

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, March 22, 2023
Municipal Building – Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the March 8, 2023, meeting.
4. Nomination and election of Chair and Vice-Chair.
5. SUP-23-05 Hold a public hearing and consider a request by Jim and Amelia Smith on behalf of Jack Pearce, LLC for a Specific Use Permit to allow a Mixed-Use building on Lots 1 and 2, Jack Pearce Subdivision, consisting of 0.167-acres zoned CCB Commercial Central Business District and located at 120 and 124 East Market 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 12:00 PM on the 16th day of March, 2023.

**City of Lockhart
Planning and Zoning Commission
March 8, 2023**

MINUTES

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

Member Absent: Ron Peterson

Staff Present: David Fowler, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Luke Caraway

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the February 8, 2023, meeting.

Commissioner Oliva moved to approve the February 8, 2023, minutes. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

4. PP-22-08. Consider a request by Dan Ross of Red Oak Development Group for approval of a Preliminary Plat for Seawillow Ranch Subdivision, consisting of 89.775 acres in the John A. Neill Survey, Abstract No. 20, zoned RMD Residential Medium Density District, and located at 2400 F. M. 1322.

Kevin Waller presented the plat to the commission. He stated it would have 417 single family residential lots and eight nonresidential lots consisting of a mixture of parkland and stormwater detention areas. The property is located east of the Summerside Subdivision along FM 1322. The subdivision would be developed as the SF-2 single family development type within Residential Medium Density zoning. The applicant informed staff that a traffic impact analysis has been prepared and would be submitted to TxDOT for review in the next few weeks.

Chair Ruiz asked for the applicant to speak regarding the project.

Luke Caraway introduced himself as the project engineer for the subdivision. He mentioned that they would be working with TxDOT to refine the access to and from FM 1322. He stated that he believed the subdivision meets all the city requirements.

Commissioner McBride asked where they plan on placing the playscapes.

Mr. Caraway pointed out the greenspace at the northwestern portion of the subdivision is the most likely location for a playscape. He said that the larger detention area could also be utilized for a park with a field used for soccer. He stated that they have allocated for \$200,000 - \$250,000 for park improvements.

Commissioner McBride said that with such a dense community, the commission would like to see an attractive playscape for the kids and the greenspace/parkland lot should be made more accessible for the neighborhood and not rely so much on the detention area for play area because it would hold water for some time.

Mr. Caraway stated the detention area should only hold water for 24 hours.

Chair Ruiz asked for any other speakers, and seeing none, he stated that he has an issue with the parkland being co-located with the stormwater detention area. He asked if he could require handicap accessibility parking for the parkland.

Mr. Fowler said it is up to the commission to decide what parkland and improvements are to be deemed suitable for the city, based on the language in the subdivision ordinance.

After discussions regarding the location of the park and playscape, the commission agreed upon the following conditions for the applicant and staff for the plat.

1. Lots 2 and 3, Block 4 shall be dissolved into Lot 1, Block 4 to accommodate parking for the parkland on Lot 1, as described in Condition 2 below. All references to Lots 2 and 3 on the plat shall be removed, and the enlarged size of Lot 1 referenced where appropriate. In addition, the Park/Open Space Table on Sheet 2 shall be updated from 4.064 acres to 4.191 acres for Lot 1, Block 4, which is half of the area of the revised Lot 1 acreage that will be counted toward parkland. The total parkland area at the bottom of the table shall then be updated from 8.279 acres to 8.406 acres.
2. A new plat note 11 shall be added to state the following: "Lot 1, Block 16 (parkland/greenspace) shall contain a multi-function playscape, in a location outside of the identified 90-foot-wide Alliance Regional Water Authority easement. Lot 1, Block 4 (joint parkland/stormwater detention) shall also contain a multi-function playscape with different activity components from the playscape on Lot 1, Block 16, outside of the area to contain the stormwater detention features. The combined value of both playscapes on Lot 1, Bloc 16 and Lot 1, Block 4 shall be a minimum of \$150,000, with evidence submitted to the Planning Department at the time of installation. In addition, a minimum of 10 off-street parking spaces for the park in Lot 1, Block 4, to also include one handicapped space, shall be provided in the southwest corner of that lot along the O'Connor Pass street frontage. The design of the two playscapes and the off-street parking lot shall be submitted to the Planning Department prior to construction. Planning will consult with the Parks Department for review and approval of the improvements. The playscapes and parking lot shall be constructed by the subdivider with the subdivision improvements, prior to recordation of the final plat." Note that the

parking lot will be located where Lots 2 and 3, Block 4 (to be dissolved) are currently shown.

Commissioner Oliva moved to approve PP-22-08 with the suggested conditions staff went over. Commissioner St. Ledger seconded, and the motion was approved with a vote of 6-0.

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

It was announced that the Commission's next regular meeting date would be March 22, 2023, with a specific use permit.

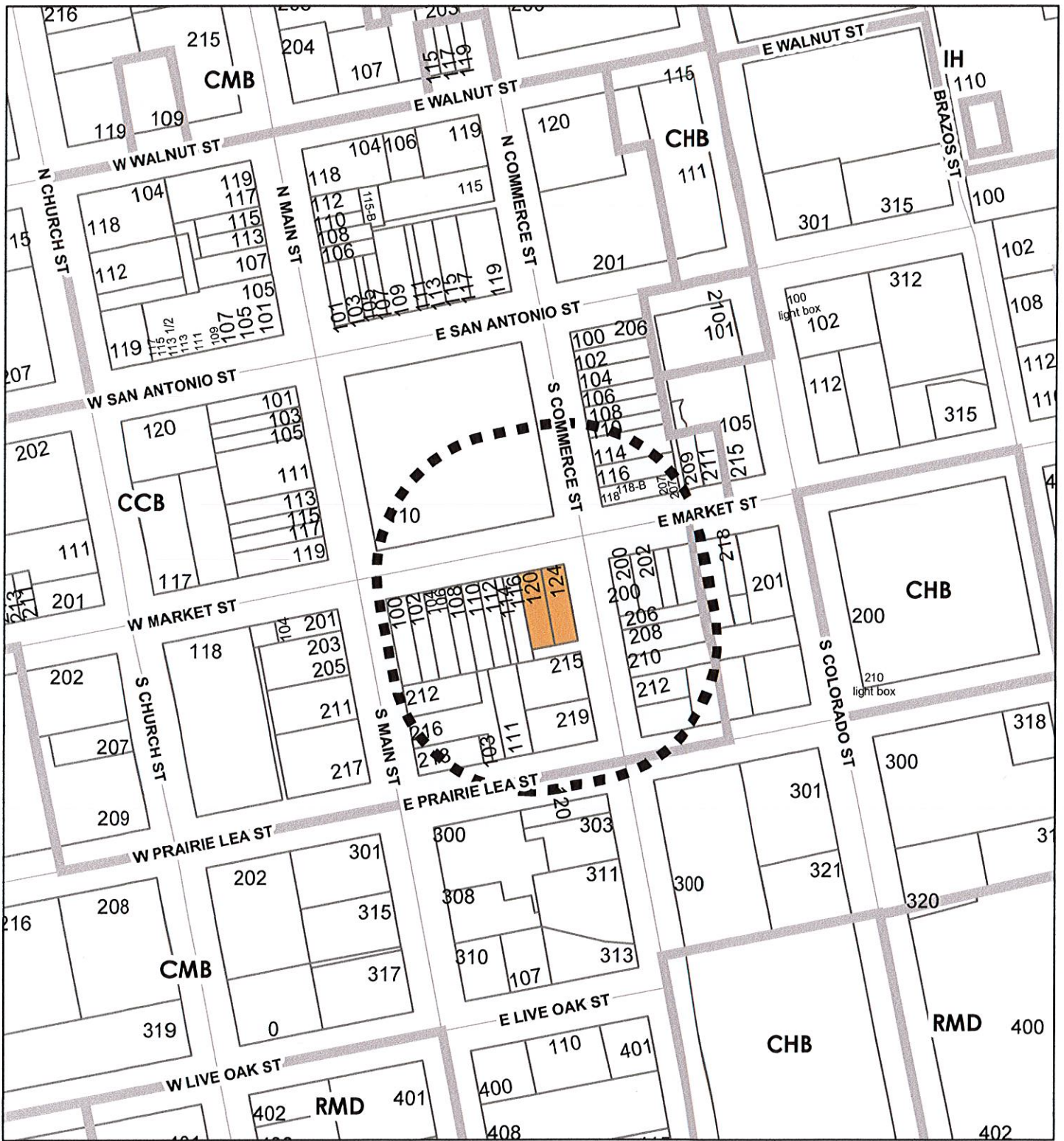
6. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:57 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair






SUP-23-05

120 and 124 E MARKET ST

3-STORY MIXED USE BUILDING
WITH A PARKING GARAGE



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'



S CHURCH ST

W PRAIRIE LEA ST

W MARKET ST

W SAN ANTONIO ST

E SAN ANTONIO ST

S MAIN ST

S COMMERCE ST

E MARKET ST

E PRAIRIE LEA ST

S COLORADO ST



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PLANNING DEPARTMENT REPORT

SPECIFIC USE PERMIT

CASE SUMMARY

STAFF CONTACT: David Fowler, Planning Director

CASE NUMBER: SUP-23-05

REPORT DATE: March 16, 2023

PUBLIC HEARING DATE: March 22, 2023

APPLICANT'S REQUEST: Mixed Use Building in the Commercial Central Business District

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): Jim and Amelia Smith

OWNER(S): Jim and Amelia Smith

SITE LOCATION: 120/124 East Market Street

LEGAL DESCRIPTION: Lot 1 and 2 of the Jack Pearce Subdivision

SIZE OF PROPERTY: 0.17 acres

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: CCB Commercial Central Business District

ANALYSIS OF ISSUES

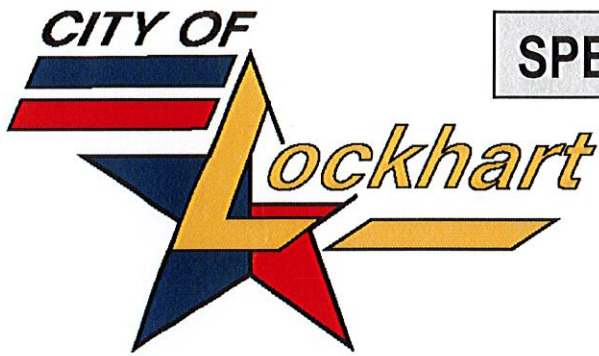
CHARACTERISTICS OF PROPOSED USE: A specific use permit application has been submitted to allow a mixed-use building incorporating both commercial and residential uses in the Central Commercial Business (CCB) zoning district. The site is the property at the southwest corner of Market and Commerce Streets which has recently been used a pocket park for the downtown area. The proposed building is a three-story new construction building with a brick exterior for the first two floors and a smaller floorplan on the top floor designed to make the building appear more compatible with its mostly two-story neighbors. The size of the lot is 7,297 square feet, or 0.17 acre. The total proposed building area is 15,230 square feet. The first two floors of the building are planned as commercial and office space, while the top floor is planned to contain two residential units. The third story will contain one larger apartment with two bedrooms and three baths and a smaller studio apartment, as well as outdoor patio space. A one-car garage is proposed to serve the larger of the two residential units. This garage would be accessed via the alley to the south of the property. The Zoning Board of Adjustment granted a zoning variance to the required setback from the required 10-foot setback in June 2021. The Historical Preservation Commission approved a Certificate for Alteration for new construction for the building's design on February 9, 2023.

NEIGHBORHOOD COMPATIBILITY: The subject property is one-half block from the courthouse square. The area is a mix of retail, office, restaurant and institutional uses with some residential uses present. Otherwise, in addition to the courthouse, the central business district consists primarily of offices, retail establishments and institutional uses, with some upper story-apartments.

COMPLIANCE WITH STANDARDS: Off-street parking is not required in the CCB district, for buildings of three stories or fewer, but one space of off-street parking is planned to be provided for the larger of the two residential units proposed. The proposed building meets all other standards, other than the one for which a variance was granted.

RESPONSE TO NOTIFICATION: There has not been any response to notifications sent regarding the Specific Use Permit to surrounding property owners.

STAFF RECOMMENDATION: Approval.



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 Jim and Amelia Smith
DAY-TIME TELEPHONE 5127877907
E-MAIL jim@countywidere.com

ADDRESS 300 S. Commerce St
Suite A
Lockhart, TX 78644

OWNER NAME Jim and Amelia Smith
DAY-TIME TELEPHONE 5127877907
E-MAIL jim@countywidere.com

ADDRESS 300 S. Commerce St.
Suite A
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 120/124 E. Market St.
LEGAL DESCRIPTION (IF PLATTED) Lot 1 and 2 of the Jack Pearce Subdivision
SIZE .17 ACRE(S) ZONING CLASSIFICATION CCB
EXISTING USE OF LAND AND/OR BUILDING(S) Vacant Lot

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Mixed Use Building (Commercial and Residential)

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.

1st Floor will be ~ 5,000 sqft Commerical Lease space with Single Car Garage and Courtyard

2nd Floor will be ~5,000 sqft of Commercial Lease or Live/Work Space

3rd Floor ~5,000 sqft. of Commercial or Residential

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 

DATE ~~MM/AA/2022~~
02/10/23

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 201208459

DATE SUBMITTED 3/1/2023

CASE NUMBER SUP - 23 - 05

DATE NOTICES MAILED 3-6-23

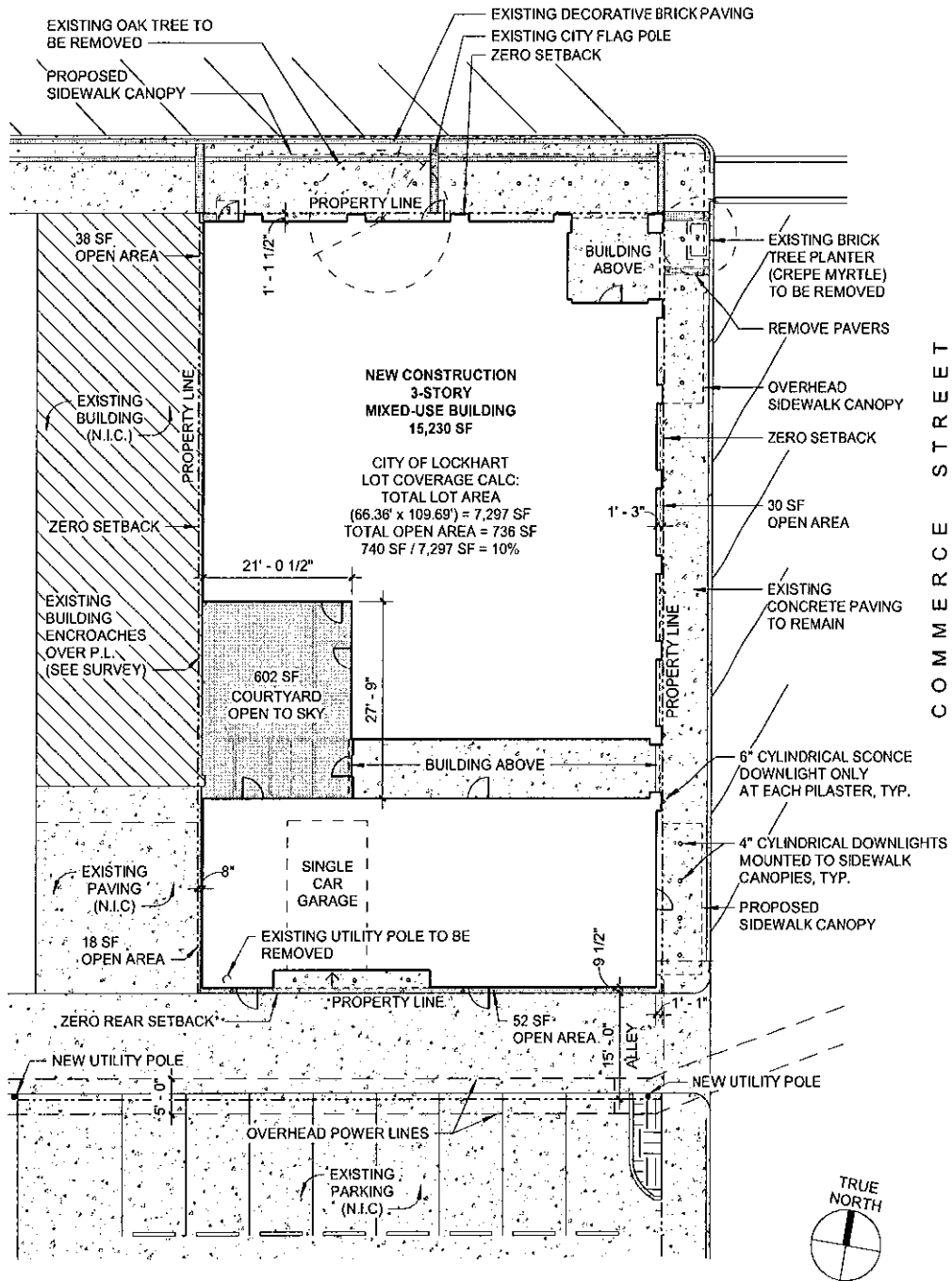
DATE NOTICE PUBLISHED 3-9-23

PLANNING AND ZONING COMMISSION MEETING DATE 3/22/23

DECISION _____

CONDITIONS _____

MARKET STREET



***NOTE:**
 NO REAR SETBACK IS REQUIRED. PER APPROVED VARIANCE BY THE ZONING BOARD OF ADJUSTMENT ON JUNE 7TH, 2021, THE 10 FOOT REAR SETBACK REQUIREMENT IS REDUCED TO ZERO FEET.

① SITE PLAN - LOCKHART SPECIFIC USE PERMIT
 SCALE: 1/16" = 1'-0"

A001

02/28/23

PROJECT: SITE PLAN - SPECIFIC USE PERMIT
 SURVEY
 20054
 ADAM MARTIN
 AM

120 E BIRKBECK ST.
 LOCKHART, TX 78644

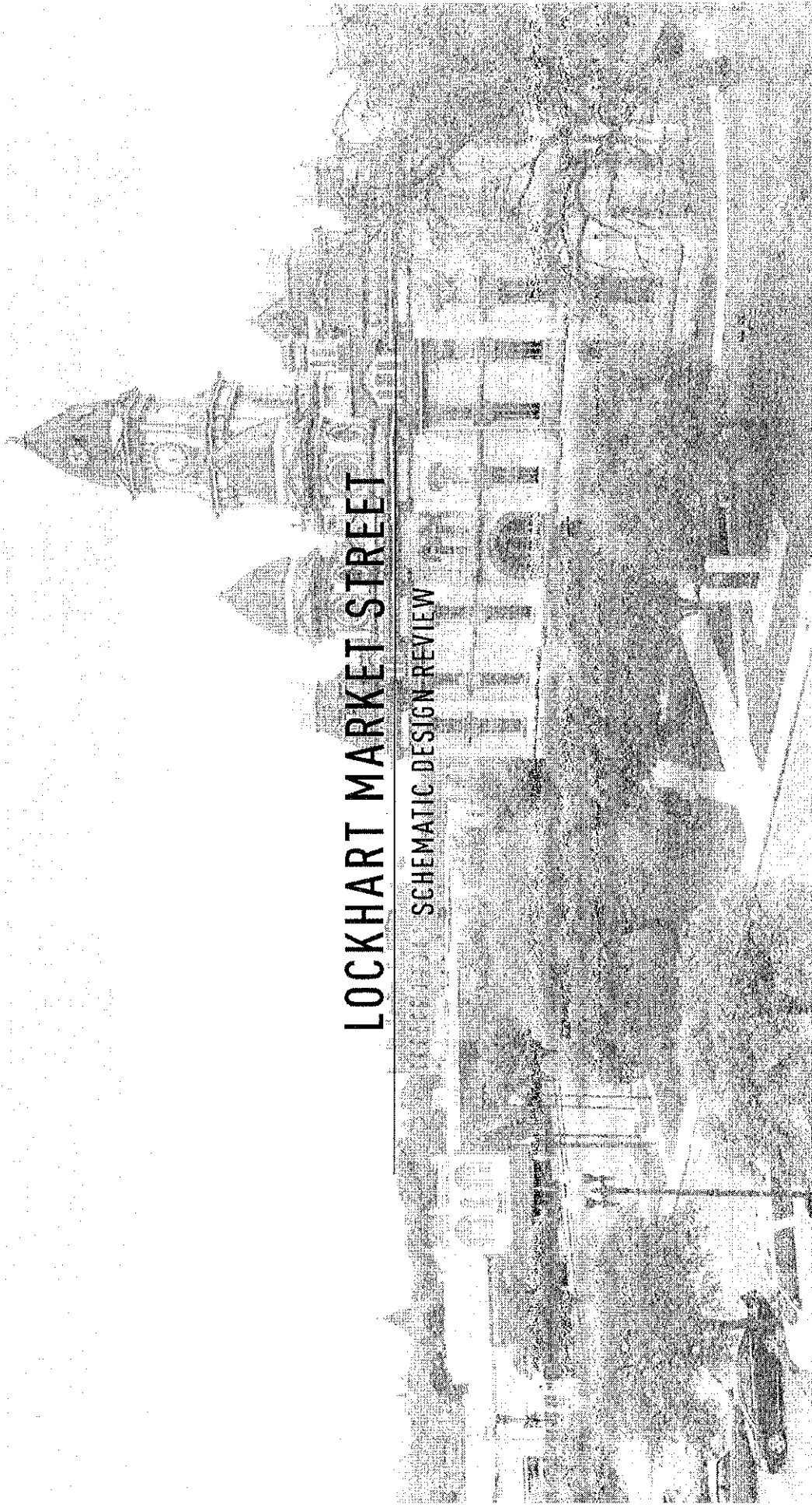
LOCKHART
 MARKET
 STREET

LAKE FLATD

ARCHITECTURE

LOCKHART MARKET STREET

SCHEMATIC DESIGN REVIEW





PROPOSED PROJECT PROGRAM

LEVEL 1 - WORKSPACE / RETAIL

- Four ground level lease spaces
- Internal courtyard
- Single-car residential garage (for third floor residence)
- Miscellaneous building services

LEVEL 2 - WORKSPACE

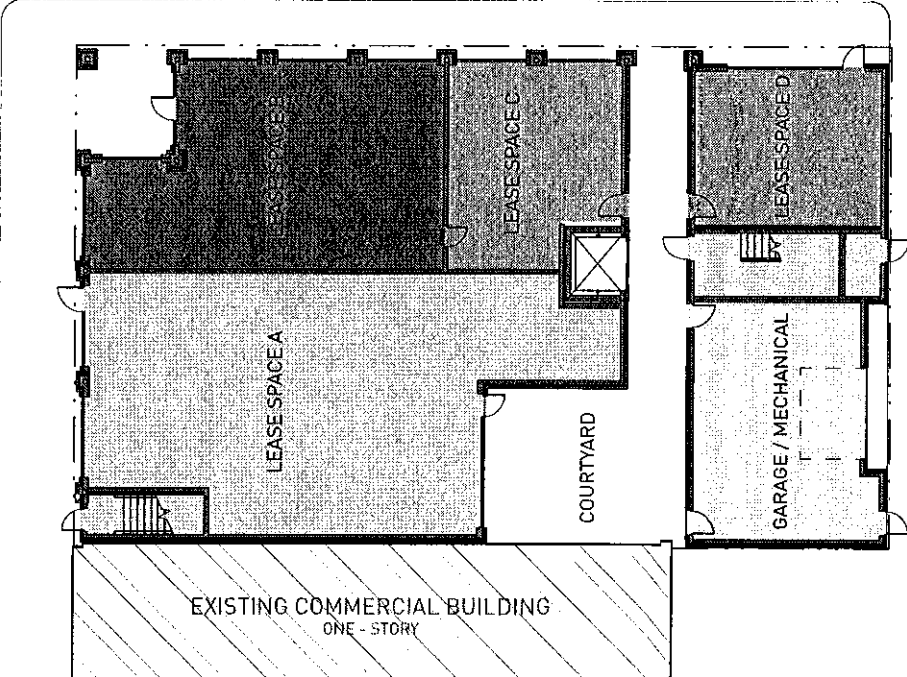
- One anchor workspace
- Two small workspaces
- Shared roof patio on Commerce St.

LEVEL 3 - RESIDENCE / APARTMENT

- One private single-family residence (2 bed, 3 bath)
- One studio apartment
- Private roof patio set back 13 feet from Market Street and 9 feet from Commerce Street

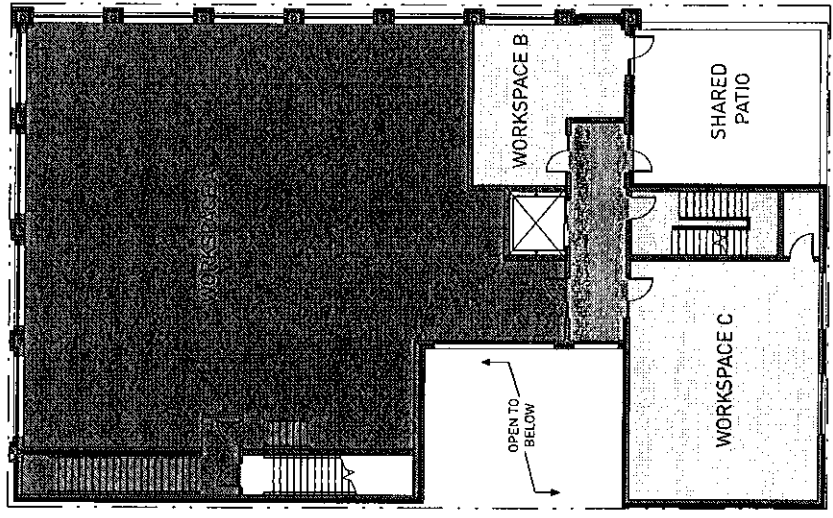
MARKET ST.

10' 0" 10' 0" 10' 0" 10' 0"

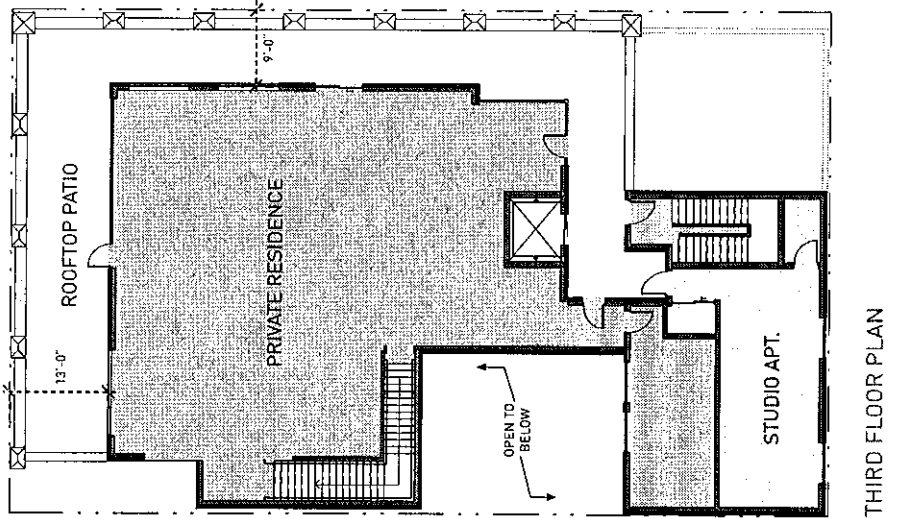
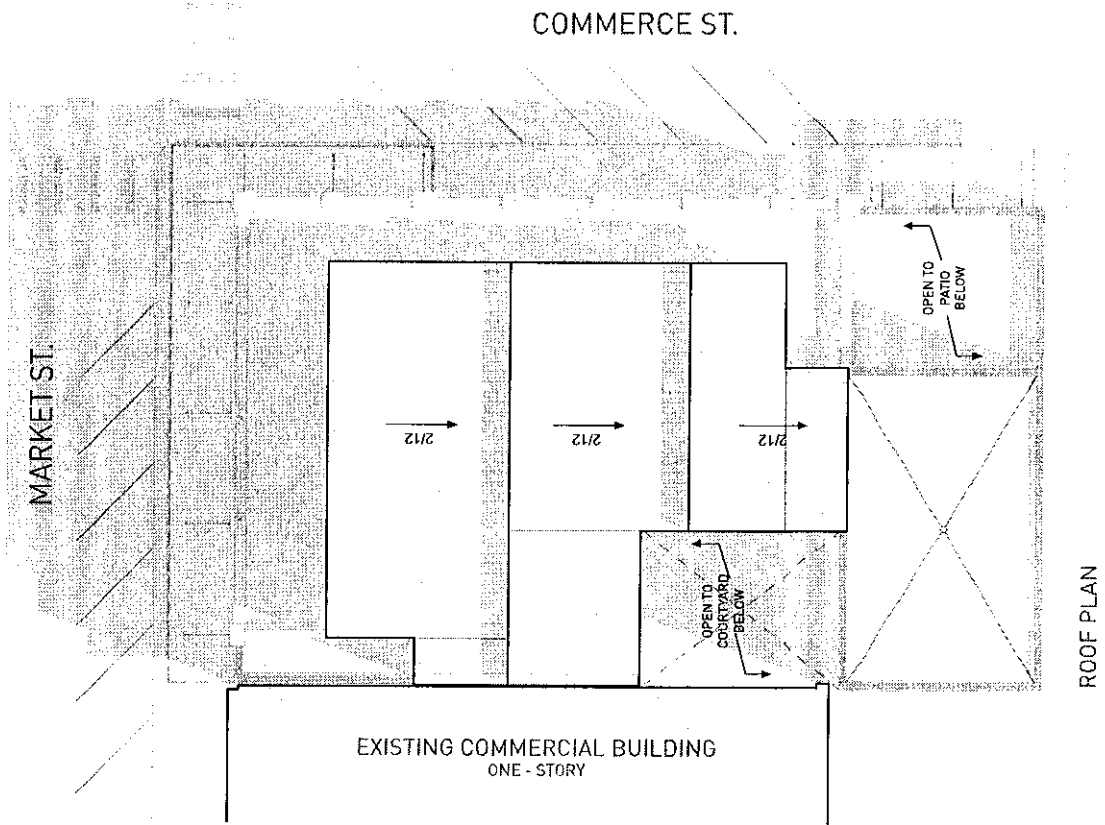


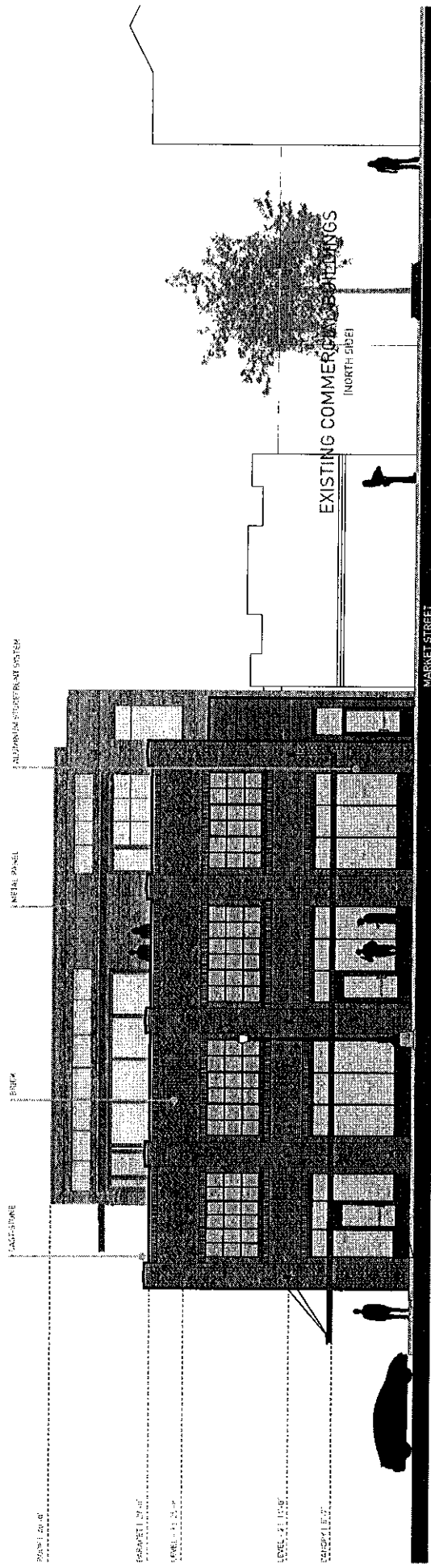
COMMERCE ST.

FIRST FLOOR PLAN

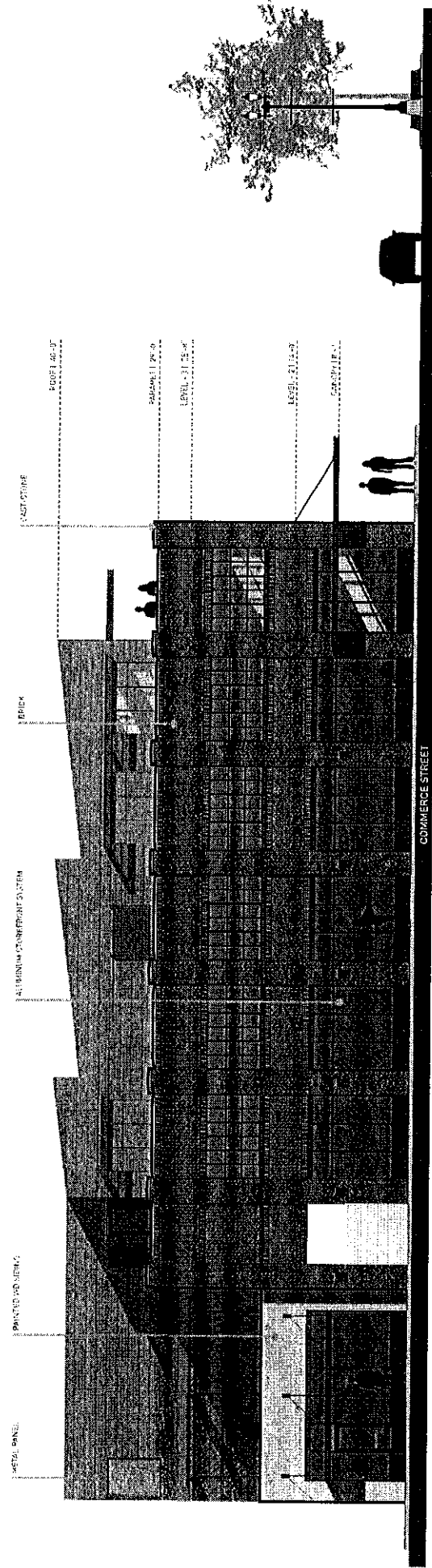


SECOND FLOOR PLAN



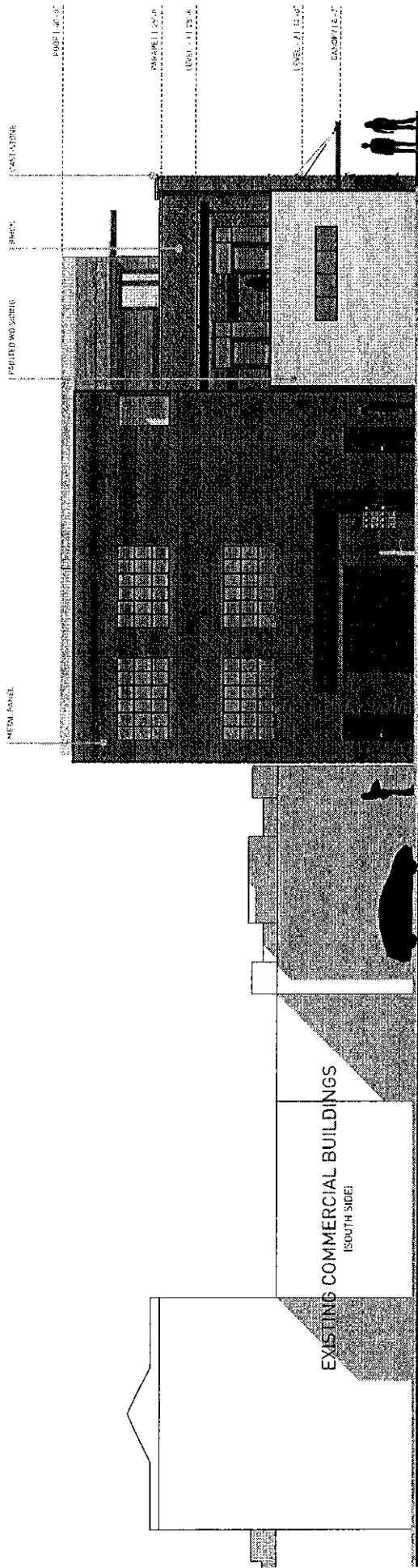


NORTH ELEVATION AT MARKET STREET SCALE - 3/32" = 1'-0"

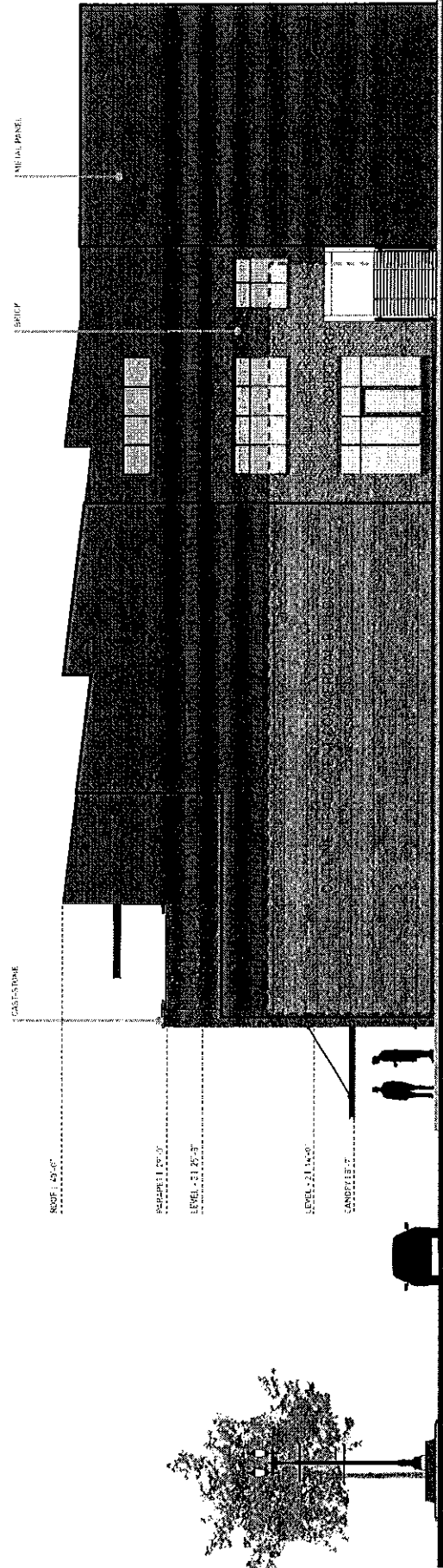


EAST ELEVATION AT COMMERCE STREET SCALE - 3/32" = 1'-0"

BUILDING ELEVATIONS



SOUTH ELEVATION AT ALLEY SCALE - 1/32" = 1'-0"



WEST ELEVATION AT PROPERTY LINE SCALE - 3/32" = 1'-0"

BUILDING ELEVATIONS