathan McNamara, EIT  
Assistant Project Manager

