

ORDINANCE 2023-23

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 64 “ZONING” OF THE CODE OF ORDINANCES, ARTICLE I “IN GENERAL”, SECTION 64-2 “DEFINITIONS”, ARTICLE VI “PLANS AND MAPS”, SECTION 64-166 “PLANNED DEVELOPMENT DISTRICT (PDD), AND ARTICLE VII “ZONING DISTRICTS AND STANDARDS”, SECTION 64-196 “ESTABLISHMENT OF ZONING DISTRICTS” AND SECTION 64-199 “ADDITIONAL REQUIREMENTS FOR PLANNED DEVELOPMENT DISTRICT”, TO ADD A DEFINITION OF PLANNED DEVELOPMENT DISTRICTS, CREATE A PURPOSE STATEMENT FOR THE DISTRICT, ADD DETAIL ON DEVELOPMENT STANDARDS WITHIN PLANNED DEVELOPMENT DISTRICTS, CLARIFY REQUIREMENTS FOR COMPLETE PLANNED DEVELOPMENT DISTRICT APPLICATIONS, REQUIRE CITY COUNCIL APPROVAL OF REVISED PLANNED DEVELOPMENT DISTRICTS, AND TO MODIFY CERTAIN OTHER PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Lockhart City Council and the Lockhart Planning and Zoning Commission formed the Housing and Development Committee to develop methods to update the City Code to enhance the quality of the built environment; and,

WHEREAS, The quality of new commercial and residential projects is an area of concern to the Committee during the City’s period of strong growth; and,

WHEREAS, The City anticipates several large mixed-use developments in the coming years; and,

WHEREAS, Master-planned mixed-use districts require detailed staff review and create complex and long-lasting impacts on the built environment; and,

WHEREAS, The current Planned Development District standards in Sections 64-2, 64-166, 64-196, and 64-199 do not require Planned Development District proposals to attain a level of quality or cohesion exceeding the standard zoning districts; and,

WHEREAS, The current Planned Development District standards in Sections 64-2, 64-166, 64-196, and 64-199 do not require sufficient detail in Planned Development District applications for staff and officials to accurately understand and approve the character of proposed developments; and,

WHEREAS, the Lockhart Planning and Zoning Commission held a public hearing on November 14, 2023, and voted to recommend amending Sections 64-2, 64-166, 64-196, and 64-199 to address these concerns, and to add, clarify, or otherwise modify certain other provisions; and,

WHEREAS, the City Council has determined that such amendment serves a public purpose and the Council desires to amend the Code of Ordinances accordingly;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

- I. The foregoing recitals are approved and adopted herein for all purposes.
- II. Chapter 64 “Zoning”, Article I “In General”, Section 64-2 “Definitions”, is hereby amended in part to add the following:

Planned Development District (PDD): A type of master planned development created as a standalone zoning district with a binding site development plan that provides for a flexible

combination of various development types in high-quality master planned districts. PDDs may be subject to special conditions and regulations as prescribed by the City Council.

III. Chapter 64 “Zoning”, Article VI “Plans and Maps”, Section 64-166 “Planned Development District (PDD)”, is hereby amended in its entirety to read as follows:

(a) Purpose: The PDD allows flexibility to the city development standards for development that fulfills the city comprehensive planning policies and is superior in quality to that allowable under the current standards. Planned Development Districts consist of a mix of land use types and public spaces planned and constructed as cohesive, context-sensitive, and consistent districts. Unless clearly stated in the ordinance creating the PDD district, the development project must comply with all applicable city regulations. PDD districts are intended to implement generally the goals and objectives of the city's comprehensive plan. PDD districts are also intended to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- (1) To provide for a superior design of lots or buildings.
- (2) To provide for increased recreation and/or open space opportunities for public use.
- (3) To provide amenities or features that would be of special benefit to the property users or the community.
- (4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscales, and wildlife habitats.
- (5) To protect or preserve existing historical buildings, structures, features or places.
- (6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.
- (7) To meet or exceed the present standards of this article.

(b) Development standards for each PDD shall be set forth in an ordinance granting the PDD and may include but shall not be limited to the following:

- (1) A list of land uses, including uses approved by right and/or subject to a Specific Use Permit.
- (2) density, lot area, lot width, lot depth, setbacks, yard depths and widths, impervious coverage, and floor area ratio.
- (4) building height, and design.
- (3) Required parking standards based upon expected land uses.
- (4) Street access and internal circulation.
- (5) Streetscaping, fencing/screening, landscaping.
- (6) Types and locations of accessory buildings.
- (7) Types and area of signage.
- (8) Street and on-site lighting.

- (9) Management associations and maintenance responsibilities.
- (10) Other requirements as the City Council may deem appropriate.
- (c) The planned development district, being a special form of subdivision, will adhere to the design, construction, platting, approval, and recording requirements of the city subdivision ordinance, chapter 52, except as modified below.
- (d) A preliminary development plan and a final development plan shall accompany the preliminary plat and the final plat, as appropriate. The development plan shall include, as a minimum, the following:
 - (1) Proposed public and private rights-of-way and easements.
 - (2) Location of each proposed land use or sub-district if multiple land uses or districts are proposed.
 - (3) Location of each proposed structure, exterior dimensions, number of stories, gross floor area, location of entrances and loading points thereto, walks, and parking facilities.
 - (4) Conceptual images of building elevations,
 - (5) Driving lanes, parking areas, loading areas, fire lanes, and service areas for both private and public use.
 - (6) All walks, malls, and open areas for use of tenants and visitors or for public use.
 - (7) Location and height of each screening wall, fence or planting area.
 - (8) Location, height and orientation of each sign. Compliance with the city sign ordinance, Chapter 46, is required.
 - (9) Exterior lighting fixtures for areas, entrances and signs.
 - (10) A drainage plan providing location, details, appropriate elevations, finish floor elevations of proposed structures, slabs, and curbs not defining street lines. Any structures required to conform to the drainage and flood control ordinance, chapter 22, shall be shown. Any off-site facilities necessary to provide adequate drainage shall be shown along with any necessary structures and easements required.
- (e) As most of the structures erected within a planned development district are not in fact constructed at the time of the construction of the infrastructure, detailed building plans for such proposed structures will not be required to accompany such development plan.

IV. Chapter 64 "Zoning", Article VII "Zoning Districts and Standards", Section 64-196 "Establishment of Zoning Districts", is hereby amended in part to read as follows:

- (p) Planned development district (PDD). This district provides for a flexible combination of various development types in high-quality master planned districts in any area within the city as a specific use. PDDs shall be superior in design, character, quality, and/or compatibility with surrounding uses to the development possible under the default code, may include various district types, and may be subject to special conditions and

regulations as prescribed by the commission or council. See chapter 52, Code of Ordinances, Section 64-166 and Section 64-198.

V. Chapter 64 “Zoning”, Article VII “Zoning Districts and Standards”, Section 64-199 “Additional Requirements for Planned Development District”, is hereby amended in part to read as follows:

- (a) The minimum site area for a PDD is five acres, unless located in the Courthouse Square Historical Overlay District.
- (h) The final development plan and the subdivision plat of a PDD are integral elements of the district designation. The use areas within the PDD are subject to adherence to the development plan. Any change in the final development plan shall be considered a zoning change, and requires City Council approval of a revised PDD.

VI. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

VII. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

VIII. Penalty: Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Section 1-8 of the City Code.

IIIX. Publication: That the City Secretary is directed to cause the caption of this ordinance to be published in a newspaper of general circulation according to law.

IX. Effective Date. That this ordinance shall become effective and be in full force ten days from the date of its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS THE 21st DAY OF NOVEMBER, 2023.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowemon
Deputy City Secretary

Monte Akers
City Attorney