

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, October 13, 2021
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the September 22, 2021, meeting.
4. SUP-21-08. Hold a PUBLIC HEARING and consider a request by Travis Tober and Melissa Kaye Askins on behalf of Virginia Baker for a **Specific Use Permit** to allow a *Bar* on Part of Lots 2, 3, 4, and 5, Block 20, Original Town of Lockhart, consisting of 0.05-acre zoned CCB Commercial Central Business District and located at 210 West San Antonio Street (SH 142).
5. ZC-21-12. Hold a PUBLIC HEARING and consider a request by William Schock of Terra Associates, Inc., on behalf of Austin Pacific One, LLC, for a **Zoning Change** from *RMD Residential Medium Density District* and *IL Industrial Light District* to *RHD Residential High Density District* on 9.902 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1824 Borchert Drive.
6. ZC-21-13. Hold a PUBLIC HEARING and consider a request by Andrew Dodson, P.E., on behalf of Lockhart Boulevard Project, LLC, for a **Zoning Change** from *AO Agricultural-Open Space District* to 16.549 acres *RHD Residential High Density District* and 4.0 acres *CMB Commercial Medium Business District* on 20.549 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 2207 West San Antonio Street (SH 142).
7. ZC-21-14. Hold a PUBLIC HEARING and consider a request by Javier Barajas, P.E., on behalf of 900 Lockhart, LLC and Anil Chaudhary, for a **Zoning Change** from *CLB Commercial Light Business District*, *RLD Residential Low Density District*, and *AO Agricultural-Open Space District* to 5.598 acres *RMD Residential Medium Density District*, and 35.672 acres *RLD Residential Low Density District*, on 41.27 acres in the Francis Berry Survey, Abstract No. 2, located at 900 State Park Road (FM 20).
8. FP-21-03. Consider a request by Devin L. Kleinfelder on behalf of D. R. Horton for approval of a **Final Plat** for *Vintage Springs Subdivision, Section Two*, consisting of 25.51 acres in the Francis Berry Survey, being a portion of Lot 1, Block 2, Texas Heritage Subdivision, zoned PDD Planned Development District and located generally northeast of the intersection of Mockingbird Lane and Maple Street.
9. FP-21-04. Consider a request by Devin L. Kleinfelder on behalf of D. R. Horton for approval of a **Final Plat** for *Vintage Springs Subdivision, Section Three*, consisting of 13.82 acres in the Francis Berry Survey, being a portion of Lot 1, Block 2, Texas Heritage Subdivision, zoned PDD Planned Development District and located generally northeast of the intersection of Mockingbird Lane and Maple Street.
10. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
11. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 PM on the 6th day of October, 2021.

**City of Lockhart
Planning and Zoning Commission
September 22, 2021**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Bradley Lingvai, Ron Peterson, Chris St. Leger, Rick Arnic, Phil McBride

Member Absent: None

Staff Present: Dan Gibson, Kevin, Waller, Christine Banda

Visitors/Citizens Addressing the Commission: Travis Ray, Blayne Stansberry, Nicole Burnett

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of September 8, 2021, meeting.

Commissioner Arnic moved to approve the September 8, 2021, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 7-0.

4. PP-21-05. Consider a request by Lockhart QOZ Investments, LLC, for approval of a Preliminary Plat for Golden Eagle Subdivision consisting of 20.673 acres in the Francis Berry Survey, Abstract No. 2, zoned RHD Residential High Density District and CMB Commercial Medium Business District, and located at 221 West MLK Jr. Industrial Boulevard, including a Variance to waive the requirement in Section 52-72(a) of the Subdivision Regulation requiring the width of all streets conform to the thoroughfare plan to allow a designated collector street right-of-way to be 50 feet wide instead of 60 feet wide.

Kevin Waller described the preliminary plat, which showed 23 duplex residential lots, two multifamily lots, and two commercial lots. He said the public infrastructure would be developed all in one phase. Sunset Drive and South Medina Street would be extended through the subdivision following the thoroughfare alignments shown in the Lockhart 2020 Thoroughfare Plan map. The applicant proposed that the name of the portion of South Medina Street extending through the subdivision be changed to Golden Parkway. Staff had received input from the Caldwell County 911 Coordinator and Caldwell County Appraisal Office personnel stating that changing the street name part way along its length could cause confusion in emergency response to the area, and would not comply with the street addressing guidelines from CAPCOG. He also mentioned that a subdivision variance is requested to allow the Sunset Drive right-of-way extension to be 50 feet wide, as opposed to 60 feet for a collector street as shown on the thoroughfare plan map. The proposed 50-foot right of way would match the width of the existing street. Mr. Waller said that staff believed the proposed variance qualified for approval.

Chair Ruiz asked if the applicant was present.

Travis Ray, of 1301 West 25th Street in Austin, said he is the CEO of the parent company who owns the property. They would like to begin construction of the new Golden Age Assisted Living facility in early 2022. The proposed multifamily portion of the development may be age-restricted so that residents move there first, and then transition into Golden Age Assisted Living.

Blayne Stansberry, the project engineer, offered to answer any questions the Commission might have.

Commissioner Oliva asked about stormwater drainage.

Ms. Stansberry said they would incorporate the existing channel on the property, and that the entire subdivision would comply with the City's storm drainage standards.

Chair Ruiz asked about the need for the street name change.

Nicole Burnett, of 1205 Rio Vista Cove, said she is the Director of the Golden Age Home. She believes the name change is necessary to help identify the location of the facility, and would not hinder emergency response.

Chair Ruiz asked for any other comments, and seeing nor hearing from none, he asked for the staff recommendation.

Mr. Waller recommended approval of the plat and variance, subject to the condition that the 20-foot front building setback shown for the commercial lots be changed to 25 feet to comply with the zoning ordinance, and to delete Note #8 on the plat pertaining to the 20-foot setback.

Chair Ruiz commented that he believed the proposed street name change would not be in the best interests of the city, especially with regard to emergency response. He agreed with the CAPCOG guidelines.

Commissioner Arnic agreed.

Commissioners McBride and Peterson expressed support for the street name change.

Commissioner Oliva said he was more concerned about drainage along Sunset Drive.

Commissioner Oliva moved to approve PP-21-05 and the requested concurrent variance, subject to staff's recommendation that the front yard building setback for the commercial lots be changed to 25 feet on the plat and that Note #8 be removed. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-3 with Chair Ruiz and Commissioners Arnic and Lingvai against.

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

Mr. Gibson stated that the next regular meeting date is October 13th, and that there would be a full agenda.

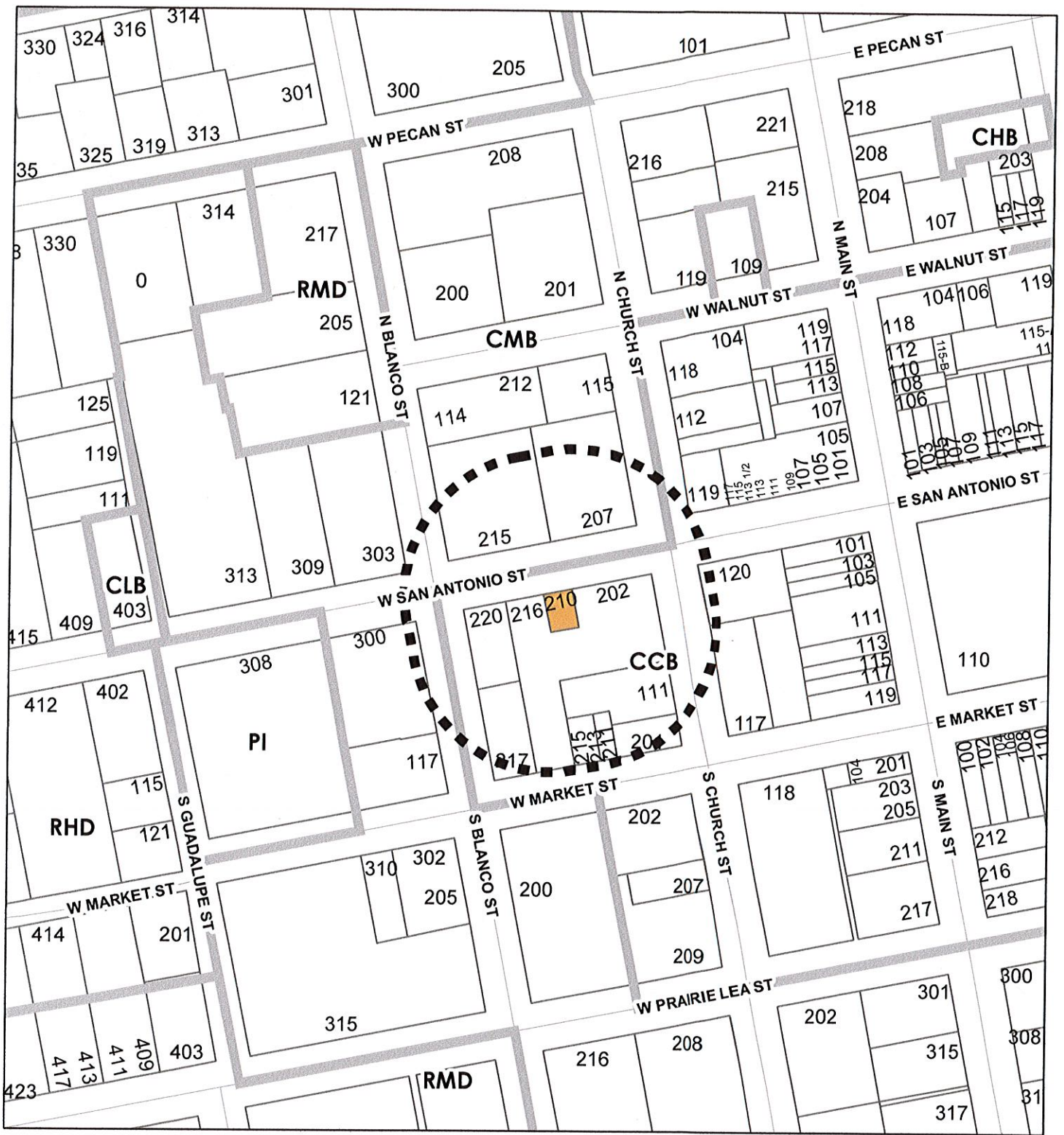
6. Adjourn.

Commissioner St. Ledger moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:31 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



SUP-21-08

210 W SAN ANTONIO ST

BAR WITHIN BOOKSTORE



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 200'



NUECES ST

W MARKET ST

S GUADALUPE ST

W SAN ANTONIO ST

N BLANCO ST

W WALNUT ST

N CHURCH ST

S BLANCO ST

W MARKET ST

S CHURCH ST

W LIVE OAK

S MAIN ST

E PRAIRIE LEA ST

S COMMERCE ST

E MARKET ST

E SAN ANTONIO ST

N COMMERCE ST

E WALNUT ST

N COLORADO ST

0 200 400 Feet



CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner
REPORT DATE: October 5, 2021
PUBLIC HEARING DATE: October 13, 2021
APPLICANT'S REQUEST: Bar
STAFF RECOMMENDATION: *Approval*
SUGGESTED CONDITIONS: Wine, only.

CASE NUMBER: SUP-21-08

BACKGROUND DATA

APPLICANT(S): Travis Tober and Melissa Kaye Askins
OWNER(S): Virginia Baker
SITE LOCATION: 210 West San Antonio St.
LEGAL DESCRIPTION: Part of Lots 2, 3, 4, and 5, Block 20, Original Town of Lockhart
SIZE OF PROPERTY: 0.05 acre
EXISTING USE OF PROPERTY: Vacant commercial building
ZONING CLASSIFICATION: CCB Commercial Central Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicants propose to open a bookstore in the subject building where customers can purchase wine to sip while browsing the books for sale. The application states that the business will close at 8:00pm. Because no food will be offered, we have to classify it as a bar since the only two choices for businesses that serve alcohol for on-premise consumption are a bar or a restaurant. Bars are allowed in the CCB district upon approval of a Specific Use Permit by the Commission.

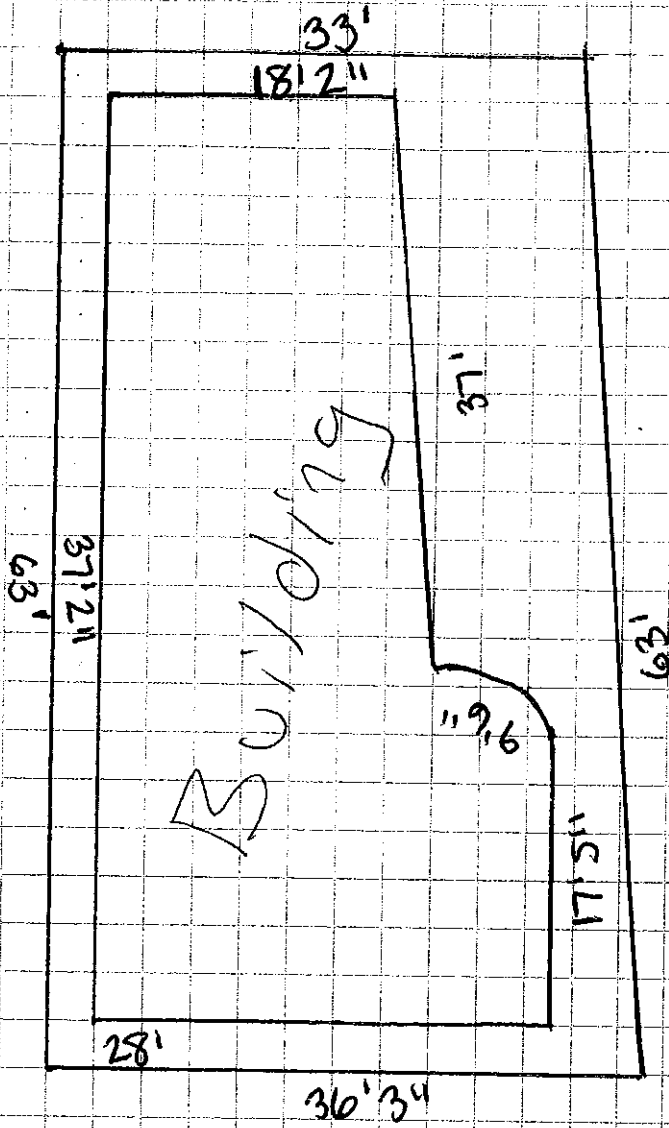
NEIGHBORHOOD COMPATIBILITY: The surrounding zoning classifications are CCB on the south side of San Antonio Street and CMB on the north side of the street, and nearby land uses are generally commercial, with the only non-commercial uses being the post office and the adjacent church. Although a bar would usually not be compatible with a church, the primary function of the proposed business is selling books, and the only alcoholic beverage offered will be wine. With the limited hours of operation, it's unlikely that there would be any negative impacts from the business.

COMPLIANCE WITH STANDARDS: The subject site has no parking lot of its own, and no off-street parking is required in the CCB district. The City Code prohibits the sale of alcoholic beverages for on-premise consumption within 300 feet of churches and schools, except in the CCB zoning district where there is no restriction. Both the subject property and the adjacent church are zoned CCB.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are existing and adequate for the proposed use.

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

STAFF RECOMMENDATION: Approval subject to the sale of wine, only. The Commission may also add other appropriate conditions if desired.



0.05 Acre

□ = 3ft

← San Antonio St. →

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 Travis Tober, Kaye Atkins ADDRESS 1009 Fennin St.

DAY-TIME TELEPHONE 716-393-1788 Lockhart, Tx. 78644

E-MAIL travis tober@gmail.com

OWNER NAME Virginia Baker ADDRESS _____

DAY-TIME TELEPHONE _____

E-MAIL VBAKER12@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 210 San Antonio St.

LEGAL DESCRIPTION (IF PLATTED) Metes & Bound S

SIZE 0.05 ACRE(S) ZONING CLASSIFICATION CCB

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant Building

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT BAR Beer & Wine

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.

We would like to open a small wine & Bookstore
AT 210 SAN ANTONIO hours would be 11am-8pm
5-6 DAYS A WEEK

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 \$ 125 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.

SIGNATURE _____

DATE 9/10/21

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01030738

DATE SUBMITTED 9-21-21

CASE NUMBER SUP - 21 - 08

DATE NOTICES MAILED 9-27-2021

DATE NOTICE PUBLISHED 9-30-2021

PLANNING AND ZONING COMMISSION MEETING DATE 10-13-21

DECISION _____

CONDITIONS _____

9/1/2021

To whom it may concern,

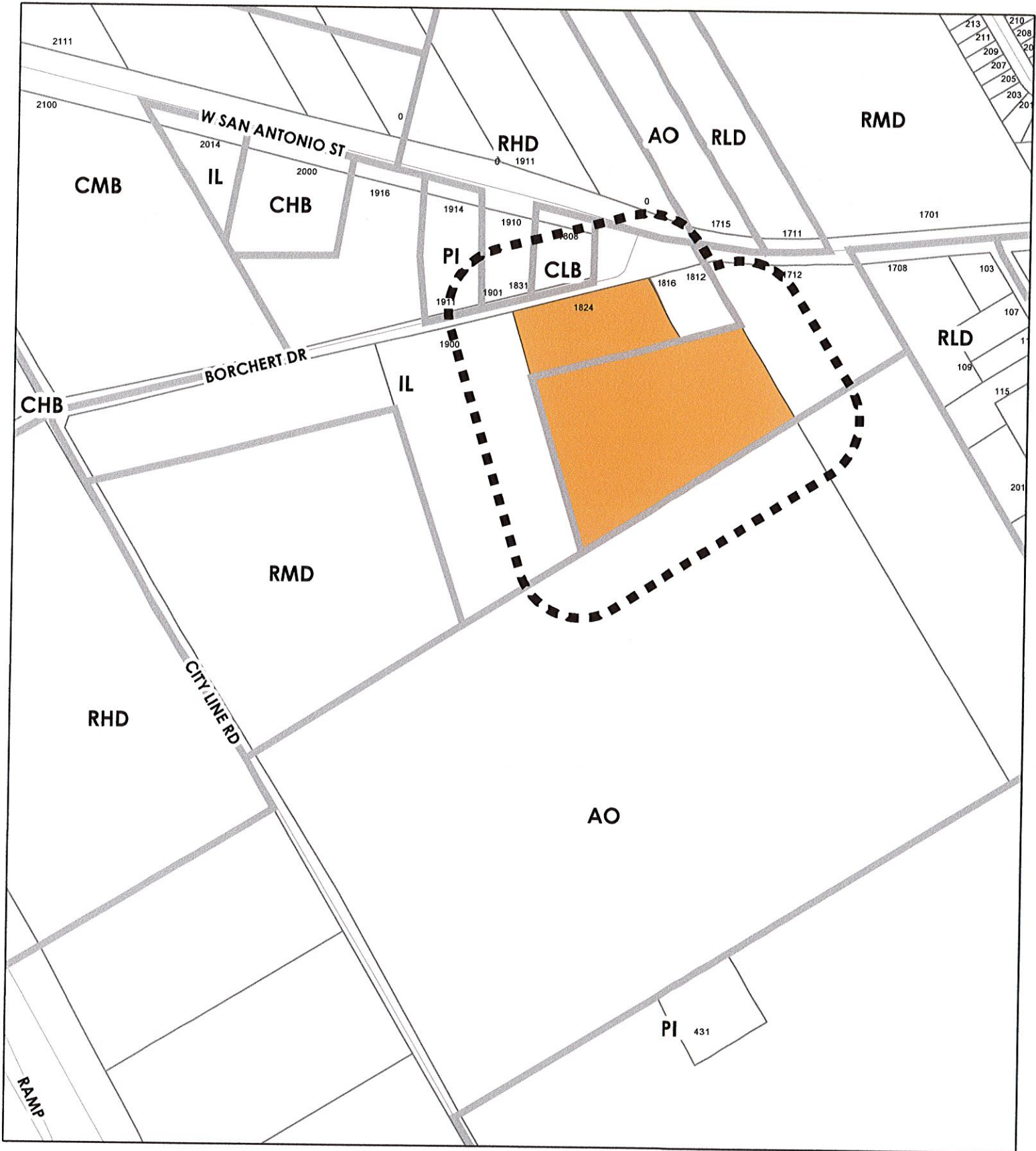
My tenants at 210 San Antonio St. may use the space to open a wine tasting shop, and/or anything wine related.

Sincerely,

Virginia Baker



9/1/21



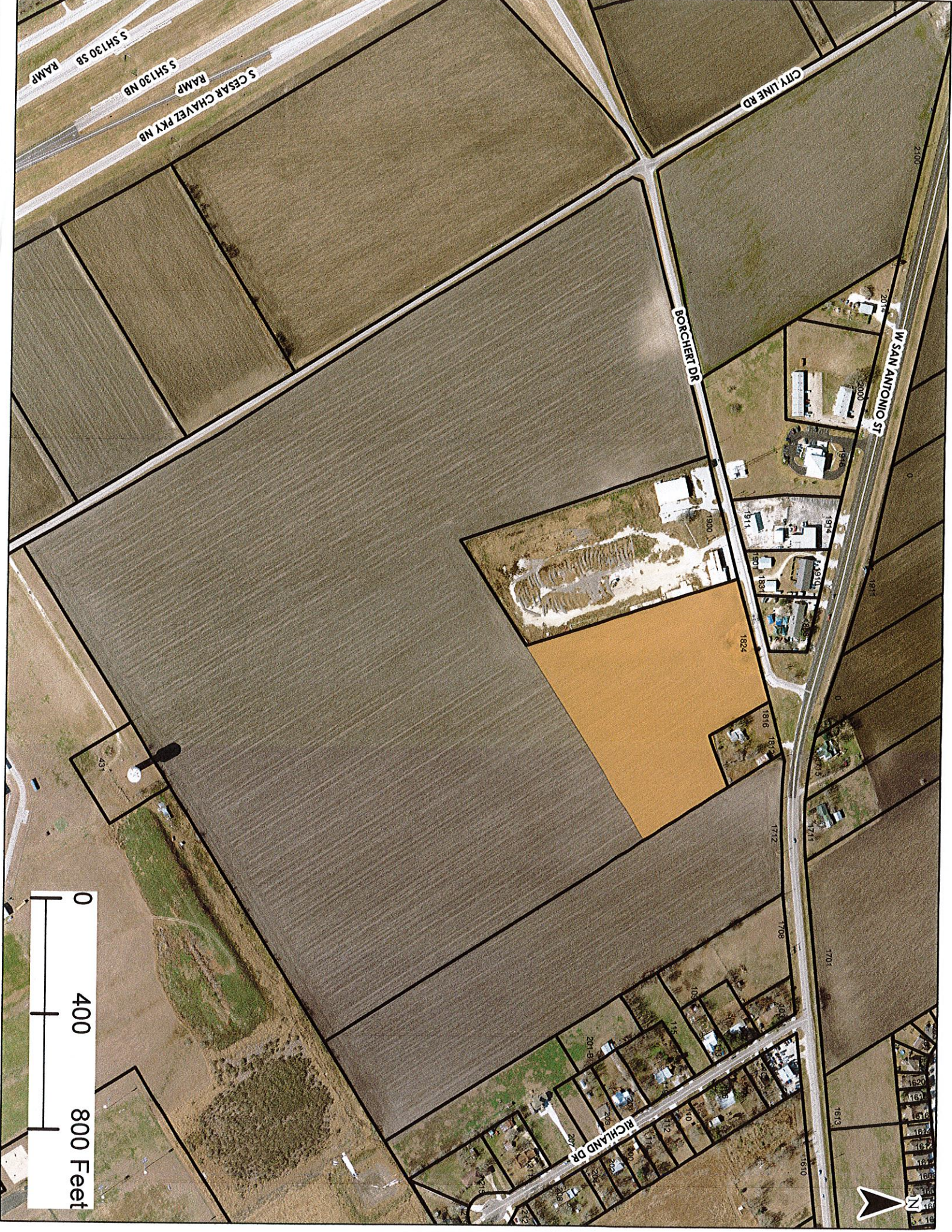
ZC-21-12

IL AND RMD TO RHD
 1824 BORCHERT DR



scale 1" = 400'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



0 400 800 Feet



PLANNING DEPARTMENT REPORT **ZONING CHANGE**

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-12

REPORT DATE: October 6, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: October 13, 2021

CITY COUNCIL HEARING DATE: October 19, 2021

REQUESTED CHANGE: IL and RMD to RHD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: William Schock of Terra Associates, Inc.

OWNER: Austin Pacific One, LLC

SITE LOCATION: 1824 Borchert Drive

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 9.902 acres

EXISTING USE OF PROPERTY: Vacant

LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The subject property was recently purchased by the owner with the intent of developing as multi-family residential complex.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Day care center, Residential four-plex, City facilities	CLB, RHD, PI, IL	<i>General-Heavy Commercial, Medium Density Residential</i>
East	Vacant land	RMD, IL	<i>Light-Medium Commercial</i>
South	Vacant land	AO	<i>Mixed Retail/Office/Residential</i>
West	Commercial self-storage facility	IL	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: A small area of RHD zoning exists across the street, and the two areas of RHD zoning will be joined into one if this zoning change is approved. In general, the other existing zoning classifications to the north and west are more intense than the requested RHD zoning on the subject property, while the existing zoning classifications to the east and south are less intense. This means that the proposed RHD zoning could be viewed as an appropriate transition between the surrounding lower and higher intensity zoning classifications.

ADEQUACY OF INFRASTRUCTURE: All City utilities are available and adequate. Vehicular access is available only from Borchert Drive.

POTENTIAL NEIGHBORHOOD IMPACT: Considering the mixture of existing land uses, zoning classifications, and future land use designations on the Land Use Plan map in the area around the property, the characteristics of multi-family residential would not have unusual adverse impacts. Zoning standards will require the development to be screened with an opaque fence or wall where abutting the existing RMD zoning on the east side. Screening is not required on the sides abutting IL and AO zoning.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not entirely consistent with the Land Use Plan map, which designates the subject property as *Medium Density Residential*. However, the two zoning classifications are only one step apart in terms of density ranges.

ALTERNATIVE CLASSIFICATIONS: RMD would be consistent with the Land Use Plan map. However, RHD is the only zoning classification that allows multi-family dwellings having over four units per lot. One three or four-plex dwelling is allowed per lot in the RMD district upon approval of a Specific Use Permit by the Planning and Zoning Commission.

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

STAFF RECOMMENDATION: Staff believes that the proposed rezoning to RHD is an acceptable solution for the subject property given the wide range of existing land uses and zoning classifications in the area.

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 Austin Pacific One, LLC - Vi Khuu

ADDRESS 5900 Balcones Dr, Ste 100

DAY-TIME TELEPHONE 720-295-7368

Austin, TX 78731

E-MAIL AustinPacificInvest@Gmail.com | Vee@VeeKhuu.com

OWNER NAME Same

ADDRESS _____

DAY-TIME TELEPHONE _____

E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1824 Borchert Drive

LEGAL DESCRIPTION (IF PLATTED) A068 Crenshaw, Cornelious, 91.05 acres Res-Sourhwest Subd.

SIZE 9.902 ACRE(S) LAND USE PLAN DESIGNATION Medium Density Residential

EXISTING USE OF LAND AND/OR BUILDING(S) Raw Land

PROPOSED NEW USE, IF ANY Apartments

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RMD/IL

TO PROPOSED ZONING CLASSIFICATION RHD

REASON FOR REQUEST Development of a higher density residential project.

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.

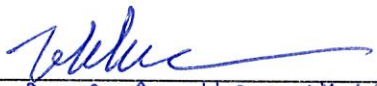
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 348.04 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 Aug 26, 2021
*Austin Pacific One, LLC a TX LLC
by Kung Fu Capital, LLC its manager - by Vi Khun
its manager*

OFFICE USE ONLY

ACCEPTED BY Dan Gibson RECEIPT NUMBER 01026648
DATE SUBMITTED 8-31-21 CASE NUMBER ZC - 21 - 12
DATE NOTICES MAILED 9-27-2021 DATE NOTICE PUBLISHED ~~10~~ 9-30-2021
PLANNING AND ZONING COMMISSION MEETING DATE 10-13-21
PLANNING AND ZONING COMMISSION RECOMMENDATION _____
CITY COUNCIL MEETING DATE 10-19-21
DECISION _____

Austin Pacific One, LLC
5900 Balcones Dr, STE 100,
Austin TX 78731
Phone: 720-295-7368
Email: Vee@VeeKhuu.com - AustinPacificInvest@gmail.com

August 26th, 2021

City of Lockhart
Planning and Zoning Commission
308 W. San Antonio St
Lockhart, TX 78644

SUBJECT: ZONING CHANGE APPLICATION o 9.902 ACRES – 1824 BORCHERT

Dear Planning and Zoning Commission Members,

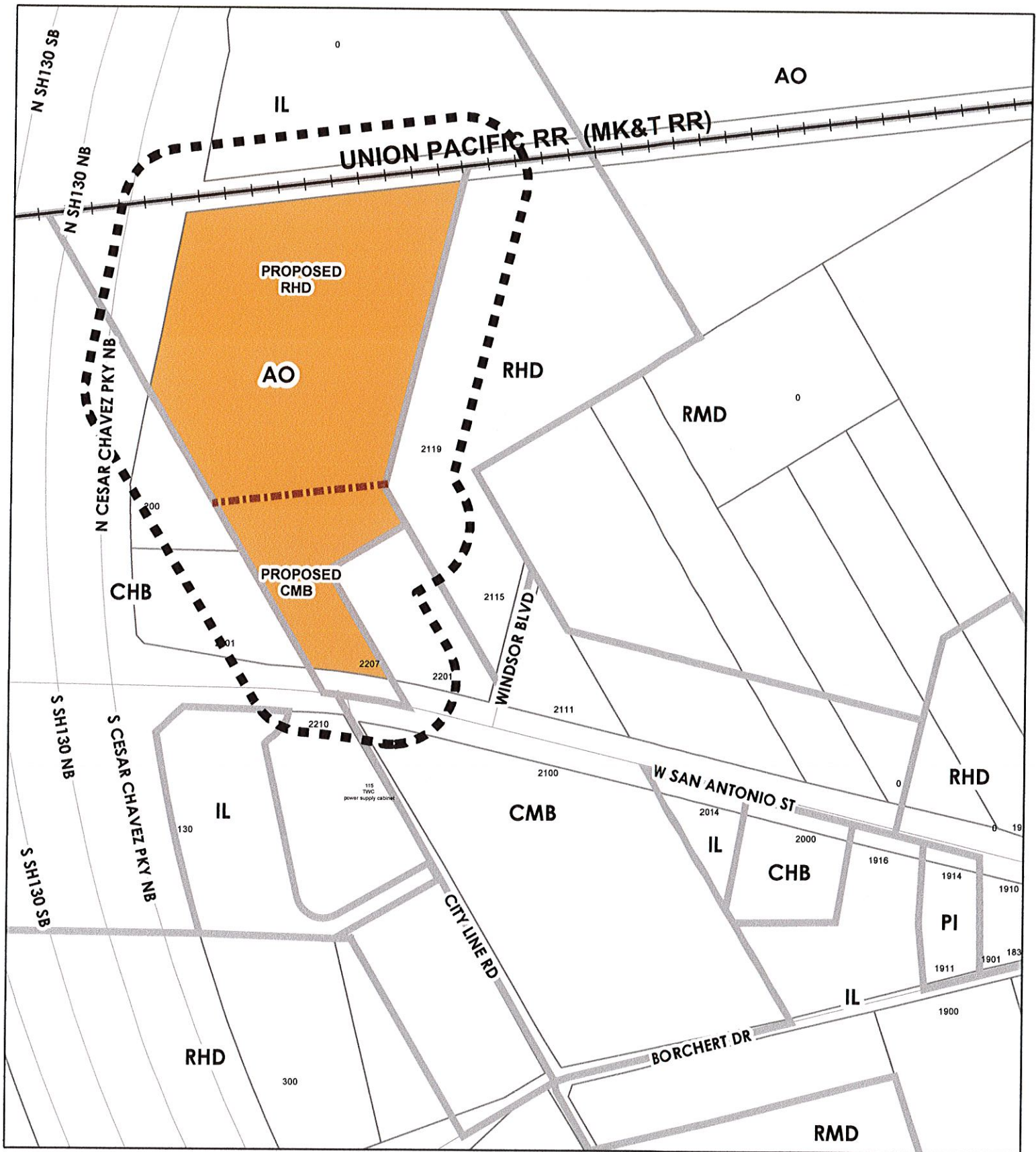
William Schock of Terra Associates, Inc. is my agent for the zoning change application process on 1824 Borchert Drive, Lockhart, Texas, a 9.902 acres parcel.

Please contact me if you have any questions,

Sincerely,



Austin Pacific One, LLC, a Texas LLC
By Kung Fu Capital, LLC, its Manager
By Vi Khuu, its Manager



ZC-21-13

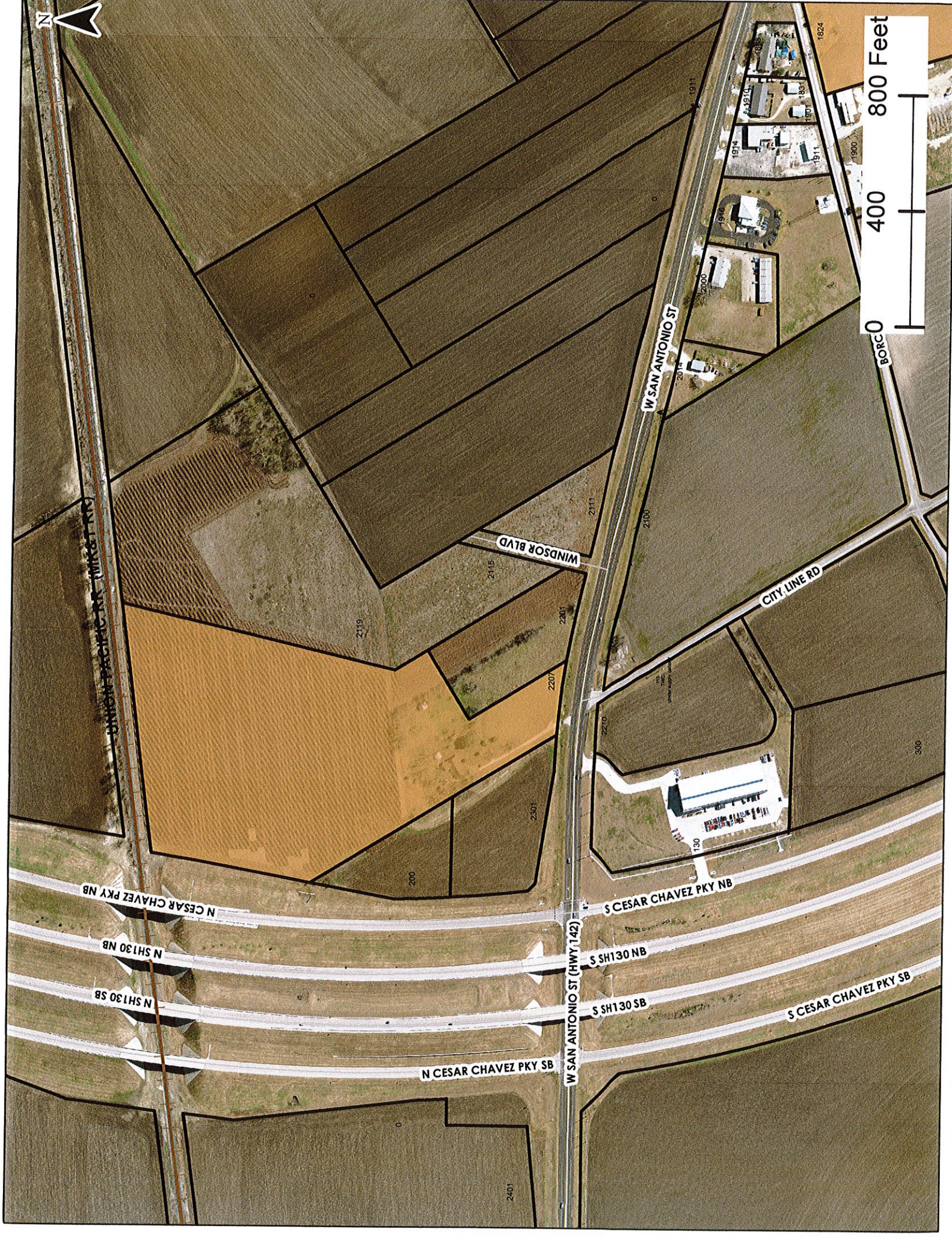
AO TO RHD AND CMB

2207 W SAN ANTONIO ST (SH 142)



scale 1" = 400'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



UNION PACIFIC RR (MILE 1.70)

W SAN ANTONIO ST

WINDSOR BLVD

CITY LINE RD

BORCO

N CESAR CHAVEZ PKY NB

N SH130 NB

N SH130 SB

N CESAR CHAVEZ PKY SB

W SAN ANTONIO ST (HWY 142)

S CESAR CHAVEZ PKY NB

S SH130 S

S SH130 SB

S CESAR CHAVEZ PKY SB

2119

2115

2201

2207

2301

200

130

2270

2100

2111

1911

1914

1911

1907

1934

1824

300

2401

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-13

REPORT DATE: October 7, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: October 13, 2021

CITY COUNCIL HEARING DATE: October 19, 2021

REQUESTED CHANGE: AO to RHD and CMB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Andrew Dodson, P.E.

OWNER: Lockhart Boulevard Project, LLC

SITE LOCATION: 2207 W. San Antonio St.

LEGAL DESCRIPTION: Lot 2, Block 1, Lockhart Gateway Addition

SIZE OF PROPERTY: 20.549 acres

EXISTING USE OF PROPERTY: One vacant single-family dwelling

LAND USE PLAN DESIGNATION: *High Density Residential and Industrial*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: Multi-family housing for seniors is proposed on the north 16.549-acre portion of the property, and commercial uses are proposed on the south four-acre portion of the property. Lot 1 of the subdivision is already zoned CMB. The existing house is to be demolished.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land, Railroad track	IL	<i>Industry</i>
East	Apartments, Vacant lot	RHD	<i>Industry, High Density Residential</i>
South	Vacant land, Fashion Glass & Mirror	CMB, IL	<i>General-Heavy Commercial</i>
West	Vacant land, SH-130	CHB	<i>General-Heavy Commercial, Public and Institutional</i>

TRANSITION OF ZONING DISTRICTS: The Stanton apartments adjacent to the east are zoned RHD, so the proposed zoning change to RHD on the north portion of the property would simply expand the existing area of RHD. The proposed change to CMB on the south portion would expand the CMB classification abutting on the east side, as well as the existing CMB across West San Antonio Street. The transition to the existing CHB zoning abutting to the west is acceptable since most of the mutual boundary will be along the area proposed to be rezoned to CMB.

ADEQUACY OF INFRASTRUCTURE: City water and wastewater are available and adequate. Electricity is provided by Bluebonnet Electric Cooperative. Vehicular access directly from a public street is available only from West San Antonio Street. However, there is also an access easement along the east property line that provides access along the existing private drive used by The Stanton apartments to Windsor Boulevard.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed zoning classifications are consistent with the existing zoning pattern and land uses of the surrounding area. As with all new development, the most significant impact will be additional traffic. The applicant is planning to do a traffic impact analysis (TIA).

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not consistent with the *Industry* future land use designation on Land Use Plan map, and the proposed CMB zoning classification is not consistent with the *High Density Residential* future land use designation on the map. However, both parts of the zoning change are very consistent with adjacent classifications, so the resulting zoning pattern will be an improvement over the existing pattern in terms of the land uses allowed. The current *Industry* designation on the Land Use Plan map extends across to the north side of the railroad track, and was envisioned as an industrial node with convenient access to both rail and highway transportation. As it turns out, it's probably better to limit industrial uses to the north side of the track since the track provides a logical separation in the pattern of zoning classifications and land uses.

ALTERNATIVE CLASSIFICATIONS: None more appropriate. The current AO zoning cannot accommodate any meaningful development in this growing area of the city, and both parts of the requested zoning change provide for appropriate transition of zoning classifications and land uses.

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

STAFF RECOMMENDATION: 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 Andrew Dodson, PE
DAY-TIME TELEPHONE 512-748-3253
E-MAIL dodsoncivil@gmail.com

ADDRESS 361 Middle Creek
Buda, TX 78610

OWNER NAME Lockhart Blvd Project, LLC
DAY-TIME TELEPHONE _____
E-MAIL djstahl777@gmail.com

ADDRESS 131 Chalkstone Dr
Prosper, TX 75078

PROPERTY

ADDRESS OR GENERAL LOCATION 2207 W San Antonio Street, Lockhart

LEGAL DESCRIPTION (IF PLATTED) Lot 2, Blk 1, Lockhart Gateway Addn

SIZE 20.549 ACRE(S) LAND USE PLAN DESIGNATION DTI Industrial + High Density Res

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

PROPOSED NEW USE, IF ANY multifamily and commercial

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO

TO PROPOSED ZONING CLASSIFICATION RHD (16 ac) CMB (4 ac)

REASON FOR REQUEST Owner wishes to rezone for potential sales and future development demands for the subject property

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.

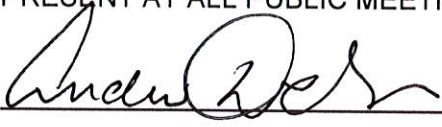
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 560.98 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 09/08/2021

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 1029013

DATE SUBMITTED 9-10-21

CASE NUMBER ZC - 21 - 13

DATE NOTICES MAILED 9-27-2021

DATE NOTICE PUBLISHED 9-30-2021

PLANNING AND ZONING COMMISSION MEETING DATE 10-13-2021

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 10-19-2021

DECISION _____



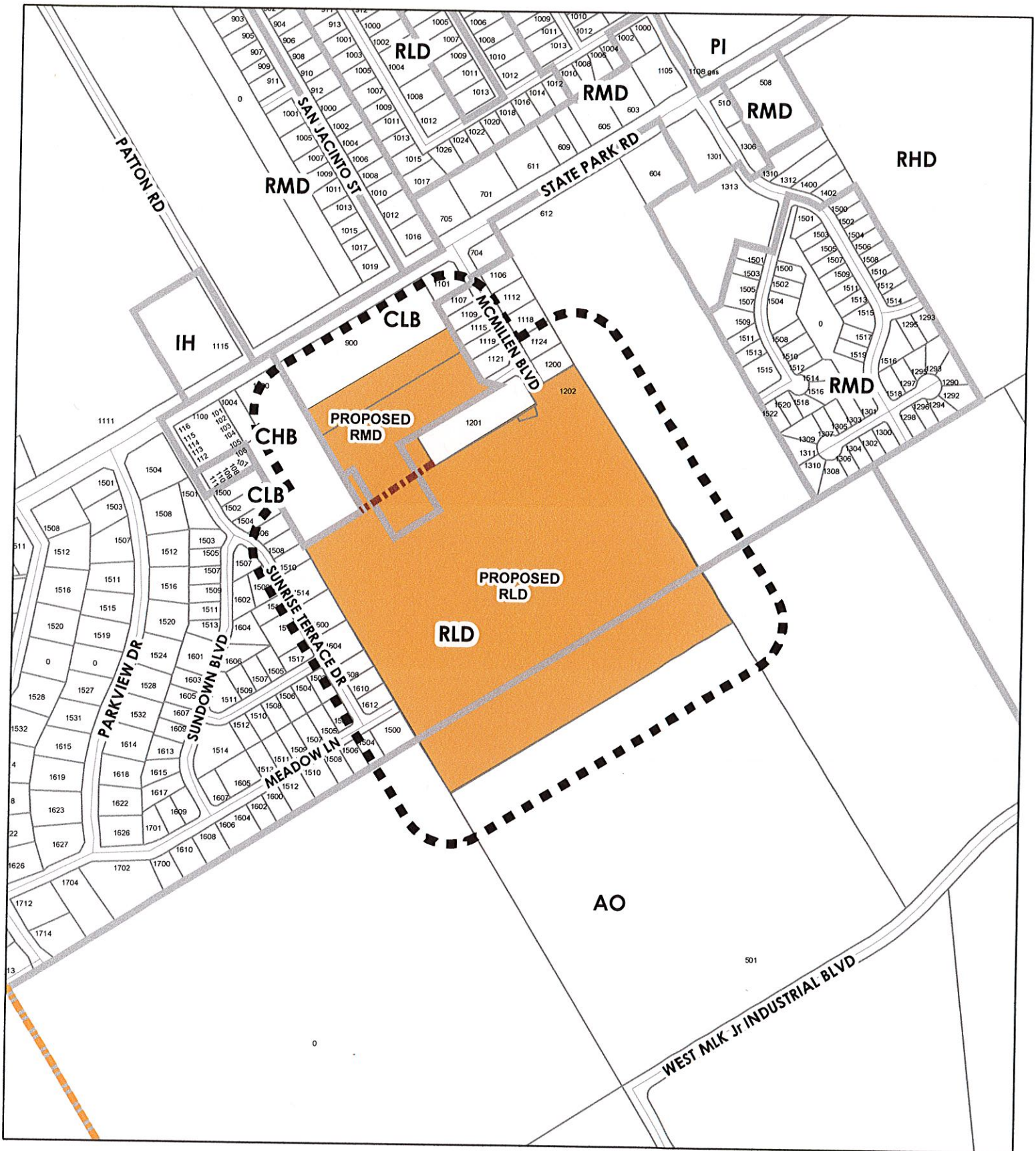
September 3, 2021

City of Lockhart
308 W San Antonio St
Lockhart, TX 78644

RE: Agent Authorization for Rezoning

As the owners of 20.55 +/- acres in the City of Lockhart, Texas. Locally known as Lot 2, Lockhart Gateway Addition, Lockhart, Caldwell County, Texas. Do hereby grant Andrew Dodson, PE with Dodson Civil Group, to represent us in a proposed rezoning of our property from Agriculture/Open Space (AO) to High Density Residential (RHD) 16.55 +/- acres and Commercial Medium Density (CMB) 4.00 acres.

Dennis Stahl, Manager
Chalkstone Partners, LLC
Manager of Lockhart Blvd Project, LLC



ZC-21-14

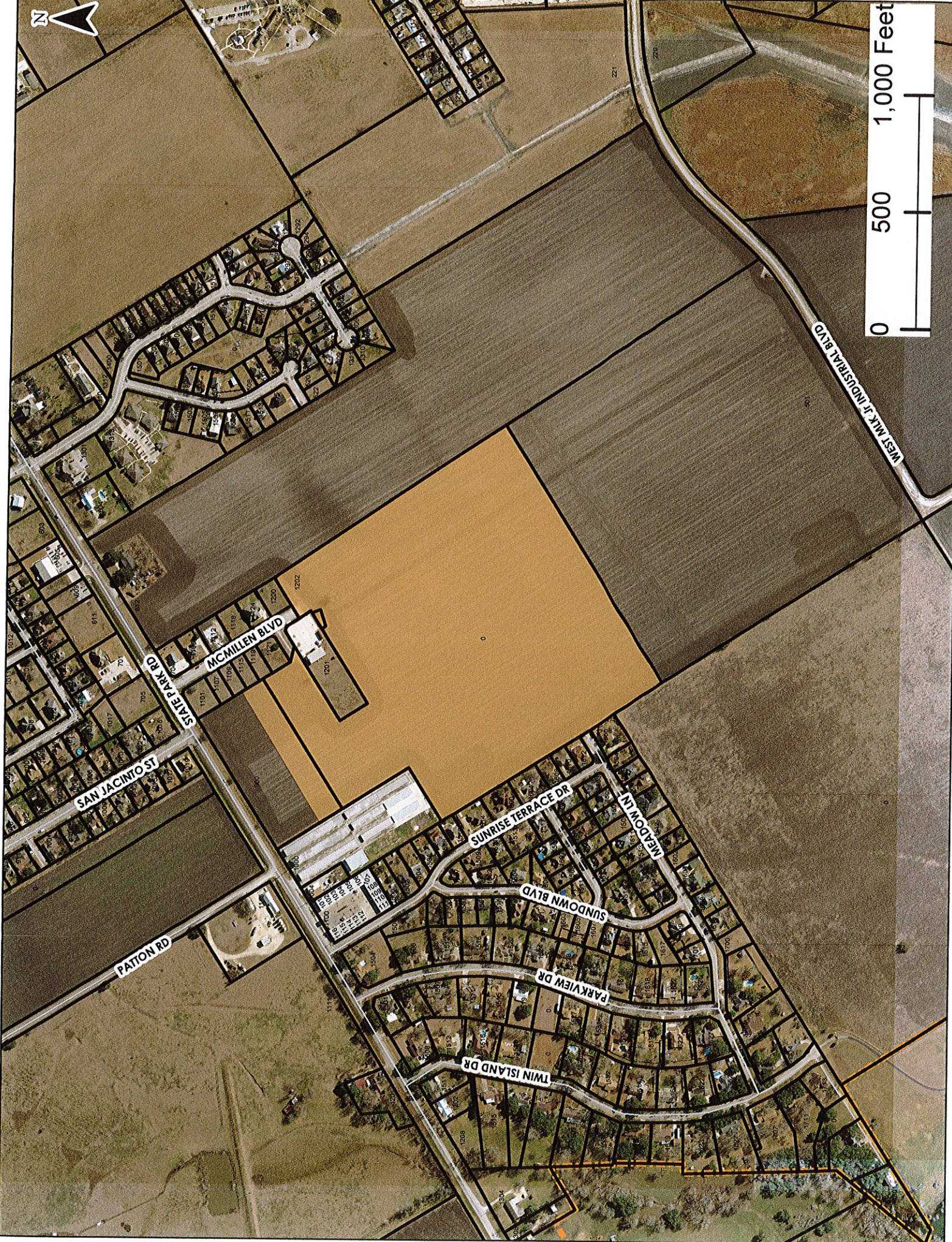
CLB & RLD & AO
TO
RMD & RLD

900 STATE PARK RD (FM 20)



scale 1" = 500'

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



PLANNING DEPARTMENT REPORT ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-14

REPORT DATE: October 7, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: October 13, 2021

CITY COUNCIL HEARING DATE: October 19, 2021

REQUESTED CHANGE: CLB, RLD, and AO to RMD and RLD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Javier Barajas, P.E.

OWNER: 900 Lockhart, LLC, and Anil Chaudhary

SITE LOCATION: 900 State Park Rd.

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 41.27 acres

EXISTING USE OF PROPERTY: Vacant

LAND USE PLAN DESIGNATION: *Light-Medium Commercial and Low Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The tract under contiguous ownership is currently zoned CLB at the north end, with the remainder currently zoned RLD and AO. The applicant proposes to leave a portion of the existing CLB-zoned area along State Park Road as CLB, so it is not included in the zoning change, but wishes to rezone the remainder of it to RMD and RLD. The larger area south of the proposed RMD zoning is already mostly zoned RLD, but because a small portion of the current CLB zoning extends into it and there is a strip of AO zoning along the south end, the easiest way to accomplish rezoning the piece is to simply rezone the south area from RLD, CLB, and AO to RLD. The end result will be a zoning pattern consisting of a strip of CLB at the north end along State Park Road, and a middle area zoned RMD for residential development that can include uses allowed in that district, including single-family dwellings and duplexes by-right, and other types of housing upon approval of a specific use permit. The larger south area will be entirely zoned RLD, which allows only single-family dwellings.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land, Single-family homes on north side of State Park Road	CLB, RMD	<i>Light-Medium Commercial, Low Density Residential</i>
East	Vacant land, Single-family homes	RLD	<i>Light-Medium Commercial, Low Density Residential</i>
South	Vacant land	AO	<i>Low Density Residential, Medium Density Residential</i>
West	Self-storage warehouse, Single-family neighborhood	CHB, RLD	<i>General-Heavy Commercial, Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The only significant change is for the 5.598 acres to be rezoned to RMD, where it will abut CLB zoning to the north, RLD zoning to the east and south, and CHB zoning to the west. Since the RMD district is one step up in intensity from RLD, but steps down in intensity from the commercial districts, it would be an appropriate transition between the CHB and CLB commercial districts to the west and north, and the RLD residential district to the east and south.

ADEQUACY OF INFRASTRUCTURE: City utilities are available, although sanitary sewer service may require one or more off-site extensions to achieve an adequate capacity. Vehicular access is available along State Park Road as well as from existing stub-outs of Meadow Lane and Red Tail Lane.

POTENTIAL NEIGHBORHOOD IMPACT: Because all parts of the property being rezoned will be residential, it should be compatible with existing residential development on the east and west sides. As with all new development, the most significant impact will be additional traffic. A traffic impact analysis (TIA) for new street connections to State Park Road will be required as part of the plat approval process.

CONSISTENCY WITH COMPREHENSIVE PLAN: The south portion of the property is already zoned mostly RLD, and will be zoned entirely RLD if the zoning change is approved. The RLD classification proposed for the south 35.672 acres is consistent with the *Low Density Residential* land use designation for that area on the Land Use Plan map. The 5.598-acre area proposed to be rezoned to RMD would not be strictly consistent with the *Low Density Residential* and *Light-Medium Commercial* land use designations on the Land use Plan map, but RMD would be a suitable transition between the abutting CHB, CLB, and RLD classifications.

ALTERNATIVE CLASSIFICATIONS: There are probably several different zoning scenarios that could work, given the existing mixture of zoning classifications around the subject property. However, the proposed configuration makes sense, and actually doesn't add to the potential overall land use intensity since it trades an area of existing CLB zoning for the proposed RMD zoning.

RESPONSE TO NOTIFICATION: The attached letter was received from the owners of the residence at 1506 Sunrise Terrace, which is within 200 feet of the subject property, but does not abut it. I spoke to them on the phone and they are not necessarily opposed to the zoning change because they understand that a large vacant area is bound to be developed at some point, but because they have experienced drainage problems in their back yard they wanted assurances that it won't be made worse by the proposed development. I explained that City ordinances require that stormwater detention be provided that can control runoff from the site, but the new development is not responsible for correcting existing off-site drainage problems. Nevertheless, the City's director of Public Works and the city engineer will work with the design engineer to look for ways that the new development might be able to relieve some of the current flooding near the northwest corner of the subject site.

STAFF RECOMMENDATION: Staff recommends approval.

Craig & Shea Thompson
1506 Sunrise Terrace, Lockhart, Texas 78644
(512) 636-4772

October 5, 2021

Mr. Dan Gibson, AICP
City Planner
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

Re: Submission of written statement to the City Planner for presentation to the Planning and Zoning Commission at the Public Hearing regarding ZC-21-14 on Wednesday, October 13, 2021, at 7:00 P.M.

Dear Mr. Gibson:

We moved into this house on May 2, 1998, and didn't have any drainage issues for twenty years. Even when Lockhart received 16 inches of rain within a few days in October of 1998, there were no drainage issues.

When Fogle Store & Lock was allowed to build additional storage buildings behind our property, we suddenly had drainage issues in the backyard with every downpour Lockhart received. After talking with the City of Lockhart, these drainage issues remain unresolved and affect the properties behind the commercial building expansion.

The question is by changing the zoning and building new homes behind Sunrise Terrace and Fogle Store & Lock, will this increase the flooding potential for these existing properties? As it is right now, a couple of inches of rain can mean standing water in our backyard up to our ankles requiring it to be pumped out to the street per recommendations by the City Engineer.

If this is an opportunity to fix the drainage issues, then we have no concerns with this zoning change. If this has the potential to cause further drainage issues, then we are opposed to the zoning changes based upon past experience.

We appreciate your attention to this matter.

Sincerely,



Craig & Shea Thompson

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 Javier Barajas, P.E.
DAY-TIME TELEPHONE (512) 913-5080
E-MAIL amargulhane@gmail.com

ADDRESS 5307 W. Highway 290
Bldg. B, Suite 6
Austin, TX 78735

OWNER NAME Amar Gulhane
DAY-TIME TELEPHONE (512) 698-5161
E-MAIL amargulhane@gmail.com

ADDRESS 3016 Paseo De Charros
Cedar Park, TX 78641

PROPERTY

ADDRESS OR GENERAL LOCATION 900 State Park Road
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds attached
SIZE 41.270 ACRE(S) LAND USE PLAN DESIGNATION Low Density Residential
EXISTING USE OF LAND AND/OR BUILDING(S) Undeveloped
PROPOSED NEW USE, IF ANY Residential Medium Density (3 and 4-plexes) and Residential Low Density

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Agricultural-Open Space District (AO), Commercial Light Business (CLB) and Residential Low Density (RLD)
TO PROPOSED ZONING CLASSIFICATION Residential Low Density (RLD) and Residential Medium Density (RMD)
REASON FOR REQUEST To rezone for proposed new residential uses.

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 \$ 975.40 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 9/24/2021

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01032298

DATE SUBMITTED 9-23-21

CASE NUMBER ZC - 21 - 14

DATE NOTICES MAILED 9-28-2021

DATE NOTICE PUBLISHED 9-30-2021

PLANNING AND ZONING COMMISSION MEETING DATE 10-13-21

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 10-19-21

DECISION _____

June 24, 2021

City of Lockhart Texas
308 West San Antonio Street
Lockhart, TX 78644

RE: Zoning Application Certification, Authorization and Lien-holder Letter

To whom it may concern:

This letter is to Certify Ownership of 44.575-acres tract of land out of the Francis Berry Survey A-2 and being part of Lot 1 in Block C and Lot 2 in Block A, Slide 10 of the Plat Records of Caldwell County, Texas in the City of Lockhart, Caldwell County, Texas.

We 900 Lockhart LLC .& Anil Chaudhary are Owners of the 44.575-acre tract of land as described above.

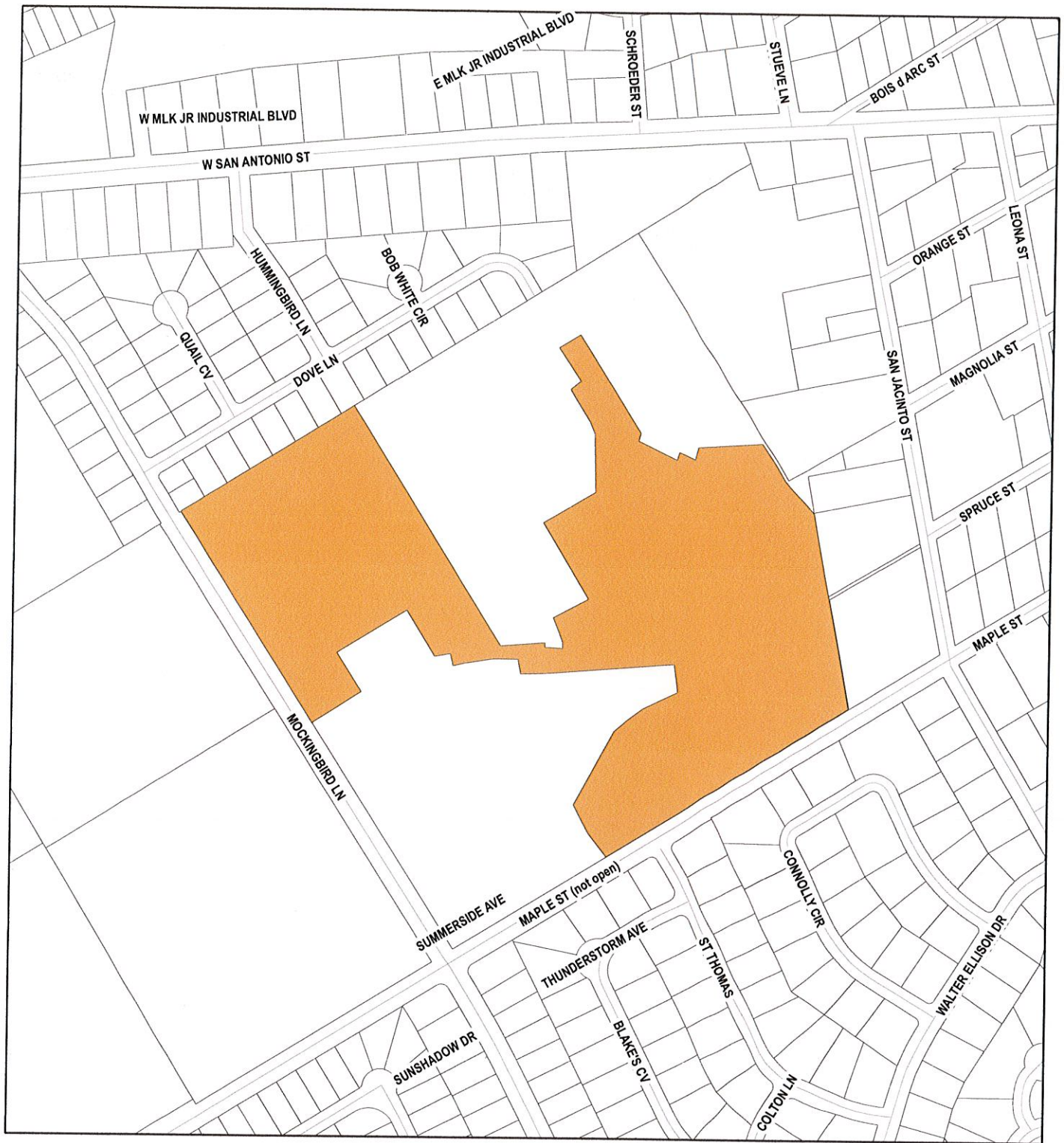
This letter is for the purpose of Authorizing the Applicant in the Zoning Change Application, Javier Barajas, P.E., Trine Engineering, PLLC to represent the Owner as described above.

There is no lien-holder, please refer to attached document (warranty deed)

Sincerely,

A handwritten signature in black ink, appearing to read "A. Gulhane", with a long horizontal flourish extending to the right.

Amar Gulhane
Manager





FP-21-03

VINTAGE SPRING SUBD PDD
PHASE 2

FINAL PLAT



-  SUBJECT PROPERTY
-  ZONING

scale 1" = 400'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner

CASE NUMBER: FP-21-03

REPORT DATE: October 6, 2021

PLANNING & ZONING COMMISSION DATE: October 13, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Address minor deficiencies to be conveyed to the applicant in an upcoming letter

BACKGROUND DATA

SURVEYOR: Dorothy Taylor, P.L.S., HMT Engineering & Surveying

ENGINEER: Chris Van Heerde, P.E., HMT Engineering & Surveying

OWNER: Continental Homes of Texas, L.P., dba D.R. Horton

SITE LOCATION: Generally northeast of the intersection of Mockingbird Lane and Maple Street

SUBDIVISION NAME: **Vintage Springs Subdivision Section Two**

SIZE OF PROPERTY: 25.51 acres

NUMBER OF LOTS: 110 single-family residential lots

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 Two. The subject property is located generally northeast of the intersection of Mockingbird Lane and Maple Street. The proposal includes 110 single-family residential lots, one parkland and drainage lot, one "pocket park" lot, three landscape lots, one drainage lot, one utility lot, and eight new public streets. Sidewalks will be provided on both sides of the interior streets, as well as on both sides of the property's Maple Street frontage in accordance with the Maple Street improvements currently underway. The final plat for Section Three (reviewed separately under Case File # FP-21-04) will also be considered at this meeting.

NEIGHBORHOOD COMPATIBILITY: Section Two is bordered by the single-family residential development of Clear Fork Estates to the south, the approved Vintage Springs Section One-B nearing the end of construction to the west, the proposed Vintage Springs Section Three and existing single-family residential development of Westland Addition Section Two to the north, and existing unplatted single-family residential development to the east. The greatest impact of the proposed development would be increased traffic on Mockingbird Lane. However, the development will also involve the extension of Maple Street eastward to San Jacinto Street, which will complete the segment between City Line Road and San Jacinto Street. 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: With the correction of minor deficiencies to be conveyed to the applicant in an upcoming review letter, the final plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: With correction of the deficiencies, the plat will comply with all applicable standards established in the Subdivision Regulations, including construction of new streets where required, sidewalks/trails, utilities, stormwater drainage, and parkland. As noted in the attached letter dated August 5, 2021, the City Engineer has approved the engineering plans.

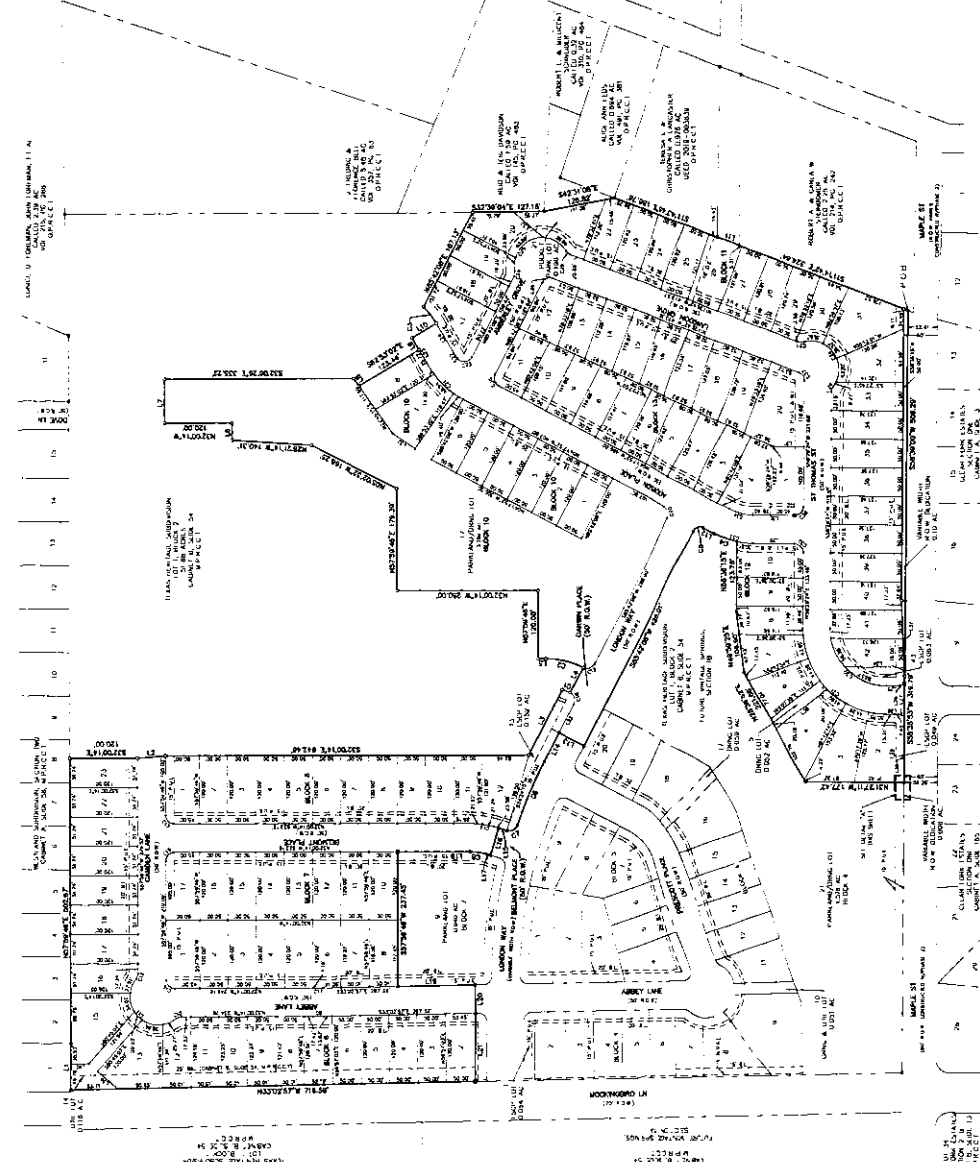
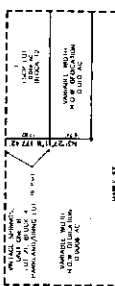
CONCURRENT VARIANCES REQUESTED: None

VINTAGE SPRINGS SUBDIVISION, PLANNED DEVELOPMENT DISTRICT, SECTION TWO

MAP 100, COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA
 PREPARED BY: HNTB CONSULTANTS, INC. 1000 K STREET, N.W., WASHINGTON, D.C. 20004
 DATE: 10/15/08

LOT SUMMARY TABLE

LOT TYPE	NO. OF LOTS
RESIDENTIAL	15,288
COMMERCIAL	1,234
PARKLAND AND OPEN SPACE	2,345
TOTAL	18,867



LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE COVERED	REMARKS
1	10,000	0.23	100%	RESIDENTIAL
2	10,000	0.23	100%	RESIDENTIAL
3	10,000	0.23	100%	RESIDENTIAL
4	10,000	0.23	100%	RESIDENTIAL
5	10,000	0.23	100%	RESIDENTIAL
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99	10,000	0.23	100%	RESIDENTIAL
100	10,000	0.23	100%	RESIDENTIAL

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME Dorothy Taylor, HMT Engineering & Surveying

DAY-TIME TELEPHONE 830-625-8555

E-MAIL plats@hmtnb.com

ENGINEER NAME Christopher Van Heerde, PE HMT Engineering & Surveying

DAY-TIME TELEPHONE 830-625-8555

E-MAIL chrisvh@hmtnb.comm

OWNER NAME DR Horton

DAY-TIME TELEPHONE 210-859-1829

E-MAIL dlkleinfelder@drhorton.com

ADDRESS 290 S. Castell, Suite 100

New Braunfels, Texas 78130

ADDRESS Same as above

ADDRESS 10700 Pecan Park Blvd, Ste 400

Austin, Texas 78750

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 2

ADDRESS OR GENERAL LOCATION NE Intersection of Mockingbird Ln and Maple St

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 25.51 ACRE(S)

PROPOSED NUMBER OF LOTS 110 Residential
117 Total

ZONING CLASSIFICATION(S) PDD (Planned Development District)

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 – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

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

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

One copy for staff's completeness review; six copies after plat is deemed complete.

Ten copies after initial staff reviews above (preliminary plats, final plats, and replats/resubdivisions).

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

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

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

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009 for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete is automatically extended for an additional 30 days. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Devin L Kleinfelder Digitally signed by Devin L Kleinfelder
Date: 2021.09.22 15:59:07 -05'00'

DATE 9/22/2021

PRINTED NAME Devin Kleinfelder

TELEPHONE 210 859 1829

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

A final plat approval period expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the City Planner.

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

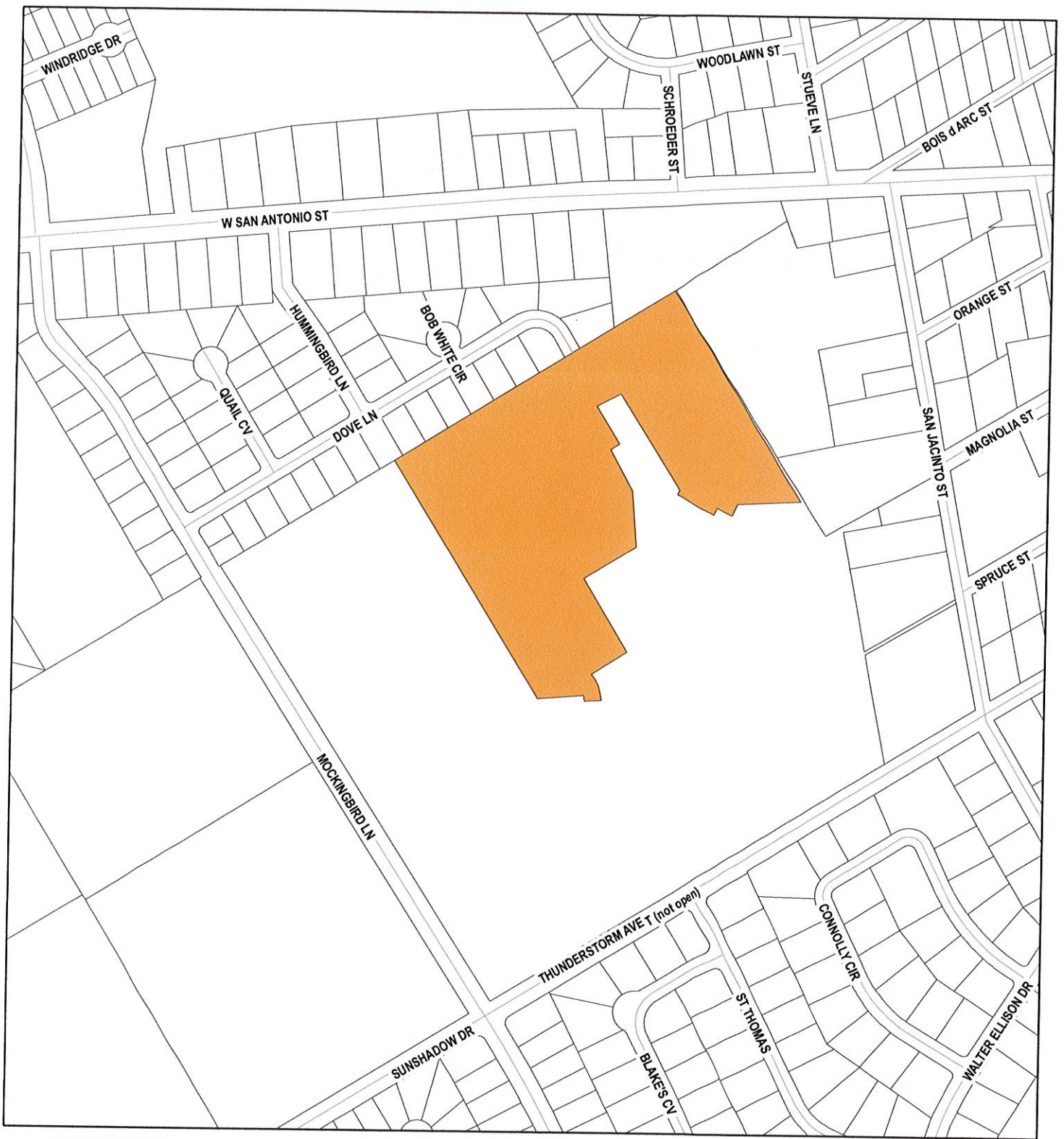
REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER 01019689
DATE SUBMITTED 9/24/21 (2nd Submission - Original was 7/21/21) CASE NUMBER FP - 21 - 03
DATE APPLICATION IS DEEMED COMPLETE 8/4/21 (Original Submission Current is Unchanged)
DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 10-13-21
DECISION _____
CONDITIONS _____



FP-21-04

VINTAGE SPRING SUBD PDD
SECTION 3

FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 400'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner

CASE NUMBER: FP-21-04

REPORT DATE: October 6, 2021

PLANNING & ZONING COMMISSION DATE: October 13, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Address minor deficiencies to be conveyed to the applicant in an upcoming letter

BACKGROUND DATA

SURVEYOR: Dorothy Taylor, P.L.S., HMT Engineering & Surveying

ENGINEER: Chris Van Heerde, P.E., HMT Engineering & Surveying

OWNER: Continental Homes of Texas, L.P., dba D.R. Horton

SITE LOCATION: Generally northeast of the intersection of Mockingbird Lane and Maple Street

SUBDIVISION NAME: **Vintage Springs Subdivision Section Three**

SIZE OF PROPERTY: 13.82 acres

NUMBER OF LOTS: 70 single-family residential lots

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 Three. The subject property is located generally northeast of the intersection of Mockingbird Lane and Maple Street. The proposal includes 70 single-family residential lots, two hike and bike lots, one drainage lot, four new public streets, and the extension of Dove Lane southward into the subdivision. Sidewalks will be provided on both sides of all streets within the subdivision. Parkland requirements for Section Three were satisfied within previous sections of the subdivision, as shown in the Lot Summary Table and plat drawing of the Preliminary Plat approved by the Commission on July 25, 2018. The final plat for Section Two (reviewed separately under Case File # FP-21-03) will also be considered at this meeting.

NEIGHBORHOOD COMPATIBILITY: Section Three is bordered by the proposed Section Two to the south and west, the existing single-family residential development of Westland Addition Section Two to the north, and existing unplatted single-family residential development to the east. The greatest impact of the proposed development would be increased traffic on Mockingbird Lane. However, the development of Section Two will also involve the extension of Maple Street eastward to San Jacinto Street, which will complete the segment between City Line Road and San Jacinto Street. 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 northeast 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: With the correction of minor deficiencies to be conveyed to the applicant in an upcoming review letter, the final plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: With correction of the deficiencies, the plat will comply with all applicable standards established in the Subdivision Regulations, including construction of new streets where required, sidewalks/trails, utilities, and stormwater drainage. As noted in the attached letter dated August 5, 2021, the City Engineer has approved the engineering plans.

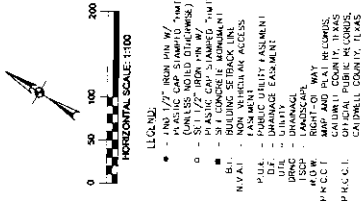
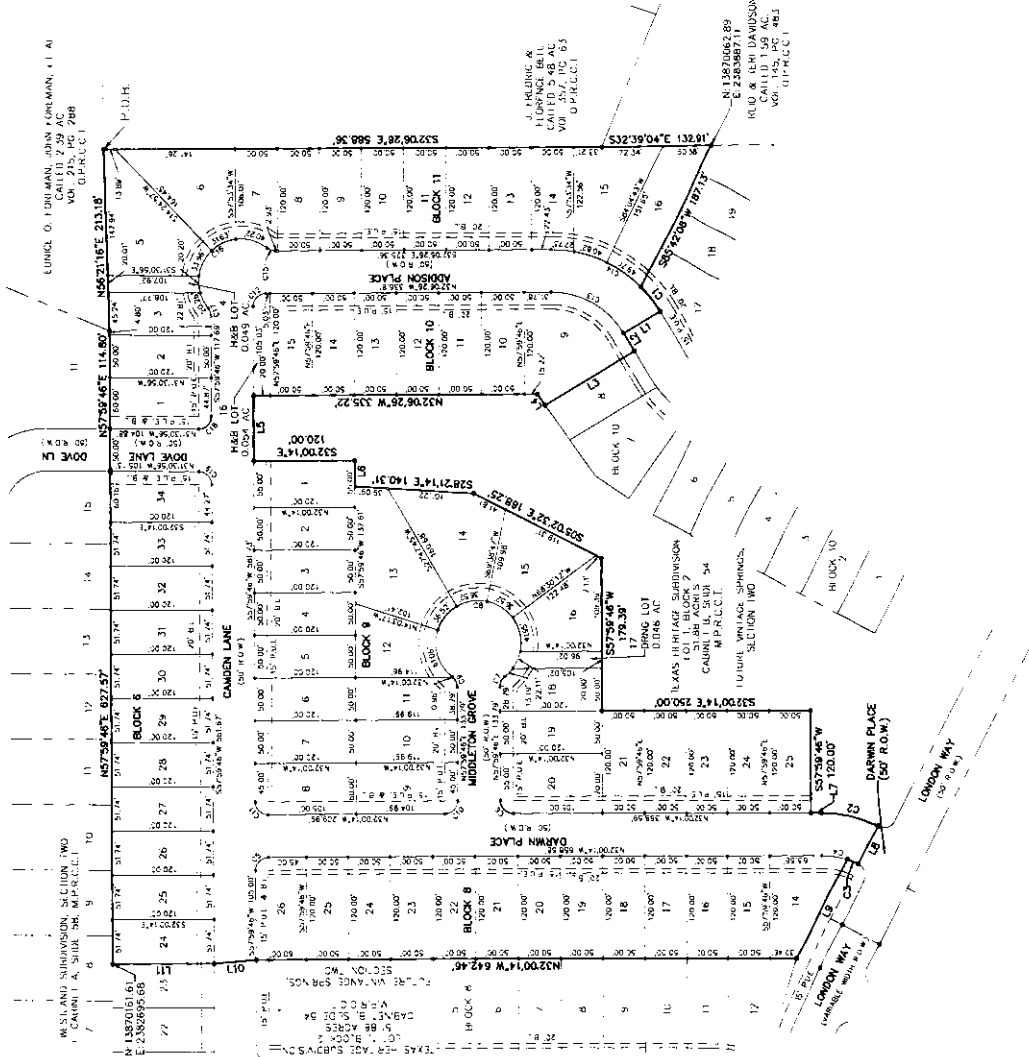
CONCURRENT VARIANCES REQUESTED: None

VINTAGE SPRINGS SUBDIVISION, PLANNED DEVELOPMENT DISTRICT, SECTION THREE

BEING 1.972 ACRES OF LAND SITUATED IN THE F. BERRY SURVEY, ADJACENT TO
RD. 2, LOCATED IN LOCKHART, TEXAS, BEING A PART OF LOT 1, BLOCK 2,
15.860 ACRES, IN THE
HEDDERS OF CALDWELL COUNTY, TEXAS

1.01 SUMMARY TABLE

LOT TYPE	NUMBER	ACREAGE
RESIDENTIAL	19	13.671
DRAINAGE	2	0.046
PARKLAND (ING AND HIK)	7	0.163
TOTAL NON RESIDENTIAL	5	0.149



LINE TABLE

LINE #	LENGTH	DIRECTION
1.1	20.00'	S67°53'45"E
1.2	24.47'	N27°08'58"E
1.3	123.44'	N67°51'02"W
1.4	19.87'	N72°45'15"E
1.5	76.70'	S5°29'48"W
1.6	30.88'	S87°58'16"W
1.7	13.95'	N45°00'14"W
1.8	30.05'	N48°41'56"E
1.9	130.50'	N65°44'08"E
1.10	30.17'	S36°10'05"E
1.11	120.00'	S33°00'14"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	36.70'	150.00'	014°03'14"	18.49'	36.69'	N27°02'26"E
C2	69.57'	150.00'	028°16'31"	36.93'	68.93'	S18°42'58"E
C3	14.53'	100.00'	009°19'25"	7.28'	14.31'	N10°59'19"W
C4	44.52'	100.00'	029°40'38"	22.64'	44.16'	N19°14'55"W
C5	21.56'	150.00'	030°00'00"	10.00'	21.21'	N77°00'14"W
C6	23.56'	150.00'	029°00'00"	10.00'	23.21'	S12°59'48"W
C7	13.62'	150.00'	023°01'17"	6.82'	13.16'	S84°00'22"W
C8	247.81'	30.00'	284°07'25"	39.04'	61.54'	N32°00'14"W
C9	13.67'	150.00'	022°01'12"	6.82'	13.16'	S12°59'48"W
C10	22.56'	150.00'	030°00'00"	10.00'	22.21'	S17°00'14"E
C11	23.56'	150.00'	030°00'00"	10.00'	23.21'	S12°59'48"W
C12	21.56'	150.00'	029°00'00"	10.00'	21.21'	N77°00'14"W
C13	103.56'	100.00'	035°15'27"	50.84'	98.82'	N02°29'44"W
C14	135.00'	150.00'	029°13'29"	68.29'	148.24'	N02°29'44"W
C15	101.17'	150.00'	028°51'17"	50.29'	99.98'	S12°59'48"W
C16	146.27'	50.00'	167°35'41"	460.88'	89.42'	N77°00'14"E
C17	10.17'	150.00'	038°51'27"	5.29'	9.98'	N38°41'05"E
C18	24.99'	150.00'	030°28'16"	13.13'	24.30'	S76°45'35"E
C19	24.43'	150.00'	029°30'42"	14.87'	24.12'	N15°16'25"E

PLAT PREPARED JULY 21, 2024

FMT
ENGINEERING & SURVEYING

280 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBEPL FIRM F-10861
TBEPL FIRM 10153600

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME Dorothy Taylor, RPLS
HMT Engineering & Surveying

ADDRESS 290 S. Castell, Suite 100

DAY-TIME TELEPHONE 830-625-8555

New Braunfels, Texas 78130

E-MAIL plats@hmtnb.com

ENGINEER NAME Chris Van Heerde, PE
HMT Engineering & Surveying

ADDRESS Same as above

DAY-TIME TELEPHONE 830-625-8555

E-MAIL chrisvh@hmtnb.com

OWNER NAME DR Horton

ADDRESS 10700 Pecan Park Blvd, Ste 400

DAY-TIME TELEPHONE 210-859-1829

Austin, Texas 78750

E-MAIL dlkleinfelder@drhorton.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 3

ADDRESS OR GENERAL LOCATION NE Intersection of Mockingbird Ln and Maple St

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 13.82 ACRE(S) **PROPOSED NUMBER OF LOTS** 70 Residential
73 Total

ZONING CLASSIFICATION(S) PDD (Planned Development District)

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 – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

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

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

One copy for staff's completeness review; six copies after plat is deemed complete.

Ten copies after initial staff reviews above (preliminary plats, final plats, and replats/resubdivisions).

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

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

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

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009 for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete is automatically extended for an additional 30 days. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Devin L Kleinfelder Digitally signed by Devin L Kleinfelder
Date: 2021.09.22 16:00:00 -05'00'

DATE 9/22/2021

PRINTED NAME Devin Kleinfelder

TELEPHONE 210 859 1829

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

A final plat approval period expires if any required infrastructure construction is not begun within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the City Planner.

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER 01019691
DATE SUBMITTED 9/24/21 (2nd Submission - original was 7/21/21) CASE NUMBER FP - 21 - 04
DATE APPLICATION IS DEEMED COMPLETE 8/3/21 (Original Submission - current is unchanged)
DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 10-13-21
DECISION _____
CONDITIONS _____