

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, July 28, 2021
Municipal Building – Glosserman Room
308 W. San Antonio St.

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Planning and Zoning Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Planning and Zoning Commission agenda packets can also be viewed on-line at www.lockhart-tx.org starting two days before the meeting. Navigate from the Departments tab at the top to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Planning & Zoning Commission Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the June 23, 2021, meeting.
4. ZC-21-10. Hold a PUBLIC HEARING and consider a request by Andrew Dodson on behalf of Melvin H. Alex and JoNelle Schulze for a **Zoning Change** from *AO Agricultural-Open Space District* to *CHB Commercial Heavy Business District*, on 15.171 acres in the James George Survey, Abstract No. 9, located at 1501 and 1503 Blackjack Street (FM 20).
5. PV-21-05. Consider a request by Glenn Synnott for approval of a **Plat Variance** to allow a *one-year extension to August 12, 2022*, after a six-month extension to August 12, 2021, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on February 12, 2020, of the final plat of the Jesco Subdivision on 9.232 acres located at 920 Trinity 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 4:30 PM on the 21st day of July, 2021.

City of Lockhart
Planning and Zoning Commission
June 23, 2021

MINUTES

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

Member Absent: None

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

Visitors/Citizens Addressing the Commission: Skylar Reeves, Jason Balsler, Michael Kamerlander, Frank DesRoches, Natalie Douga, Anna Kieler, Breanne Schafer, Nick Hudgins, David Raschke, Mary Raschke, Linda Landon

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 June 9,2021 meeting.

Commissioner Arnic moved to approve the June 9, 2021, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. ZC-21-09. Hold PUBLIC HEARING and consider a request by Skylar Reeves on behalf of Edward P. Perez for a Zoning Change from CLB Commercial Light Business District and CMB Commercial Medium Business District to CHB Commercial Heavy Business District, on 0.89 acre in the Lockhart Byrd Survey, Abstract No. 17, located at 734 and 738 South Commerce Street, and 735 South Colorado Street (US 183).

Mr. Gibson explained that the applicant would like to have a portable food court where food and nonalcoholic beverages would be served from trucks or trailers, and alcoholic beverages would be served inside an adjacent building that will also be a coffee shop. They requested CHB zoning instead of CMB because they want the option to apply for a specific use permit for a bar, since they aren't sure what proportion of the sales will be from alcoholic beverages. The CMB district does not allow bars at all. Most of the eating and drinking area would be outdoors, with some under canopies, and the applicant had mentioned the possibility of a stage for outdoor entertainment. Mr. Gibson said that staff would prefer CMB zoning because it's a more restrictive classification that would be more compatible with the adjacent residential neighborhood. A specific use permit would be required for outdoor entertainment regardless of whether the zoning is CMB or CHB.

Chair Ruiz opened the public hearing and asked if the applicant was present.

Skylar Reeves, of 454 Hobby Horse Road, said she wanted to provide a family and pet-friendly outdoor space. If there is music it would be directed toward South Colorado Street. She plans to purchase the three properties if the zoning is approved. The existing bail bond building would become a general store, one of the houses would be remodeled for the coffee shop and bar, and the other house would be partially demolished and become a stage for performances. The food trailers would be located along the south property line adjacent to the Mr. Taco property. She said that CHB zoning would make sense for the proposed uses.

Commissioner McBride asked Ms. Reeves to describe the outdoor entertainment that would be provided.

Ms. Reeves replied that the entertainment would primarily be low-key musicians from the Lockhart area, and that they would not perform too late into the evening.

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

Mr. Gibson said that staff recommends CMB zoning, instead of the requested CHB classification, for the entire subject property.

The Commission discussed issues regarding noise and other potential impacts of a bar or other high intensity commercial uses on the adjacent neighborhood.

Commissioner Oliva moved to recommend approval of ZC-21-09 to City Council. Commissioner St. Leger seconded, and the motion passed by a vote of 6-1 with Chair Ruiz against.

5. ZC-21-08 and PDD-21-01. Hold PUBLIC HEARING and consider a request by Balser Custom Homes on behalf of Alan Balser for a Zoning Change from AO Agricultural-Open Space District and RLD Residential Low Density District to PDD Planned Development District, including PDD Development Plan for Lockhart Village Addition, a proposed duplex subdivision on 18.58 acres in the Lockhart Byrd Survey, Abstract No. 17, located at 1107 Silent Valley Road (FM 2001).

Mr. Gibson explained that the applicant previously proposed that the subject property be rezoned to RMD for a duplex subdivision, but withdrew it before the City Council could vote on it due to opposition by neighboring property owners. He now proposes a similar development that would be zoned PDD Planned Development District, which requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. The zoning change and PDD development plan must be considered concurrently since the zoning is conditional upon the project being developed as depicted on the plan. The owner is proposing a subdivision with 60 new duplexes, one lot for an existing single-family dwelling, a public park, and several open space lots. The plan includes sidewalks on the both sides of all streets and park improvements. Stueve Lane would be extended north to provide another access to the subdivision from Silent Valley Road.

Chair Ruiz opened the public hearing and asked if the applicant was present.

Jason Balsler, of 13313 Mackey Road in Tyler, said the basic concept of the subdivision had not changed, but more planning and engineering work had been done to provide the details necessary for the PDD development plan. He mentioned that he had been in the home-building business for 26 years. The project includes farm-house style duplexes with two car garages. He said that Lockhart needs the additional housing options, and that he was trying to help address the shortage of rental opportunities in the city with something other than apartments. He emphasized that he is aware of complaints from the neighbors about drainage issues, as well as code violations at the existing rental house, and has addressed those problems. The stormwater runoff comes from the east, behind the houses, and not from the subject property. The proposed subdivision would actually improve drainage in the area by collecting the water in storm sewers and diverting it to the detention pond. Mr. Balsler noted that the extension of Stueve Lane will help distribute traffic so that not all of it would be on Meadow Lake Drive, which provides access to the existing houses. He also said that there will be on-site property management.

Commissioner McBride asked about adding a playscape to the proposed park improvements, and also asked about the rental rates for duplexes in Tyler.

Mr. Balsler replied that benches and a baseball diamond were proposed for the park, but that could be changed if the Commission preferred something else. He said the rental rate for duplexes in Tyler is about \$2,000.00 per month for two to three bedrooms and a fenced yard.

Chair Ruiz asked if there were any other speakers.

Natalie Douga, of 1111 Silent Valley Road, said she is against the zoning change and the PDD development plan. She read a written statement to the commissioners that restated the same concerns that the neighbors had expressed for the previous zoning change application for the subject property. She stated that people are not looking for rental property because they want to own their homes. She addressed the current private access easement in effect for the Meadow Lake Drive private road, and asserted that it could not be changed to allow it to be converted to a public street. She said that the new subdivision would flood their homes and that the dam that the applicant had removed from the subject property was part of the drainage system for the adjacent houses.

Anna Kieler, of 1109 Silent Valley Road, said she is against the zoning change and the PDD development plan. She also read a written statement to the commissioners. She mentioned that some City Council members had previously expressed their desire that single-family homes be developed in that area. She addressed continued flooding issues on her property, and stated that the proposed subdivision will cause even more flooding instead of resolving the drainage problems. She also mentioned that there are continued violations of City codes at the rental home on the subject property, and that she is concerned about the amount of traffic that would be generated by the number of duplexes being proposed.

Breanne Schafer said she used to own 1117 Silent Valley Road, and never experienced any flooding at the home, but that it has been flooded twice since the dam was removed.

Nick Hudgins, of 1115 Silent Valley Road, said that there has been major flooding on his property since Mr. Balsler removed the dam and filled the pond. He stated that the developer seems to show a lack of concern about how this could be even worse with future development. He didn't like the idea of renters coming and going, and stated that he would prefer the new subdivision be developed with single family dwellings.

David Raschke, of 1100 Silent Valley Road, complained about the 31-foot width required for public streets, and said he believed that was not wide enough. He mentioned that there are large, beautiful trees along Meadow Lake Drive which could be harmed by development. He said that the proposed development should be harmonious with what is already existing in the neighborhood.

Mary Raschke, of 1100 Silent Valley Road, said that at the meeting for the previously proposed RMD zoning it appeared that the City Council members were opposed to this type of development. She stated that the project would devalue their homes, raise their taxes, and increase traffic in the area.

Linda Landon, of 1113 Meadow Lake Drive, stated that there are 100-year old Oak trees on the subject property, and that wildlife seems less prevalent in the area since the dam was removed. She said she loves the nice quiet atmosphere of the area as it is now.

Jason Balsler said he was told the pond was causing the flooding, so the grade was lowered to remove any barriers that might have negatively affected the drainage pattern. He claimed that all trees would remain. In response to the concerns expressed about traffic, he stated that his engineer is required by TxDOT to do a traffic impact study, which could result in safety improvements to Silent Valley Road. Mr. Balsler maintained that the private Meadow Lake Drive easement would not be affected, but that the road would simply be rebuilt to City street standards, including the drainage system. He admitted that there had been some issues with the tenant in the existing single-family residence on the property, but the code violations had been addressed. He also said that the new development will improve the public water supply and other infrastructure for the houses along Meadow Lake Drive.

Commissioner McBride asked Mr. Balsler how long his family had owned the land.

Mr. Balsler replied that they had owned it for six years.

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

Mr. Gibson said that staff recommended approval. He mentioned that he had met with the owners of abutting properties to discuss their concerns. He said that this project would improve water pressure and provide fire hydrants that they don't have now. The traffic impact analysis is required for approval of the final plat.

Commissioner McBride moved to recommend approval of ZC-21-08 and PDD-21-01 to City Council subject to revising Note #7 to include a children's playscape having a minimum of four features to be provided by the developer. Commissioner Lingvai seconded, and the motion passed by a vote of 6-1 with Commissioner Oliva against.

6. PP-21-01. Consider a request by Jason Balser on behalf of Alan Balser for approval of a Preliminary Plat for Lockhart Village Subdivision consisting of 61 lots, parkland, new internal streets, and an extension of Stueve Lane on a total of 18.58 acres in the Lockhart Byrd Survey, Abstract No. 17, proposed to be zoned PDD Planned Development District and located at 1107 Silent Valley Road (FM 2001).

Kevin Waller explained that the plat corresponds to the PDD development plan considered in the previous agenda item. He discussed the street names, lots, parkland, and the extension of Stueve Lane. He said that the dead-end of Meadow Lake Drive will need a temporary turnaround until it can be extended when the adjacent property is developed. In addition, the width of the Silent Valley Road right-of-way needs to be remeasured perpendicular to the right-of-way lines along the property frontage to make sure that it is at least 80 feet wide, which is the minimum for arterial streets. If it is less, dedication of additional right-of-way will be required.

Jason Balser stated that a public access easement could be added for a turn-around at the end of Meadow Lake Drive because the adjacent property is under the same ownership.

Nick Hudgins asked where the vehicle parking for the parkland would be located. He lives directly across the street from where the park would be, and he didn't want strangers parking in front of his home or on his property. He believed that parks attract criminal activity, so he wanted to make sure it is monitored.

Chair Ruiz asked for the staff recommendation.

Mr. Waller said that staff recommends approval subject to the following three conditions: 1) Specify on the plat that a four-feature children's playscape is to be provided in the parkland by the developer; 2) Show an easement on the plat for a temporary vehicle turn-around at the end of Meadow Lake Drive; and, 3) Verify the right-of-way width along the Silent Valley Road property frontage.

Commissioner Arnic moved to approve PP-21-01 subject to the three conditions suggested by staff. Commissioner St. Leger seconded, and the motion passed by a vote of 6-1 with Commissioner Oliva against.

7. FP-21-05. Consider a request by Frank DesRoches of Doucet & Associates for approval of a Final Plat for Lockhart Industrial Park III – Section One consisting of two public streets and five lots on a total of 41.687 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned IL Industrial Light District and located at 500 F.M. 2720.

Kevin Waller explained that the final plat was for the first section of Lockhart Industrial Park III, for which the preliminary plat and subdivision development plan had been approved in April. The final plat consists of four lots and a stormwater detention site. He pointed out that the memo in the commissioner's packet provided background information regarding the time constraints imposed by the deadline for the sale of one of the lots by the Lockhart Economic Development Corporation. It will result in the consideration of the plat before the construction plans are able to be approved by the city engineer. Otherwise, the plat is clean and ready for Commission approval.

Mike Kamerlander, Director of Economic Development, said that he had been working on this proposed development for over a year, and that approval of the final plat is required in order to complete the sale of the lot. He stressed the importance of this transaction and subdivision for the city, and thanked everyone for helping to expedite the process.

Frank DesRoches, of Doucet and Associates, said he was the engineer for the project and asked if the commissioners had any questions. He thanked city staff for expediting the plat.

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

Mr. Waller recommended approval subject to receipt of a letter from the city engineer that the construction plans for public infrastructure are approved.

Commissioner McBride moved to approve FP-21-05 subject to approval of the construction plans by the City Engineer. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

8. As provided in Chapter 12 "Buildings and Building Regulations, Section 12-491(3), of the Lockhart Code of Ordinances, consider a request by Alexander Walker for approval of a four-foot-tall chain link fence in the minimum required front setback on property zoned CHB Commercial Heavy Business District and located at 1411 South Commerce Street (FM 1322).

Mr. Gibson explained that the applicant wishes to construct a four-foot tall chain link fence along the front property line of her lot. Fences within the minimum required 25-foot building setback area in the commercial and industrial zoning districts are subject to approval by the Planning and Zoning Commission. The subject property is zoned CHB Commercial Heavy Business District. He mentioned that the applicant plans to have a demonstration garden and related educational workshops on the property, and wished to discourage unauthorized access. Mr. Gibson showed photographs of other properties in the vicinity, including several businesses with fences along their front property lines.

Chair Ruiz asked the applicant to come forward.

Alexander Walker of 145 Indian Trail said she was requesting the fence as a barrier between her property and the road. She stated that she owns a non-profit organization which holds gardening workshops and provides seed libraires for the county.

Chair Ruiz asked for the staff recommendation.

Mr. Gibson said that staff recommends approval.

Commissioner Lingvai moved to approve the requested four-foot tall chain link fence in the front yard setback of the property zoned CHB and located at 1411 South Commerce Street. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that the next regular meeting date was July 14th.

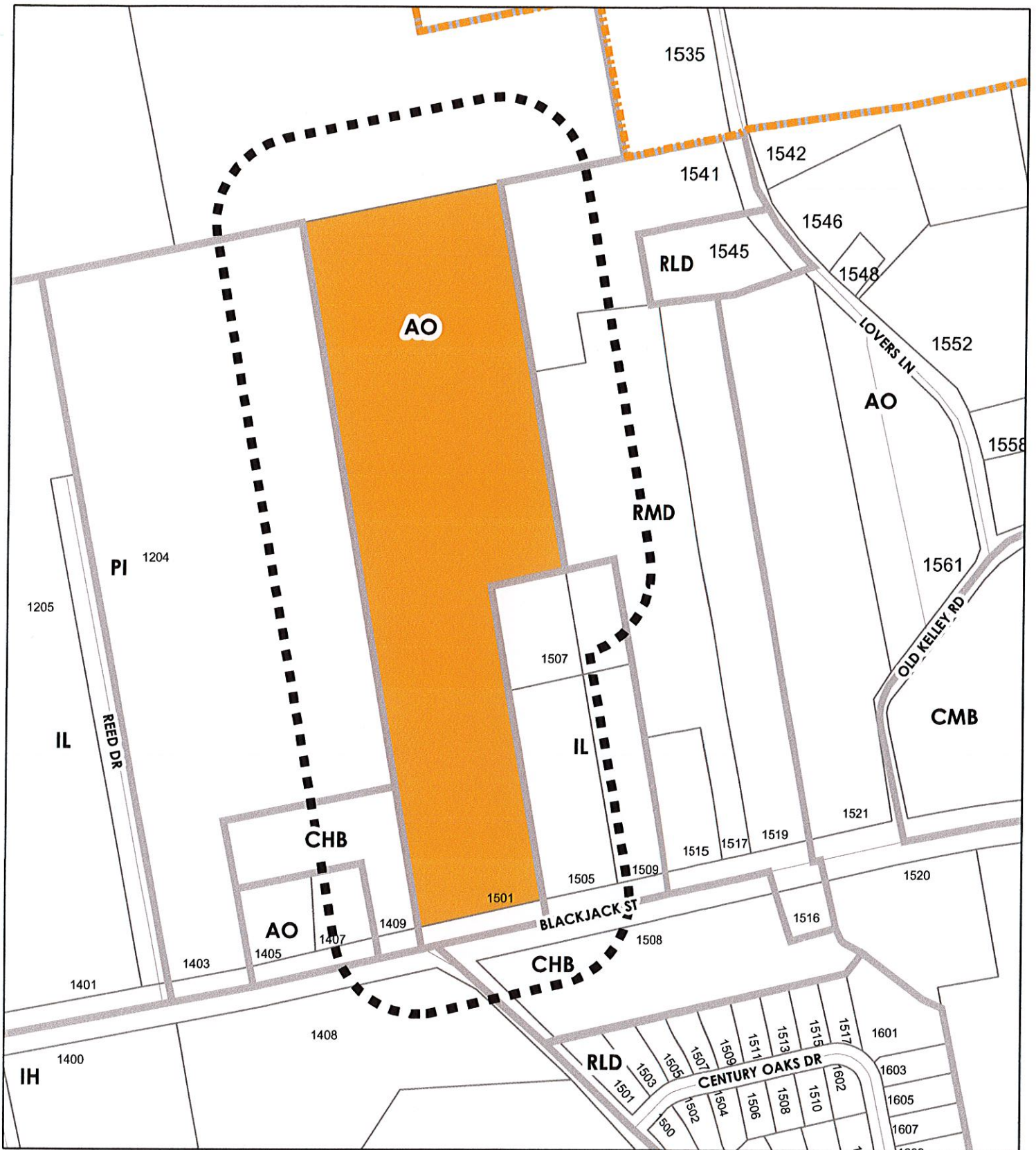
10. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:25 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-21-10

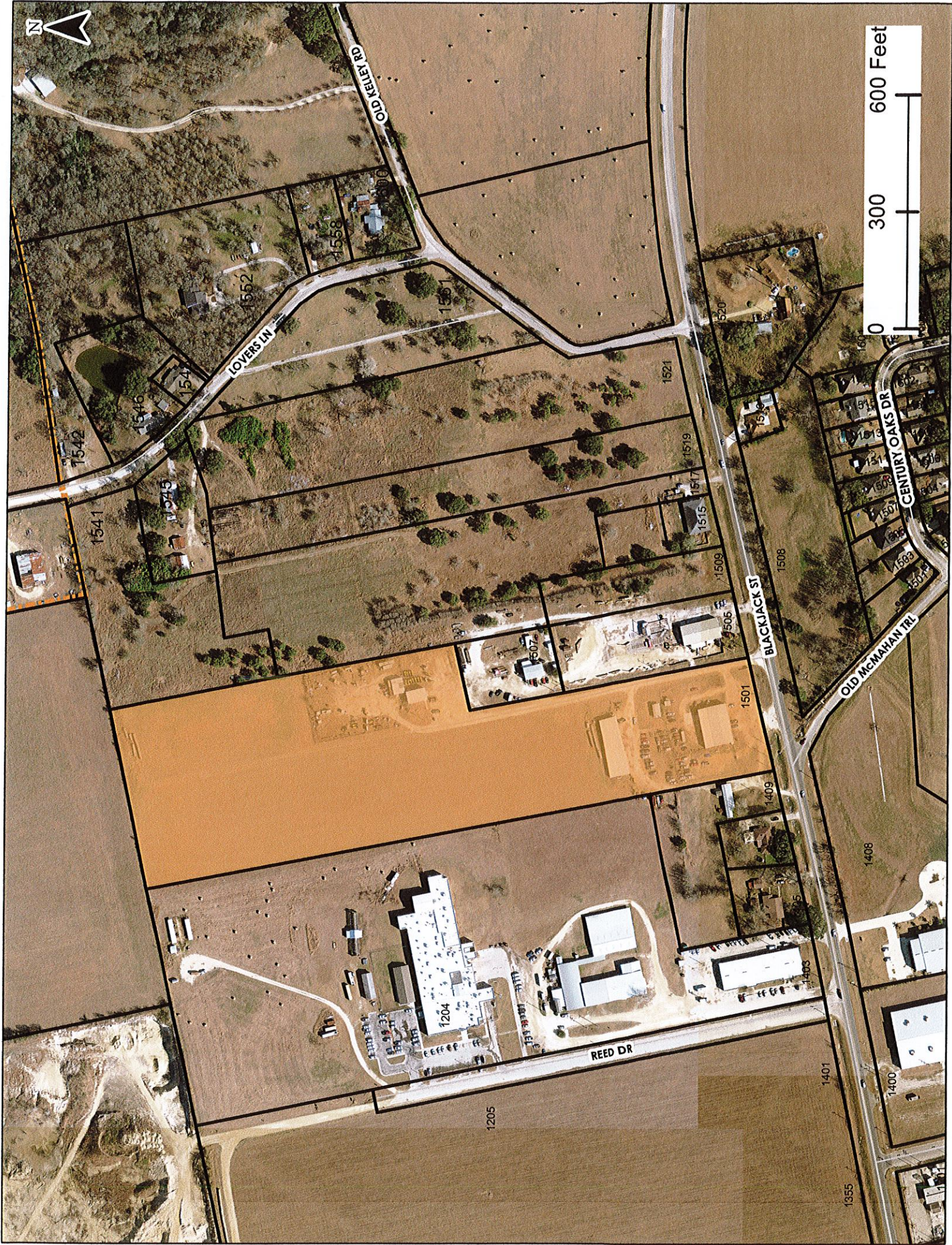
AO TO CHB

1501 & 1503 BLACKJACK ST



scale 1" = 300'

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



OLD FETTER RD

LOYERS LN

BLACKJACK ST

REED DR

OLD McMAHAN TRL

CENTURY OAKS DR

1542

1541

1546

1547

1552

1558

1561

1521

1519

1517

1515

1509

1506

1501

1507

1508

1409

1408

1403

1400

1355

1205

1204

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-10

REPORT DATE: July 21, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: July 28, 2021

CITY COUNCIL HEARING DATE: August 3, 2021

REQUESTED CHANGE: AO to CHB

STAFF RECOMMENDATION: *Approval if there are no objections from owners of abutting or nearby properties*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Andrew Dodson

OWNER: Melvin H. Alex and JoNelle Schulze

SITE LOCATION: 1501 & 1503 Blackjack St. (FM 20)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 15.171 acres

EXISTING USE OF PROPERTY: Tire shop and water pumping business

LAND USE PLAN DESIGNATION: General-Heavy Commercial (south part), Low Density Residential (north part)

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The subject property currently contains a tire shop at the front of the property and a water pump business toward the rear of the property. However, the property is for sale, and the application states that the proposed use of the property is a large civil construction company with an office and equipment yard. This would be considered a heavy commercial use, which the CHB zoning classification would accommodate.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Quarry	AO	Low Density Residential
East	Vehicle and engine repair shop, Single-family dwellings, Vacant land	IL, RMD	Low Density Residential, General-Heavy Commercial
South	Vacant land	IH, CHB	Light-Medium Commercial, Public and Institutional
West	County buildings, fair grounds, and jail, Manufactured home, Two single-family dwellings	CHB, PI	General—Heavy Commercial, Public and Institutional

TRANSITION OF ZONING DISTRICTS: There is a small area of CHB zoning adjacent to the west side of the subject property, and on the south side of Blackjack Street. The potential transition of land use intensity with the existing IL zoning adjacent to the southeast portion of the subject property, and with the existing PI zoning adjacent to the west, is acceptable, but the proposed CHB zoning does not provide a compatible transition to the existing RMD zoning along much of the eastern boundary where future residential development is anticipated.

ADEQUACY OF INFRASTRUCTURE: All utilities are available. Vehicular access is from Blackjack Street, with an unpaved private drive providing access to the water pump business in the rear.

POTENTIAL NEIGHBORHOOD IMPACT: The CHB district allows virtually all commercial uses, either by-right or as a specific use, including some that are semi-industrial in nature, such as limited industrial manufacturing, warehousing for local sales and distribution, food processing and preparation plant, farm machinery and heavy equipment sales/service/rental/storage, self-storage warehouse, lumber sales and storage, welding/machine shop, and recycling facility for household recyclable materials. Some of these can have negative impacts such as noise and an unattractive appearance that would not be compatible with adjacent residential development, even when partially screened by a fence. Increased traffic would be a consideration for other some other commercial uses allowed such as restaurants, large retail businesses, hotels, commercial outdoor entertainment, etc. Therefore, the CHB district is a high intensity district that may be fine abutting Pi, IL, or other CHB zoning, but not where abutting residential zoning.

CONSISTENCY WITH COMPREHENSIVE PLAN: The Land Use Plan map designates the front (south) portion of the property as future General-Heavy Commercial, which is consistent with the requested CHB zoning. However, the future land use designation for the rear (north) portion is Low Density Residential, which is far from being compatible with the CHB, which is our highest intensity commercial zoning classification.

ALTERNATIVE CLASSIFICATIONS: CHB is clearly an appropriate zoning for the front of the property since the abutting zoning is CHB and PI on the west side, and IL on the east side. Even if RLD, the zoning classification most consistent with the Low Density Residential future land use designation of the rear portion, does not provide the best land use transition from heavy commercial, a lower intensity commercial designation such as CLB, or perhaps a higher density residential classification such as RLD or RHD, would be a better neighbor for the future residential development on the property adjacent to the east.

RESPONSE TO NOTIFICATION: One person called to obtain more information about the proposed zoning and use of the property, and expressed their opposition to the possibility of a higher intensity land use in the rear portion of the subject property.

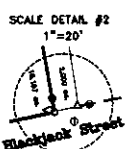
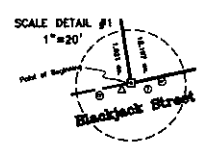
STAFF RECOMMENDATION: Staff recommends approval only if there are no objections from owners of abutting or nearby properties. We would have preferred an application for rezoning only the south portion to CHB, with a less intense zoning classification for the north portion. However, this option is not possible with the current application because there is no boundary description available to delineate the line between the north and south portions of the property. A survey would be required to establish new legal descriptions for assigning two different zoning classifications to the property.

City of Lockhart Caldwell County, Texas
James George Survey A-9

ALVIN W. GILLIPIE
 PUBLIC ASSESSOR
 OFFICIAL PUBLIC RECORDS
 DATED 10.30.17

- General Notes**
- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
 - 2) The property shown has access to and from a public roadway.
 - 3) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
 - a) Electric facilities easement to Texas Power & Light Co., recorded in Vol. 171 Pg. 458 and Vol. 172 Pg. 458, Caldwell County Deed Records, does apply.
 - b) Pipeline easement to Sinclair Refining Co., recorded in Vol. 217 Pg. 92, Caldwell County Deed Records, does apply.
 - c) Pipeline easement to Humble Pipe Line Co., recorded in Vol. 291 Pg. 187, Caldwell County Deed Records, does apply.
 - d) Telecommunications easement to Williams Communication, Inc. dba Vyvx, recorded in Vol. 220 Pg. 937, Caldwell County Official Public Records, does apply.
 - 4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
 - 5) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panels #4805C0120E and #4855C025E effective date June 19, 2012. Flood Zone "X" is area determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

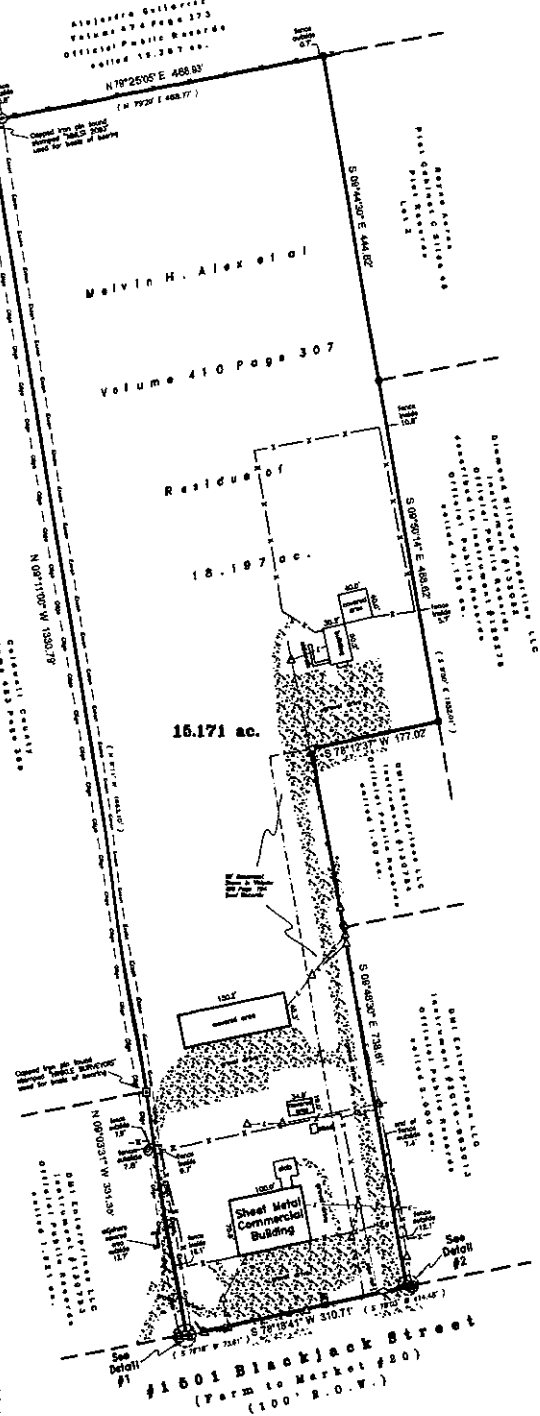
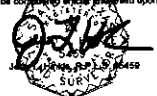
- LEGEND**
- DIPPED 1/2" IRON PIN SET
 - DIPPED "WALLE SURVEYORS"
 - 1/2" IRON PIN FOUND
 - DIPPED IRON PIN FOUND
 - DIPPED IRON PIN FOUND
 - △ S. POLE
 - ▲ SIGN POST
 - ⊙ CROWN PIPELINE
 - ⊙ CROWN PIPELINE
 - ⊙ TELEPHONE FIBERLINE
 - ⊙ WATER METER
 - ⊙ CLAYMUD
 - ORIGINAL BOUNDARY
 - X- FENCED BOUNDARY
 - E- OVERHEAD ELECTRIC LINE
 - GAS PIPE
 - APPROX. EXIST. PIPE LINE
 - APPROX. DUG PIPE LINE
 - BRWELL
 - UNLESS OTHERWISE NOTED



C.F. #212834-LJ01
 PROPOSED BOUNDARY: PGC General Contractors, LLC
 811 ADDRESS: 1501 Blackjack Street
 Lockhart, Texas 78644

LAND TITLE SURVEY DRAWING

Showing a 15.171 acre tract of land out of the James George Survey A-9 in the City of Lockhart, Caldwell County, Texas and the improvements as found situated thereon. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey. I do hereby certify to PGC GENERAL CONTRACTORS, LLC, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on June 9, 2021, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Independence Title Company, Lockhart, Texas, C.F. #212834-LJ01, effective date May 6, 2021 and issued on May 12, 2021, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered as being authorized upon by the user.



Drawn By: J.W. Hill	Drawn No: 231-28
App. No: 20211992	Drawing: 20211992.dwg
Date: Aug 2021	Hard Copy: Scale 20211992
Surveyed by: J.W. Hill	Address: Box 8078, 20211992

HINKLE SURVEYORS
 P.O. Box 1327, 1109 E. Main Street, Lockhart, TX 78644
 Ph: (512) 398-2000 Fax: (512) 398-7883 Email: contact@hinklesurveyors.com Firm Registration No. 102886-02

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 Andrew Dodson
DAY-TIME TELEPHONE 512-748-3253
E-MAIL dodsoncivil@gmail.com

ADDRESS 361 Middle Creek
Buda, TX 78610

OWNER NAME Melvin Alex
DAY-TIME TELEPHONE _____
E-MAIL n/a

ADDRESS PO BOX 1076
Lockhart, TX

PROPERTY

ADDRESS OR GENERAL LOCATION 1501/1503 Blackjack

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 15.171 ACRE(S) LAND USE PLAN DESIGNATION HC and Low Dens SF

EXISTING USE OF LAND AND/OR BUILDING(S) Auto Repair and vacant

PROPOSED NEW USE, IF ANY Construction Office and Yard

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AGAO

TO PROPOSED ZONING CLASSIFICATION CHB

REASON FOR REQUEST Pursuant to land use plan, owner would like to rezone property to CHB to make the zoning consistent with the use
New owner will be bringing a large civil construction company to Lockhart to have room for expanded office and equipment yard

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 \$ 453.94 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 *Andrew Delin*

DATE May 12, 2021

OFFICE USE ONLY

ACCEPTED BY *Dan Gibson*

RECEIPT NUMBER 01016208

DATE SUBMITTED 7-7-21

CASE NUMBER ZC - 21 - 10

DATE NOTICES MAILED 7-12-2021

DATE NOTICE PUBLISHED 7-15-21

PLANNING AND ZONING COMMISSION MEETING DATE 7-28-21

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 8-3-21

DECISION _____



DODSON
CIVIL GROUP

May 12, 2021

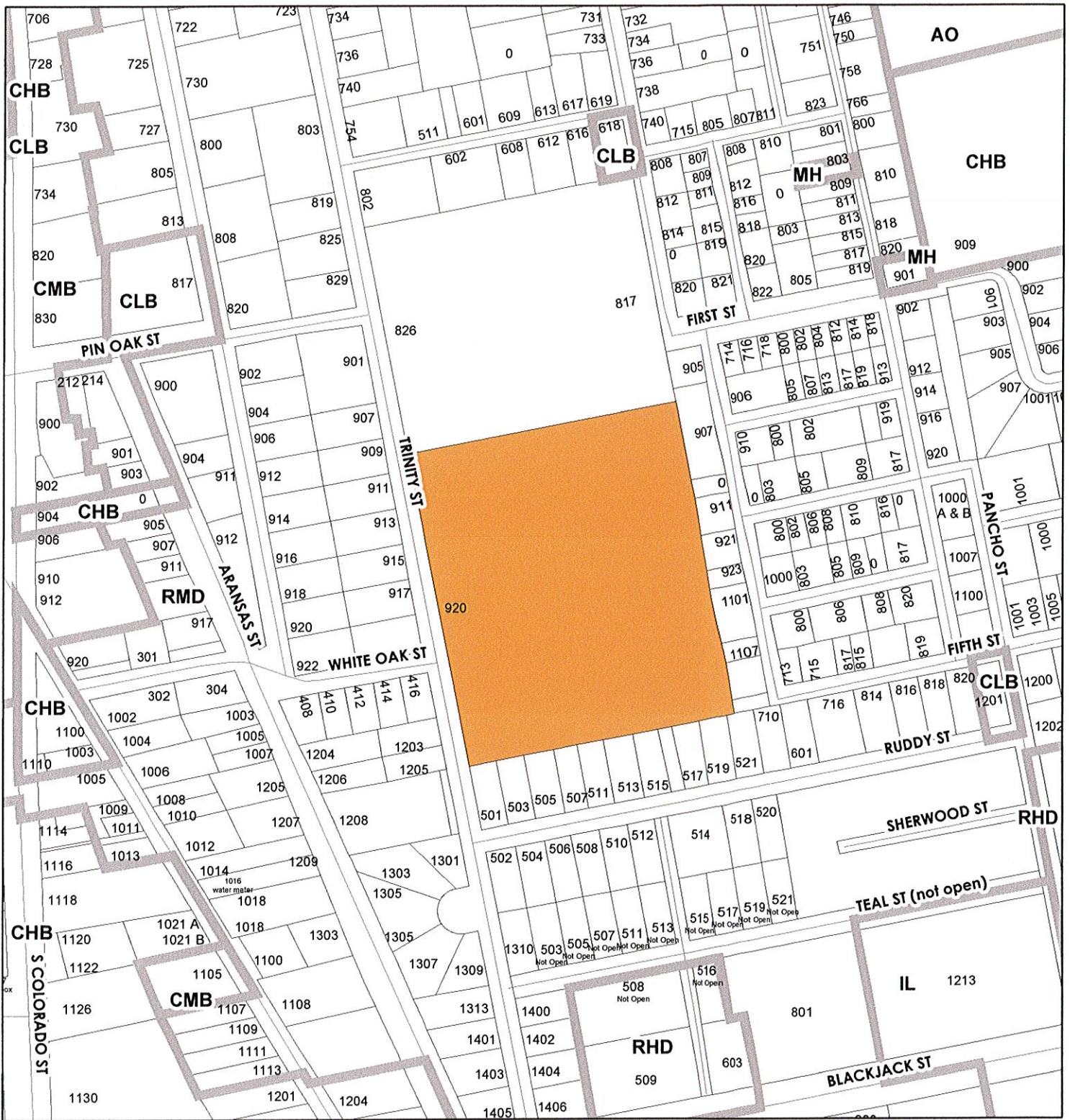
City of Lockhart
308 W San Antonio St
Lockhart, TX 78644

RE: Agent Authorization for Rezoning

As the owners of 15.1 +/- acres in the City of Lockhart, Texas. Locally known as 1501 & 1503 Blackjack, Lockhart, Texas. Do hereby grant Andrew Dodson, PE with Dodson Civil Group, to represent us in a proposed rezoning of our property from Agriculture (AG) to Commercial Heavy Business (CHB)

Melvin H. Alex, owner

JoNelle Schulze



PV-21-05

920 TRINITY ST

PLAT VARIANCE TO ALLOW
2nd EXTENSION OF FINAL PLAT
APPROVAL PERIOD



- Subject Property
- Zoning

scale 1" = 300'

CASE SUMMARY

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

CASE NUMBER: PV-21-05

REPORT DATE: July 20, 2021

PLANNING & ZONING COMMISSION DATE: July 28, 2021

APPLICANT'S REQUEST: A second extension of the final plat approval period

STAFF RECOMMENDATION: ***Approval of a six-month extension, in lieu of the proposed 12-month extension*****BACKGROUND DATA**

APPLICANT: Glenn Synnott

OWNER: Jesco Construction, Inc.

SITE LOCATION: 920 Trinity Street

SUBDIVISION NAME: Jesco Subdivision

SIZE OF PROPERTY: 9.232 acres

NUMBER OF LOTS: 34 Duplex Lots and One Public Parkland / Stormwater Detention Lot

EXISTING USE OF PROPERTY: Undeveloped

ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED VARIANCE: The Jesco Subdivision Final Plat was approved by the Commission on February 12, 2020. On January 27, 2021, a one-time, six-month extension to the final plat approval period was granted by the City Planner (letter attached) upon request by the applicant, in accordance with Section 52-35(e) of the Subdivision Regulations. With that extension, the deadline to begin construction of the required subdivision improvements was extended to August 12, 2021. The applicant now requests a second extension of time to begin construction of the subdivision improvements, with the current request for 12 months from the August 12 expiration date, for a proposed deadline of August 12, 2022. Since this is the second extension request, and Section 52-35(e) only allows for one, six-month extension, a variance to the Subdivision Regulations must first be approved by the Commission prior to approval of any additional extensions.

AREA CHARACTERISTICS: The property is located in an area consisting primarily of single-family residential development on relatively small lots, except for the house on the adjacent lot to the north. In addition, there are a small number of duplexes in the area.

SPECIAL CIRCUMSTANCES: The applicant cites the ongoing effects of the Covid-19 pandemic as the primary reason for the variance request, and believes that the extension would allow for more competitive construction bids in addition to determining a more realistic timeframe for the beginning and completion of construction. However, it should be noted that Section 52-35(e) only establishes a timeframe for the beginning of construction, and not for the full start-to-finish process.

PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT: Although the applicant does not lose a substantial property right by adhering to the previous six-month extension approval to August 12, 2021, approval of a second extension would allow the right to begin development of the property as proposed to be preserved for an additional six months, a timeframe Staff determines to be reasonable.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: A second, six-month extension of time to begin construction of the subdivision improvements will have no impact on surrounding properties or on public safety.

EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND: Approval of a second extension of the final plat approval period will not limit the potential for subdivision or development of other land in the area.

ALTERNATIVES: The applicant could initiate the construction process as an alternative to the proposed variance, but has instead requested a one-year, second extension of time to do so. Staff believes that a six-month extension is a more reasonable timeframe, which is consistent with the length of time allowed for the one-time extension provided in Section 52-35(e).



ADDRESS

Jesco Construction
Company, Inc
PO Box 17066
Austin, TX 78760

PHONE

512 329 9255

EMAIL

jescoproperties@gmail.com

TO

Distinguished members of the Lockhart Planning & Zoning Commission

Date: June 22, 2021

Due to extenuating circumstances including the COVID-19 virus over the past year we request a variance on the Jesco Subdivision located at 920 Trinity Street in Lockhart, TX. For the start of construction to be extended from a start date of August 12, 2021 to August 12, 2022. We believe that this extension will allow us time to obtain more competitive construction bids and a more realistic time frame for the start and completion of construction.

The proposed variance will not affect public safety or welfare of other property owners. Furthermore it will have no effect of preventing the orderly subdivision of other lands in the area.

Thank you for your time and consideration in this matter.

Glenn Synnott
Jesco Construction Company, Inc



(512) 398-3461 • FAX (512) 398-5103
P. O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

January 27, 2021

Jesco Construction
Attn: Glenn Synnott
1400 East Lone Star Dr.
Buda, TX 78610

glenn@domainindustries.com

Dear Mr. Synnott:

This is your notice that the requested six-month extension for construction following approval of the final plat for Jesco Subdivision on February 12, 2020, is approved. The final plat will remain valid until August 12, 2021. No further extensions can be granted, so the subdivision construction should commence before that date. If construction hasn't begun by then, a new application for the final plat will have to be submitted for Planning and Zoning Commission approval.

Cordially,

A handwritten signature in black ink that reads "Dan Gibson". The signature is written in a cursive, slightly slanted style.

Dan Gibson, AICP
City Planner



SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME Jose Antonio Trevino

ADDRESS 241 j.e. brown lane

DAY-TIME TELEPHONE 210-657-2189

jarrell texas 76537

E-MAIL tony@gpsmapit.com

ENGINEER NAME Richard H. Malone

ADDRESS 5113 southwest pkwy

DAY-TIME TELEPHONE 512-658-6635

suite 260

E-MAIL petem@malonewheeler.com

Austin tx. 78735

OWNER NAME Glenn Synnott

ADDRESS 1400 e. lonestar dr.

DAY-TIME TELEPHONE 512-329-9255

mustang ridge tx. 78610

E-MAIL glenn@domainindustries.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME jesco subdivison

ADDRESS OR GENERAL LOCATION 920 trinty st LOCKHART TX.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

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

ZONING CLASSIFICATION(S) RMD

PROPOSED USE OF LAND RESIDENTIAL DUPLEX HOMES

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 – TWO FULL-SIZE PAPER 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). All plat copies shall be full-size paper copies.

One copy for staff's completeness review; six copies after plat is deemed complete.

Ten copies after initial staff reviews above (preliminary plats, final plats, and replats/resubdivisions).

Two copies after initial staff reviews 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, Minor plat, or Minor replat not requiring a public hearing	\$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 Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009 for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete is automatically extended for an additional 30 days. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Glenn Synnott

DATE 06/22/21

PRINTED NAME Glenn Synnott

TELEPHONE 512 329-9255

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

A final plat approval period expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the City Planner.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) 52-35(e) OF THE SUBDIVISION REGULATIONS
CURRENT ORDINANCE REQUIREMENT(S) 12-month final plat approval period,
and one 6-month extension allowed upon written request from
applicant and approval by the City Planner.
REQUESTED VARIANCE(S) _____

↳ A second extension of the approval period for a duration of
12 months, with the new expiration date being August 12, 2022.
SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S),
INCLUDING EVIDENCE THAT THE REQUEST COMPLIES 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 Kevin Waller RECEIPT NUMBER N/A
DATE SUBMITTED 6/23/21 CASE NUMBER PV - 21 - 05
DATE APPLICATION IS DEEMED COMPLETE N/A
DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 7/28/21
DECISION _____
CONDITIONS _____