

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, January 10, 2024
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 December 13, 2023 meeting.
4. **SUP-23-18.** Hold a PUBLIC HEARING and consider a request by Sandra Gomez of CTX Lone Star Enterprises, LLC for a **Specific Use Permit** to allow a *Bar* as a use on 0.37 acres in the James George League, Abstract No. 9, zoned CHB Commercial Heavy Business District located at 1201 South Commerce Street.
5. **SUP-23-19.** Hold a PUBLIC HEARING and consider a request by Lauren Siegel of The Judge's House, LLC for a **Specific Use Permit** to allow a *Lodging House or Boarding House* and *Special Events Center* as a use on 0.925 acres in the Arnette McDaniels Subdivision, Block 1, Lot 1, zoned RMD Residential Medium Density District located at 703 West San Antonio Street (SH 142).
6. **SUP-24-01.** Hold a PUBLIC HEARING and consider a request by Ivan Tristan for a **Specific Use Permit** to allow an *Accessory Dwelling Unit (General Type)* on Lot 6, Block 4, Lipscomb's Subdivision, consisting of 0.183 acres zoned RMD Residential Medium Density District and located at 817 Fir Lane.
7. **ZC-23-10.** Hold a PUBLIC HEARING and consider a request by Paul Ginsberg for a **Zoning Change** from *RLD Residential Light Density District* to *RMD Residential Medium Density District* on a total of 0.371 acres in the Byrd Lockhart League, Abstract No. 17, located at 1107 and 1109 North Commerce Street.
8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
9. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 PM on the 3rd day of January 2024.

**City of Lockhart
Planning and Zoning Commission
December 13, 2023**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Evan Olszewski, Christine Banda

Visitors/Citizens Addressing the Commission: Scott Wuest

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the November 14, 2023, meeting.

Commissioner Haug moved to approve the November 14, 2023, minutes. Commissioner McBride seconded, and the motion passed by a vote of 7-0.

4. ZC-23-08. Hold a PUBLIC HEARING and consider a 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 2.102 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 2500 West San Antonio Street (SH 142).

David Fowler presented the case. He said the applicant stated a need to expand the CHB zoning district to allow enough commercial lot depth for a major convenience store chain development. He confirmed that the zoning change request is consistent with the future land use plan. He said no opposition had been received.

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

Scott Wuest represented the project as the applicant's engineer. He agreed with what Mr. Fowler stated that the depth of the zoning district needed expansion to accommodate a proposed 7-Eleven at the subject property.

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

Mr. Fowler said that staff recommends approval.

Commissioner Arnic moved to approve ZC-23-08. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

5. Planning Director's Report.

Mr. Fowler stated that the apartment complex which the commission recently approved their sup was denied at City Council. He mentioned that the applicant will continue with their development with the allowed units by right. The comprehensive plan will continue in the new year and the steering committee should meet in late January or Early February. The Commission should see the development agreement and PDD for the proposed Red Oak Development soon. He also asked the Commission if the City should change the zoning code to no longer allow manufactured homes in the RMD district. The Commissioners said yes, he should look into removing them from that district. He will seek a consultation from the city attorney regarding how to make the change without creating any legal issues.

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

David Fowler said that their next meeting would be held on Wednesday, January 10th.

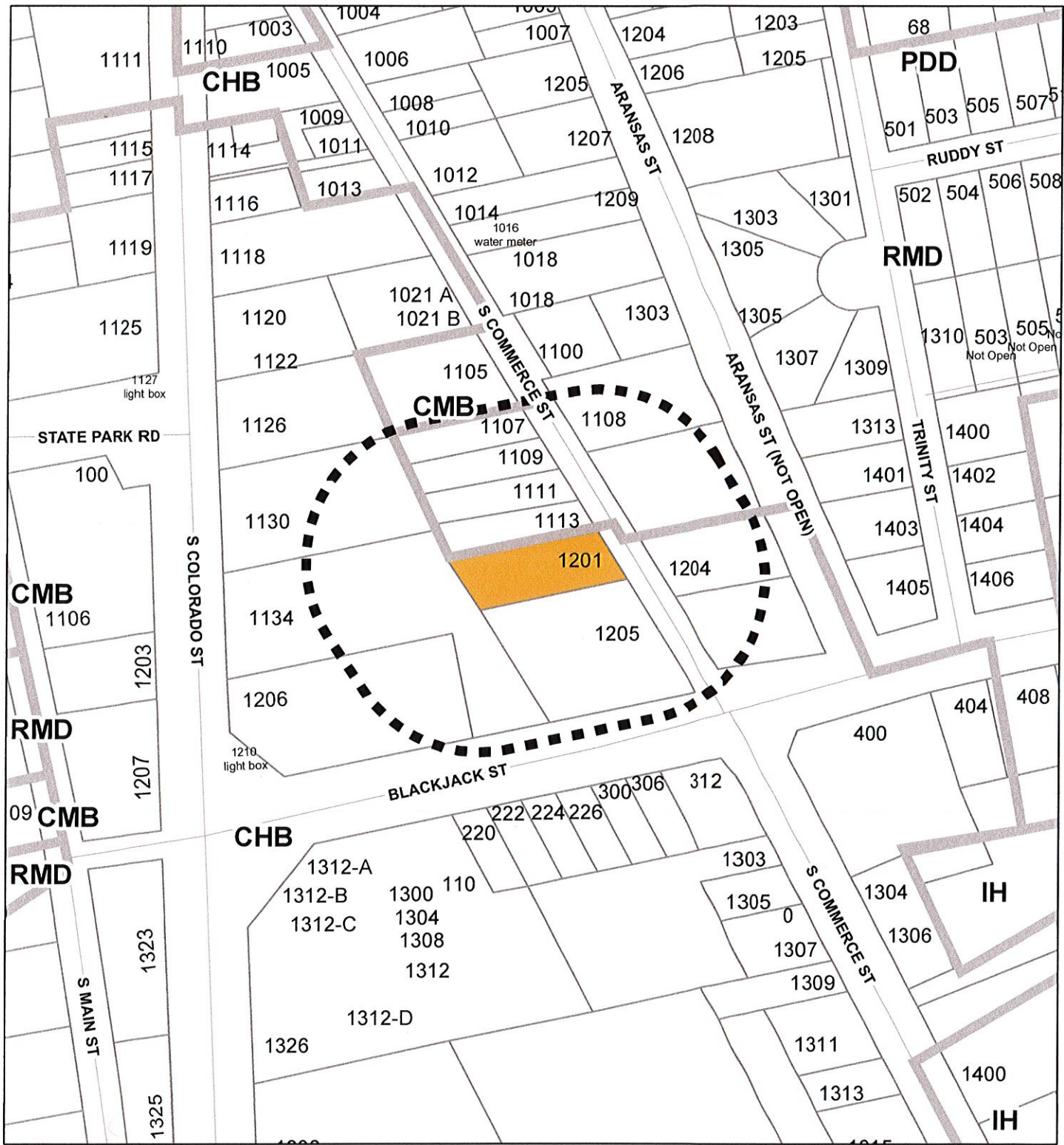
7. Adjourn.

Commissioner Lingvai moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair






SUP-23-18

1201 S COMMERCE ST

BAR



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER



CASE SUMMARY

STAFF CONTACT: Evan Olszewski, Planner

CASE NUMBER: SUP-23-18

REPORT DATE: January 3, 2024

PUBLIC HEARING DATE: January 10, 2024

APPLICANT'S REQUEST: Bar, Tavern, or Lounge

STAFF RECOMMENDATION: **Approval**, with conditions

SUGGESTED CONDITIONS: Require applicant to provide additional screening.

BACKGROUND DATA

APPLICANT(S): Sandra Gomez

OWNER(S): CTX Lone Star Enterprises, LLC

SITE LOCATION: 1201 South Commerce Street

LEGAL DESCRIPTION: James George League, Abstract No. 9

SIZE OF PROPERTY: 0.37 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: CHB Commercial Heavy Business

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The Applicant requests a Specific Use Permit for a Bar use to complement a proposed portable food court. The subject property is zoned CHB Commercial Heavy Business and is located in an area including both residential and commercial uses. The Bar use requires an SUP in the CHB district.

The Applicant submitted a site plan showing the proposed bar on the west side of the subject property. It has a footprint of approximately thirty feet by twenty-five feet and is supposed to serve both alcoholic and non-alcoholic drinks to customers of the portable food establishments. The bar is proposed to include a covered outdoor area and roll-down doors to secure the bar when not open.

NEIGHBORHOOD COMPATIBILITY: The surrounding zoning classifications are CHB to the South and West, with parcels zoned RMD Residential Medium Density to the North. To the East across South Commerce Street, there are more CHB properties bordering the RMD district. Nearby land uses are a mix of commercial and single family residential. The Future Land Use Map recommends that the subject property and the abutting RMD properties are designated for heavy commercial uses.

Lockhart's Code of Ordinances prohibits the location of bars within 300 feet of churches or public or private schools. Staff found that the subject property is not within 300 feet of any church or public or private school.

The property currently abuts an occupied single family home to the north. Section 64-197(f) requires that commercial districts shall provide an opaque wall, screen, or fence between themselves and any adjacent residential use. The Applicant's site plan shows that the bar will be approximately thirty-seven feet from the residence and includes a fence. Screening is required even for the commercial uses allowed by-right and light and sound from the bar use may impact the neighbors to a greater degree, especially if the bar is open late. Staff recommends a higher screening standard to lessen the impact of the bar on the residential use to the north.

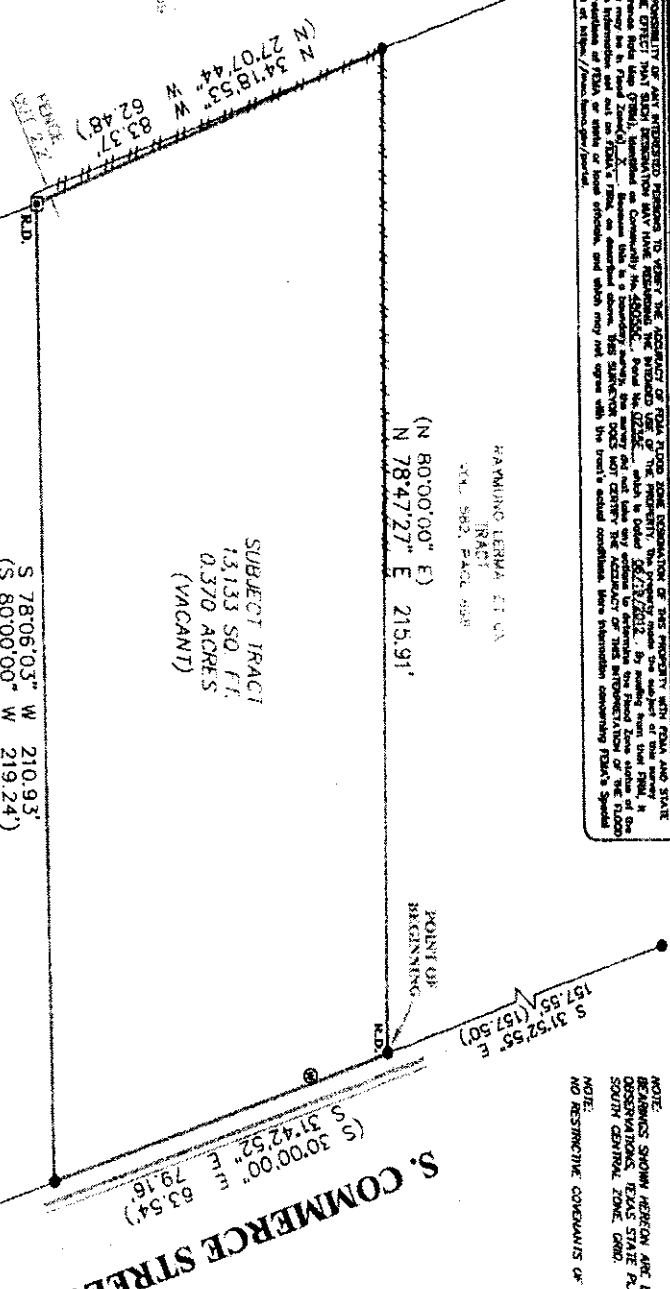
COMPLIANCE WITH STANDARDS: The subject property is approximately 16,000 square feet, which leaves ample room on site for the required four minimum parking spaces, based on the bar's proposed 750 square foot footprint. Additional parking spaces will be required if more than one employee per shift works at the bar. The Applicant's site plan shows a parking area with twelve spaces, anticipating additional parking for the proposed portable food court. The setbacks illustrated on the Applicant's site plan meet the code requirements for the CHB district.

ADEQUACY OF INFRASTRUCTURE: A four-inch water line serves the property from South Commerce Street. The wastewater infrastructure map shows that a six-inch line ends to the north of the property along South Commerce Street and a twelve-inch line runs along Blackjack Street to the south. An extension of wastewater infrastructure will be required to connect this site to the wastewater lines along Blackjack Street to the south, or the end of the line several hundred feet to the north.

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

STAFF RECOMMENDATION: **Approval, with the requirement that the applicant provides additional screening for light and sound in the form of a landscaping barrier of bushes or trees eight feet in height between the residential property to the north and the area used for the bar, outdoor seating area, and trash/dumpster facility shown on the site plan.**

FLOOD ZONE INFORMATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSON TO VERIFY THE ACCURACY OF FLOOD ZONE DESIGNATION OF THE PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE FLOOD ZONE DESIGNATION MAP OF THE PROPERTY, THE PROPERTY MAP OF THE COUNTY OF TARRANT COUNTY, TEXAS, AND THE FLOOD ZONE DESIGNATION MAP OF THE COUNTY OF TARRANT COUNTY, TEXAS. THE FLOOD ZONE DESIGNATION MAP OF THE COUNTY OF TARRANT COUNTY, TEXAS, IS A PUBLIC RECORD AND IS AVAILABLE FOR REVIEW AT THE PUBLIC RECORDS DEPARTMENT OF TARRANT COUNTY, TEXAS. THE FLOOD ZONE DESIGNATION MAP OF THE COUNTY OF TARRANT COUNTY, TEXAS, IS A PUBLIC RECORD AND IS AVAILABLE FOR REVIEW AT THE PUBLIC RECORDS DEPARTMENT OF TARRANT COUNTY, TEXAS. THE FLOOD ZONE DESIGNATION MAP OF THE COUNTY OF TARRANT COUNTY, TEXAS, IS A PUBLIC RECORD AND IS AVAILABLE FOR REVIEW AT THE PUBLIC RECORDS DEPARTMENT OF TARRANT COUNTY, TEXAS.



SCALE: 1"=30'

NOTE: REMARKS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS TAKEN STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRS.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

WESTAR
Alamo

LAND SURVEYORS, L.L.C.
P.O. BOX 1945 BOZEMAN, TEXAS 75804
PHONE (409) 372-4600 FAX (409) 372-4699

FINN REGISTRATION NO. 10111700

LEGEND

- ROAD
- RECORD INFORMATION
- WATER RIGHTS
- ROAD EVIDENCE

DRAWN BY: JIB
JOB NO. 667199

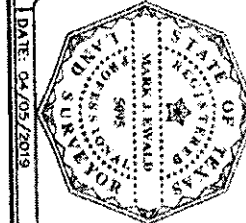
PROPERTY ADDRESS:
1201 S. COMMERCE STREET

PROPERTY DESCRIPTION:
Being 0.370 acres of land, more or less, out of the James George Survey No. 7, Abstract No. 9, in the City of Lockhart, Caldwell County, Texas, and being that same property described in a General Warranty Deed recorded in Instrument No. 141292, Official Public Records, Caldwell County, Texas, said 0.370 acres being more particularly described by metes and bounds attached hereto.

OWNER:
FRANCISCO SANCHEZ
FRANCISCO SANCHEZ
VIA SOL PRAEL, DDS

SECTION CORNER AND SANDRA CORNER ANDREW W CORNER

TITLE COMPANY: INSURANCE TITLE



MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, License No. 5085.

Registered Professional Land Surveyor
Texas Registration No. 5085

GF. NO. 1911177-LKH

METES AND BOUNDS

Being 0.370 acres of land, more or less, out of the James George Survey No. 7, Abstract No. 9, in the City of Lockhart, Caldwell County, Texas, and being that same property described in a General Warranty Deed recorded in Document No. 141292, Official Public Records, Caldwell County, Texas, said 0.370 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the northeast corner of this 0.370 acres, same being the southeast corner of the Raymundo Lerma, et ux Tract (Volume 582, Page 898), and on the southwest Right-of-Way of S. Commerce Street, same also being the **POINT OF BEGINNING**;


THENCE along the southwest Right-of-Way of said S. Commerce Street, South 31 degrees 42 minutes 52 seconds East (called South 30 degrees 00 minutes 00 seconds East), a distance of 79.16 feet (called 63.54 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.370 acres, same being the northeast corner of the Francisco Rangel Tract (Volume 59, Page 503);

THENCE along the line common to this 0.370 acres and said Rangel Tract, South 78 degrees 06 minutes 03 seconds West (called South 80 degrees 00 minutes 00 seconds West), a distance of 210.93 feet (called 219.24 feet) to a 4"x4" concrete monument found (monument of record dignity) for the southwest corner of this 0.370 acres and the northwest corner of said Rangel Tract and on the northeast boundary of the Costatex, inc. Tract (Volume 409, Page 859);

THENCE along the line common to this 0.370 acres and said Costatex Tract, North 34 degrees 18 minutes 53 seconds West (called North 27 degrees 07 minutes 44 seconds West), a distance of 83.37 feet (called 62.48 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.370 acres, same being the southwest corner of said Lerma Tract;

THENCE along the line common to this 0.370 acres and said Lerma Tract, North 78 degrees 47 minutes 27 se East (called North 80 degrees 00 minutes 00 seconds East), a distance of 215.91 feet the **POINT OF BEGINNING**, and containing 0.370 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



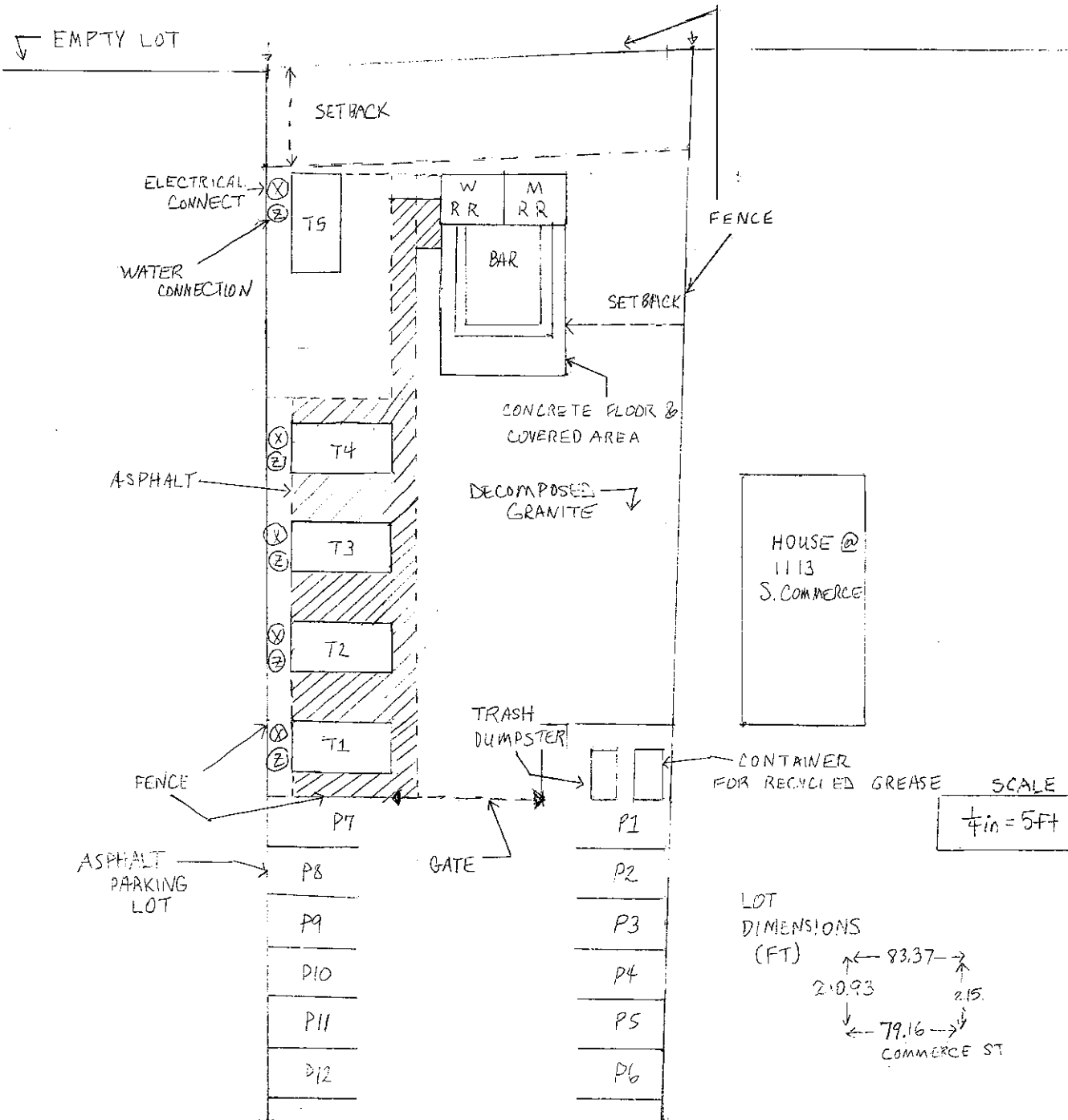
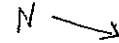
Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
April 5, 2019.



ESCONDIDO

FOOD PARK & BAR

1201 S. COMMERCE ST.
LOCKHART, TX



HOUSE @
1113
S. COMMERCE

SCALE
1/4" = 5 FT

LOT
DIMENSIONS
(FT)

← 83.37 →
2.0.93 2.15
↓ ↓
← 79.16 →
COMMERCE ST

COMMERCE ST.

Escondido Food Park and Bar

1201 S Commerce St
Lockhart, Texas

Escondido Food Park and Bar

- 1201 S Commerce St is owned by CTX Lone Star Enterprises, LLC
- Sandra Gomez — Member of CTX Lone Star Enterprises (25%)
 - Sandra Gomez has BS and MS in Engineering from UT Austin and is a retired Engineer. She has worked as a Real Estate Agent for the last 8 years.
- Hector Gomez — Member of CTX Lone Star Enterprises (25%)
 - Hector has a BS in Criminal Justice from Southwest Texas State and is a retired US Supervisory Deputy Marshal. He is currently employed with the State of Texas Office of Court Administration as Court Security Director for the past 5 years.
- Andrew Gomez — Member of CTX Lone Star Enterprises (50%)
 - Andrew has a BA in Political Science from Texas A&M and is employed as a US Customs and Border Protection Officer (US Homeland Security). Andrew is a former owner of Rolling With Cream Ice Cream Food Truck and Shop in McAllen, Texas.

Escondido Food Park and Bar

- Escondido Food Park and Bar will provide outdoor dining within park-like surroundings
- Escondido Food Park and Bar will provide rental space with electricity and water connections for food trucks and food trailers
- The Food Park Bar area will sell alcoholic and non-alcoholic drinks to Park patrons
- A greenspace containing tables and seating is provided for Park patrons
- Restrooms are provided within the covered area containing the bar.
- Address of property is 1201 S Commerce
- Width of lot is 80 ft and depth is 213 ft

Escondido Food Park and Bar

- Escondido Food Park and Bar will provide
 - Tables and chairs or picnic tables for a minimum of 25 people
 - A common trash dumpster covered by 3 sides 6 ft fencing
 - A common grease disposal container covered by 3 sides 6 ft fencing
 - Individual trash cans provided by Food trucks
 - Dumping waste water is not allowed at the Food Park

Escondido Food Park and Bar

- Features of Commerce Street Food Park and Bar
 - Only 1 building that includes 2 bathrooms (10ft x 12.5ft ea) and 1 Bar area (20x15)
 - For securing Bar when not in use: Garage Doors on 3 sides of bar from ceiling to Bar counter
 - Natural elements proposed for building the Park:
 - Decomposed granite on the park grounds
 - Concrete only on Covered Area that include the Restrooms and Bar
 - Asphalt parking area outside of the park grounds, and on food trailer parking areas
 - Chainlink fencing, around all sides of the park grounds, including front, but not including parking lot
 - Chainlink fencing may need privacy screen
 - Large sliding 30 ft Front gate (Front gate closed Only when Park is closed)

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 Sandra E Gomez
DAY-TIME TELEPHONE (512)762-8021
E-MAIL sandra.g1983@gmail.com

ADDRESS 395 Cullen Blvd
Buda, TX 78610

OWNER NAME same as above.
DAY-TIME TELEPHONE _____
E-MAIL _____

ADDRESS _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1201 S. Commerce, Lockhart TX
LEGAL DESCRIPTION (IF PLATTED) A009 George, James
SIZE .370 ACRE(S) ZONING CLASSIFICATION Commercial Heavy Business
EXISTING USE OF LAND AND/OR BUILDING(S) empty lot

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Food Park & Bar (SUP required for Bar)

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.

Outdoor Food Park will rent space, water and electricity to Food Trucks/ Carts. There will be five rental spaces for Food trucks/carts. There will be a parking lot with twelve parking spots.

The Park will also feature an outdoor covered Bar serving non-alcoholic and alcoholic beverages secured by garage doors on 3 sides of bar. Food Park & Bar will be enclosed by fencing with parking outside of fence.

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 \$ 295.00 PAYABLE TO THE CITY OF LOCKHART.
305.50

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 *André E. Gray*

DATE Nov 21, 2023

OFFICE USE ONLY

ACCEPTED BY EVAN OLSZEWSKI

RECEIPT NUMBER 01263561

DATE SUBMITTED 11/28/2023

CASE NUMBER SUP - 23 - 18

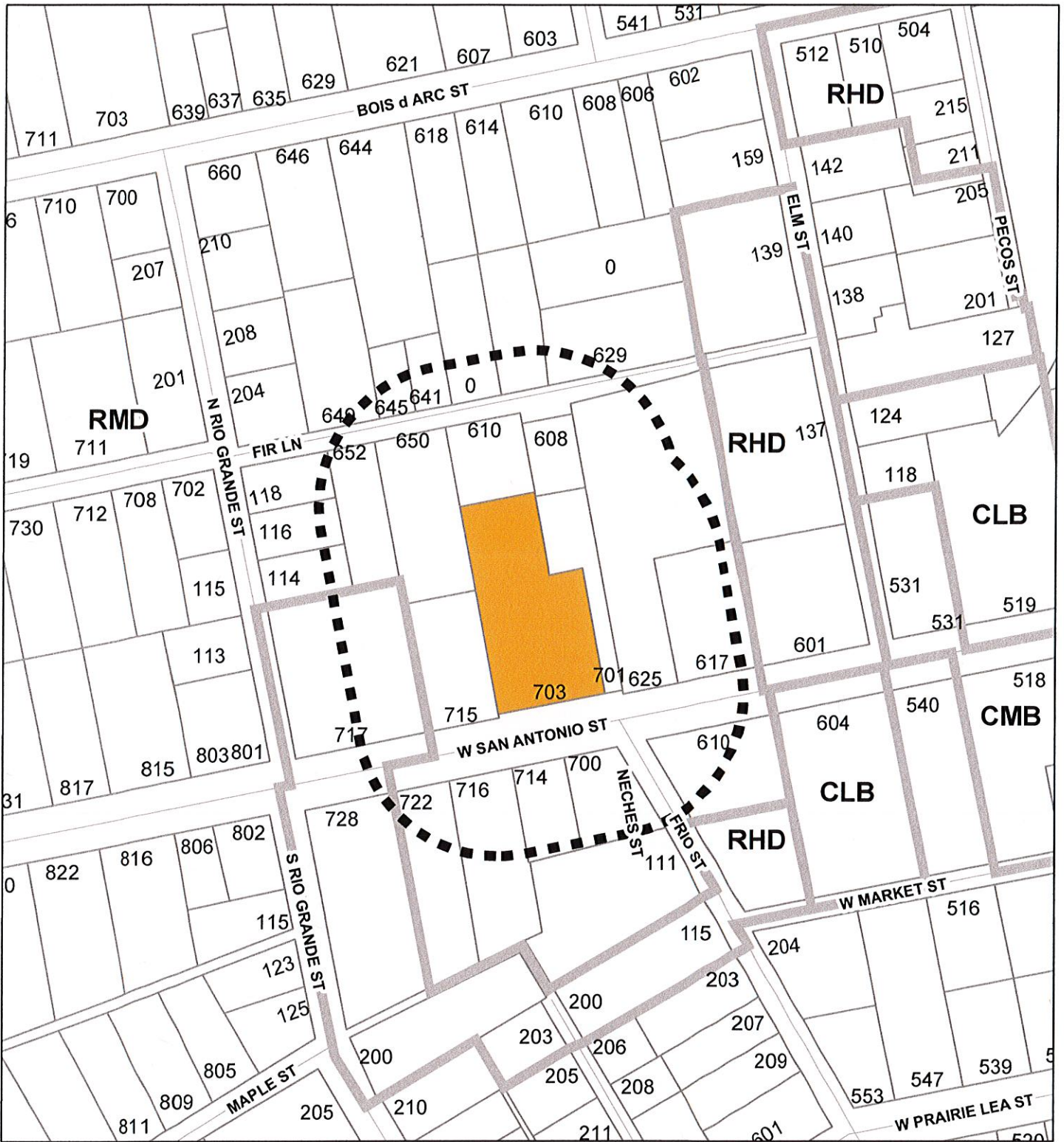
DATE NOTICES MAILED 12-21-2023

DATE NOTICE PUBLISHED 12-28-2023

PLANNING AND ZONING COMMISSION MEETING DATE 1-10-2023

DECISION _____

CONDITIONS _____






SUP-23-19

703 W SAN ANTONIO ST

LODGING & BOARDING HOUSE
& SPECIAL EVENTS CENTER



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER



LLANOS ST

BOIS D'ARC ST

N RIO GRANDE ST

S RIO GRANDE ST

MAPLE ST

W SAN ANTONIO ST

FIR LN

CONCHO ST

FRIO ST

ELM ST

W MARKET ST

PECOS ST



W PRAIRIE LEA ST

CIBILO ST

W MARKET ST

NUCES ST

W PECAN ST

CIBILO

CASE SUMMARY

STAFF CONTACT: Evan Olszewski, Planner

CASE NUMBER: SUP-23-19

REPORT DATE: January 3, 2024

PUBLIC HEARING DATE: January 10, 2024

APPLICANT'S REQUEST: Lodging or Boarding House and Special Events Center

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS:

BACKGROUND DATA

APPLICANT(S): Lauren Siegel, The Judge's House LLC

OWNER(S): The Judge's House LLC

SITE LOCATION: 703 West San Antonio Street

LEGAL DESCRIPTION: Arnette McDaniels Subdivision, Lot 1 Block 1

SIZE OF PROPERTY: 0.925 acres

EXISTING USE OF PROPERTY: Single-family residential

ZONING CLASSIFICATION: RMD Residential Medium Density

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The Applicant requests a Specific Use Permit for a lodging or boarding house and special events center to realize plans for a bed-and-breakfast wedding/events venue. The subject property is zoned RMD and is located in an area that is not wholly residential and includes several similar uses. Both the lodging or boarding house and special events center uses require an SUP in the RMD district.

The Applicant submitted a site plan showing the proposed layout of the property. In addition to the plans exhibited to the Commission in the past, the Applicant is also including four onsite parking spaces (including one ADA-accessible space) based on conversations with staff. The proposed venue will include four overnight rooms and enough indoor/outdoor space to accommodate approximately 200 event guests. The Applicant has secured offsite parking agreements from the Lockhart Ace Hardware and First Lockhart Baptist Church to provide parking spaces exceeding the required parking.

NEIGHBORHOOD COMPATIBILITY: The surrounding zoning classifications RMD in all directions. Nearby land uses are a mix of commercial and single family residential. Additionally, there are several other properties used as similar lodging/event spaces on the San Antonio Street and Blanco Street corridors. The Future Land Use Map recommends that the subject property and the abutting RMD properties maintain their current designation.

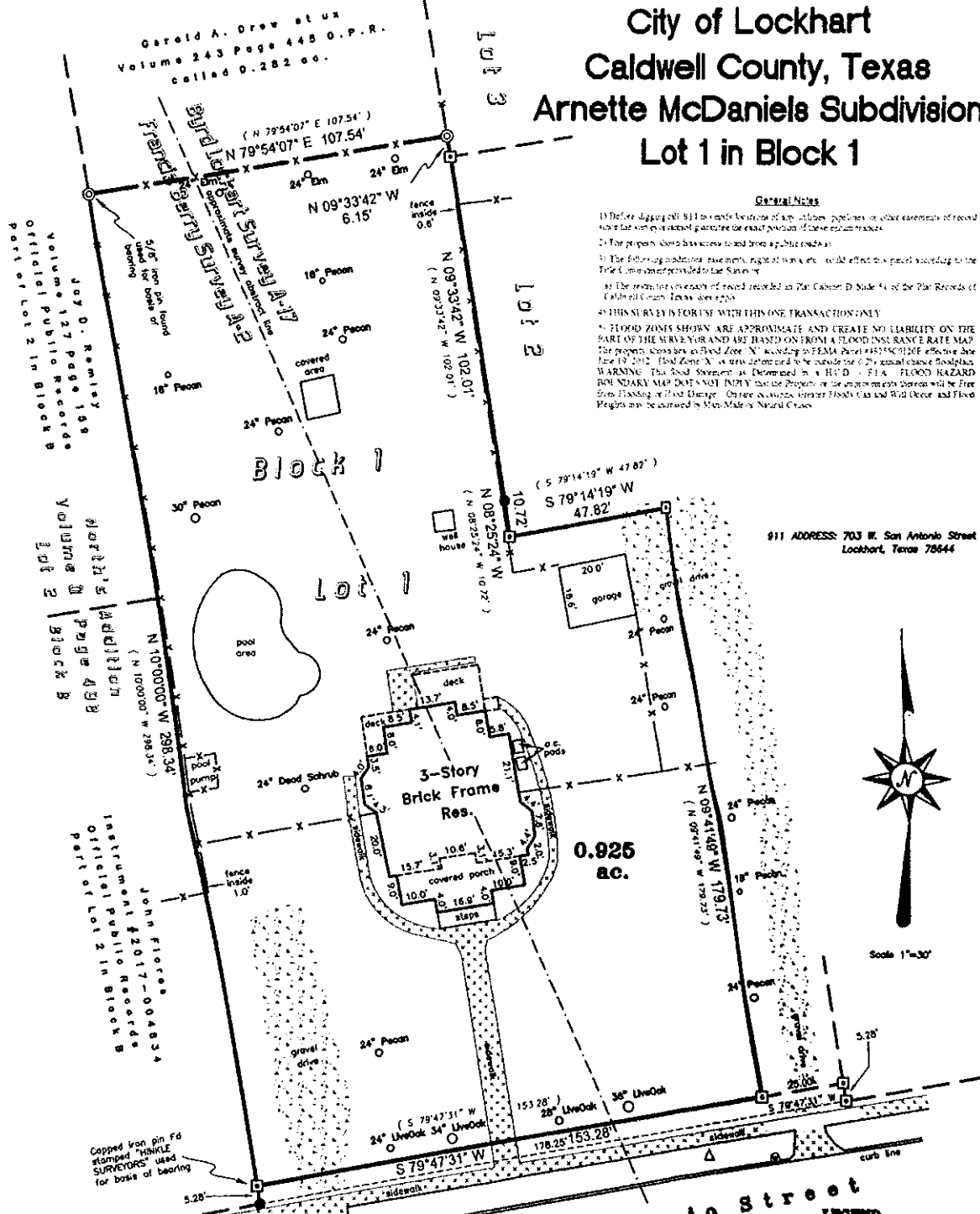
COMPLIANCE WITH STANDARDS: The subject property includes a driveway with four additional parking spaces, meeting the minimum parking requirements for the proposed uses. The Applicant's site plan shows that the parking area is paved with brick pavers and that the property will be screened from the surrounding residential uses. The setbacks illustrated on the Applicant's site plan meet the code requirements for the CHB district.

ADEQUACY OF INFRASTRUCTURE: Adequate water and wastewater are available from West San Antonio Street.

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

STAFF RECOMMENDATION: **Approval**

**City of Lockhart
Caldwell County, Texas
Arnette McDaniels Subdivision
Lot 1 in Block 1**



General Notes

- 1) Before digging call 811 to locate location of any utilities, pipelines or other elements of record to the best of our ability. Guarantee the exact position of these elements.
- 2) The property owner has access to a public road.
- 3) The following additional easements, right of way, etc., could affect this parcel according to the Title Commitment provided to the State.
- 4) The restrictions easements of record recorded in 7th Cabinet D Book 41 of the 7th Records of Caldwell County, Texas, date 1975.
- 5) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 6) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FEMA FLOOD INSURANCE RATE MAP. The property shown is in Flood Zone "X" according to FEMA Panel 48515C0101E effective date June 12, 2012. Flood Zone "X" is area determined to be subject to a 1% annual chance flood. FLOOD WARNING: This Flood Statement is Determined in a HUD - FIA FLOOD HAZARD BOUNDARY MAP DOES NOT IMPLY that the Property or the adjacent areas thereon will be free from Flooding or Flood Damage. Certain conditions, whether Floods and Wild Ocean, and Flood Regions may be caused by Man-Made or Natural Causes.

911 ADDRESS: 703 W. San Antonio Street
Lockhart, Texas 78644



Scale 1"=30'

#703 West San Antonio Street
(R.O.W. 26 Varas)
(89.44')

- LEGEND**
- ☐ CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
 - 1/2" IRON PIN FOUND
 - 5/8" IRON PIN FOUND
 - △ EL. POLE
 - ⊙ WATER METER
 - (---) ORIGINAL DEEDED CALLS
 - X- FENCES MEANDER
 - ▨ GRAVEL
 - ▭ CONCRETE
 - UNLESS OTHERWISE NOTED

TREE SURVEY DRAWING

Showing Lot 1 in Block 1 of ARNETTE MCDANIELS SUBDIVISION in the City of Lockhart, Caldwell County, Texas and the tree locations as found situated thereon. 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 August 23, 2022. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original LIVE signature should be considered official and relied upon by the user.



Field Book: etc.	Drawn By: JH LH
Job No. 20220471-Lot1	Drawing: 20220471-Lot1-trees.dwg
Date: June 2022	Word Doc: Bgln 08013022
Surveyed By: JHJ JOB	AutoCAD Desc: Bgln 08013022

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

Boarding House (4 bedrooms available for airbnb overnight rentals) that also operates as a special events center, predominantly focused on weddings. Per the site plan, we plan to add on to the existing structure to accommodate indoor events of up to 200 seated guests. In addition, there is ample outdoor space that we plan to have available for event uses.

Times and occupancy will vary on a per event basis, and will always be subject to city and state code and laws. Please see attached site plan for info regarding 4 onsite parking spaces (1 per bedroom), loading areas, ADA access, and egress points.

Please see attached info regarding additional available offsite parking at Lockhart Ace Hardware (518 W San Antonio Street), and First Lockhart Baptist Church (315 W. Prairie Lea Street), between these two properties we have an excess of 200 parking spaces offsite secured on an as needed basis.

Per our understanding of the "Lockhart Looking Forward" plan, San Antonio Street is to be designated a "Local Corridor". Per the plan a "Local Corridor" is defined as, "Primarily commercial and entertainment uses provide access to goods and services along major vehicular thoroughfares. Can be regional or local in scale. Regional Corridors serve regional retail such as big box stores while Local Corridors focus on neighborhood scale and serving businesses." Based on our understanding of this definition, our proposed change of use seems to be in perfect alignment with the City's future vision for our property and the San Antonio Street Corridor.



ACE HARDWARE

Lauren Siegel <lolo@thewhistlestopinn.com>

Parking at Ace After Hours

5 messages

Lauren Siegel <lolo@thewhistlestopinn.com>
To: "LTVPAT@gmail.com" <LTVPAT@gmail.com>
Cc: Ben Siegel <ben@bangersaustin.com>

Fri, Dec 1, 2023 at 11:27 AM

Hey Pat!

It was very nice meeting you! To put on paper what we discussed re: parking at the Ace Lot...

2024 Night/ Weekend Parking Rental -

Monday - Friday 6pm on
Saturday - 5pm on
Sunday - Avail all day

\$100/ day for approx 30 spots

A few questions:

*Is there a time limit on the back end? Would we have to be out by midnight/ etc? Does that matter?

*How far in advance do you like to get the request?

Anything I'm missing?

Please let me know when you can! Thank you so much! And pls feel free to call me or have the owner call me anytime!

Best,
Lauren
818-521-9796

PATRICIA SALDANA <ltvpat@gmail.com>
To: Lauren Siegel <lolo@thewhistlestopinn.com>

Wed, Dec 6, 2023 at 11:04 AM

Sorry to take so long in responding. I talked to Don about this and he is okay with it. No time limit on the back end. Give me at least a day or two notice but as soon as you can would be greatly appreciated.

Thanks,
Pat

[Quoted text hidden]

Lauren Siegel <lolo@thewhistlestopinn.com>
To: PATRICIA SALDANA <ltvpat@gmail.com>

Wed, Dec 6, 2023 at 12:40 PM



First Lockhart
BAPTIST CHURCH

Lauren Siegel <lolo@thewhistlestopinn.com>

Potential Parking at FLBC in 2024 and beyond!

6 messages

Lauren Siegel <lolo@thewhistlestopinn.com>

Wed, Dec 6, 2023 at 1:27 PM

To: officeadmin@flbconline.org

Hello Margo!

Nice meeting you/ talking to you about parking! Here is what we discussed on a high level...

The following lots are avail on a case by case basis (and in general never on Wednesday's or Sunday's) for Event/ Production Parking.

Main Lot - Approx 72 Spaces

Overflow Lot - Approx 62 Spaces

Connection Center Lot - Approx 32 Spaces

You are the best person to contact with the request and of course we would give you as much notice as possible. The lots would be in exchange for a donation to the Church.

Please let me know if I'm forgetting anything, and I look forward to hopefully working with y'all next year!

Also, what is the best contact number for you?

Thank you so much.

Best,

Lauren

818-521-9796

Margo <officeadmin@flbconline.org>

Wed, Dec 6, 2023 at 4:18 PM

Reply-To: officeadmin@flbconline.org

To: Lauren Siegel <lolo@thewhistlestopinn.com>

Thanks Lauren. I will present this at the Staff Meeting tomorrow just to confirm. They might want to set a \$\$ amount for something like this on a regular basis, but I'll let you know. Good luck in your endeavors!

Blessings,

Margo

Office Admin

FLBC

[Quoted text hidden]

Lauren Siegel <lolo@thewhistlestopinn.com>
To: officeadmin@flbconline.org

Wed, Dec 6, 2023 at 5:22 PM

Ok sounds great, thank you!

Sent from my iPhone

On Dec 6, 2023, at 4:18 PM, Margo <officeadmin@flbconline.org> wrote:

[Quoted text hidden]

Lauren Siegel <lolo@thewhistlestopinn.com>
To: officeadmin@flbconline.org

Sun, Dec 10, 2023 at 10:17 PM

Hey Margo!

Just wanted to check in to see if y'all settled on a \$\$ amount for parking? Let me know when you can, hope you had a great weekend!

Best,
Lauren

Sent from my iPhone

On Dec 6, 2023, at 5:22 PM, Lauren Siegel <lolo@thewhistlestopinn.com> wrote:

Ok sounds great, thank you!
[Quoted text hidden]

Margo <officeadmin@flbconline.org>
Reply-To: officeadmin@flbconline.org
To: Lauren Siegel <lolo@thewhistlestopinn.com>

Mon, Dec 11, 2023 at 2:40 PM

Hi Lauren. The staff had no objections to your using the parking lot. Pricing might vary depending on the day and the situation, but we will remain flexible and negotiable with that. Again, most any day will be available (aside from Wednesdays and Sundays) unless we are having some other large event ourselves (such as VBS), so obviously we would need some notice to schedule all events on our calendar.

Looking forward to assisting you in your endeavor.

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 LAVREN SIEBEL

ADDRESS 84 Chalmers Ave

DAY-TIME TELEPHONE 818-521-9796

Austin TX 78702

E-MAIL Lauren@bangersaustin.com

OWNER NAME LAUREN SIEBEL

ADDRESS ''

DAY-TIME TELEPHONE 818-521-9796

E-MAIL Lauren@bangersaustin.com

PROPERTY

ADDRESS OR GENERAL LOCATION 703 W. San Antonio Street

LEGAL DESCRIPTION (IF PLATTED) AVNETTE MCDANIELS SUBDIVISION LOT 1 BLK 1

SIZE .925 ACRE(S) ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND/OR BUILDING(S) Single Family HOME

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT LODGING HOUSE / BOARDING HOUSE / SPECIAL EVENTS

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.

Please let me know if you need any addl information.

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 \$ 250 388.75 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 

DATE 12/12/23

OFFICE USE ONLY

ACCEPTED BY EVAN OLSZEWSKI

RECEIPT NUMBER 01265552

DATE SUBMITTED 12/13/2023

CASE NUMBER SUP - 23 - 19

DATE NOTICES MAILED 12-21-2023

DATE NOTICE PUBLISHED 12-28-2023

PLANNING AND ZONING COMMISSION MEETING DATE 1/10/2024

DECISION _____

CONDITIONS _____



LEONA ST

ORANGE ST

NAVIDAD ST

MAGNOLIA ST

W SAN ANTONIO ST

S MEDINA ST

N MEDINA ST

WOODLAWN ST

PEACH ST

N MEDINA ST

REDWOOD ST

LLANO ST

FIR LN

BOIS D ARC ST

N RIO GRANDE ST

S RIO GRANDE ST



CASE SUMMARY

STAFF CONTACT: Evan Olszewski, Planner
REPORT DATE: January 3, 2024
PUBLIC HEARING DATE: January 10, 2024
APPLICANT'S REQUEST: Accessory Dwelling Unit, General
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS:

CASE NUMBER: SUP-24-01

BACKGROUND DATA

APPLICANT(S): Ivan Tristan
OWNER(S): Same
SITE LOCATION: 817 Fir Lane
LEGAL DESCRIPTION: Lipscomb Subdivision, Block 3, Lot 6
SIZE OF PROPERTY: 0.183 acres
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: RMD Residential Medium Density

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The Applicant requests a Specific Use Permit for an Accessory Dwelling Unit – General type. The subject property is zoned RMD and is located in an area that is principally residential. Accessory Dwelling Units – Limited are allowed by-right in the RMD district, but ADUs-General require a Specific Use Permit. The ADU-General type requires an SUP because it may be leased by the owner to non-family occupants, whereas the ADU-Limited type must be occupied by family or household staff. The ADU-General type requires two parking spaces and has a maximum footprint of 1,000 square feet.

The Applicant submitted a site plan showing the proposed layout of the property. The proposed ADU is one story tall at 975 square feet and includes two bedrooms and two bathrooms. The ADU and primary structure will require at least two parking spaces each, which are shown on an extended driveway to serve both units.

NEIGHBORHOOD COMPATIBILITY: The surrounding zoning classifications RMD in all directions. Nearby land uses are a mix of single family and mixed residential. The Future Land Use Map recommends that the subject property and the abutting RMD properties maintain their current designation.

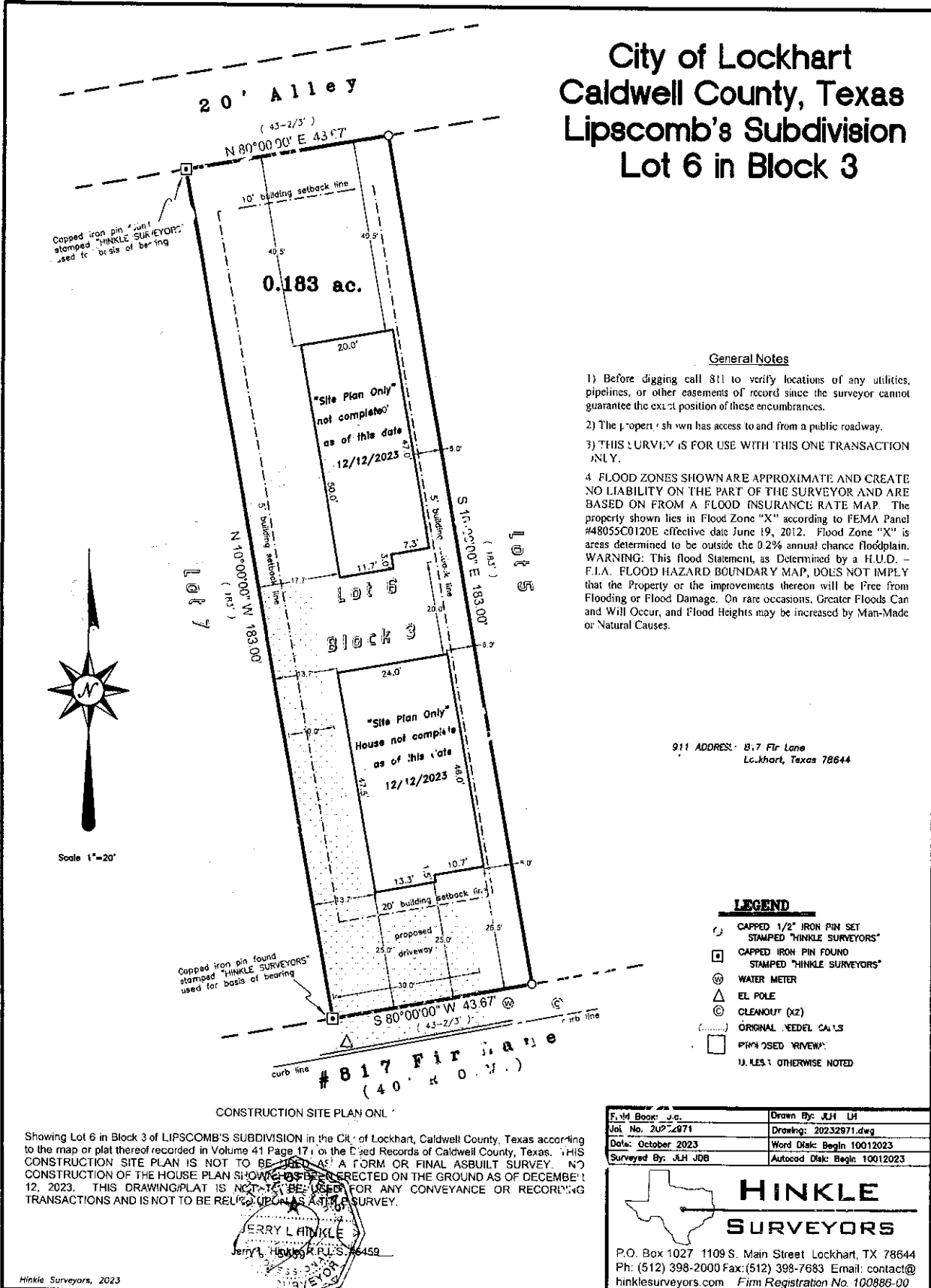
COMPLIANCE WITH STANDARDS: The subject property includes a driveway with four parking spaces, meeting the minimum parking requirements for the proposed uses. The Applicant's site plan shows that the ADU meets the setback requirements of the code.

ADEQUACY OF INFRASTRUCTURE: Adequate water and wastewater are available from Fir Lane.

RESPONSE TO NOTIFICATION: Mr. Alfonso Rosales, resident at 802 Fir Lane, visited the Planning office to oppose the approval of the SUP. Mr. Rosales noted the proximity of the ADU, which could be rented to anyone under the ADU-General rules, to the daycare and surrounding neighborhood.

STAFF RECOMMENDATION: **Approval**

City of Lockhart Caldwell County, Texas Lipscomb's Subdivision Lot 6 in Block 3



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 CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA 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.

911 ADDRESS: 817 Fir Lane
Lockhart, Texas 78644

LEGEND

- ⊙ CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
 - ⊠ CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
 - ⊗ WATER METER
 - △ EL. POLE
 - ⊙ CLEANOUT (XZ)
 - ⋯ ORIGINAL NEEDEL CALLS
 - PAVED DRIVEWAY
- UNLESS OTHERWISE NOTED

CONSTRUCTION SITE PLAN ONLY

Showing Lot 6 in Block 3 of LIPSCOMB'S SUBDIVISION in the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume 41 Page 17 in the Deed Records of Caldwell County, Texas. THIS CONSTRUCTION SITE PLAN IS NOT TO BE USED AS A FORM OR FINAL ASBUILT SURVEY. NO CONSTRUCTION OF THE HOUSE PLAN SHOWN SHOULD BE ERRECTED ON THE GROUND AS OF DECEMBER 12, 2023. THIS DRAWING/PLAT IS NOT TO BE USED FOR ANY CONVEYANCE OR RECORDING TRANSACTIONS AND IS NOT TO BE RELIED UPON AS A FINAL SURVEY.

JERRY L. HINKLE
Surveyor
No. 35,000
R.P.L.S. 86459

Firm Book: J.C.	Drawn By: J.J.H. LH
Vol. No. 2022071	Drawing: 20232971.dwg
Date: October 2023	Word Date: Begin 10012023
Surveyed By: J.J.H. JDR	Autocad Date: Begin 10012023



**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. 100866-00

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	<u>Ivan Tristan</u>	ADDRESS	<u>150 Witter Road</u>
DAY-TIME TELEPHONE	<u>(512) 214-1472</u>		<u>Lockhart TX, 78644</u>
E-MAIL	<u>IVANTRISTAN85@YAHOO.COM</u>		
OWNER NAME	<u>SAME ↑</u>	ADDRESS	
DAY-TIME TELEPHONE			
E-MAIL			

PROPERTY

ADDRESS OR GENERAL LOCATION 817 Fir Lane, Lockhart, TX, 78644

LEGAL DESCRIPTION (IF PLATTED) Lot 4 in Block 3

SIZE 0.183 ACRE(S) ZONING CLASSIFICATION RMD

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Accessory dwelling unit - General 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.

975.1 sq. ft - 2 bedrooms 2 bathrooms

SUBMITTAL REQUIREMENTS

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

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

277.45

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 [Handwritten Signature]

DATE 12-18-23

OFFICE USE ONLY

ACCEPTED BY [Handwritten Signature]

RECEIPT NUMBER 01266333

DATE SUBMITTED 12/18/2023

CASE NUMBER SUP - 24 - 01

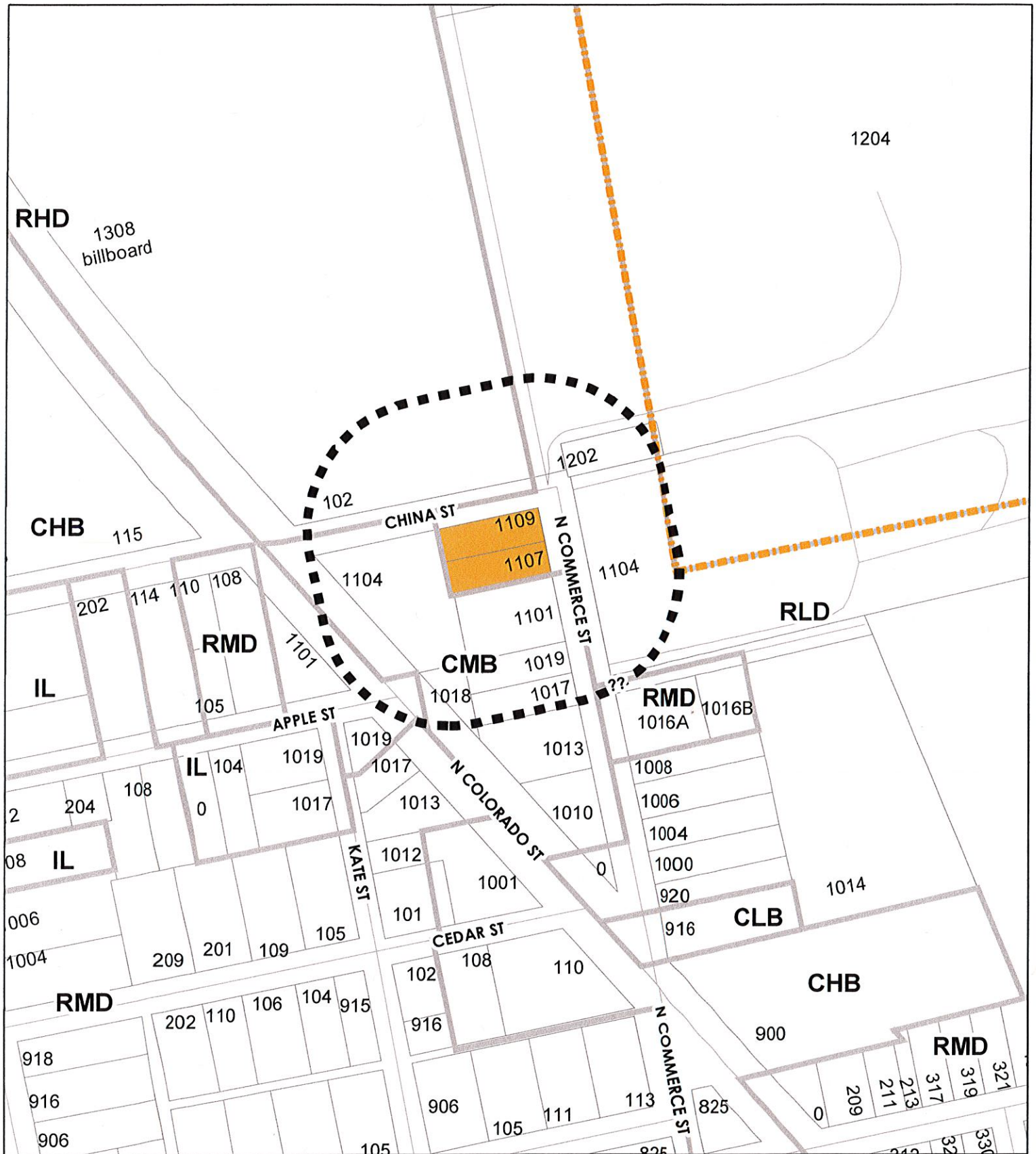
DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

PLANNING AND ZONING COMMISSION MEETING DATE 1-10-2023

DECISION _____

CONDITIONS _____







ZC-23-10

RLD TO RMD

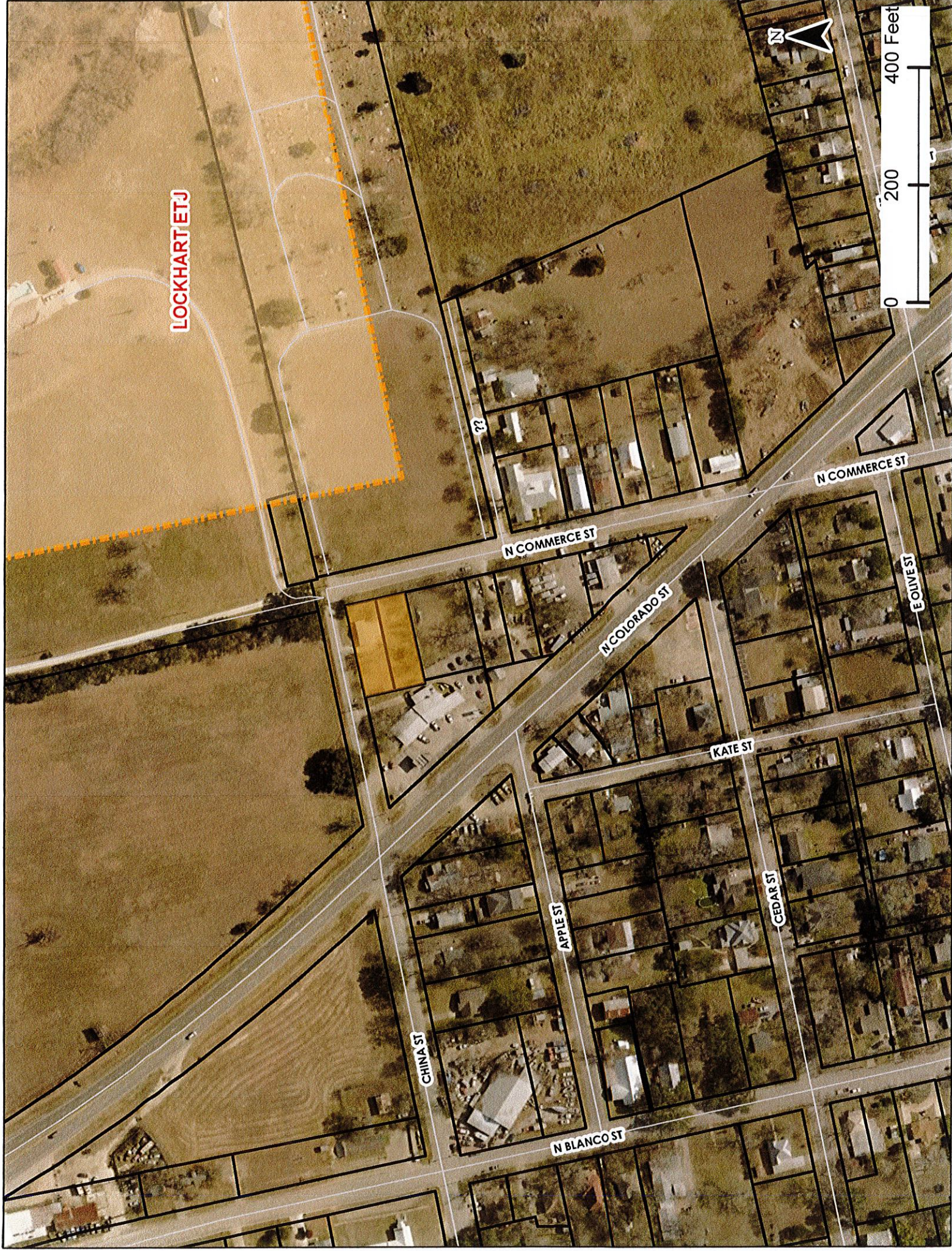
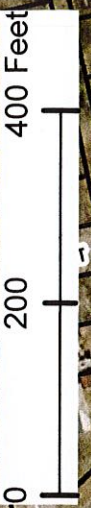
1107 & 1109 N COMMERCE ST



scale 1" = 200'

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

LOCKHART ETJ



22

N COMMERCE ST

N COMMERCE ST

N COLORADO ST

OLIVE ST

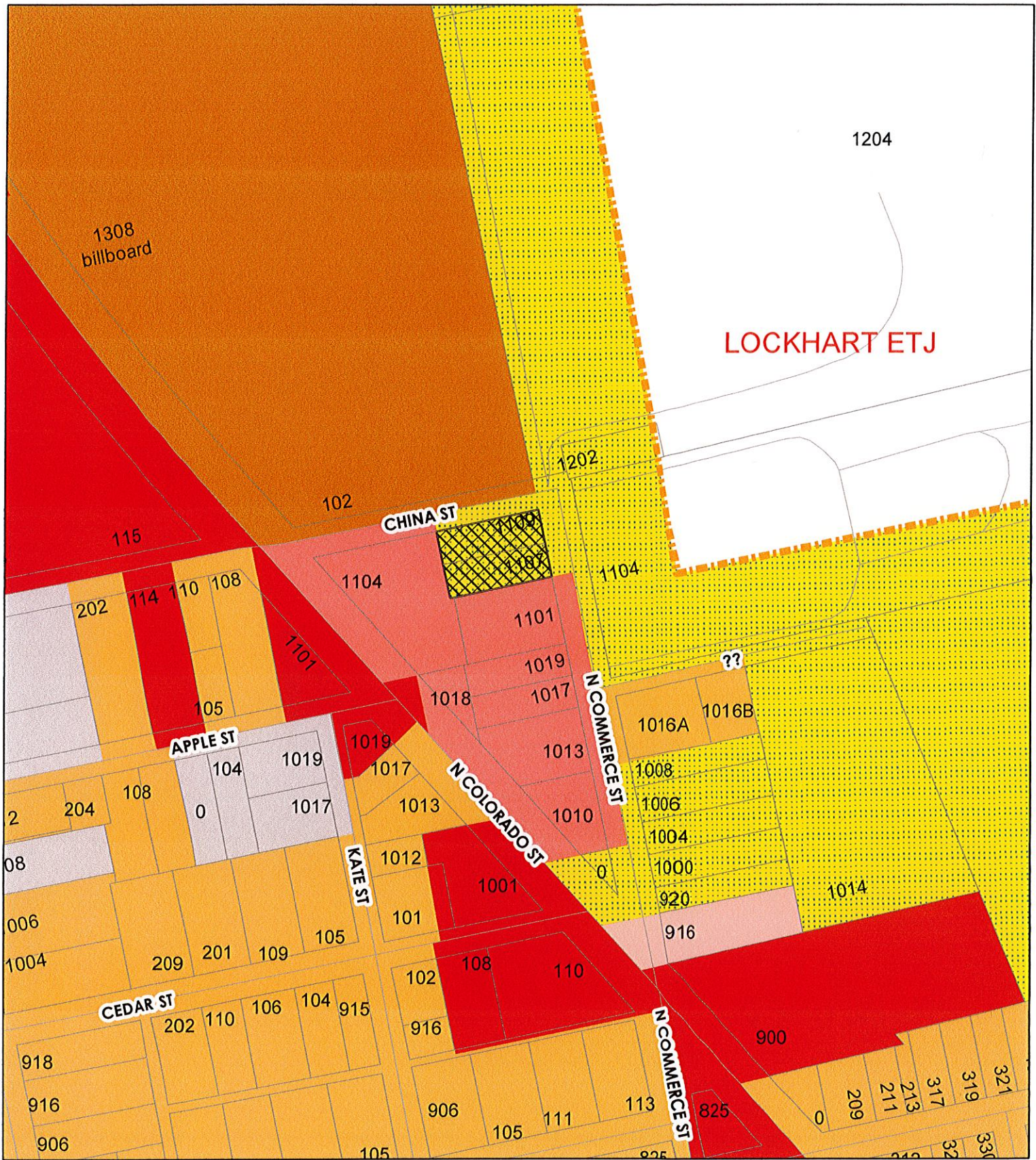
KATE ST

CHINA ST

APPLE ST

CEDAR ST

N BLANCO ST



ZC-23-10

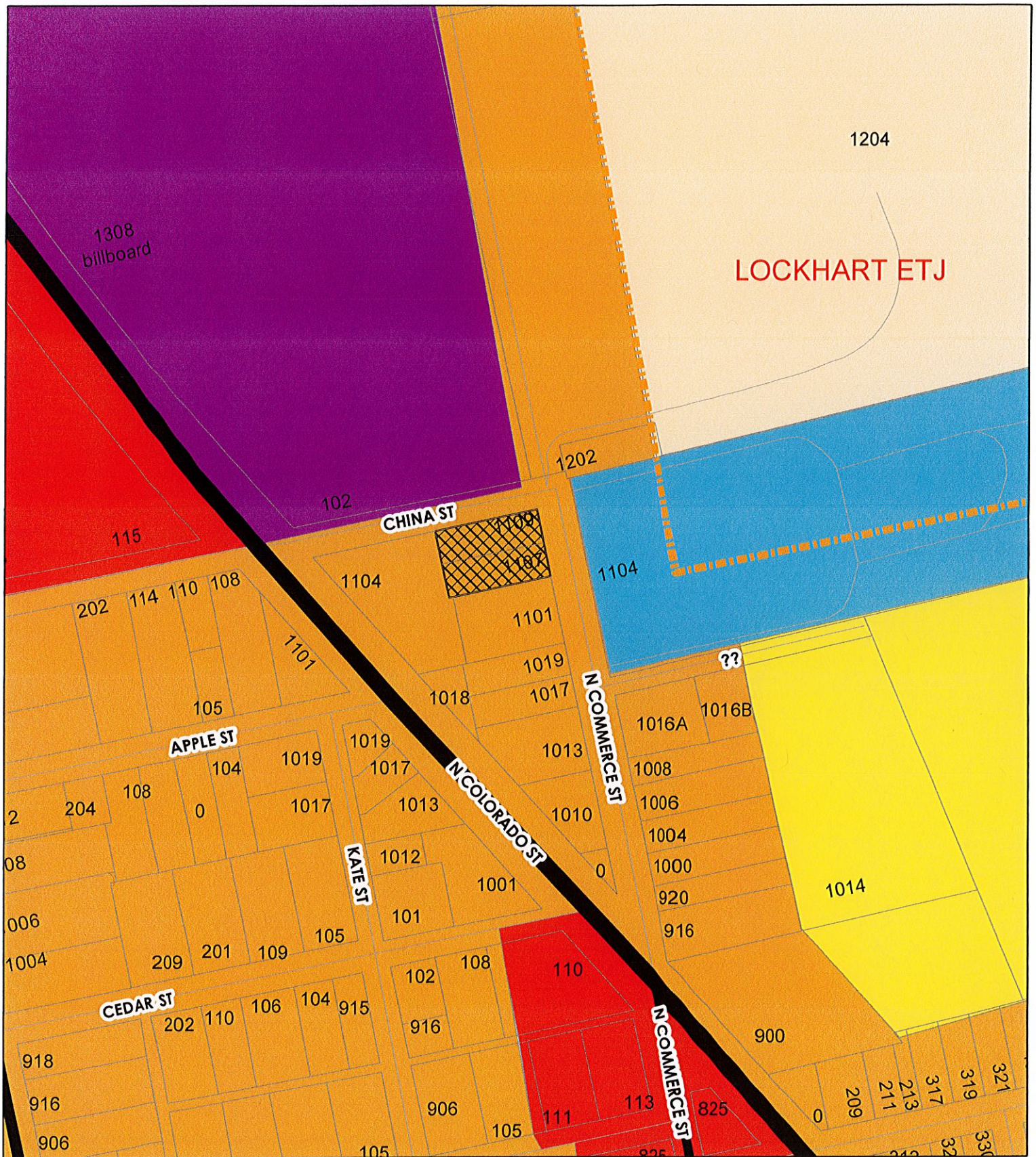
RLD TO RMD

1107 & 1109 N COMMERCE ST



scale 1" = 200'

- ZONING DISTRICTS**
- COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - INDUSTRIAL LIGHT
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE & THOROUGHFARES

RLD TO RMD

1107 & 1109 N COMMERCE ST



scale 1" = 200'

- EXISTING COLLECTOR
- EXISTING ARTERIAL
- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

CASE SUMMARY

STAFF: Evan Olszewski, Planner

CASE NUMBER: ZC-23-10

REPORT DATE: January 3, 2024

PLANNING AND ZONING COMMISSION HEARING DATE: January 10, 2024

CITY COUNCIL HEARING DATE: January 16, 2024

REQUESTED CHANGE: RLD to RMD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Paul Ginsberg

OWNER: Same

SITE LOCATION: 1107 and 1109 North Commerce Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 0.371 acres

EXISTING USE OF PROPERTY: Single-family residence

LAND USE PLAN DESIGNATION: *Residential Medium Density*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The Applicant requests the change from RLD to RMD to allow for the development of a second single-family home on the lot under the RMD standards. The RMD standards allow for smaller lot sizes than RLD, which is required for the construction of a second house. To meet the required lot size standards, the Applicant plans to resubdivide the property after the zoning change is approved. The lot currently front on East China Street and will be reoriented to front on North Commerce Street to provide the appropriate lot depth.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land/Large lot single-family	RHD/RLD	<i>Mixed Retail, Office, Residential; Residential, Medium Density</i>
East	Cemetery	PI	<i>Public-Institutional</i>
South	Single-family residential	CMB	<i>Residential, Medium Density</i>
West	Commercial	CMB	<i>Residential, Medium Density</i>

TRANSITION OF ZONING DISTRICTS: The proposed RMD zoning district would lie directly south of a large tract also designated RMD. The properties to the south are also used for single-family residences like the Applicant proposes despite being zoned CMB.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from both East China Street and North Commerce Street. Water is available via a 12" line along both China Street and North Commerce Street. Wastewater is available from North Commerce Street.

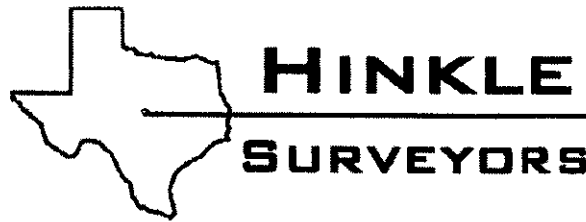
POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is characterized by uses similar to the current and proposed use of the property. The area is designated as entirely *Residential, Medium Density* in the Future Land Use plan. The Applicant plans to subdivide the property in accordance with the RMD lot size standards, which will not change the character of the surrounding residences.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning classification is consistent with the property's *Residential, Medium Density* future land use designation.

ALTERNATIVE CLASSIFICATIONS: None.

RESPONSE TO NOTIFICATION: Staff received one telephone call from the current resident on the subject property who confirmed they would speak with the owner, the Applicant, further.

STAFF RECOMMENDATION: Approval.



LEGAL DESCRIPTION

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 0.185 acres and conveyed to Paul Ginsberg by deed recorded in Volume 608 Page 463 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 3/8 acres and conveyed to Paul Ginsberg by deed recorded in Volume 482 Page 902 of the said Official Public Records and further described in Volume 144 Page 560 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found used for basis of bearing in the NE corner of the above mentioned 0.185 acre tract and in the intersection of the South line of China Street and the West line of North Commerce Street for the NE corner this tract.

THENCES 10°00'00" E with the West line of North Commerce Street and the East line of the said 0.185 acre tract and the East line of the said 3/8 acre tract **105.42 feet** to a capped 1/2" iron pin found in the SE corner of the said 3/8 acre tract and the apparent NE corner of a tract of land called 0.371 acres and conveyed to Joe Ivan Roland by deed recorded in Instrument #2020-001329 of the said Official Public Records for the SE corner this tract.

THENCES 80°07'31" W with the South line of the said 3/8 acre tract and the apparent North line of the above mentioned Roland tract 153.66 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the SW corner of the said 3/8 acre tract and the apparent NW corner of the said Roland tract and the SE terminus of a 12' Alley for the SW corner this tract.

THENCE N 09°58'30" W with the West line of the said 3/8 acre tract and the West line of the said 0.185 acre tract and the East line of the said 12' Alley **105.08 feet** to a 1/2" iron pin found used for basis of bearing in the NW corner of the said 0.185 acre tract and the intersection of the East line of the said 12' Alley and the South line of China Street for the NW corner this tract.

THENCEN 80°00'00" E with the North line of the said 0.185 acre tract and the South line of the said China Street 153.67 feet to the place of beginning containing **0.371 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 December 7, 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.



RMO

Minor Plat Elizabeth Homestead Addition

A subdivision of 0.371 acres out of the
Byrd Lockhart Survey A-17 in the City of Lockhart,
Caldwell County, Texas

LEGAL DESCRIPTION

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 0.185 acres and conveyed to Paul Ginsberg by deed recorded in Volume 608 Page 463 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 3/8 acres and conveyed to Paul Ginsberg by deed recorded in Volume 482 Page 902 of the said Official Public Records and further described in Volume 144 Page 560 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found used for basis of bearing in the NE corner of the above mentioned 0.185 acre tract and in the intersection of the South line of China Street and the West line of North Commerce Street for the NE corner this tract.

THENCE S 10°00'00" E with the West line of North Commerce Street and the East line of the said 0.185 acre tract and the East line of the said 3/8 acre tract 105.41 feet to a capped 1/4" iron pin found in the SE corner of the said 3/8 acre tract and the apparent NE corner of a tract of land called 0.371 acres and conveyed to Joe Ivan Roland by deed recorded in Instrument #2020-001329 of the said Official Public Records for the SE corner this tract.

THENCE S 80°07'31" W with the South line of the said 3/8 acre tract and the apparent North line of the above mentioned Roland tract 153.66 feet to a capped 1/4" iron pin set stamped HINKLE SURVEYORS in the SW corner of the said 3/8 acre tract and the apparent NW corner of the said Roland tract and the SE terminus of a 12' Alley for the SW corner this tract.

THENCE N 09°58'30" W with the West line of the said 3/8 acre tract and the West line of the said 0.185 acre tract and the East line of the said 12' Alley 105.08 feet to a 1/4" iron pin found used for basis of bearing in the NW corner of the said 0.185 acre tract and the intersection of the East line of the said 12' Alley and the South line of China Street for the NW corner this tract.

THENCE N 80°00'00" E with the North line of the said 0.185 acre tract and the South line of the said China Street 153.67 feet to the place of beginning containing 0.371 acres of land more or less.

STATE OF TEXAS
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground and all monuments and markers were properly placed under my direct supervision and it is true and correct to the best of my knowledge.

IN WITNESS WHEREOF, my hand and seal, this the _____ day of _____, 20____.

Jerry L. Hinkle
Registered Professional
Land Surveyor #5469

Robert A. Schmitt
Tel. 512.388.2578
Official Public Records
First Tract out of 0.371 ac.

STATE OF TEXAS
COUNTY OF CALDWELL

I, the undersigned owner of the land shown on this plat, by deeds recorded in Volume 608 Page 463 (called 0.185 acres) and Volume 482 Page 902 of the Official Public Records of Caldwell County, Texas and said Volume 482 Page 902 further described in Volume 144 Page 560 (called 3/8 acres) of the Deed Records of Caldwell County, Texas, do hereby authorize such property to be known as ELIZABETH HOMESTEAD ADDITION and further reserve in the public all easements for the actual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements.

DATE _____
PAUL GINSBERG
181 THORPE LANE
SUITE 105 P.O. BOX 1980
SAN MARCOS, TEXAS 78666

STATE OF TEXAS
COUNTY OF CALDWELL

Before me, the undersigned authority, personally appeared PAUL GINSBERG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations stated hereon.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF CALDWELL

I, Steve Lewis, City Manager of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the _____ day of _____, 20____.

STEVE LEWIS
CITY OF LOCKHART, MANAGER

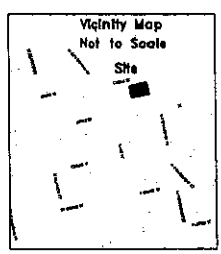
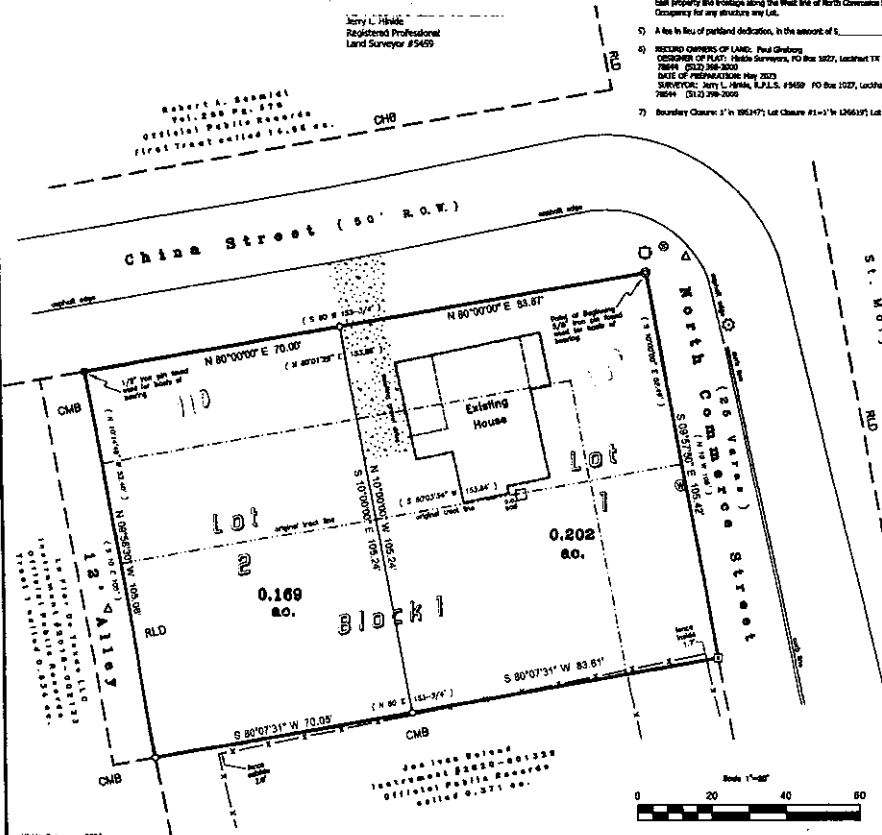
STATE OF TEXAS
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, in the Public Records of Caldwell County, Texas in Plat Cabinet _____ at Side _____.

Teresa Rodriguez
County Clerk, Caldwell County, Texas

SURVEYOR'S NOTES

- The Lots shown in Flood Zone "X" according to FEMA heat #48252342E effective date June 13, 2011. FLOOD ZONE "X" is not determined to be outside the 0.2% annual chance floodplain.
- Lot 1 and Lot 2 in Block 1 is zoned RLD (Residential Light Density District) and the surrounding lots are zoned RLD and CMB (Commercial Medium Density Business) and CHB (Commercial Heavy Business) as shown on plat.
- Building setbacks shall be in accordance with City of Lockhart Zoning Ordinance.
- A Four-foot wide public sidewalk shall be constructed along the North property line frontage along the South Line of China Street and the East property line frontage along the West line of North Commerce Street by individual lot owners, prior to issuance of Certificates of Occupancy for any structure on any lot.
- A fee in lieu of parkland dedication, in the amount of \$_____, shall be paid to the City of Lockhart prior to the recording of this plat.
- RECORD COPIES OF PLAT: Paul Ginsberg
CADDISHER OF PLAT: Hinkle Surveyors #181027, Lockhart TX
PHONE: (512) 388-2000
DATE OF REPRODUCTION: May 2023
SURVEYOR: Jerry L. HINKLE, R.L.S. #5469 PO Box 1027, Lockhart, TX
PHONE: (512) 388-2000
- Boundary Closure: 2" in 18647; Lot Closure #1-1" in 126637; Lot Closure #2-1" in 228167



- LEGEND**
- CAPPED 1/4" IRON PIN SET SURVEYED "TABLE SURVEYOR"
 - 1/2" IRON PIN FOUND
 - ⊙ 3/4" IRON PIN FOUND
 - ⊙ CAPPED IRON PIN FOUND SURVEYED "TABLE SURVEYOR"
 - ⊙ WATER METER
 - ⊙ FIVE FOOTWALL
 - ⊙ 12' POLE
 - ⊙ WATER POLE
 - ⊙ CONCRETE BLOCK WALL
 - ⊙ FENCE MENTION
 - ⊙ GRAVEL
 - ⊙ UNLESS OTHERWISE NOTED

RLD=RESIDENTIAL LIGHT DENSITY
CMB=COMMERCIAL MEDIUM BUSINESS
CHB=COMMERCIAL HEAVY BUSINESS

Map Book: 44	Print: 8 1/2" x 11"
Lot: 1021021-1021	Drawing: 1021021-1021
Date: October 2020	Next Date: N/A
Project: No. 22	Project Date: 11/1/2021

HINKLE SURVEYORS
P.O. Box 1027 1106 S. Main Street Lockhart, TX 78644
Ph: (512) 388-2000 Fax: (512) 388-7843 Email: contact@hinklesurveyors.com Firm Registration No. 102085-00

CITY OF

Lockhart TEXAS

ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Paul Ginsberg ADDRESS 1101 Thorpe Lane
DAY-TIME TELEPHONE 512-376-8085 San Marcos TX
E-MAIL PG Med 340@gmail.com 78666

OWNER NAME Paul Ginsberg ADDRESS Same
DAY-TIME TELEPHONE 512-376-8085 as above
E-MAIL PGmed 340@gmail.com

PROPERTY

110 1109 + 1107
ADDRESS OR GENERAL LOCATION ~~China St~~ & N Commerce
LEGAL DESCRIPTION (IF PLATTED) _____
SIZE 0.371 ACRE(S) LAND USE PLAN DESIGNATION Residential
EXISTING USE OF LAND AND/OR BUILDING(S) Residential home current
PROPOSED NEW USE, IF ANY future Residence on new lot

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RLD
TO PROPOSED ZONING CLASSIFICATION RMD
REASON FOR REQUEST Lot to Small for RLD
requesting RMD due to depth of
lot size after split

SUBMITTAL REQUIREMENTS

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

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

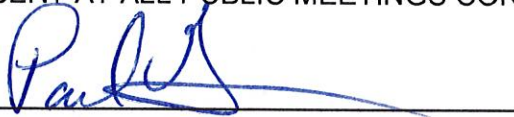
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT.

APPLICATION FEE OF \$ 305⁶⁵/_{**} 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



DATE

12-7-2023

OFFICE USE ONLY

ACCEPTED BY EVAN OLSZEWSKI

RECEIPT NUMBER 01264188

DATE SUBMITTED 12/7/2023

CASE NUMBER ZC - 23 - 10

DATE NOTICES MAILED 12-21-2023

DATE NOTICE PUBLISHED 12-28-2023

PLANNING AND ZONING COMMISSION MEETING DATE 1-10-2024

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 1-16-2024

DECISION _____