

PUBLIC NOTICE

**City of Lockhart
Zoning Board of Adjustment
6:30 PM, Monday, February 7, 2022
Municipal Building — Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Election of Officers for calendar year 2022.
3. Citizen comments not related to a public hearing item.
4. Consider the minutes of the December 6, 2021 meeting.
5. **SE-22-01.** Hold a PUBLIC HEARING and consider a request by Brad Schwab, CHG, LLC, on behalf of Lockhart Blvd. Project, LLC, for a Special Exception as provided in Section 64-130(c)(4)(a), Chapter 64 "Zoning", Lockhart Code of Ordinances, to reduce the minimum off-street parking requirement by 33% for a Senior Housing Development on Lot 2, Block 1, Lockhart Gateway Addition, consisting of 7.5 acres zoned RHD (Residential High Density District) and located in the 2200 block of West San Antonio Street (SH 142).
6. Discuss the date and agenda of the next meeting.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 10:15 a.m. on the 31st day of January, 2022.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
DECEMBER 6, 2021**

MINUTES

Members Present: Wayne Reeder, Mike Annas, Anne Clark, Severo Castillo, Lori Rangel, Shawn Martinez

Members Absent: Laura Cline, Kirk Smith

Staff Present: Christine Banda, Kevin Waller

Others Present: Laura Chambers (applicant, Agenda Item 4) and Mark Scammerhorn (applicant, Agenda Item 5)

1. Call meeting to order. Vice-Chair Clark called the meeting to order at 6:33 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the July 12, 2021, meeting.

Member Annas moved to approve the July 12, 2021, minutes. Member Martinez seconded, and the motion passed by a vote of 6-0.

4. ZV-21-08. Hold a PUBLIC HEARING and consider a request by James and Laura Chambers for a Variance to Appendix I, Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required side-yard building setback from 5 feet to 3.25 feet for the rebuilding of an existing stairway located outside of the home, which will be enclosed with an addition on Lot 10, E.B. Flowers, consisting of 0.35 acre, zoned RMD (Residential Medium Density) and located at 524 Guadalupe Street.

Planning Staff Kevin Waller presented the staff report, which included case maps, the site plan, applicant photos, and the Variance review criteria. The applicant would like to repair and enclose an exterior stairwell to avoid exposure to inclement weather when walking from the first floor to the second. The existing stairwell encroaches into the side-yard building setback, which is the reason for the variance request. Mr. Waller stated that Staff does not find that the 6 variance review criteria are met, and that the applicant could simply repair the existing stairwell without the need for a variance.

Vice-Chair Clark opened the public hearing and asked the applicant to come forward.

Applicant Laura Chambers of 524 South Guadalupe Street stated that she purchased the home two years ago, and that it was built in 1942 with an exterior stairwell to access the second floor. She explained that it was very hazardous to use the stairwell during last year's ice storm. In addition, Chambers stated that an engineer has deemed the stairs structurally unsafe, and that they need to be repaired. Enclosing the stairwell would make it safer to get to the second floor. The applicant stated that she did not cause the nonconformity, since the home and stairwell already exist. Mrs. Chambers would appreciate the Board's approval with safety in mind.

Vice-Chair Clark asked for any other speakers; seeing none, she closed the public hearing.

Member Martinez moved to approve ZV-21-08. Member Annas seconded, and the motion passed by a vote of 6-0.

5. ZV-21-09. Hold a PUBLIC HEARING and consider a request by Marc Scammerhorn on behalf of IAM Properties Lockhart, LLC, for a Variance to Chapter 64 "Zoning", Lockhart Code of Ordinances, Section 64-197(g)(1)(e)(2), to waive the requirement for paving driveways and parking areas with an all-weather surface on the future Lot 1, Block A, Lockhart Industrial Park III Section One, consisting of 10.101 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned II (Industrial Light District) and located at 2701 Cahill Street.

Mr. Waller stated that the applicant would like to use crushed concrete instead of an all-weather surface (reinforced concrete, asphalt, or masonry pavers) in the vehicular circulation areas to the north and west of the proposed industrial building for McElroy Metals. He mentioned that a phone call was recently received from a neighboring property owner who suggested that directional signage be added to more easily identify circulation and parking areas for large trucks on the property. Waller stated that Staff recommends approval of the Variance, except for the area extending from the northeast corner of the proposed building to the east property line, which includes an area designated for trailer parking as labeled on the site plan.

Applicant Mark Scammerhorn of 1500 Hamilton Drive, Bossier City, LA, stated that he agrees with Staff's recommendation. McElroy Metals is looking to expand the north side of the building in five to 10 years, and would prefer not to use reinforced concrete in that area prior to expansion. They will provide plenty of directional signage for large trucks entering the property.

Vice-Chair Clark asked for any other speakers; seeing none, she closed the public hearing.

Member Rangel moved to approve ZV-21-09, except for the area recommended by Staff to be developed with reinforced concrete in the staff report. Member Martinez seconded, and the motion passed by a vote of 6-0.

6. Discuss the date and agenda of the next meeting.

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, January 3, 2022, if applications are received by the December 13th deadline.

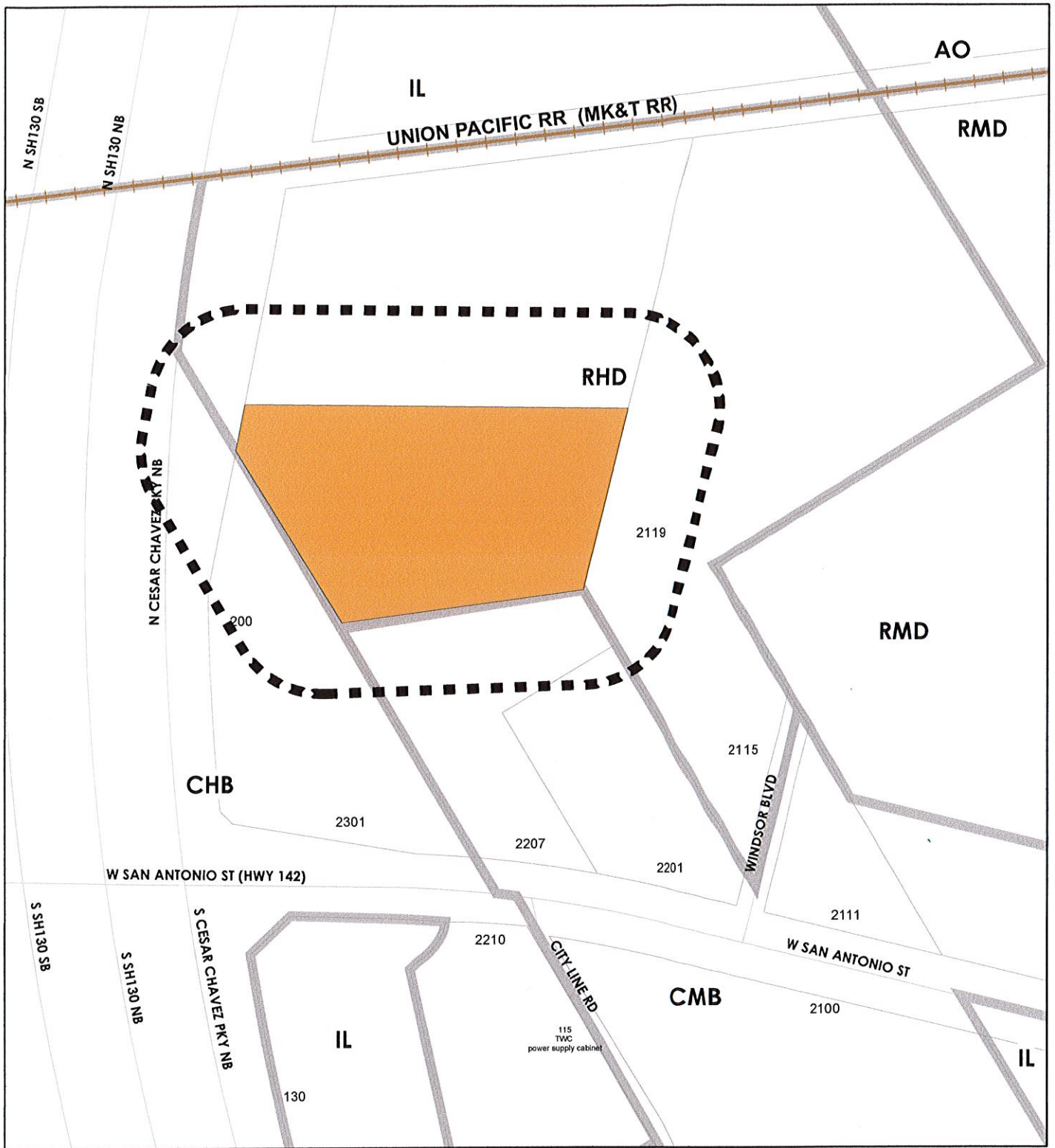
7. Adjourn.

Member Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:03 p.m.

Approved: _____
(Date)

Christine Banda, Recording Secretary

Anne Clark, Vice-Chair



SE-22-01

2200 BLK W SAN ANTONIO ST(SH 142)



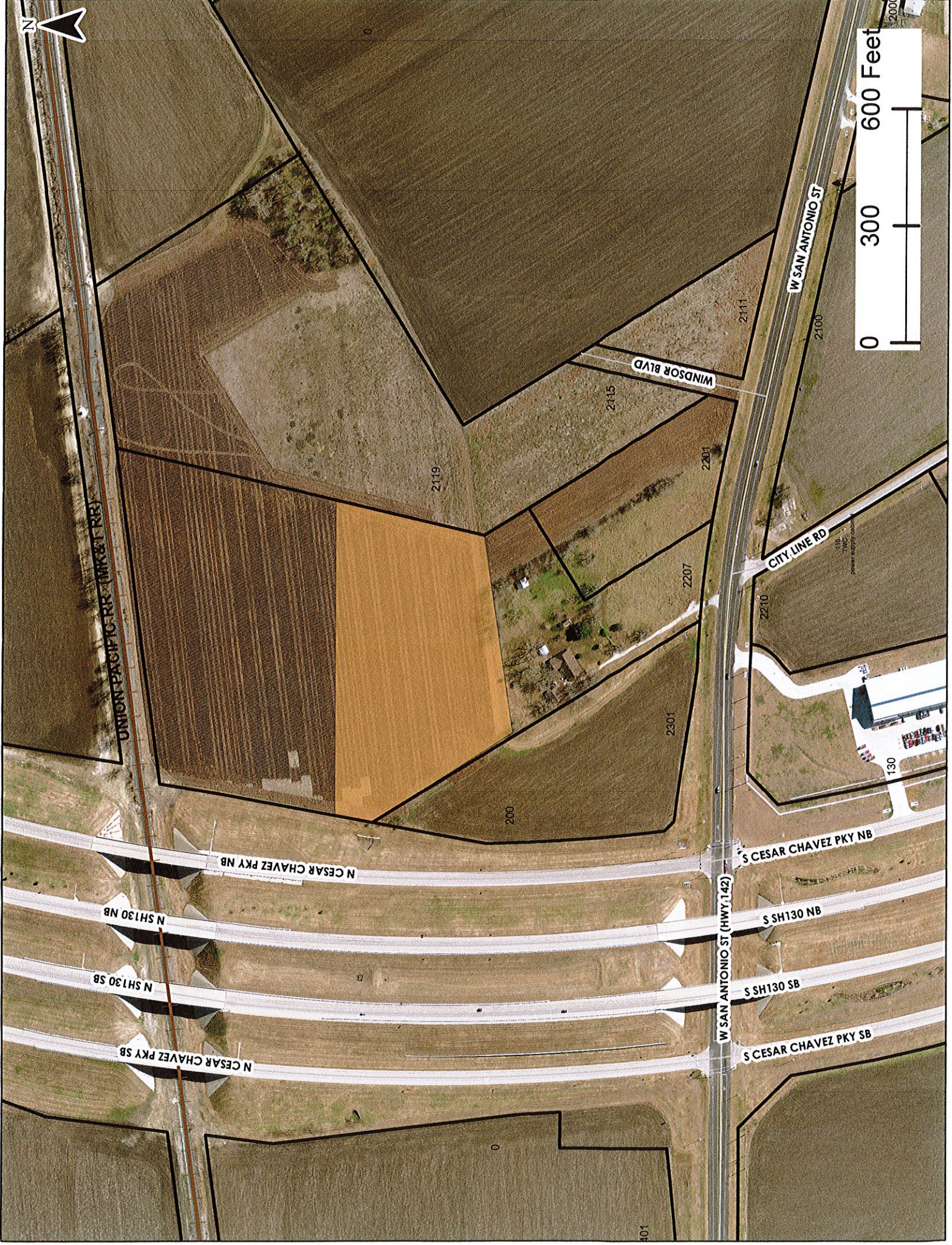
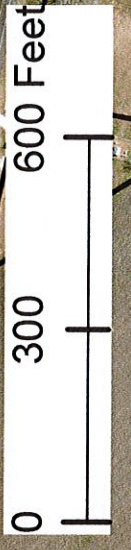
Subject Property



Zoning Boundary

REDUCE THE MIN REQUIRED OFF -STREET
PARKING REQUIREMENT BY 33% FOR
SENIOR HOUSING DEVELOPMENT

scale 1" = 300'



UNION PACIFIC R.R. (MK&T RR)

N CESAR CHAVEZ PKY SB

N SH130 SB

N SH130 NB

N CESAR CHAVEZ PKY NB

W SAN ANTONIO ST (HWY 142)

S CESAR CHAVEZ PKY SB

S SH130 SB

S SH130 NB

S CESAR CHAVEZ PKY NB

CITY LINE RD

W SAN ANTONIO ST

WINDSOR BLVD

2119

24-15

2111

2201

2207

2301

200

110 TMC power supply outlet

130

2000

401

CASE SUMMARY

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

CASE NUMBER: SE-22-01

REPORT DATE: January 31, 2022

PUBLIC HEARING DATE: February 7, 2022

APPLICANT'S REQUEST: Special Exception, as provided in Section 64-130(c)(4)(a), to allow a 33% reduction in the required off-street parking spaces for senior housing.

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Brad Schwab, CHG, LLC

OWNER: Lockhart Blvd. Project, LLC

SITE LOCATION: 2200 Block West San Antonio Street

LEGAL DESCRIPTION: 7.5 acres (yet to be replatted) out of Lockhart Gateway Addition, Block 1, Lot 2

SIZE OF PROPERTY: See above

EXISTING USE OF PROPERTY: Agricultural

ZONING CLASSIFICATION: RHD (Residential High Density District)

ANALYSIS OF ISSUES

REASON FOR REQUESTED SPECIAL EXCEPTION: The proposed Legacy Senior Residences, an age-restricted community for elderly residents, will consist of 160 apartment units featuring both one- and two-bedroom layouts. The normal off-street parking requirement for 160 multifamily units would be two spaces per dwelling unit plus one space for each four units, for a total of 360 spaces. Combined with the required ADA parking spaces, the total required parking spaces would be 375. However, Section 64-130(c)(4)(a) of the Zoning Ordinance provides for a Special Exception procedure to reduce this requirement by a maximum of 33% for housing specifically designed and intended for use by the elderly, disabled, or other occupants typically having a lower expectation of automobile ownership and use. The 33% reduction would result in 242 parking spaces and 10 handicapped spaces. Currently, a total of 282 parking spaces (a 22% reduction) are proposed by the applicant and shown on the attached site plan, 16 of which are ADA spaces, more than the minimum required number of ADA spaces. However, the applicant would like the ability to reduce the number of proposed spaces further in the event that the proposed detention pond increases in size and/or additional access points into the development are secured. Such further reduction would result in no greater than a 33% total decrease in the required number of parking spaces. Note that the proposed 7.5-acre site to contain the senior housing facility is still part of a larger, 20.5-acre lot, and will therefore require approval of a separate subdivision plat prior to development. In addition, a Specific Use Permit for the MF-2 development type (21.3 units per acre) will be considered by the Planning and Zoning Commission at its February 9 meeting.

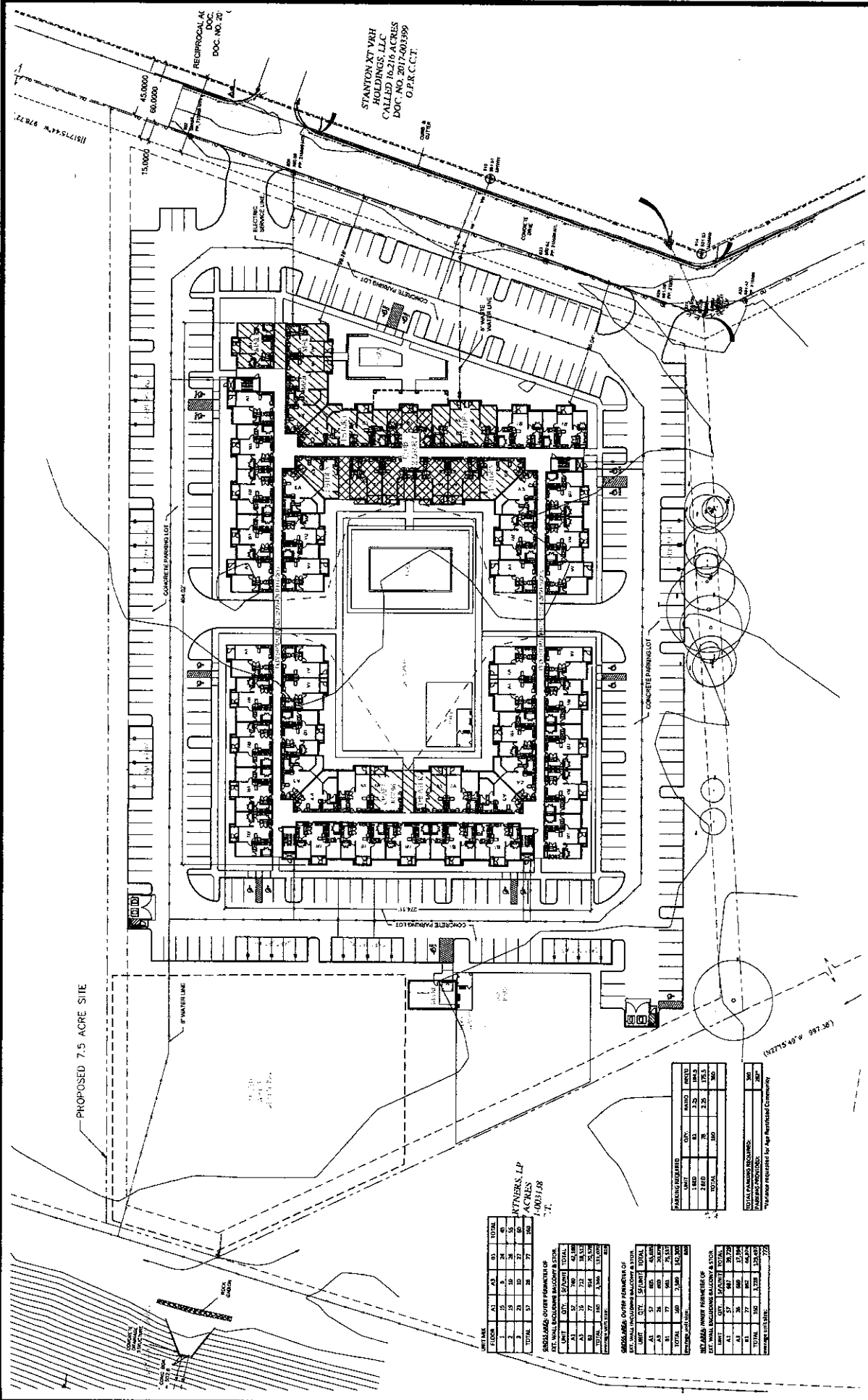
AREA CHARACTERISTICS: The area to the north of the proposed site is part of the same overall lot (Lot 1, Block 2, Lockhart Gateway Addition) and in agricultural use. The Stanton Luxury Apartments are adjacent to the east. To the south of the proposed site is vacant land, zoned Commercial Medium Business (CMB), and also part of the same overall lot. The property to the west is in agricultural use, with North Cesar Chavez Parkway NB also adjacent to the west. Although there will be fewer parking spaces if the Special Exception is approved, a Traffic Impact Analysis may be required by TxDOT to assess impacts to West San Antonio Street.

EFFECT ON PUBLIC HEALTH AND SAFETY: Approval of the requested Special Exception is not expected to have adverse impacts on public health and safety.

EFFECT ON THE CHARACTER OF THE ZONING DISTRICT WHERE LOCATED: The Stanton Luxury Apartment complex is located on the adjacent parcel to the east in the same zoning district as the subject property, and no adverse impacts to the character of this district are anticipated.

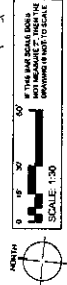
EFFECT ON SURROUNDING PROPERTY: With or without the Special Exception, the proposal will add traffic to the private roadway shared with The Stanton Apartments.

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



STANTON XT VRH
 HOLDINGS, LLC
 CALLED 16.219 ACRES
 DOC. NO. 2017-003399
 O.P.K. C.C.T.

12/22/2021
 SITE PLAN
 7.5 ACRES



KELLY GROSSMAN
 ARCHITECT
 10000 W. STATE ST. SUITE 100
 LOCKHART, TEXAS 78726
 TEL: 512.388.1111
 WWW.KELLYGROSSMAN.COM

PROPOSED 7.5 ACRE SITE

PARTNERS, LP
 1.0 ACRES
 1.001 LR

WALL NAME	A1	A2	A3	A4	A5	TOTAL
1	15	15	15	15	15	75
2	15	15	15	15	15	75
3	15	15	15	15	15	75
4	15	15	15	15	15	75
5	15	15	15	15	15	75
TOTAL	75	75	75	75	75	375

GROSS AREA, OUTRIP PERIMETER OF		NET AREA, INTRIP PERIMETER OF	
UNIT	QTY.	SPACING	TOTAL
1	15	15	225
2	15	15	225
3	15	15	225
4	15	15	225
5	15	15	225
TOTAL	75	15	1125

GROSS AREA, OUTRIP PERIMETER OF		NET AREA, INTRIP PERIMETER OF	
UNIT	QTY.	SPACING	TOTAL
1	15	15	225
2	15	15	225
3	15	15	225
4	15	15	225
5	15	15	225
TOTAL	75	15	1125

GROSS AREA, OUTRIP PERIMETER OF		NET AREA, INTRIP PERIMETER OF	
UNIT	QTY.	SPACING	TOTAL
1	15	15	225
2	15	15	225
3	15	15	225
4	15	15	225
5	15	15	225
TOTAL	75	15	1125

PARKING REQUIREMENTS	CONV.	TRANS.	BIKE
1	15	15	15
2	15	15	15
3	15	15	15
4	15	15	15
5	15	15	15
TOTAL	75	75	75

TOTAL PARKING REQUIREMENTS	CONV.	TRANS.	BIKE
1	15	15	15
2	15	15	15
3	15	15	15
4	15	15	15
5	15	15	15
TOTAL	75	75	75

LOCKHART SENIORS
 LOCKHART, TEXAS - CORNERSTONE

**Request for Special Exception
Section 64-130(c)(4)a.
APPENDIX I, MF-2 Parking Standards
Legacy Senior Residences
Cornerstone Housing Group, LLC**



CORNERSTONE
HOUSING GROUP, LLC

Cornerstone Housing Group, LLC (CHG) is pleased to submit a Special Exception application for 160 units of attainable and age-restricted senior housing (55+) on 7.5 acres located north of San Antonio St, south of Union Pacific Railroad, west of Stanton Apartments and east of TX-130.

Chapter 64 Zoning, Appendix I, MF-2 requires two parking spaces per unit plus one parking space for every four dwelling units. Three-hundred sixty (360) off-street parking spaces are required when this standard is applied to 160 dwelling units. Special Exception approval is requested to reduce the minimum number of required off-street parking spaces from 360 to 242 or by 33% as Section 64-130(c)(4)a. allows for senior housing.

Three-hundred sixty (360) spaces results in 2.25 parking spaces per unit. A 33% reduction reduces the number of required off-street parking spaces to 242 or 1.51 parking spaces per unit. Our minimum corporate standard for senior housing is 1.3 parking spaces per unit.

A 33% reduction in parking will not negatively impact project operations based on our experience of owning and managing senior housing communities over the past three decades. The average age of our senior residents is over 70. Most units are occupied by single person households. A portion of our senior households do not own vehicles.

Two-hundred eighty-two (282) parking spaces are on the most recent site plan (see attached). However, this site plan is preliminary and changes resulting in fewer parking spaces may occur as design progresses.

For example, there is a small chance the proposed detention pond may increase in size once detailed civil engineering starts. We are also planning for but cannot guarantee additional site access from the west or south. Such access will result in the elimination of a few parking spaces.

As such, we request Board approval of a full 33% reduction as permitted under Section 64-130(c)(4)a. This will enable us to stay in compliance with City standards even if the current number of parking spaces shown on the provided site plan is reduced in the future.

We look forward to presenting additional project details and answering questions at your February 7, 2022 meeting. Thank you for your consideration.

SPECIAL EXCEPTION APPLICATION

CITY OF

Lockhart
TEXAS

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

APPLICANT/OWNER

APPLICANT NAME Brad Schwab, CHG LLC

ADDRESS 209 S 19th St

DAY-TIME TELEPHONE 303.517.7845

Suite 100

E-MAIL bschwab@cstonellc.net

Omaha, NE 68102

OWNER NAME Lockhart Blvd Project, LLC

ADDRESS 43 New York Ct

DAY-TIME TELEPHONE 949.300.6770

Dana Point, CA 92629

E-MAIL djstahl777@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 7.5 acres split from 2207 W San Antonio St, Parcel ID 18695

LEGAL DESCRIPTION (IF PLATTED) LOCKHART GATEWAY ADDN, BLOCK 1, LOT 2, ACRES 20.549

SIZE 7.5 ACRE(S) ZONING CLASSIFICATION Residential High Density District

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

REQUESTED SPECIAL EXCEPTION

AUTHORIZED BY SECTION 64-130(c)(4)a. OF THE ZONING ORDINANCE

EXPLANATION OF OR REASON FOR REQUEST, INCLUDING DESCRIPTION FOR PROPOSED USE AND/OR BUILDING AND SITE IMPROVEMENTS, AS APPLICABLE TO THE REQUESTED SPECIAL EXCEPTION.

Please see attached. *reduce the minimum required off-street parking requirement by 33% for an Senior Housing Development*

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; and, 7) any other proposed features of the site which are applicable to the requested special exception.

APPLICATION FEE OF \$ 300.00 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 Brad Schuch

DATE 1/6/2022

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01131557

DATE SUBMITTED 1-12-22

CASE NUMBER SE - 22 - 01

DATE NOTICES MAILED 1-24-2022

DATE NOTICE PUBLISHED 1-27-2022

BOARD OF ADJUSTMENT MEETING DATE 2-7-22

DECISION _____

CONDITIONS _____

Lockhart Blvd Project, LLC
43 New York Court
Dana Point, CA 92629
(949) 300-6770

January 5, 2022

Dan Gibson
City of Lockhart
308 W. San Antonio St
Lockhart, TX 78644

Subject: Property Ownership Certification and Application Authorization

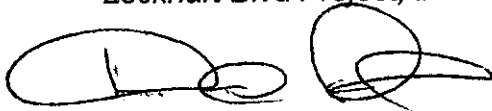
We hereby certify that we are the owner of Lockhart Gateway Addition, Block 1, Lot 2 with an address of 2207 W. San Antonio St, Lockhart, TX 78644.

We respectfully request processing and approval of the Specific Use Permit and Special Exception applications for Legacy Senior Residences, a 160-unit senior housing community proposed by Cornerstone Housing Group, LLC.

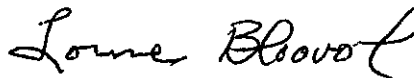
We hereby authorize Brad Schwab with Cornerstone Housing Group, LLC to act on our behalf as the "Applicant" during the processing and presentation of the above applications. Mr. Schwab shall be the principal contact with the City in processing these applications.

Please feel free to contact me if you have any questions.

Sincerely,
Lockhart Blvd Project, LLC



Dennis Stahl
Managing Member
Chalkstone Partners, LLC
Its Manager



Lorne Bloovol
Managing Member
Chalkstone Partners, LLC
Its Manager