

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, February 12, 2020
Municipal Building – Glosserman Room
308 W. San Antonio St.**

AMENDED AGENDA

1. Call meeting to order.
2. Elect Chair and Vice-Chair for 2020.
3. Citizen comments not related to an agenda item.
4. Consider the Minutes of the January 22, 2020, meeting.
5. ZC-20-02. Hold a PUBLIC HEARING and consider a request by Amanda West and Ian Stowe on behalf of Tank Town, LLC, for a Zoning Change from RMD Residential Medium Density District and Industrial Light District to CHB Commercial Heavy Business District, on 4.512 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 804, 805, and 807 Pecos Street.
6. SUP-20-02. Hold a PUBLIC HEARING and consider a request by Ricardo Rodriguez for a Specific Use Permit to allow a Manufactured Home on 5.001 acres in the Esther Berry Survey, Abstract No. 1, zoned RMD Residential Medium Density District and located at 2001 FM 1322.
7. SUP-20-03. Hold a PUBLIC HEARING and consider a request by Paul Thomas Barr and Arthur Palacios, on behalf of the Estate of T. C. Holland, to allow a Mixed-Use Building on part of Lot 4, Block 3, Original Town of Lockhart, consisting of 0.154 acre zoned CMB Commercial Medium Business District and located at 400 South Main Street.
8. SUP-20-04. Hold a PUBLIC HEARING and consider a request by Colin Mack on behalf of Chuan K. Lai, for a Specific Use Permit to allow a Bar on 1.491 acres in the James George League, Abstract No. 9, zoned CHB Commercial Heavy Business District and located at 1408 South Colorado Street (US 183).
9. FP-17-01. Consider a request by Malone/Wheler, Inc., on behalf of Jesco Construction, for approval of a Final Plat for Jesco Subdivision on 9.186 acres in the James George League, Abstract No. 9, zoned RMD Residential Medium Density District and located on the east side of the 900 block of Trinity Street.
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 10:45 a.m. on the 4th day of February, 2020.

**City of Lockhart
Planning and Zoning Commission
January 22, 2020**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Philip McBride, Paul Rodriguez, Chris St. Leger, Rick Arnic

Member Absent: Christina Black

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Lydia Serna, Josh Valenta, Jim Lindsey, James Davis, Kevin Mills, Anne Gallup, Jim Markel

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 January 8, 2020, meeting.

Commissioner McBride moved to approve the January 8, 2020 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. SUP-20-01. Hold a PUBLIC HEARING and consider a request by Lydia Serna on behalf of James Quezada for a Specific Use Permit to allow a Church as a Public/Institutional use on Part of Lots 1 and 6, Block 28, Original town of Lockhart, consisting 0.185 -acre zoned CCB Commercial Central Business District and located at 109 West Walnut Street.

Mr. Gibson noted that the subject property had previously been rezoned to CCB, and was being operated as a restaurant. The most recent action was Commission approval of a specific use permit to allow a bar, in case the amount of alcohol served exceeded the limit to be classified as a restaurant. The business owner had mentioned that "biker church" services were held in the restaurant on Sunday mornings. Because churches require approval of a specific use permit, the business owner was told that the church activity was a zoning violation unless they applied for and received approval of an SUP. He discussed the information on the application form, and displayed maps and photos of the subject property and surrounding area. Mr. Gibson said that no opposition had been expressed by the owners of other properties in the area.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Lydia Serna, of 251 Wild Buffalo Drive in Kyle, said that she was the business owner and was representing the Biker Church. She stated that they didn't know that a specific use permit was needed until it was mentioned at the previous public hearing for the bar SUP. They wanted to comply with the zoning ordinance.

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

Mr. Gibson said that staff recommended approval.

Commissioner Oliva moved to approve SUP-20-01. Commissioner McBride seconded, and the motion passed by a vote of 5-0-1 with Commissioner Rodriguez abstaining.

5. ZC-20-01 and PDD-20-01. Hold a PUBLIC HEARING and consider a request by Matkin Hoover Engineering & Surveying, on behalf of Dane Braun, for a Zoning Change from RMD Residential Medium Density District to PDD Planned Development District, including a Planned Development District Development Plan for Heritage Place Subdivision, a proposed mixed residential subdivision on 8.465 acres in the Francis Berry Survey, Abstract No. 2, and located at 1501 Clear Fork Street.

Mr. Gibson explained that the subject property would have 18 single-family dwellings, one building containing six condominium units, and eight duplex condominiums. The project would include a private outdoor common area with a small dog park, a pavilion, and community mailboxes. In addition, along the east side there is a public hike/bike trail that conforms with the City's Sidewalk/Trail Plan, and a dual-purpose stormwater detention area with public parkland. A sidewalk will connect the public trail and parkland to a centrally located parking area adjacent to the common area. The development will have a Homeowner's Association to enforce the covenants and maintain common areas. The requested PDD zoning classification is intended to accommodate developments that have unusual characteristics that might require deviations from the normal zoning and/or subdivision standards. He said that a few of the residential lots in the proposed development have dimensions or areas that are less than required in the conventional zoning districts for the specified development type, but would not require a variance because they can be allowed in a planned development. The development plan is adopted with the zoning change. The zoning change and PDD development plan must be considered concurrently, since the zoning is subject to the project being developed as depicted on the plan. He continued with his presentation which included displaying maps and photos of the subject property and surrounding area.

Kevin Waller presented the PDD development plan by discussing in more detail the features that were mentioned by Mr. Gibson. He added that a subdivision entrance sign is proposed that is larger than normally allowed, but since it is a PDD development the size would be considered a negotiated deviation. He also indicated that approval of the development plan should be subject to correctly labeling the condominium garages, and removal of Note 2C.

Commissioner McBride asked if the driveways would allow for two off-street parking spaces.

Mr. Gibson replied that that would be a good question to ask the applicant when it's their turn to speak.

Chair Ruiz asked what material would be used for the sidewalk proposed between lots ten and 11 that would connect the interior of the subdivision to the hike and bike trail.

Mr. Gibson replied that it's not known yet since the constructions plans have not been completed.

Chair Ruiz asked why the applicant was designating the internal open space as private facilities.

Mr. Waller replied that it would be more appropriate for the applicant to answer that question when it's their turn to speak.

Mr. Gibson said that it is not uncommon for planned developments zoned PDD to have private amenities. That is one feature that distinguishes a PDD from a conventional subdivision.

Chair Ruiz expressed a belief that it could lead to racial discrimination.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Josh Valenta, of Matkin-Hoover Engineering & Surveying in Boerne, and Jim Lindsey, of Lakeway, were present to discuss the project. Mr. Valenta confirmed that there would be an H.O.A. that would be responsible for maintaining the private amenities.

Mr. Lindsey presented illustrations of the planned development and sample elevations of houses. He said that the development would be a farmhouse inspired community. They researched Lockhart's history and the older homes in in area to develop the theme of Heritage Place. All dwellings would be modern farmhouse designs. No two houses would be the same, and the various plans are named after rivers. All of the single family and condos units would have two car garages. The duplex-condominiums have either one or two-car garages.

Commissioner McBride asked about the price of the homes, the driveway widths, and if there would be a playscape for the kids.

Mr. Lindsey could not give a price estimate because the construction plans are not yet drawn. He said the driveways would provide enough parking for two vehicles for each dwelling unit. He said he came to get feedback on the park area, so hearing that the commissioners would like a playscape was valuable information.

Chair Ruiz continued to express his concerns about the private park in the development. He said there is public access next to it for the public park to the east of the development and he can foresee citizens trying to use the private facilities. He was concerned that residents will tell those citizens they cannot use the private amenities, and it might be misinterpreted as racially motivated. He asked who would be watching to keep nonresidents from using the park.

Mr. Lindsey said that the private amenities are good for the neighborhood and that he agrees it might be difficult to keep others from using the area. He would like for the H.O.A. to handle those concerns. He added that the community mailboxes would be designed like a water cistern, but the design of the park pavilion is not yet finalized, so there is time to address the concerns about public access.

Commissioner St. Leger said he couldn't see the garage entrances on the design shown.

Mr. Lindsey Explained that some of the houses had side entry garages that do not face the street.

Commissioner Rodriguez said that the H.O.A. could probably address any concerns with the private amenities in the subdivision, and that it is not uncommon for a development to have private amenities.

James Davis, of 1512 Colton Lane, expressed concerns about drainage and the floodplain. He said water already rises to near his back fence during heavy rains. He would like assurance that his property would not be affected by flooding from the new development.

Mr. Gibson said that every new development must comply with the city's drainage ordinance. The stormwater detention basin required for the new subdivision will prevent the additional runoff from negatively affecting the adjacent neighborhoods, and could even improve drainage in the area. The city engineer must review the construction plans and approve the proposed drainage mitigation before the final plat of the subdivision is approved. In addition, development of this property will require submittal of a Letter of Map Revision to FEMA to document any resulting changes in the floodplain.

Kevin Mills, of 1540 Clear Fork Street, said that he is in favor of the development, but was concerned about the location of the new subdivision street in relation to his driveway, and whether or not any stop signs would be placed along Clear Fork Street at the intersection.

Mr. Gibson replied that if the City did add a stop sign at the intersection, it would be only for traffic exiting the subdivision, and would not stop traffic on Clear Fork Street.

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

Mr. Gibson said that staff recommended approval

Commissioner Rodriguez moved to recommend approval of ZC-20-01 and PDD-20-01 to City Council with staff's recommendations to correctly label the garages and remove Note 2C from the PDD development plan. Commissioner Oliva seconded, and motion passed by a vote of 4-1-1 with Chair Ruiz against and Commissioner Arnic abstaining.

6. PP-20-01. Consider a request by Matkin Hoover Engineering & Surveying for approval of a Preliminary Plat of Heritage Place Subdivision consisting of 8.465 acres in the Francis Berry Survey, Abstract No. 2, proposed to be zoned PDD Planned Development District and located at 1501 Clear Fork Street.

Mr. Waller presented the preliminary plat. He mentioned that the hike/bike trail would have access from a sidewalk in the development, and that the building setbacks are also shown on the plat.

Commissioner Arnic asked if there would be any improvements along Clear Fork Street.

Mr. Gibson said the developer has an obligation to construct a public sidewalk along Clear Fork Street, as stated in the plat note. They will also be responsible for contributing to improvement of Clear Fork Street. That contribution would be established at the final plat stage, but would either be a fee in lieu of improving Clear Fork Street for the segment abutting the property that does not yet have curb and gutter, or doing the actual construction themselves.

Chair Ruiz asked the applicant to come forward.

Josh Valenta, of Matkin-Hoover Engineering & Surveying, said there was not much to add but did say that the developer would extend the Clear Fork Street curb on their side of the street, and that they will decide to either construct the sidewalk now or pay a fee in lieu of constructing it as provided in the subdivision regulations.

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

Mr. Waller recommended approval.

Commissioner McBride moved to approve PP-20-01. Commissioner Oliva seconded, and motion passed by a vote of 4-1-1 with Chair Ruiz against and Commissioner Arnic abstaining.

7. PDD-19-01. Consider a request by Manumit Investment Group, LLC, for approval of a Revised Planned Development District Development Plan for Maple Park, a proposed mixed-use development on 56.239 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD Planned Development District and located along the west side of the 700-1000 blocks of City Line Road.

Kevin Waller gave the staff report, including a presentation of maps and the development plan. He said that this item, along with the preliminary plat, were simply minor revisions from the previously approved PDD development plan and plat. The hike and bike trail was relocated from the north side to the south side of the LCRA easement. Two four-foot wide concrete pedestrian paths were added within six-foot wide pedestrian access easements in Sections Three-A and Two-B. One path would provide a connection between the ten-foot wide public hike and bike trail and Clear Fork Street along the eastern edge of Lot 1, Block 1, Section Three-A, and the other would provide a connection from the hike and bike trail to the single-family residential lots in the future Section Two-B, between Lots 12 and 13 in Block 2 of that section. The connection to the single family lots requires crossing the existing LCRA easement, which must be approved by LCRA. Mr. Waller said that staff is proposing that as a condition of approval of the revised PDD development plan. He also noted that the applicant had identified a 53-foot by 53-foot area for parkland improvements on Lot 2, Block 1, Section Three-A. The preliminary plat incorporating these features is the next agenda item. He said that staff determined that a zoning change from PDD to PDD would not be required because the changes are relatively minor and do not affect the land uses or density of the development.

Chair Ruiz asked the applicant to come forward.

Anne Gallup, the civil engineer for the project, mentioned that they received approval from LCRA in 2013 for Lincoln Lane crossing their easement, so the addition of the pedestrian crossing in Section Three-A should not be a problem.

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

Mr. Waller recommended approval subject to receipt of the letter from LCRA approving the pedestrian easement crossing prior to the start of construction in Section Three-A.

Commissioner McBride moved to approve PDD-19-01 with staff's condition that the LCRA approval letter be received prior to construction in Section Three-A. Commissioner Oliva seconded, and motion passed by a vote of 6-0.

8. PP-19-01. Consider a request by Manumit Investment Group, LLC, for approval of a Revised Preliminary Plat of Maple Park, consisting of 56.239 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD Planned Development District and located along the west side of the 700-1000 blocks of City Line Road.

Mr. Waller explained that the changes in the revised preliminary plat were consistent with the corresponding changes to the PDD development plan.

Chair Ruiz asked the applicant to come forward.

Anne Gallup said she didn't have anything to add, and that she would answer any questions the commissioners may have.

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

Mr. Waller said that staff recommended approval subject to receipt of the approval letter from LCRA for the pedestrian easement crossing.

Commissioner Arnic moved to approve PP-19-01 subject to receipt of the approval letter from LCRA. Commissioner Rodriguez seconded, and motion passed by a vote of 6-0.

9. FP-19-02. Consider a request by Manumit Investment Group, LLC, for approval of a Final Plat of Section Three-A, Maple Park Planned Development District, consisting of 10.792 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD Planned Development District and located at 1925 Clear Fork Street, including Variances to Chapter 52 Subdivision Regulations, Section 52-31(a) to allow the division of ownership by metes and bounds to occur prior to the final plat being recorded, and Section 52-205(b & c) to allow utility service connections and issuance of building permits prior to the final plat being recorded.

Mr. Waller explained that the final plat is consistent with the preliminary plat, and is correct and complete. The primary change is the delineation of a 53-foot by 53-foot area for parkland improvements in a location that will not be impacted by the stormwater detention pond. The entire area will still be available as public park open space, but it is important to have a safe place for any structures because at times the pond may contain water. The construction plans have been approved by the city engineer. He also mentioned that the applicant had requested two variances due to the time restrictions on the developer's funding, which was explained in the commission's agenda packet. Normally a final plat is not recorded until all subdivision infrastructure is completed and accepted by the City. However, the funding requires that they own the lot and finish construction within 18 months. This would not be possible unless they start construction now. One of the variances requested is to Section 52-31(a) which would allow a division of ownership by metes and bounds to occur prior to the final plat being recorded. And with it a variance to Section 52-205(b & c) to allow utility service connections and issuance of building permits prior to the final plat recorded. Normally, building permits are not issued until after the final plat is recorded. He said the applicant understood and agreed that no Certificates of Occupancy would be issued for any building until all infrastructure is completed and the final plat is recorded.

Chair Ruiz asked if the applicant was present.

Jim Markel, of Atlanta, Georgia, said he represents the ownership group for the senior housing development, and explained that the need for the variances arises from constraints imposed by the funding from the General Land Office, which means the project must be completed in 18 months, and the clock started 30 days ago. The contract was just received in December and nothing could be done until the General Land Office signs off on it.

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

Mr. Waller recommended approval of the final plat and the variances subject to receipt of a letter from LCRA approving the pedestrian easement crossing.

Commissioner Rodriguez moved to approve FP-19-02 with the variances and subject to receipt of a letter of approval from LCRA. Commissioner Arnice seconded, and the motion passed by a vote of 5-1 with Commissioner Oliva against.

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

Mr. Gibson said that the next Commission meeting date would be February 12th, with one zoning change and three specific use permits, and possibly a subdivision plat, on the agenda.

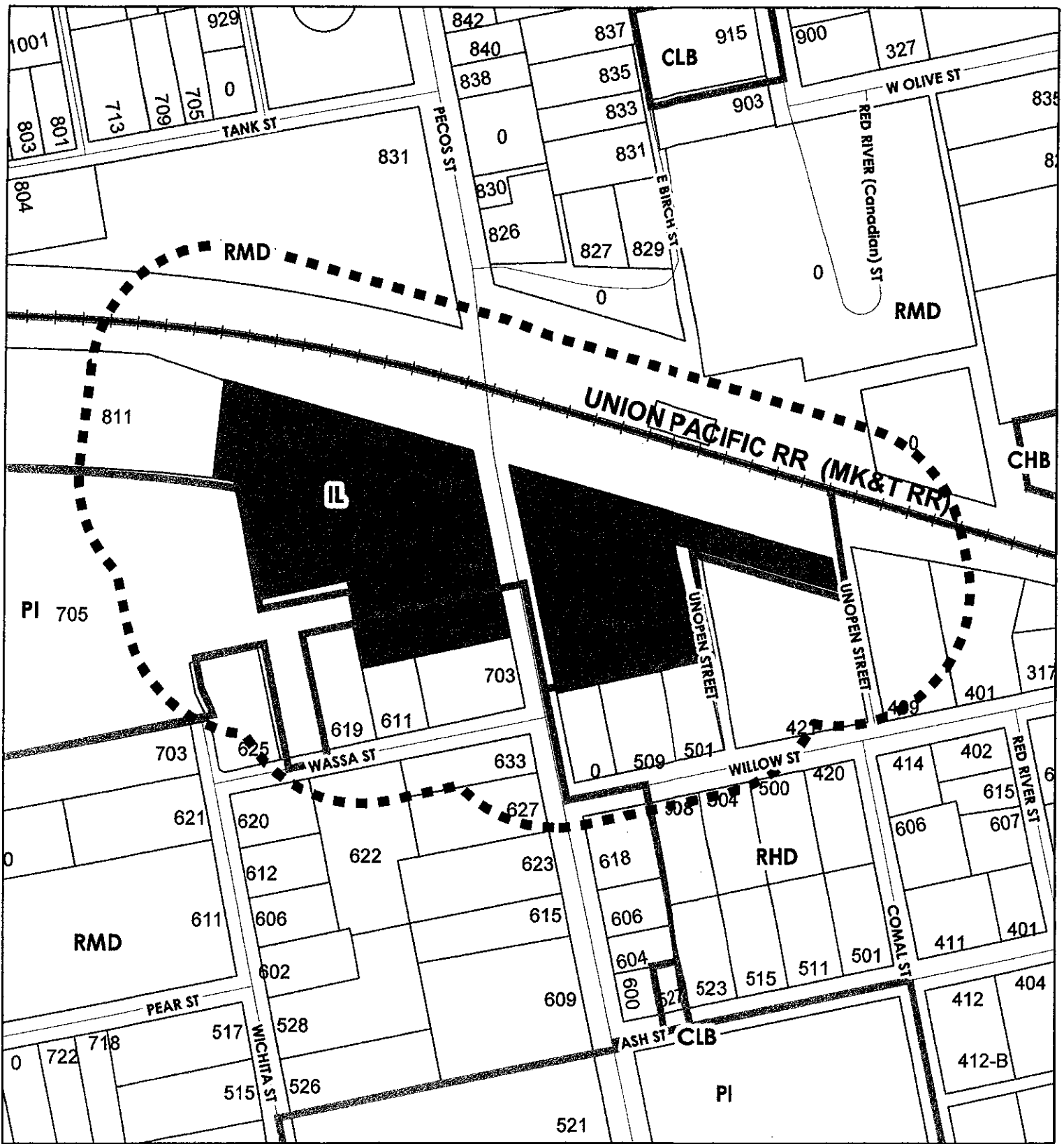
11. Adjourn.

Commissioner St. Leger moved to adjourn, and Commissioner Arnice seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:23 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair






ZC-20-02

RMD & IL TO CHB

804, 805, & 807 PECOS ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER

CASE SUMMARY

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-20-02
 REPORT DATE: January 30, 2020
 PLANNING AND ZONING COMMISSION HEARING DATE: February 12, 2020
 CITY COUNCIL HEARING DATE: February 18, 2020
 REQUESTED CHANGE: RMD and IL to CHB
 STAFF RECOMMENDATION: *Approval*
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Amanda West & Ian Stowe
 OWNER: Tank Town, LLC
 SITE LOCATION: 804, 805, and 807 Pecos Street
 LEGAL DESCRIPTION: Metes and bounds
 SIZE OF PROPERTY: Five tracts totaling 4.512 acres
 EXISTING USE OF PROPERTY: Grain silos and warehouses
 LAND USE PLAN DESIGNATION: Medium Density Residential

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The subject property includes parcels on both sides of Pecos Street that are zoned IL Industrial Light District, except for the southern portion of 85 Pecos Street which is zoned RMD Residential Medium Density. The applicant proposes to develop the site and existing structures for uses allowed in the CHB district. 804 Pecos, on the east side of the street, contains the grain silos and a metal warehouse building. The plan is for the 26 silos to be live-work units where there is commercial space at the bottom of each silo with living space above. The adjacent warehouse will become indoor parking for the residents. 805 Pecos Street, on the west side, contains two small buildings to be used as offices, and the pole barn behind them is proposed to be a special events facility, which will require approval of a specific use permit by the Planning and Zoning Commission. The warehouse building at 807 Pecos Street will retain its current use as a contractor’s shop and material storage, and will be the maintenance facility for the remainder of the complex. The redevelopment is proposed to occur in stages over an extended period of time, with continuation of some existing uses being grandfathered after the rezoning to CHB.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Railroad, Park, Residential	RMD	Medium Density Residential
East	Single-family residential	RHD	Medium Density Residential
South	Single-family residential	RMD, RHD	Medium Density Residential
West	City public works, warehouse	PI, IL, RMD	Medium Density Residential

TRANSITION OF ZONING DISTRICTS: There is no other commercial zoning in the area. However, the subject property is large enough that the proposed CHB classification would not be considered spot zoning any more than the existing IL zoning already is.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will have to be improved with paved driveways and parking areas where not already an approved all-weather surface. The City water and wastewater mains serving the subject property are both six inches in diameter, which is marginal considering the proposed addition of 26 dwelling units to the system. There is a ten-inch water main in Wassa Street, which is very close to the subject property, so the applicants may have the option of upgrading the six-inch main to a larger size for the short distance to Wassa Street. An engineering analysis may be required to determine whether or not that will be necessary. If the silo units are to have fire sprinklers, that would require a minimum of eight-inch water service.

POTENTIAL NEIGHBORHOOD IMPACT: The uses allowed in either the existing IL zoning or the proposed CHB zoning are not ideal in the middle of a primarily residential neighborhood. However, traditional residential homes would not necessarily be appropriate for this site, either, because of the adjacent railroad tracks. Although the railroad right-of-way, and the park on the north side, provide a buffer between the subject property and the neighborhood to the north, and the Public Works Department complex adjacent to the west does not pose a compatibility issue, the transition of uses from commercial to single-family residential on the east and south sides will be abrupt. However, that lack of transition already existed with the previous grain storage operation, which involved noise, dust, and truck traffic which is more industrial in nature. Typical impacts of commercial development can include traffic, noise, and night-lighting. The proposed uses, though, are fairly nonintrusive except for the special events facility, which would likely be occupied intermittently. Approval of a specific use permit is required before the pole barn can be used as a special events facility.

CONSISTENCY WITH COMPREHENSIVE PLAN: Neither the existing IL zoning nor the requested CHB zoning classification are consistent with the Lockhart 2020 Land Use Plan map designation of Medium Density Residential for the area where the subject property is located. The existing RMD zoning of the south end of 805 Pecos Street is, of course, already consistent with Land Use Plan map.


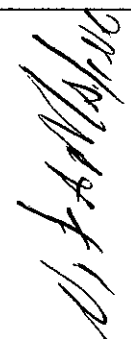

ALTERNATIVE CLASSIFICATIONS: The existing IL zoning allows primarily industrial uses that could possibly be less compatible with the neighborhood than commercial uses. There is no other zoning classification that would allow the combination of uses proposed for the subject property except for PDD Planned Development District. However, the PDD district requires a minimum of five acres, while the subject property is only 4.512 acres. Therefore, the currently requested CHB zoning is the best fit for the proposed uses.



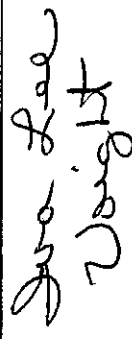

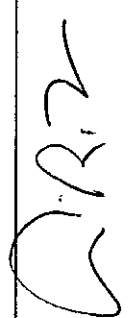
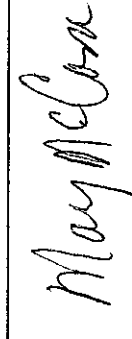
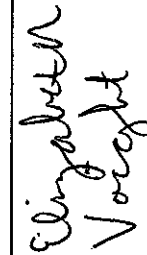
RESPONSE TO NOTIFICATION: Staff received a protest petition with ten signatures representing eight addresses. Six of the addresses are within 200 feet of the subject property, and collectively represent 15 percent of the land area within the 200-foot boundary. Because the protest is from owners of less than 20 percent of the land area, the zoning change can be approved by the city council with a simple majority affirmative vote. The properties, or portions thereof, owned by protesters whose property falls within the 200-foot boundary are shown on the attached map.

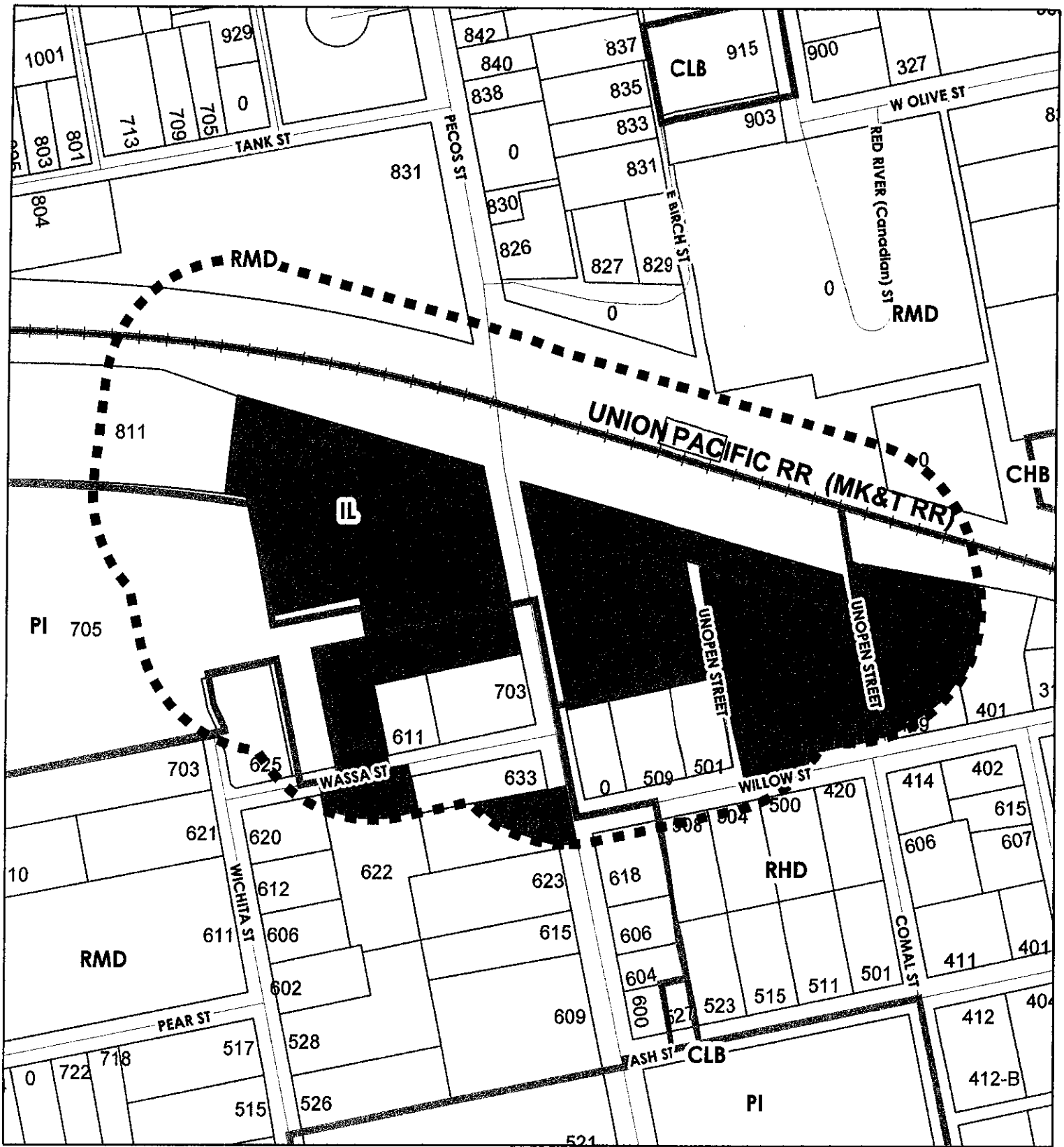
**Petition to DENY Rezoning of:
4.512 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED
AT 804, 805, AND 807 NORTH PECOS STREET**

**From:
RMD (Residential Medium Density and Industrial Light District) to CHB
(Commercial Heavy Business District)**

Petition summary and background	ZC-20-02. Request by Amanda West and Ian Stowe on behalf of Tank Town, LLC, for a Zoning Change from RMD (Residential Medium Density and Industrial Light District) to CHB (Commercial Heavy Business District) on 4.512 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 804, 805, AND 807 NORTH PECOS STREET
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to DENY the rezoning of the property known as: 4.512 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 804, 805, AND 807 NORTH PECOS STREET from RMD (Residential Medium Density and Industrial Light District) to CHB (Commercial Heavy Business District) as this is a quiet neighborhood with small children and elderly that would be directly affected by possible increased traffic and industrial hazards.

Printed Name	Signature	Address	Comment	Date
TED MOLINA		619 WASSA ST		
		519 WASSA ST		
Carolan Castanon		317 AND 401 WILLOW STREET		

Printed Name	Signature	Address	Comment	Date
Columisinda Peltz		421 Willows St.		2/2/2020
Mr Pillar Noto (S)		627 Pecos		02/03/2020
Iva Lee Voight		622 Wasson		2/3/2020
M. Zuniga		409 Willow St		2/3/20
Dennis McCown		703 St Wichita St. Wichita		2/3/20
Mary McCown		703 Wichita Street		2/3/20
Elizabeth Voight		623 Pecos St.		2/3/2020







ZC-20-02

RMD & IL TO CHB

804, 805, & 807 PECOS ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER
-  PROTESTING 15%

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 Amanda West / Ian Stowe ADDRESS 428 Trinity Street
DAY-TIME TELEPHONE 713-410-7000 Lockhart TX 78644
E-MAIL lanktowntx@gmail.com

OWNER NAME TRANKTOWN LLC ADDRESS 805 N. Pecos Street
DAY-TIME TELEPHONE 512-914-4790 Lockhart, TX 78644
E-MAIL lanktowntx@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 805 N. Pecos Street (804, 807)
(see attached description)
LEGAL DESCRIPTION (IF PLATTED) Byrd Lockhart Survey A-17, Calwell County; TRACT 1,2,3,4,5
SIZE 4.512 ACRE(S) LAND USE PLAN DESIGNATION residential
EXISTING USE OF LAND AND/OR BUILDING(S) unindustrial
PROPOSED NEW USE, IF ANY _____

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Industrial Light / Residential Medium Density
TO PROPOSED ZONING CLASSIFICATION Commercial Heavy Business
REASON FOR REQUEST Change of use from a grain storage facility
to commercial by reusing the existing structures and
silos for future business and habitation.

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 \$240.24 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 *AA*

DATE 01/08/2020

OFFICE USE ONLY

ACCEPTED BY *Christina Bond*

RECEIPT NUMBER 913892

DATE SUBMITTED 1-8-2020

CASE NUMBER ZC - 20 - 02

DATE NOTICES MAILED 1-27-2020

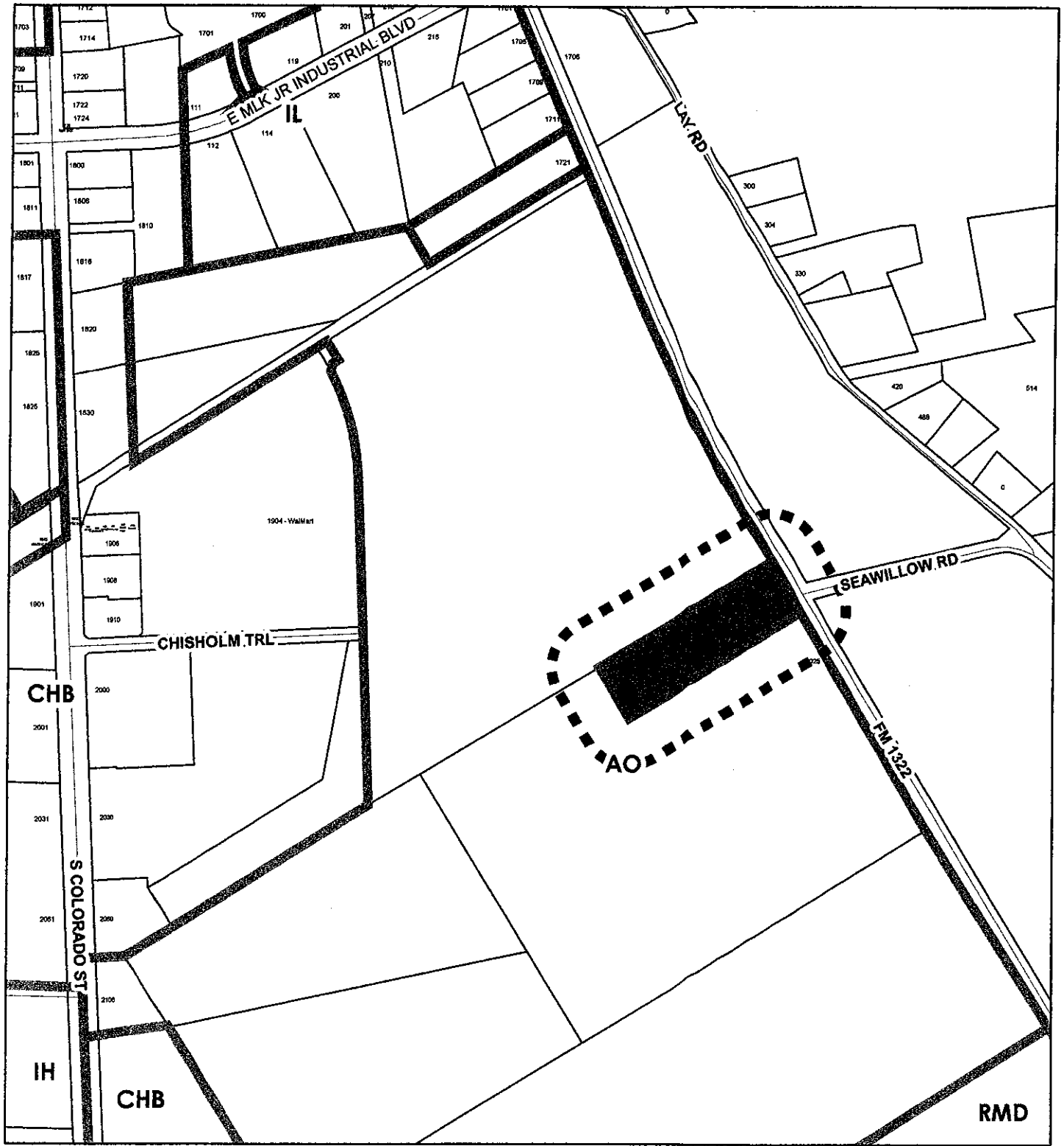
DATE NOTICE PUBLISHED 1-30-2020

PLANNING AND ZONING COMMISSION MEETING DATE 2-12-2020

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE _____

DECISION _____






SUP-20-02

2001 FM 1322

MANUFACTURED HOME



scale 1" = 200'

-  Subject Property
-  Zoning Boundary
-  200 Ft Buffer

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-20-02

REPORT DATE: January 31, 2020

PUBLIC HEARING DATE: February 12, 2020

APPLICANT'S REQUEST: Manufactured home

STAFF RECOMMENDATION: *Approval, if there are no objections from other property owners in the area.*SUGGESTED CONDITIONS: *None***BACKGROUND DATA**

APPLICANT(S): Ricardo Rodriguez

OWNER(S): Same

SITE LOCATION: 2001 FM 1322

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 5.001 acres

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: RMD Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: An application for rezoning the subject property from AO to RMD was approved by the City Council on September 17, 2019, so that it would become eligible for this application. Manufactured homes are not allowed in the AO district, but are allowed upon approval of a specific use permit in the RMD district. The proposed manufactured home is a 1,475 square-foot double-wide having a floor area of 1,472 square feet and containing three bedrooms and two bathrooms. Two off-street parking spaces will be provided in accordance with City standards.

NEIGHBORHOOD COMPATIBILITY: Other than the owner's house on the remainder of his tract adjacent to the subject parcel, and another single-family dwelling on the north side of Seawillow Road east of the subject parcel, there is no other residential development in the immediate area. The abutting property to the north may ultimately be rezoned and developed for industrial uses, as designated on the Land Use Plan map. There would be very little negative impact due to the sparsely developed nature of the area. The nearest manufacture home is a double-wide at 514 Lay Road, which is almost a mile east of the subject property due to the fact that the home is set far back on the east side of the road.

COMPLIANCE WITH STANDARDS: The installation and ownership of the proposed manufactured home will comply with the ten standards listed in Section 64-200(a).

ADEQUACY OF INFRASTRUCTURE: Water service will be provided by a new water line currently under construction along FM 1322 and passing in front of the subject property. A septic tank will be used for wastewater, and electric service is provided by Bluebonnet Electric Cooperative.

ALTERNATIVES: The RMD district also allows site-built single-family dwellings and modular homes, and would also allow a duplex on a lot of this size, by-right. In addition, a three or four-plex would be allowed upon approval of a specific use permit.

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

90'

42'

18'

72'

Covered Wood Deck

Manufactured HOME

28' x 56'

56'

24' x 24' 3/4"

42'

18' x 18' TWO CHA Parking

72' x 12' 1/2"

12'-

116'

202'

104'

62'

KEY

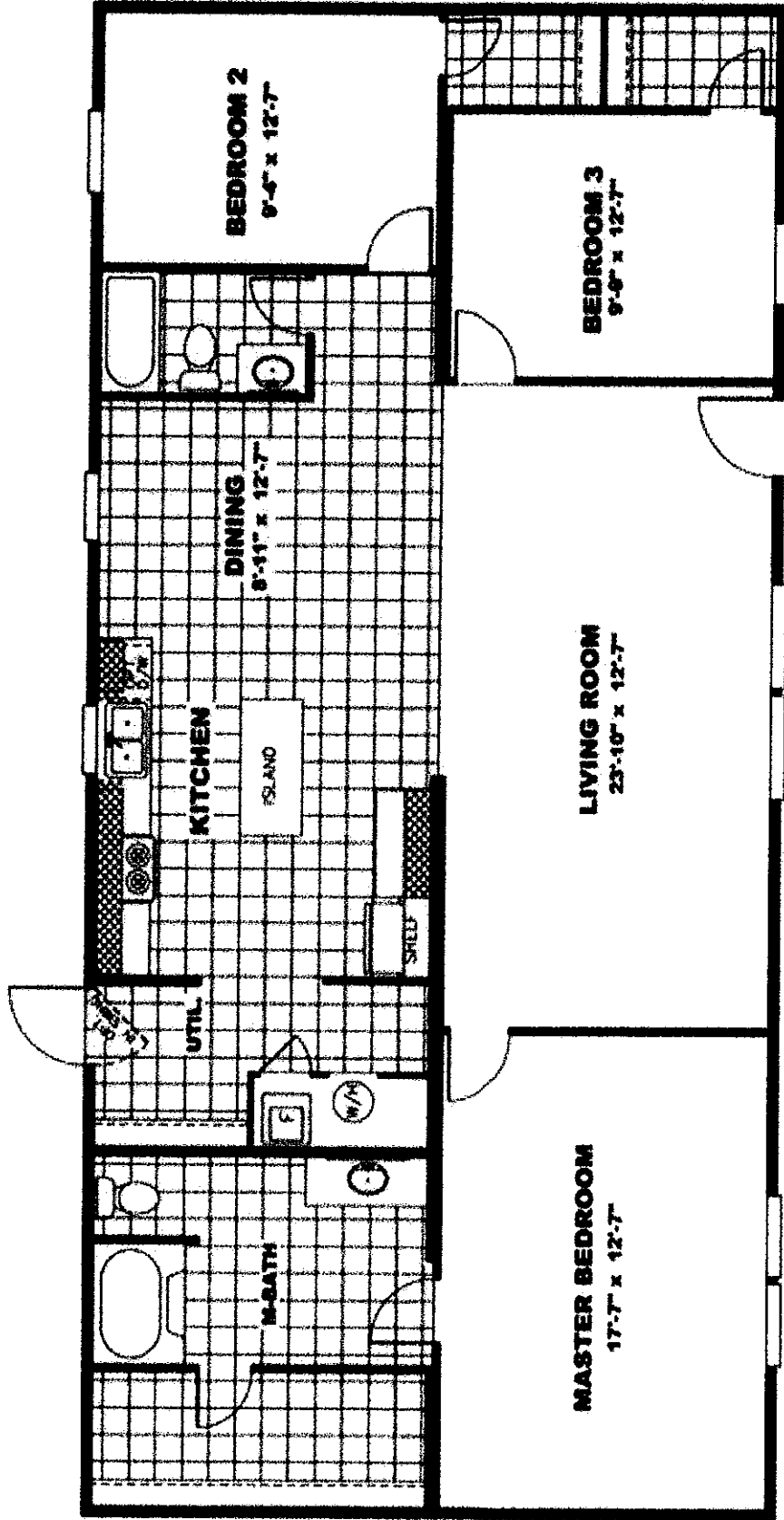
6A

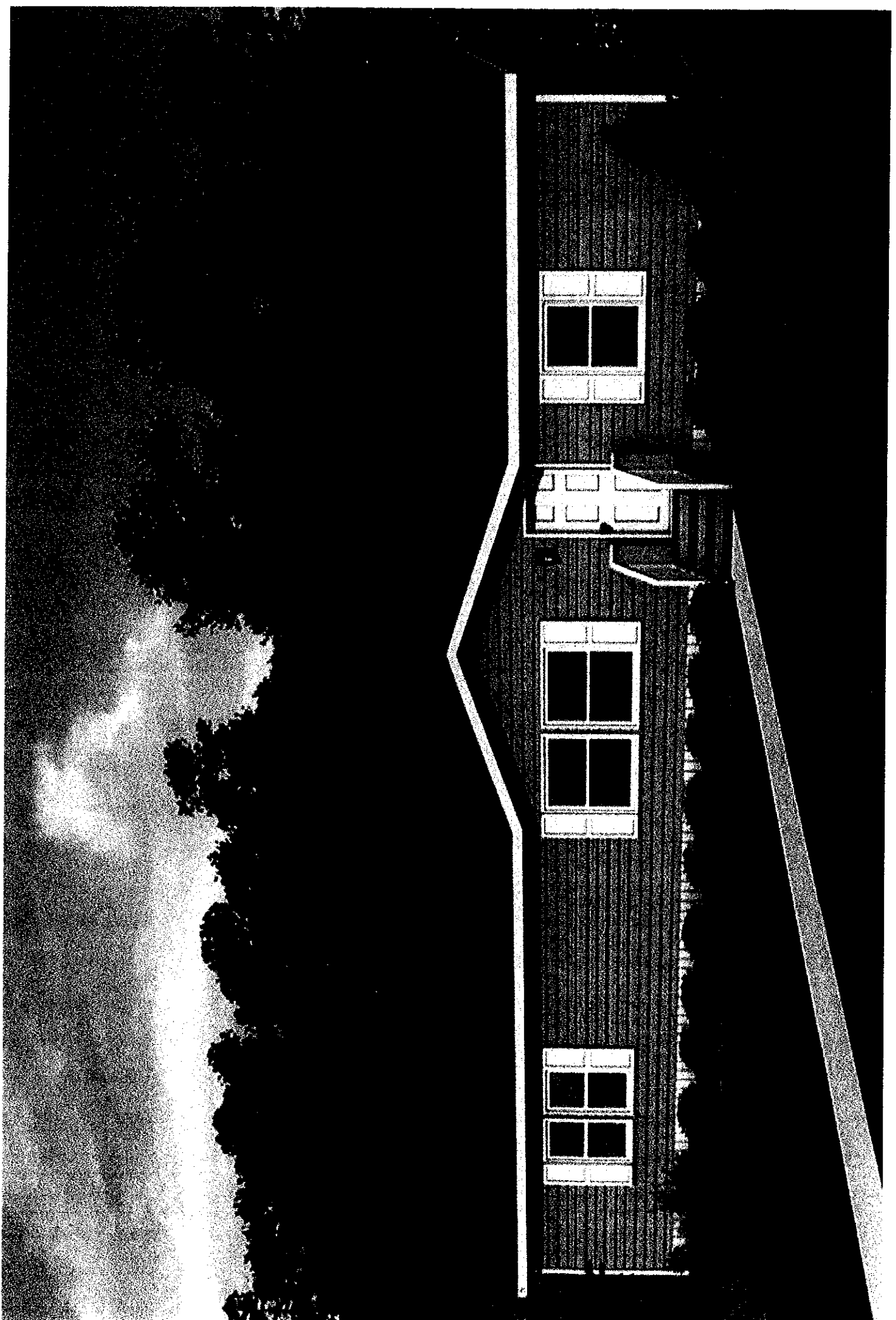
THRILL

Home Plan 36TRU28563RH

3 Beds · 2 Baths · 1475 sq. ft. · 56' width · 28' depth

<https://www.claytonhomes.com/homes/36TRU28563RH>







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 Ricardo Rodriguez ADDRESS 2058 FM 1322
DAY-TIME TELEPHONE 512-431-7450 Lockhart, Tx 78644
E-MAIL ricardo.rodriguez4@yahoo.com

OWNER NAME Ricardo Rodriguez ADDRESS 2058 FM 1322
DAY-TIME TELEPHONE 512-431-7450 Lockhart, Tx 78644
E-MAIL ricardo.rodriguez4@yahoo.com

PROPERTY

ADDRESS OR GENERAL LOCATION 2001 FM 1322
LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds
SIZE 5.001 ACRE(S) ZONING CLASSIFICATION RMD
EXISTING USE OF LAND AND/OR BUILDING(S) Vacant

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Double Wide Manufactured Home

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.

2020 Double Wide Manufactured Home
1475 Sq. Ft. 3 beds / 2 baths
Dimensions 28' x 56' , Two Car Parking Lot 18' x 18'
Including 12' Driveway

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.

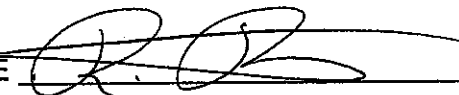
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

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 \$250.00 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 1/6/2020

OFFICE USE ONLY

ACCEPTED BY Christine Banda

RECEIPT NUMBER 913196

DATE SUBMITTED 1-6-2020

CASE NUMBER SUP - 20 - 02

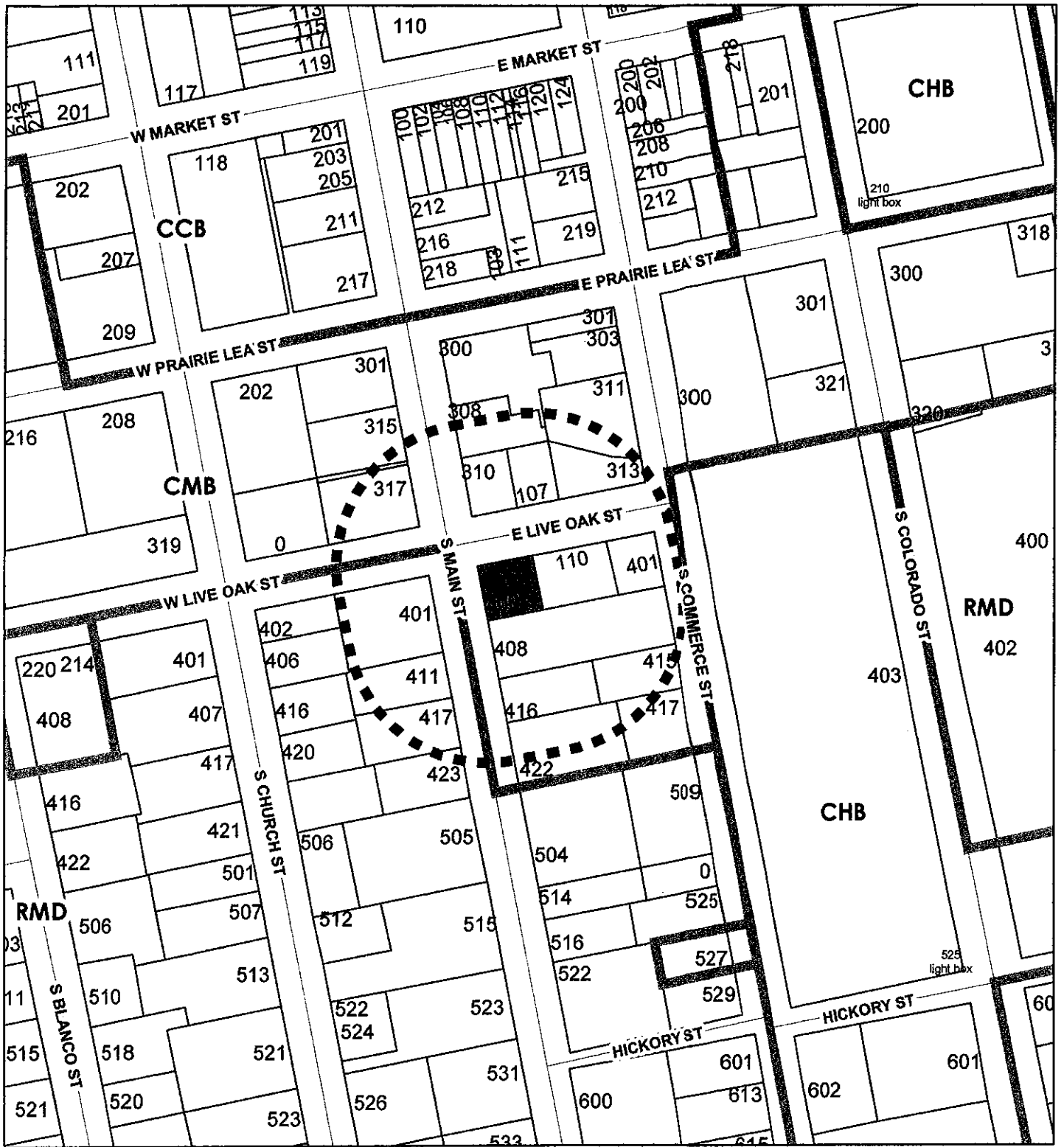
DATE NOTICES MAILED 1-27-2020

DATE NOTICE PUBLISHED 1-30-2020

PLANNING AND ZONING COMMISSION MEETING DATE 2-12-2020

DECISION _____

CONDITIONS _____






SUP-20-03

400 S. MAIN STREET

MIXED-USED BUILDING



scale 1" = 200'

-  Subject Property
-  Zoning Boundary
-  200 Ft Buffer

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner
REPORT DATE: January 31, 2020
PUBLIC HEARING DATE: February 12, 2020
APPLICANT'S REQUEST: Mixed use building
STAFF RECOMMENDATION: *Approval*
SUGGESTED CONDITIONS: *None*

CASE NUMBER: SUP-20-03

BACKGROUND DATA

APPLICANT(S): Paul Thomas Barr and Arthur Palacios
OWNER(S): Estate of T.C. Holland
SITE LOCATION: 400 South Main Street
LEGAL DESCRIPTION: Part of Lot 4, Block 3, Original Town of Lockhart
SIZE OF PROPERTY: 0.154 acre
EXISTING USE OF PROPERTY: Vacant gas station
ZONING CLASSIFICATION: CMB Commercial Medium Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The existing building on the subject property is an empty former gas station. The applicants propose to remodel the building into two residential units and two office suites. The combination of office and residential units constitutes a mixed use building, which requires approval of a specific use permit.

NEIGHBORHOOD COMPATIBILITY: The immediate area contains a mixture of residential and commercial uses. A vacant commercial building is located north of the subject property, across East Live Oak Street. Eeds Funeral Home is located on the adjacent property to the south. To the west and across South Main Street from the subject property are single-family residences in an area zoned Residential Medium Density (RMD), and the property adjacent to the east also contains a single-family residence. In general, the proposed combination of office and residential uses is an ideal solution in an area of transition between residential and downtown commercial development.

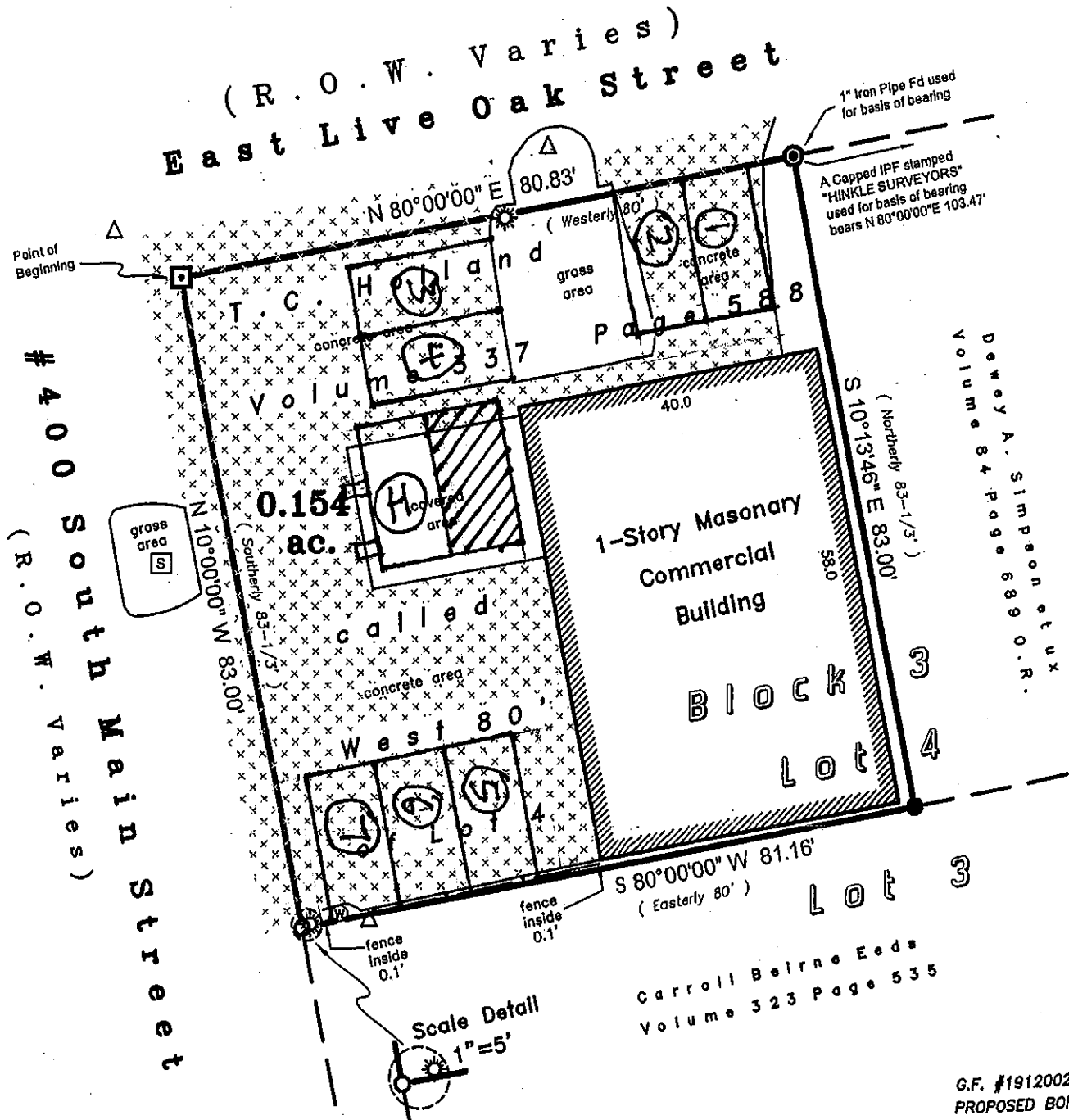
COMPLIANCE WITH STANDARDS: The subject site was developed long before many of our current standards, including off-street parking, were adopted. The site plan shows seven regular parking spaces plus one handicapped space. However, the current standards require a minimum of 12 regular parking spaces, plus the handicapped space for the proposed occupancies. Because it is physically impossible to fit more parking spaces on the lot, the applicants applied for and received approval, on February 3rd by the Zoning Board of Adjustment, of a zoning variance to reduce the parking requirement to the number shown on the site plan.

ADEQUACY OF INFRASTRUCTURE: All required utilities are currently available.

ALTERNATIVES: There are many other uses allowed in the CMB district by-right or as a specific use, and many of them would have greater potential impacts in terms of traffic, noise, night-lighting. The other commercial districts also allow mixed-use buildings, but the existing CMB zoning is as good as any.

RESPONSE TO NOTIFICATION: The owner of the commercial building across East Live Oak Street inquired by phone about the planned uses in the building, but did not express opposition at that time.

City of Lockhart Caldwell County, Te Original Town of Lockhart Part of Lot 4 in



General Notes

1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

G.F. #1912002
PROPOSED BORRO

911 ADDRESS: 401
Lot

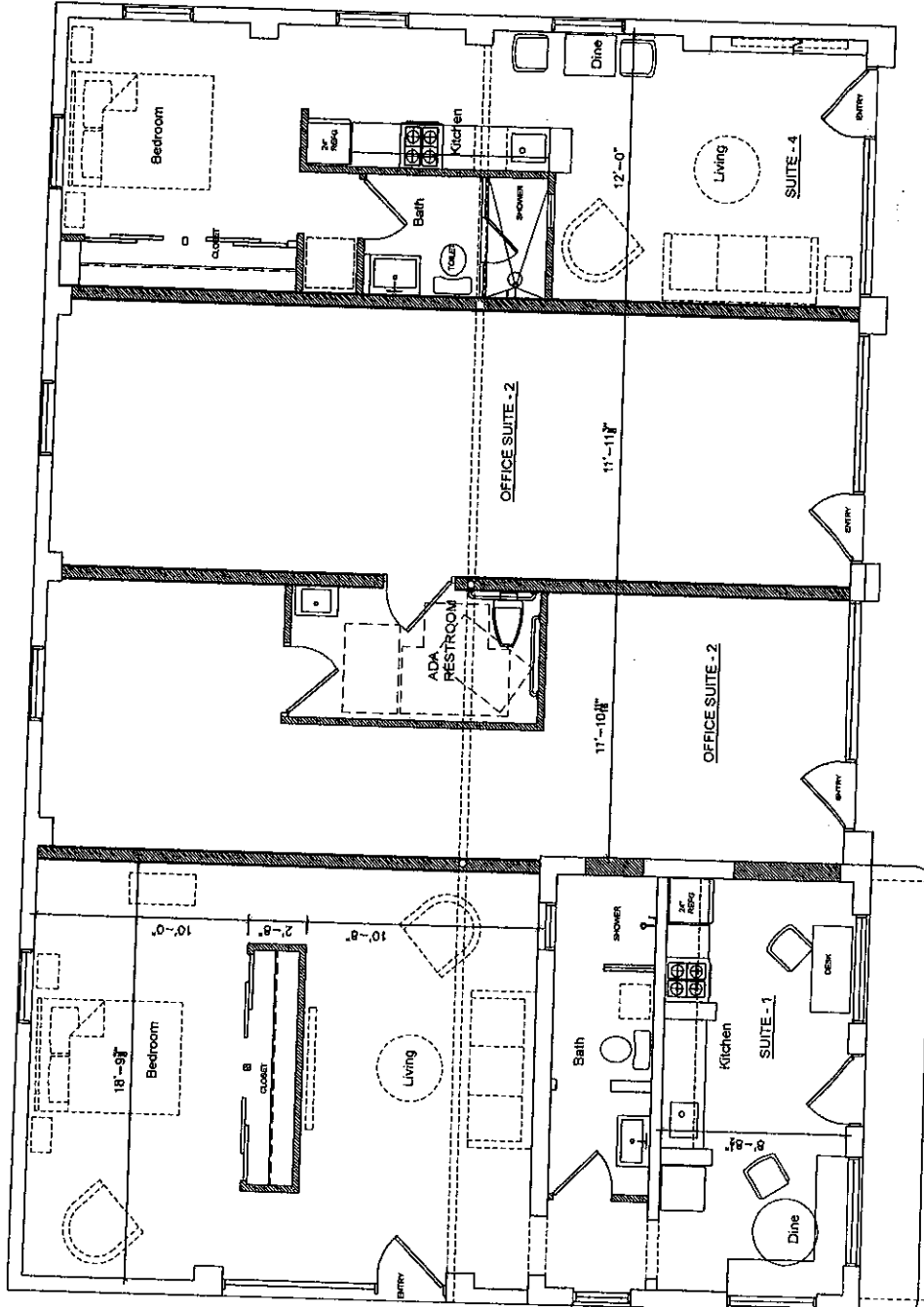
R. CRAIG NASSO
ARCHITECT

FOR PRELIMINARY
REVIEW ONLY

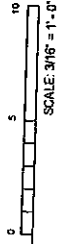
DATE: 1.12.20

Drawn by: RCN
FLOOR PLAN

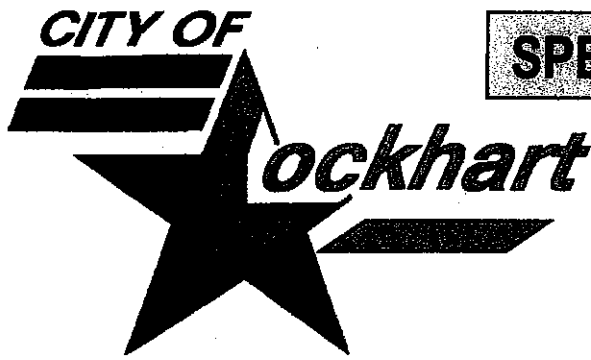
A2.0



FLOOR PLAN
FIRST DRAFT 1.06.20



OUTDOOR
COVERED
AREA



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 Paul Barr & Arthur Palace ADDRESS 2109 e Cesar Chavez
DAY-TIME TELEPHONE 512-496-0687 Austin Tx 78702
E-MAIL artpalace@me.com

OWNER NAME T.C. Holland % Holland Thomas M ADDRESS 818 W. Live Oak St
DAY-TIME TELEPHONE 512-791-0163 Lockhart Tx 78644
E-MAIL chpeck51@austin.rr.com

PROPERTY

ADDRESS OR GENERAL LOCATION 400 South Main St.
LEGAL DESCRIPTION (IF PLATTED) Mets and Bounds (Attached)
SIZE .154 ACRE(S) ZONING CLASSIFICATION CMD
EXISTING USE OF LAND AND/OR BUILDING(S) Vacant Gas Station

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Mixed Use Building

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.

2 dwellly units consisty 1360 sqft. and 2 offices
consisty of a total of 960 sqft, 7 regular parky spaces
and 1 handicap space.

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 \$ 125 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 *Art [Signature]*

DATE 1-13-20

OFFICE USE ONLY

ACCEPTED BY *Dan Gibson*

RECEIPT NUMBER 915242

DATE SUBMITTED 1-13-20

CASE NUMBER SUP - 20-03

DATE NOTICES MAILED 1-27-2020

DATE NOTICE PUBLISHED 1-31-2020

PLANNING AND ZONING COMMISSION MEETING DATE 2-12-20

DECISION _____

CONDITIONS _____

T. C. Holland Estate
818 W. Live Oak Street
Lockhart, TX 78644

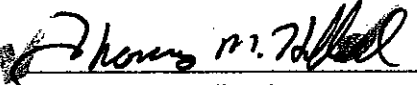
January 9, 2020

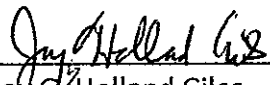
Mr. Dan Gibson
City of Lockhart, Development Services Dept.
308 W. San Antonio St.
Lockhart, TX 78644

RE: 400 S. Main Street, Lockhart, TX 78644

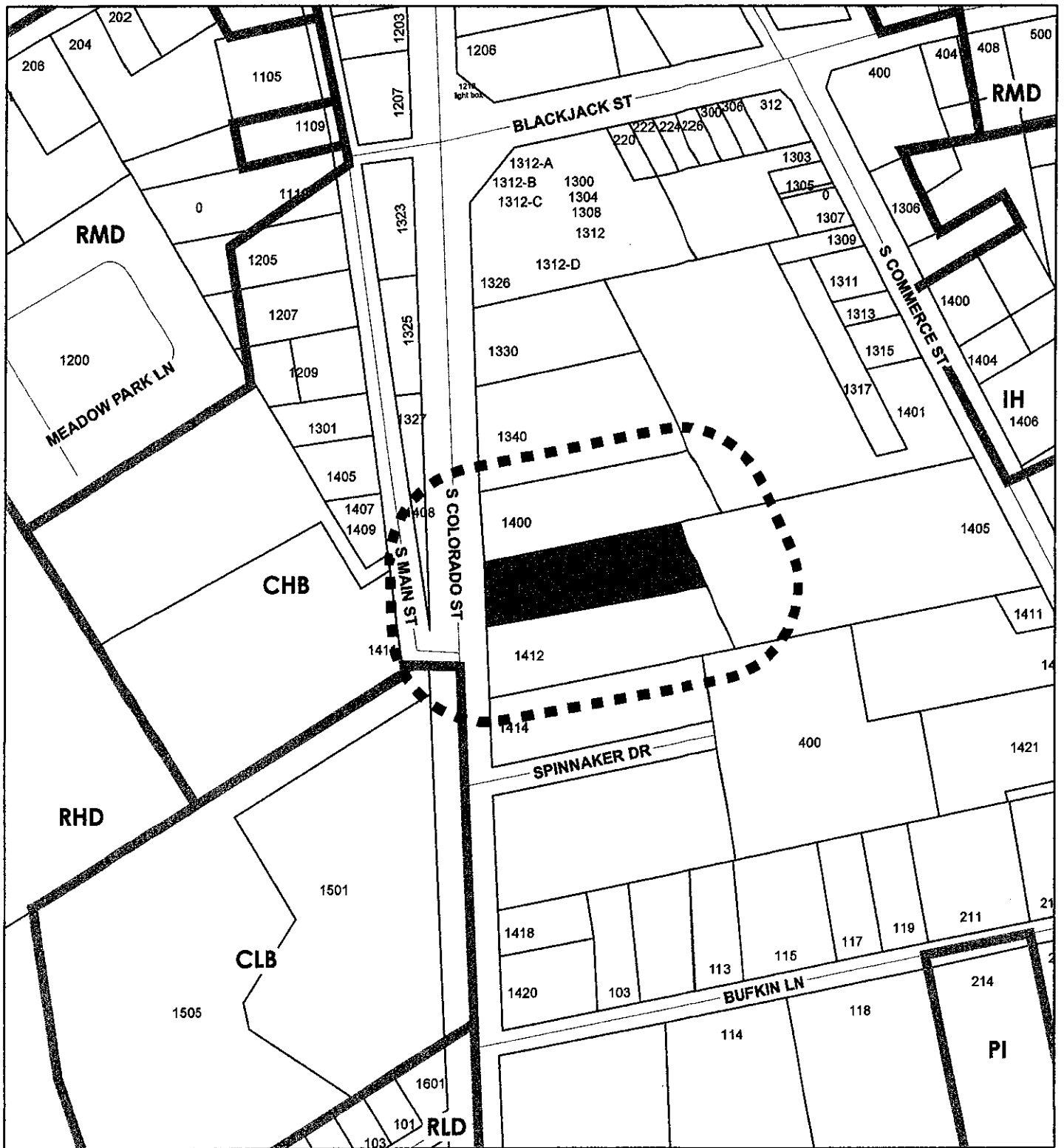
Dear Mr. Gibson,

The subject property is under contract effective 12-3-2019 from the Estate of T. C. Holland to Paul Thomas Barr and Arthur Palacios. Please regard this letter as the permission necessary for the prospective Buyer to apply for both a Zoning Variance Application and a Specific Use Permit Application at their expense. We authorize them to sign each application and to proceed in cooperating with the City of Lockhart to provide information necessary to obtain approval at your earlier possible date. We understand a public hearing may be necessary and authorize the prospective Buyers to represent themselves in the process of purchasing our property.

 1-9-20
Thomas M. Holland Date

 1-10-2020
Joy G. Holland Giles Date

 1-10-2020
Carole Holland Peck Date






SUP-20-04

1408 S COLORADO ST

BAR



scale 1" = 300'

-  Subject Property
-  Zoning Boundary
-  200 Ft Buffer

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-20-04

REPORT DATE: February 3, 2020

PUBLIC HEARING DATE: February 12, 2020

APPLICANT'S REQUEST: Bar

STAFF RECOMMENDATION: **Approval**, if there are no objections from other property owners in the area.SUGGESTED CONDITIONS: *Expand parking lot to add seven more paved and striped parking spaces.***BACKGROUND DATA**

APPLICANT(S): Colin Mack

OWNER(S): Chuan K. Lai

SITE LOCATION: 1408 S. Colorado Street (US 183)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 1.491 acre

EXISTING USE OF PROPERTY: Tobacco vaping and smoke shop

ZONING CLASSIFICATION: CHB Commercial Heavy Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The existing building on the subject property was recently occupied by a tobacco vaping and smoke shop. They wish to sell alcoholic beverages for on-premise consumption without qualifying as a restaurant, so it would be classified as a bar, which requires approval of a specific use permit.

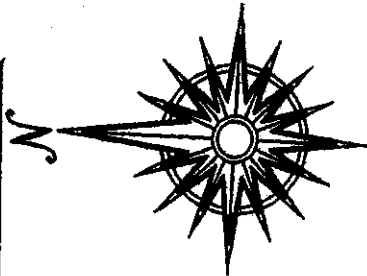
NEIGHBORHOOD COMPATIBILITY: The site is in the main commercial corridor along South Colorado Street. Taco Bell is located adjacent to the north, and an auto service business is located adjacent to the south. The closest residential uses are a single-family dwelling facing South Commerce Street, behind the subject property, and the Landing Apartments to the southeast at the end of Spinnaker Drive. The closest existing bar is at 312 Blackjack Street, at the intersection of Blackjack (FM 20) and South Commerce Street (FM 1322). If all activities are limited to indoors, only, external impacts on the neighborhood will not be any greater than most retail or restaurant uses.

COMPLIANCE WITH STANDARDS: The subject site was developed long before many of our current standards, including off-street parking, were adopted. The site plan submitted by the applicant shows eight regular parking spaces plus one handicapped space. However, a visit to the site revealed that one of the spaces on the south side is not wide enough to meet the minimum standard, so only seven regular spaces can be counted. Based on the floor area of the building and the anticipated number of employees during the maximum shift, the current standard requires a minimum of 14 regular parking spaces, plus the handicapped space, for the proposed occupancies. Compliance with the minimum standard will require the addition of seven paved and striped parking spaces.

ADEQUACY OF INFRASTRUCTURE: All required utilities are currently available.

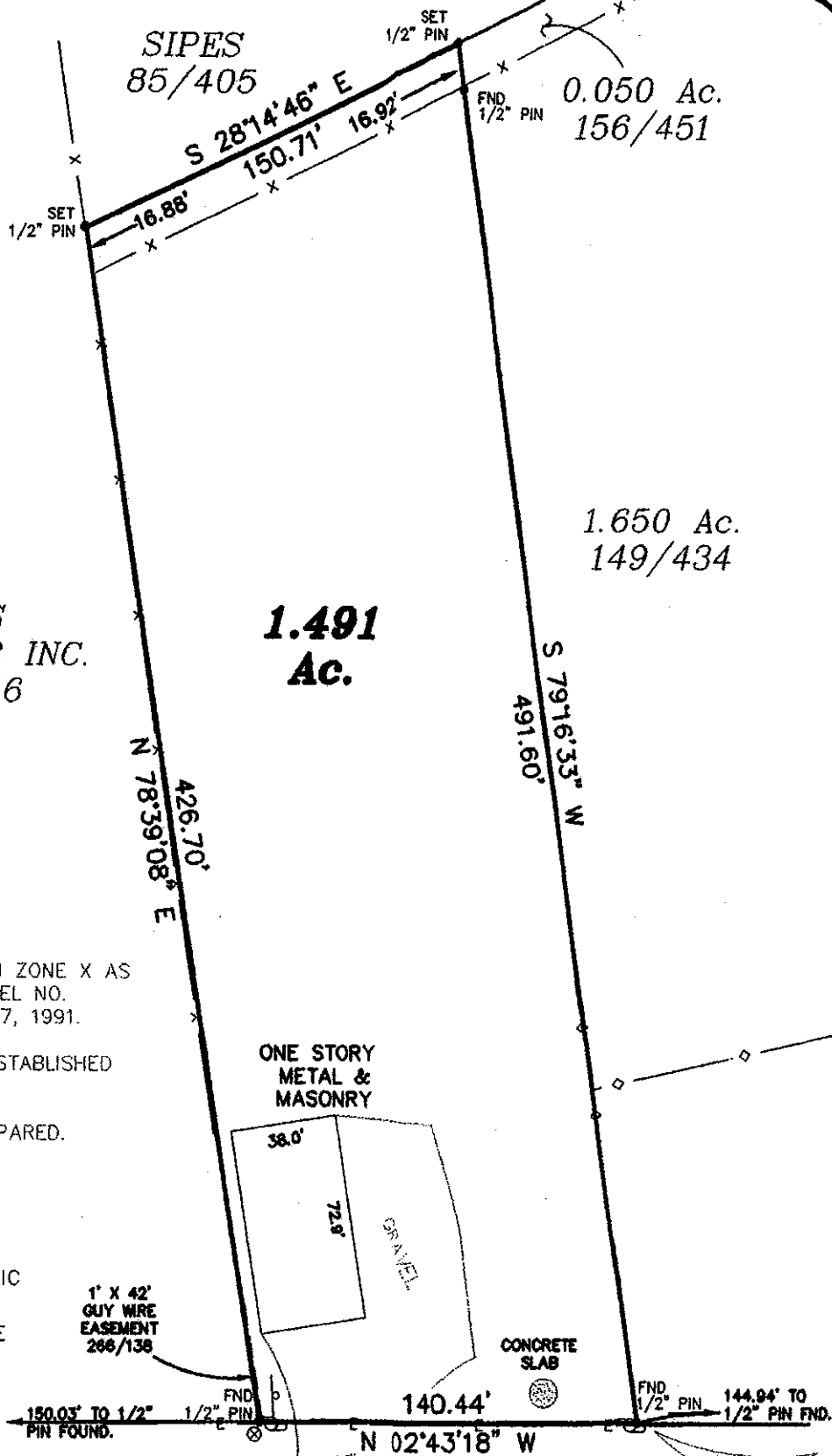
ALTERNATIVES: The CHB district is the only district that allows a bar, and it requires approval of a specific use permit. Therefore, the existing zoning is already appropriate for the desired use, and the predominant land uses in the surrounding area are generally compatible.

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



SCALE:
1" = 60'

SIPES
85/405



NOTE:

SUBJECT PROPERTY IS LOCATED IN ZONE X AS PER F.I.R.M. MAP COMMUNITY-PANEL NO. 480095 0005C, DATED JANUARY 17, 1991.

BASIS OF BEARING IS N.A.D. 83 ESTABLISHED FROM G.P.S..

CORRESPONDING FIELD NOTES PREPARED.

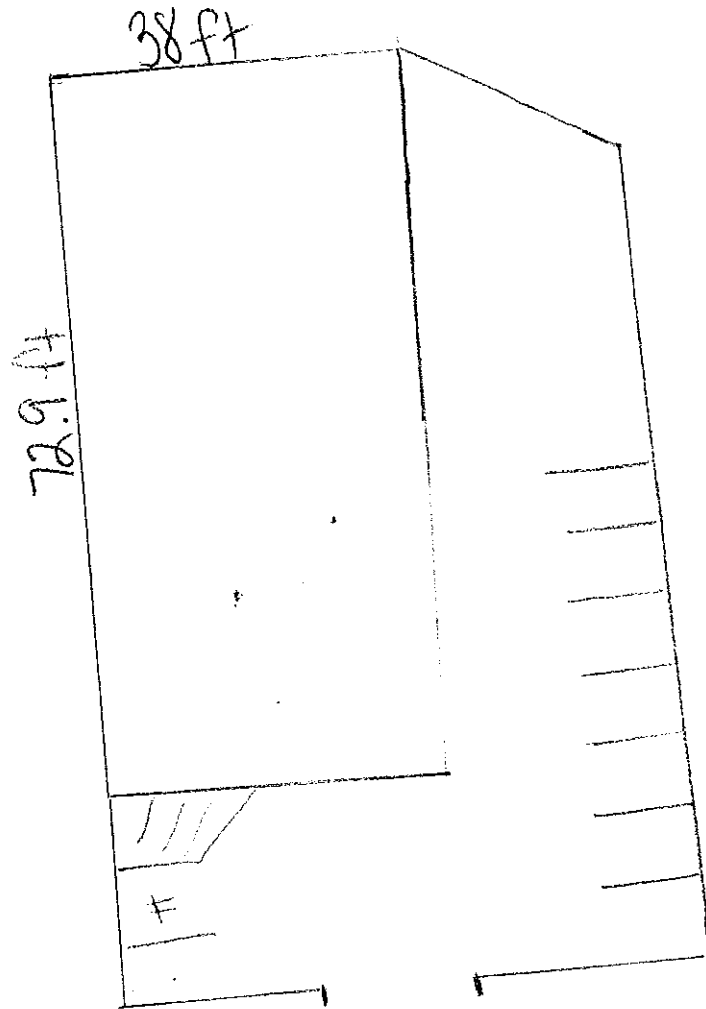
- SIGN
- POWER POLE
- WATER METER
- OVERHEAD ELECTRIC
- WIRE FENCE
- CHAIN-LINK FENCE

1408 S. COLORADO STREET
PLAT SHOWING:

S. COLORADO STREET

(U.S. HWY. 189)

SURVEY OF A 1.491 ACRE TRACT OF LAND OUT OF THE JAMES GEORGE LEAGUE, CALDWELL COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 1.464 ACRES CONVEYED TO JOHN LEE McMILLEN AND WIFE KATHRYN S. McMILLEN DESCRIBED IN VOLUME 393, PAGE 621, DEED RECORDS, CALDWELL COUNTY, TEXAS.





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 Kimberly Perez

APPLICANT NAME Colin Mack ADDRESS 1408 S Colorado

DAY-TIME TELEPHONE 512-783-2229 Lockhart, TX 78644

E-MAIL greenbesc@gmail

OWNER NAME Chuan K. Lai ADDRESS 5695 Kyle Parkway

DAY-TIME TELEPHONE 512-738-2882 Suite 800

E-MAIL junhaolai99@yahoo.com Kyle, TX 78640

PROPERTY

ADDRESS OR GENERAL LOCATION 1408 S Colorado

LEGAL DESCRIPTION (IF PLATTED) attached

SIZE 1.491 ACRE(S) ZONING CLASSIFICATION CH15

EXISTING USE OF LAND AND/OR BUILDING(S) Commercial sales

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Bar/Club

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.

Monday - Sunday 2pm 2am

4 employees / shift

sqft building = 2770.2

8 existing reg spaces + 1 handicap

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 \$179.82 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 *Ch. Mak*

DATE 1/17/20

OFFICE USE ONLY

ACCEPTED BY *Christina Band*

RECEIPT NUMBER 00916523

DATE SUBMITTED 1-22-2020

CASE NUMBER SUP -20 .04

DATE NOTICES MAILED 1-28-2020

DATE NOTICE PUBLISHED 1-30-2020

PLANNING AND ZONING COMMISSION MEETING DATE 2-12-2020

DECISION _____

CONDITIONS _____

I Chuan K LAI allow
for all permits to sell
Street in Lockhart, Texas

Colin Mack to apply
alcohol at 1408 S Colorado
78644.

01/02/2020

x *Call*

01/02/2020

x *Schuck*



FP-17-01

JESCO SUBDIVISION

FINAL PLAT



scale 1" = 200'

- SUBJECT PROPERTY**
- ZONING**

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner KW
REPORT DATE: February 4, 2020
PLANNING & ZONING COMMISSION DATE: February 12, 2020
STAFF RECOMMENDATION: Approval
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-17-01

BACKGROUND DATA

SURVEYOR: Jose Antonio Treviño, P.L.S., J. Treviño Surveyor
ENGINEER: Richard "Pete" Malone, P.E., Malone/Wheeler, Inc.
CONSULTANT: Linda Johnston, L.S. Johnston Architects
OWNER: Glenn Synnott, Jesco Construction, Inc.
SITE LOCATION: 920 Trinity Street
SUBDIVISION NAME: **Jesco Subdivision**
SIZE OF PROPERTY: 9.232 acres (prior to proposed right-of-way dedication for Trinity Street) and 9.186 acres (after dedication)
NUMBER OF PROPOSED LOTS: 34 Duplex Lots and One Public Parkland / Stormwater Detention Lot
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The subject property is located at 920 Trinity Street and is proposed to be subdivided into 35 lots, 34 of which are proposed to be developed as duplex lots of the DF-1 development type (8,500 square-foot minimum), which is larger than the DF-2 development type minimum of 6,000 square feet. The remaining lot, in the northeast corner of the development, will be dedicated as a public park and will also serve as a stormwater detention pond. All but four of the proposed lots will be served by a new internal public street, White Oak Circle, that will intersect Trinity Street at White Oak Street, thereby completing a four-way intersection. Lots 5 through 6 and 25 through 26 of Block A will take direct access from Trinity Street.

NEIGHBORHOOD COMPATIBILITY: The development was originally proposed for a mixture of duplexes on smaller lots, with some lots intended for four-plexes, that would result in a total of 84 dwelling units. The Specific Use Permit that was necessary for that density was denied by the Commission on September 9, 2015, due to significant neighborhood opposition. With the redesigned layout, the maximum number of dwelling units is 68. Any development of the subject property will increase traffic in the area, but it will be disbursed in three directions due to its connection to the intersection of White Oak Street and Trinity Street. There are other duplexes in the neighborhood, but most of the surrounding area is single-family homes on relatively small lots, except for the house on the lot adjacent to the north.

FORM AND CONTENT: The proposed plat conforms to all minimum requirements for form and content.

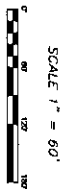
COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards, including the provision of public sidewalks. An additional five feet of right-of-way dedication is proposed along Trinity Street, since the right-of-way width is shown as 50 feet on the plat and a total of 60 feet is needed for a Collector Street. The subdivider will contribute half of the ten-foot deficiency, in accordance with Section 52-72(e) of the Subdivision Regulations. As noted in the attached letter dated November 18, 2019, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None.

FINAL PLAN FOR JESCO SUBDIVISION LOCKHART, TEXAS



- LEGEND**
- - SET 1/2" ROW AND MINIMUM CAP STAINED PRESSURE
 - - 1/2" ROW AND AS NOTED
 - () - RECORD INFORMATION
 - CM - CONTROLLING MONUMENT
 - △ - SET PER MAIL
 - - SET CONCRETE MONUMENT TO CITY SURVEY POINT
 - PLZ - PUBLIC UTILITY EXHIBIT



STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

Notary Public for the State of Texas

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF _____, TEXAS, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____.

Recorded _____.

Notary Public for the State of Texas



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

November 18, 2019

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

RE: Jesco Subdivision – Construction Plan Review

Dear Mr. Gibson:

TRC has reviewed the following documents listed below submitted on November 6, 2019 by Malone Wheeler, Inc. (MW).

1. Civil Site Construction Plans dated October 31, 2019.
2. Other supporting documents submitted with the construction plans: Comment Response Letter, Stormwater Hydrology, Detention Analysis & Street Capacity Results.

Our review finds that these documents have been prepared in general conformance with the Lockhart Subdivision Code and Chapter 22 Article 3 of the City of Lockhart Drainage and Flood Control Ordinance.

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Lockhart must rely on the adequacy of the Design Engineer that prepared the documents and all responsibility for the plans and submitted documents shall remain with the Design Engineer.

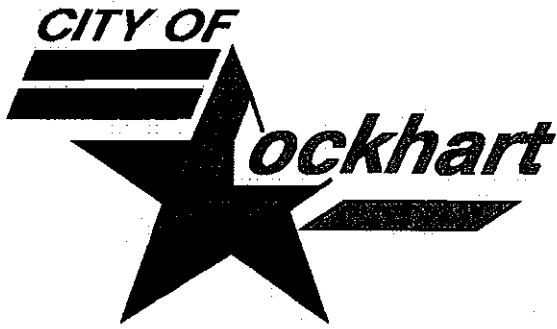
If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "JDahm", with a long horizontal line extending to the right.

Jeff Dahm, P.E.
Project Manager

CC: Jose Sosa, P.E., Malone Wheeler, Inc.
Sean Kelley, Director of Public Works, City of Lockhart



SUBDIVISION PLAT APPLICATION

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

APPLICANTS

SURVEYOR NAME <u>J. Trevino, Surveyor</u>	ADDRESS <u>241 J.E. Brown Lane</u>
DAY-TIME TELEPHONE <u>210/657-2189</u>	<u>Jarrell, TX 76537</u>
E-MAIL <u>tony@gpsmapit.com</u>	
ENGINEER NAME <u>Malone/Wheeler, Inc.</u>	ADDRESS <u>5113 SW Parkway</u>
DAY-TIME TELEPHONE <u>512/899-0601</u>	<u>Suite 260</u>
E-MAIL <u>petem@malonewheeler.com</u>	<u>Austin, TX 78735</u>
OWNER NAME <u>Jesco Construction</u>	ADDRESS <u>1400 East Lone Star Dr.</u>
DAY-TIME TELEPHONE <u>512/329-9255</u>	<u>Buda, TX 78610</u>
E-MAIL <u>glenn@domainindustries.com</u>	

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Jesco Subdivision

ADDRESS OR GENERAL LOCATION Trinity St./Neches St.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 9.186 ACRE(S) PROPOSED NUMBER OF LOTS 35

ZONING CLASSIFICATION(S) Residential Medium Density

PROPOSED USE OF LAND residential duplex

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 – THREE 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).

Seven copies for initial staff review.

Twelve copies after initial staff review for preliminary plats, final plats, and replats/resubdivisions

Two copies after initial staff review 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 or Minor plat	\$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 CODE. IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Richard H. Malone

DATE 12/21/16

PRINTED NAME Richard H. Malone

TELEPHONE 512/899-0601

NOTE: A preliminary plat expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission. A final plat expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request, one six-month extension may be considered by the City Manager.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) _____ 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 COMPIES 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 Don Gibson

RECEIPT NUMBER 706991

DATE SUBMITTED 12-21-16

CASE NUMBER FP-17-01

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 2/12/20

DECISION _____

CONDITIONS _____
