

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, December 9, 2020
Municipal Building – Glosserman Room
308 W. San Antonio St.**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Planning and Zoning Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Planning and Zoning Commission agenda packets can also be viewed on-line at www.lockhart-tx.org starting two days before the meeting. Navigate from the Departments tab at the top to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Planning & Zoning Commission Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the November 18, 2020, meeting.
4. ZC-20-12. Hold a PUBLIC HEARING and consider a request by Meredith Knight, on behalf of 2HK, LLC, for a **Zoning Change** from *PI Public and Institutional District* to *CMB Commercial Medium Business District* for 0.556 acre in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1511 West San Antonio Street (SH 142).
5. ZC-20-13. Hold a PUBLIC HEARING and consider a request by Umesh M. Patel for a **Zoning Change** from *CHB Commercial Heavy Business District* to *IL Industrial Light District* on Lot 13, Block 1, Amending Plat of Resubdivision Plat of Lockhart Industrial Park II, Revision No. 2, consisting of 7.069 acres located at 115 East MLK Jr. Industrial Boulevard.

6. SUP-20-14. Hold a PUBLIC HEARING and consider a request by Johnny P. Hernandez on behalf of Tom and Sandra Ford, for a **Specific Use Permit** to allow a *Food Processing and Preparation Plant* on 0.708 acre in the Francis Berry Survey, Abstract No. 2, and in the James George Survey, Abstract No. 9, zoned CHB Commercial Heavy Business District and located at 1420 South Colorado Street (US 183).
7. FP-18-02. Consider a request by Continental Homes of Texas, LP, dba D R Horton, on behalf of Cottonwood Commons LLC, for approval of a **Final Plat** for *Vintage Springs Subdivision, Section One-A*, on 15.283 acres consisting of all of Lot 2, Block 1, Texas Heritage Subdivision, zoned PDD Planned Development District and located on the west side of the 300-400 blocks of Mockingbird Lane.
8. FP-18-03. Consider a request by Continental Homes of Texas, LP, dba D R Horton, on behalf of Cottonwood Commons, LLC, for approval of a **Final Plat** for *Vintage Spring Subdivision, Section One-B*, on 12.089 acres consisting of a part of Lot 1, Block 2, Texas Heritage Subdivision, zoned PDD Planned Development District and located on the east side of the 300-400 blocks of Mockingbird Lane.
9. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
10. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:00 PM on the 3rd day of December, 2020.

**City of Lockhart
Planning and Zoning Commission
November 18, 2020**

MINUTES

Members Present: Philip Ruiz, Philip McBride, Bradley Lingvai (On the Phone),
Paul Rodriguez (On the Phone)

Member Absent: Manuel Oliva, Chris St. Leger, Rick Arnic

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: None

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 October 28, 2020, meeting.

Commissioner McBride moved to approve the October 28, 2020 minutes. Commissioner Rodriguez seconded, and the motion passed by a vote of 4-0.

Chair Ruiz recessed the meeting at 7:02 pm to hold the Impact Fee Advisory Committee meeting.

Chair Ruiz reconvened the Planning and Zoning Commission meeting at 7:21 pm.

4. Discuss proposed amendments to Chapter 52 "Subdivision Regulations" for the purpose of updating, adding, deleting, correcting, or clarifying certain provisions, and make a recommendation to City Council.

Mr. Gibson presented proposed changes to the subdivision regulations. The Commission discussed the amendments section-by-section, and suggested some revisions to the draft amendments.

Commissioner McBride moved to recommend the proposed subdivision regulation amendments, including changes suggested by the Commission, to City Council. Commissioner Rodriguez seconded, and the motion passed by a vote of 4-0.

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

Mr. Gibson stated that there are several items for the agenda of the next regular meeting, which would be held on December 9th.

6. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:47 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-20-12

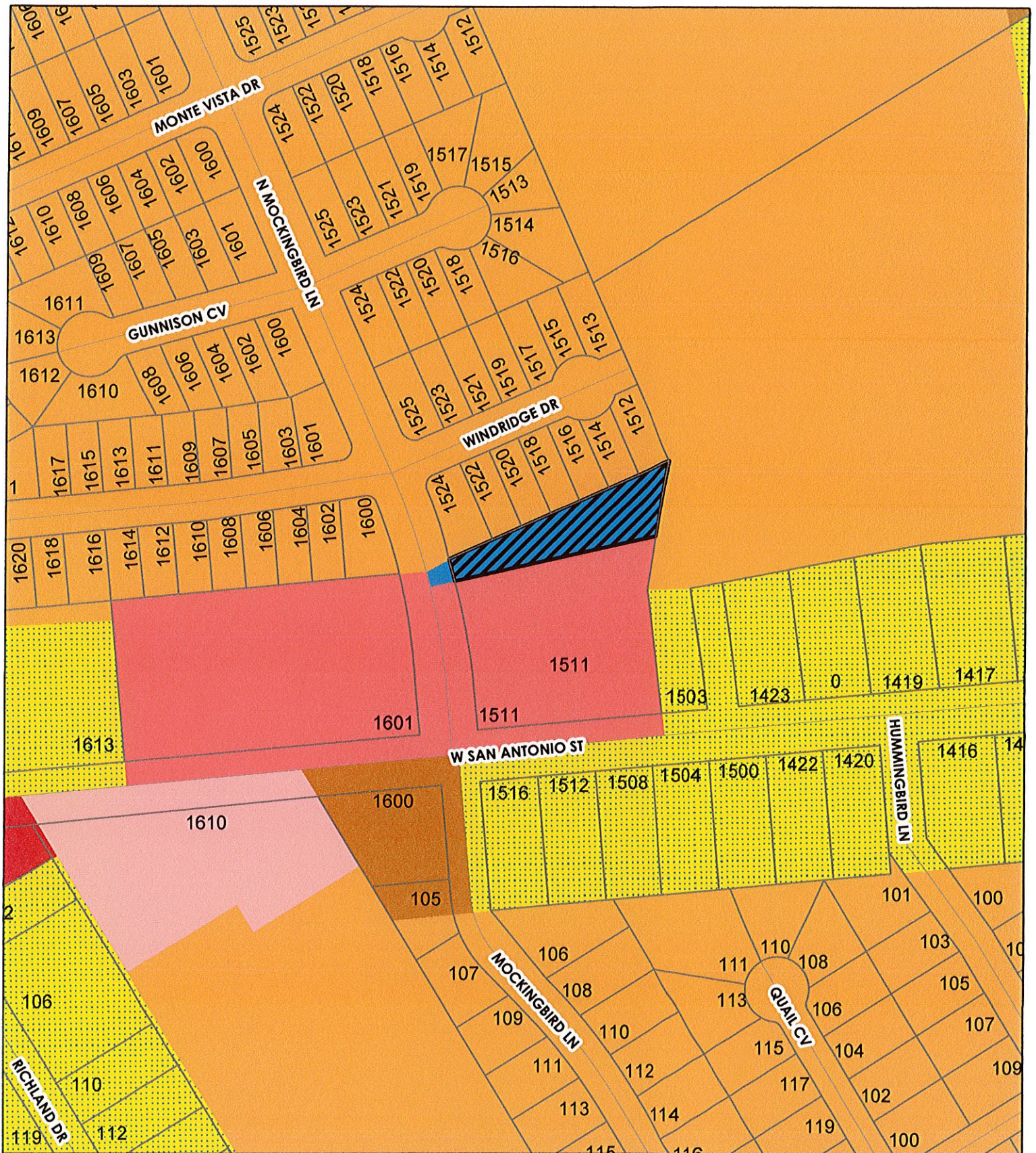
PI TO CMB

1511 W SAN ANTONIO ST



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-20-12

PI TO CMB

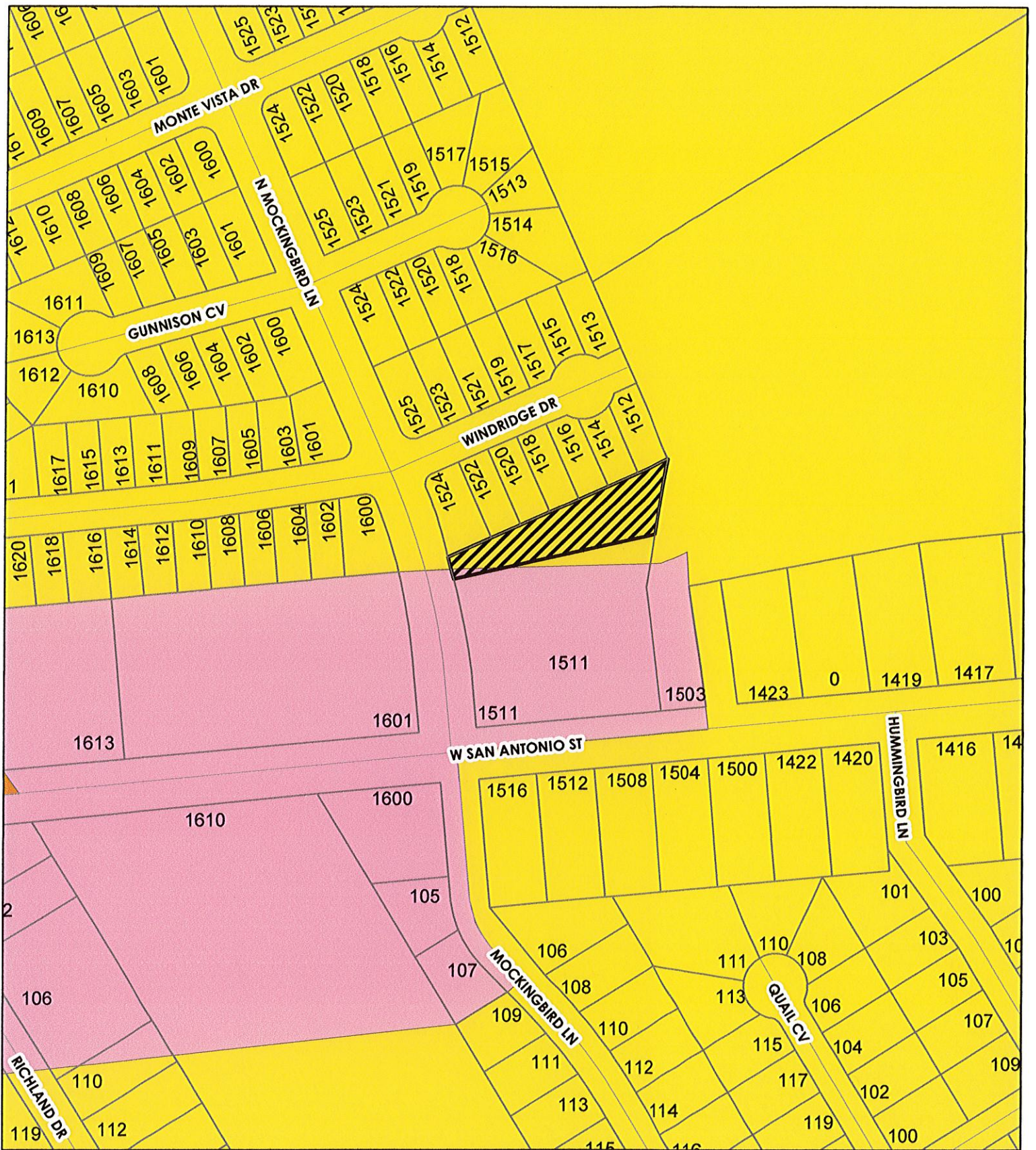
1511 W SAN ANTONIO ST



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

PI TO CMB

1511 W SAN ANTONIO ST



scale 1" = 200'

- LIGHT-MEDIUM COMMERCIAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



RICHARD DR

W SAN ANTONIO ST

MOCKINGBIRD LN

WINDRIDGE DR

GINNISON CT

N MOCKINGBIRD LN

MONTE VISTA DR

HUMMINGBIRD

200

400 Feet



CASE SUMMARY

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-20-12
 REPORT DATE: December 2, 2020
 PLANNING AND ZONING COMMISSION HEARING DATE: December 9, 2020
 CITY COUNCIL HEARING DATE: December 15, 2020
 REQUESTED CHANGE: PI to CMB
 STAFF RECOMMENDATION: **Approval**
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Meredith Knight
 OWNER: 2HK LLC
 SITE LOCATION: 1511 W. San Antonio Street
 LEGAL DESCRIPTION: Metes and bounds
 SIZE OF PROPERTY: 0.556 acre
 EXISTING USE OF PROPERTY: Vacant
 LAND USE PLAN DESIGNATION: Low Density Residential

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: In April of 2018, the subject property was rezoned from RMD to PI as part of the same application that rezoned the abutting parcel having frontage along West San Antonio Street from RLD to its current CMB classification. The applicant/owner intended to offer this parcel as parkland, and contribute to improvements for it. Residents of the Windridge Subdivision had expressed the need for a park in the area, and didn't want the proposed commercial zoning to directly abut the residential lots, so the PI zoning was viewed as a desirable buffer. The applicant subsequently approached the Windridge homeowners' association about making it a private park wherein they would contribute to the construction of park improvements and own the park. The homeowners' association conducted a vote on the matter and failed to get enough votes in favor of that proposal. Therefore, the applicant is now proposing to rezone the parcel to the same CMB classification that the remainder of the original tract already has. The property has not yet been platted, so it was never dedicated as a public park. The Director of Public Works has indicated that the City does not have funds for park improvements even if the property stayed zoned PI, and that a park of such a small size and irregular shape would not be ideal anyway.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family residential	RMD	Low Density Residential
East	Vacant land, Single-family residential	RMD, RLD	Low Density Residential
South	Vacant land, Single-family and Duplex residential	CMB, RLD	Medium Density Residential
West	Vacant land, Single-family residential	CMB, RMD	Low Density Residential, Light-Medium Commercial

TRANSITION OF ZONING DISTRICTS: There is existing CMB zoning adjacent to the south, so this zoning change would simply expand that area to include the subject parcel. However, it would remove the transitional buffer that the PI zoning would provide if it were to be developed as a park.

ADEQUACY OF INFRASTRUCTURE: If this zoning change is approved, the parcel will not be developed separately, but will be platted as part of a single lot at the intersection of West San Antonio Street and North Mockingbird Lane. Vehicular access is available from North Mockingbird Lane. TxDOT driveway access separation standards will prohibit a driveway to San Antonio Street (SH 142) unless a deviation (variance) is granted. The applicant has submitted a request for approval of a deviation by the Access Deviation Committee to allow a driveway, but proposes that it be limited to right-in and right-out, only. Adequate utilities are available to the original tract, including the subject parcel, but a short off-site wastewater main extension will be necessary along San Antonio Street.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed change from PI to CMB will remove the buffer that the subject parcel provided between the existing residential zoning adjacent to the north, and the existing commercial zoning adjacent to the south. However, the parcel is so narrow that its ability to serve as a buffer would have been limited, anyway.

CONSISTENCY WITH COMPREHENSIVE PLAN: Neither the current PI zoning of the subject property nor the proposed CMB zoning of the property are consistent with the Land Use Plan map, which designates it as future Low Density Residential. However, the abutting CMB zoning is consistent with the Light-Medium Commercial future land use designation shown on the Land Use Plan map.

ALTERNATIVE CLASSIFICATIONS: The size, shape, and location of the PI-zoned area does not easily lend itself to a residential use, so the proposed CMB classification makes the most sense because it's already essentially part of a larger area that is mostly zoned CMB.

RESPONSE TO NOTIFICATION: As of the date of this report, there was one telephone inquiry by a resident of Windridge Subdivision who saw the Zoning Change sign posted on the property. She didn't express either support or opposition.

STAFF RECOMMENDATION: The predominant zoning of the original tract is already CMB, and there is no other classification that would make sense for this parcel, so Staff recommends approval.

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 Meredith Knight
DAY-TIME TELEPHONE 512-472-1800 x2
E-MAIL mknight@kreaustin.com

ADDRESS 307 E 2nd St
Austin, TX 78701

OWNER NAME 2HK LLC
DAY-TIME TELEPHONE 512-472-1800 x2
E-MAIL mknight@kreaustin.com

ADDRESS 307 E 2nd St
Austin, TX 78701

PROPERTY

ADDRESS OR GENERAL LOCATION 1511 W San Antonio St

LEGAL DESCRIPTION (IF PLATTED) N/A

SIZE .556 ACRE(S) LAND USE PLAN DESIGNATION Low-Density Residential

EXISTING USE OF LAND AND/OR BUILDING(S) N/A

PROPOSED NEW USE, IF ANY Commercial

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION PI

TO PROPOSED ZONING CLASSIFICATION CMB

REASON FOR REQUEST The PI designation was originally granted to create open park space for the benefit of the Windridge neighborhood. However, in a vote on 11/12/20, the residents voted and the number of votes required in order to accept ownership of the property was not achieved. Therefore the owner is requesting that the property be rezoned CMB so that it can be combined with the adjacent CMB zoned property and platted as a single lot.

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 \$ 150.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE *M. Knight*

DATE 11/16/20

OFFICE USE ONLY

ACCEPTED BY *Dan Gibson*

RECEIPT NUMBER 971893

DATE SUBMITTED 11-17-20

CASE NUMBER ZC - 20 - 12

DATE NOTICES MAILED 11-23-2020

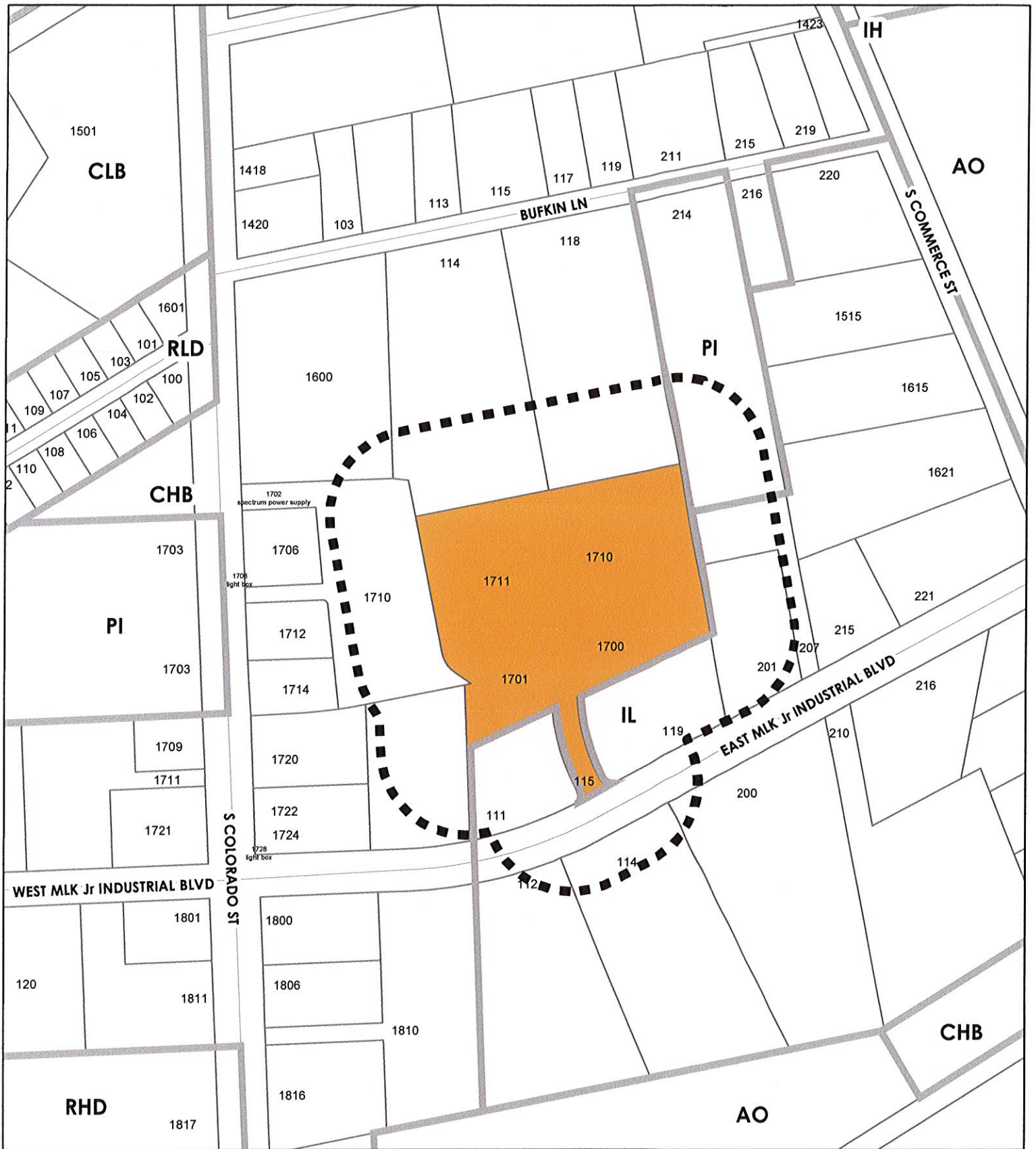
DATE NOTICE PUBLISHED 11-26-2020

PLANNING AND ZONING COMMISSION MEETING DATE 12-9-20

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 12-15-20

DECISION _____



ZC-20-13

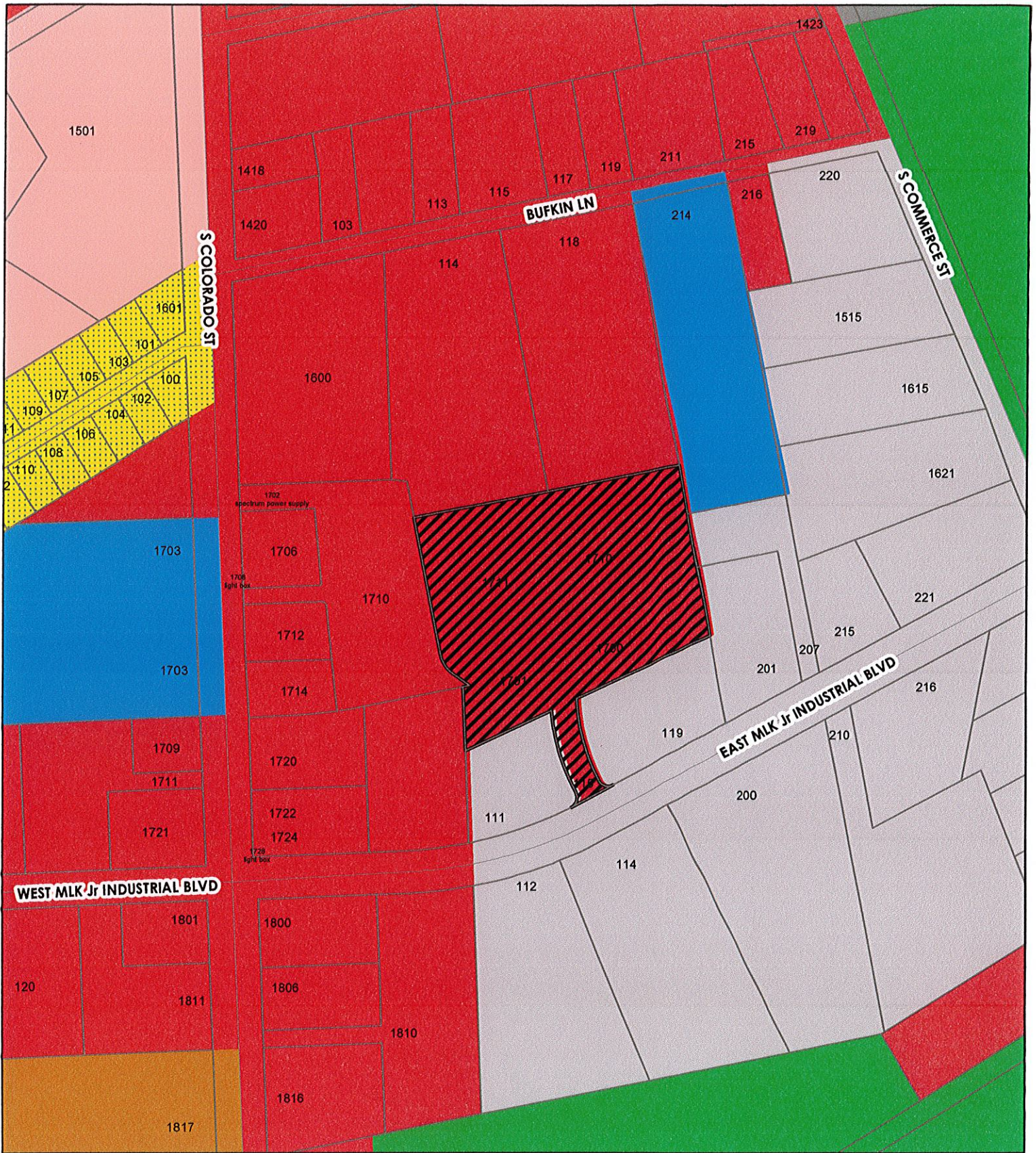
CHB TO IL

115 E MLK INDUSTRIAL BLVD



scale 1" = 300'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-20-13

CHB TO IL

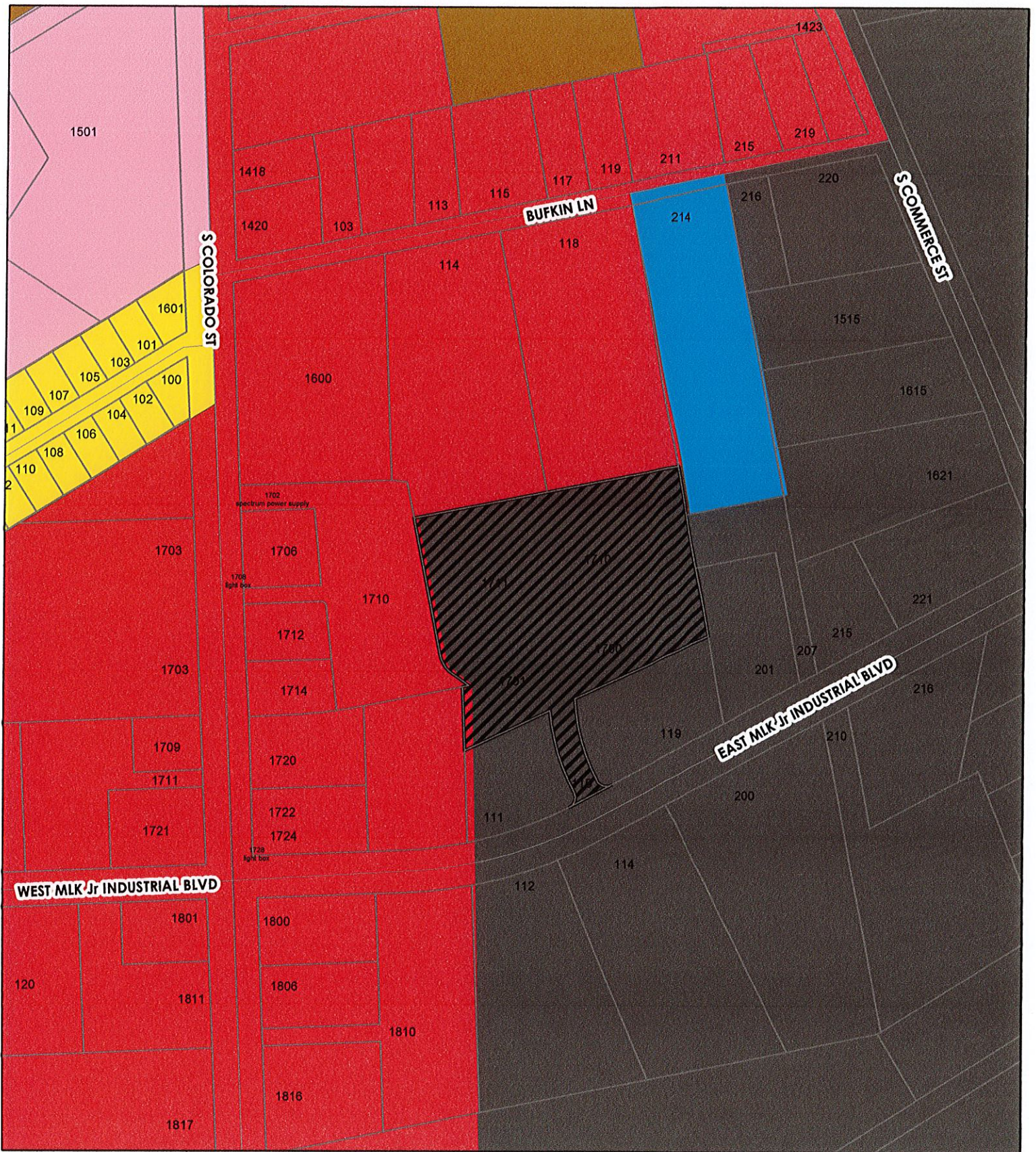
115 E MLK INDUSTRIAL BLVD



scale 1" = 300'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- INDUSTRIAL HEAVY
- INDUSTRIAL LIGHT
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY



FUTURE LANDUSE

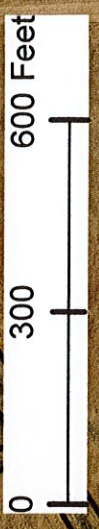
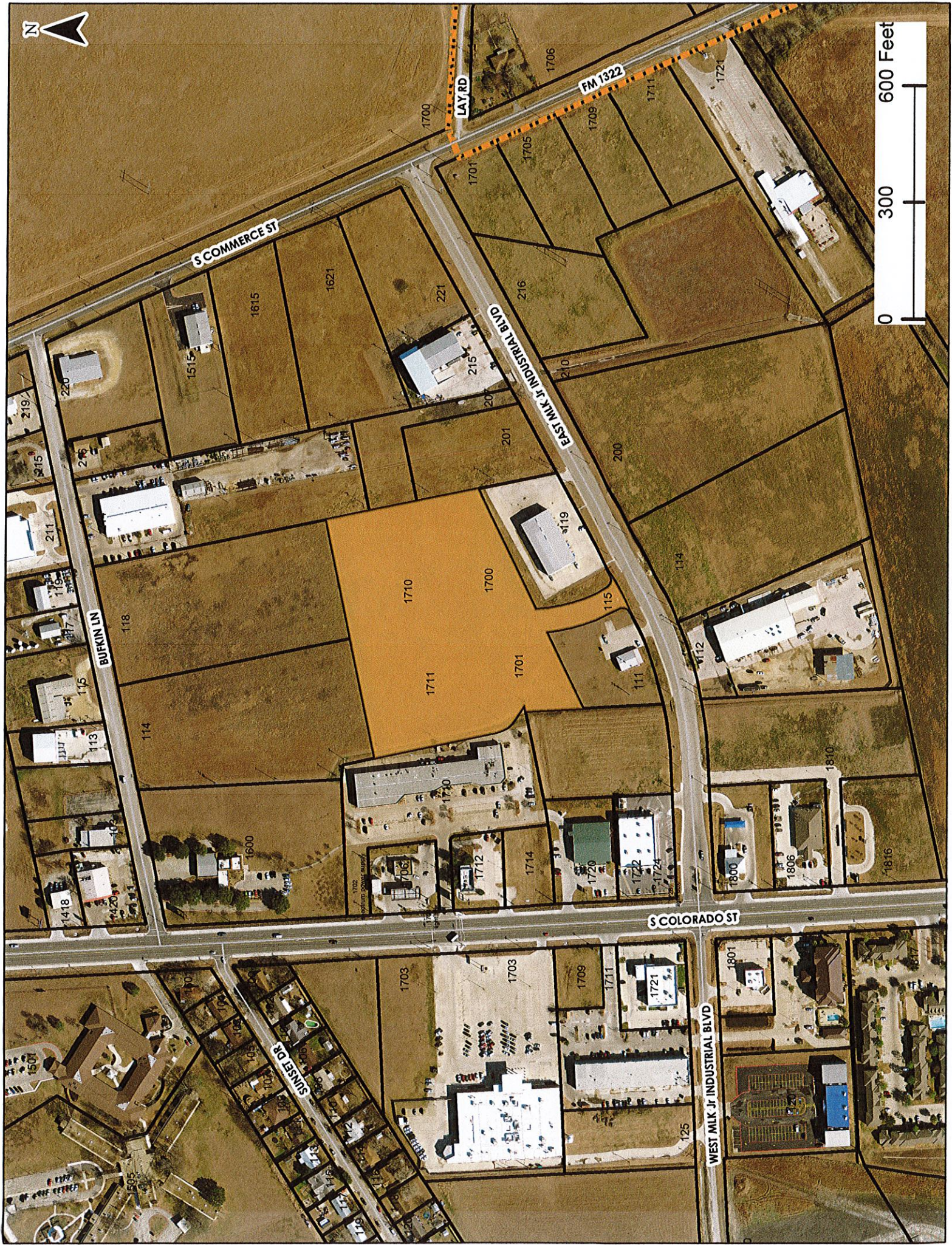
CHB TO IL

115 E MLK INDUSTRIAL BLVD



scale 1" = 300'

- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- LIGHT-MEDIUM COMMERCIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY



CASE SUMMARY

STAFF: Dan Gibson, City Planner
 REPORT DATE: December 2, 2020
 PLANNING AND ZONING COMMISSION HEARING DATE: December 9, 2020
 CITY COUNCIL HEARING DATE: December 15, 2020
 REQUESTED CHANGE: CHB to IL
 STAFF RECOMMENDATION: *Approval*
 PLANNING AND ZONING COMMISSION RECOMMENDATION:

CASE NUMBER: ZC-20-13

BACKGROUND DATA

APPLICANT: Umesh M. Patel
 OWNER: Same
 SITE LOCATION: 115 E. MLK Jr. Industrial Blvd.
 LEGAL DESCRIPTION: Lot 13, Block 1, Lockhart Industrial Park II
 SIZE OF PROPERTY: 7.067 acre
 EXISTING USE OF PROPERTY: Vacant
 LAND USE PLAN DESIGNATION: Industry

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: In October of 2012, the subject property was rezoned from IL to CHB so that a proposed hotel could be constructed on it. The hotel project did not happen, however, and the lot has remained vacant. Because it's in the industrial park, with no frontage on Colorado Street, the lot is actually better suited for industrial development. An industrial business proposes to construct a new facility on the site, and needs the requested IL zoning for that use. Therefore, this application simply rezones the property back to its original classification.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	CHB	General-Heavy Commercial
East	Vacant land, Industrial, City facility	IL, PI	Industry, Public and Institutional
South	Vacant land, Industrial	IL	Industry
West	Former industrial building, Vacant land, Retail center	IL, CHB	General-Heavy Commercial, Industry

TRANSITION OF ZONING DISTRICTS: There is existing IL zoning abutting most of the eastern boundary, all of the southern boundary, and a portion of the western boundary of the subject lot. Therefore, this change simply expands that existing IL zoning to include the subject lot.

ADEQUACY OF INFRASTRUCTURE: Vehicle access is available from MLK Jr. Industrial Boulevard, and adequate water and wastewater utilities are available without any off-site extensions.

POTENTIAL NEIGHBORHOOD IMPACT: Industrial use of the lot would be compatible with the existing and intended uses in the industrial park. The lot is behind the commercial development along Colorado Street, and behind any future commercial development on the vacant lots adjacent to the north. There are no nearby residential uses or zoning. Therefore, no adverse impact on the surrounding area is anticipated.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed IL zoning classification is consistent with the Land Use Plan map designation of Industry for this lot.

ALTERNATIVE CLASSIFICATIONS: There is no more appropriate zoning than the requested IL classification.

RESPONSE TO NOTIFICATION: As of the date of this report, there was one telephone inquiry, but they didn't express either support or opposition.

STAFF RECOMMENDATION: This zoning change rezones the subject lot back to its original and most appropriate classification, so Staff recommends approval.

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 Umesh M. Patel
DAY-TIME TELEPHONE 512-963-6630
E-MAIL umesh@mphospitality.com

ADDRESS 1811 S. Colorado Street
Lockhart, TX 78644

OWNER NAME Umesh M. Patel
DAY-TIME TELEPHONE 512-963-6630
E-MAIL umesh@mphospitality.com

ADDRESS 1811 S. Colorado Street
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 115 E. MLK Blvd.
LEGAL DESCRIPTION (IF PLATTED) LOCKHART INDUSTRIAL PARK II, BLOCK 1, LOT 13, RESUB #2, ACRES 7.069
SIZE 7.069 ACRE(S) LAND USE PLAN DESIGNATION Industrial
EXISTING USE OF LAND AND/OR BUILDING(S) vacant
PROPOSED NEW USE, IF ANY Food preparation plant and distribution center

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CHB
TO PROPOSED ZONING CLASSIFICATION Industrial Light
REASON FOR REQUEST distribution

Proposed food preparation plant and distribution center
requires industrial zoning classification.

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.

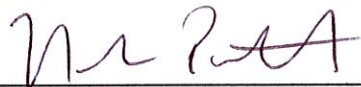
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 291.38 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

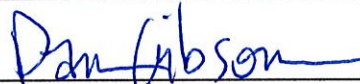
1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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

SIGNATURE 

DATE 11/13/2020

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 972123

DATE SUBMITTED 11-18-20

CASE NUMBER ZC - 20 - 13

DATE NOTICES MAILED 11-23-2020

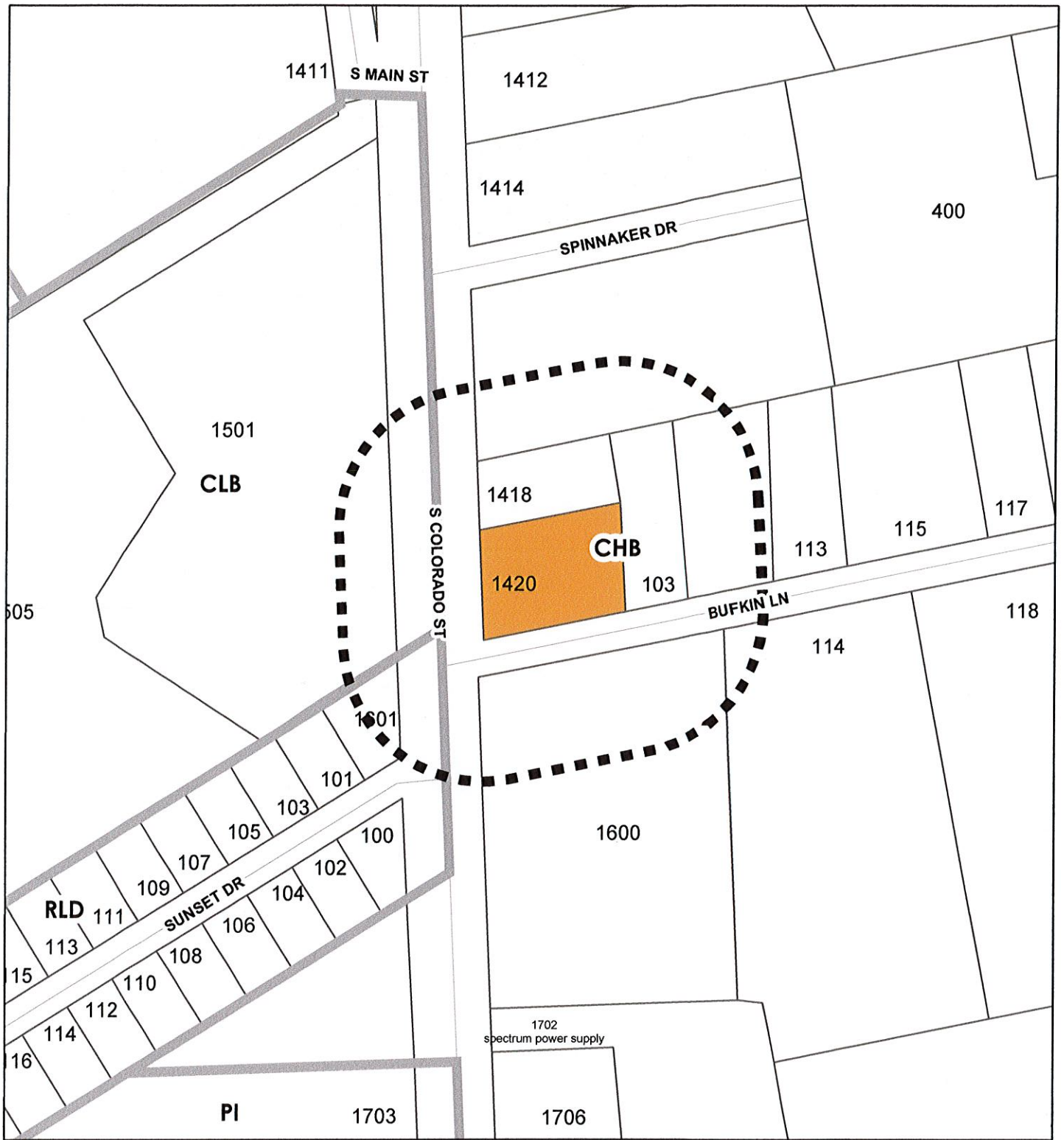
DATE NOTICE PUBLISHED 11-26-2020

PLANNING AND ZONING COMMISSION MEETING DATE 12-9-20

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 12-15-20

DECISION _____






SUP-20-14

1420 S COLORADO ST

FOOD PROCESSING AND
PREPARATION PLANT



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-20-14

REPORT DATE: December 3, 2020

PUBLIC HEARING DATE: December 9, 2020

APPLICANT'S REQUEST: Food Processing and Preparation Plant

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): Johnny P. Hernandez

OWNER(S): Tom and Sandra Ford

SITE LOCATION: 1420 South Colorado Street (US 183)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 0.708 acre

EXISTING USE OF PROPERTY: Former Sirloin Stockade restaurant

ZONING CLASSIFICATION: CHB Commercial Heavy Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant is a well-known chef who owns numerous restaurants in San Antonio, and is also the official caterer for the San Antonio Convention Center. For the next eight months or so he proposes to use the former Sirloin Stockade restaurant building as a catering kitchen, only, with no dining-in. The food will be loaded into small trucks daily that will transport the food to the TESLA construction site east of Austin, where the food will be served to construction workers. This business falls within the use category of Food Processing and Preparation Plant, and such uses require a specific use permit in the CHB district. The applicant does plan to reopen the dining room as a restaurant after the interior is remodeled and after the pandemic is over. At that time, the use will be classified as a restaurant, which is allowed by-right.

NEIGHBORHOOD COMPATIBILITY: The proposed food processing and preparation plant use is temporary, and will likely have less impact on the surrounding area than the former restaurant because there will be no customer traffic. The only vehicles used will be the private vehicles of approximately five employees, and the food trucks that will be parked there when not at the TESLA site. The appearance of the building will not change, so the use will not have any other potential adverse impacts.

COMPLIANCE WITH STANDARDS: There is already adequate off-street parking available, and the catering kitchen will comply with all applicable health code standards.

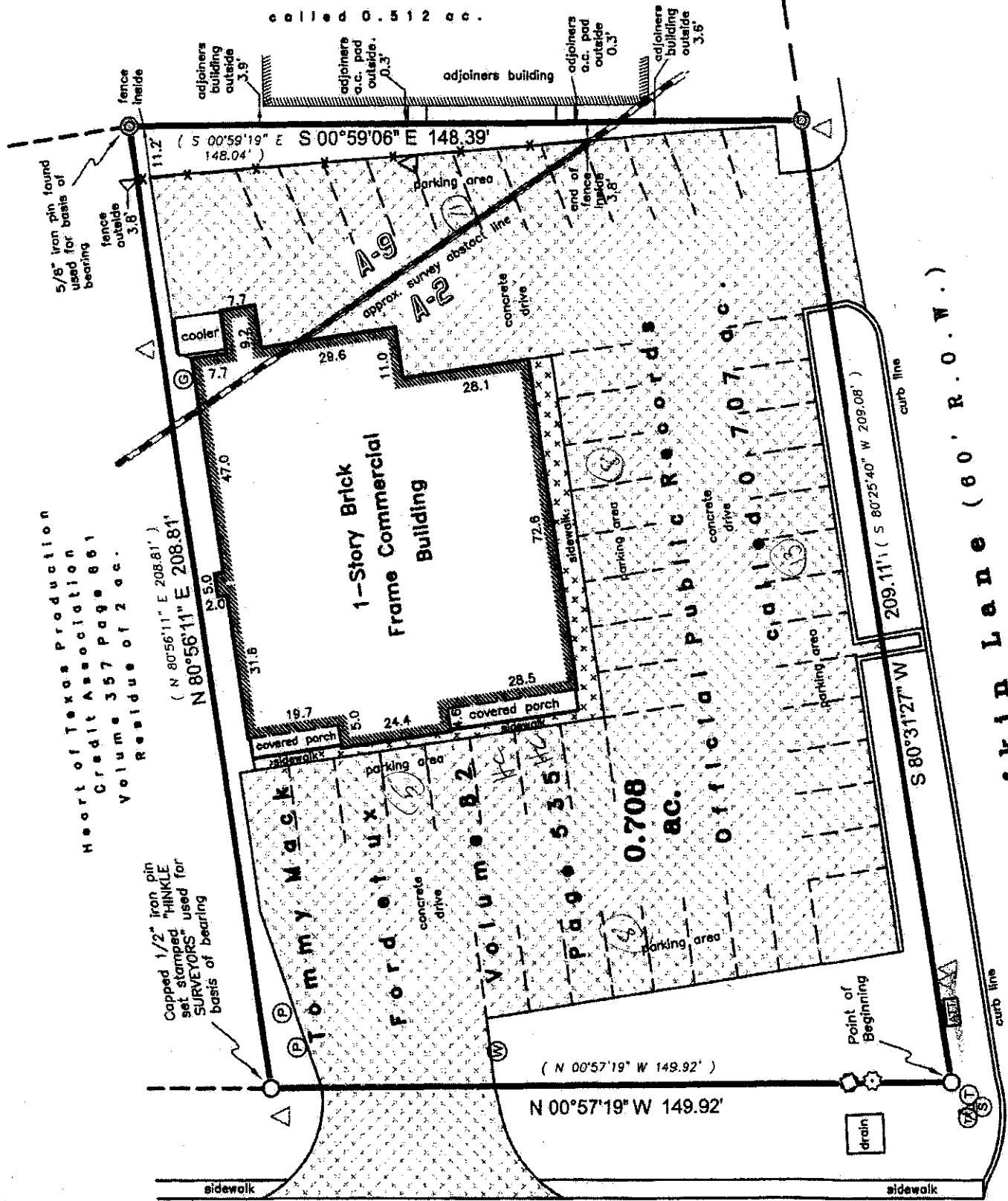
ADEQUACY OF INFRASTRUCTURE: The existing utilities and vehicular access are adequate.

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

STAFF RECOMMENDATION: The food processing and preparation plant use is technically an industrial-type business because it's not open to the public for dining, and is allowed by-right in the industrial districts. However, because the impacts are negligible for a small operation such as this with no large trucks or loading docks, etc., it is also potentially appropriate in the CHB district. Staff recommends approval.

James George Survey A-9 Francis Berry Survey A-2

St. John United Baptist Church
Volume 67 Page 95 Official Public Records
called 0.512 ac.



Heart of Texas Production
Credit Association
Volume 357 Page 861
Residue of 2 ac.

Capped 1/2" iron pin
set stamped "HINKLE
SURVEYORS" used for
basis of bearing

5/8" iron pin found
used for basis of
bearing

1420 S. Colorado Street
(U.S. Highway #183) (120' R.O.W.)

BUILD LANE (60' R.O.W.)

G.F. #2085928-LKH
PROPOSED BORROWER: MI Gloria LLC

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 Mi Gloria LLC c/o Johnny P. Hernandez
DAY-TIME TELEPHONE (210)724-8772
E-MAIL jph@lagloria.com

ADDRESS 411 East Cevallos
San Antonio, Texas
78204

OWNER NAME Tommy M. and Sandra K. Ford
DAY-TIME TELEPHONE (512) 585-7949
E-MAIL tford38126@aol.com

ADDRESS 1611 Chisholm Trail, Ste. 210
Round Rock, Texas
78681

PROPERTY

ADDRESS OR GENERAL LOCATION 1420 South Colorado Street, Lockhart, Texas 78644

LEGAL DESCRIPTION (IF PLATTED) A002 BERRY, FRANCIS, ACRES .707, ALSO KNOWN AS PARCEL ID NO. 17389

SIZE .707 ^{0.708} ACRE(S) ZONING CLASSIFICATION CHB - Commercial Heavy Business District

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Food Processing and Preparation

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.

Catering Kitchen

Square footage = 5,394

Approx. 5 Employees

existing parking spaces = 45 req.

No Dine-in Customers

2 handicap

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 \$ 150.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

DocuSigned by:

SIGNATURE

[Signature]
C1279AF191584E3...

DATE

11/13/2020

OFFICE USE ONLY

ACCEPTED BY

[Signature]

RECEIPT NUMBER

972131

DATE SUBMITTED

11-18-2020

CASE NUMBER SUP.

20 . 14

DATE NOTICES MAILED

11-23-2020

DATE NOTICE PUBLISHED

11-26-2020

PLANNING AND ZONING COMMISSION MEETING DATE

12-9-2020

DECISION

CONDITIONS

Tom Ford
1611 Chisholm Trail Ste. 210
Round Rock, Texas 78681-2941

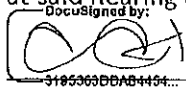
November 12, 2020

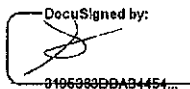
Mr. Dan Gibson
City of Lockhart, Development Services Department
308 W. San Antonio, St.
Lockhart, TX 78644

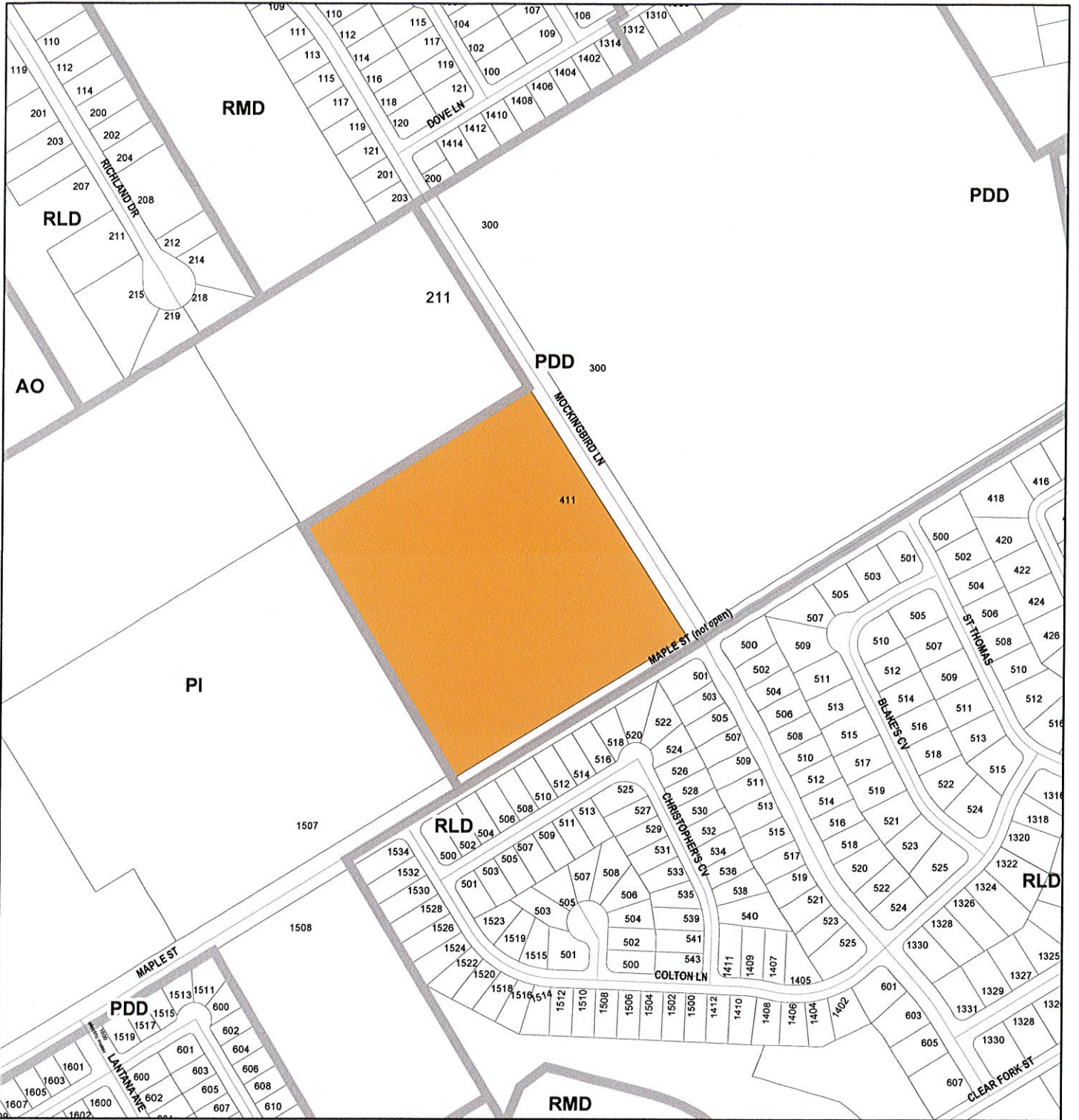
RE: 1420 S. Colorado Street, Lockhart, TX 78644

Dear Mr. Gibson,

The subject property is under contract effective 11/09/2020 from Tom and Sandra Ford to a to be formed entity by Johnny P. Hernandez (the Buyer). Please regard this letter as the permission necessary for the prospective Buyer to apply for a Specific Use Permit Application at his expense. We authorize him to sign the application and to proceed in cooperating with the City of Lockhart to provide information necessary to obtain approval at your earliest possible date. If a public hearing is necessary, we authorize the prospective Buyer to represent himself at said hearing and in the process of purchasing the property.

DocuSigned by:

_____ 11/12/2020
3195363DBA84454...
Tom Ford Date

DocuSigned by:

_____ 11/12/2020
3195363DBA84454...
Sandra Ford Date



FP-18-02

VINTAGE SPRINGS PHASE 1A

FINAL PLAT



scale 1" = 400'

- Subject Property
- Zoning

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 2, 2020
PLANNING & ZONING COMMISSION DATE: December 9, 2020
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-18-02

BACKGROUND DATA

SURVEYOR: Dorothy Taylor, P.L.S., HMT Engineering & Surveying
ENGINEER: Chris Van Heerde, P.E., HMT Engineering & Surveying
OWNER: Cottonwood Commons, LLC, c/o Carolyn Johnson, Manager
SITE LOCATION: 411 Mockingbird Lane
SUBDIVISION NAME: **Vintage Springs Subdivision Planned Development District, Section One-A**
SIZE OF PROPERTY: 15.283 acres
NUMBER OF LOTS: 53 single-family residential lots, one parkland and drainage lot, one drainage and utility lot, four landscape lots (59 lots in total), and four new street rights-of-way
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Vintage Springs Preliminary Plat (PP-18-02) was conditionally approved by the Commission on July 25, 2018, and the PDD Development Plan (PDD-18-03) and Zoning Change (ZC-18-10) were approved by the City Council on August 9, 2018. The current proposal is for approval of the final plat for Section One-A. The subject property is located at the northwest corner of the intersection of Mockingbird Lane and Maple Street. The proposal includes 53 single-family residential lots, one parkland and drainage lot, one drainage and utility lot, four landscape lots, and four new public streets. The final plat was initially submitted in December 2018, which effectively "locked in" the preliminary plat approval within its one-year approval period (Subdivision Regulations Section 52-33(i)). Shortly thereafter, the purchaser of the property, D.R. Horton, chose to place the final plat application on hold. The applicant, Continental Homes dba D.R. Horton, would now like to move forward with the plat, as well as the final plat for Section One-B (reviewed separately under Case File # FP-18-03). The 30-day Legislative review timeframe is not applicable in this case, as the final plat was submitted prior to the change in State law taking effect.

NEIGHBORHOOD COMPATIBILITY: The property is bordered by the single-family residential development of Clear Fork Estates to the south, the Lockhart Soccer Complex to the west, Bluebonnet Elementary School to the north, and vacant, seasonal agricultural land across Mockingbird Lane to the east, which includes the other proposed phases of Vintage Springs. The greatest impact of the proposed development would be increased traffic on Mockingbird Lane. However, the development will also involve construction of Maple Street extending access westward to the existing paved segment of Maple Street at the northeast corner of the Meadows at Clear Fork PDD Subdivision. The remaining undeveloped segments of Maple Street will be constructed concurrent with Vintage Springs Sections Two and Three. This will provide multiple routes not only for the residents of the subdivision, but also for residents of existing homes in the surrounding area.

In addition, the Sidewalk and Trail Plan identifies a hike and bike trail traversing the south portion of the subject property in a general northeasterly direction. The trail is shown on the approved PDD Development Plan and will be constructed in accordance with the Development Plan.

FORM AND CONTENT: The final plat conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards established in the Subdivision Regulations, including construction of new streets where required, sidewalks/trails, utilities, stormwater drainage, and parkland. According to email correspondence from City Engineer Jeff Dahm on December 1, 2020, the engineering plans should be approved by Friday, December 4, 2020. A copy of the approval letter will be emailed to you as soon as it is received.

CONCURRENT VARIANCES REQUESTED: None



SUBDIVISION PLAT APPLICATION

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

APPLICANTS

SURVEYOR NAME <u>HMT Engineering & Surveying</u>	ADDRESS <u>410 N. Seguin Ave</u>
DAY-TIME TELEPHONE <u>830-625-8555</u>	<u>New Braunfels, Texas 78130</u>
E-MAIL <u>kellyk@hmtnb.com</u>	
ENGINEER NAME <u>HMT Engineering & Surveying</u>	ADDRESS <u>Same as above</u>
DAY-TIME TELEPHONE _____	
E-MAIL _____	
OWNER NAME <u>Cottonwood Commons, LLC</u>	ADDRESS <u>153 Colorado Drive</u>
DAY-TIME TELEPHONE _____	<u>Cedar Creek, TX 78612</u>
E-MAIL <u>cjohnson@everestfuneral.com</u>	

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Vintage Springs, Phase 1A Tax ID #: 51401

ADDRESS OR GENERAL LOCATION West of Intersection of Mockingbird Ln and Maple St 411 Mockingbird Ln.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 15.283 ACRE(S) **PROPOSED NUMBER OF LOTS** 59

ZONING CLASSIFICATION(S) PDD

PROPOSED USE OF LAND Residential

SUBMITTAL REQUIREMENTS

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN HOLDERS, IF ANY:

IF THE APPLICATION IS FOR AN AMENDING PLAT OR REPLAT/RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY.

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – THREE COPIES OF THE ENGINEERING PLANS.

IF THE APPLICATION IS FOR, OR INCLUDES, A SUBDIVISION CODE VARIANCE – COMPLETED VARIANCE SECTION ON NEXT PAGE AND REQUIRED STATEMENT NOTED THEREIN.

PLAT DOCUMENTS, AS FOLLOWS, CONTAINING THE INFORMATION REQUIRED IN ARTICLE 23-6. (Amending Plats, Replat/Resubdivision Plats, and Minor Plats are considered the same as Final Plats for the purpose of content and format).

Seven copies for initial staff review.

Twelve copies after initial staff review for preliminary plats, final plats, and replats/resubdivisions

Two copies after initial staff review for amending and minor plats.

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

FEE, AS FOLLOWS (NO FEE FOR VARIANCES, APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat or Minor plat	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS CONFORM TO ALL REQUIREMENTS OF THE CITY OF LOCKHART SUBDIVISION CODE. IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Carolyn Johnson

DATE 11-9-18

PRINTED NAME CAROLYN JOHNSON

TELEPHONE 512.635.1864

NOTE: A preliminary plat expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission. A final plat expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request, one six-month extension may be considered by the City Manager.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE.

- 1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land;
- 2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- 3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and,
- 4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 838504

DATE SUBMITTED 12/5/18

CASE NUMBER FP 18.02

DATE NOTICES MAILED /

DATE NOTICE PUBLISHED /

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 12/9/2020

DECISION _____

CONDITIONS _____



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM T-10961

April 18, 2018

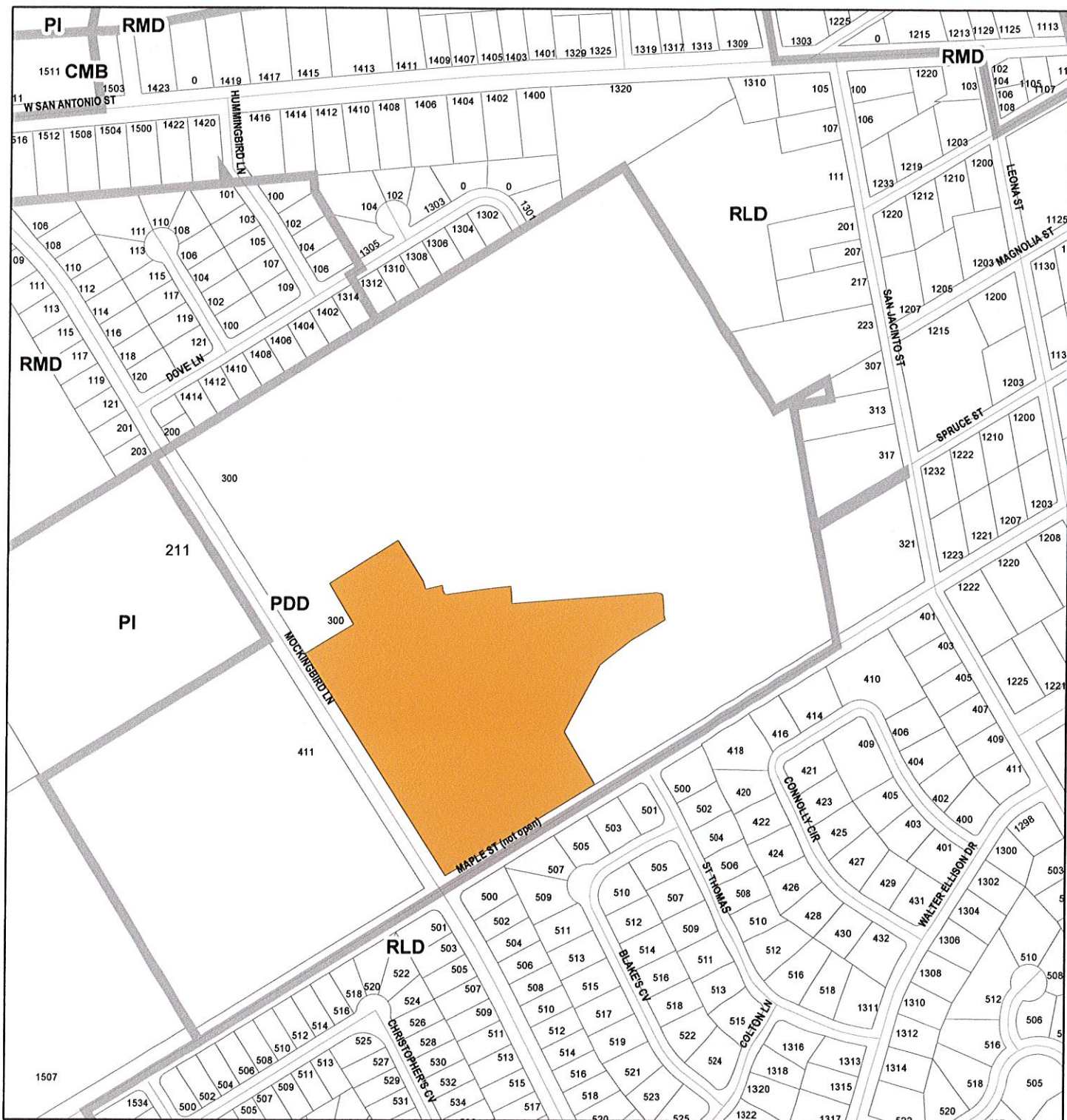
Cottonwood Commons, LLC
153 Colorado Drive
Cedar Creek, TX 78612

Re: Owner Authorization – Site located at the intersection of Mockingbird Land and Maple Street,
Lockhart, Caldwell County, Texas

I, CAROLYN JOHNSON, authorize Continental Homes of Texas, LP, DBA DR Horton to act as my agent for the Zoning, Master Planning and Platting process with the City of Lockhart and HMT Engineering and Surveying to act as the licensed engineer and applicant. The legal description of the property is LOT 1, BLOCK 2 AND LOT 2, BLOCK 1, TEXAS HERITAGE SUBDIVISION.

Thank you,

Carolyn Johnson Date: 4-20-18
Manager, Cottonwood Commons, LLC



FP-18-03

VINTAGE SPRINGS PHASE 1B

FINAL PLAT



scale 1" = 400'

- Subject Property
- Zoning

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 3, 2020
PLANNING & ZONING COMMISSION DATE: December 9, 2020
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-18-03

BACKGROUND DATA

SURVEYOR: Dorothy Taylor, P.L.S., HMT Engineering & Surveying
ENGINEER: Chris Van Heerde, P.E., HMT Engineering & Surveying
OWNER: Cottonwood Commons, LLC, c/o Carolyn Johnson, Manager
SITE LOCATION: 300 Mockingbird Lane
SUBDIVISION NAME: **Vintage Springs Subdivision Planned Development District, Section One-B**
SIZE OF PROPERTY: 12.089 acres
NUMBER OF LOTS: 26 single-family residential lots, one parkland lot, one parkland and drainage lot, one drainage lot, one drainage and utility lot, two landscape lots (32 lots in total), and four new street rights-of-way
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Vintage Springs Preliminary Plat (PP-18-02) was conditionally approved by the Commission on July 25, 2018, and the PDD Development Plan (PDD-18-03) and Zoning Change (ZC-18-10) were approved by the City Council on August 9, 2018. The current proposal is for approval of the final plat for Section One-B. The subject property is located at the northeast corner of the intersection of Mockingbird Lane and Maple Street. The proposal includes 26 single-family residential lots, one parkland lot, one parkland and drainage lot, one drainage lot, one drainage and utility lot, two landscape lots, and four new public streets. The final plat was initially submitted in December 2018, which effectively "locked in" the preliminary plat approval within its one-year approval period (Subdivision Regulations Section 52-33(i)). Shortly thereafter, the purchaser of the property, D.R. Horton, chose to place the final plat application on hold. The applicant, Continental Homes dba D.R. Horton, would now like to move forward with the plat, as well as the final plat for Section One-A (reviewed separately under Case File # FP-18-02). The 30-day Legislative review timeframe is not applicable in this case, as the final plat was submitted prior to the change in State law taking effect.

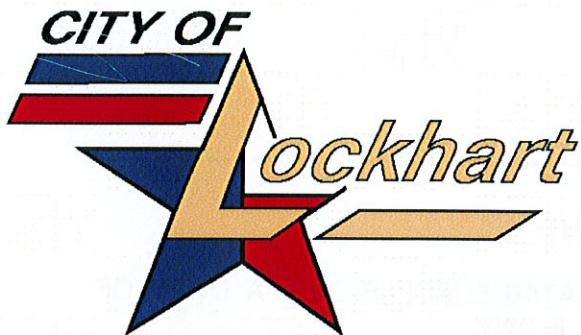
NEIGHBORHOOD COMPATIBILITY: Section One-B is bordered by the single-family residential development of Clear Fork Estates to the south, the proposed Section One-A across Mockingbird Lane to the west, and the proposed Sections Two and Three to the north and east. The greatest impact of the proposed development would be increased traffic on Mockingbird Lane. However, the development will also involve construction of Maple Street extending access westward to the existing paved segment of Maple Street at the northeast corner of the Meadows at Clear Fork PDD Subdivision. The remaining undeveloped segments of Maple Street will be constructed concurrent with Vintage Springs Sections Two and Three. This will provide multiple routes not only for the

residents of the subdivision, but also for residents of existing homes in the surrounding area. In addition, the Sidewalk and Trail Plan identifies a hike and bike trail traversing the central portion of the subject property in a general northeasterly direction. The trail is shown on the approved PDD Development Plan and will be constructed in accordance with the Development Plan.

FORM AND CONTENT: The final plat conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards established in the Subdivision Regulations, including construction of new streets where required, sidewalks/trails, utilities, stormwater drainage, and parkland. In an email discussion with the applicant on December 1, 2020, the applicant approached Staff about reducing the rear building setback along the Mockingbird Lane frontage for the single-family residential lots from the 25 feet approved with the Preliminary Plat to 15 feet, without going back through the full Preliminary Plat, PDD Development Plan, and Zoning Change procedures. Staff has agreed to the setback reduction, but only for the pie-shaped lots, being Lots 7 through 9, Block 4, to which the applicant has agreed. Any other requested setback relief would be subject to review through the standard preliminary plat procedures. Copies of the revised final plat showing the rear setback adjustments to Lots 7 through 9, Block 4, will be provided at the time of the meeting. According to email correspondence from City Engineer Jeff Dahm on December 1, 2020, the engineering plans should be approved by Friday, December 4, 2020. A copy of the approval letter will be emailed to you as soon as it is received.

CONCURRENT VARIANCES REQUESTED: None



SUBDIVISION PLAT APPLICATION

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

APPLICANTS

SURVEYOR NAME HMT Engineering & Surveying **ADDRESS** 410 N. Seguin Ave
DAY-TIME TELEPHONE 830-625-8555 New Braunfels, Texas 78130
E-MAIL kellyk@hmtnb.com
ENGINEER NAME HMT Engineering & Surveying **ADDRESS** Same as above
DAY-TIME TELEPHONE _____
E-MAIL _____
OWNER NAME Cottonwood Commons, LLC **ADDRESS** 153 Colorado Drive
DAY-TIME TELEPHONE _____ Cedar Creek, TX 78612
E-MAIL cjohnson@everestfuneral.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Vintage Springs, Phase 1B Tax ID# 17350
ADDRESS OR GENERAL LOCATION North of Intersection of Mockingbird Ln and Maple St 300 Mockingbird Ln.
LOCATED IN CITY LIMITS ____ ETJ (COUNTY) PDD
TOTAL LAND AREA 12.089 ACRE(S) **PROPOSED NUMBER OF LOTS** 32
ZONING CLASSIFICATION(S) PDD
PROPOSED USE OF LAND Residential

SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT OR REPLAT/RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY.

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – THREE COPIES OF THE ENGINEERING PLANS.

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Seven copies for initial staff review.

Twelve copies after initial staff review for preliminary plats, final plats, and replats/resubdivisions

Two copies after initial staff review for amending and minor plats.

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdiviison, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

FEE, AS FOLLOWS (NO FEE FOR VARIANCES, APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

Preliminary Plat	\$600.00 payable to the City of Lockhart
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Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS CONFORM TO ALL REQUIREMENTS OF THE CITY OF LOCKHART SUBDIVISION CODE. IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Carolyn Johnson DATE 11-9-18
PRINTED NAME CAROLYN JOHNSON TELEPHONE 512.635.1864

NOTE: A preliminary plat expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission. A final plat expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request, one six-month extension may be considered by the City Manager.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE.

1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and,
4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER 0838596

DATE SUBMITTED 12/5/18

CASE NUMBER FP-18-03

DATE NOTICES MAILED / /

DATE NOTICE PUBLISHED / /

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 12/19/2020

DECISION _____

CONDITIONS _____



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
T&PE FIRM F-10961

April 18, 2018

Cottonwood Commons, LLC
153 Colorado Drive
Cedar Creek, TX 78612

Re: Owner Authorization – Site located at the intersection of Mockingbird Land and Maple Street,
Lockhart, Caldwell County, Texas

I, CAROLYN JOHNSON, authorize Continental Homes of Texas, LP, DBA DR Horton to act as my agent for the Zoning, Master Planning and Platting process with the City of Lockhart and HMT Engineering and Surveying to act as the licensed engineer and applicant. The legal description of the property is LOT 1, BLOCK 2 AND LOT 2, BLOCK 1, TEXAS HERITAGE SUBDIVISION.

Thank you,

Carolyn Johnson Date: 4-20-18
Manager, Cottonwood Commons, LLC