

PUBLIC NOTICE

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

AGENDA

1. Call meeting to order.
2. Citizen comments not related to a public hearing item.
3. Consider the minutes of the May 2, 2022 meeting.
4. **SE-22-02.** Hold a PUBLIC HEARING and consider a request by Brad Schwab, CHG, LLC, on behalf of Lockhart Blvd. Project, LLC, for a Special Exception as provided in Section 64-130(c)(4)(a), Chapter 64 "Zoning", Lockhart Code of Ordinances, to reduce the minimum off-street parking requirement by 33% for a Senior Housing Development on Lot 2, Block 1, Lockhart Gateway Addition, consisting of 7.5 acres zoned RHD (Residential High Density District) and located in the 2200 block of West San Antonio Street (SH 142). *[Tabled at the May 2, 2022 meeting to the June 6, 2022 meeting, due to a lack of member quorum]*
5. Discuss the date and agenda of the next meeting.
6. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 2:45 p.m. on the 1st day of June, 2022.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
MAY 2, 2022**

MINUTES

Members Present: Wayne Reeder, Mike Annas, Shawn Martinez, Laura Cline, Lori Rangel

Members Absent: Kirk Smith, Anne Clark, Severo Castillo

Staff Present: Christine Banda, Kevin Waller

Others Present: Brad Schwab (applicant, Agenda Item 4)

1. Call meeting to order. Chair Cline called the meeting to order at 7:03 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the April 4, 2022, meeting.

Member Annas moved to approve the April 4, 2022, minutes. Member Reeder seconded, and the motion passed by a vote of 5-0.

4. SE-22-02. Hold a PUBLIC HEARING and consider a request by Brad Schwab, CHG, LLC, on behalf of Lockhart Blvd. Project, LLC, for a Special Exception as provided in Section 64-130(c)(4)(a), Chapter 64 "Zoning", Lockhart Code of Ordinances, to reduce the minimum off-street parking requirement by 33% for a Senior Housing Development on Lot 2, Block 1, Lockhart Gateway Addition, consisting of 7.5 acres zoned RHD (Residential High Density District) and located in the 2200 block of West San Antonio Street (SH 142).

Member Cline moved to table this item to the Board's next meeting date of June 6, 2022, because there were not enough members present to vote on the item. Member Rangel seconded, and the motion passed with a vote of 5-0.

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

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, June 6, 2022.

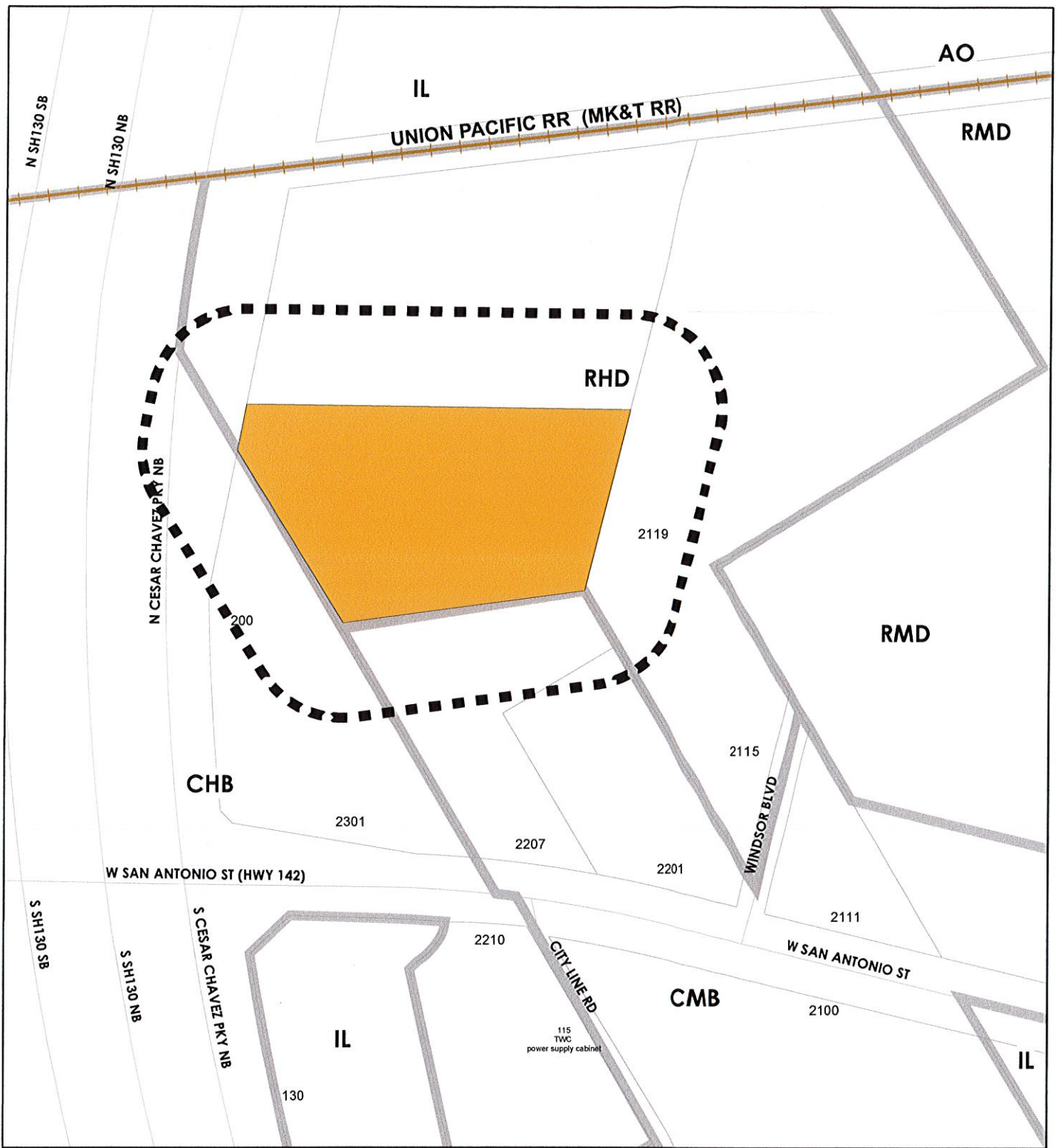
6. Adjourn.

Member Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed unanimously (5-0), and the meeting adjourned at 7:06 p.m.

Approved: _____
(Date)

Christine Banda, Recording Secretary

Laura Cline, Chair



SE-22-02

2200 BLK W SAN ANTONIO ST (SH 142)



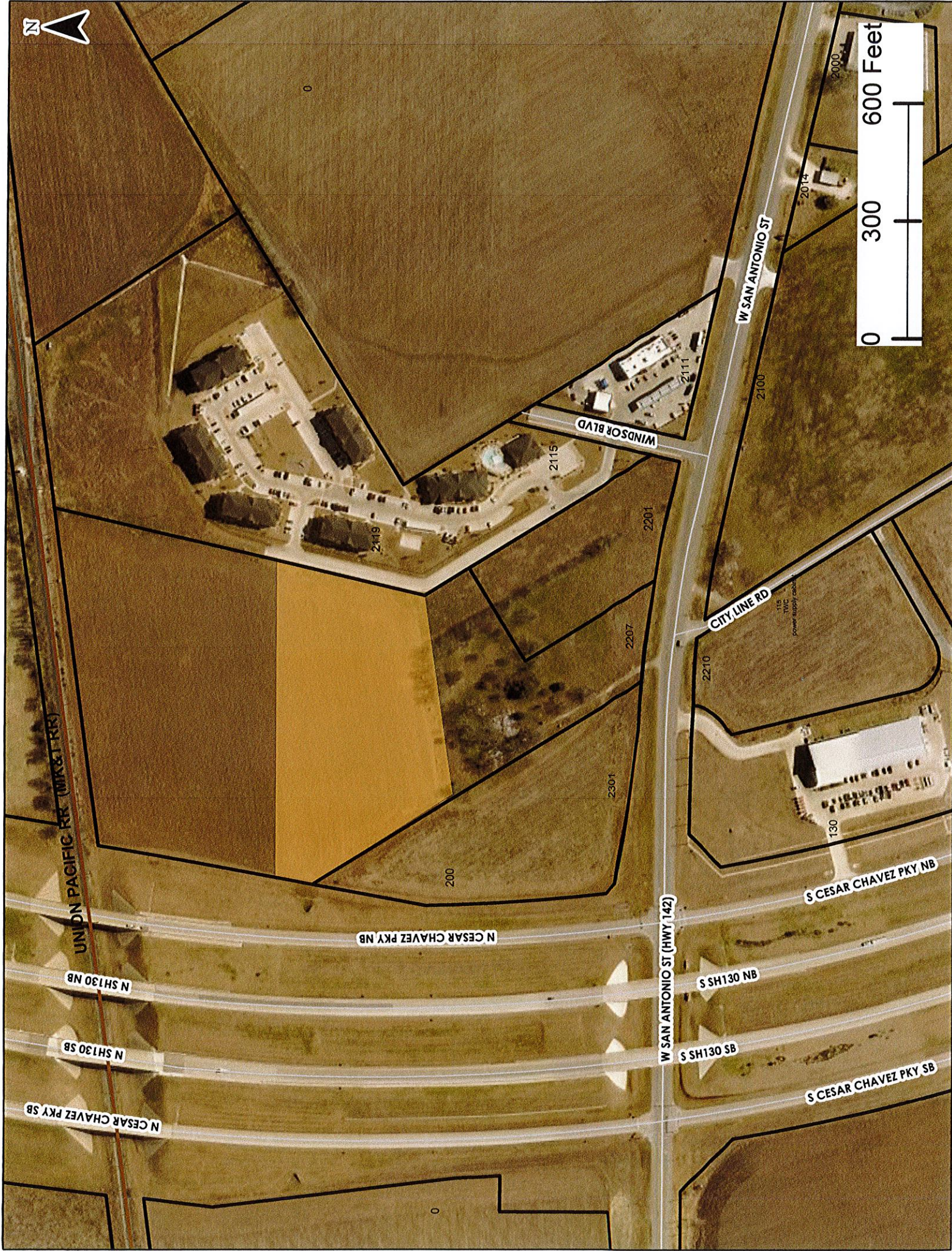
Subject Property



Zoning Boundary

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

scale 1" = 300'



UNION PACIFIC RR (MK&TRR)

N SH130 NB

N SH130 SB

N CESAR CHAVEZ PKY SB

N CESAR CHAVEZ PKY NB

W SAN ANTONIO ST (HWY 142)

S SH130 NB

S SH130 SB

S CESAR CHAVEZ PKY NB

S CESAR CHAVEZ PKY SB

W SAN ANTONIO ST

WINDSOR BLVD

CITY LINE RD

2419

2115

2100

2201

2207

2301

200

2210

130

2014

2000

110 power supply cabinet

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: SE-22-02

REPORT DATE: April 26, 2022 [*Updated June 1, 2022*]

PUBLIC HEARING DATE: June 6, 2022

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

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Brad Schwab, CHG, LLC

OWNER: Lockhart Blvd. Project, LLC

SITE LOCATION: 2200 Block West San Antonio Street

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

SIZE OF PROPERTY: See above

EXISTING USE OF PROPERTY: Agricultural

ZONING CLASSIFICATION: RHD (Residential High Density District)

ANALYSIS OF ISSUES

REASON FOR REQUESTED SPECIAL EXCEPTION: The proposed Legacy Senior Residences, an age-restricted community for elderly residents, will consist of 172 apartment units featuring both one- and two-bedroom layouts. This represents a 12-unit increase from the 160 units initially proposed when the Board approved a Special Exception for a parking space reduction in February 2022. The normal off-street parking requirement for 172 multifamily units would be two spaces per dwelling unit plus one space for each four units, for a total of 387 spaces. However, Section 64-130(c)(4)(a) of the Zoning Ordinance provides for a Special Exception procedure to reduce this requirement by a maximum of 33% for housing specifically designed and intended for use by the elderly, disabled, or other occupants typically having a lower expectation of automobile ownership and use. The 33% reduction would result in 259 parking spaces. The applicant proposes 260 spaces, as shown on the application form and site plan. 16 of those spaces are proposed as ADA spaces, more than the minimum required number of ADA spaces, in consideration of the senior housing use type. The Special Exception approval in February was for 266 regular spaces and 16 handicapped spaces (282 total spaces), which was a 22% reduction based upon the 160 dwelling units proposed at that time and less than the applicant's requested 33% reduction. Note that the proposed 7.5-acre site to contain the senior housing facility is still part of a larger, 20.5-acre lot, and will therefore require approval of a separate subdivision plat prior to development. In addition, a Specific Use Permit for the MF-2 development type (21.3 units per acre) was approved by the Planning and Zoning Commission at its February 9 meeting. **Please note** that the proposed Special Exception was tabled by the Board at the May 2, 2022 meeting to the June 6, 2022 meeting, due to a lack of member quorum. No circumstances surrounding the proposal have changed since the last meeting.

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

EFFECT ON PUBLIC HEALTH AND SAFETY: Approval of the requested Special Exception is not expected to have adverse impacts on public health and safety. Fewer parking spaces will result in less vehicular traffic on the roadway network, thereby enhancing traffic safety.

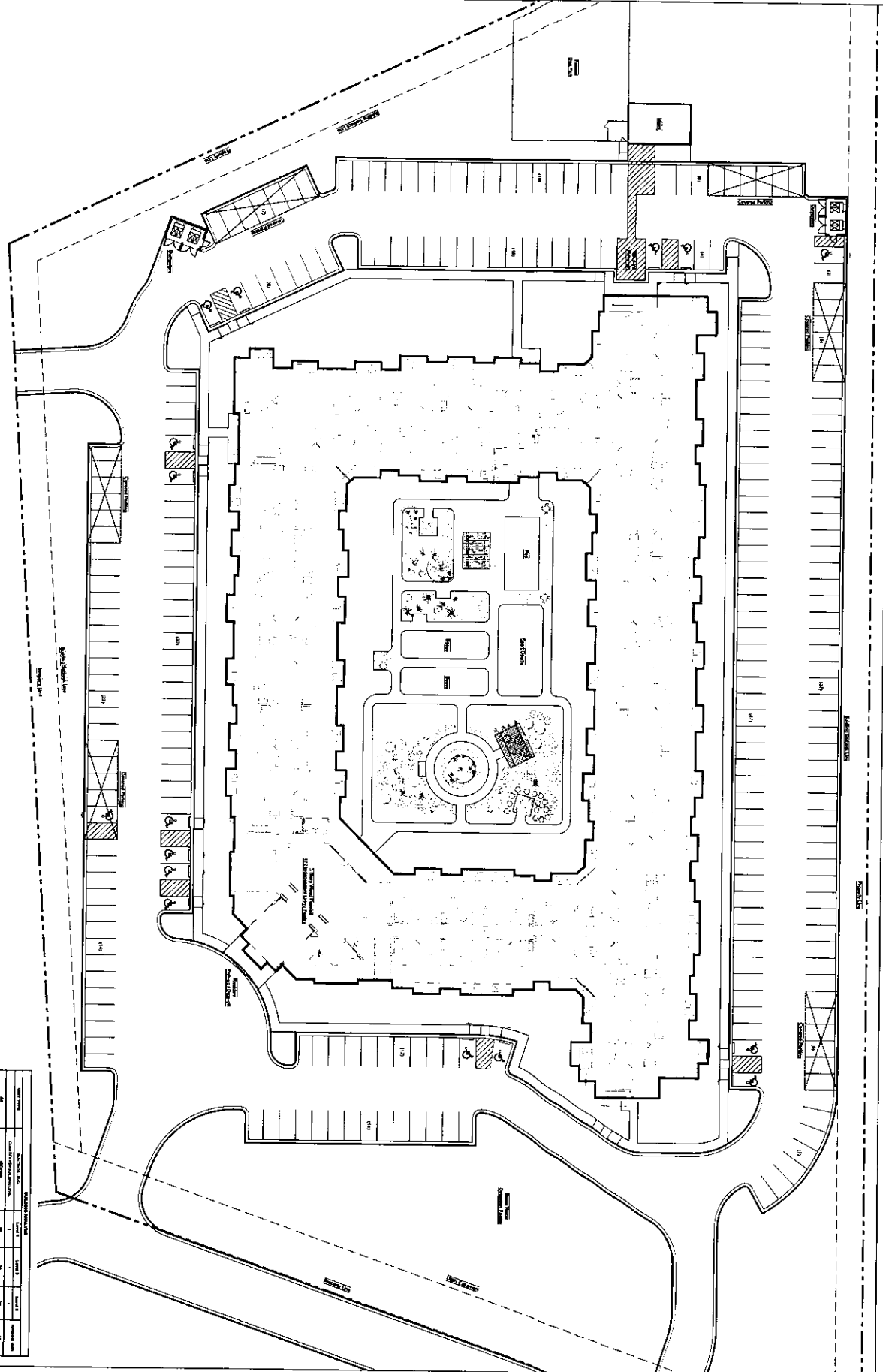
EFFECT ON THE CHARACTER OF THE ZONING DISTRICT WHERE LOCATED: The Stanton Luxury Apartment complex is located on the adjacent parcel to the east in the same zoning district as the subject property, and no adverse impacts to the character of this district are anticipated.

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

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

Architectural Site Plan

Scale: 1" = 20'



Room No.	Room Name	Area (sq ft)	Notes
101	RECEPTION	1,200	
102	OFFICE	800	
103	CONFERENCE	1,500	
104	CLASSROOM	2,000	
105	ACTIVITY ROOM	3,000	
106	RESTROOM	500	
107	STORAGE	300	
108	MECHANICAL	1,000	
109	UTILITY	800	
110	LAUNDRY	1,200	
111	RECEPTION	1,200	
112	OFFICE	800	
113	CONFERENCE	1,500	
114	CLASSROOM	2,000	
115	ACTIVITY ROOM	3,000	
116	RESTROOM	500	
117	STORAGE	300	
118	MECHANICAL	1,000	
119	UTILITY	800	
120	LAUNDRY	1,200	

Room No.	Room Name	Area (sq ft)	Notes
201	RECEPTION	1,200	
202	OFFICE	800	
203	CONFERENCE	1,500	
204	CLASSROOM	2,000	
205	ACTIVITY ROOM	3,000	
206	RESTROOM	500	
207	STORAGE	300	
208	MECHANICAL	1,000	
209	UTILITY	800	
210	LAUNDRY	1,200	
211	RECEPTION	1,200	
212	OFFICE	800	
213	CONFERENCE	1,500	
214	CLASSROOM	2,000	
215	ACTIVITY ROOM	3,000	
216	RESTROOM	500	
217	STORAGE	300	
218	MECHANICAL	1,000	
219	UTILITY	800	
220	LAUNDRY	1,200	

A1.1

Project: 2022-001-01-01-01-01-01-01
 Architect: KATVUS DESIGN GROUP
 Date: 04/26/2022

**Legacy Senior Living
 Independent Living Facility**

Windsor Blvd.
 Lockhart, Texas 78644

**KATVUS
 DESIGN GROUP**

1000 Ross Street
 Austin, TX 78701
 Phone: 512.452.1111
 Fax: 512.452.1112

Not for Regulation
 Approved
 Permitting or
 Construction

Issued: 04/26/2022
 Sheet: 1 of 1

SPECIAL EXCEPTION APPLICATION

CITY OF

Lockhart
TEXAS

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

APPLICANT/OWNER

APPLICANT NAME Brad Schwab, CHG LLC

ADDRESS 209 S 19th St

DAY-TIME TELEPHONE 303.517.7845

Suite 100

E-MAIL bschwab@cstonellc.net

Omaha, NE 68102

OWNER NAME Lockhart Blvd Project, LLC

ADDRESS 43 New York Ct

DAY-TIME TELEPHONE 949.300.6770

Dana Point, CA 92629

E-MAIL djstahl777@gmail.com

PROPERTY

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

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

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

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

REQUESTED SPECIAL EXCEPTION

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

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

The number of units increased from 160 to 172. 387 parking spaces are needed to meet minimum multifamily parking requirements.

A permissible 33% reduction for senior housing decreases the minimum parking requirement to ²⁶⁰ spaces. We request a full 33% reduction.

²⁶⁰ parking spaces are shown on the provided site plan which includes 16 ADA accessible spaces. The site is maximized to provide

adequate, safe, and conveniently located parking around all four sides of the building. The need for a large detention pond east of the building

prevents additional spaces out front. Please let us know if additional information is needed. Thank you for your consideration.

SUBMITTAL REQUIREMENTS

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

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

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; and, 7) any other proposed features of the site which are applicable to the requested special exception.

APPLICATION FEE OF \$ 300.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE Brad Schwab Digitally signed by Brad Schwab
Date: 2022.03.29 14:07:16 -06'00'

DATE 03/29/2022

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01145492

DATE SUBMITTED 3/30/22

CASE NUMBER SE - 22 - 02

DATE NOTICES MAILED 4-14-22

DATE NOTICE PUBLISHED 4-21-2022

BOARD OF ADJUSTMENT MEETING DATE 5/2/22 & 6/6/22

DECISION _____

CONDITIONS _____

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

January 5, 2022

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

Subject: *Property Ownership Certification and Application Authorization*

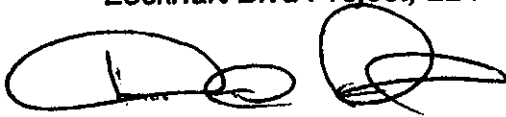
We hereby certify that we are the owner of Lockhart Gateway Addition, Block 1, Lot 2 with an address of 2207 W. San Antonio St, Lockhart, TX 78644.

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

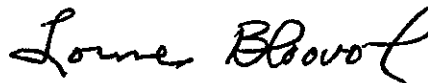
We hereby authorize Brad Schwab with Cornerstone Housing Group, LLC to act on our behalf as the "Applicant" during the processing and presentation of the above applications. Mr. Schwab shall be the principal contact with the City in processing these applications.

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

Sincerely,
Lockhart Blvd Project, LLC



Dennis Stahl
Managing Member
Chalkstone Partners, LLC
Its Manager



Lorne Bloovol
Managing Member
Chalkstone Partners, LLC
Its Manager