

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, October 11, 2023
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the September 27, 2023 meeting.
4. **SUP-23-14.** Hold a PUBLIC HEARING and consider a request by Shiva Shankar with Paradise Engineers, LLC on behalf of Gamp Properties, LLC and A & M Venture Capitalists, LLC for a **Specific Use Permit** to allow a *MF-2 Residential Development Type* on 13.099 acres in the James George Survey, Abstract No. 9, zoned RHD Residential High Density District, located at 1000 Valdez Street and 1325 Blackjack Street.
5. Hold a PUBLIC HEARING and consider **Text Amendments** to Chapter 64 “Zoning” of the Lockhart Code of Ordinances amending Article VII. “Zoning Districts and Standards”, Section 64-197 “Regulations Common to All or Several Districts”, amending Subsection (i) “Residential design, amending subsection (1) “Single-family design,” adding subsection b. “Residential design options,” and adding a new subsection (2) “Multifamily Design” to establish minimum residential design requirements.
6. **FP-23-05.** Consider a request by Eric Beals of ViewPoint Engineering for approval of a **Final Plat** for Seawillow Ranch Subdivision, consisting of 89.775 acres in the John A. Neill Survey, Abstract No. 20, zoned RMD Residential Medium Density District, and located at 2400 F.M. 1322.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 2:30 PM on the 5th day of October, 2023.

City of Lockhart
Planning and Zoning Commission
September 27, 2023

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Bradley Lingvai, Rick Arnic, Ron Peterson, Julia Haug

Members Absent: Phil McBride

Staff Present: David Fowler, Evan Olszewski, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: German Alonso, Sam Walker, Matt Jones, Mari Russ-Wolf, Todd Phelan, Doug Phelan, Javier Barajas.

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the September 13, 2023, meeting.

Commissioner Oliva moved to approve the September 13, 2023, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. SUP-23-10. Hold a PUBLIC HEARING and consider a request by Edgar Aguirre of 59 South Sign on behalf of Poco Loco Company for a Specific Use Permit to allow a High-Profile Sign in the CHB Commercial Heavy Business District on 4.924 acres in the Lockhart Retail Subdivision, Block 1, Lot 1, located at 1411 South Main Street.

Evan Olszewski presented the staff report. He said the applicant would like to place a 25-foot-high profile sign on the subject property. The sign would meet the setbacks for a high-profile sign. He mentioned that an existing nonconforming sign that would be removed and replaced with the new sign. There was no opposition communicated to staff.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

German Alonso with 59 South Sign Company stated they are asking for permission to place a 25-foot sign on the property to help with visibility from the South Colorado Street looking North and South. It will be illuminated with LED lighting.

Chair Ruiz asked why they chose 25 feet for the sign and not higher.

Mr. Alonso said they felt better going with the lower measurement because of safety and wind concerns. They believe that 25 feet would be sufficiently tall.

Chair Ruiz asked for any other speakers.

Matt Jones of 5946 Cape Coral Drive, Austin, stated he was not necessary against but had some questions. He said he owns 30 acres directly behind the development. He wanted to clarify the location of the sign, also asking if they wanted the sign to be 30 feet would they have to come back for another SUP, and why they requested 25 feet instead of the 20 feet that is allowed by right.

Vice-Chair Oliva tried to explain the applicant's decision-making process to Mr. Jones.

Mr. Jones said he doesn't believe the proposed sign would be uniform with the other signs nearby and changed his mind and is now against the high-profile sign.

Chair Ruiz closed the public hearing and asked for staff recommendations.

Mr. Olszewski said that staff recommends approval because the proposed sign meets all requirements.

Commissioner Oliva moved to approve SUP-23-10. Commissioner Lingvai seconded, and the motion passed with a vote of 5-1 with Commissioner Haug against.

5. SUP-23-11. Hold a PUBLIC HEARING and consider a request by Sam Walker, P.E. of Eckermann Engineering, Inc., on behalf of Chet Lange with McCoy Corporation for a Specific Use Permit to allow a High-Profile Sign in the CHB Commercial Heavy Business District on 7.359 acres in the McCoy's Lockhart Subdivision, Lot 2, located at 1600 South Colorado Street (US 183).

Mr. Olszewski presented the staff report. He stated that the applicant is requesting a 30-foot- high profile sign with a 200 square feet sign face. The existing sign from the previous business on the site has been removed, and the proposed sign would meet all required setbacks, including the sight triangle. Mr. Olszewski had not received any calls or letters in opposition to the application.

Sam Walker with Eckermann Engineering confirmed that the old existing was removed and believed to be close to 30-feet. They are requesting a new 30-foot sign because it fits the corridor. He mentioned that they are also planting more trees for the subject property and that there are existing trees that could hide McCoy's location, so making the free-standing sign taller would help with visibility. McCoy's usually has a 40-foot free standing sign at their locations.

Chair Ruiz closed the public hearing and asked for staff's recommendation.

Mr. Olszewski said staff recommends approval.

Commissioner Arnic moved to approve SUP-23-11. Commissioner Peterson seconded, and the motion passed with a vote of 5-1 with Commissioner Haug against.

6. SUP-23-12. Hold a PUBLIC HEARING and consider a request by Winn Smith on behalf of Toad Hollow, LLC for a Specific Use Permit to allow the uses of *Welding or Machine Shop and Limited Industrial Manufacturing* on 1.363 acres in the Barclay Addition, Block 1, Lot 1-A, zoned CHB Commercial Heavy Business District, located at 800 North Commerce Street.

David Fowler presented the application. He described the subject property is the future site for Mill Scale Metalworks. The company manufactures barbeque smokers and will have some retail at the site. The property will have an opaque fence along North Colorado Street side and the parking requirement would be met. We are here today to clear the exact use for the property so it will comply. He said no communication of opposition had been received.

Chair Ruiz opened the public hearing and asked for the applicant.

Mari Ross-Wolf of 1111 East 31st Street, Austin, and Matt Johnson of 426 W Prairie Lea stated they could answer any questions. Ms. Ross-Wolf explained that Mill Scale Metalworks is more fine craftsmanship for individuals and would not be manufacturing at a large scale. Mr. Johnson said they specialize in barbeque pits and live fire grills but have no interest in machining or other more heavy industrial processes.

Chair Ruiz closed the public hearing and asked for staff recommendation.

Mr. Fowler said that staff recommends approval of the SUP request, as the project as designed should have minimal adverse impact on neighboring properties.

Commissioner Lingvai recused himself from the vote.

Commissioner Oliva moved to approve SUP-23-12. Commissioner Haug seconded, and the motion passed with a vote of 5-0.

7. SUP-23-13. Hold a PUBLIC HEARING and consider a request by Todd Phelan on behalf of William Dodd Fowler, LLC for a Specific Use Permit to allow a *Bar, Tavern, or Lounge* in the CCB Commercial Central Business District on 0.124 acres in the Original Town Lockhart, Block 17, part of Lot 2, located at 106 and 108 South Commerce Street.

Mr. Olszewski gave the staff report. He said the applicant is requesting a bar or tavern SUP but is also planning to have indoor recreation or amusement in the business as well. . He mentioned that there would be pool tables, video games, and skee-ball machines inside the building. The applicant would be open from 2:00 p.m. – midnight. One letter was received asking if they could soundproof the walls between the neighboring businesses and six other letters of support were received.

Chair Ruiz opened the public hearing and asked for the applicant.

Todd Phelan of 293 Pasture Road, Luling, said that he would like permission for the bar but would have other things to do inside. There would be four pool tables, TVs on the walls for sports, Skee-Ball games, Dart Boards and Video Games for entertainment. He believes the hours would be 3:00 p.m. – midnight Monday – Friday. Saturday hours would be 1:00 p.m. –

midnight and depending on football games on Sunday it could open earlier. Mr. Phelan said he would like outdoor seating in front of the windows with small tables under the new awning. He understands ADA compliance and would ensure there is no blocking of pedestrian traffic on the sidewalk. He doesn't anticipate having much activity outside when there is plenty of seating inside. He stated the project has two phases the first is opening the bar then later he intends to open a kitchen to provide food.

Commissioner Haug asked the applicant how long after he opens does he expect to have his kitchen operational.

Mr. Phelan said he intends to serve food by the first of the year. He would look for someone to partner with on the kitchen side of it. He would also like to hold tournaments for pool and darts.

Chair Ruiz asked for other speakers.

Doug Phelan said he is not related to Todd Phelan. He owns the building where the SUP is being requested for approval. He is in support of the venue.

Chair Ruiz closed the public hearing and asked for staff recommendation.

Mr. Olszewski said that staff recommends approval with a note that the commission can add additional conditions if they so wish.

Commissioner Oliva moved to approve SUP-23-13. Commissioner Arnic seconded, and the motion passed with a vote of 6-0.

8. ZC-23-08. Hold a PUBLIC HEARING and consider request by Caroline Eckert with Wuest Group on behalf of Lockhart 130 North/South LTD for a Zoning Change from RHD Residential High Density District to CHB Commercial Heavy Business District on a total of 0.813 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 2500 West San Antonio Street (SH 142).

Chair Ruiz announced that this item was withdrawn.

9. Consider a request by Javier Barajas of Trine Engineering for approval of a 6-month extension of the Preliminary Plat approved period (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 1, zoned RLD Residential Low Density, RMD Residential Medium Density, and CLB Commercial Ligh Business and located at 900 State Park Road.

Kevin Waller presented the staff report. He said that the city ordinance allows up to two six-month extensions for approval of a plat. The applicant needs additional time to prepare the engineering plans for submission and review by the City Engineer. The approval of the extension would allow the plat to remain valid until March 14, 2024. The applicant believes he can produce a final plat during the extension period.

Chair Ruiz asked if the applicant would like to address the Commission.

Javier Barajas said he is the engineer on the plat and could answer any questions. He stated his team needs more time because they are working on designing traffic impact mitigation improvements with TxDOT.

Chair Ruiz asked for staff recommendation.

Mr. Waller said staff recommends approval.

Commissioner Oliva moved to approve the first 6-month extension request for PP-22-03. Commissioner Lingvai seconded, and the motion passed with a vote of 6-0.

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

Mr. Fowler said that the next meeting will be October 11th with one specific use permit and one plat plus a text amendment. He informed the commission that their meeting in November would need to be moved because staff would attend the Texas APA conference the week of their regular meeting date.

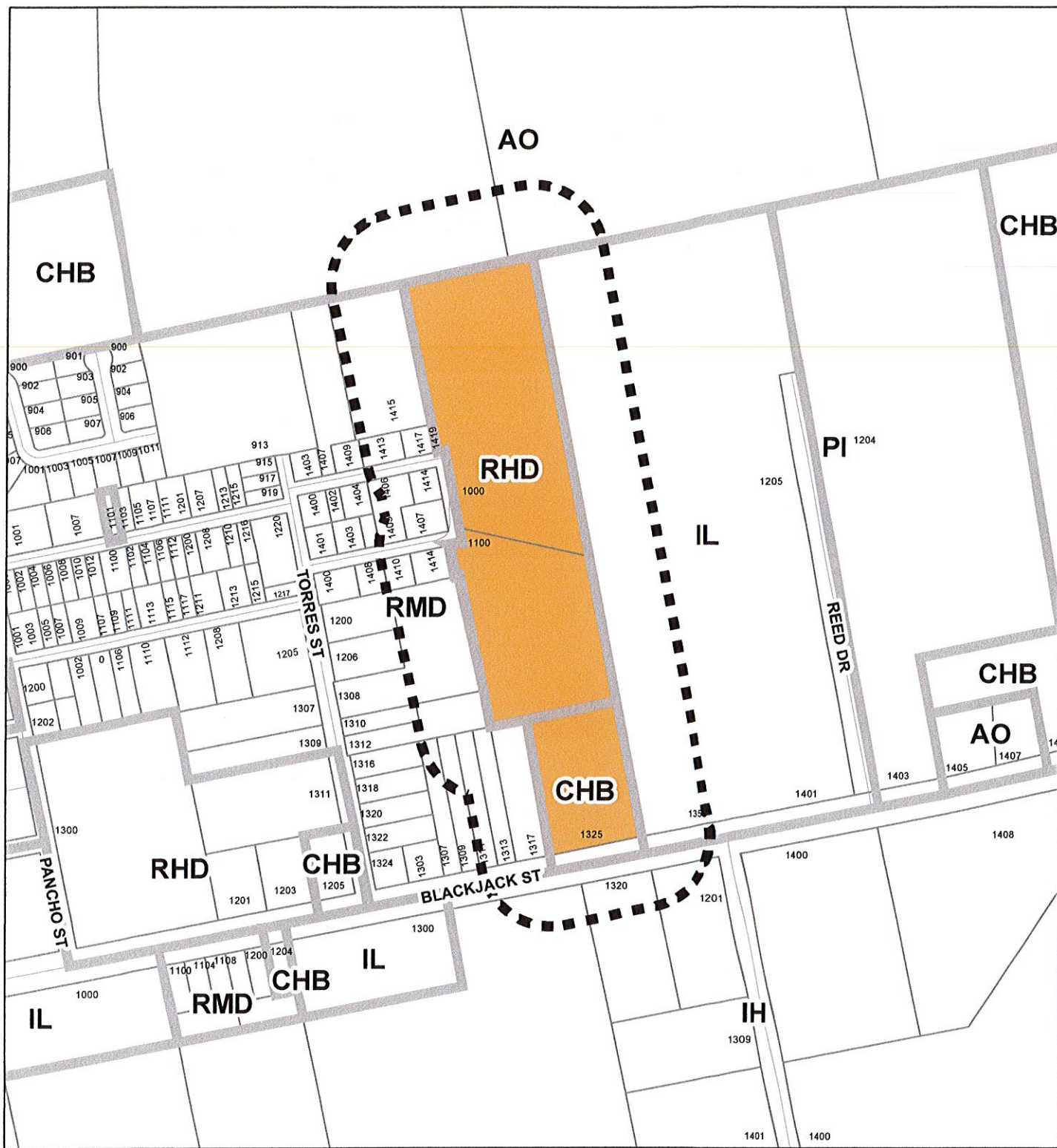
11. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:13 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



SUP-23-14



1000 VALDEZ ST & 1325 BLACKJACK ST (FM 20)

MF-2 RESIDENTIAL DEVELOPMENT TYPE

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT. BUFFER

scale 1" = 400'

1535

LOCKHART ETJ

1541

151

1509

1505

1501

1508

1503

1504

1408

1406

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1381

1380

1379

OLD McMAHAN TRL

REED DR

EAST MLK Jr INDUSTRIAL BLVD

VALDEZ ST

FOURTH ST

TORRES ST

FIFTH ST

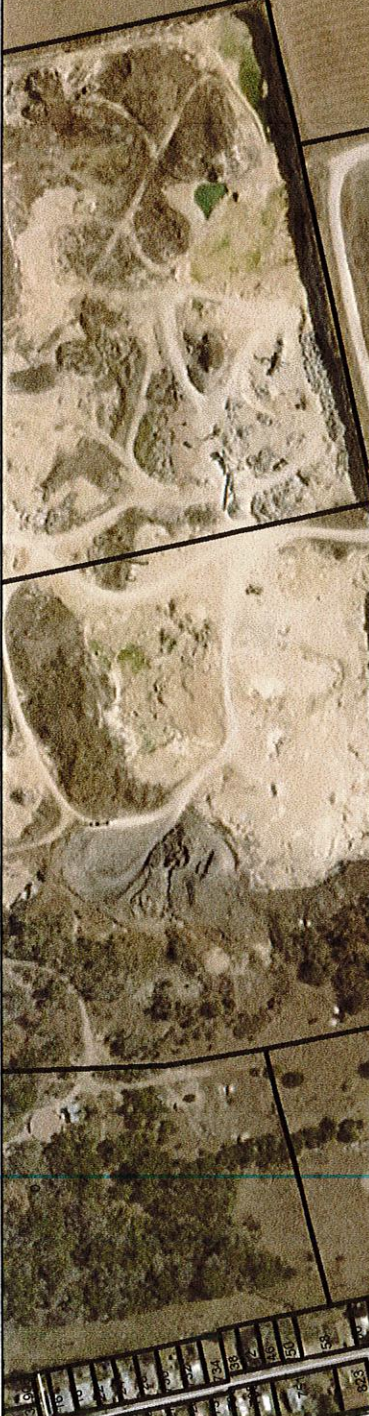
BLACKJACK ST

PANCHO ST

RUDDY ST

SHERWOOD ST

TEAL ST (not open)



CASE SUMMARY

STAFF CONTACT: Evan Olszewski, Planner
REPORT DATE: October 4, 2023
PUBLIC HEARING DATE: October 11, 2023
APPLICANT'S REQUEST: MF-2 Residential Development Type
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-14

BACKGROUND DATA

APPLICANT(S): Shiva Shankar / Paradise Engineers, LLC
OWNER(S): Magesh Gurunath
SITE LOCATION: 1000 Valdez Street and 1325 Blackjack Street
LEGAL DESCRIPTION: A009 George, James, Acres 6.55 and A009 George, James, Acres 6.549
SIZE OF PROPERTY: 13.099 acres
EXISTING USE OF PROPERTY: Vacant land
ZONING CLASSIFICATION: RHD Residential High Density and CHB Commercial Heavy Business

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property is zoned RHD Residential High Density, with an approximately 2.35-acre portion of the property along the Blackjack Street frontage zoned CHB Commercial Heavy Business. Residential development types are not allowed in the CHB district, so the requested Specific Use Permit will only apply to the RHD portion of the property.

The intended use of this property is multifamily residential with a commercial component along Blackjack Street. The Applicant's proposal is to develop 216 garden-style multifamily dwelling units on the 10.75 acres north of the commercial tract. The proposed density is approximately 20.1 units/acre. The Applicant's Specific Use Permit request applies to the portion of the property zoned RHD, which allows the MF-1 development type, up to 12 units per acre, by-right. Greater than 12 units per acre to 24 units per acre requires the MF-2 Residential Development Type, which is allowed only upon approval of a Specific Use Permit. The proposed density in this case is closer to the upper limit of 24 units per acre.

NEIGHBORHOOD COMPATIBILITY: An RMD Residential Medium Density neighborhood abuts the property to the west. There are IH Industrial Heavy uses across Blackjack Street (FM 20) to the south of the property, surrounding East MLK Jr Industrial Boulevard. The IL Industrial Light-zoned experimental agriculture company Inevitable Technology abuts the property to the east. To the north is the Duran Gravel Company pit, zoned AO Agricultural-Open Space.

Because the abutting zoning classifications include IH, IL, AO, CHB, and RMD, a high intensity residential use would be compatible with the surrounding uses. The project would serve as a transition between the IL use to the east and the RMD use to the west. The proposed apartments are buffered from the surrounding uses by a water detention pond and park to the north and the commercial site to the south along the Blackjack Street frontage. The landscaping buffer requirements in City Code Section 64-197(h)(2) apply and will provide a buffer between the project and the residences to the east. Additionally, the multifamily development will be required to construct a minimum six-foot tall fence or wall as a buffer

along the property line shared by the neighborhood to the west and will be similarly screened from the industrial use to the east.

The proposed development will include access to both Blackjack Street and Valdez Street, but the Applicant expects that most of the traffic generated by the development will use the Blackjack Street entrance because it is the most direct route to major destinations.

COMPLIANCE WITH STANDARDS: The Land Use Plan shows that this property is intended for RLD Residential Low Density development where the multifamily units are proposed, with a RHD Residential High Density buffer along Blackjack Street where the commercial development is proposed. Because the property's current zoning districts and their locations serve a similar buffering purpose as the districts portrayed on the Land Use Plan and because the property could currently be developed by-right with up to 12 units/acre, there is no compliance issue regarding the Land Use Plan.

The Thoroughfare Plan shows a hike/bike trail along the eastern edge of the property, from Blackjack Street to the north, bearing northwest to connect to the future First Street extension. The Applicant's proposal includes the hike/bike trail along the eastern and northern property lines in accordance with the Thoroughfare Plan.

The proposed off-street parking and building setbacks must meet City standards. TDLR regulations require handicapped-accessible parking spaces determined by the total number of spaces available; for the 216 proposed units 486 spaces are required by the City code. The Applicant proposes 490 spaces. TDLR regulations require at least 9 handicapped accessible spaces for projects providing between 401 and 500 parking spaces. It is acceptable for the developer to provide the handicapped spaces from the total provided spaces.

ADEQUACY OF INFRASTRUCTURE: A 12" waterline and an 8" wastewater line reach the site on the Blackjack Street frontage. Blackjack Street is reported to have excess capacity in the 2022 Capital Improvements Analysis.

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

STAFF RECOMMENDATION: **Approval.** The Commission has the option to approve the SUP with conditions, such as requiring enhanced screening.

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 Shiva Shankar

ADDRESS 5900 Balcones Dr

DAY-TIME TELEPHONE 919-917-6675

Ste 100

E-MAIL sshankar@paradise-engineers.com

Austin, TX 78731-4298

OWNER NAME MAGESH GURUNATH

ADDRESS 1507 CENTURY OAKS DRIVE

DAY-TIME TELEPHONE 512-905-2630

Lockhart, TX, 78644

E-MAIL mikelockhartrealty@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 1000 VALDEZ ST, LOCKHART, TX 78644 AND 1325 BLACKJACK ST, LOCKHART, TX 78644

LEGAL DESCRIPTION (IF PLATTED) A009 GEORGE, JAMES, ACRES 6.55 & 6.549

SIZE 13.099 ACRE(S) ZONING CLASSIFICATION Residential High Density

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Residential High Density - MF 2

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.

Please see attached.

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 \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500 PAYABLE TO THE CITY OF LOCKHART.

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 G. Myers

DATE 09/07/2023

OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER R01247681

DATE SUBMITTED 9/15/2023

CASE NUMBER SUP - 23 - 14

DATE NOTICES MAILED 9-25-2023

DATE NOTICE PUBLISHED 9-28-2023

PLANNING AND ZONING COMMISSION MEETING DATE 10/11/2023

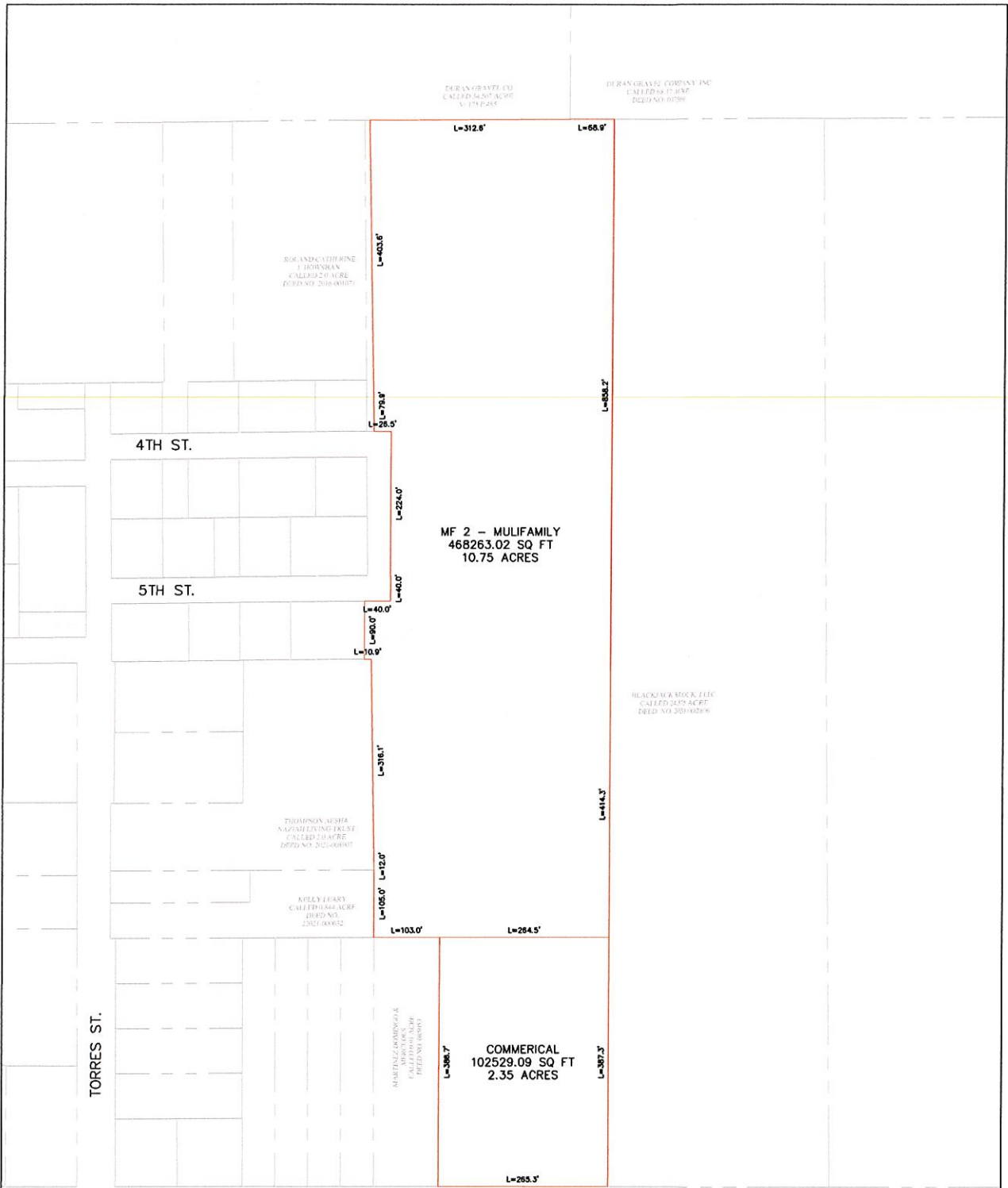
DECISION _____

CONDITIONS _____



Project Site





DURAN GRAY, LLC
CALLED 34.207 ACRE
DEED NO. 0178257

DURAN GRAY, COMPANY INC
CALLED 12.4357 ACRE
DEED NO. 017889

REG AND CATHARINE
L JOHNSON
CALLED 2.0 ACRE
DEED NO. 2018-001071

4TH ST.

5TH ST.

MF 2 - MULIFAMILY
468263.02 SQ FT
10.75 ACRES

BLACKJACK ROCK, LLC
CALLED 2.55 ACRE
DEED NO. 2018-022876

TIMOTHY W. ALLEN
MAYKELINE F. ALLEN
CALLED 2.0 ACRE
DEED NO. 2018-001071

MILLY LEARY
CALLED 10.644 ACRE
DEED NO.
2302-000632

TORRES ST.

MARTINEZ DOMINGUEZ
CALLED 10.644 ACRE
DEED NO. 2302-000632

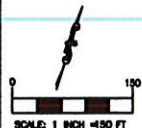
COMMERICAL
102529.09 SQ FT
2.35 ACRES

FM-20 (BLACKJACK ST.)

E. MLK IND. BLVD

NOTES

1. PROPOSED EASEMENTS TO BE ADDED DURING FINAL DESIGN.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MARCOLO SAM DEWITT, P.E. 033725 ON SEPTEMBER 2, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

BLACKJACK APARTMENTS
CITY OF LOCKHART, TX
PROPOSED SUBDIVISION EXHIBIT



PARADISE ENGINEERS

WWW.PARADISE-ENGINEERS.COM

TBPE FIRM NO. F-23417

SHEET 1 OF 5

ABOVE GROUND DETENTION
PCND W/ STORM WATER PUMP
STATION

PARK AREA

PROPERTY LINE
PROPOSED 5' PRIVACY FENCE
PROPOSED ASPHALT ROAD

PROPOSED 10' PUBLIC SIDEWALK
PROPOSED 5' CONCRETE SIDEWALK

PROPOSED FIRE HYDRANTS (TYP.)

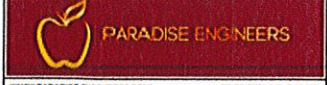
DUMPSTER PAD
PROPOSED PVC WATER LINE

PROPOSED PVC WASTE WATER LINE

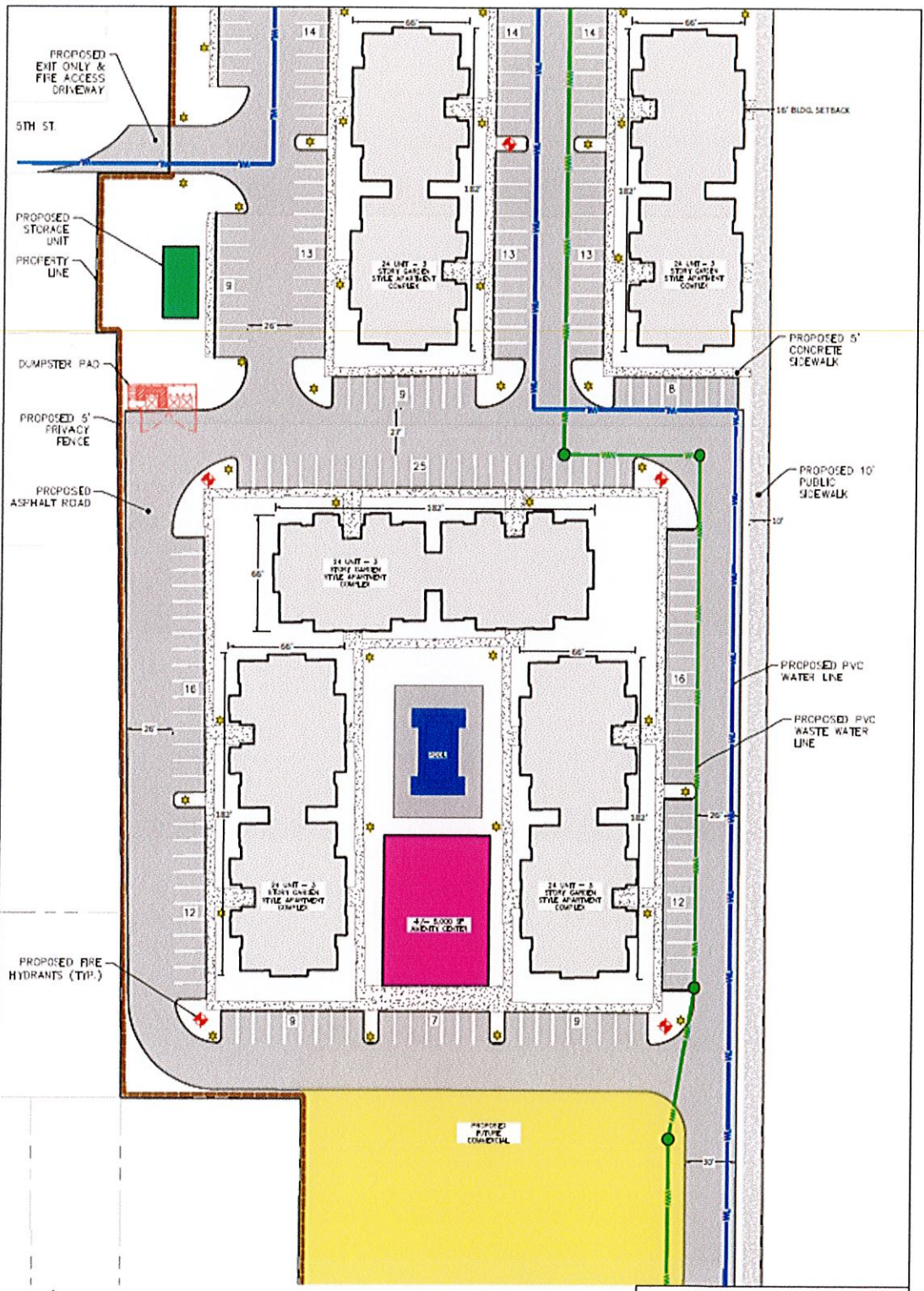


DRAWING LEGEND	
EXISTING	PROPOSED DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	FENCE LINE
---	WATERLINE
---	WASTEWATER LINE
●	FIRE HYDRANT
●	LIGHT POLE

BLACKJACK APARTMENTS
CITY OF LOCKHART, TX
PROPOSED LAYOUT ENLARGEMENT



WWW.PARADISE-ENGINEERS.COM TYPE FORM NO. E-20417
SHEET 3 OF 5



SCALE 1 INCH = 50 FT

 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.

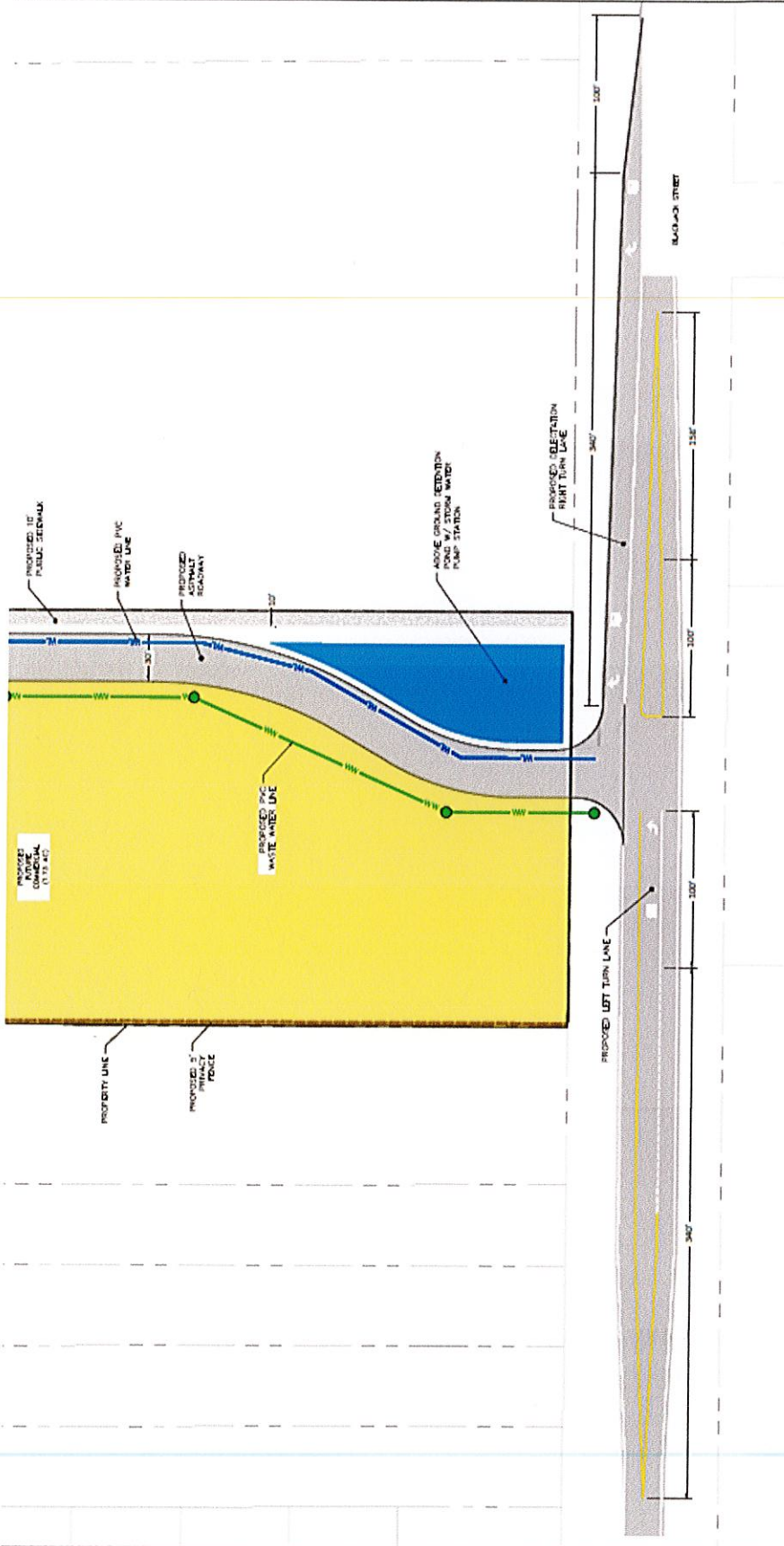
 ON 08/26/2025, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	ADJACENT PROPERTY LINE
---	---	SEWER LINE
---	---	WASTEWATER LINE
---	---	WATER MAIN LINE
---	---	FIRE HYDRANT
---	---	UTILITY POLE

BLACKJACK APARTMENTS
 CITY OF LOCKHART, TX
PROPOSED LAYOUT ENLARGEMENT

PARADISE ENGINEERS
 WWW.PARADISE-ENGINEERS.COM TOLPE FIRM NO. E-25417

SHEET 4 OF 5



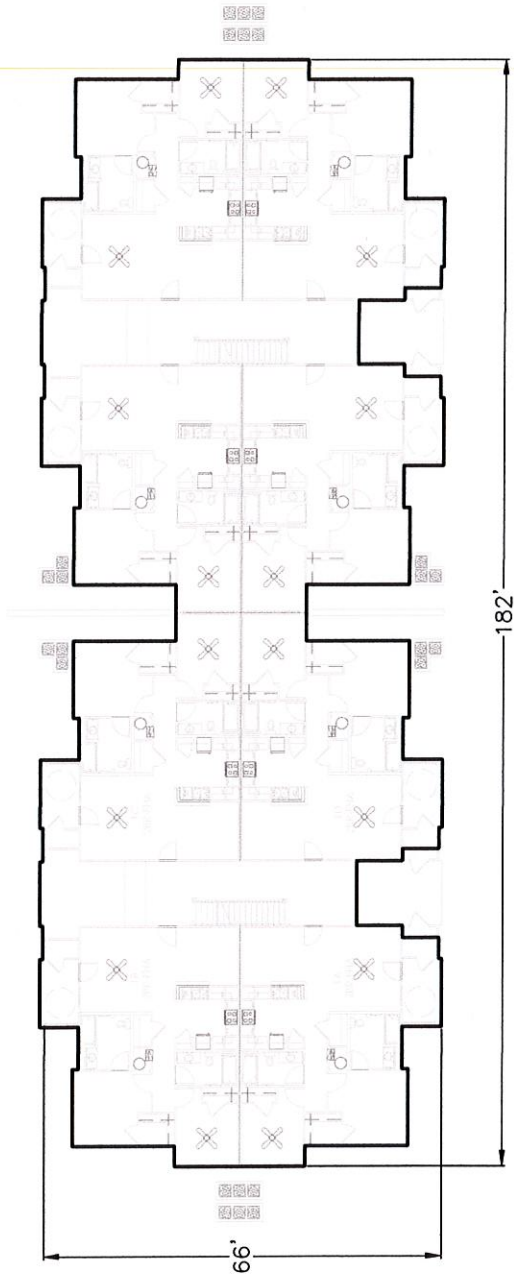
BLACKJACK APARTMENTS
 CITY OF LOCKHART, TX
 PROPOSED LAYOUT ENLARGEMENT

WWW.PARADISE-ENGINEERS.COM
 TYPED BY: JML, EJM
 SHEET 5 OF 5

DRAWING LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	ADJACENT PROPERTY LINE
---	---	R/W LINE
---	---	PROPOSED R/W LINE
---	---	WATER MAIN LINE
---	---	SEWER MAIN LINE
---	---	R/W RIGHT OF WAY
---	---	UTILITY POLE

SCALE: 1" = 40' (AS SHOWN)
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL RIGHTS RESERVED
 COPYRIGHT © 2014 BY
 PARADISE ENGINEERS, P.C.



THIS DRAWING IS PROVIDED FOR THE PURPOSE OF ILLUSTRATING THE CONCEPTS OF THE DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR CONTRACT PURPOSES.

DATE: 07/27/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

- NOTES**
1. BUILDING SCHEMATIC SHOWN IS PRELIMINARY AND WILL BE UPDATED & MODIFIED DURING FINAL DESIGN.
 2. THE BUILDING PLAN SHOWN IS AN EXAMPLE OF A 2 BEDROOM AND 2 BATHROOM FLOOR PLAN.

BLACKJACK APARTMENTS
 CITY OF LOCKHART, TX
 PROPOSED BLDG FLOOR PLAN



WWW.PARADISE-ENGINEERS.COM
 TYPE FIRM NO. F-28417
 SHEET 1 OF 1

TO: Planning and Zoning Commission
FROM: David Fowler, Planning Director
SUBJECT: Proposed residential design standards
DATE: October 5, 2023

The proposed residential design standards are a product of the Housing and Development Committee formed after the joint meetings of City Council and the Planning and Zoning Commission in late 2022 and early 2023. These recommended amendments are designed to fulfill the aim for enhanced design standards that could improve the quality of the city's residential development projects in light of the surge in residential growth that hit Lockhart starting in 2021. Previous changes resulting from the committee's work include the passage of residential landscaping standards, the earlier anti-repetition standards for single-family houses, and the adoption of the first new fees for planning and zoning-related applications for the first time in over 25 years.

This set of proposed text amendments are designed to add architectural features, energy saving features, and amenities that would make each residential dwelling more distinctive, increase visual differentiation between residences and potentially add long-term value through enhanced visual quality and quality of materials. For single-family residential developments, house designs will have to incorporate four architectural elements from a list of ten options. The adoption of this requirement would result in each house having at least four features that are presently absent from houses recently built in Lockhart. Architectural features such as those included in the list of options are all more common in cities that have adopted design standards for single-family housing which require builders to incorporate the features into house designs.

For multifamily housing, a similar set of design options are also accompanied by proposed minimum recreation space requirements, an elevator requirement for four-story buildings, and the requirement that the higher density MF-2 development type must have arterial street access for projects over five acres in size.

The next and final code revision stemming from the Housing and Development Committee's work will be a revision of the City's Planned Development District ordinance to enhance the stated purpose of the ordinance and the expectations for such applications, including the addition of several additional submission requirements.

Chapter 64, Article VII

Residential design text amendment

October 2023

Sec. 64-197. - Regulations common to all or several districts.

...

(i) *Residential design*

(1) Single-family design

[a. Front facades. No single front facade of a home in the SF-1, SF-2, DF-1, PH-1, PH-2, DF-2, CF-1, or CF-2 development types may be duplicated within six lots as measured along the curb line, or within three lots on the opposite side of the street. Mirror (reverse) images of a house facade count as the same house facade for the purposes of this requirement.](already in code)

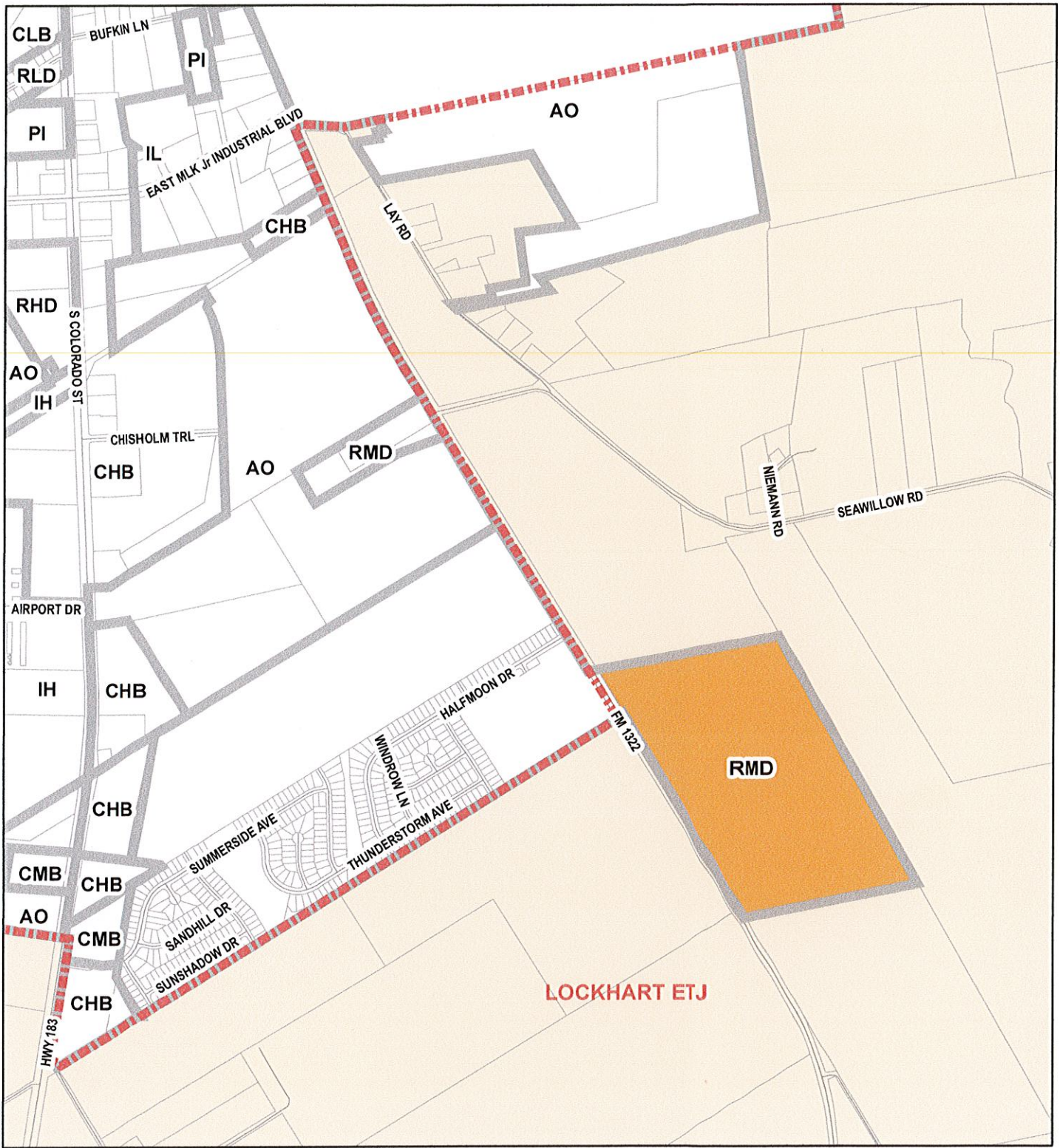
b. Residential design options. Every residential building in the SF-1, SF-2 and DF-1, DF-2, PH-1, PH-2, CF-1, and CF-2. development types must incorporate at least 4 of the design elements listed below:

1. Covered front porch of at least 80 square feet in area (min. 8' deep) with a railing at least 36" high except at entrance (may encroach front setback by four feet).
2. Upgraded garage doors, including an upgraded surface material such as wood grain, plus decorative features such as double doors, windows or decorative hardware.
3. Nearest front face of house set back least 5 feet further than front yard setback line.
4. Garage door that does not face the front yard setback or garage completely behind main structure.
5. Garage recessed at least 5 feet from front building face
6. Chimney or dormers visible from the front elevation. Chimneys must serve a working fireplace.
7. Decorative windows including transoms, bay windows, multi-pane windows (excluding the use of grills), shutters, or other similar window enhancements.
8. Rainwater harvesting system of 1,000 gallons or solar panel system with a capacity of at least 3 kilowatts as part of initial permitted construction, meeting building code requirements.
9. Enhanced pavement (brick/pave stone/stamped concrete/colored concrete) on paved surfaces other than the public sidewalk.

10. Incorporation of authentic stone or brick into at least 50% of three building elevations.

(2) Multifamily design

- a. Developments of the MF-2 development type greater than 5 acres in area must have frontage along, or direct driveway access to an arterial level street.
- b. All buildings over 3 stories in the MF-1 and MF-2 development types must provide an elevator.
- c. At least 5 percent of land area in MF-1 and MF-2 developments must be devoted to recreation space, including swimming pools, playgrounds, indoor exercise rooms, picnic areas, dog parks, and other outdoor amenities.
- d. All developments in the MF-1 and MF-2 development types must incorporate four of the following design elements:
 1. Balconies at least 50 square feet in area on 50 percent of all living units.
 2. Awnings over entryways to buildings and at least 25 percent of exterior windows.
 3. At least 30 percent of parking spaces covered, with at least 20 percent of parking spaces in enclosed garages which provide electrical outlets sufficient to charge an electric vehicle.
 4. No parking located between the property line along a street and the front of the nearest building or buildings to the street .
 5. Windows having decorative features such as multi-pane design, arches, or shutters
 6. Use of dormers or other vertical offsets to attain vertical articulation
 7. Providing horizontal articulation of at least 4 feet for every 30 feet of building wall.
 8. Only enclosed climate-controlled hallways and stairwells rather than open breezeways and stairwells.



FP-23-05

SEAWILLOW RANCH

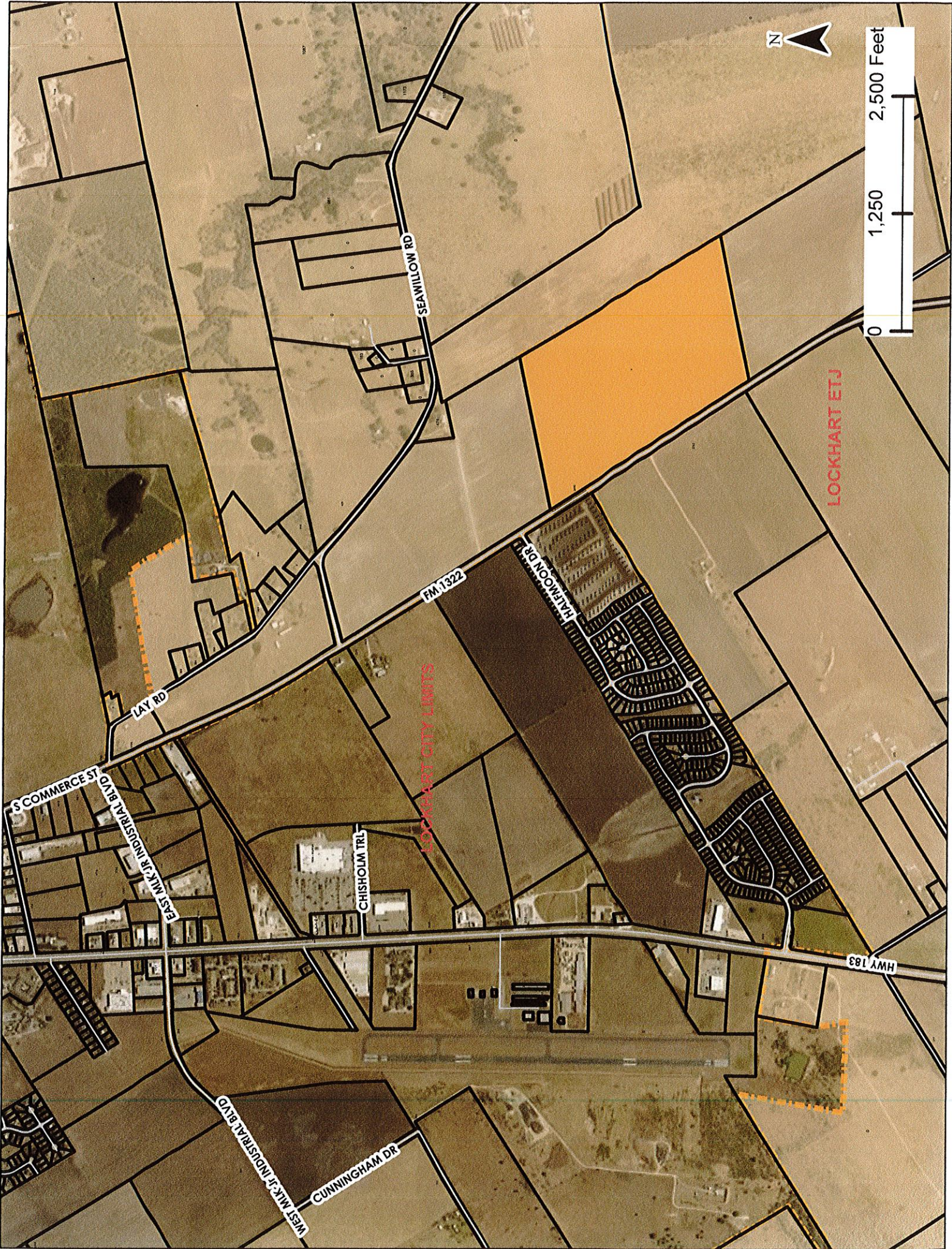
2400 FM 1322

FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 1250'



SEAWILLOW RD

FM 1322

WALTON DR

LOCKHART ETJ

LOCKHART CITY LIMITS

LAY RD

S COMMERCE ST

EAST MKT J INDUSTRIAL BLVD

CHISHOLM TRL

HWY 183

WEST MKT J INDUSTRIAL BLVD

CUNNINGHAM DR

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-23-05

REPORT DATE: October 4, 2023

PLANNING & ZONING COMMISSION DATE: October 11, 2023

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITIONS: (1) Revision of the Residential Lots table in the upper-right corner of Sheet 1 of the plat from 414 to 415 total lots; and (2) Graphical representation of the off-street parking spaces within the parking lot for the parkland area on Lot 1, Block 4, as shown on the approved Preliminary Plat.

BACKGROUND DATA

APPLICANT AND ENGINEER: Eric Beals, P.E., ViewPoint Engineering

SURVEYOR: Matt Tomerlin, P.L.S., DataPoint Surveying & Mapping

OWNER: Tom Staub, Founder and CEO, RedOak Development Group

SITE LOCATION: 2400 F.M. 1322

SUBDIVISION NAME: **Seawillow Ranch Subdivision**

SIZE OF PROPERTY: 89.775 acres

NUMBER OF PROPOSED LOTS: 423 (see description below)

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Seawillow Ranch Subdivision Preliminary Plat (PP-22-08) was approved by the Commission on March 8, 2023, to be developed in a single phase. The Final Plat proposal includes 423 total lots, with 415 single-family residential lots and 8 nonresidential lots consisting of a mixture of parkland/greenspace and stormwater detention areas. The largest nonresidential lot (Lot 1, Block 4) is a joint parkland and stormwater detention lot. The total parkland proposed is 8.406 acres, which will exceed the 8 percent requirement by 1.224 acres. This parkland acreage includes half the area of the joint parkland/stormwater detention lot, half being 4.191 acres, as allowed in Section 52-112(d) of the Subdivision Regulations. According to Plat Note 10, the parkland area is for public use, and will be owned and maintained by the Homeowners' Association. According to Plat Note 14, two multi-function playscapes will be provided within the development, one to be located on Lot 1, Block 4, and the other on Lot 1, Block 16, outside of the stormwater detention area and 90-foot-wide water line easement, respectively. A parking lot will be provided for the parkland area on Lot 1, Block 4 at the lot's O'Connor Pass frontage. Within the subdivision, 14 new street rights-of-way are proposed, including five stub-outs to adjacent properties to the north, east, and south. In addition, one existing street, Clear Sky Drive, will be extended into the development from Summerside Section 4 across F.M. 1322 to the west. Sidewalks are proposed on both sides of all internal streets. The subdivision's perimeter corner closure, along with the proposed street names, have been confirmed as acceptable with the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The subject property is located across F.M. 1322 from Summerside Subdivision in an area projected to experience rapid rates of growth in the future. The property is bordered to the north, east, and south by vacant properties in seasonal agricultural use. The properties to the west, across F.M. 1322, include a parcel containing a single-family residential use and a large agricultural field, as well as Summerside Section 4, currently under residential construction. The greatest impact of the proposed development would be increased traffic on the abutting F.M. 1322. However, the proposed subdivision at build-out will provide three access points onto F.M. 1322, one of which will be constructed to Collector Street standards (identified as "Barrow Lane" on the plat drawing). In addition, the five proposed stub-outs to the sides and rear of the subject property will provide even greater connectivity when the adjoining properties develop in the future. According to a discussion with the applicant on October 4, 2023, TxDOT has approved the Traffic Impact Analysis, with a dedicated left turn lane to be constructed along the full length of the subject property, including tapering, and no right-turn/deceleration lanes are warranted. The left turn lane must be constructed with the subdivision improvements, prior to recordation of the plat.

FORM AND CONTENT: Staff recommends a condition of approval to revise the Residential Lots table in the upper-right corner of Sheet 1 of the plat from 414 to 415 total lots, which along with the 8 nonresidential lots, equals a grand total of 423 lots. With this revision, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: Staff recommends a condition of approval to graphically represent 10 off-street parking spaces and one handicapped space in the parking lot shown for the parkland area on Lot 1, Block 4 in the plat drawing, as approved by the Parks and Recreation Department and as shown on the approved Preliminary Plat. With this revision, the plat will comply with all applicable subdivision standards, including construction of new streets where required, the provision of public sidewalks, utilities, stormwater drainage, and parkland. As noted in the attached letter dated September 21, 2023, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

CITY OF

Lockhart

TEXAS

** This is the resubmitted application - 8/15/23.*

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

APPLICANTS

SURVEYOR NAME <u>Matt Tomerlin, DataPoint Surveying and Mapping</u>	ADDRESS <u>12450 Network BLVD</u>
DAY-TIME TELEPHONE <u>726-7777-4241</u>	<u>Suite 300</u>
E-MAIL <u>matt@datapointsurveying.com</u>	<u>San Antonio, TX</u>
ENGINEER NAME <u>Eric Beals, ViewPoint Engineering</u>	ADDRESS <u>2121 East 6th Street</u>
DAY-TIME TELEPHONE <u>737-304-8135</u>	<u>Suite 203</u>
E-MAIL <u>ebeals@viewpointengineering.com</u>	<u>Austin, TX 78702</u>
OWNER NAME <u>Tom Staub, RedOak Development Group</u>	ADDRESS <u>2121 East 6th Street</u>
DAY-TIME TELEPHONE <u>512-779-9464</u>	<u>Suite 203</u>
E-MAIL <u>tom@redoakvc.com</u>	<u>Austin, TX 78702</u>

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Seawillow Ranch ²⁴⁰² Subdivision
ADDRESS OR GENERAL LOCATION 2700 FM 1322 Lockhart, Texas
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 89.77 ACRE(S) **PROPOSED NUMBER OF LOTS** 423
ZONING CLASSIFICATION(S) Residential Medium Density
PROPOSED USE OF LAND Single Family Subdivision

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 can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. 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 Eric Beals

DATE 8/15/2023

PRINTED NAME Eric Beals

TELEPHONE 737-304-8135

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) _____

REQUESTED VARIANCE(S) _____

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 - withdrawn & resubmitted

DATE SUBMITTED 8/15/23

CASE NUMBER FP 23.05

DATE APPLICATION IS DEEMED COMPLETE 5/31/23 (original application)

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 10/11/23

DECISION _____

CONDITIONS _____