

kw

## PUBLIC NOTICE

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, March 11, 2020  
Municipal Building – Glosserman Room  
308 W. San Antonio St.**

### AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the February 12, 2020, meeting.
4. ZC-20-03. Hold a PUBLIC HEARING and consider a request by Waterloo Development, Inc. on behalf of GABP1 RE, LLC, for a Zoning Change from 79.19 acres AO Agriculture Open-Space District to 74.189 acres RHD Residential High Density District and 5.001 acres CMB Commercial Medium Business District, on 79.190 acres in the James George Survey, Abstract No. 9, located at 1801 Blackjack Street.
5. ZC-20-04. Hold a PUBLIC HEARING and consider a request by Tamara Carlisle and Donna Blair for a Zoning Change from CLB Commercial Light Business District to RHD Residential High Density District, on Lots 1 and 2, A. R. Chews Addition, located at 502 West San Antonio Street.
6. Discuss the date and agenda of 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 4:00 p.m. on the 3<sup>rd</sup> day of March, 2020.



**City of Lockhart  
Planning and Zoning Commission  
February 12, 2020**

**MINUTES**

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

**Member Absent:** None

**Staff Present:** Dan Gibson, Christine Banda, Kevin Waller

**Visitors/Citizens Addressing the Commission:** Amanda West, Ian Stowe, Ed Theriot, Nina Molina, Merejildo Zuniga, Iva Voigt, Ricardo Rodriguez, Rosario Rodriguez, Paul Barr, Arthur Palacios, Kimberly Perez, Glenn Synnott, Richard Malone

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:09 p.m.
2. Elect Chair and Vice-Chair for 2020.

*Commissioner Rodriguez moved to nominate Philip Ruiz for Chair, and Manuel Oliva for Vice-Chair. Commissioner McBride seconded, and the motion passed by a vote of 7-0.*

3. Citizen comments not related to an agenda item. None.
4. Consider the Minutes of the January 22, 2020, meeting.

*Commissioner Arnic moved to approve the January 22, 2020 minutes. Commissioner Rodriguez seconded, and the motion passed by a vote of 7-0.*

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.

Mr. Gibson explained that the subject property included parcels on both sides of Pecos Street that are currently zoned IL, with a small portion on the south end of the west side being zoned RMD. The applicant wishes to develop the site and the existing structures for uses allowed in the CHB district. There are grain silos and a metal warehouse building on the east side. The plan is for each silo to be a live-work unit where there is commercial space at the bottom with living space above. The adjacent warehouse would become indoor parking for the residents. On the west side there are two small buildings to be used as offices, and a pole barn to be used as a special events facility, which would require approval of a specific use permit by the Commission. The remaining warehouse building at 807 Pecos Street will retain its current use as a contractor's shop and material storage, and would be the maintenance facility for the complex. Mr. Gibson distributed a letter of support for the project from the previous owner of the property, along with a petition from citizens in support of the rezoning.

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

Amanda West and Ian Stowe, of 428 Trinity Street, introduced themselves as the owners of the property. Mr. Stowe said he moved to Lockhart ten years ago and has been remodeling older homes. Ms. West said she grew up in Lockhart and is a builder and real state agent. Through their interaction with members of the community they realized the importance of the silos, and they wish to preserve them. They wanted to improve the quality of the neighborhood. Since becoming the new owners Ms. West said there are fewer tractor-trailers on the property, and eventually there won't be any. Mr. Stow said the silos are structurally sound and non-combustible, and would ultimately be used as three-story buildings with commercial uses on first floor and residences on the upper floors. The pole barn would be remodeled to hold private events such as weddings. He said they would retain as much green space as possible, and noted that being located next to a railroad spur offered an opportunity for a future train station location. Ms. West said they are 100 percent committed to the proposed project, and would appreciate the Commission's support.

Commissioner Oliva asked if they had any plans for the impact of noise on the inside of the silos.

Mr. Stowe replied that they would use heavy insulation to reduce noise.

Commissioner Rodriguez asked if the silos could be moved somewhere else.

Mr. Stowe said it would not be possible.

Ed Theriot, of 5395 US 183, said he was in favor of the zoning request. He believed it was a creative project, and he was confident that the owners were capable of the succeeding. The said that the silos are a very important part of the community.

Nina Molina, of 619 Wassa, said she was not really opposed to the project but was concerned about the possible commercial uses allowed in the proposed CHB zoning. She stated that she was a lifelong resident with small children, and did not want any heavy commercial use in the neighborhood.

Merejildo Zuniga, of 409 Willow Street, said there is a natural spring near the rear of his property and he didn't want any development next door to destroy it. He mentioned that there was a lot of wildlife in the area, so as much green area as possible should be preserved.

Iva Voigt, of 622 Wassa Street, said that she was not opposed to the project, but she had lived in the neighborhood since 1970 and didn't want new development to result in a tax increase where she couldn't afford it.

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 recommend approval of ZC-20-02 to City Council. Commissioner Arnic seconded, and the motion passed by a vote of 5-2, with Chair Ruiz and Commissioner Rodriguez against.*

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.

Mr. Gibson explained that last Fall the Commission had approved a zoning change for the subject property from AO to RMD, with the applicant's stated intent being that they needed the RMD zoning so that they could then apply for the required specific use permit for a manufactured home. He presented maps and photos of the subject property and surrounding area.

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

Ricardo Rodriguez, of 2058 FM 1322, said his parents gave him the parcel, and he would like to place a manufactured home on it to live in with his own family near his parents.

Rosario Rodriguez, of 2058 FM 1322, spoke in favor because he would like for his son and grandchildren to be able to live next door.

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 approve SUP-20-02. Commissioner McBride seconded, and the motion passed by a vote of 6-1, with Chair Ruiz against.*

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.

Chair Ruiz asked Vice-Chair Oliva to handle the Chair duties for this agenda item.

Mr. Gibson explained that the existing building on the subject property is a vacant former gas station. The applicants would like to remodel the building onto 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. He mentioned that the applicants already received a variance to reduce the number of required parking spaces, and to allow the two existing spaces that require backing onto the street, because of the limited site area available. Mr. Gibson presented maps and photos of the subject property and surrounding area.

Vice-Chair Oliva opened the public hearing and asked the applicants to come forward.

Paul Barr, of 802 Westbrook, and Arthur Palacios, of Cesar Chavez, in Austin said they are proposing both commercial office and residential uses in the building, which is an appropriate use since the building is located in an area of transition between the central business district and the adjacent residential neighborhood. They have been involved in similar projects with much success. Mr. Palacios mentioned that he enjoys working with Mr. Barr, and knows they are capable of implementing the project.

Mr. Gibson said that there was one letter of opposition received from Rudy Ruiz prior to the meeting.

Commissioner McBride mentioned that it would be nice if, when they remodeled, they could use Mr. Holland's name on the building since he gave so much to the community.

Phillip Davis, of 426 South Main Street, said that he is excited that Lockhart is growing but, but was concerned about parking being an issue.

Rudy Ruiz, of 317 South Main Street, spoke in opposition. He said he was concerned about the lack of parking in the area, and that South Main Street was already a busy street.

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

Mr. Gibson said that staff recommends approval.

*Commissioner Lingvai moved to approve SUP-20-03. Commissioner St. Leger seconded, and the motion passed by a vote of 6-0-2, with Chair Ruiz and Commissioner Rodriguez abstaining.*

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).

Mr. Gibson explained that the existing use is a tobacco shop and vaping lounge, and that the applicant desired to serve alcoholic beverages without enough food to be classified as a restaurant. Therefore, it would be considered a bar. The existing paved parking is inadequate and would need to be enlarged by adding at least seven more spaces. In addition, any increase in impervious cover might trigger the need for storm-water detention, which requires engineering. He continued the presentation by showing maps and photos of the subject property and the surrounding area.

Chair Ruiz asked the applicant to come forward.

Kimberly Perez said she is married to the applicant, Colin Mack, and was there to speak for him. She requested approval of their application to allow a bar at the subject location.

Commissioner Arnic asked if they had any plans to add more paved parking.

Ms. Perez replied that they were already working with a contractor to add more paved parking.

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

Mr. Gibson said that staff recommends approval.

*Commissioner McBride moved to approve SUP-20-04 subject to the addition of at least seven more paved parking spaces to meet the minimum City standard. Commissioner Oliva seconded, and motion passed by a vote of 6-0-1, with Commissioner Rodriguez abstaining.*

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.

Mr. Waller explained that the subject property is proposed to be subdivided into 35 lots, with 34 of them being duplex lots of the DF-1 development type, and the remaining lot in the northeast corner of the development would be dedicated as a public park in addition to serving as the stormwater detention pond. He said that the plat complies with all applicable standards, including the construction of public sidewalks. Also, the developer is dedicating five feet of right-of-way along Trinity Street to increase the width for compliance with the collector street standard. He stated that staff recommends approval of the final plat.

Commissioner McBride asked if staff discussed having a playscape installed in the park area by the developers.

Mr. Waller replied that it was not discussed.

Chair asked the applicant to come forward.

Glenn Synnott, of Cedar Creek, said he was there to get approval from the Commission to proceed with the development.

Commissioner McBride asked Mr. Synnott if he was willing to provide a playscape in the park for the children in the subdivision.

Mr. Synnott said he would prefer that the engineer address that answer.

Richard Malone said he is the engineer. He mentioned that it is not unusual for detention areas to be used for open field activities such as soccer or baseball. He said picnic table could be installed if it was anchored down.

Mr. Synnott asked if a donation of \$10,000 for park improvements would be sufficient.

The Commission agreed, and stated that a note regarding the \$10,000 donation should be added to the final plat.

*Commissioner McBride moved to approve FP-17-01 subject to the addition of a plat note stating that the developer will donate \$10,000 for park improvements. Commissioner Rodriguez seconded, and the motion passed by a vote of 6-1, with Commissioner Oliva against.*

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

Mr. Gibson reported that the next Commission meeting date would be March 11<sup>th</sup>, with at least two cases on the agenda.

11. Adjourn.

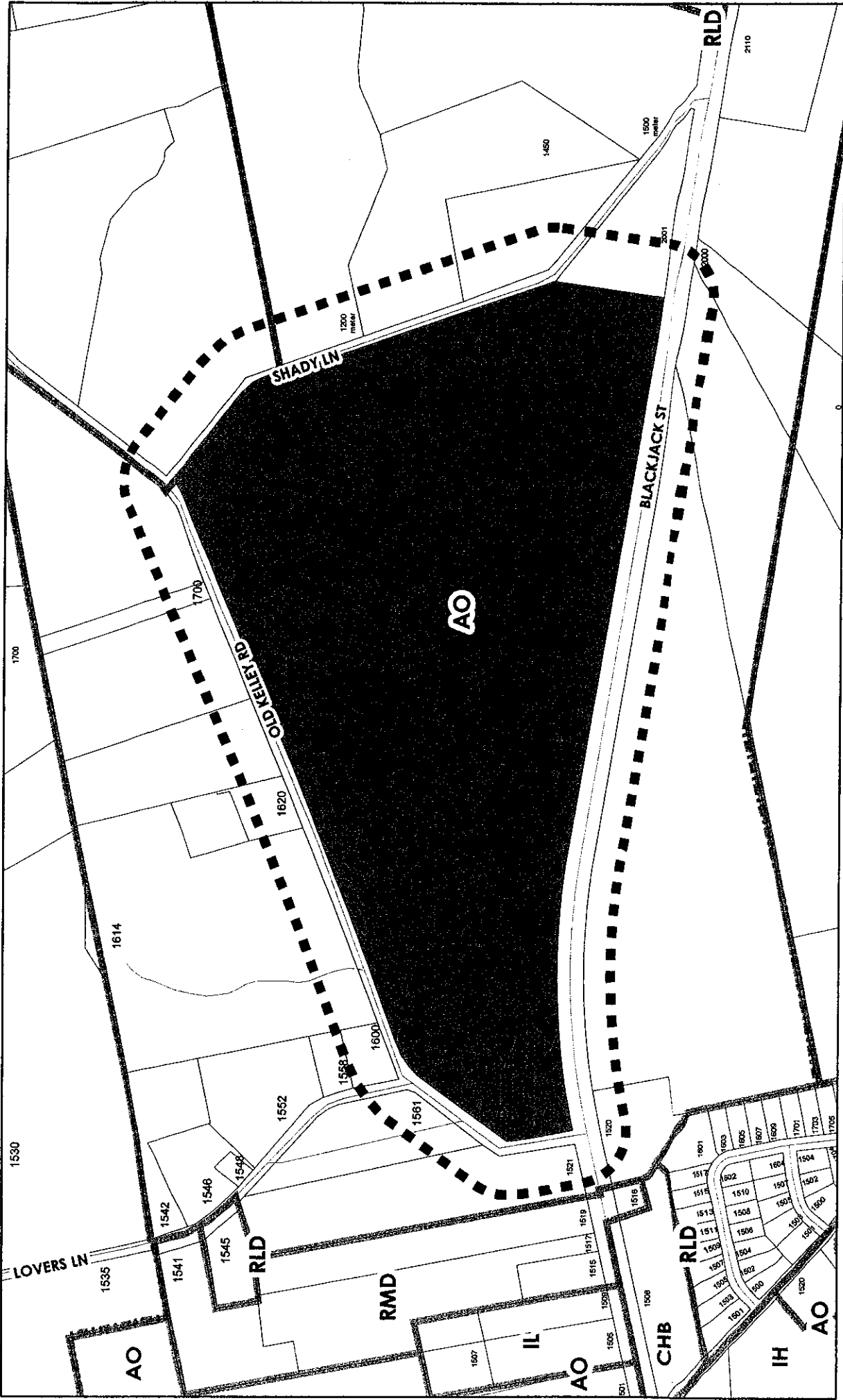
*Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:26 p.m.*





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

\_\_\_\_\_  
Christine Banda, Recording Secretary

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





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



scale 1" = 500'

# ZC-20-03

AO TO RHD & CMB

1801 BLACKJACK ST

**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-20-03

REPORT DATE: March 5, 2020

PLANNING AND ZONING COMMISSION HEARING DATE: March 11, 2020

CITY COUNCIL HEARING DATE: March 17, 2020

REQUESTED CHANGE: AO to RHD and CMB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

**BACKGROUND DATA**

---

APPLICANT: Waterloo Development, Inc.

OWNER: GABP1 RE, LLC

SITE LOCATION: 1801 Blackjack Street (FM 20)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 79.19 acres (74.189 acres to RHD, and 5.001 acres to CMB)

EXISTING USE OF PROPERTY: Vacant/agriculture

LAND USE PLAN DESIGNATION: Mixed Use, General-Heavy Commercial

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes to rezone the west 5.001 acres to CMB for commercial development consisting of offices, retail, and restaurants, and the remaining 74.189 acres to RHD for residential development consisting of single-family detached homes, condominiums, and/or townhouses. Although rental apartments are allowed in the RHD district, the applicant has stated that they do not plan to have any multifamily buildings in the development. The property will eventually have to be platted, of course, and that is when infrastructure such as internal and perimeter streets, sidewalks, utilities, drainage, and parkland will be considered.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	vacant, single-family residential	AO	Low Density Residential
East	single-family residential, vacant, storage building	AO	Low Density Residential, General-Heavy Commercial
South	vacant, single-family residential	AO	Low Density Residential
West	vacant, single-family residential, cemetery, industrial	AO, RMD, IL	Low Density Residential, General-Heavy Commercial

TRANSITION OF ZONING DISTRICTS: There is no residential or commercial zoning abutting or directly across a street from the subject property, but there are two developed single-family subdivisions zoned RLD nearby to the east and southwest, and a vacant unplatted tract zoned RMD to the west. The closest existing commercial zoning is Lot 1, Block 5, of the Century Oaks subdivision along the south side of Blackjack Street, southwest of the subject property. It is zoned CHB and is owned by the City. The existing AO zoning surrounding the subject property contains mostly vacant land, with a few scattered single-family homes that are mostly on large parcels. The fact that the subject property is almost entirely bounded by public streets allows the streets to act as a buffer between the proposed zoning districts and the surrounding AO zoning.

**ADEQUACY OF INFRASTRUCTURE:** There are several existing streets that can provide vehicular access, although Shady Lane, which is currently unpaved, will have to be improved to City standards before it can be used for access. Both City water and wastewater utilities are available along the south and west boundaries of the property.

**POTENTIAL NEIGHBORHOOD IMPACT:** The uses allowed in both the requested CMB and RHD districts have the potential for generating a considerable amount of traffic, especially considering the size of the property. If the requested zoning classifications are approved, it's possible that a traffic impact analysis will be required during the platting process. Presumably, more will be known at that point about the actual number of dwelling units proposed in the development. Virtually all of the vehicular trips will end up using Blackjack Street via existing perimeter or new internal streets. In addition to traffic, the commercial portion of the development could also have night lighting and elevated noise levels that would potentially impact nearby development. However, there are very few homes close enough to be affected, except for two on the south side of Blackjack Street, and one at the intersection of Old Kelley Road and Lovers Lane.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed CMB zoning is consistent with the General-Heavy Commercial designation on the land use plan map, which would also accommodate the more intense CHB district. The remainder of the property is designated as Mixed Use on the land use plan map. Although it would accommodate a development zoned PDD and containing different types of land use, it would also accommodate an entirely residential subdivision that contains a mixture of residential use classifications. Therefore, the proposed zoning classifications are generally consistent with the comprehensive plan.

**ALTERNATIVE CLASSIFICATIONS:** The proposed CMB zoning is the most restrictive available that would allow offices, retail stores, and restaurants by-right. CHB zoning would allow a broader range of commercial uses, but it's not necessary because those additional uses are not part of the applicant's plans for this site. RMD zoning is a possible alternative to the requested RHD zoning. Both allow the types of residential uses being considered by the applicant. However, condominiums and townhouses are specific uses in the RMD district, while they are allowed by-right in the RHD district. It would be cumbersome to have to obtain individual specific use permits for each condominium or townhouse lot if zoned RMD, so the RHD classification makes more sense for a large project such as this.

**RESPONSE TO NOTIFICATION:** Staff received the attached protest petition representing three properties that fall partially within the 200-foot public hearing notification area. They represent only four percent of that area, so the petition is not sufficient to trigger the need for a super majority affirmative vote by the City Council. Another owner of property within 200 feet inquired in person to staff about what was proposed on the subject property, but did not express either support or opposition.

To The City of Lockhart Planning and Zoning Commission –

We, the Undersigned owners of property within 200 ft of the 79.19 acres of Agricultural Open-Space District between Blackjack St and Old Kelley Road (hereinafter, "79.19 Acres") oppose the redistricting and development of the 79.19 Acres, and would like to hereby protest Request ZC-20-03, scheduled to be discussed in a Public Hearing on Wednesday, March 11, 2020.

We, the Undersigned, believe that this property provides habitat for wildlife, and the development of the space as a High Density Residential District and/or CMB Commercial Medium Business District will substantially threaten the health of local wildlife. Further, we believe high density residential and commercial medium business development will damage the value of our neighboring properties, and adversely influence the noise pollution, light pollution, littering, and traffic in our community. We ask that City Council oppose the development of this property.

Respectfully yours, we, the Undersigned:

Name

Lake Langsjoen & Emily Fisher MD

Signature



Address

1614 Old Kelley Rd.  
Lockhart, TX 78644

Name

Patrick Daylong

Signature



Address

1520 Blackjack St  
1/2

Name Beverly Hill Lockhart  
Signature 1620 Old Kelley Rd  
Lockhart

Address

Name

Signature

Address

Name

Signature

Address



**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 Waterloo Development, Inc.

ADDRESS 4131 Spicewood Springs Rd.

DAY-TIME TELEPHONE (512)346-3482

Ste. C6

E-MAIL chris@waterloodevelopment.com

Austin, TX 78759

*Chris Blackburn*

OWNER NAME GABP1 RE LLC

ADDRESS 3206 Stevenson Ave.

DAY-TIME TELEPHONE \_\_\_\_\_

Austin, TX 78703

E-MAIL bryan@titosrodz.com

*bethplater@msc.com*

**PROPERTY**

ADDRESS OR GENERAL LOCATION 1801 Blackjacket Street  
4300 Old Kelley Rd. Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED) A009 George, James, Acres 79.18

SIZE 79.190 ACRE(S) LAND USE PLAN DESIGNATION Mixed Retail - Office, Residential

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

PROPOSED NEW USE, IF ANY Retail commercial, Mixed residential

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION Agricultural A0

TO PROPOSED ZONING CLASSIFICATION RHD (74.189) / CMB (5.001)

REASON FOR REQUEST Change zoning for future use.

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

**SUBMITTAL REQUIREMENTS**

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

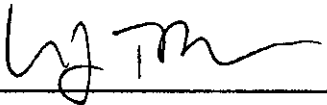
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 1733<sup>80</sup> PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE 

DATE 2-10-2020

**OFFICE USE ONLY**

ACCEPTED BY D. Gibson

RECEIPT NUMBER 920059

DATE SUBMITTED 2-10-20

CASE NUMBER ZC - 20 - 03

DATE NOTICES MAILED 2-24-2020

DATE NOTICE PUBLISHED 2-27-2020

PLANNING AND ZONING COMMISSION MEETING DATE 3-11-20

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

CITY COUNCIL MEETING DATE 3-17-20

DECISION \_\_\_\_\_

January 23, 2020

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

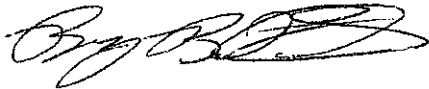
Re: 79.180 acres of land located on Old Kelly Lane at Blackjack, out of the James George Survey, A-9,  
Caldwell County, Texas.

To Whom It May Concern:

Please accept this letter as our authorization for Waterloo Development, Inc. to act as agent for the  
zoning change application of the property referenced above.

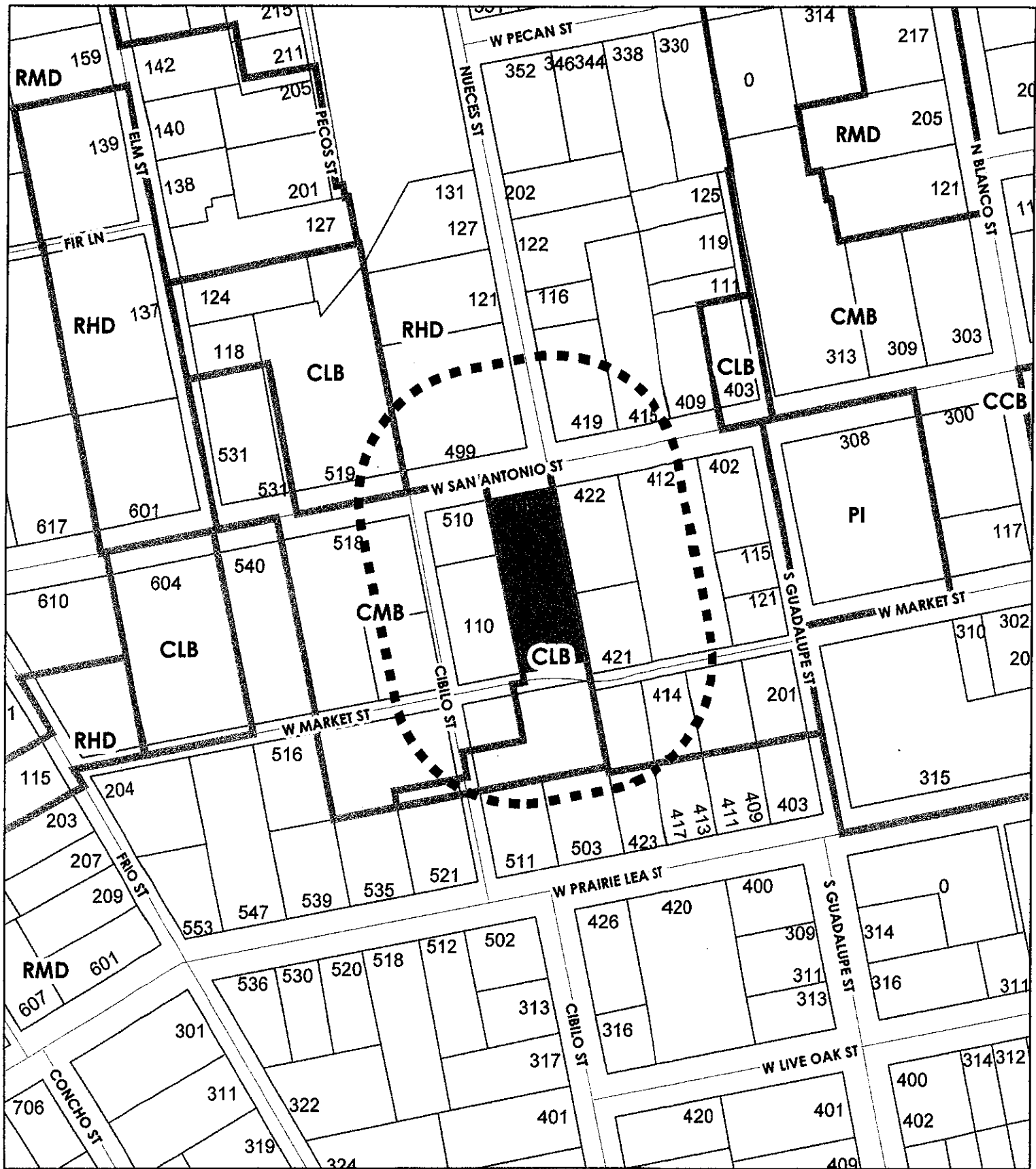
Respectfully,

GABP1 RE, LLC

A handwritten signature in black ink, appearing to read "Bryan Plater". The signature is stylized and cursive, written over a horizontal line.

Bryan Plater, Manager








**ZC-20-04**

CLB TO RHD

502 W. SAN ANTONIO ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER

**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-20-04

REPORT DATE: March 5, 2020

PLANNING AND ZONING COMMISSION HEARING DATE: March 11, 2020

CITY COUNCIL HEARING DATE: March 17, 2020

REQUESTED CHANGE: CLB to RHD

STAFF RECOMMENDATION: *Approval*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

**BACKGROUND DATA**

---

APPLICANT: Tamara Carlisle and Donna Blair

OWNER: Same

SITE LOCATION: 502 West San Antonio St. (SH 142)

LEGAL DESCRIPTION: Lots 1 and 2, A. R. Chews Addition

SIZE OF PROPERTY: 0.62 acres

EXISTING USE OF PROPERTY: Single-family dwelling

LAND USE PLAN DESIGNATION: Medium Density Residential

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The applicants want to use the house for residential purposes, including perhaps short-term rentals, and also possibly use it as a venue for special events. The house is currently nonconforming as a residential use because the property is zoned commercial. The proposed zoning change would make the residential use conforming, while also allowing it to be a special events facility upon approval of a specific use permit by the Commission. The proposed RHD zoning would also allow the option of a lodging/boarding house or bed and breakfast by-right.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	multi-family residential, single-family residential	RHD	Medium Density Residential
East	single-family residential	RHD	Medium Density Residential
South	vacant, single-family residential	CLB	Medium Density Residential
West	commercial	CMB	Medium Density Residential

TRANSITION OF ZONING DISTRICTS: Existing RHD zoning abuts the subject property on the east side, and is also directly across San Antonio Street to the north, so the proposed change would simply expand an existing area of RHD zoning.

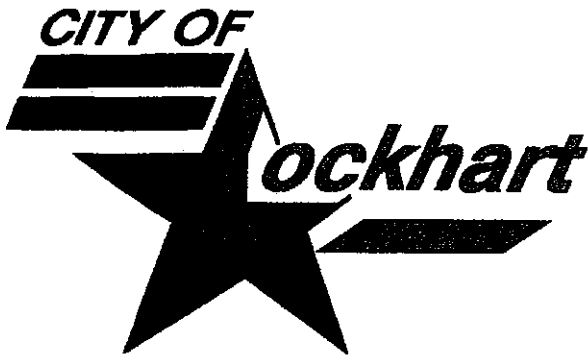
ADEQUACY OF INFRASTRUCTURE: The property abuts both San Antonio Street and Market Street for vehicular access, and all utilities are available and adequate.

POTENTIAL NEIGHBORHOOD IMPACT: Downzoning the property from a commercial classification to a residential classification would protect its residential character. The rear yard has space for more off-street parking, but the area available would still limit the intensity of activity that could occur on the property. The impact would be no different than what could be expected for similar residential uses.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed RHD zoning does not correspond directly with the medium density residential land use designation of the future land use plan map, but the abutting large area of RHD zoning is similarly inconsistent with the medium density land use designation for that area.

**ALTERNATIVE CLASSIFICATIONS:** The RMD zoning classification would be more consistent than the requested RHD zoning, but the property does not abut any RMD zoning and a precedent exists for RHD zoning in the area.

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



**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 Tamara Caeliste <sup>Danna Blaise</sup> ADDRESS 502 W. San Antonio  
DAY-TIME TELEPHONE 512 657 1850 Lockhart, TX 78644  
E-MAIL TAMARA K Caeliste@gmail  
OWNER NAME Tamara Caeliste <sup>Danna Blaise</sup> ADDRESS 2120 Oxford Ave  
DAY-TIME TELEPHONE 512 657 1850 Austin 78704  
E-MAIL TAMARA K Caeliste@gmail

**PROPERTY**

ADDRESS OR GENERAL LOCATION 502 W San Antonio  
LEGAL DESCRIPTION (IF PLATTED) Lots 102, A.R. Cheue Addition  
SIZE .62 ACRE(S) LAND USE PLAN DESIGNATION Medium Density  
EXISTING USE OF LAND AND/OR BUILDING(S)  Single Family Residential  
PROPOSED NEW USE, IF ANY Single Family Residential

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION CLB  
TO PROPOSED ZONING CLASSIFICATION RHD  
REASON FOR REQUEST Highest & best use of a residential property. To have the option to rent the property as an entire house

**SUBMITTAL REQUIREMENTS**

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

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

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

APPLICATION FEE OF \$ 150<sup>00</sup> 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 Tammie Coakley

DATE 2/18/20

**OFFICE USE ONLY**

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 921579

DATE SUBMITTED 2/18/20

CASE NUMBER ZC - 20 - 04

DATE NOTICES MAILED 2-24-2020

DATE NOTICE PUBLISHED 2-27-2020

PLANNING AND ZONING COMMISSION MEETING DATE 3/11/20

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

CITY COUNCIL MEETING DATE 3/17/20

DECISION \_\_\_\_\_

