

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, October 25, 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 October 11, 2023 meeting.
4. **SUP-23-15.** Hold a PUBLIC HEARING and consider a request by Bakers Signs & Manufacturing on behalf of Mohammed Ali Dhanani for a Specific Use Permit to allow a *High-Profile Sign* in the CHB Commercial Heavy Business District on 2.346 acres located at 1130 South Colorado Street.
5. **SUP-23-16.** Hold a PUBLIC HEARING and consider a request by Mothafar Mahmoud on behalf of Realview Development LLC for a Specific Use Permit to allow the *DF-2 Duplex Family 2 Development Type* in the RMD Residential Medium Density District in the Byrd Lockhart League Subdivision, located at 715 East Live Oak Street.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjourn.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 PM on the 19th day of October, 2023.**

**City of Lockhart  
Planning and Zoning Commission  
October 11, 2023**

**MINUTES**

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

**Members Absent:** None

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

**Visitors/Citizens Addressing the Commission:** Shiva Shankar, Domingo Martinez, Jesse Martinez, Mercedes Martines, Eric Beals

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 27, 2023, meeting.

*Commissioner Oliva moved to approve the September 27, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.*

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.

Evan Olszewski presented the staff report. He said the applicant has applied to develop a MF-2 residential development type on the subject property. It would be a 216-unit garden-style apartment complex. They are requesting the SUP for the higher density of 24 units per acre potentially allowed in RHD zoning district. He continued with the description of the surrounding properties and noted the screening that would be put in place for the complex. The site would have two access locations: the main entrance from Blackjack Street and exit only access onto Valdez Street. He mentioned staff one phone call had been received requesting general information.

Chair Ruiz opened the public hearing. Shiva Shankar with Paradise Engineers said he would answer any questions the commissioner had.

Commissioner McBride asked how many bedrooms they would offer and if they could move the dog area and children's play area to a more central location on the complex.

Mr. Shankar said they would offer 1, 2, and 3-bedroom apartments. He said they could try and locate the park and dog area to a more central location, if that was the Commission's preference.

Domingo Martinez of 1313 Blackjack Street had concerns about flooding with the new development. He stated he was against the SUP request.

Jesse Martinez of 1311 Blackjack Street stated he was concerned about traffic from the new development. He was also against the SUP request.

Mercedes Martinez of 1313 Blackjack Street stated she was concerned about flooding and increased traffic on FM 20. She also stated opposition.

Chair Ruiz closed the public hearing.

David Fowler came forward to explain how the city engineer would review the project's civil plans to ensure that no additional run off is created in the area. Mr. Shankar stated he has worked with TxDOT to design turning lanes into the development from Blackjack Street in both directions.

Mr. Olszewski said that staff recommends approval because the development meets all requirements for the requested SUP.

*Commissioner McBride moved to approve SUP-23-14 with suggested conditions that the fenced dog park, play area for children be moved to the central third of the complex and that an 8-foot fence be installed for perimeter screening. Commissioner Oliva seconded, and the motion passed with a vote of 6-0 with Commissioner Peterson abstention.*

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.

David Fowler presented the new proposed text amendments to the commissioners, stating that the text amendments are a product of the work that the Housing and Development Committee has been doing since its formation in February. Commissioners McBride and Arnice were part of the Committee. The proposed amendments were designed to improve the appearance of both single-family and multifamily development in the City. Additional requirements for multifamily design were designed to increase recreational space, require arterial street access for larger projects, and require elevators in taller buildings.

The Commissioners discussed with staff the number of options needed for those individual builders versus large developers. They Commissioners stated that two features from the new

residential design options should be enough for those builders who developed less than four lots for single-family homes. The Commission also stated they would like multifamily developments to require eight percent open space and reduce the parking to two spaces per unit instead of the 2.25 spaces per apartment unit which is currently required.

*Commissioner Oliva moved to approve the text amendments with the suggested conditions. Commissioner Haug seconded, and the motion passed with a vote of 7-0.*

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 FM 1322.

Kevin Waller presented the staff report for Seawillow Ranch Subdivision. He stated the plat would have 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 applicant proposes playscapes in both parks, which will be owned and maintained by the Homeowners' Association. TxDOT has approved the traffic analysis and recommended intersection improvements. He recommended approval of the final plat with two conditions, (1) Revision of the lot table from 414 to 415 total lots; (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.

Chair Ruiz asked if the applicant was present, they could come forward. Eric Beals with ViewPoint Engineering said he would be happy to answer any questions. Chair Ruiz asked if they were okay with the suggested conditions staff presented. Mr. Beals said yes, they would get those corrected.

*Commissioner Lingvai moved to approve FP-23-05 with staff's suggested conditions. Commissioner Arnic seconded, and the motion passed with a vote of 7-0.*

7. Discuss the date and agenda of the next meeting, including Commission request for agenda items.

Mr. Fowler said the next meeting would be October 25<sup>th</sup> with two specific use permits. After discussion regarding moving the date of the November meeting, it was decided to hold it on Wednesday, November 15<sup>th</sup>.

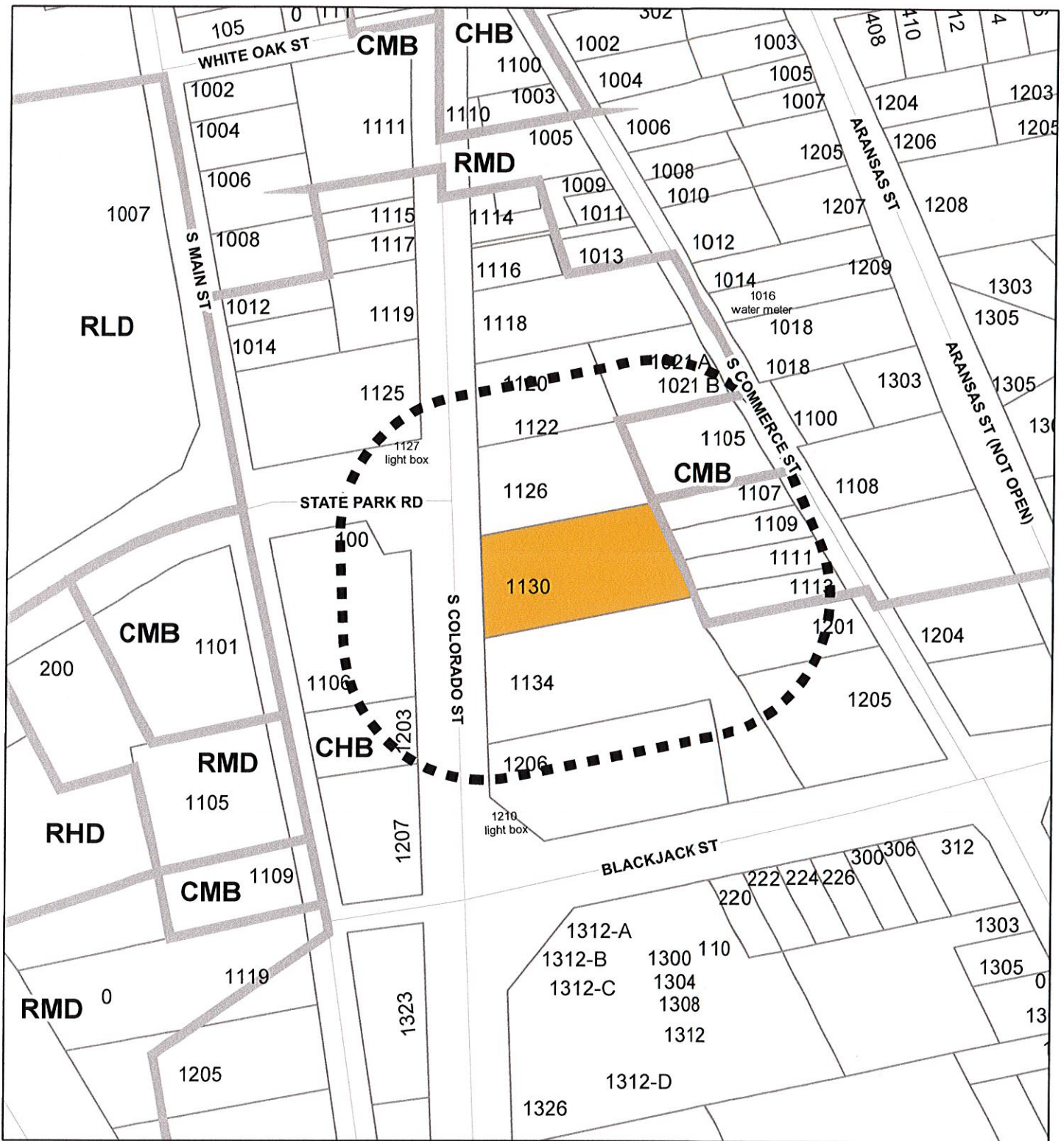
8. Adjourn.

*Commissioner Arnic moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:58 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Christine Banda, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair






**SUP-23-15**

1130 S COLORADO ST

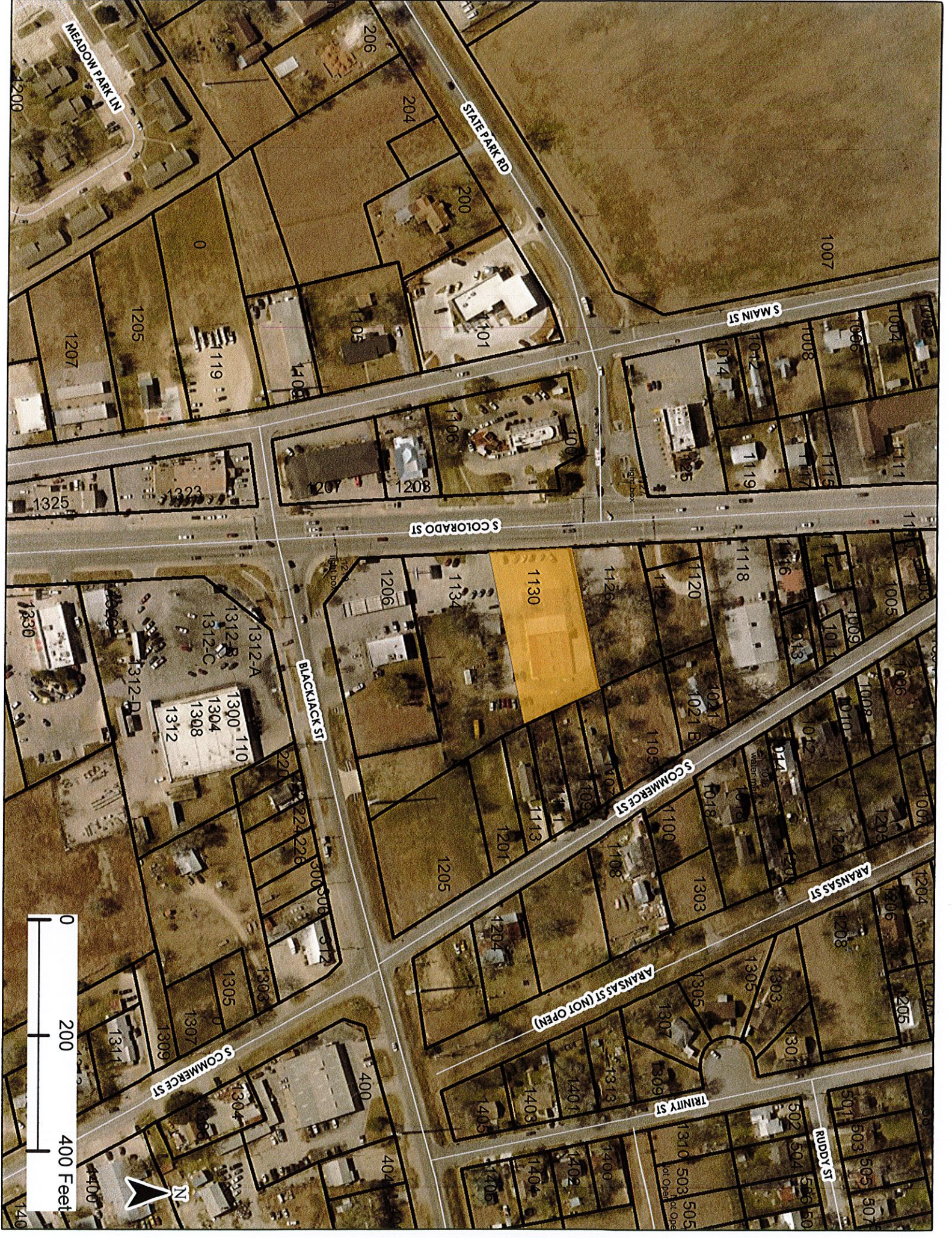
HIGH PROFILE SIGN



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'





MEADOW PARK LN

STATE PARK RD

S MAIN ST

S COLORADO ST

BLACKJACK ST

S COMMERCE ST

ARKANSAS ST

ARKANSAS ST (NOT OPEN)

TRINITY ST

RUDDY ST



Map showing residential lots with various street names and lot numbers. A yellow highlighted lot is labeled 1130. Other lot numbers include 206, 204, 200, 1007, 1205, 1207, 1208, 1209, 1206, 1134, 1130, 1126, 1120, 1118, 1116, 1115, 1114, 1113, 1111, 1109, 1108, 1107, 1106, 1105, 1104, 1103, 1102, 1101, 1100, 1099, 1098, 1097, 1096, 1095, 1094, 1093, 1092, 1091, 1090, 1089, 1088, 1087, 1086, 1085, 1084, 1083, 1082, 1081, 1080, 1079, 1078, 1077, 1076, 1075, 1074, 1073, 1072, 1071, 1070, 1069, 1068, 1067, 1066, 1065, 1064, 1063, 1062, 1061, 1060, 1059, 1058, 1057, 1056, 1055, 1054, 1053, 1052, 1051, 1050, 1049, 1048, 1047, 1046, 1045, 1044, 1043, 1042, 1041, 1040, 1039, 1038, 1037, 1036, 1035, 1034, 1033, 1032, 1031, 1030, 1029, 1028, 1027, 1026, 1025, 1024, 1023, 1022, 1021, 1020, 1019, 1018, 1017, 1016, 1015, 1014, 1013, 1012, 1011, 1010, 1009, 1008, 1007, 1006, 1005, 1004, 1003, 1002, 1001, 1000, 999, 998, 997, 996, 995, 994, 993, 992, 991, 990, 989, 988, 987, 986, 985, 984, 983, 982, 981, 980, 979, 978, 977, 976, 975, 974, 973, 972, 971, 970, 969, 968, 967, 966, 965, 964, 963, 962, 961, 960, 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## CASE SUMMARY

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STAFF CONTACT: Evan Olszewski, Planner  
REPORT DATE: October 18, 2023  
PUBLIC HEARING DATE: October 25, 2023  
APPLICANT'S REQUEST: High-Profile Sign  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-15

## BACKGROUND DATA

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APPLICANT(S): Bakers Signs & Manufacturing  
OWNER(S): Mohammed Ali Dhanani  
SITE LOCATION: 1130 South Colorado Street  
LEGAL DESCRIPTION: Jackson Family Subdivision Lot 1  
SIZE OF PROPERTY: 0.911 acres  
EXISTING USE OF PROPERTY: Restaurant, under construction  
ZONING CLASSIFICATION: CHB Commercial Heavy Business

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The Applicant proposes a high-profile sign 29' ½" high on the South Colorado Street frontage. The Applicant is required to obtain a Specific Use Permit for the sign because a sign greater than 20 feet requires a SUP in the CHB Commercial Heavy Business zoning district. The sign face will be approximately 150 square feet total on a standard double-faced structure and will be backlit by interior LEDs. The sign will feature Wendy's branding and slogan. There is a preexisting high-profile sign on the site for the closed 183 Auto Sales business, which ought to be replaced by the proposed sign.

**NEIGHBORHOOD COMPATIBILITY:** Because there was previously a similar sign on this Property for many years, the proposed sign would not represent a change in the overall appearance of the area. The closest buildings are the Whitewater Car Wash and Exxon station to the south, a Whataburger across South Colorado Street to the west, and single family residences on the opposite side of the property to the east. The property to the north is currently vacant and a Family Dollar is located on the other side of the vacant lot.

Staff reviewed the signs currently on the South Colorado Street corridor between Blackjack Street and Pin Oak Street to the north by taking approximate height measurements from 16 different high and medium profile signs on that corridor. The average height along South Colorado Street is about 22 feet. The proposed sign is taller than the 20-foot Whataburger sign across the street but it is shorter than the Family Dollar sign to the north, which is 42 feet high.

**COMPLIANCE WITH STANDARDS:** The proposed high-profile sign will comply with all standards in the sign code.

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

**STAFF RECOMMENDATION:** **Approval.**



**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 Bakers Signs & Manufacturing  
DAY-TIME TELEPHONE 936.446.1239  
E-MAIL permits@bakerssigns.com

ADDRESS 11201 FM 1485  
Conroe, TX 77306

OWNER NAME Mohammed Ali Dhanani  
DAY-TIME TELEPHONE 281.201.2794  
E-MAIL \_\_\_\_\_

ADDRESS 4415 Highway 6  
Sugar Land, TX 77478

**PROPERTY**

ADDRESS OR GENERAL LOCATION 1130 S. Colorado St. Lockhart, TX 78544

LEGAL DESCRIPTION (IF PLATTED) Jackson Family Sub lot 1

SIZE 2.346 <sup>0.911</sup> ACRE(S) ZONING CLASSIFICATION CHB

EXISTING USE OF LAND AND/OR BUILDING(S) fast food resturant

**REQUESTED SPECIFIC USE**

PROPOSED USE REQUIRING PERMIT Ground pylon High-Profile sign

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.

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,  
APPLICATION FEE OF \$ ~~601.76~~ <sup>386.65</sup> 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 Sandy Gourelas

DATE 10/2/2023

**OFFICE USE ONLY**

ACCEPTED BY Erin Olszewski

RECEIPT NUMBER 01251083

DATE SUBMITTED 10/19/2023

CASE NUMBER SUP - 28 - 15

DATE NOTICES MAILED 10/19/2023

DATE NOTICE PUBLISHED 10/12/2023

PLANNING AND ZONING COMMISSION MEETING DATE 10-25-2023

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City of Lockhart  
Permitting/Development Services  
308 W. San Antonio St.  
Lockhart, Texas 78644

Re: Letter of Authorization

To Whom it May Concern:

Please let this letter serve as notice that I, owner of 1130 S. Colorado Street in Lockhart, Texas, provide authorization to Baker Signs to obtain permits for signage at this site location.

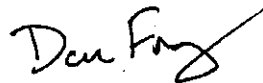
Regards,

REG Lockhart Retail 183, Ltd.

By: DJF Management GP, LLC

A handwritten signature in black ink, appearing to read "Dan Foy", written over a horizontal line.

Manager

A second handwritten signature in black ink, appearing to read "Dan Foy".



Characteristics of proposed use for Specific use permit application:

Sign Dimensions:

The proposed sign will have a height of 29'-6", exceeding standard code regulations by 9'. The sign will be located 18' from the property line at Highway 183.

Design and Appearance:

The sign will feature Wendy's corporate branding, including the iconic Wendy's logo, color scheme, and font style, ensuring it aligns with the restaurant's visual identity. The design will be aesthetically pleasing and in harmony with the surrounding environment maintaining the overall aesthetics of the area.

Illumination:

The sign will be illuminated using energy-efficient LED lighting, which will comply with local light pollution ordinances and ensure visibility during both daytime and nighttime. The illumination will be controlled with a sensor to minimize energy consumption and light spillage.

Sign Purpose:

The larger pylon sign is essential for enhancing the visibility of Wendy's restaurant from a distance, helping customers locate the establishment easily, and thereby promoting business growth. The sign will primarily serve an informational and wayfinding purpose, guiding customers to the restaurant's entrance.

Compliance with local regulations:

We are committed to working closely with local authorities to ensure that the proposed pylon sign complies with all relevant zoning and signage regulations. Any necessary adjustments will be made to adhere to setback requirements and any other regulations as deemed necessary.

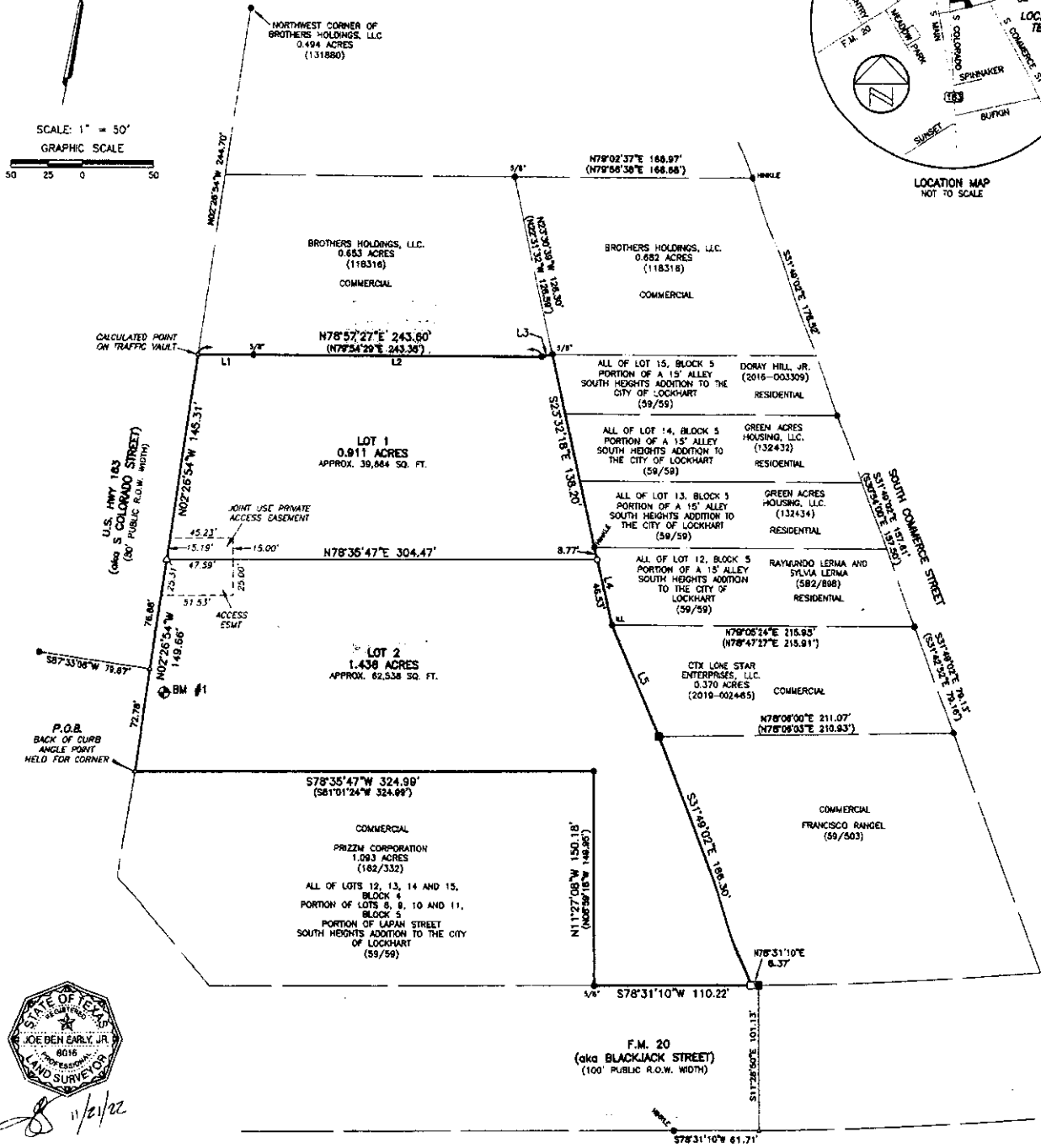
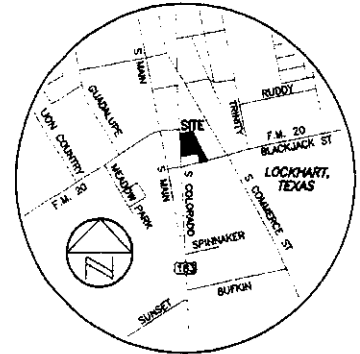
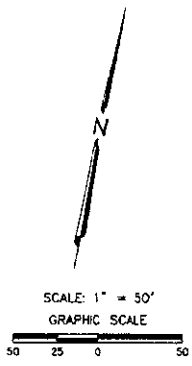
Community benefits:

The larger pylon sign will benefit the local community by attracting customers to our establishment, creating revenue and additional employment opportunities. It will also enhance safety by providing better visibility, reducing the likelihood of traffic accidents or confusion to the entrance for drivers.

The proposed pylon sign for Wendy's has been carefully designed and intended to benefit both the business and the local community. We believe that the granting of a specific use permit for this signage will be in the public interest and enhance the overall aesthetics and visibility area.

# JACKSON FAMILY SUBDIVISION

A REPEAT OF PART OF LOTS 15, 16, 17, 18, 19, AND 20, BLOCK 4, ALL OF LOTS 3, 4, 5, 6, 7, BLOCK 5 AND PART OF LOTS 8, 9, 10 AND 11, BLOCK 5, A PART OF VACATED ALLEYS AND A PART OF VACATED LAPAN STREET, SOUTH HEIGHTS ADDITION TO THE CITY OF LOCKHART, AS RECORDED IN VOLUME 59, PAGE 59 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS.



11/21/22

LINE	BEARING	DISTANCE	(RECORD)
L1	N78°57'27"E	39.80'	(N87°00'00"E 39.82')
L2	N78°57'27"E	203.79'	
L3	N65°41'50"E	7.49'	(N79°03'07"E 7.43')
L4	S23°57'38"E	55.30'	(S22°50'38"E 55.12')
L5	S34°02'44"E	84.35'	(S34°18'53"E 83.37')

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - <sup>#</sup> 1/2" REBAR WITH "HINKLE" CAP FOUND
  - <sup>4</sup> 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
  - 4" X 4" CONCRETE MONUMENT FOUND
  - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
  - △ WAG NAIL WITH "EARLY BOUNDARY" WASHER SET IN CONCRETE
  - CONCRETE MONUMENT TO BE SET
  - ▲ CALCULATED POINT
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - ( ) RECORD INFORMATION

**LOT SUMMARY TABLE:**

RESIDENTIAL:	0 LOTS
NONRESIDENTIAL:	2 LOTS (2,346 ACRES)
PARK:	0 LOTS
STORMWATER DETENTION:	0 LOTS

**BENCHMARK INFORMATION:**

BM #1: WAG NAIL WITH WASHER SET ALONG THE EDGE OF A CONCRETE PARKING LOT NEAR AN UNPAVED AREA APPROX. 61' NORTHEAST OF A POWER POLE LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AND APPROX. 26' SOUTHEAST OF A STORM SEWER MANHOLE LOCATED ALONG THE EAST SIDE OF S COLORADO STREET.

ELEVATION = 534.33'  
VERTICAL DATUM: NAVD 88 (GEOID 128)

PROJECT NO.: 1008-023  
DRAWING NO.: 1008-023-PL1  
PLOT DATE: 11/21/22  
PLOT SCALE: 1" = 100'  
DRAWN BY: MAW & JBE  
SHEET 1 OF 2

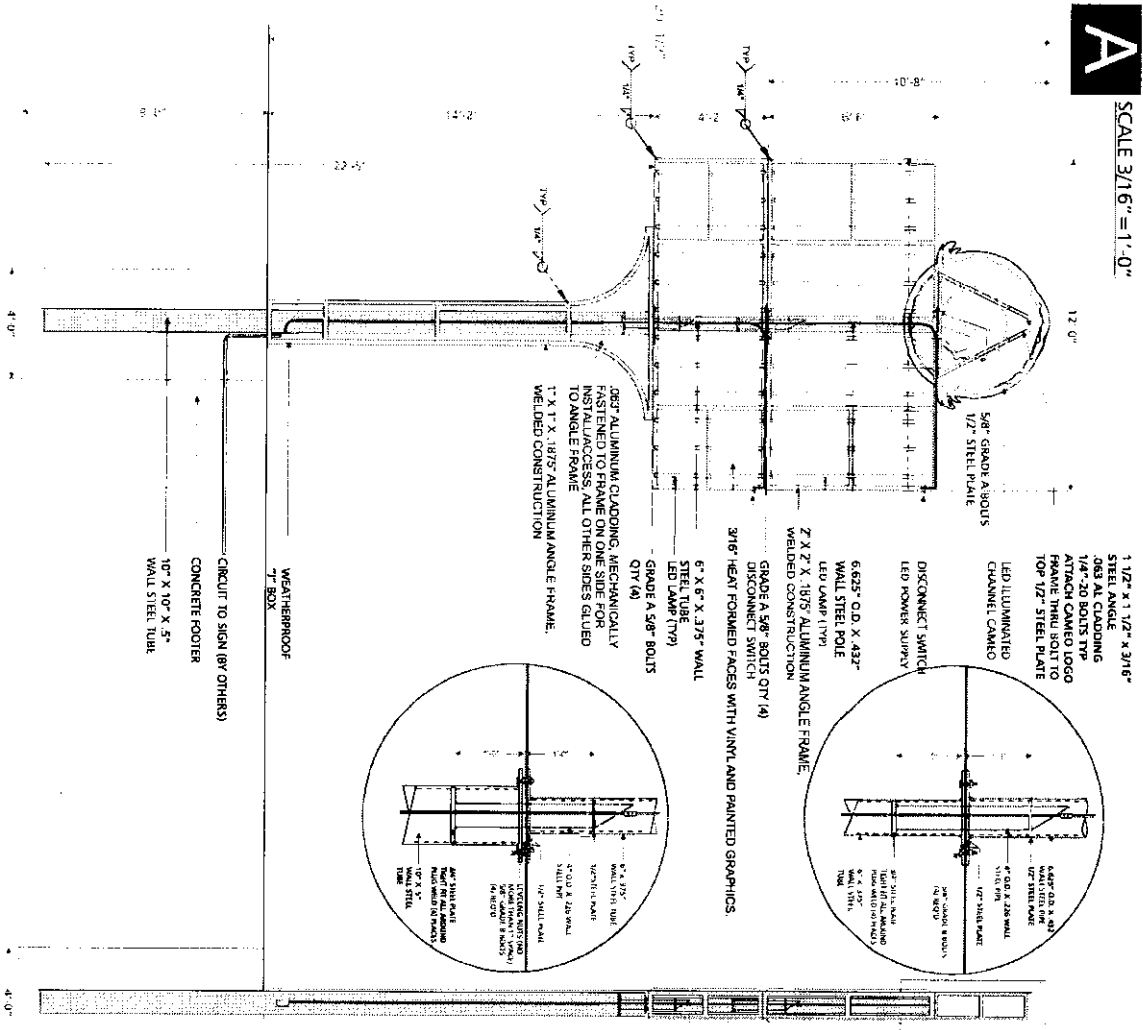
**EARLY LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-5631  
TBPELS FIRM NO. 10194487



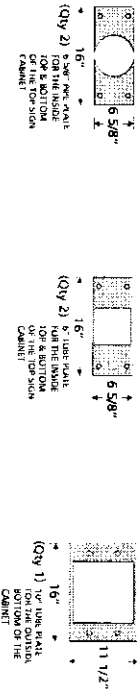


SCALE 3/16" = 1'-0"



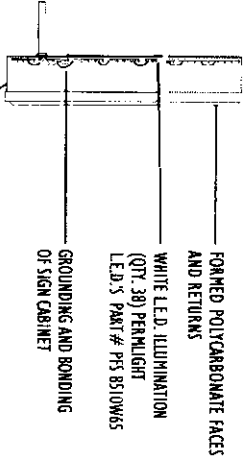
**1/2" THICK STEEL MOUNTING PLATES**

SCALE 1/2" = 1'-0"



**CAMEO SIDE DETAIL**

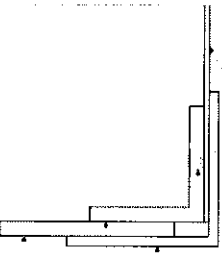
SCALE IS NTS



- FORMED POLYCARBONATE FACES AND RETURNS
- WHITE LED ILLUMINATION (QTY. 38) PER INCH LED'S PART # PFS 8510W65
- GROUNDING AND BONDING OF SIGN CABINET
- .040" ALUMINUM SIDES AND BACKS

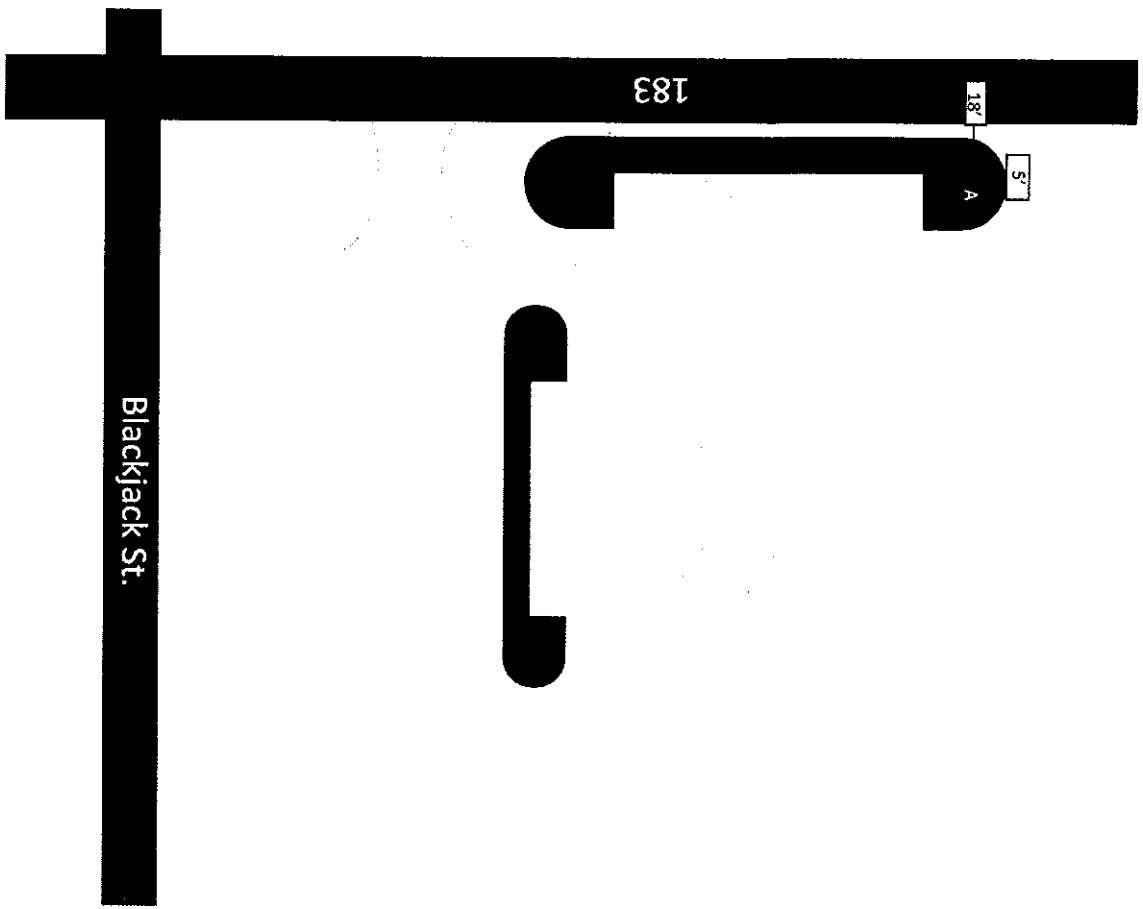
**RETAINER DETAIL**

SCALE IS NTS



- .063" ALUMINUM CLADDING GLUED TO ANGLE FRAME
- #10 COUNTERSUNK SCREWS
- 2" x 2" x .125" ALUMINUM ANGLE RETAINER
- 1.5" x 1.5" x .1875" ALUMINUM ANGLE FRAME
- 3/16" WHITE ACRYLIC FACE

Wendy's  
1130 S. Colorado



Proposed signage



LEOS are 18' from property line adjacent to Hwy 183 and 5' from property line north of sign.



# A

## Pylon

Scale is 1/2" = 1'

Scope of Work:

Provide and install (1) dual internally illuminated pylon sign. Pylon to be aluminum construction with aluminum cladding. Faces to be 3/16" poly faces with second surface painted and vinyl graphics.

### ELECTRICAL

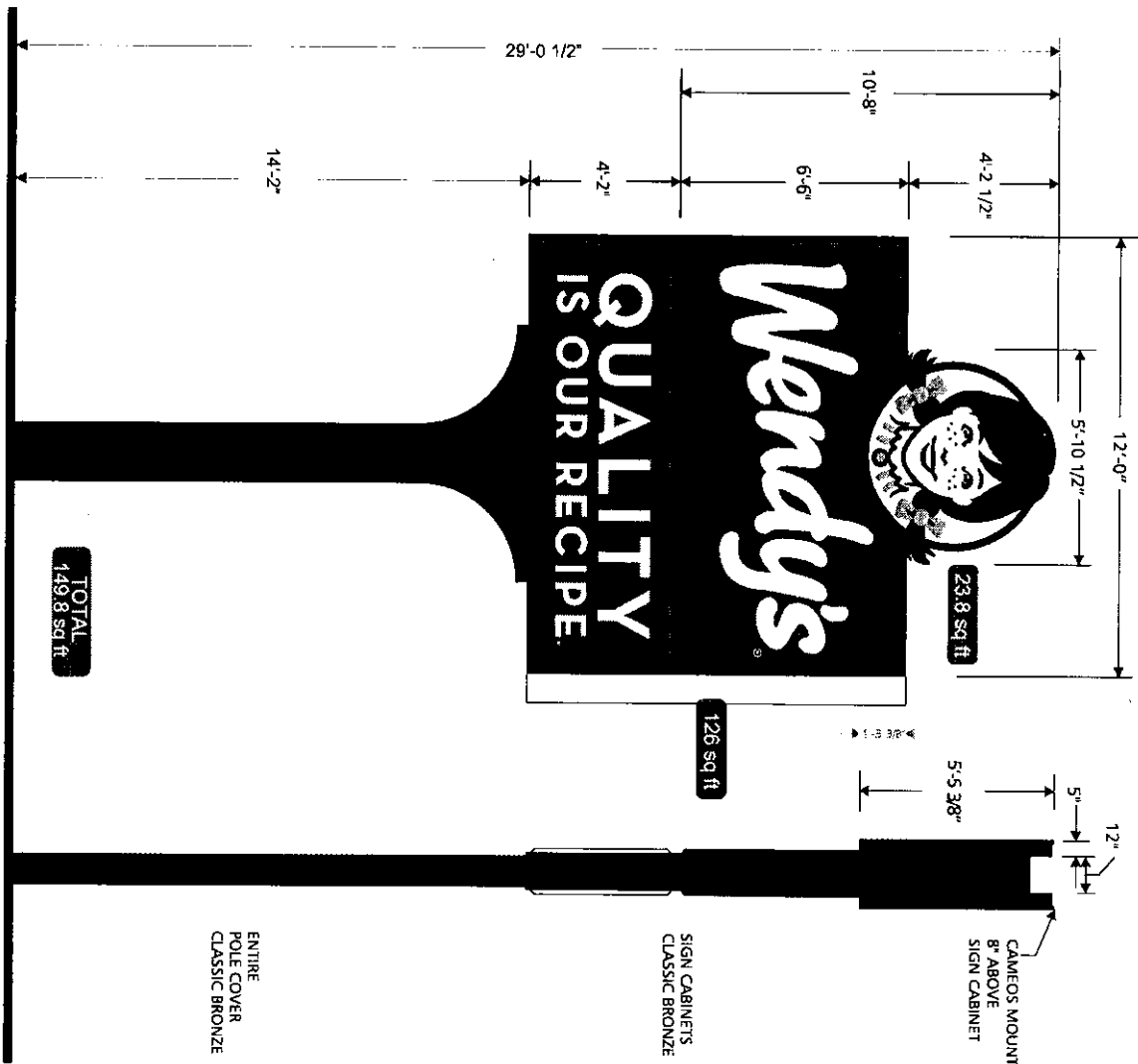
(25) POWER SUPPLY @ 0.69 AMPS  
TOTAL AMPS: 24.37 AMPS  
SIGN REQUIRES (1) 120V/30AMP CIRCUIT

### DESIGN CRITERIA:

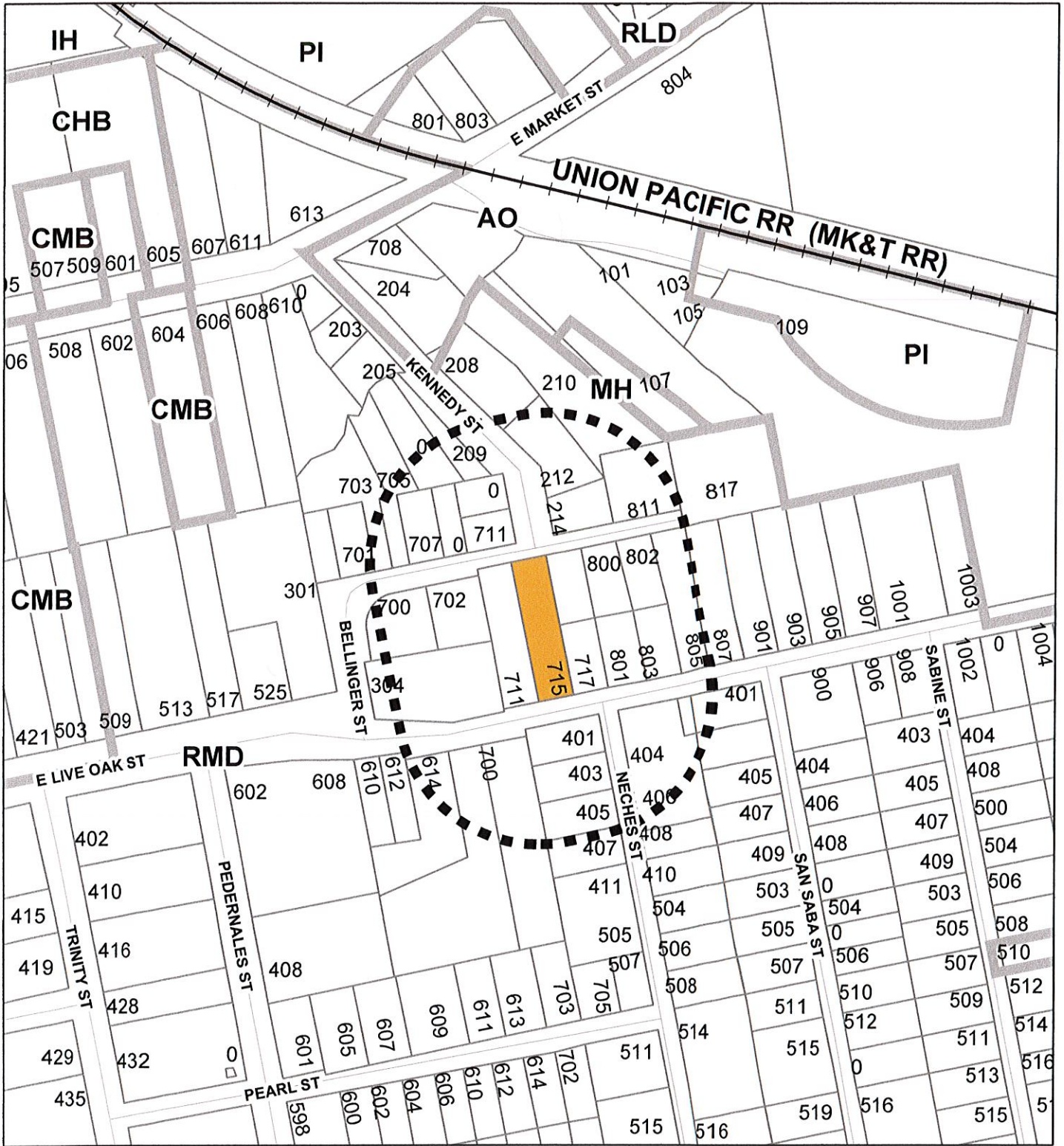
120 MPH WIND LOAD  
SOIL COMPACTNESS = 2,000 PSF  
CONCRETE FOUNDATION - 3,000 PSI - 5 BAG, 28 DAY MIN.

ALL WORKING WEIGHTS ARE 2015 SPECIFICATIONS, SIGN TO BE WELDED TO A STANDARD  
LIMITED WARRANTY: THE CONTRACTOR'S WARRANTY SHALL BE LIMITED TO THE WORKMANSHIP OF THE CONTRACTOR AND SHALL NOT COVER THE MATERIALS OR THE DESIGN OF THE SIGN. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE SIGN OR THE STRUCTURE TO WHICH THE SIGN IS ATTACHED.  
E122574

Project Name: Wendy's  
Location: 1130 S Colorado St, Lockheart  
Date: 09.25.23 Revision: 00 WQ#: 91354



PG. 2	Qty: 1
diff	
<b>COLORS</b>	
<input type="checkbox"/>	CLASSIC BRONZE
<input type="checkbox"/>	WHITE
<input type="checkbox"/>	PAV 565 RED/HAIR
<input type="checkbox"/>	PAV 201 BURGUNDY/MAA
<input type="checkbox"/>	PAV 359 BLUE
<input type="checkbox"/>	PAV 598 PINK
<input type="checkbox"/>	PAV 439 BROWN



**SUP-23-16**

715 E LIVE OAK ST

DF-2 RESIDENTIAL DEVELOPMENT TYPE



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 200'





0 200 400 Feet





## CASE SUMMARY

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STAFF CONTACT: Evan Olszewski, Planner  
REPORT DATE: October 18, 2023  
PUBLIC HEARING DATE: October 25, 2023  
APPLICANT'S REQUEST: DF-2 Residential Development Type  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-23-16

## BACKGROUND DATA

---

APPLICANT(S): Mothafar Mahmoud  
OWNER(S): Realview Development LLC  
SITE LOCATION: 715 East Live Oak Street  
LEGAL DESCRIPTION: Metes and Bounds  
SIZE OF PROPERTY: 0.229 acres  
EXISTING USE OF PROPERTY: Vacant land  
ZONING CLASSIFICATION: RMD Residential Medium Density

## ANALYSIS OF ISSUES

---

**CHARACTERISTICS OF PROPOSED USE:** The subject property is zoned RMD Residential Medium Density and fronts on both East Live Oak Street to the south and Sycamore Street to the north. The property's street frontages are 50 feet wide and the lot measures 200 feet deep. The Applicant requests a Specific Use Permit for the DF-2 development type to allow for the construction of two approximately 1,600 square foot housing units attached by a breezeway. The Specific Use Permit for the DF-2 development type is required for the proposed project because the lot dimensions are smaller than the minimums for the DF-1 development type, which is permitted by right in RMD.

The Applicant proposes two attached 4-bedroom units which are connected by a breezeway. Both units have a driveway with separate entries on Sycamore Street and East Live Oak Street. Each unit includes a garage and driveway with enough space for the three required parking spaces.

**NEIGHBORHOOD COMPATIBILITY:** The Property is surrounded by a neighborhood zoned RMD Residential Medium Density. The properties immediately west and east are single family homes. Kennedy Street abuts the Property to the north and single family homes and the St. Marks United Methodist Church are built to the south and southwest. The proposed development is on a lot that extends through the entire block. The development is compatible with the surrounding properties in appearance because each unit will front on a different street. From East Live Oak Street and Sycamore Street the development will look like a single family home.

**CONNECTIVITY:** The Thoroughfare Plan shows a hike/bike trail to the northeast of the property along Larremore Street. The City Park is currently a half-mile walk from the property, which will be improved to a one-quarter mile walk by the future expansion of the trail system. Additionally, Lions Park is located one-quarter mile to the southwest of the property. The nearest grocery store, HEB, is located about one-half mile away, across North Colorado Street.

COMPLIANCE WITH STANDARDS: The proposed development meets the requirements of the code. The Land Use Plan shows that this property is intended for medium density residential development. The property's zoning and future land use designations match the proposed use. The proposed 4-bedroom units will require 3 parking spaces each. The proposed design includes two driveway spaces and one garage space per unit.

ADEQUACY OF INFRASTRUCTURE: A two-inch water line on Sycamore Street connects to the six-inch water line on nearby Kennedy Street. Additionally, an eight-inch water line is proposed along East Live Oak Street in the Water/Wastewater CIP. Six-inch wastewater lines reach the site from both Sycamore and East Live Oak Street.

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

STAFF RECOMMENDATION: ***Approval.***



# 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 Mothafar Mahmoud

ADDRESS 6103 Gun Bow court

DAY-TIME TELEPHONE 512 789 7979

Austin Texas 78746

E-MAIL samym56@aol.com

OWNER NAME Realview Development LLC

ADDRESS 6103 Gun Bow court

DAY-TIME TELEPHONE 512 789 7979

Austin Texas 78746 27-580

E-MAIL samym56@aol.com

## PROPERTY

ADDRESS OR GENERAL LOCATION 715 E Live Oak street Lockhart Texas 78644

LEGAL DESCRIPTION (IF PLATTED) 0.23 acre tract Byrd Lockhart League Lockhart Texas

SIZE 0.23 0.229 ACRE(S) ZONING CLASSIFICATION Medium density single family RMD

EXISTING USE OF LAND AND/OR BUILDING(S) Empty lot

## REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Attached by breeze way duplex DF-2 development type

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 attached by breeze way units, approximately 1600 sf for each unit with two different addresses. Each unit is comprised of four bedrooms, living room, kitchen, laundry and two bathrooms including covered garage and porches.

**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, APPLICATION FEE OF \$ 284.50 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 Methy No

DATE 10/03/23

**OFFICE USE ONLY**

ACCEPTED BY Evan Olszewski

RECEIPT NUMBER 01251107

DATE SUBMITTED 10/4/2023

CASE NUMBER SUP - 23 - 16

DATE NOTICES MAILED 10/19/2023

DATE NOTICE PUBLISHED 10/12/2023

PLANNING AND ZONING COMMISSION MEETING DATE 10/25/2023

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

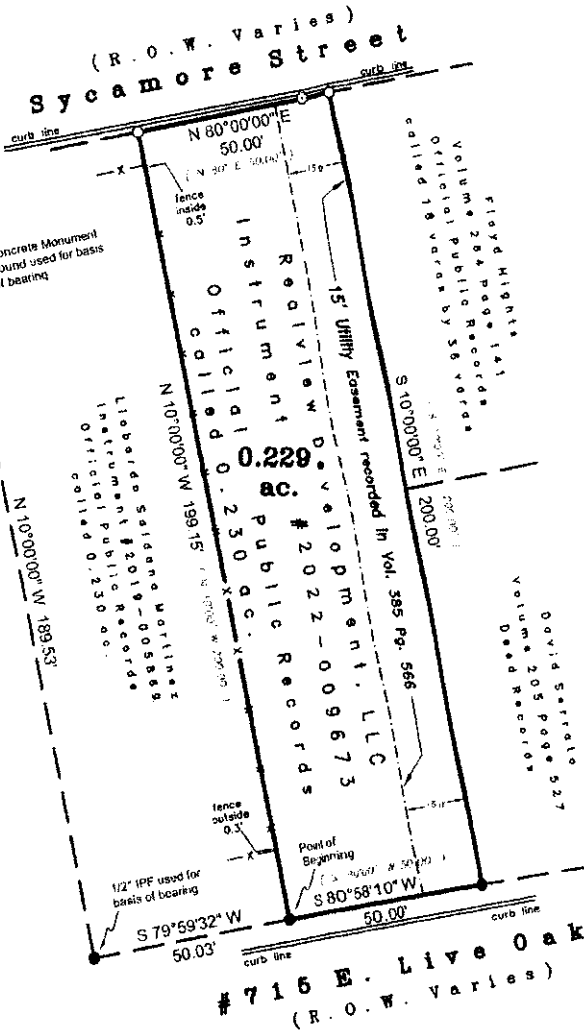
# City of Lockhart Caldwell County, Texas

## Byrd Lockhart Survey A-17



Scale 1"=30'

911 ADDRESS: 715 E. Live Oak  
Lockhart, Texas 78644



**General Notes**

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREAT NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0120E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain WARNING: This Flood Statement, as Determined by a H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

**SURVEY DRAWING**

Showing a 0.229 acre tract of land out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on September 6, 2023, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user

**LEGEND**

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ⊙ WATER VALVE
- ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- UNLESS OTHERWISE NOTED

Field Book: d.s.	Drawn By: JH LH
Job No: 20232491	Drawing: 20232491.dwg
Date: September 2023	Word Date: Begin 09012023
Surveyed By: JH JOB	Autocad Date: Begin 09012023

### HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00





All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being also a part of the Byrd Lockhart Survey A-17 and being also all of a tract of land called 0.230 acres and conveyed to Realview Development, LLC by deed recorded in Instrument #2022-009673 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron pin found in the SW corner of the above mentioned Realview 0.230 acre tract and in the North line of E. Live Oak and in the apparent SE corner of a tract of land called 0.230 acres and conveyed to Liobardo Saldanan Martinez by deed recorded in Instrument #2019-005869 of the said Official Public Records for the SW corner this tract and from which point a 1/2" iron pin found used for basis of bearing bears S 79°59'32" W 50.03 feet and from the said 1/2" iron pin found a concrete monument found used for basis of bearing bears N 10°00'00" W 189.53 feet.

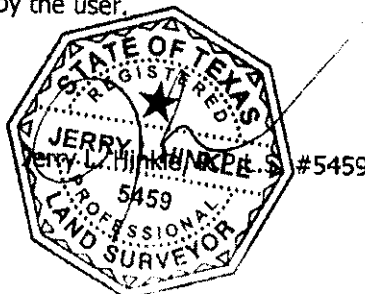
**THENCE N 10°00'00" W** with the West line of the said Realview 0.230 acre tract and the apparent East line of the above mentioned Martinez 0.230 acre tract **199.15 feet** to a capped 1/2" iron pion set stamped HINKLE SURVEYORS in the NW corner of the said Realview 0.230 acre tract and the apparent NE corner of the said Martinez 0.230 acre tract and the South line of Sycamore Street for the NW corner this tract.

**THENCE N 80°00'00" E** with the North line of the said Realview 0.230 acre tract and the South line of Sycamore Street **50.00 feet** to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the NE corner of the said Realview 0.230 acre tract and the apparent NW corner of a tract of land conveyed to Floyd Hights by deed recorded in Volume 264 Page 141 of the said Official Public Records for the NE corner this tract.

**THENCE S 10°00'00" E** with the East line of the said Realview 0.230 acre tract and the apparent West line of the above mentioned Hights tract and the apparent West line of a tract of land conveyed to David Serrato by deed recorded in Volume 205 Page 527 of the Deed Records of Caldwell County, Texas **200.00 feet** to a 1/2" iron pin found in the SE corner of the said Realview 0.230 acre tract and in the apparent SW corner of the above mentioned Serrato tract and the North line of E. Live Oak for the SE corner this tract.

**THENCE S 80°58'10" W** with the North line of E. Live Oak and the South line of the said Realview 0.230 acre tract **50.00 feet** to the place of beginning containing **0.229 acres** of land more or less.

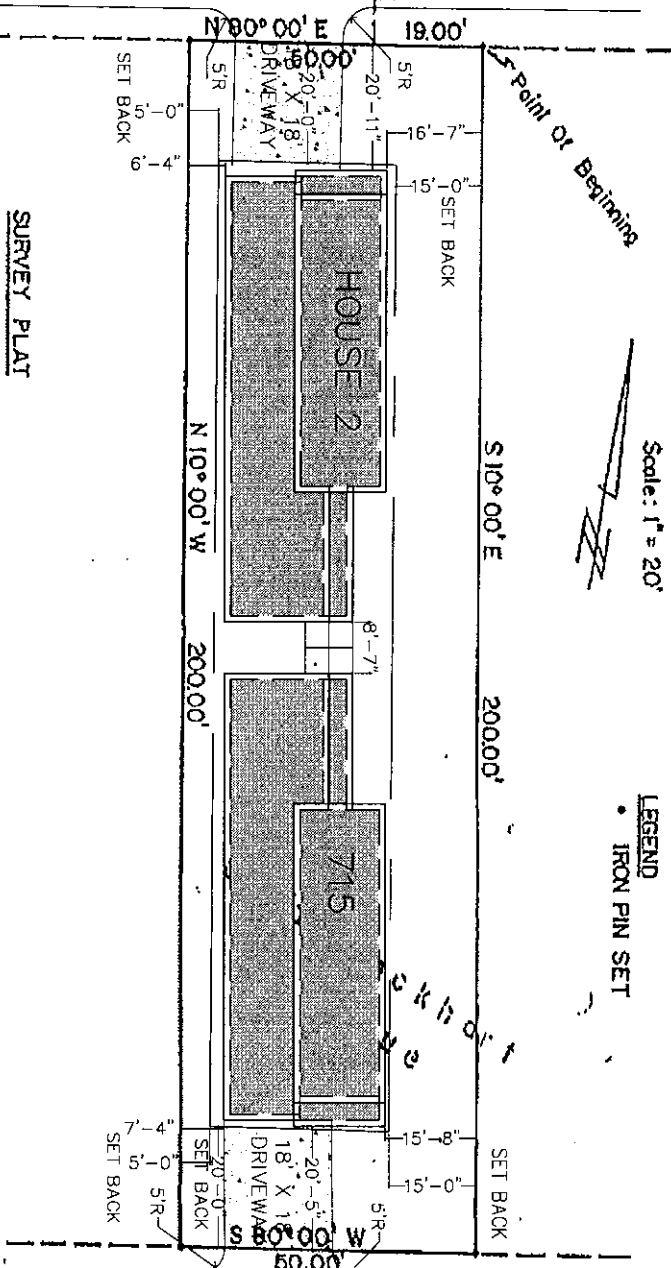
I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on August 29, 2023. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.





SYCAMORE STREET

KENNEDY STREET



Scale: 1" = 20'

LEGEND  
• IRON PIN SET

**SURVEY PLAT**  
OF A 0.230 ACRE TRACT OF LAND OUT OF BYRD LOCKHART LEAGUE IN THE CITY OF LOCKHART, CALDWELL COUNTY TEXAS, BEING THE SAME TRACT CONVEYED TO BENEDICTO MEZA BY MIGUEL MEZA AND WIFE JULIA MEZA BY DEED RECORDED IN VOLUME 81, PAGE 191 OF THE CALDWELL COUNTY DEED RECORDS SURVEYED UNDER THE SUPERVISION OF  
*Paul S. Boedecker*  
PAUL S. BOEDECKER  
DATE *10/10/10*

**HUNTER ASSOCIATES, INC**  
ENGINEERS/PLANNERS/SURVEYORS  
0.230 ACRE TRACT  
BYRD LOCKHART LEAGUE  
LOCKHART, TEXAS

LIVE OAK STREET

**EXHIBIT A**  
Pg. 2 of 2

P1

PLOT PLAN  
715 LIVE OAK  
LOCKHART, TEXAS 78644

No. \_\_\_\_\_  
Date \_\_\_\_\_  
Scale: 1"=20'  
DATE: 05/25/12

MAP BUILDERS LLC  
715 LIVE OAK  
LOCKHART, TEXAS 78644  
PHONE: 512-905-2630

Map Builders LLC is not responsible for any errors or omissions in this plat. The user of this plat is advised to verify all information contained herein with the appropriate authorities. The user of this plat is advised to verify all information contained herein with the appropriate authorities. The user of this plat is advised to verify all information contained herein with the appropriate authorities.





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 BOX 1138  
 ARLING, TX 79640  
 TEL: (817) 585 1635

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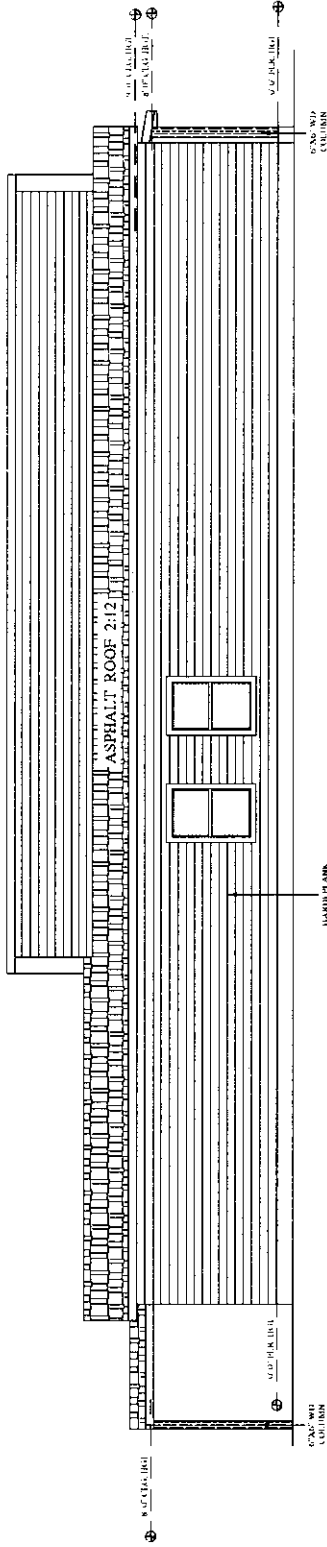
TX CAD  
 1111  
 KYLE, TX  
 512 585 1635

Revisions  
 No. Date  
 No. Date  
 ISSUE DATE: 08/16/23

CHECK BY:  
 TxCad  
 DRAWN BY:  
 TxCad

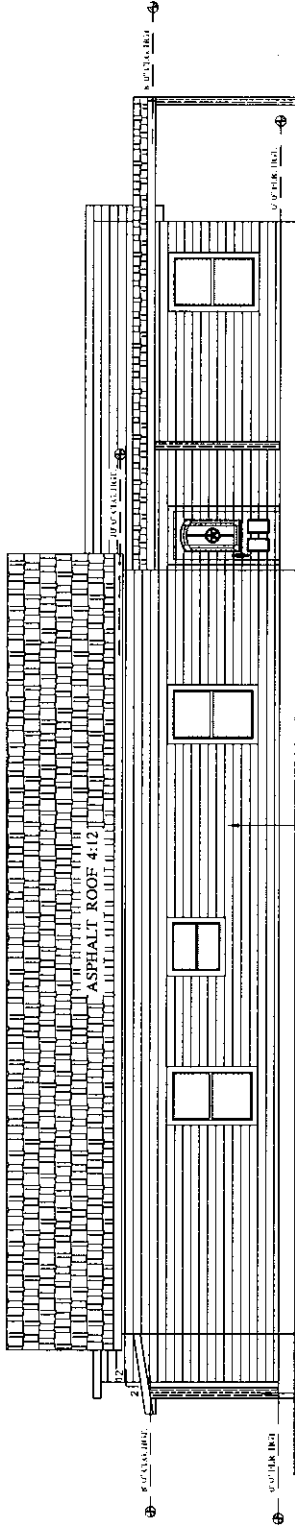
ELEVATIONS PLAN  
 2222  
 3333  
 715 LIVE OAK

A2



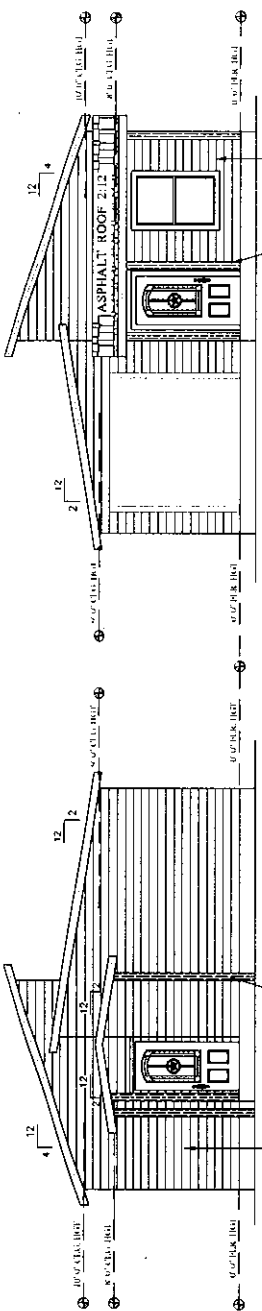
**LEFT ELEVATION**

SCALE: 3/16" = 1'-0"



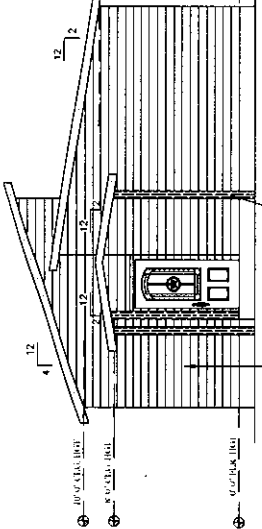
**RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"



**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**REAR ELEVATION**

SCALE: 3/16" = 1'-0"



**TEXAS CAD DESIGNERS**  
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 No. \_\_\_\_\_ Date: \_\_\_\_\_  
 No. \_\_\_\_\_ Date: \_\_\_\_\_  
 ISSUE DATE: 08/18/23

CHECK BY:  
 TACOD  
 DRAWN BY:  
 TACOD

FLOOR PLAN  
 2222  
 3333  
 715 LIVE OAK

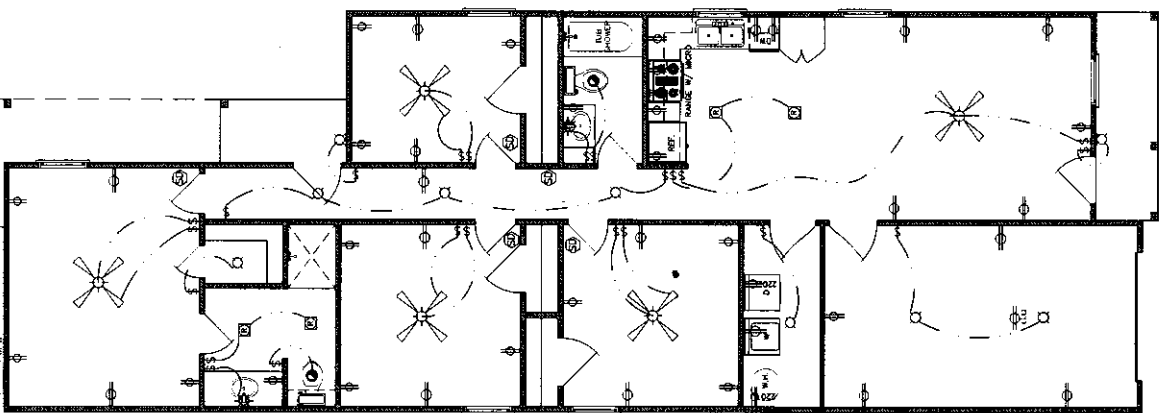
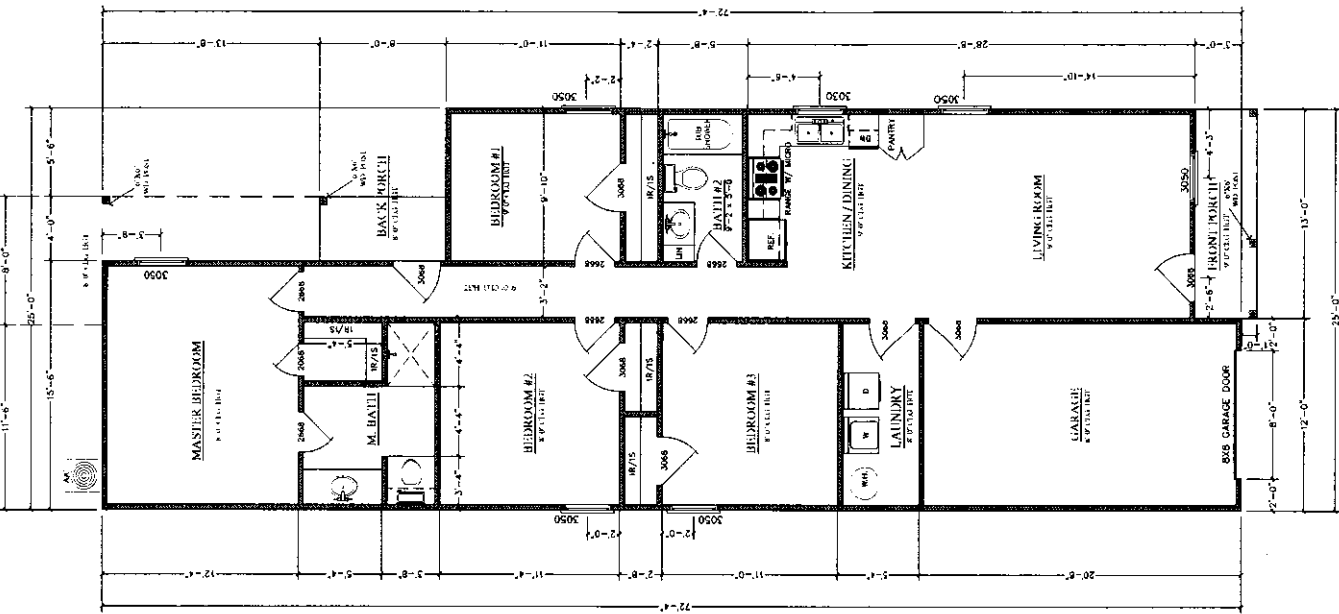
A1

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SQUARE FOOTAGE:	
LIVING ROOM	1320 SF
KITCHEN	230 SF
TOTAL	1558 SF
BACK PORCH	52 SF
FRONT PORCH	32 SF
TOTALS	1642 SF

**FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**ELECTRICAL PLAN**  
 SCALE: 3/16" = 1'-0"

**SYMBOL SCHEDULE**

[Symbol]	120V 15A Single Pole Breaker
[Symbol]	120V 20A Single Pole Breaker
[Symbol]	120V 30A Single Pole Breaker
[Symbol]	120V 40A Single Pole Breaker
[Symbol]	120V 50A Single Pole Breaker
[Symbol]	120V 60A Single Pole Breaker
[Symbol]	120V 75A Single Pole Breaker
[Symbol]	120V 100A Single Pole Breaker
[Symbol]	120V 150A Single Pole Breaker
[Symbol]	120V 200A Single Pole Breaker
[Symbol]	120V 250A Single Pole Breaker
[Symbol]	120V 300A Single Pole Breaker
[Symbol]	120V 350A Single Pole Breaker
[Symbol]	120V 400A Single Pole Breaker
[Symbol]	120V 450A Single Pole Breaker
[Symbol]	120V 500A Single Pole Breaker
[Symbol]	120V 550A Single Pole Breaker
[Symbol]	120V 600A Single Pole Breaker
[Symbol]	120V 650A Single Pole Breaker
[Symbol]	120V 700A Single Pole Breaker
[Symbol]	120V 750A Single Pole Breaker
[Symbol]	120V 800A Single Pole Breaker
[Symbol]	120V 850A Single Pole Breaker
[Symbol]	120V 900A Single Pole Breaker
[Symbol]	120V 950A Single Pole Breaker
[Symbol]	120V 1000A Single Pole Breaker
[Symbol]	120V 1050A Single Pole Breaker
[Symbol]	120V 1100A Single Pole Breaker
[Symbol]	120V 1150A Single Pole Breaker
[Symbol]	120V 1200A Single Pole Breaker
[Symbol]	120V 1250A Single Pole Breaker
[Symbol]	120V 1300A Single Pole Breaker
[Symbol]	120V 1350A Single Pole Breaker
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Revisions  
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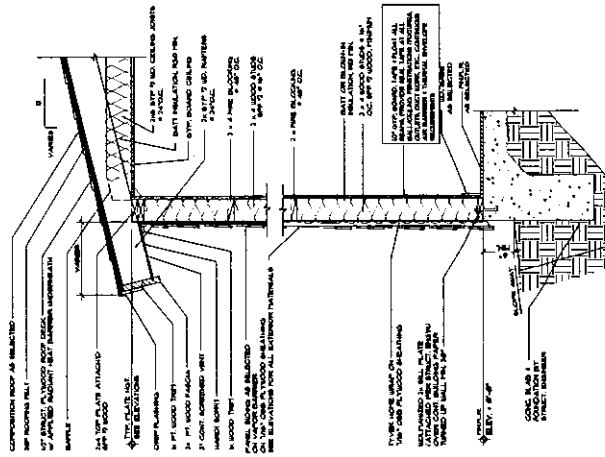
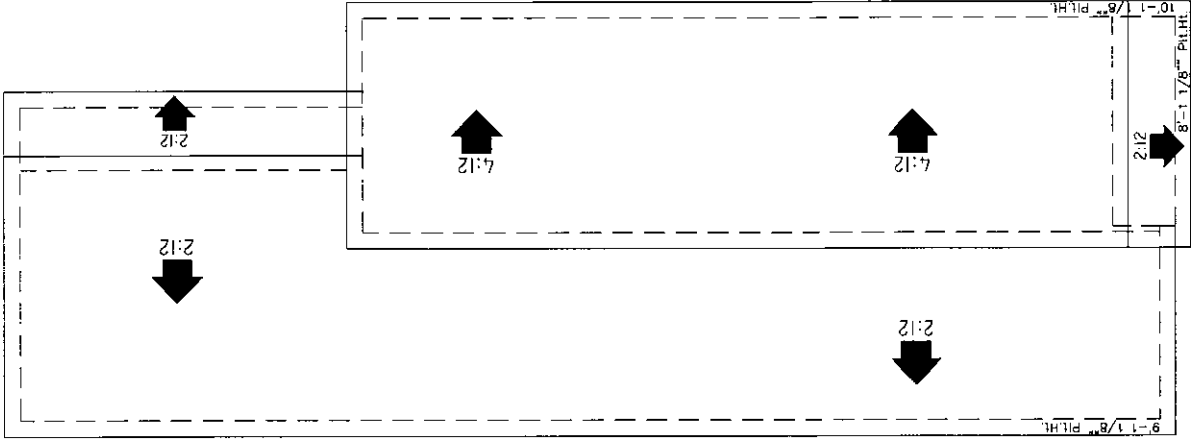
ROOF PLAN  
3333  
2222  
715 LIVE OAK

A3

NOTE: ALL ROOF-OVER  
HANG IS - 1"0"

ROOF PLAN

SCALE: 3/16" = 1'-0"



TYP. WALL SECTION  
SCALE: N.T.S.