

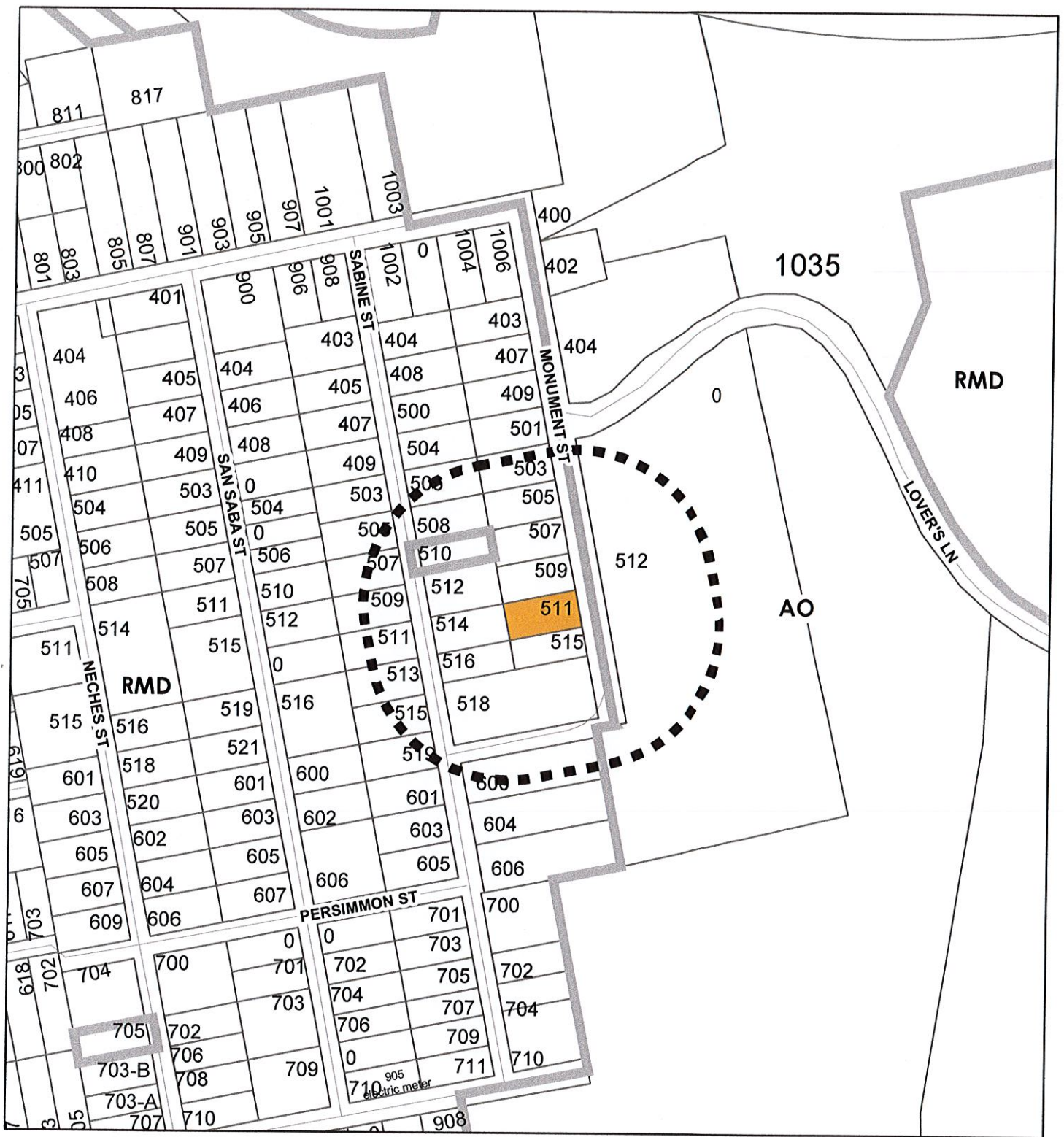
PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, June 8, 2022
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 May 25, 2022, meeting.
4. SUP-22-11. Hold a PUBLIC HEARING and consider a request by Raul Guzman and Berta Perez for a **Specific Use Permit** to allow a *Manufactured Home* on Lot 12, East Side Supplement, zoned RMD Residential Medium Density District and located at 511 Monument Street.
5. SUP-22-12. Hold a PUBLIC HEARING and consider a request by Chris Quintana, on behalf of Lockhart ISD, for a **Specific Use Permit** to allow *two portable classrooms as an expansion of a public/institutional use* on 19.969 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Navarro Elementary School, 715 South Medina Street.
6. ZC-22-18. Hold a PUBLIC HEARING and consider a request by James Acuna, on behalf of Lockhart ISD, for a **Zoning Change** from *PI Public and Institutional District* to *RHD Residential High Density District* on a total of 2.253 acres in the Lockhart Byrd Survey, Abstract No. 17, located at 507 Pecos Street.
7. FP-22-02. Consider a request by Sergio Lozano-Sanchez, P.E., on behalf of Alta Capital, Inc. for approval of a **Final Plat** for *Alta One Subdivision*, consisting of 9.259 acres zoned RLD Residential Low Density District, and located along the southwest side of the 1600-1700 blocks of Old McMahan Trail.
8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
9. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 PM on the 3rd day of June, 2022.



SUP-22-11

511 MONUMENT ST

MANUFACTURED HOME



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 200'



MONUMENT ST

SABINE ST

SAN SABA ST

NECHES ST

ELIVE OAK ST

PEARL ST

PERSIMMON ST

ROSEWOOD ST

LOVER'S LN

LOVER'S LN

12

1035

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CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: SUP-22-11

REPORT DATE: June 2, 2022

PUBLIC HEARING DATE: June, 8 2022

APPLICANT'S REQUEST: MH Manufactured Home

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Meet all requirements of Section 64-200.

BACKGROUND DATA

APPLICANT: Raul Guzman

OWNER: Berta Perez and Raul Guzman

SITE LOCATION: 511 Monument Street

LEGAL DESCRIPTION: Lot 12, East Side Supplemental Addition

SIZE OF PROPERTY: 0.129 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property is currently zoned RMD. The lot's dimensions are 53.33 feet wide by an average of 106.06 feet deep, for an area of approximately 5,656 square feet. The lot covers 0.129 acres and is located in an area characterized by the same zoning and similar lot sizes. The surrounding area is a mixture of stick-built and manufactured homes, with a significant number of lots currently undeveloped.

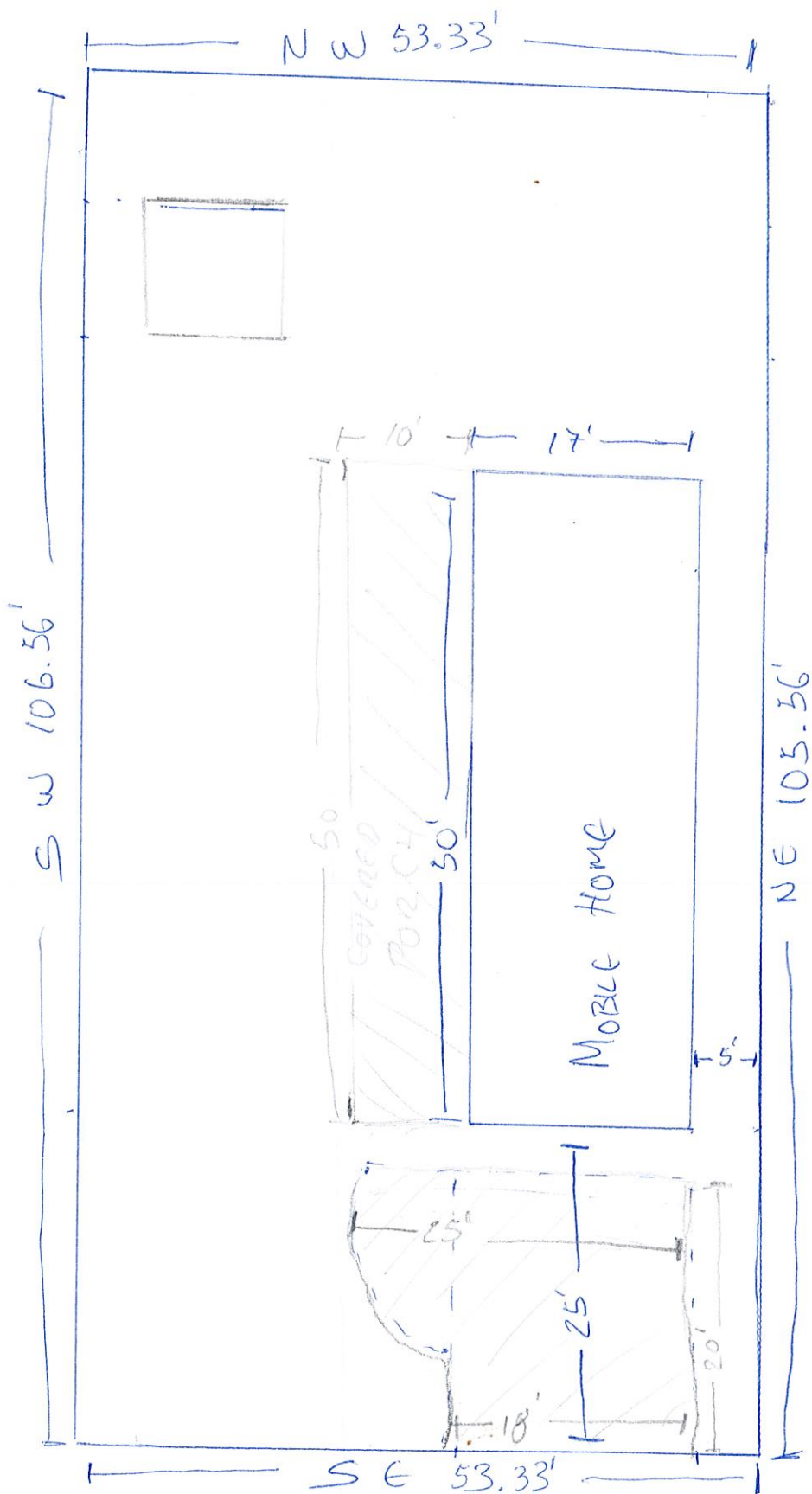
NEIGHBORHOOD COMPATIBILITY: The surrounding area is mostly smaller lot residential development, typically one-story buildings, with several vacant lots. The proposed manufactured home would be similar in size and in newer condition than most surrounding residences.

COMPLIANCE WITH STANDARDS: The manufactured dwelling must meet the requirements of Section 64-200 of the Lockhart Code of Ordinances, entitled "Same (Additional Standards for)-Manufactured Homes and Modular Dwellings. The lot that is proposed as the site for the manufactured home meets minimum acreage and road frontage requirement for a lot of its type. The orientation of the house on the included site plan is allowed due to the year the lot was platted (1909).

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from Monument Street. Water is available from a 6-inch line at the intersection of Monument Street and Lovers Lane. Wastewater is available via a 12-inch line in the Monument Street right-of-way.

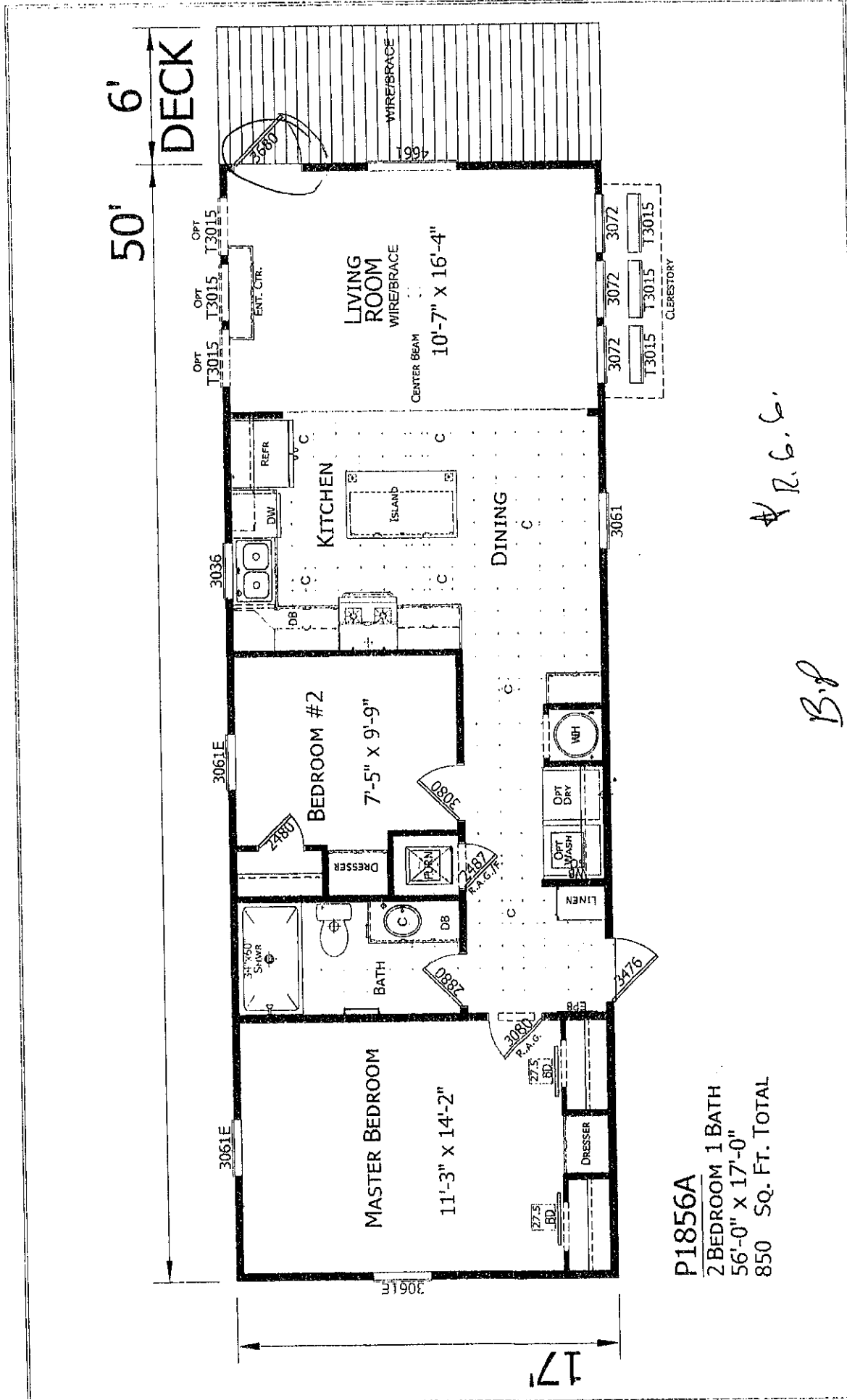
RESPONSE TO NOTIFICATION: None to date.

STAFF RECOMMENDATION: Approval, subject to the standards of Section 64-200 of the Lockhart Code of Ordinances.



511 MONUMENT STREET

8, 13



P1856A
 2 BEDROOM 1 BATH
 56'-0" x 17'-0"
 850 SQ. FT. TOTAL

R.G.G.
B.P

PROJECT: 130-P1856A
 17'-0" x 56'-0"
 2 BD 1 BTH

TITLE: LITERATURE PLAN

SHEET: L-101

INDICATIONS

CHAMPION
 MANUFACTURED BEAUTIFULLY™

SPECIFIC USE PERMIT 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 Raul Guzman

ADDRESS 609 Skyview Ter

DAY-TIME TELEPHONE (512) 745-6167

Kyle TX 78640

E-MAIL Raul_Guzman_6167@gmail.com

OWNER NAME Berta Perez & Raul Guzman

ADDRESS 1009 SKYVIEW TER

DAY-TIME TELEPHONE 737.270.8705

Kyle, TX 78640

E-MAIL Pberta446@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 511 Monument St. Lockhart, TX. 78644.

LEGAL DESCRIPTION (IF PLATTED) Lot 12, East Side Supplemental Addition

SIZE 0.129 ACRE(S)

ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND/OR BUILDING(S) none, empty land

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT mobile home

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

Single Family Residence

2022 Titan manufactured home, 2 bedrooms, 1 bathroom,
2 paved off-street parking spaces

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 Berty Perez

DATE 05/06/2022

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 01152489

DATE SUBMITTED 5/6/2022

CASE NUMBER SUP - 22 - 11

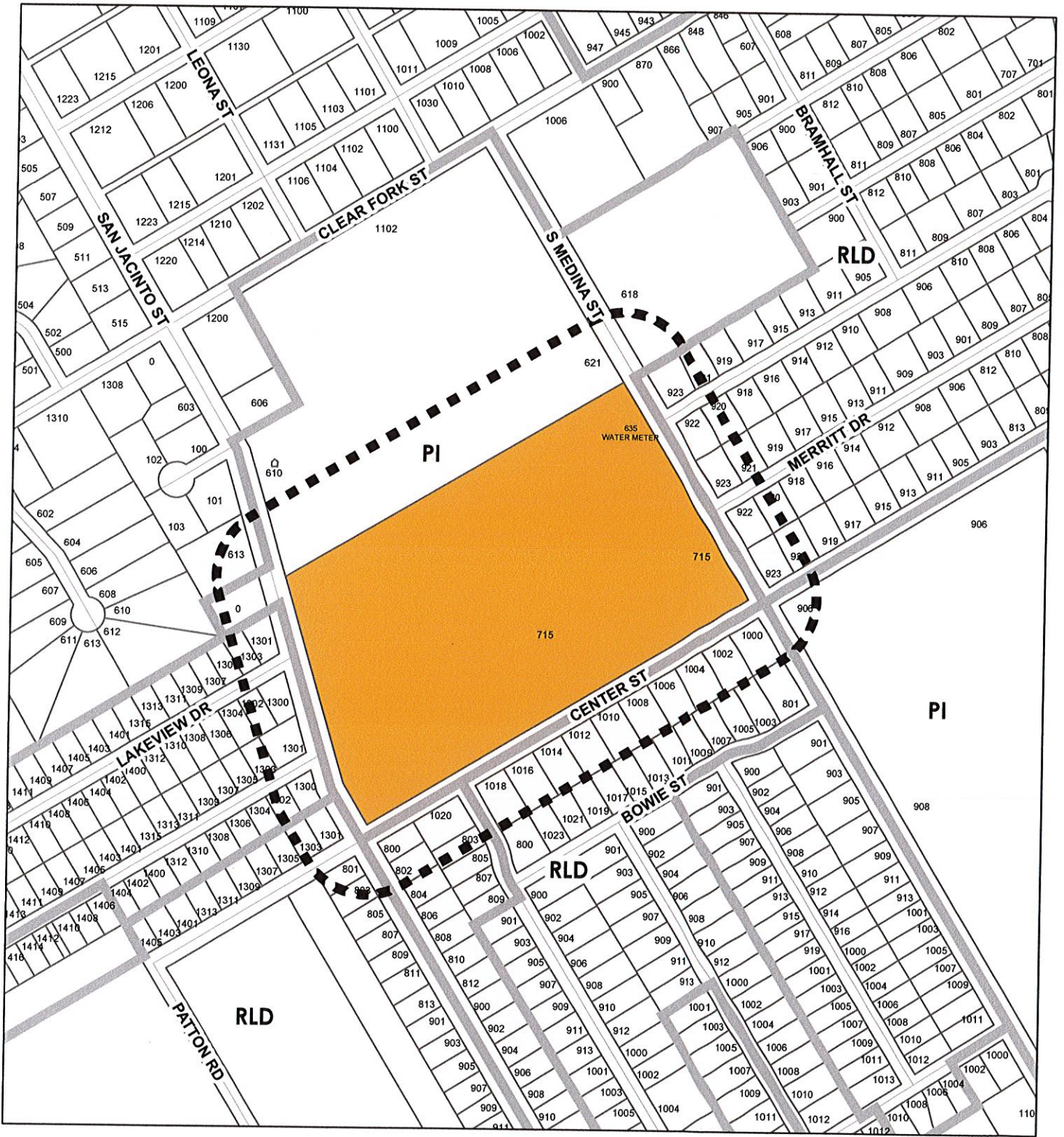
DATE NOTICES MAILED 5-23-22

DATE NOTICE PUBLISHED 5-26-22

PLANNING AND ZONING COMMISSION MEETING DATE 6/8/2022

DECISION _____

CONDITIONS _____






SUP-22-12

715 SOUTH MEDINA STREET

INSTALL TWO PORTABLE BUILDINGS



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 400'



BRAMHALL ST
VOGEL DR
MERRIT DR
LION COUNTRY DR

S MEDINA ST

CENTER ST

TRAVIS ST

BOME ST

SAN JACINTO ST

PATON RD

LEONA ST

CLEAR FORK ST

635
WATER METER

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715

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CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: SUP-22-12

REPORT DATE: June 2, 2022

PUBLIC HEARING DATE: June 8, 2022

APPLICANT'S REQUEST: Addition of two portable classroom buildings at Navarro Elementary School

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None.

BACKGROUND DATA

APPLICANT: Chris Quintana

OWNER: Lockhart ISD

SITE LOCATION: 715 S. Medina Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 19.969 acres

EXISTING USE OF PROPERTY: Elementary School

ZONING CLASSIFICATION: Public and Institutional District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The school district expects to be over capacity at Navarro Elementary School and proposes to install two portable classroom buildings to the west side of the building. The location of the proposed buildings is indicated in the attached aerial photo.

NEIGHBORHOOD COMPATIBILITY: The proposed location of the portable buildings would be visible from Center and San Jacinto Streets, although it would be more than 400 feet from San Jacinto Street. The area between the proposed site and San Jacinto Street is vacant land on the same lot as Navarro Elementary. The area adjacent to the north is the site of Clearfork Elementary, also on LISD property. The proposed setback of the building along Center Street would be further back than the main school building.

COMPLIANCE WITH STANDARDS: The zoning ordinance does not provide an off-street parking formula for facilities in the PI district. The approximately 80 parking spaces provided on site was based on school district needs at the time of building in 1980. The addition of two portable building with two classrooms should not create enough extra demand to require the construction of additional parking spaces.

ADEQUACY OF INFRASTRUCTURE: Existing vehicular access from Center and Medina Streets would continue. Water and wastewater service is adequate.

RESPONSE TO NOTIFICATION: Staff has received one letter of opposition (attached) from a resident of Center Street.

STAFF RECOMMENDATION: Approval.

CITY OF LOCKHART

May 30, 2022

City of Lockhart

Planning and Zoning Commission

308 W. San Antonio St

Lockhart, TX 78644

Dear Planning and Zoning Commission,

We are writing to you in regards to SUP-22-12. We wish to express our opposition to this Specific Use Permit to allow two portable classrooms located at Navarro Elementary School, 715 South Medina Street. As residents of Center Street, we do not wish to support having these buildings in such a close proximity to our home.

Thank you for taking our opinions about the addition into consideration.

Sincerely,

Jonathan and Christina Gray

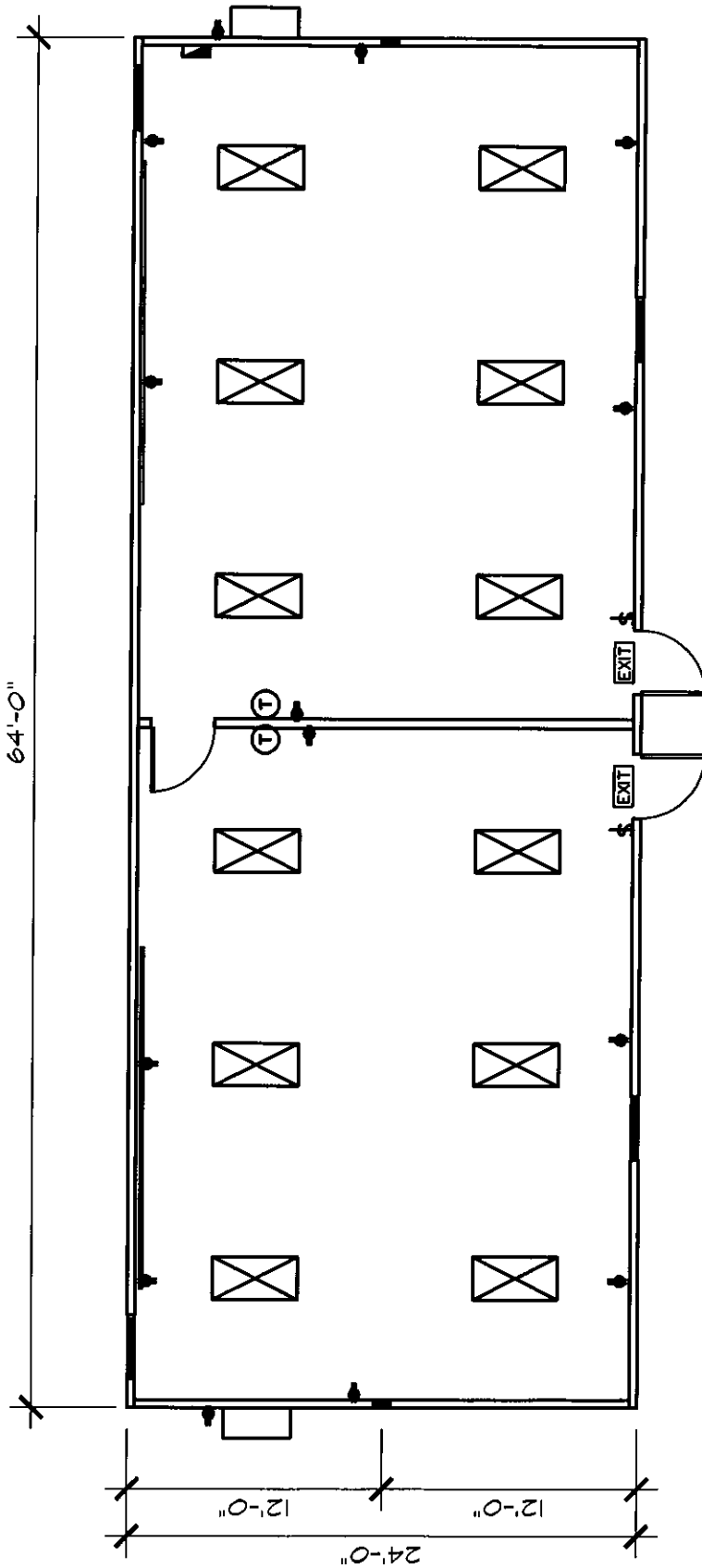
1008 Center Street, Lockhart, TX



N



Navero Elementary School



RT-02

FLOOR PLAN

- ☒ 2x4 CEILING MT. FLUORESCENT LIGHT
- ☒ 24X24 CEILING MT. ADJ. SUPPLY AIR DIFFUSER
- ☒ EXIT CEILING MT. EXIT LIGHT W/BATTERY PACK
- ☒ CEILING MT. 24X24 RETURN AIR GRILLE
- ⊕ 110V DUPLEX RECEPTACLE @ 15'A.F.F.
- ⊕ PROGRAMMABLE THERMOSTAT @ 54"A.F.F.
- ⊕ SINGLE POLE SWITCH @ 40"A.F.F.
- ☒ CEILING MT. LIGHT/EXHAUST FAN
- ⊕ 110V 6FT DUPLEX RECEPT. @ 15'A.F.F.

PURCHASE ONLY

PORTABLE DOUBLE CLASSROOM BLDG.

DATE 4-17-03
DRAWN BY LJK
SHEET NO. 1-1

A-1

PLAN REVISIONS



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 Chris Quintana
DAY-TIME TELEPHONE 512-227-5402
E-MAIL christopher.quintana@lockhart.txed.net

ADDRESS 1505 N. Colorado St
Lockhart, Tx 78644

OWNER NAME Lockhart ISD
DAY-TIME TELEPHONE 512-398-0052
E-MAIL tanya.homann@lockhart.txed.net

ADDRESS 419 Bois D'Arc
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 715 S. Medina St., Lockhart, Tx 78644

LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds

SIZE 19.969 ACRE(S) ZONING CLASSIFICATION _____

EXISTING USE OF LAND AND/OR BUILDING(S) Elementary School (K-12)
Navarro

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Addition of 2 (2) portable classroom buildings.

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.

Two (2) 24'x64' portable buildings approx 1,536 sq ft ea. Projected maximum occupancy for each building

not to exceed 46 persons each during normal school hours during the education year. Professionally constructed and installed.

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.

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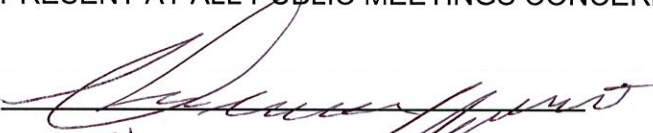
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APPLICATION FEE OF \$ N/A PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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


Christopher Quintana

DATE

May 16 2022

OFFICE USE ONLY

ACCEPTED BY



RECEIPT NUMBER

N/A.

DATE SUBMITTED

5-16-22

CASE NUMBER SUP

-22 - 12

DATE NOTICES MAILED

5-23-2022

DATE NOTICE PUBLISHED

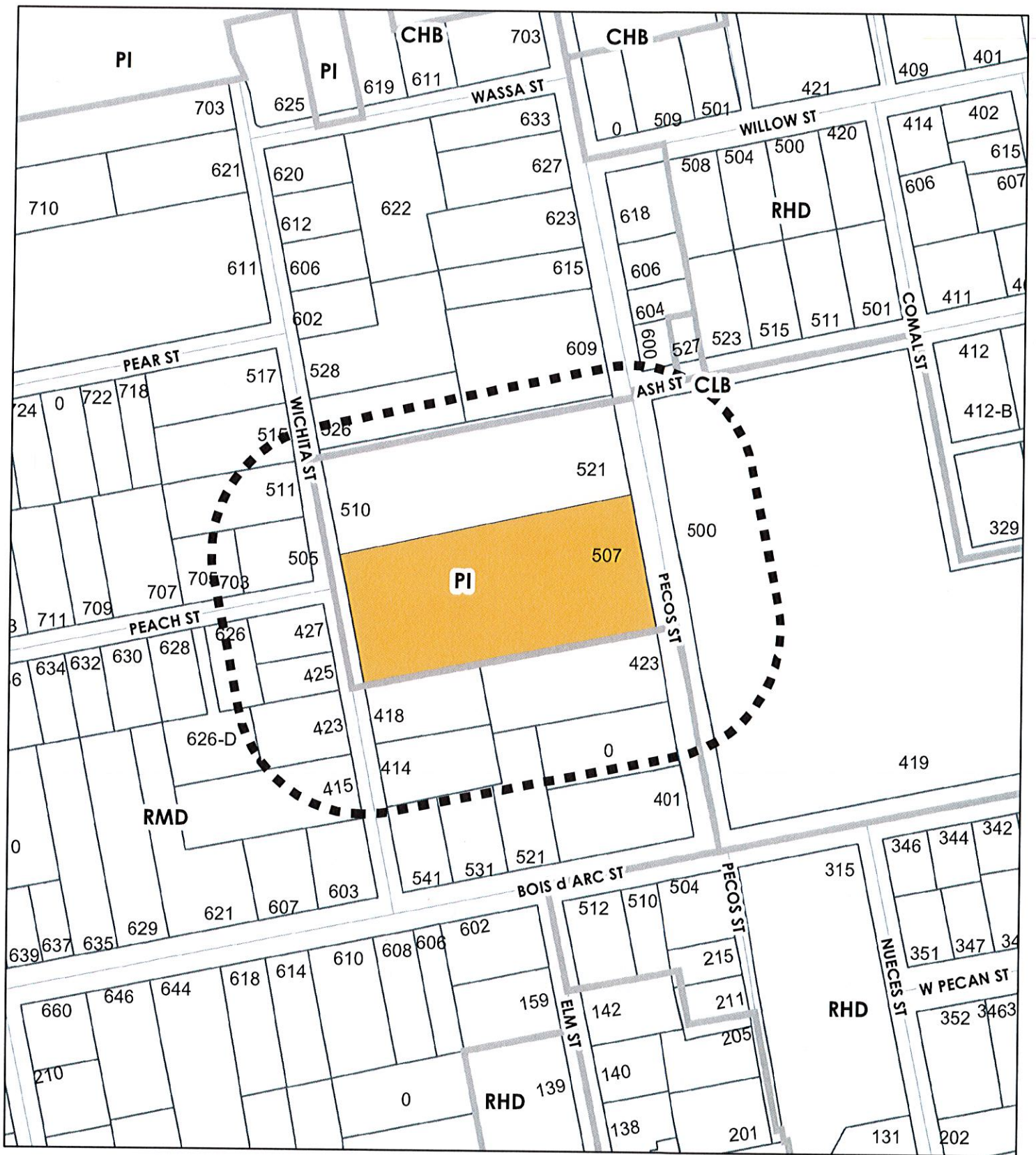
5-26-2022

PLANNING AND ZONING COMMISSION MEETING DATE

6-8-22

DECISION

CONDITIONS



ZC-22-18

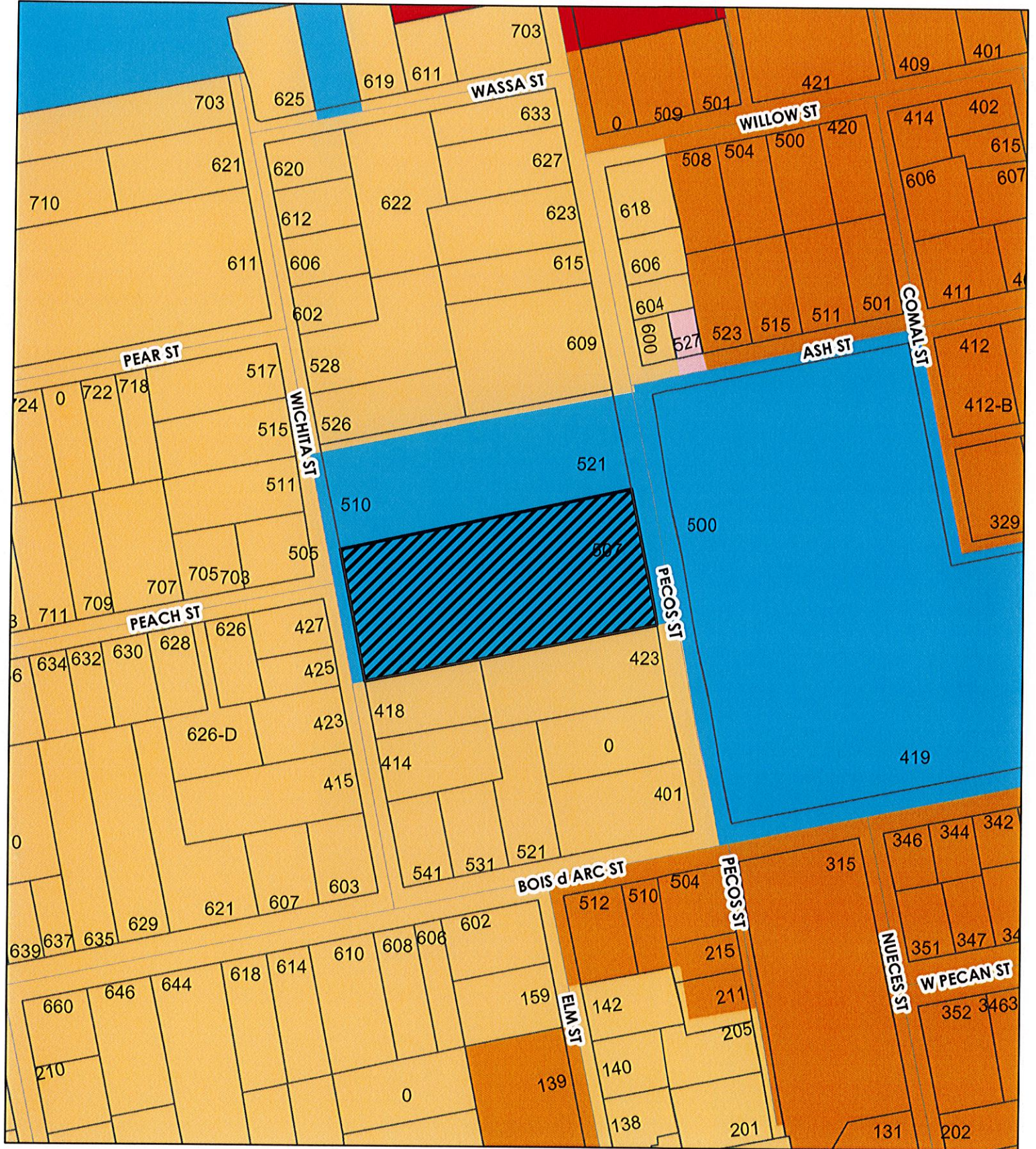
PI TO RHD

507 PECOS STREET



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-22-18

PI TO RHD

507 PECOS STREET



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

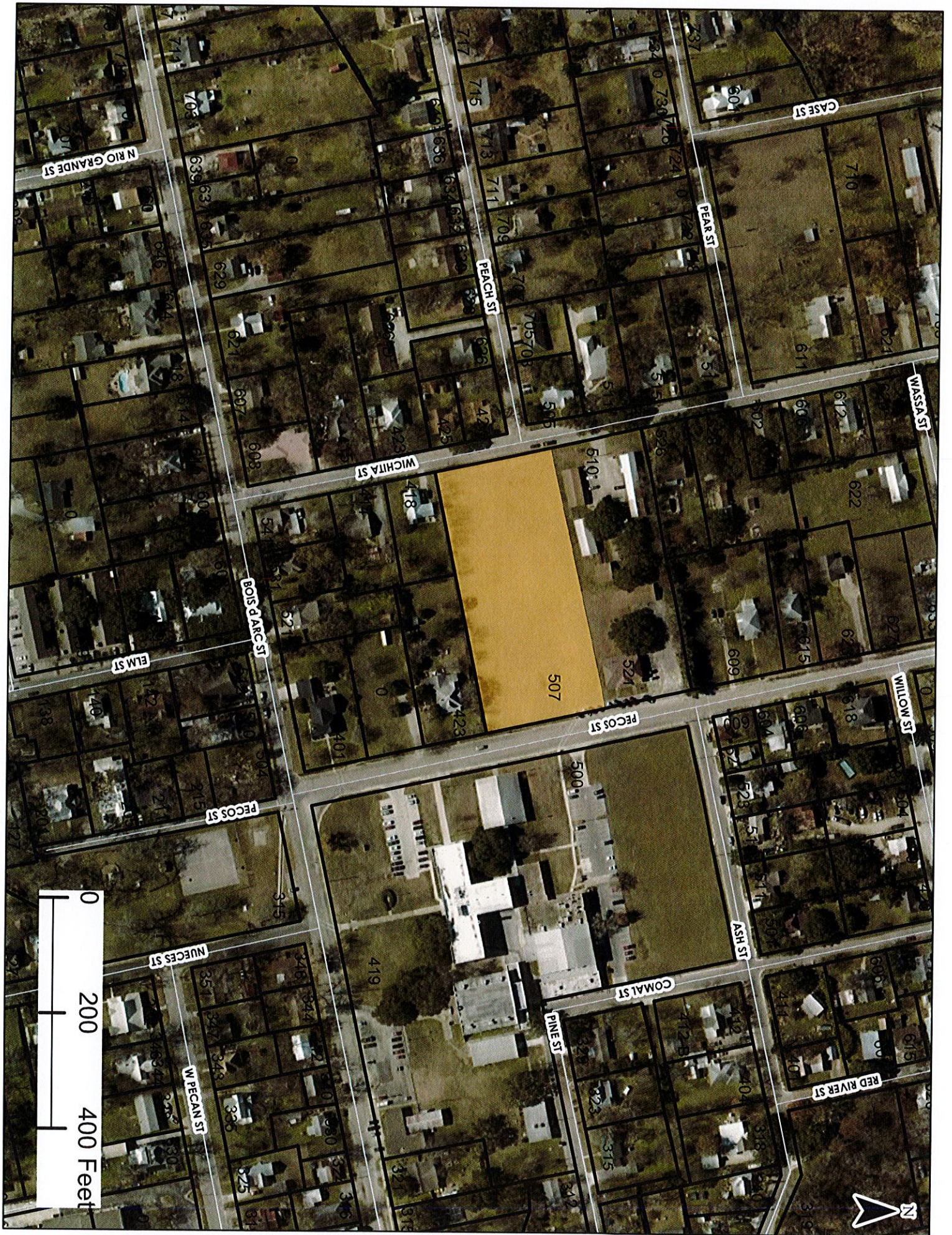
PI TO RHD

507 PECOS STREET



scale 1" = 200'

- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, MEDIUM DENSITY



CASE ST

PEAR ST

WASSA ST

WICHITA ST

BOIS D ARC ST

ELM ST

WILLOW ST

PECOS ST

PECOS ST

ASH ST

COMAL ST

PINE ST

RED RIVER ST

NUCESS ST

W PECAN ST



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CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-18

REPORT DATE: June 2, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: June 8, 2022

CITY COUNCIL HEARING DATE: June 21, 2022

REQUESTED CHANGE: PI to RHD

STAFF RECOMMENDATION: *Approval*

PLANNING AND ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT: James Acuna

OWNER: Lockhart ISD

SITE LOCATION: 507 N. Pecos Street.

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 2.253 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Public and Institutional*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant has stated an intent to build housing for Lockhart ISD teachers and staff on the site. The proposed housing would be located on a single lot, so the Residential High Density zoning district, which allows residential with more than one principal structure on a single lot, would be most applicable.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family residential	RMD	<i>Medium Density Residential</i>
East	School	PI	<i>Public and Institutional</i>
South	Single-family residential	RMD	<i>Medium Density Residential</i>
West	Single-family residential	RHD	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The abutting properties to the north, south and west are all in the RMD zoning district. The property to the east is also Lockhart ISD owned, and shares the subject parcel’s PI zoning. While the subject parcel does not directly abut any properties in the RHD zoning district, a large area of RHD begins behind the residential properties on the east side of Pecos Street, and south of the school district property located across Pecos Street from the subject parcel. As such, the proposed RHD zoning would not be out-of-place within the site’s general neighborhood.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from both Pecos Street and Wichita Street. Water is available through 6-inch lines in both abutting streets. Both Pecos and Wichita Streets have 6-inch wastewater lines as well.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is mostly single-family residential and school facilities, with an area of higher density residential on mostly smaller lots to the east of the school properties.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not consistent with the *Public and Institutional* future land use designation, but the subject property is located in an area that has a mix of Medium and High Density Residential Future Land Use Map designations, especially to the east of the site. It should however be noted that while the proposed zoning and subsequent development of the site are high density residential in nature, the Lockhart ISD staff housing project will serve the ISD's mission of retaining and attracting qualified staff through the provision of housing. Unlike similar zoning change requests, the ISD's project is not designed to serve the housing needs of the general public. Therefore, the proposed RHD zoning classification in this case represents a goal in line with the site's current zoning and Future Land Use Map designation, which is supporting the public institution of Lockhart ISD.

ALTERNATIVE CLASSIFICATIONS: The zoning classification that would be most consistent with the land use plan map is the site's current PI district, but that zoning does not allow for multifamily housing, so RHD is the best-suited zoning district.

RESPONSE TO NOTIFICATION: Staff has received one letter of opposition to the proposed zoning change (attached) and one call inquiring to the nature of the zoning.

STAFF RECOMMENDATION: Approval.

June 2, 2022

Mr. David Fowler, AICP
Senior Planner
City of Lockhart
dfowler@lockhart-tx.org

Re: Rezoning hearing
507 Pecos Street

Dear Mr. Fowler:

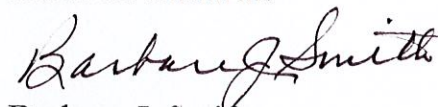
We reside at 425 Wichita Street, Lockhart, Texas 78644. We fall within the zoning boundary of the proposed rezoning of 507 Pecos Street. We want to lodge an official complaint against the rezoning to RHD of the property. We have lived at this address since 1977 and are familiar with the traffic on our street. With all the large trucks and city traffic based on the maintenance warehouse and refueling station located at the end of our portion of Wichita Street it would be an added burden on our street to have increased traffic from a RHD zoning. Currently with the location of Delta campus and the traffic our street is congested at certain times of the day.

Our street already has damage from the types of traffic using our street. It would not be advisable to add this type of traffic to our area. We have attempted to get additional information from the school district but have not received any.

Sincerely,



Reine K. Smith III



Barbara J. Smith

original copy hand delivered

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 James Acuna
DAY-TIME TELEPHONE 512-398-0016
E-MAIL james.acuna@lockhart.txed.net

ADDRESS 419 Bois D'Arc
Lockhart, TX 78644

OWNER NAME Lockhart ISD
DAY-TIME TELEPHONE 512-398-0000
E-MAIL _____

ADDRESS 419 Bois D'Arc
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 507 Pecos Street
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds
SIZE 2.253 ACRE(S) LAND USE PLAN DESIGNATION Public Institutional
EXISTING USE OF LAND AND/OR BUILDING(S) Vacant
PROPOSED NEW USE, IF ANY Lockhart ISD Teacher/Staff Housing Project

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION PI
TO PROPOSED ZONING CLASSIFICATION RHD
REASON FOR REQUEST Lockhart ISd Teacher/Staff Housing Project

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 \$ None 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 [Signature]

DATE 5/13/22

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER N/A

DATE SUBMITTED 5-18-22

CASE NUMBER ZC - 22 - 18

DATE NOTICES MAILED 5-23-22

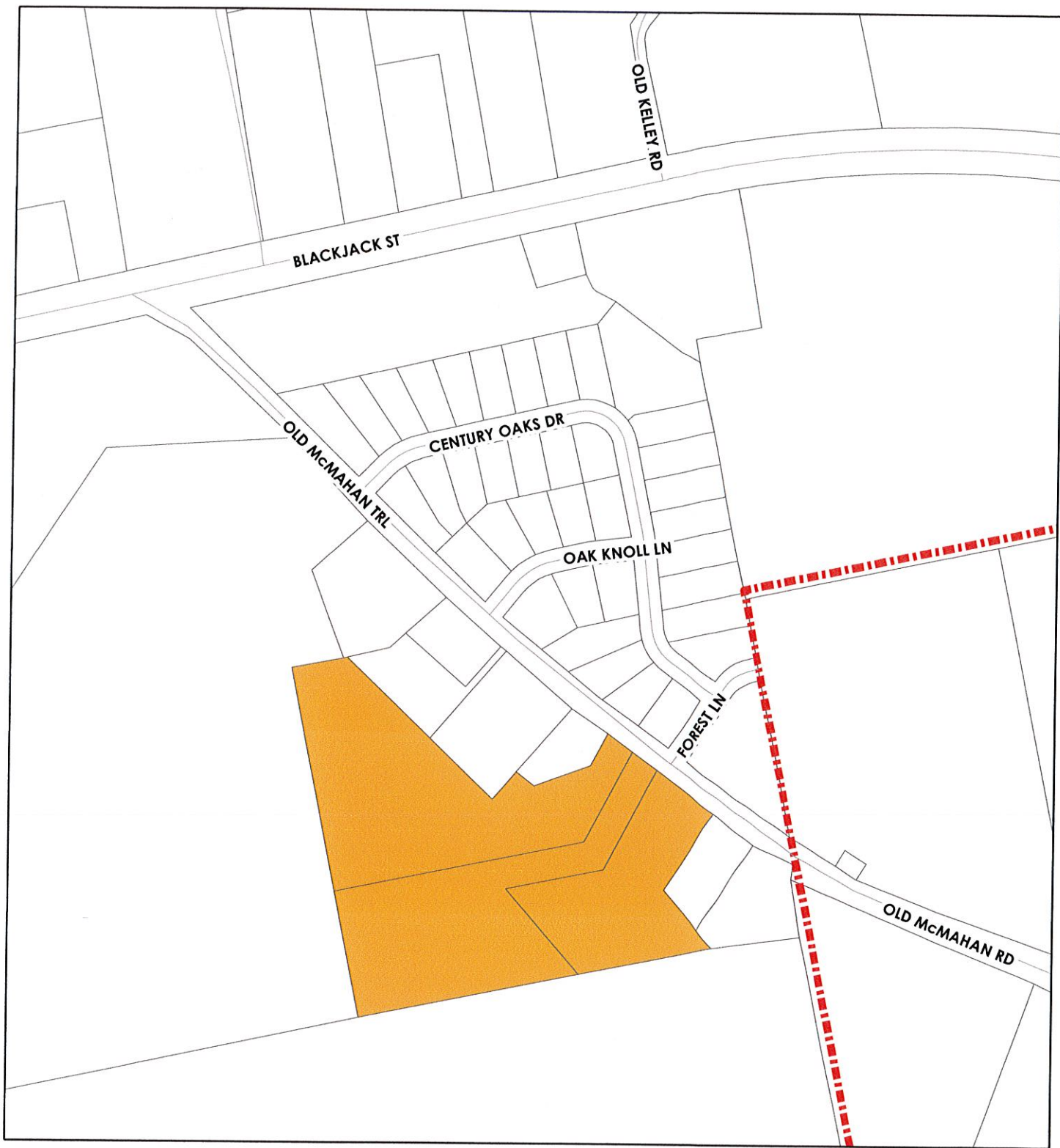
DATE NOTICE PUBLISHED 5-26-2022

PLANNING AND ZONING COMMISSION MEETING DATE 6-8-22

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 6-21-22

DECISION _____



FP-22-02

ALTA ONE SUBDIVISION

FINAL PLAT



 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

scale 1" = 300'



LOCKHART CITY LIMITS

LOCKHART ETJ

OLD McMAHAN RD

OLD KELLEY RD

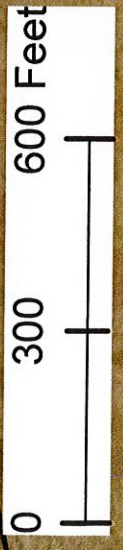
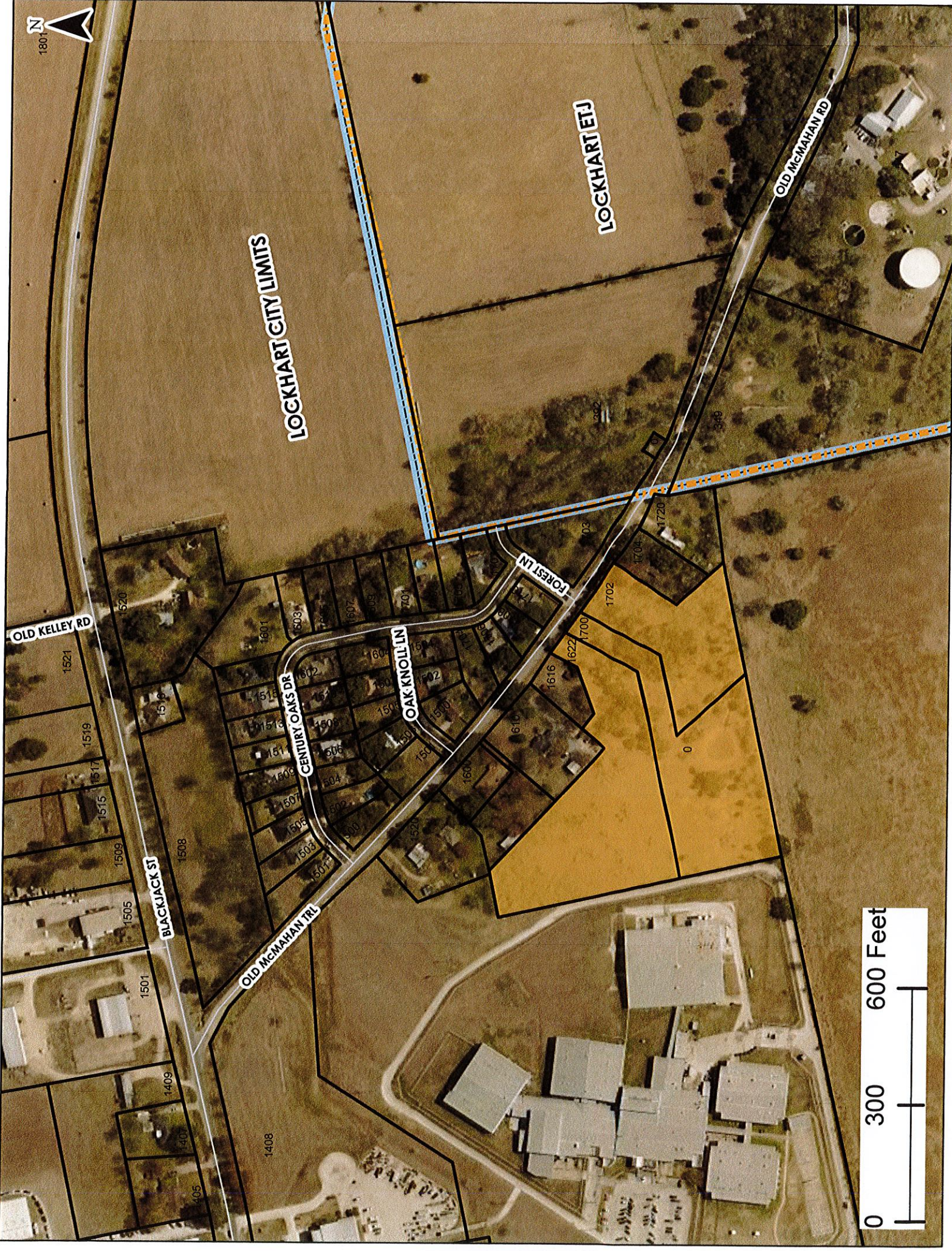
BLACKJACK ST

OLD McMAHAN TRL

CENTURY OAKS DR

OAK KNOLL LN

FOREST LN



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner

CASE NUMBER: FP-22-02

REPORT DATE: June 3, 2022

PLANNING & ZONING COMMISSION DATE: June 8, 2022

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITION: Rename the existing 15-foot wide water line easement traversing the center of the property to a 15-foot wide public utility easement.

BACKGROUND DATA

APPLICANT/OWNER: Sergio Lozano-Sanchez, Alta Capital, Inc.

ENGINEER: Sergio Lozano-Sanchez, P.E., LOC Consultants (same as applicant)

SURVEYOR: Garrett Cavaiuolo, P.L.S., MC Surveying, LLC

SITE LOCATION: 1622, 1700, and 1702 Old McMahan Trail

SUBDIVISION NAME: **Alta One Subdivision**

SIZE OF PROPERTY: 9.259 acres

NUMBER OF LOTS: 30 single-family residential lots

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: RLD (Residential Low Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Alta One Subdivision includes 30 proposed single-family residential lots and one stormwater detention lot. The public improvements will be developed all at once, without phasing. Three public streets will serve the development, which include Black Falcon Street, Falcon Crest Street, and Bald Eagle Street. The proposal includes the vacation of the Vida Skye subdivision, which was administratively approved as a three-lot minor plat on January 11, 2021 and recorded later that month. Sidewalks will be provided on both sides of the internal roadway network, and along the Old McMahan Trail frontage of the subdivision. A fee in lieu of public parkland dedication was paid prior to the recording of the Vida Skye subdivision plat.

NEIGHBORHOOD COMPATIBILITY: The subject property is located in an area generally transitioning from commercial and industrial to rural residential uses. Adjacent to the west of the subject property is the Lockhart Correctional Facility. The abutting property to the south is vacant and in agricultural use. The adjacent properties to the east and north, as well as those across Old McMahan Trail to the east, are in single-family residential use. A note on the plat specifies that the driveway access for Lot 3, Block C, will be taken from Black Falcon Street, which will provide greater separation along Old McMahan Trail between the subdivision entry at Black Falcon Street and the nearest driveway onto Old McMahan Trail which will serve Lot 2, Block C.

FORM AND CONTENT: According to a discussion with the Public Works Director, the labeled 15-foot wide water line easement on the plat, traversing the center of the property, should be renamed to a 15-foot wide Public Utility Easement. This change should be reflected on the plat drawing, in the Legend, and in General Note 3. With this suggested condition of approval, the plat will comply with all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, and stormwater drainage. As noted in the attached letter dated June 1, 2022, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

June 01, 2022

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

**RE: Lockhart Alta One Subdivision
Engineering Plan Review**

Dear Dan:

TRC is in receipt of the following items for the above referenced project submitted by LOC Consultants (LOC) on May 26, 2022.

1. Civil Construction Plans.
2. Other supporting documents submitted with the construction plans: Comment response letter.

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "William Wachel".

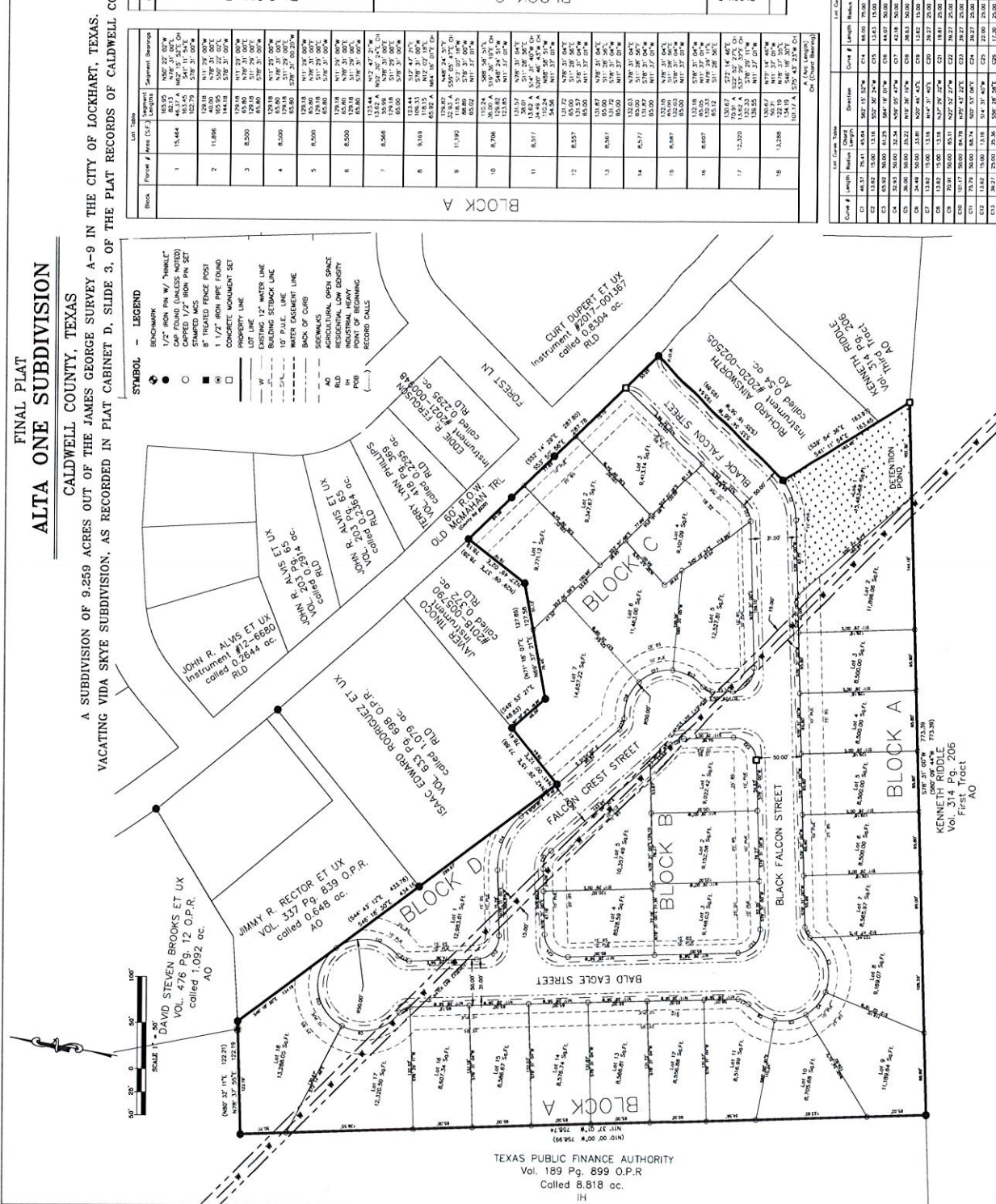
William Wachel, P.E.
Deputy Director
Design Management Services

CC: Sergio Lozano-Sanchez, P.E., LOC Consultants Civil Division, Inc.

FINAL PLAT ALTA ONE SUBDIVISION

CALDWELL COUNTY, TEXAS

A SUBDIVISION OF 9.259 ACRES OUT OF THE JAMES GEORGE SURVEY A-9 IN THE CITY OF LOCKHART, TEXAS,
VACATING VIDA SKYE SUBDIVISION, AS RECORDED IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.



SYMBOL - LEGEND

- BENCHMARK
- 1/2" IRON PIN W/ "NINKLE"
- CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE SET
- STAMPED A.C.S.
- 8" TREATED FENCE POST
- 1 1/2" IRON PIPE FOUND
- CONCRETE MONUMENT SET
- PROPERTY LINE
- LOT LINE
- WATER LINE
- BUILDING SETBACK LINE
- WATER EASEMENT LINE
- BACK OF CURB
- SEWERLINES
- AGRICULTURAL OPEN SPACE
- INDUSTRIAL ZONING
- INDUSTRIAL HEAVY
- POINT OF BEGINNING
- RECORD CALLS

Block	Point #	Area (10.0)	Lengths	Segment	Distance	Lot Area	Point #	Area (10.0)	Lengths	Segment	Distance
BLOCK A	1	15.464	148.31' A	N50° 22' 02" W	152.07'	15,217	1	9,027	17,529'	S31° 31' 00" E	531.31'
	2	11.696	144.118	N11° 35' 00" E	129.18'	12,918	2	9,123	12,918'	S31° 31' 00" E	531.31'
	3	8,500	83,980	N73° 31' 00" E	129.18'	12,918	3	9,148	95,100'	N11° 35' 00" E	129.18'
	4	8,500	83,980	S79° 31' 00" W	129.18'	12,918	4	8,529	129,180'	S79° 31' 00" W	129.18'
	5	8,500	83,980	N11° 35' 00" E	129.18'	12,918	5	10,239	129,180'	N11° 35' 00" E	129.18'
	6	8,500	83,980	S79° 31' 00" W	129.18'	12,918	6	10,239	129,180'	S79° 31' 00" W	129.18'
BLOCK B	7	8,566	123.44'	N07° 47' 27" W	118.15'	118,150	7	10,813	118,150'	N07° 47' 27" W	118.15'
	8	9,169	118.15'	N17° 47' 27" W	118.15'	118,150	8	9,171	118,150'	N17° 47' 27" W	118.15'
	9	11,190	243.26'	S59° 02' 47" E	118.15'	118,150	9	8,348	118,150'	S59° 02' 47" E	118.15'
	10	8,706	123.44'	N07° 47' 27" W	118.15'	118,150	10	9,413	118,150'	N07° 47' 27" W	118.15'
	11	8,317	118.15'	N17° 47' 27" W	118.15'	118,150	11	9,131	118,150'	N17° 47' 27" W	118.15'
	12	8,537	118.15'	S59° 02' 47" E	118.15'	118,150	12	12,200	118,150'	S59° 02' 47" E	118.15'
	13	8,267	118.15'	N07° 47' 27" W	118.15'	118,150	13	9,413	118,150'	N07° 47' 27" W	118.15'
	14	8,577	118.15'	N17° 47' 27" W	118.15'	118,150	14	11,483	118,150'	N17° 47' 27" W	118.15'
	15	8,491	118.15'	S59° 02' 47" E	118.15'	118,150	15	14,688	118,150'	S59° 02' 47" E	118.15'
	16	8,697	118.15'	N07° 47' 27" W	118.15'	118,150	16	12,200	118,150'	N07° 47' 27" W	118.15'
	17	12,200	118.15'	N17° 47' 27" W	118.15'	118,150	17	12,200	118,150'	N17° 47' 27" W	118.15'
	18	13,208	118.15'	S59° 02' 47" E	118.15'	118,150	18	13,208	118,150'	S59° 02' 47" E	118.15'

OWNER/DEVELOPER:
ALTA CAPITAL, INC.
107 H. S. PRINCE ROAD,
AUSTIN, TX 78741
TEL: (512) 476-2021

SURVEYOR:
MC SURVEYING, LLC
192 PINE GRANITE BLVD.
DOWNTOWN SPRING, TX 77660
TEL: (512) 354-0877

ENGINEER:
LOC CONSULTANTS ONE DIVISION, INC.
14756 HANCOCK, P.L.
AUSTIN, TX 78741
TEL: (512) 354-0877

PREPARED: MAY, 2022

FINAL PLAT

ALTA ONE SUBDIVISION

LOC CONSULTANTS
GMAP DIVISION

211 S 9135 FORTAGE RD #107
FIRM NO. 4756
AUSTIN, TEXAS 78741
TEL: (512) 476-2021
MSP@locmap.com

SHEET: **2** of 2

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

**This is the resubmitted application form - 5/5/22.*

APPLICANTS

SURVEYOR NAME MC Surveying - Garrett Cavaiuolo

DAY-TIME TELEPHONE 737-202-8333

E-MAIL garrett@mcsurveytx.com

ENGINEER NAME LOC Consultants - Luis Granillo

DAY-TIME TELEPHONE 512-524-0677

E-MAIL luis@loccivil.com

OWNER NAME Alta Capital Inc.

DAY-TIME TELEPHONE 915-262-9021

E-MAIL altacapitalinc@gmail.com

ADDRESS 192 Pink Granite Blvd.

Dripping Springs, TX

78620

ADDRESS 2211 S IH 35 Frontage Rd.

Suite 107 Austin, TX

78741

ADDRESS 2211 S IH 35 Frontage Rd.

Suite 107 Austin, TX

78741

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Alta One Subdivision

1623, 1700, & 1702

ADDRESS OR GENERAL LOCATION Old McMahan Trail, Lockhart, TX 78644

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 9.259 ACRE(S) PROPOSED NUMBER OF LOTS 31

ZONING CLASSIFICATION(S) RLD - Residential Low Density

PROPOSED USE OF LAND Single-Family

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.

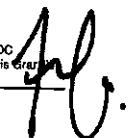
FEE, AS FOLLOWS (NO FEE FOR VARIANCES, APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

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 Luis Granillo

Digitally signed by Luis Granillo
DN: C=US, E=Luis@loccivil.com, O=LOC
Consultants, Civil Division Inc., CN=Luis Granillo
Date: 2022.05.05 07:48:13 -05'00'



DATE 05/05/2022

PRINTED NAME Luis Granillo

TELEPHONE 915-262-9021

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) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) N/A

REQUESTED VARIANCE(S) N/A

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 R01139491

DATE SUBMITTED 5/5/22

CASE NUMBER FP 22 02

DATE APPLICATION IS DEEMED COMPLETE 3/15/22

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 6/8/22

DECISION _____

CONDITIONS _____