

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, July 27, 2022
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 July 13, 2022, meeting.
4. ZC-22-19. Hold a PUBLIC HEARING and consider a request by SSPC Development, LLC, for a **Zoning Change** from *AO Agricultural–Open Space District* to *CHB Heavy Business District* on 8.827 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 1717 North Colorado Street (US 183).
5. PP-22-03. Consider a request by Javier Barajas, P.E., on behalf of Amar Gulhane, for approval of a **Preliminary Plat** for *Ramendu Subdivision*, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, and including Part of Lot 2, Block B, and Part of Lot 1, Block C, Plantation Park Estates, collectively zoned CLB Commercial Light Business District, RMD Residential Medium Density District, and RLD Commercial Low Density District, and located at 900 State Park Road (FM 20 West).
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:00 AM on the 21st day of July, 2022.

City of Lockhart
Planning and Zoning Commission
July 13, 2022

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Ron Peterson, Phil McBride, Chris St. Ledger,

Member Absent: Manuel Oliva, Rick Arnic

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

Visitors/Citizens Addressing the Commission: Garrison Welch, Chris Bancroft, Jim Meredith,
Charles Brigance

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 June 22, 2022, meeting.

Commissioner McBride moved to approve the June 22, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-1-1 with Commissioner Lingvai abstaining.

4. ZC-22-06. Continue a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a Zoning Change from RMD Residential Medium Density District to RHD Residential High Density District on 19.906 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway Northbound (SH 130). [TABLED 3-9-22 and 5-25-22].

Dan Gibson presented the staff report and explained that the applicant wished to develop an apartment complex on the subject property, which requires rezoning to RHD. The zoning change had previously been tabled several times to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the northwest area of the city. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land in the Silent Valley Road areas, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Garrison Welch, of 1509 Old West 38th Street, Suite 3, in Austin, said they were aware of what contributions would be needed to pay for the infrastructure to serve the subject property, and would collaborate with developers of nearby properties as necessary to get it done.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

Commissioner St. Ledger moved to recommend approval of ZC-22-06 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.

5. ZC-22-09. Consider a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Alma Ewald for a Zoning Change from 23.064 acres AO Agricultural-Open Space District to 18.535 acres RHD Residential High Density District and 4.529 acres CMB Commercial Medium Business District in the Byrd Lockhart League, Abstract No. 17, located at 1650 North Colorado Street (US 183). [TABLED 3-23-22 and 5-25-22]

Mr. Gibson presented the staff report and explained that the proposed zoning change would allow future development of 4.529 acres of general commercial land uses along the North Colorado Street frontage and 18.535 acres of multi-family housing behind the commercial area. The zoning is only for the portion of land within the city limits, which is 27 percent of the original tract. The zoning change had previously been tabled to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the North Colorado Street corridor. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land along a portion of the east side of North Colorado Street, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Chris Bancroft, of 1111 West 6th Street in Austin, said they were aware of what contributions would be needed for the infrastructure to serve the subject property. They would collaborate with developers of nearby properties as necessary to get it done. He discussed the conceptual plan, which included the property adjacent to the north.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

Commissioner McBride moved to recommend approval of ZC-22-09 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.

6. ZC-22-10. Continue a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Earnest Ewald, Jr. for a Zoning Change from 15.906 acres AO Agricultural-Open Space District to 12.262 acres RHD Residential High Density District and 3.644 acres CMB Commercial Medium Business District in the Byrd Lockhart League, Abstract No. 17, located at 1724 North Colorado Street (US 183). [TABLED 3-23-22 and 5-25-22].

Mr. Gibson presented the staff report and explained that that this application is for the tract adjacent to the north of the previous zoning request at 1650 North Colorado Street, and is by the same applicant. Similar to the previous case, the proposed zoning change would allow future development of general commercial land uses along the North Colorado Street frontage, with multi-family housing behind the commercial area. The zoning is only for the portion of land within the city limits which is 36 percent of the original tract. The zoning change had previously been tabled to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the North Colorado Street corridor. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land along a portion of the east side of North Colorado Street, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant would like to speak.

Chris Bancroft said he also represented this property, and that it is a continuation of the same conceptual plan with commercial property in the front along North Colorado Street and nice apartments in the rear portion of the property.

Chari Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson stated that staff recommended approval.

Commissioner Peterson moved to recommend approval of ZC-22-10 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.

7. ZC-22-12. Continue a PUBLIC HEARING and consider a request by Jim Meredith on behalf of Robert A. Schmidt for a Zoning Change from CHB Commercial Heavy Business District to RHD Residential High Density District on 14.57 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 101 East China Street. [TABLED 4-13-22 and 5-25-22]

David Fowler presented the staff report and explained that the applicant proposed multiple detached single-family residences on one large common lot. As with the previous zoning changes on the agenda, this item was previously tabled to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the North Colorado Street corridor. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land along a portion of the east side of North Colorado Street, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Jim Meredith, of 4301 Westbank Drive in Austin, said he understood that, as a developer, they would need to contribute funding for the wastewater infrastructure. He clarified that the single-family dwellings would have a condominium form of ownership where the homes are individually owned, but the land and amenities would be owned in common.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said that staff recommends approval.

Commissioner Lingvai moved to recommend approval of ZC-22-10 to City Council. Commissioner McBride seconded, and the motion passed by a vote of 5-0.

8. PP-22-04. Consider a request by Matt Synatschk, on behalf of Ranch Road Hansford, LLC, for approval of a revised Preliminary Plat and Subdivision Development Plan for Hansford Subdivision, consisting of 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District, and located at 1701 West San Antonio Street (SH 142).

Kevin Waller presented the staff report and explained that the Hansford Subdivision Preliminary Plat and Subdivision Development Plan included 206 proposed single-family residential lots and ten nonresidential lots, to be developed in two phases. The subdivision would extend three existing streets, which are Monte Vista Drive, Richland Drive and Windsor Boulevard. There would also be a community park and a six-foot wide greenbelt trail through the subdivision. Stormwater detention facilities were proposed to be shared with the Lockhart Farms and The Stanton apartment developments. The developer will construct turning lane improvements in West San Antonio Street as required by TxDOT.

Chair Ruiz asked if the applicant would like to speak.

Charles Brigance, of 5501 West William Cannon Street in Austin, said he was the civil engineer on the project. He addressed the hike and bike trail's location within the subdivision, and confirmed that there would be a shared detention pond with the Lockhart Farms and The Stanton apartment developments. He reported that a Traffic Impact Analysis had been done for TxDOT, which resulted in the need for a turning lane, but not a traffic light, for traffic safety.

Chair Ruiz asked for any other speakers and, seeing none, he asked for the staff recommendation.

Mr. Waller said that staff recommended approval.

Commissioner St. Leger moved to approve PP-22-04. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.

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

Mr. Gibson reported that the next regular meeting date is July 27th, and that there would be at least one zoning case and one subdivision plat on the agenda.

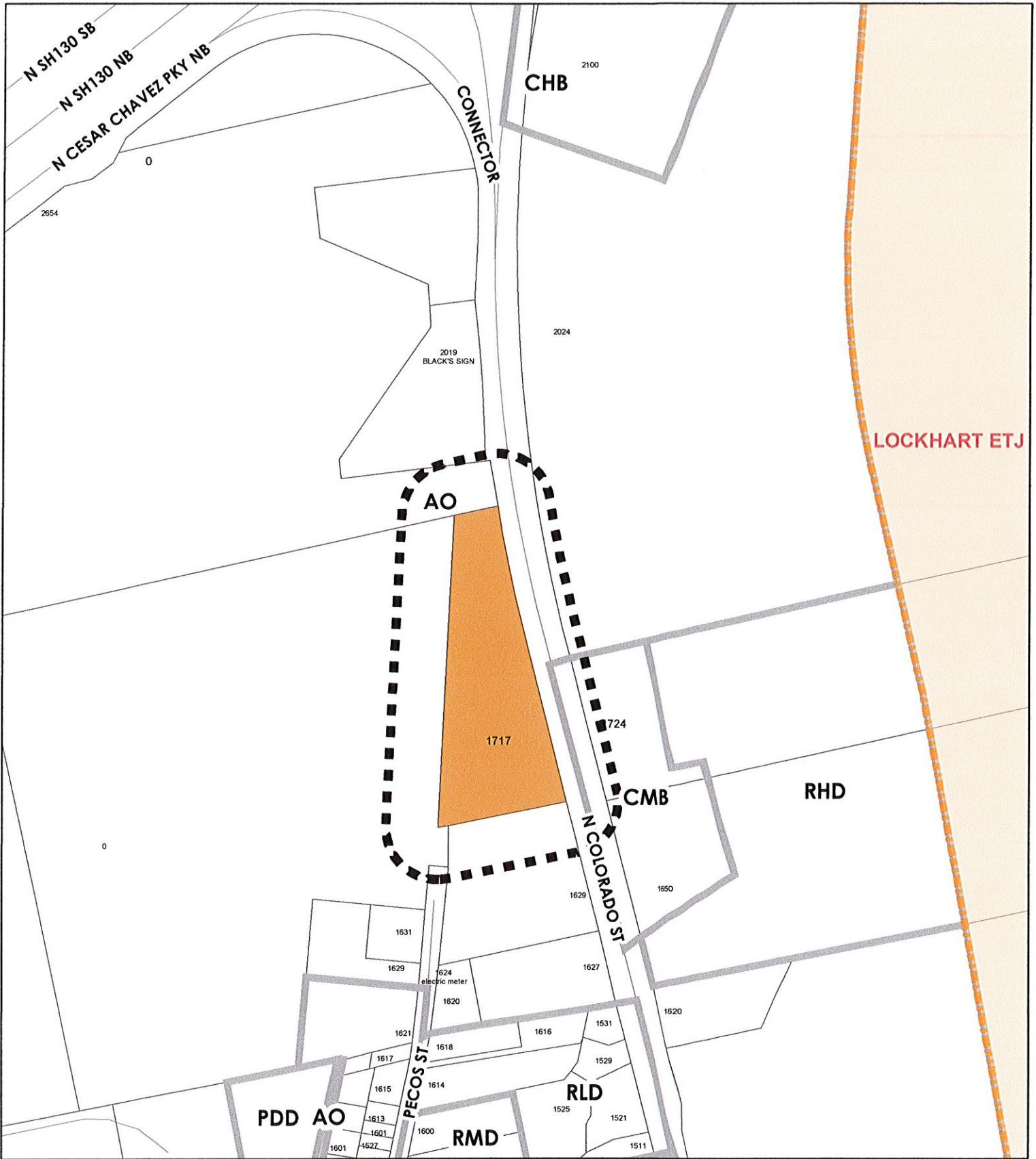
10. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner St. Leger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:55 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair







ZC-22-19

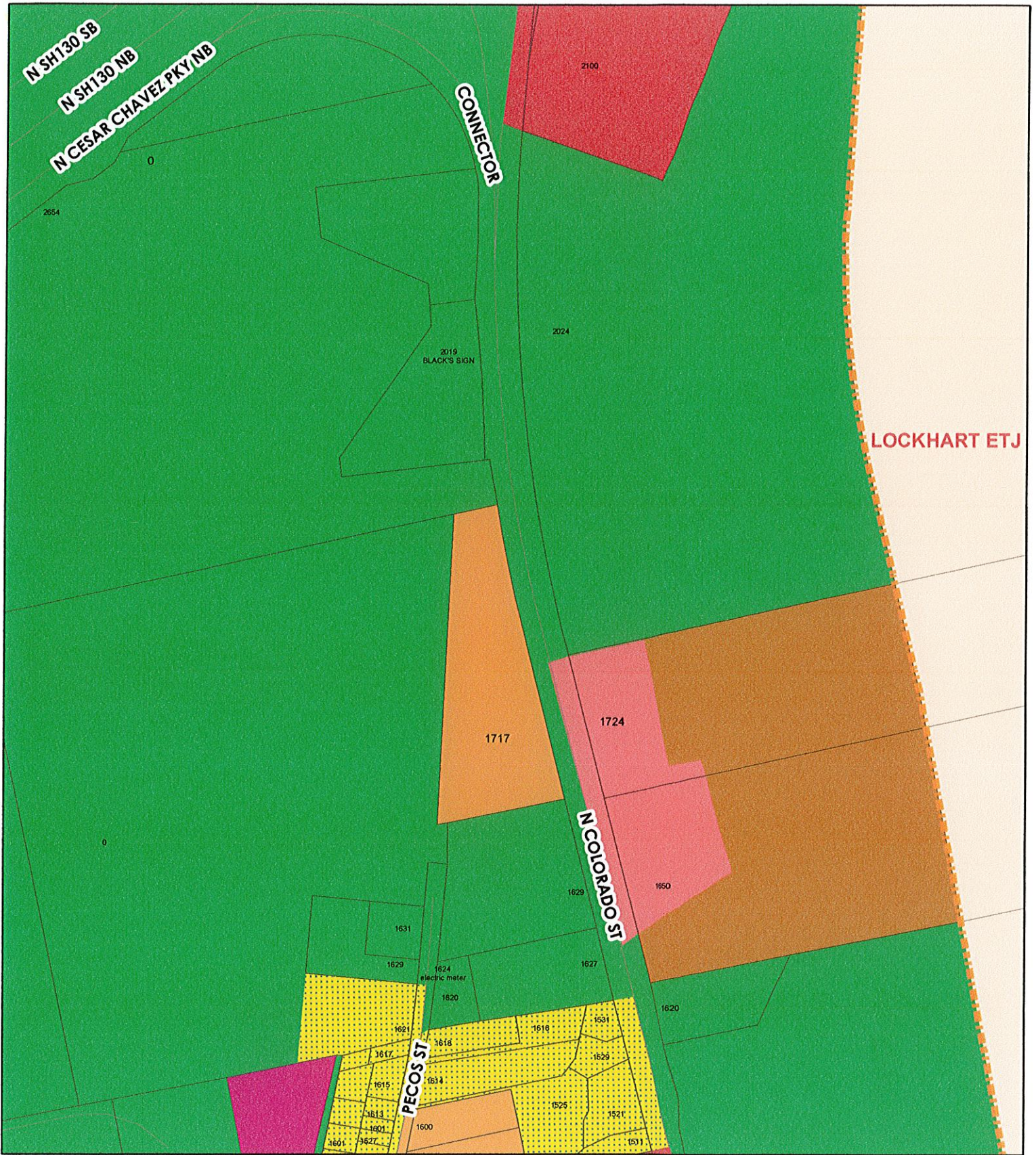
AO TO CHB

1717 N COLORADO ST



scale 1" = 500'

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



ZC-22-19

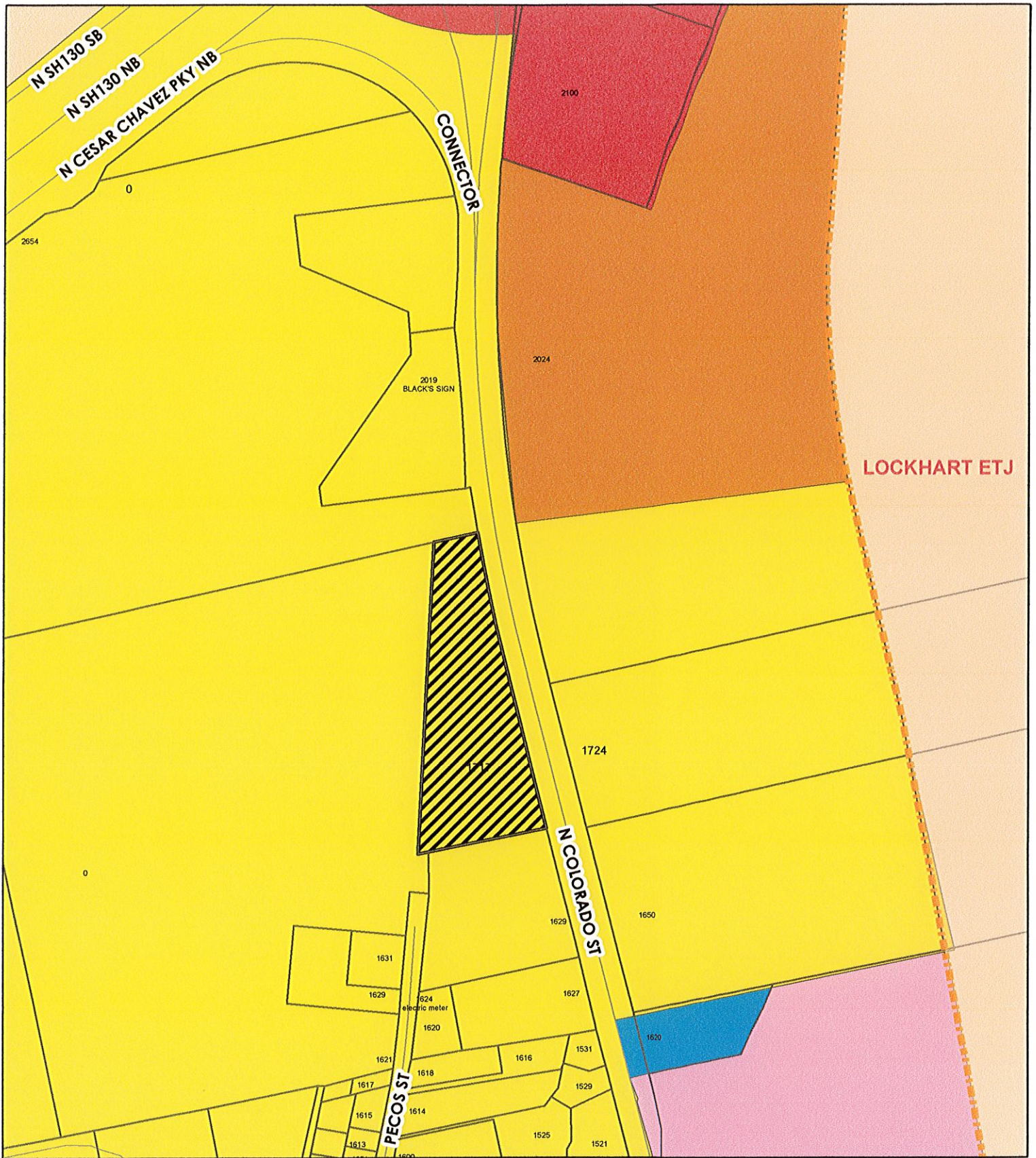
AO TO CHB

1717 N COLORADO ST



scale 1" = 500'

- ZONING DISTRICTS**
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - PLANNED DEVELOPMENT
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

AO TO CHB

1717 N COLORADO ST



scale 1" = 500'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



N COLORADO ST NB

CONNECTOR

N CESAR CHAVEZ PKY NB
N SH130 NB
N SH130 SB

N CESAR CHAVEZ PKY SB
RAMP

N COLORADO ST

LEGION ST

VETERAN ST

PECOS ST

SILENT VALLEY RD

1724

1717

2074

CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-19

REPORT DATE: July 21, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: July 27, 2022

CITY COUNCIL HEARING DATE: August 2, 2022

REQUESTED CHANGE: AO to CHB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Chandresh Gohel

OWNER: SSPC Development LLC

SITE LOCATION: 1717 North Colorado Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 3.496 acres

EXISTING USE OF PROPERTY: Agricultural land with one residence

LAND USE PLAN DESIGNATION: *Residential Low Density*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The owner of the land is interested in selling it. They believe that commercial zoning will make the property easier to sell. No specific development type has been detailed. Only limited, agriculture-related commercial business types are allowed by the existing AO zoning.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	<i>Low Density Residential</i>
East	Vacant land	AO, CMB, RHD	<i>Agriculture/Rural Development</i>
South	Residential	AO	<i>Low Density Residential</i>
West	Vacant Land	AO	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: There had been no other commercial zoning nearby, but on July 19, 2022, City Council approved the zoning change for two of the parcels directly across North Colorado Street to CMB Commercial Medium Business District and RHD , Residential High Density District. The remainder of the surrounding area is either AO or RLD, Residential Low Density.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from North Colorado Street (US 183) Water is available along the property’s southern boundary, as well as on the east side of North Colorado Street. Wastewater is not available in the area, but may be extended northward towards the area in part by the developers of the properties across North Colorado Street.

POTENTIAL NEIGHBORHOOD IMPACT: The area to the north is currently rural in nature, with sparse development. As one travels south along North Colorado Street more houses, commercial and institutional uses appear. The developer will be required by TxDOT to do a traffic impact analysis, and TxDOT can require the developer to construct roadway safety improvements at street and driveway intersections if determined to be necessary by the traffic impact analysis.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed CHB zoning classification is not consistent with the property's *Residential Low Density* future land use designation. However, the property is very close to an identified high-intensity node on the future land use map at the intersection of US 183 and SH 130. The property's location at the planned intersection of North Colorado Street with a future east-west collector street, as well as the property's relatively shallow depth and long frontage along North Colorado Street also makes the location more suitable for commercial development than residential development.

ALTERNATIVE CLASSIFICATIONS: None.

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

STAFF RECOMMENDATION: 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 CHANDRESH GOHEL ADDRESS SSPC Development LLC

DAY-TIME TELEPHONE 806 236 2628 5337 ponte-tresa dr.

E-MAIL cg1920@gmail.com AUSTIN TX 78738-4170

OWNER NAME SSPC Development LLC ADDRESS _____

DAY-TIME TELEPHONE 806 236 2628 _____

E-MAIL cg1920@gmail.com _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1717 N Colorado St Lockhart Tx

LEGAL DESCRIPTION (IF PLATTED) A017 Lockhart, Byrd, Acres 8.828

SIZE 8.827 ACRE(S) LAND USE PLAN DESIGNATION low density residential

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

PROPOSED NEW USE, IF ANY commercial use

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION A0

TO PROPOSED ZONING CLASSIFICATION CHB

REASON FOR REQUEST planning to sell as commercial development, it has lots of 183 road frontage & would be a great space for a business to come into town.

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.

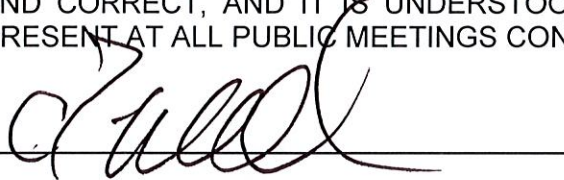
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 320.56 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

6-16-22

OFFICE USE ONLY

ACCEPTED BY

Dan Gibson

RECEIPT NUMBER

1162035

DATE SUBMITTED

6-28-22

CASE NUMBER ZC

-22 - 19

DATE NOTICES MAILED

7-8-2022

DATE NOTICE PUBLISHED

7-14-22

PLANNING AND ZONING COMMISSION MEETING DATE

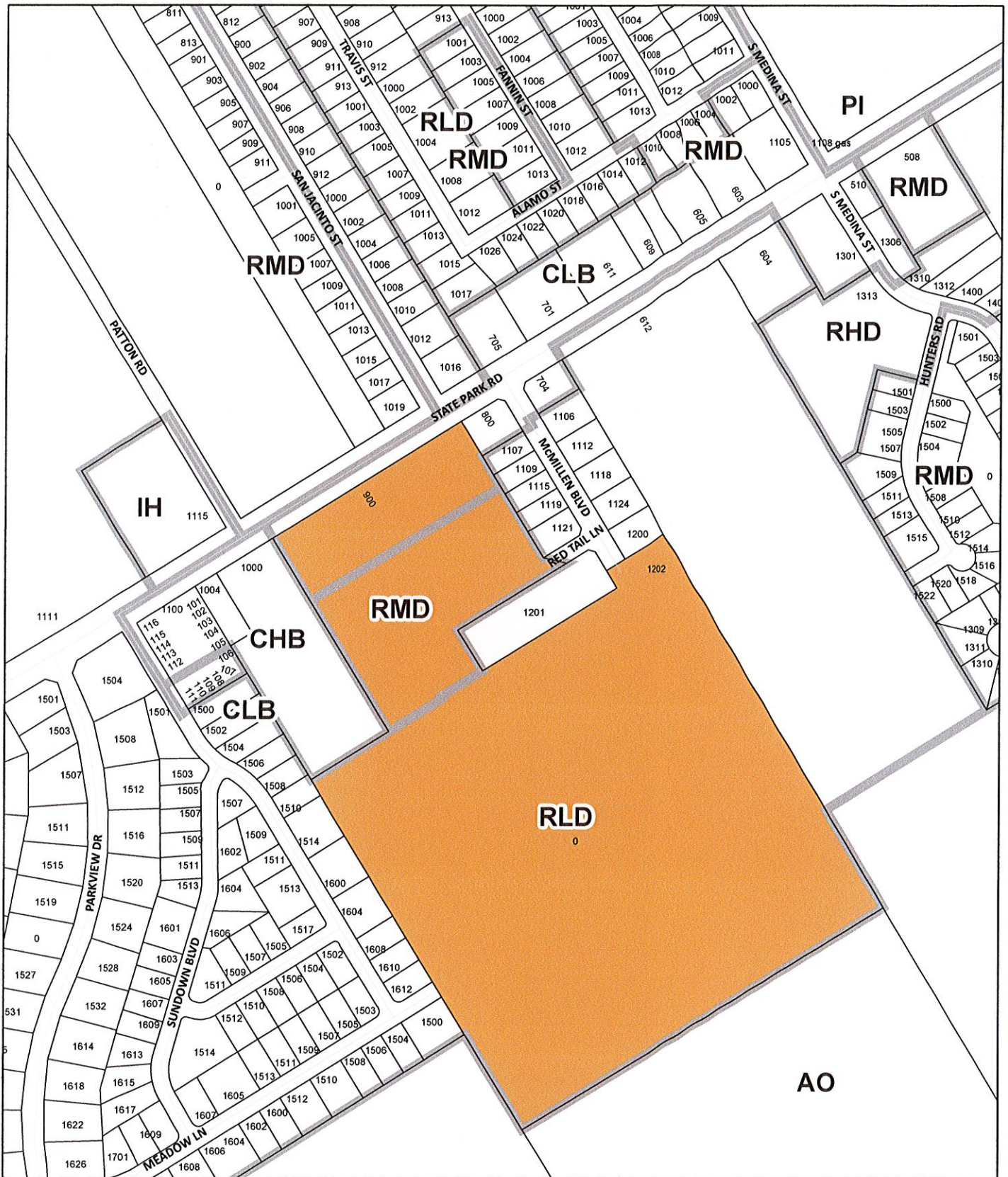
7-27-22

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

8-2-22

DECISION



PP-22-03

RAMENDU SUBDIVISION

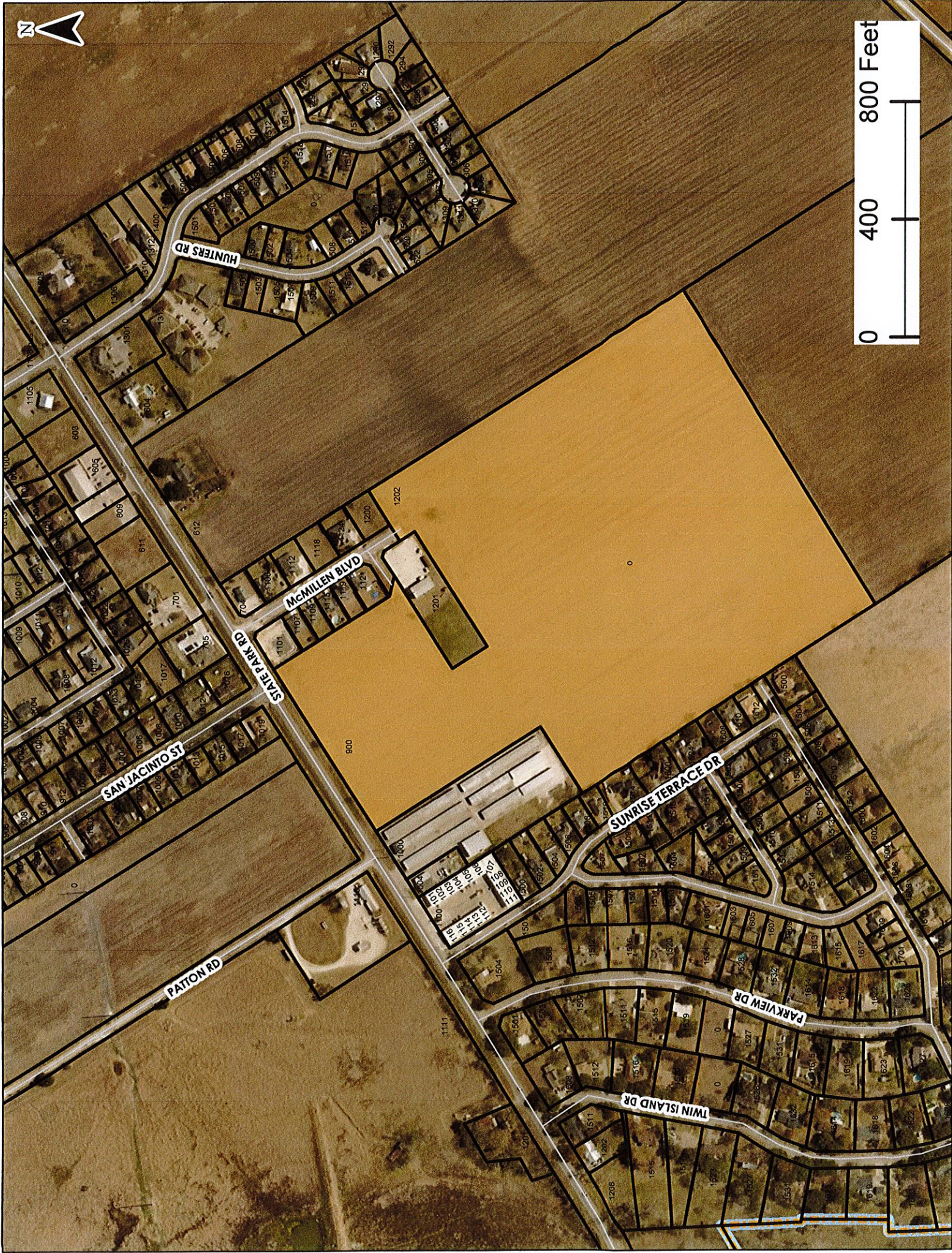
900 STATE PARK ROAD



 SUBJECT PROPERTY

 ZONING DISTRICT

scale 1" = 400'



SAN JACINTO ST

PATTON RD

HUNTERS RD

STATE PARK RD

McMILLEN BLVD

SUNRISE TERRACE DR

PARKVIEW DR

TWIN ISLAND DR

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CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: July 19, 2022
PLANNING & ZONING COMMISSION DATE: July 27, 2022
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: PP-22-03

BACKGROUND DATA

APPLICANT AND ENGINEER: Javier Barajas, P.E., Trine Engineering
SURVEYOR: Angela Dorf, P.L.S., The Altum Group
OWNER: Amar Gulhane
SITE LOCATION: 900 State Park Road
PROPOSED SUBDIVISION NAME: **Ramendu Subdivision**
SIZE OF PROPERTY: 44.563 acres
NUMBER OF LOTS: 151 (see detail below)
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATIONS: RLD (Residential Low Density District), RMD (Residential Medium Density District), and CLB (Commercial Light Business District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Ramendu Subdivision Preliminary Plat includes 121 proposed single-family residential lots, 8 duplex-family residential lots, 16 patio home lots, one combined family lot, four commercial lots, and one joint public parkland and stormwater detention lot. Development of the public improvements will occur all at once, without phasing. Six new street rights-of-way are proposed, and three existing streets will be extended into the development, including McMillen Boulevard from the north, Meadow Lane from the west, and Red Tail Lane from the east. The McMillen and Meadow extensions will follow the future collector street alignment through the property shown on the Lockhart 2020 Thoroughfare Plan Map. Sidewalks are proposed on both sides of all internal streets, as well as along the subject property's State Park Road frontage. Opaque perimeter fencing will be provided, at a minimum, between the commercial and residential lots, including residential lots adjacent to the proposed subdivision. Public parkland will be provided within the joint 0.829-acre parkland/detention lot (Lot 4, Block 7), however, only half of the acreage (0.41 acre) will count as parkland, since the lot also contains stormwater detention. The remaining parkland required, 2.89 acres, will be provided via fee-in-lieu, as noted in General Note 15. According to a recent discussion with Parks and Recreation Department Director Travis Hughes, the City supports the amount of parkland provided, its location, and the fee-in-lieu payment.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the east by residential lots within the Plantation Park Estates subdivision, a church property, and vacant parcels of land zoned RLD and AO (Agricultural/Open Space). The abutting property to the south is vacant and zoned AO. The properties to the west include a vacant parcel zoned AO, residential lots within the Sunrise Terrace subdivision, and a commercial property (Fogle Store & Lock). The properties to the north, across State Park Road, include the proposed Lockhart Place Townhomes development and

residential lots within the Parkway subdivision. The greatest impact of the proposed development would be increased traffic on abutting State Park Road. However, the proposed subdivision at build-out will provide connectivity to the Sunrise Terrace development via Meadow Lane, and to Plantation Park Estates via Red Tail Lane and McMillen Boulevard. According to the applicant, a Traffic Impact Analysis has been submitted to TxDOT, and is pending review. Any turning lane improvements required by TxDOT at the Ramendu Street intersection with State Park Road must be constructed with the subdivision improvements, prior to recordation of the final plat.

FORM AND CONTENT: The plat complies with all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

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

** This is the resubmitted application - 7/8/22*

APPLICANTS

SURVEYOR NAME Angela Dorf, PLS

ADDRESS P.O. Box 6493

DAY-TIME TELEPHONE (760) 641-1551

Round Rock, TX 78683

E-MAIL angela.dorf@the altumgroup.com

ENGINEER NAME Javier Barajas, P.E.

ADDRESS 5307 W. Highway 290

DAY-TIME TELEPHONE (512) 913-5080

Bldg. B, Suite 6

E-MAIL jbarajas@trineengineering.com

Austin, TX 78735

OWNER NAME Amar Gulhane

ADDRESS 3016 Paseo De Charros

DAY-TIME TELEPHONE (512) 698-5161

Cedar Park, TX 78641

E-MAIL amar@ramendu.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Ramendu *Subdivision*

ADDRESS OR GENERAL LOCATION 900 State Park Road

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 44.563 ACRE(S) PROPOSED NUMBER OF LOTS 151

ZONING CLASSIFICATION(S) Commercial Light Business (CLB), Residential Medium Density (RMD) and Residential Low Density (RLD)

PROPOSED USE OF LAND Unknown CLB uses, Duplexes and Patio Homes for RMD zoned area, and Single Family Residential Homes in RLD zoning

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 

DATE 7/8/2022

PRINTED NAME Javier Barajas, P.E.

TELEPHONE (512) 913-5080

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 R01141402

DATE SUBMITTED 7/8/22 (Resubmission) CASE NUMBER PP - 22 - 03

DATE APPLICATION IS DEEMED COMPLETE 3/31/22 (Original)

DATE NOTICES MAILED — DATE NOTICE PUBLISHED —
(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 7/27/22

DECISION _____

CONDITIONS _____