

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, June 28, 2023
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 June 14, 2023 meeting.
4. Consider a request by Adam Green of Kbar Group, Inc., for approval of a 6-month extension of the Preliminary Plat approval period (PP-22-02) for Lockhart Place Townhomes, consisting of 19.798 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD (Planned Development District), and located at 903 State Park Road.
5. PV-23-01. Consider a request by Victor Ostiguin, P.E., of Doucet & Associates, Inc., for approval of a Plat Variance to allow a 6-month extension to January 26, 2024, after a six-month extension to July 26, 2023, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on January 26, 2022, of the final plat of Summerside Section 5 on 29.948 acres, zoned CHB (Commercial Heavy Business) and RMD (Residential Medium Density), and located at 2300 South Colorado Street (U.S. Hwy. 183).
6. PV-23-02. Consider a request by Victor Ostiguin, P.E., of Doucet & Associates, Inc., for approval of a Plat Variance to allow a 6-month extension to January 26, 2024, after a six-month extension to July 26, 2023, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on January 26, 2022, of the final plat of Summerside Section 6 on 23.982 acres, zoned RMD, and located at 2300 South Colorado Street (U.S. Hwy. 183).
7. RP-23-01. Consider a request by Sam Walker, P.E., of Eckermann Engineering, Inc., for approval of McCoy's Lockhart Subdivision, a Resubdivision Plat of Lots 5-A and 5-B, Block 1, Lockhart Industrial Park II, and 4.007 acres in the Francis Berry Survey, Abstract No. 2, for a total of 12.843 acres, zoned CHB (Commercial Heavy Business), and located at 1600 South Colorado Street, 114 Bufkin Lane, and 116 Bufkin Lane.
8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
9. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:30 PM on the 22nd day of June, 2023.

City of Lockhart
Planning and Zoning Commission
June 14, 2023

MINUTES

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

Members Absent: Manuel Oliva

Staff Present: David Fowler, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 10, 2023, meeting.

Commissioner Arnic moved to approve the May 10, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of -6-0.

4. Hold a PUBLIC HEARING and consider a recommendation to City Council for proposed amendments to Chapter 64 "Zoning" of the Lockhart Code of Ordinances, revising:
 - 1) Section 64-2 Definitions, by adding new definitions related to trees, and,
 - 2) Section 64-197 "Regulations Common to All or Seven Districts", adding new Subsection (h) "Residential Landscaping Requirement," to set minimum landscaping standards for all residential development types, and adding new Subsection (i) "Residential Design Standards," to establish minimum residential design requirements.

David Fowler described the suggested changes as coming from the joint workshops with the City Council held this past December and January. The new text sections would provide requirements for landscaping for all single-family detached residences, multifamily developments, and all other residential housing categories. The addition to the definitions section text defines shade and ornamental trees. He noted that the one proposed residential design requirement would be added for single-family homes where no front façade of a home may be duplicated within six lots along the curb line or within three lots on the opposite side of the street, but further residential design requirements will follow in coming months. He stated that the Housing and Development Committee had reviewed the proposed text amendments and had recommended approval.

Commissioner Lingvai moved to recommend the new text sections for residential development types to City Council. Commissioner Haug seconded, and the motion passed with a vote of 6-0.

5. FP-23-03. Consider a request by Charlotte Hodges of Carlson, Brigance, & Doering, Inc., on behalf of Ranch Road Hansford, LLC, for approval of a Final Plat for Hansford Subdivision Phase 2, consisting of 21.475 acres in the Crenshaw Cornelius Survey, Abstract No. 68, zoned Residential Medium Density (RMD), and located in the 1700 Block of West San Antonio Street.

Kevin Waller presented the final plat for Hansford Subdivision phase two. He described the plat as having 99 residential lots and connecting to two other subdivisions via Windsor Road. He suggested two conditions the plat would need for approval. The engineering plan must be approved by the City Engineer prior to construction of the public improvements and Note 6 on Sheet 4 should read "private property," as property was misspelled. The applicant was not asked to speak regarding the plat.

Commissioner Arnic moved to approve FP-23-03 with the suggested conditions. Commissioner Peterson seconded, and the motion passed with a vote of 6-0.

6. Planning Director's Report.

Mr. Fowler said that the Comprehensive steering committee will hold their first meeting on Tuesday, June 27, 2023, at 6 p.m. on the third floor of the library. He also advised the commissioners that City Council had passed new development fees covering all planning and building-related applications. These fees will become effective September 1, 2023.

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

Mr. Fowler said the next meeting will be June 28th with at least one platting case, including a subdivision variance.

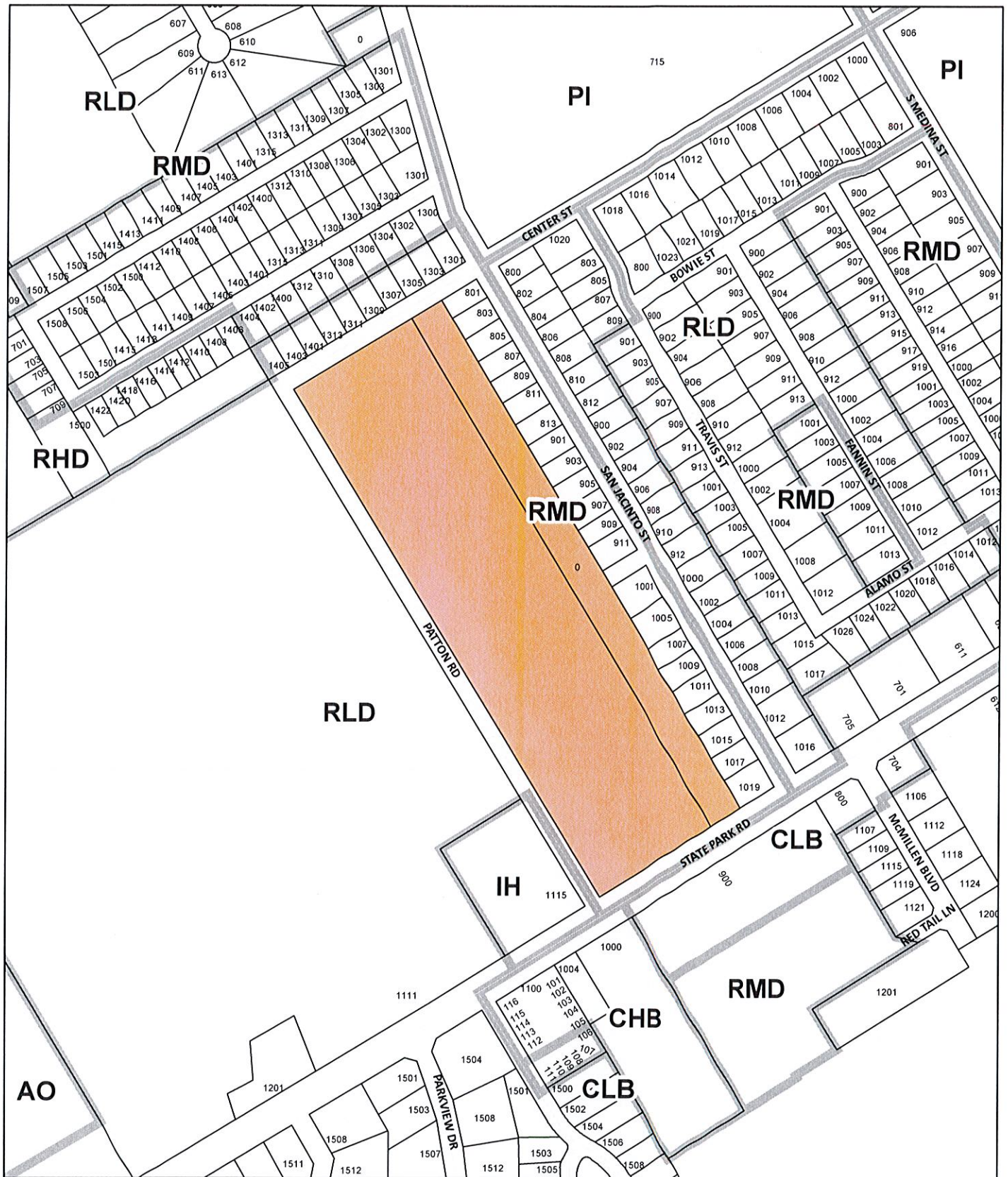
8. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:33 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



PP-22-02

LOCKHART PLACE TOWNHOMES

903 STATE PARK RD



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 400'



TO: Planning and Zoning Commission

FROM: Kevin Waller, Senior Planner

KW

SUBJECT: Agenda Item 4

DATE: June 20, 2023

Agenda Item 4: Consider a request by Adam Green of Kbar Group, Inc., for approval of a 6-month extension of the Preliminary Plat approval period for Lockhart Place Townhomes, consisting of 19.798 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD (Planned Development District), and located at 903 State Park Road.

The Lockhart Place Townhomes Preliminary Plat was approved by the Commission on June 22, 2022 (Case File # PP-22-02), and the accompanying Planned Development District Development Plan (PDD-22-01) and Zoning Change (ZC-22-08) were approved by the City Council on August 16, 2022. Due primarily to ongoing efforts and negotiations between the applicant and the owner of the adjacent property to the west to secure an off-site stormwater detention area on the adjacent property, the applicant proposes to extend the Preliminary Plat approval period by 6 months, in accordance with Section 52-33(i) of the Subdivision Regulations. Please refer to the attached extension request letter, dated June 12, 2023. According to Section 52-33(i), the Commission must consider any extensions of the approval period. This period currently expires on June 22, 2023, and approval of the extension would allow the plat to remain valid until December 21, 2023. If the extension is approved and a Final Plat is not submitted by the December 21 date, a second extension request could be submitted and considered by the Commission, in accordance with Section 52-33(i). Note that the Zoning Change and PDD Development Plan do not have approval period expirations, and are not to be considered with this extension request.

Kevin Waller

From: Adam Green <adam@kbargroup.com>
Sent: Monday, June 12, 2023 3:39 PM
To: Kevin Waller; David Fowler
Cc: Anna Krause; Travis Krause
Subject: Request for Six Month Extension of Preliminary Plat for the Lockart Place Townhomes

Kevin and David:

Please consider this email as a formal request to extend our preliminary plat approval on the Lockhart Place Townhomes by six months. As you are aware we have been working on getting our drainage worked out with our neighbor, a process which took longer than expected. I am happy to say that this has been resolved and we are moving forward to the next step in the process.

If you could please confirm receipt of this email I would appreciate it.

Thanks in advance.

Adam Green



Adam A. Green c. 727.776.6517 adam@kbargroup.com
Sr. VP Real Estate o. 254.218.5846 kbargroup.com
KBar Group, Inc.

From: Kevin Waller <kwaller@lockhart-tx.org>
Sent: Monday, June 12, 2023 3:13 PM
To: Adam Green <adam@kbargroup.com>
Cc: Anna Swanson Krause <anna@kbargroup.com>
Subject: RE: Impact Fee Payment

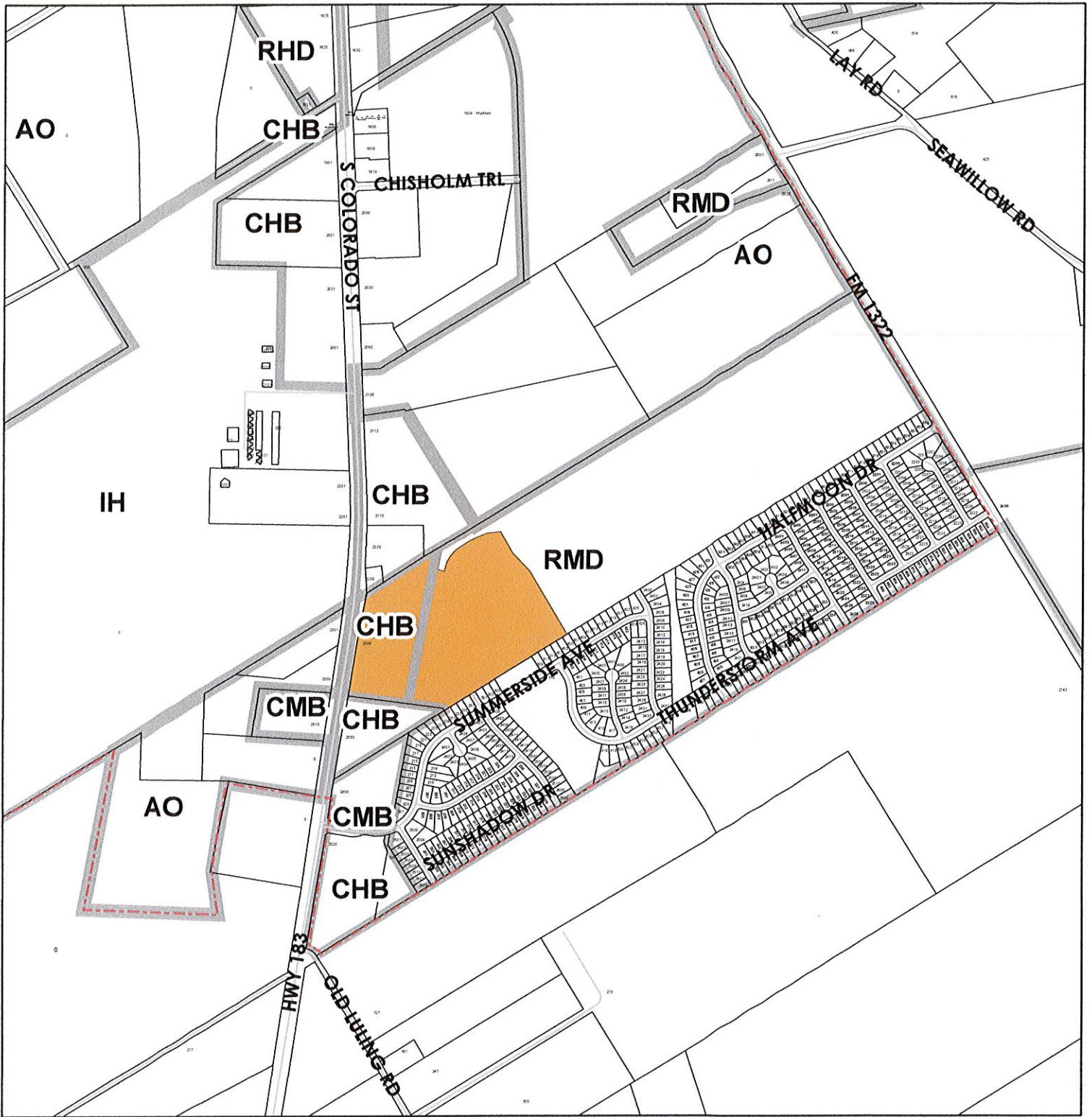
Try this link: <https://www.lockhart-tx.org/page/open/1555/0/Plat%20Application%20fillable.pdf>

From: Kevin Waller
Sent: Monday, June 12, 2023 3:12 PM
To: 'Adam Green' <adam@kbargroup.com>
Cc: 'Anna Swanson Krause' <anna@kbargroup.com>
Subject: RE: Impact Fee Payment

Adam:

Below is the link for the subdivision plat application form. If you choose the 6-month extension route, I would refrain from submitting anything plat-related until the plat is ready, so that we get everything all together (plat, application form, and fee).

Kevin



PV-23-01

2300 S COLORADO ST

SUMMERSIDE SEC 5

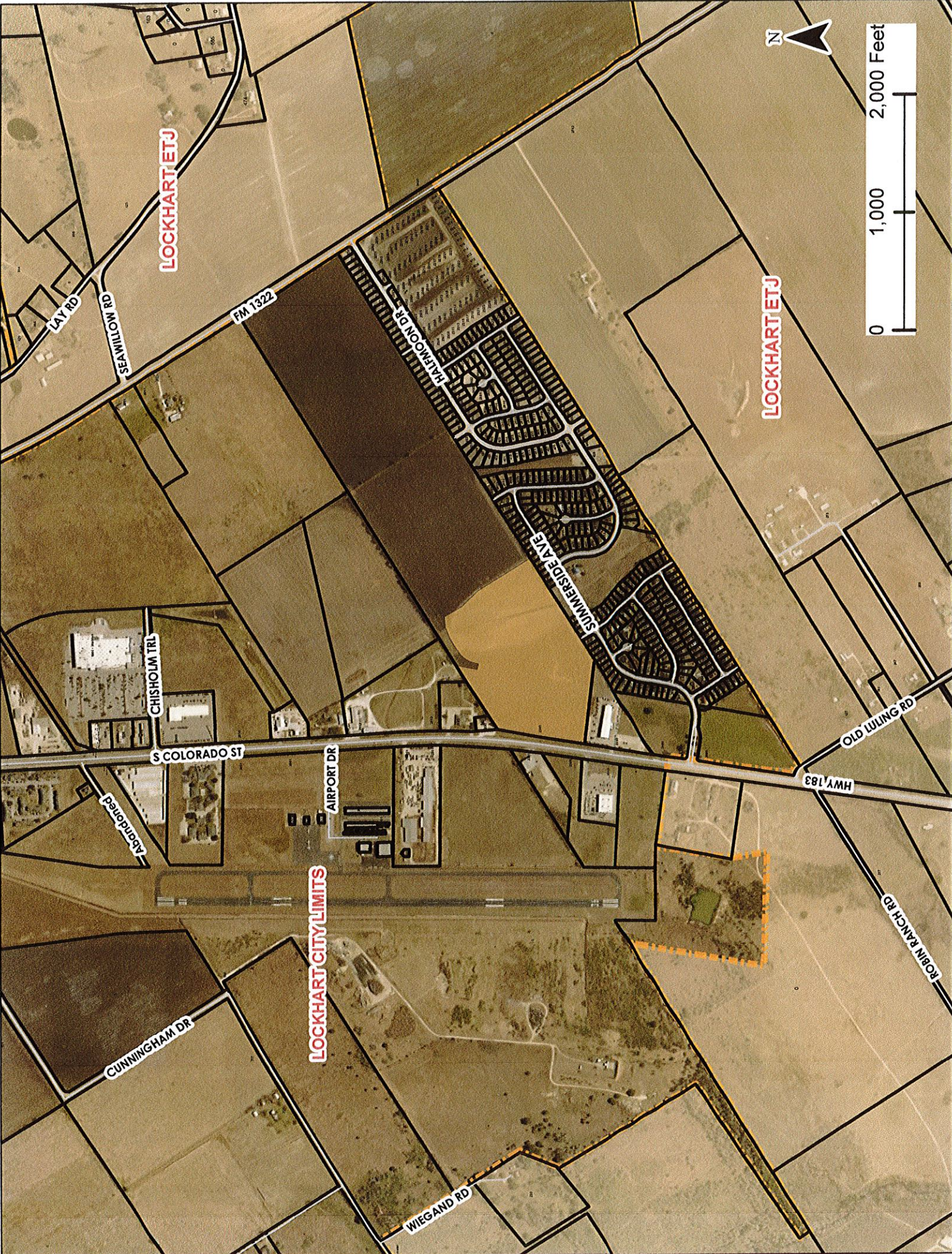
PLAT VARIANCE TO ALLOW
2ND EXTENSION OF FINAL PLAT
APPROVAL PERIOD



 SUBJECT PROPERTY

 ZONING BOUNDARY

scale 1" = 1000'



LOCKHART ETJ

LOCKHART ETJ

LOCKHART CITY LIMITS



HAY RD

SEAWIND DR

FM 1322

HAYWOOD DR

SUMMERSIDE AVE

CHISHOLM TRL

S COLORADO ST

AIRPORT DR

PARADISE

HWY 183

OLD WILING RD

ROBIN RANCH RD

CUNNINGHAM DR

WIEGAND RD

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner

kw

CASE NUMBER: PV-23-01

REPORT DATE: June 21, 2023

PLANNING & ZONING COMMISSION DATE: June 28, 2023

APPLICANT'S REQUEST: A second 6-month extension of the final plat approval period

STAFF RECOMMENDATION: **Approval****BACKGROUND DATA**

APPLICANT: Victor Ostiguin, P.E., Doucet & Associates, Inc.

OWNER: Lennar Homes of Texas Land and Construction, Ltd.

SITE LOCATION: 2300 S. Colorado St. (U.S. Hwy. 183)

SUBDIVISION NAME: Summerside Section 5

SIZE OF PROPERTY: 29.948 acres

NUMBER OF LOTS: 25 single-family residential lots and four commercial lots

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATIONS: CHB (Commercial Heavy Business) and RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED VARIANCE: The Summerside Section 5 Final Plat was approved by the Commission on January 26, 2022. On December 7, 2022, a one-time, six-month extension to the final plat approval period was granted by the City Planner (letter attached) upon request by the applicant, in accordance with Section 52-35(e) of the Subdivision Regulations. With that extension, the deadline to begin construction of the required subdivision improvements was extended to July 26, 2023. The applicant now requests a second, 6-month extension of time to begin construction of the subdivision improvements, for a proposed deadline of January 26, 2024. Since this is the second extension request, and Section 52-35(e) only allows for one, 6-month extension, a variance to the Subdivision Regulations must first be approved by the Commission, prior to approval of any additional extensions. A similar request for a second extension of the Final Plat approval period was also submitted for Summerside Section 6, which is on the agenda for this meeting.

AREA CHARACTERISTICS: To the south of a portion of the subject property is the Lockhart Motor Company. Summerside Sections One-A and One-B are located to the south of the remainder of Section 5. The future Section Six is located to the east and north, with Rodriguez Tire Shop and Thomason Funeral Home also located to the north. To the west, across South Colorado Street, is the New Life Christian Church and an undeveloped property.

SPECIAL CIRCUMSTANCES: The applicant cites the increase in interest rates and slowdown in the real estate market, as well as the timeline associated with the current agricultural operations occurring on the property, as the reason for the variance request. According to the applicant, the granting of the variance would allow for better alignment with market conditions, and coordination with the farming operations to avoid unnecessary conflicts.

PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT: Although the applicant does not lose a substantial property right by adhering to the previous 6-month extension approval to July 26, 2023, approval of a second extension would allow the right to begin development of the property to be preserved for an additional six months, a timeframe Staff determines to be reasonable.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: A second, 6-month extension of time to begin construction of the subdivision improvements will have no impact on surrounding properties or on public safety.

EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND: Approval of a second extension of the final plat approval period will not limit the potential for subdivision or development of other land in the area.

ALTERNATIVES: The applicant could initiate the construction process as an alternative to the proposed variance by July 26, 2023, but has instead requested a 6-month, second extension of time to do so. Staff believes that a 6-month extension is a reasonable timeframe, which is consistent with the length of time allowed for the one-time extension provided in Section 52-35(e).



DOUCET

829 St. Joseph Street
Gonzales, TX 78629
Office: 512.583.2600
Fax: 800.587.2817
DoucetEngineers.com

June 5, 2023

Kevin Waller
Senior Planner
City of Lockhart Development Services
308 W. San Antonio St.
Lockhart, TX 78644

RE: Variance Request – Summerside Sections 5 & 6

Kevin,

I am writing to request a variance for the above-mentioned approved subdivision applications. Originally these applications were approved January 26, 2022 and the one time extension will expire July 26, 2023. This variance request would extend the expiration an additional 6 months to January 26, 2024.

Over the past few months, there has been a significant increase in interest rates, leading to a slowdown in the real estate market. As a result, the sales and absorption rates for Sections 3 and 4 of the Summerside Subdivision have been slower than anticipated. We believe that granting an extension will allow us to better align with market conditions. In addition, the tract of land where the development is planned currently has crops, which are scheduled to be harvested by the farmer in August of this year. It is essential for us to accommodate the farmer's plans to ensure a smooth transition without disrupting their operations. Granting an extension will provide us with the necessary time to coordinate with the farmer and avoid any unnecessary conflicts.

Considering the above, we kindly request an extension until January 26, 2024. We assure you that we will diligently work towards meeting this proposed deadline and provide regular updates on our progress. Thank you for your attention to this matter. Should you require any additional information please feel free to contact me.

Sincerely,

Victor Ostiguin, P.E.
Project Engineer
Doucet & Associates, Inc. TBPE Firm # 3937

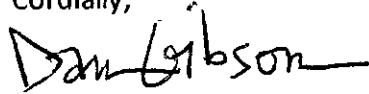
December 7, 2022

Victor Ostiguin, P.E.
Doucet & Associates, Inc.
829 St. Joseph St.
Gonzales, TX 78629
vostiguin@doucetengineers.com

Dear Mr. Ostiguin:

This is your notice that the requested six-month extension for construction following approval of the Final Plat for Summerside Section 5 on January 26, 2022 is **approved**. The Final Plat will remain valid until **July 26, 2023**. No further extensions can be granted, so construction of the public improvements should commence before that date. If construction hasn't begun by then, a new application for the Final Plat will have to be submitted for Planning and Zoning Commission approval.

Cordially,



Dan Gibson, AICP
City Planner

Cc: Keith Schauer, Doucet & Associates, Inc. (kschauer@doucetengineers.com)
Bill Barton, Lennar Homes of Texas Land and Construction, Ltd. (bill.barton@lennar.com)
Christine Banda, Planning/GIS Technician
Sean Kelley, Public Works Director



SUBDIVISION PLAT APPLICATION

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

APPLICANTS

SURVEYOR NAME Christopher W. Terry
DAY-TIME TELEPHONE (210) 469-4564
E-MAIL cterry@doucetengineers.com

ADDRESS Doucet & Associates Inc.
7401 B Hwy 71 West, Suite 160
Austin, TX 78735

ENGINEER NAME Victor Ostiguin
DAY-TIME TELEPHONE (512) 566-4076
E-MAIL vostiguin@doucetengineers.com

ADDRESS Doucet & Associates Inc.
7401 B Hwy 71 West, Suite 160
Austin, TX 78735

OWNER NAME LENNAR
DAY-TIME TELEPHONE (512) 945-4665
E-MAIL bill.barton@lennar.com

ADDRESS 13620 N FM 620
Bldg. B, Suite 150
Austin, Texas 78717

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Summerside Section 5

ADDRESS OR GENERAL LOCATION US 183 South at Gulf Stream Drive - 2300 S. Colorado St.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 29.948 ACRE(S) PROPOSED NUMBER OF LOTS 31

ZONING CLASSIFICATION(S) Residential Medium Density, Heavy Commercial (RMD) (CHB) - Commercial Heavy Business

PROPOSED USE OF LAND Single Family Residential, Commercial

SUBMITTAL REQUIREMENTS

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

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

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

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

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

Seven copies for initial staff review.

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

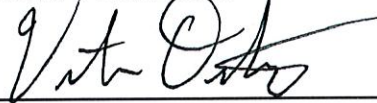
Two copies after initial staff review for amending and minor plats.

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

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

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

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

SIGNATURE 

DATE 6/5/23

PRINTED NAME Victor Ostiguin

TELEPHONE 512-566-4076

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

SUBDIVISION VARIANCE (for variance applications, only)

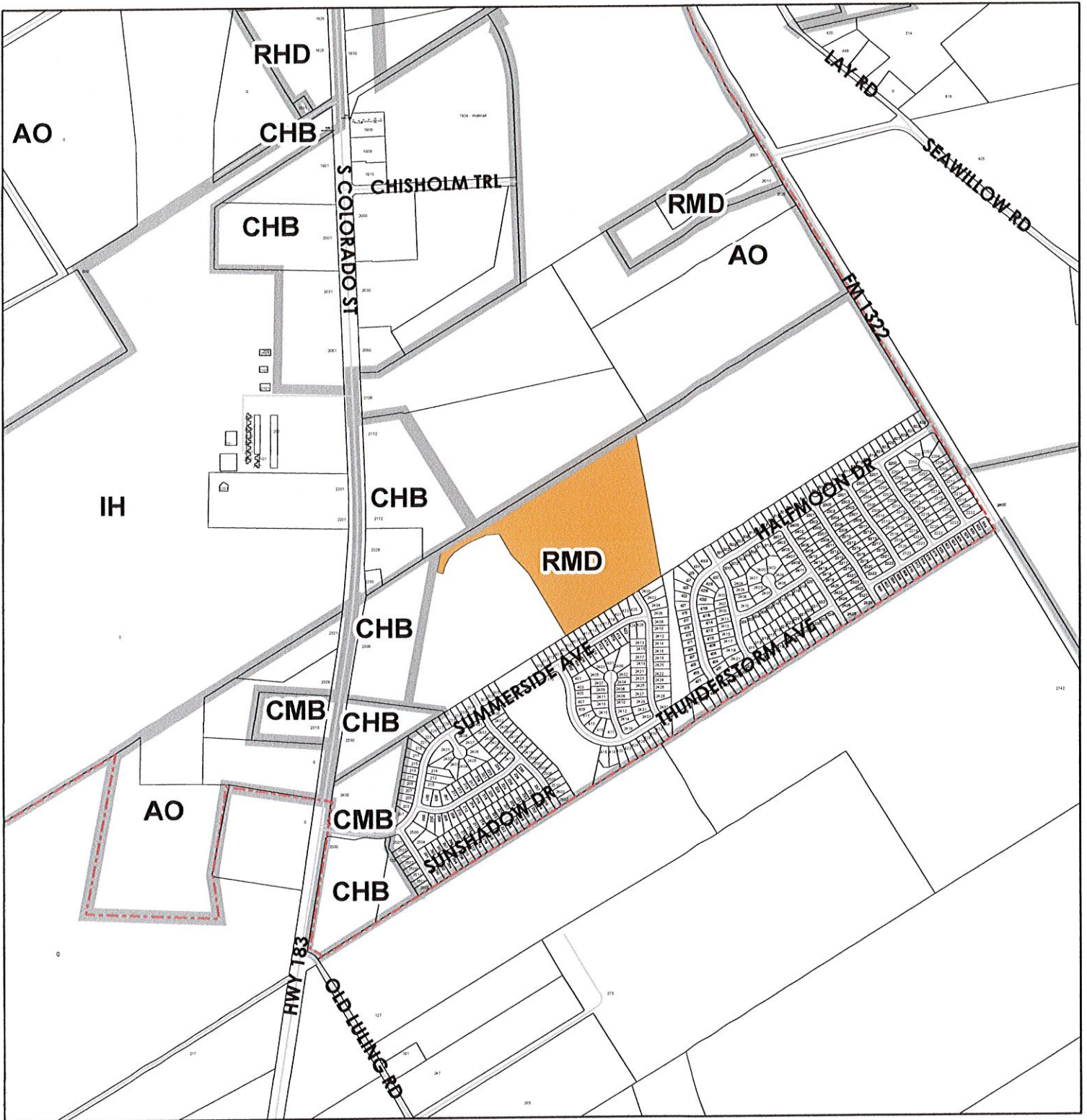
VARIANCE TO SECTION(S) Sec. 52-35(e) OF THE SUBDIVISION REGULATIONS
CURRENT ORDINANCE REQUIREMENT(S) Construction by the applicant of any required public improvements shall commence within 12 months of the commission's approval of a final plat. Upon written request by the applicant, the director of planning may extend approval for one six-month period.
REQUESTED VARIANCE(S) We have already received the one sixth month extension and would like to request an additional sixth month extension.

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER N/A
DATE SUBMITTED 6/5/23 CASE NUMBER PV-23-01
DATE NOTICES MAILED — DATE NOTICE PUBLISHED —
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE June 26, 2023
DECISION _____
CONDITIONS _____



PV-23-02

2300 S COLORADO ST

SUMMERSIDE SEC 6

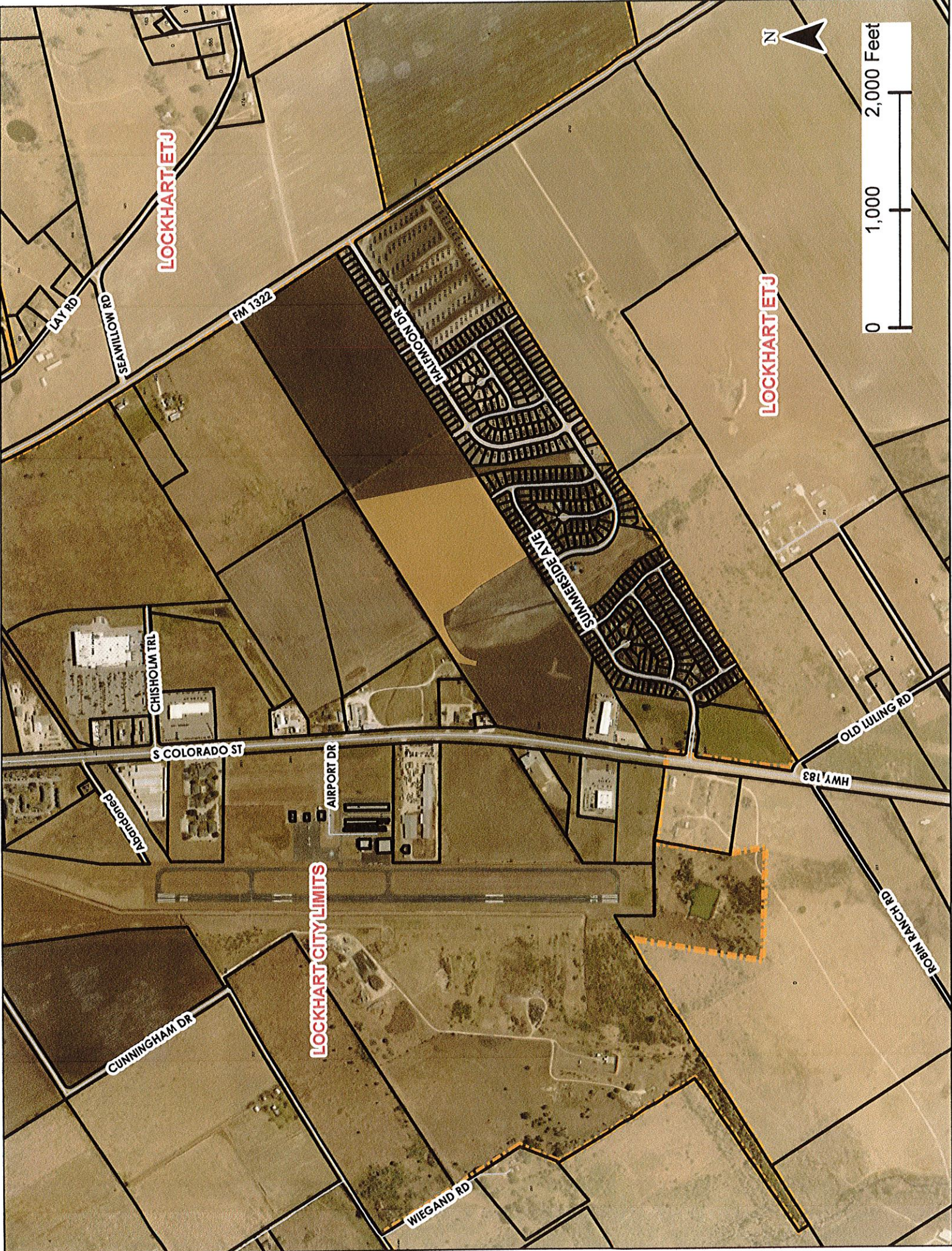
PLAT VARIANCE TO ALLOW
2ND EXTENSION OF FINAL PLAT
APPROVAL PERIOD



 SUBJECT PROPERTY

 ZONING BOUNDARY

scale 1" = 1000'



LOCKHART ETJ

LOCKHART ETJ

LOCKHART CITY LIMITS



LAY RD

SEAWALL DR

FM 1322

WILMOUR DR

SUMMERVILLE AVE

CHISHOLM TRL

S COLORADO ST

ALFORD RD

AIRPORT DR

HWY 183

OLD LULING RD

ROBIN RANCH RD

CUNNINGHAM DR

WIEGAND RD

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: PV-23-02

REPORT DATE: June 21, 2023

PLANNING & ZONING COMMISSION DATE: June 28, 2023

APPLICANT'S REQUEST: A second 6-month extension of the final plat approval period

STAFF RECOMMENDATION: **Approval****BACKGROUND DATA**

APPLICANT: Victor Ostiguin, P.E., Doucet & Associates, Inc.

OWNER: Lennar Homes of Texas Land and Construction, Ltd.

SITE LOCATION: 2300 S. Colorado St. (U.S. Hwy. 183)

SUBDIVISION NAME: Summerside Section 6

SIZE OF PROPERTY: 23.982 acres

NUMBER OF LOTS: 117 single-family residential lots and one park lot

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED VARIANCE: The Summerside Section 6 Final Plat was approved by the Commission on January 26, 2022. On December 7, 2022, a one-time, six-month extension to the final plat approval period was granted by the City Planner (letter attached) upon request by the applicant, in accordance with Section 52-35(e) of the Subdivision Regulations. With that extension, the deadline to begin construction of the required subdivision improvements was extended to July 26, 2023. The applicant now requests a second, 6-month extension of time to begin construction of the subdivision improvements, for a proposed deadline of January 26, 2024. Since this is the second extension request, and Section 52-35(e) only allows for one, 6-month extension, a variance to the Subdivision Regulations must first be approved by the Commission, prior to approval of any additional extensions. A similar request for a second extension of the Final Plat approval period was also submitted for Summerside Section 5, which is on the agenda for this meeting.

AREA CHARACTERISTICS: Summerside Section 2 is located adjacent to the south of the proposed Section 6. The future Section 7 is located to the east. To the north includes a property in commercial use, as well as one in agricultural use. The proposed Section 5 is located to the west.

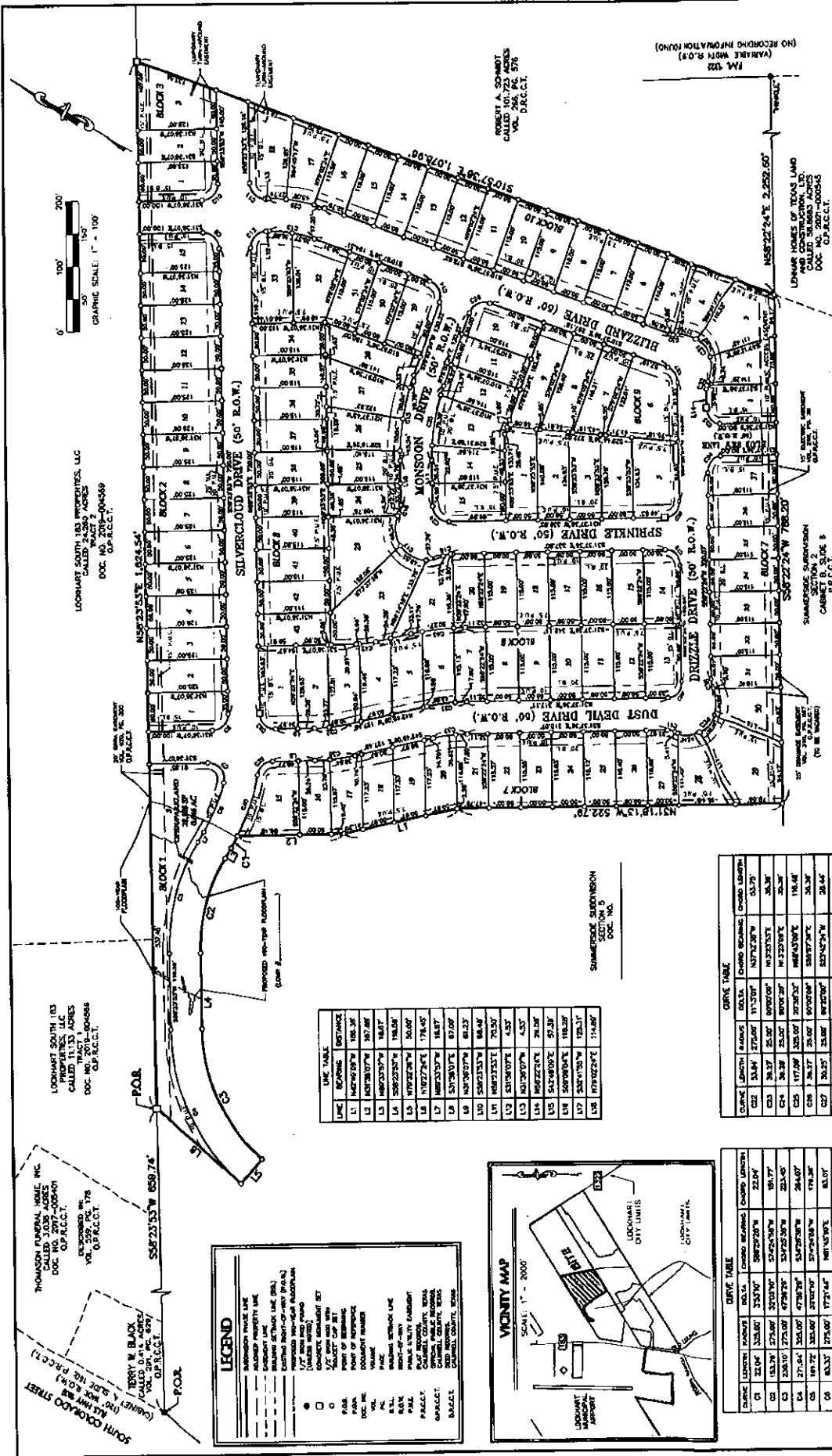
SPECIAL CIRCUMSTANCES: The applicant cites the increase in interest rates and slowdown in the real estate market, as well as the timeline associated with the current agricultural operations occurring on the property, as the reason for the variance request. According to the applicant, the granting of the variance would allow for better alignment with market conditions, and coordination with the farming operations to avoid unnecessary conflicts.

PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT: Although the applicant does not lose a substantial property right by adhering to the previous 6-month extension approval to July 26, 2023, approval of a second extension would allow the right to begin development of the property to be preserved for an additional six months, a timeframe Staff determines to be reasonable.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: A second, 6-month extension of time to begin construction of the subdivision improvements will have no impact on surrounding properties or on public safety.

EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND: Approval of a second extension of the final plat approval period will not limit the potential for subdivision or development of other land in the area.

ALTERNATIVES: The applicant could initiate the construction process as an alternative to the proposed variance by July 26, 2023, but has instead requested a 6-month, second extension of time to do so. Staff believes that a 6-month extension is a reasonable timeframe, which is consistent with the length of time allowed for the one-time extension provided in Section 52-35(e).



SUMMERSIDE SECTION 6
CITY OF LOCKHART, TEXAS
CALDWELL COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geomatics
 7401 N. Highway 71 W, Suite 140
 Austin, Texas 78735, Phone: (512)-853-2400
 www.doucetandassociates.com
 TRS File #1010007 / TRS File #9937

Drawn by: SGP
 Project: 1638-007
 Sheet: 1 of 2
 Date: 11/11/07
 Party: DMC: 3P
 Survey Date: 12-02-2007

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

THOMAS FARRAR, JR. INC.
 1500 S. 15TH STREET
 CALLED "THOMAS FARRAR, JR. INC."
 DOC. NO. 2007-004590
 OP. REC'T.

TERRY W. BLACK
 1500 S. 15TH STREET
 CALLED "TERRY W. BLACK"
 DOC. NO. 2007-004591
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N42°40'00"W	160.39
L2	N40°48'00"W	167.88
L3	N89°25'37"W	16.87
L4	S89°25'37"W	18.58
L5	N70°24'00"W	30.00
L6	N12°27'40"E	18.45
L7	N89°25'37"W	16.87
L8	S17°38'00"E	81.00
L9	N47°40'00"W	81.37
L10	S89°25'37"W	86.48
L11	S89°25'37"W	70.50
L12	S17°38'00"E	4.57
L13	S17°38'00"E	4.57
L14	N62°22'40"E	78.28
L15	S12°48'00"E	51.38
L16	S89°25'37"W	118.29
L17	S89°25'37"W	125.17
L18	N79°02'24"E	114.87

DRIVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C01	13.84	2768.00	11.29	N37°12'28"W	53.70
C02	33.84	2768.00	11.29	N37°12'28"W	53.70
C03	34.37	25.00	80.00	N17°23'57"E	34.38
C04	34.37	25.00	80.00	N17°23'57"E	34.38
C05	117.00	125.00	37.00	N88°45'00"E	118.48
C06	34.37	25.00	80.00	N17°23'57"E	34.38
C07	34.37	25.00	80.00	N17°23'57"E	34.38
C08	18.45	36.90	14.00	N70°24'00"E	28.44
C09	34.37	25.00	80.00	N17°23'57"E	34.38
C10	34.37	25.00	80.00	N17°23'57"E	34.38
C11	12.72	25.00	80.00	N79°02'24"E	12.58
C12	12.72	25.00	80.00	N79°02'24"E	12.58
C13	34.37	25.00	80.00	N17°23'57"E	34.38
C14	34.37	25.00	80.00	N17°23'57"E	34.38
C15	12.72	25.00	80.00	N79°02'24"E	12.58
C16	12.72	25.00	80.00	N79°02'24"E	12.58
C17	12.72	25.00	80.00	N79°02'24"E	12.58
C18	12.72	25.00	80.00	N79°02'24"E	12.58
C19	12.72	25.00	80.00	N79°02'24"E	12.58
C20	12.72	25.00	80.00	N79°02'24"E	12.58
C21	12.72	25.00	80.00	N79°02'24"E	12.58
C22	12.72	25.00	80.00	N79°02'24"E	12.58

ROADWAY TABLE

ROADWAY	WIDTH	DEPTH	AREA
SPRINKLE DRIVE	50' R.O.W.	10'	5000.00
BLIZZARD DRIVE	50' R.O.W.	10'	5000.00
MONSOON DRIVE	50' R.O.W.	10'	5000.00
DUST DEVIL DRIVE	50' R.O.W.	10'	5000.00
DRIZZLE DRIVE	50' R.O.W.	10'	5000.00
SILVERWOOD DRIVE	50' R.O.W.	10'	5000.00
ROADWAY TOTAL			25000.00

LEGEND

- ADJACENT TRACT LINE
- ADJACENT PROPERTY LINE
- ADJACENT CITY LIMITS
- ADJACENT COUNTY ROAD
- ADJACENT RAILROAD
- ADJACENT WATERWAY
- ADJACENT AIRWAY
- ADJACENT POWER LINE
- ADJACENT TELEPHONE LINE
- ADJACENT CABLE TELEVISION
- ADJACENT GAS LINE
- ADJACENT WATER MAIN
- ADJACENT SEWER MAIN
- ADJACENT FLOOD CONTROL
- ADJACENT EROSION CONTROL
- ADJACENT LANDSCAPE
- ADJACENT UTILITIES
- ADJACENT OBSTACLES
- ADJACENT FEATURES
- ADJACENT SURVEY MARKS
- ADJACENT SURVEY POINTS
- ADJACENT SURVEY STATIONS
- ADJACENT SURVEY BENCH MARKS
- ADJACENT SURVEY TIES
- ADJACENT SURVEY MONUMENTS
- ADJACENT SURVEY CORNERS
- ADJACENT SURVEY BEARS
- ADJACENT SURVEY SCALES
- ADJACENT SURVEY CHAINS
- ADJACENT SURVEY INSTRUMENTS
- ADJACENT SURVEY TOOLS
- ADJACENT SURVEY EQUIPMENT
- ADJACENT SURVEY SUPPLIES
- ADJACENT SURVEY MATERIALS
- ADJACENT SURVEY LABOR
- ADJACENT SURVEY COSTS
- ADJACENT SURVEY RISKS
- ADJACENT SURVEY CHALLENGES
- ADJACENT SURVEY SOLUTIONS
- ADJACENT SURVEY BEST PRACTICES
- ADJACENT SURVEY INNOVATIONS
- ADJACENT SURVEY TRENDS
- ADJACENT SURVEY FUTURE



ROADWAY TABLE

ROADWAY	WIDTH	DEPTH	AREA
SPRINKLE DRIVE	50' R.O.W.	10'	5000.00
BLIZZARD DRIVE	50' R.O.W.	10'	5000.00
MONSOON DRIVE	50' R.O.W.	10'	5000.00
DUST DEVIL DRIVE	50' R.O.W.	10'	5000.00
DRIZZLE DRIVE	50' R.O.W.	10'	5000.00
SILVERWOOD DRIVE	50' R.O.W.	10'	5000.00
ROADWAY TOTAL			25000.00

DRIVE TABLE

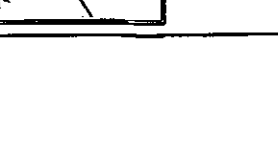
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C01	13.84	2768.00	11.29	N37°12'28"W	53.70
C02	33.84	2768.00	11.29	N37°12'28"W	53.70
C03	34.37	25.00	80.00	N17°23'57"E	34.38
C04	34.37	25.00	80.00	N17°23'57"E	34.38
C05	117.00	125.00	37.00	N88°45'00"E	118.48
C06	34.37	25.00	80.00	N17°23'57"E	34.38
C07	34.37	25.00	80.00	N17°23'57"E	34.38
C08	18.45	36.90	14.00	N70°24'00"E	28.44
C09	34.37	25.00	80.00	N17°23'57"E	34.38
C10	34.37	25.00	80.00	N17°23'57"E	34.38
C11	12.72	25.00	80.00	N79°02'24"E	12.58
C12	12.72	25.00	80.00	N79°02'24"E	12.58
C13	34.37	25.00	80.00	N17°23'57"E	34.38
C14	34.37	25.00	80.00	N17°23'57"E	34.38
C15	12.72	25.00	80.00	N79°02'24"E	12.58
C16	12.72	25.00	80.00	N79°02'24"E	12.58
C17	12.72	25.00	80.00	N79°02'24"E	12.58
C18	12.72	25.00	80.00	N79°02'24"E	12.58
C19	12.72	25.00	80.00	N79°02'24"E	12.58
C20	12.72	25.00	80.00	N79°02'24"E	12.58
C21	12.72	25.00	80.00	N79°02'24"E	12.58
C22	12.72	25.00	80.00	N79°02'24"E	12.58

ROADWAY TABLE

ROADWAY	WIDTH	DEPTH	AREA
SPRINKLE DRIVE	50' R.O.W.	10'	5000.00
BLIZZARD DRIVE	50' R.O.W.	10'	5000.00
MONSOON DRIVE	50' R.O.W.	10'	5000.00
DUST DEVIL DRIVE	50' R.O.W.	10'	5000.00
DRIZZLE DRIVE	50' R.O.W.	10'	5000.00
SILVERWOOD DRIVE	50' R.O.W.	10'	5000.00
ROADWAY TOTAL			25000.00

LEGEND

- ADJACENT TRACT LINE
- ADJACENT PROPERTY LINE
- ADJACENT CITY LIMITS
- ADJACENT COUNTY ROAD
- ADJACENT RAILROAD
- ADJACENT WATERWAY
- ADJACENT AIRWAY
- ADJACENT POWER LINE
- ADJACENT TELEPHONE LINE
- ADJACENT CABLE TELEVISION
- ADJACENT GAS LINE
- ADJACENT WATER MAIN
- ADJACENT SEWER MAIN
- ADJACENT FLOOD CONTROL
- ADJACENT EROSION CONTROL
- ADJACENT LANDSCAPE
- ADJACENT UTILITIES
- ADJACENT OBSTACLES
- ADJACENT FEATURES
- ADJACENT SURVEY MARKS
- ADJACENT SURVEY POINTS
- ADJACENT SURVEY STATIONS
- ADJACENT SURVEY BENCH MARKS
- ADJACENT SURVEY TIES
- ADJACENT SURVEY MONUMENTS
- ADJACENT SURVEY CORNERS
- ADJACENT SURVEY BEARS
- ADJACENT SURVEY SCALES
- ADJACENT SURVEY CHAINS
- ADJACENT SURVEY INSTRUMENTS
- ADJACENT SURVEY TOOLS
- ADJACENT SURVEY EQUIPMENT
- ADJACENT SURVEY SUPPLIES
- ADJACENT SURVEY MATERIALS
- ADJACENT SURVEY LABOR
- ADJACENT SURVEY COSTS
- ADJACENT SURVEY RISKS
- ADJACENT SURVEY CHALLENGES
- ADJACENT SURVEY SOLUTIONS
- ADJACENT SURVEY BEST PRACTICES
- ADJACENT SURVEY INNOVATIONS
- ADJACENT SURVEY TRENDS
- ADJACENT SURVEY FUTURE



ROADWAY TABLE

ROADWAY	WIDTH	DEPTH	AREA
SPRINKLE DRIVE	50' R.O.W.	10'	5000.00
BLIZZARD DRIVE	50' R.O.W.	10'	5000.00
MONSOON DRIVE	50' R.O.W.	10'	5000.00
DUST DEVIL DRIVE	50' R.O.W.	10'	5000.00
DRIZZLE DRIVE	50' R.O.W.	10'	5000.00
SILVERWOOD DRIVE	50' R.O.W.	10'	5000.00
ROADWAY TOTAL			25000.00

DRIVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C01	13.84	2768.00	11.29	N37°12'28"W	53.70
C02	33.84	2768.00	11.29	N37°12'28"W	53.70
C03	34.37	25.00	80.00	N17°23'57"E	34.38
C04	34.37	25.00	80.00	N17°23'57"E	34.38
C05	117.00	125.00	37.00	N88°45'00"E	118.48
C06	34.37	25.00	80.00	N17°23'57"E	34.38
C07	34.37	25.00	80.00	N17°23'57"E	34.38
C08	18.45	36.90	14.00	N70°24'00"E	28.44
C09	34.37	25.00	80.00	N17°23'57"E	34.38
C10	34.37	25.00	80.00	N17°23'57"E	34.38
C11	12.72	25.00	80.00	N79°02'24"E	12.58
C12	12.72	25.00	80.00	N79°02'24"E	12.58
C13	34.37	25.00	80.00	N17°23'57"E	34.38
C14	34.37	25.00	80.00	N17°23'57"E	34.38
C15	12.72	25.00	80.00	N79°02'24"E	12.58
C16	12.72	25.00	80.00	N79°02'24"E	12.58
C17	12.72	25.00	80.00	N79°02'24"E	12.58
C18	12.72	25.00	80.00	N79°02'24"E	12.58
C19	12.72	25.00	80.00	N79°02'24"E	12.58
C20	12.72	25.00	80.00	N79°02'24"E	12.58
C21	12.72	25.00	80.00	N79°02'24"E	12.58
C22	12.72	25.00	80.00	N79°02'24"E	12.58

ROADWAY TABLE

ROADWAY	WIDTH	DEPTH	AREA
SPRINKLE DRIVE	50' R.O.W.	10'	5000.00
BLIZZARD DRIVE	50' R.O.W.	10'	5000.00
MONSOON DRIVE	50' R.O.W.	10'	5000.00
DUST DEVIL DRIVE	50' R.O.W.	10'	5000.00
DRIZZLE DRIVE	50' R.O.W.	10'	5000.00
SILVERWOOD DRIVE	50' R.O.W.	10'	5000.00
ROADWAY TOTAL			25000.00

LEGEND

- ADJACENT TRACT LINE
- ADJACENT PROPERTY LINE
- ADJACENT CITY LIMITS
- ADJACENT COUNTY ROAD
- ADJACENT RAILROAD
- ADJACENT WATERWAY
- ADJACENT AIRWAY
- ADJACENT POWER LINE
- ADJACENT TELEPHONE LINE
- ADJACENT CABLE TELEVISION
- ADJACENT GAS LINE
- ADJACENT WATER MAIN
- ADJACENT SEWER MAIN
- ADJACENT FLOOD CONTROL
- ADJACENT EROSION CONTROL
- ADJACENT LANDSCAPE
- ADJACENT UTILITIES
- ADJACENT OBSTACLES
- ADJACENT FEATURES
- ADJACENT SURVEY MARKS
- ADJACENT SURVEY POINTS
- ADJACENT SURVEY STATIONS
- ADJACENT SURVEY BENCH MARKS
- ADJACENT SURVEY TIES
- ADJACENT SURVEY MONUMENTS
- ADJACENT SURVEY CORNERS
- ADJACENT SURVEY BEARS
- ADJACENT SURVEY SCALES
- ADJACENT SURVEY CHAINS
- ADJACENT SURVEY INSTRUMENTS
- ADJACENT SURVEY TOOLS
- ADJACENT SURVEY EQUIPMENT
- ADJACENT SURVEY SUPPLIES
- ADJACENT SURVEY MATERIALS
- ADJACENT SURVEY LABOR
- ADJACENT SURVEY COSTS
- ADJACENT SURVEY RISKS
- ADJACENT SURVEY CHALLENGES
- ADJACENT SURVEY SOLUTIONS
- ADJACENT SURVEY BEST PRACTICES
- ADJACENT SURVEY INNOVATIONS
- ADJACENT SURVEY TRENDS
- ADJACENT SURVEY FUTURE



LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 1500 S. 15TH STREET
 CALLED "LOCKHART SOUTH"
 DOC. NO. 2007-004589
 OP. REC'T.

LOCKHART SOUTH (S)
 150



DOUCET

829 St. Joseph Street
Gonzales, TX 78629
Office: 512.583.2600
Fax: 800.587.2817
DoucetEngineers.com

June 5, 2023

Kevin Waller
Senior Planner
City of Lockhart Development Services
308 W. San Antonio St.
Lockhart, TX 78644

RE: Variance Request – Summerside Sections 5 & 6

Kevin,

I am writing to request a variance for the above-mentioned approved subdivision applications. Originally these applications were approved January 26, 2022 and the one time extension will expire July 26, 2023. This variance request would extend the expiration an additional 6 months to January 26, 2024.

Over the past few months, there has been a significant increase in interest rates, leading to a slowdown in the real estate market. As a result, the sales and absorption rates for Sections 3 and 4 of the Summerside Subdivision have been slower than anticipated. We believe that granting an extension will allow us to better align with market conditions. In addition, the tract of land where the development is planned currently has crops, which are scheduled to be harvested by the farmer in August of this year. It is essential for us to accommodate the farmer's plans to ensure a smooth transition without disrupting their operations. Granting an extension will provide us with the necessary time to coordinate with the farmer and avoid any unnecessary conflicts.

Considering the above, we kindly request an extension until January 26, 2024. We assure you that we will diligently work towards meeting this proposed deadline and provide regular updates on our progress. Thank you for your attention to this matter. Should you require any additional information please feel free to contact me.

Sincerely,

Victor Ostigun, P.E.

Project Engineer

Doucet & Associates, Inc. TBPE Firm # 3937

CITY OF

Lockhart

TEXAS

(512) 398-3461 • FAX (512) 398-5103
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

December 7, 2022

Victor Ostiguin, P.E.
Doucet & Associates, Inc.
829 St. Joseph St.
Gonzales, TX 78629
vostiguin@doucetengineers.com

Dear Mr. Ostiguin:

This is your notice that the requested six-month extension for construction following approval of the Final Plat for Summerside Section 6 on January 26, 2022 is **approved**. The Final Plat will remain valid until **July 26, 2023**. No further extensions can be granted, so construction of the public improvements should commence before that date. If construction hasn't begun by then, a new application for the Final Plat will have to be submitted for Planning and Zoning Commission approval.

Cordially,



Dan Gibson, AICP
City Planner

Cc: Keith Schauer, Doucet & Associates, Inc. (kschauer@doucetengineers.com)
Bill Barton, Lennar Homes of Texas Land and Construction, Ltd. (bill.barton@lennar.com)
Christine Banda, Planning/GIS Technician
Sean Kelley, Public Works Director



SUBDIVISION PLAT APPLICATION

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

APPLICANTS

SURVEYOR NAME Christopher W. Terry

DAY-TIME TELEPHONE (210) 469-4564

E-MAIL cterry@doucetengineers.com

ENGINEER NAME Victor Ostiguin

DAY-TIME TELEPHONE (512) 566-4076

E-MAIL vostiguin@doucetengineers.com

OWNER NAME LENNAR

DAY-TIME TELEPHONE (512) 945-4665

E-MAIL bill.barton@lennar.com

ADDRESS Doucet & Associates Inc.

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS Doucet & Associates Inc.

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS 13620 N FM 620

Bldg. B, Suite 150

Austin, Texas 78717

TYPE OF APPLICATION

SUBDIVISION DEVELOPMENT PLAN REPLAT/RESUBDIVISION VARIANCE

PRELIMINARY PLAT AMENDING PLAT MINOR PLAT FINAL PLAT

DEVELOPMENT PLAT

PROPERTY

SUBDIVISION NAME Summerside Section 6

ADDRESS OR GENERAL LOCATION US 183 South at Gulf Stream Drive - 2300 S. Colorado St.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 23.982 ACRE(S) PROPOSED NUMBER OF LOTS 118

ZONING CLASSIFICATION(S) Residential Medium Density

PROPOSED USE OF LAND Single Family Residential

SUBMITTAL REQUIREMENTS

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

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

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

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

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

Seven copies for initial staff review.

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

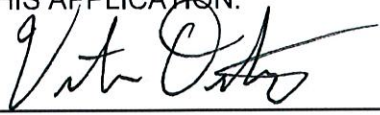
Two copies after initial staff review for amending and minor plats.

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

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

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

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

SIGNATURE 

DATE 6/5/23

PRINTED NAME Victor Ostiguin

TELEPHONE 512-566-4076

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

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) Sec. 52-35(e) OF THE SUBDIVISION REGULATIONS
CURRENT ORDINANCE REQUIREMENT(S) Construction by the applicant of any required public
improvements shall commence within 12 months of the commission's approval of a final plat. Upon
written request by the applicant, the director of planning may extend approval for one six-month per
REQUESTED VARIANCE(S) We have already received the one sixth month extension and would
like to request an additional sixth month extension.

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER N/A

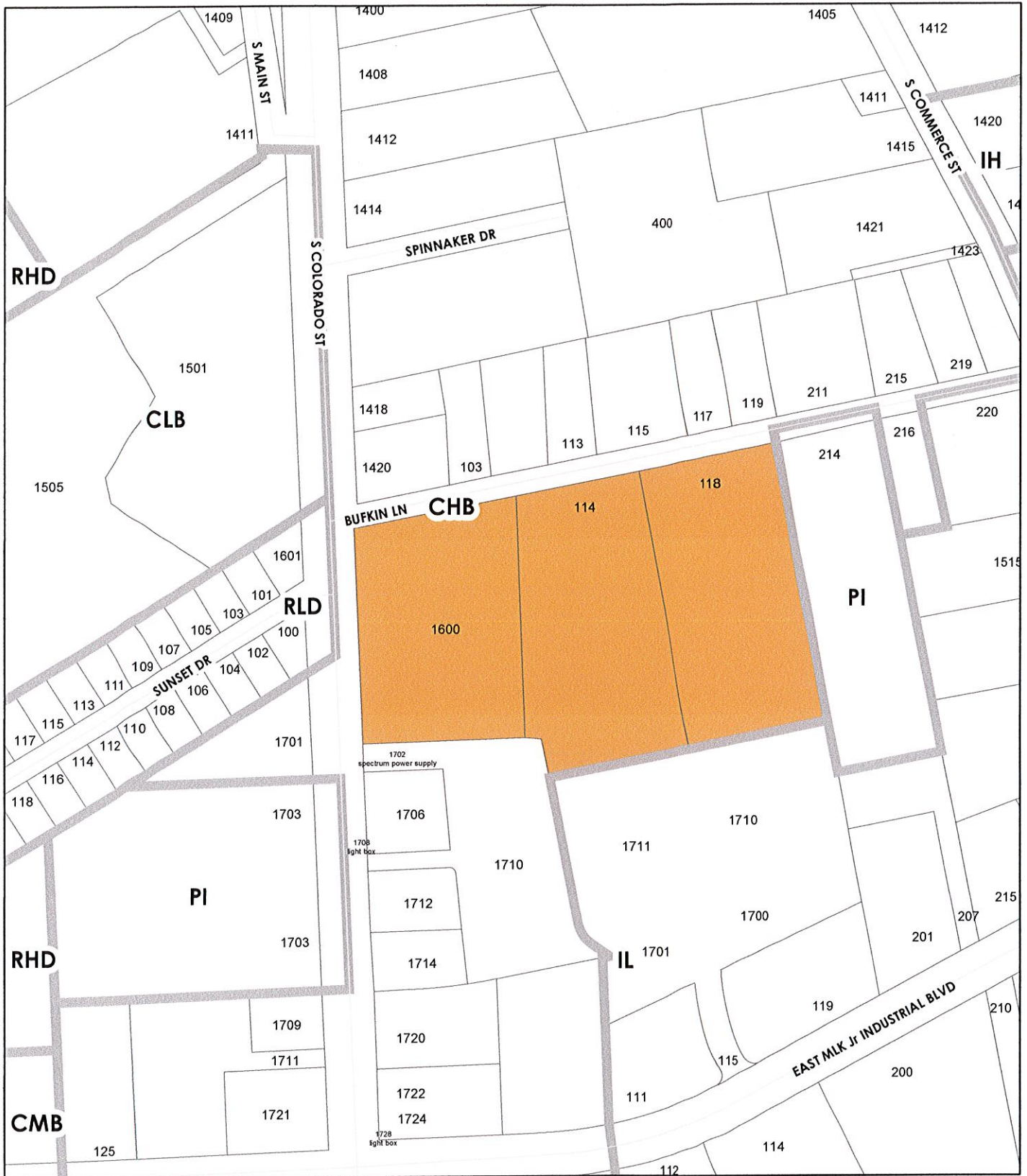
DATE SUBMITTED 6/5/23 CASE NUMBER PV 23-02

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

PLANNING AND ZONING COMMISSION MEETING DATE June 28, 2023

DECISION _____

CONDITIONS _____



RP-23-01

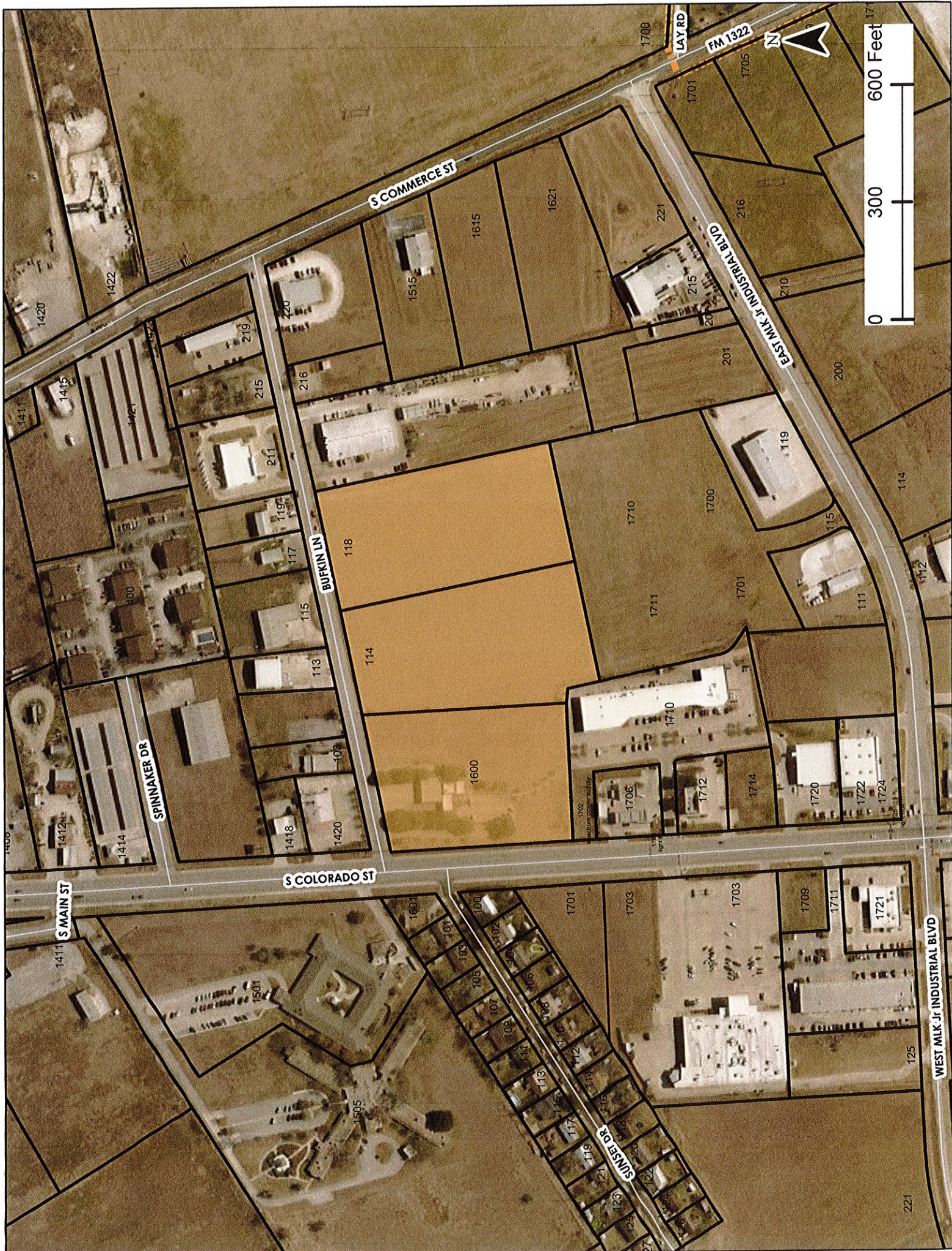
1600 S COLORADO ST,
114 & 118 BUFKIN LN



 SUBJECT PROPERTY

MCCOY'S LOCKHART SUBDIVISION

scale 1" = 300'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: June 21, 2023
PLANNING & ZONING COMMISSION DATE: June 28, 2023
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: RP-23-01

BACKGROUND DATA

APPLICANT AND ENGINEER: Sam Walker, P.E., Eckermann Engineering, Inc.
SURVEYOR: K.C. Lust, P.L.S., Cuplin & Associates, Inc.
OWNER: McCoy Corporation, c/o Chet Lange
SITE LOCATION: 1600 S. Colorado St., 114 Bufkin Ln., and 116 Bufkin Ln.
SUBDIVISION NAME: **McCoy's Lockhart Subdivision**
SIZE OF PROPERTY: 12.843 acres
NUMBER OF PROPOSED LOTS: Four commercial lots
EXISTING USE OF PROPERTY: Car sales facility (to be demolished), otherwise vacant land
ZONING CLASSIFICATION: CHB (Commercial Heavy Business)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The proposal includes the subdivision of two platted lots (Lockhart Industrial Park II, Block 1, Lots 5-A and 5-B) and one unplatted parcel of land into four total lots. Since there are both platted and unplatted lots involved with the proposal, the request is categorized as a Resubdivision, which must be considered by the Commission. A McCoy's Building Supply store is to be constructed on the proposed Lot 2, while the other three proposed lots will be sold separately in the future for other commercial developments. According to the applicant, McCoy's may expand operations onto one of the other lots in the future. A sidewalk will be constructed along the property's Bufkin Lane frontage, and one already exists along the South Colorado Street frontage. The former automotive sales facility on the proposed Lots 1 and 2 will soon be demolished for the new McCoy's development.

NEIGHBORHOOD COMPATIBILITY: To the south of the subject property is a strip center of commercial development, as well as a vacant lot zoned IL (Industrial Light). To the west, across South Colorado Street, is the South Side Estates single-family residential subdivision, in addition to a new Urgent Care facility. Located to the north, across Bufkin Lane, is the former Sirloin Stockade building, the St. John United Baptist Church, and various commercial properties. To the east is the Lockhart Police Department and EMS center.

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

COMPLIANCE WITH STANDARDS: The plat complies with all applicable subdivision standards, including public sidewalks, utilities, and stormwater drainage. The engineering plans for the proposed McCoy's facility were approved by the City Engineer on June 1, 2023. According to the applicant, TxDOT has approved a driveway entrance onto South Colorado Street for McCoy's. In addition, turning lanes are already in place along the street at this location.

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

*- This is the resubmitted application -
6/2/23.*

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 KC Lust
DAY-TIME TELEPHONE 325-388-3300
E-MAIL ccuplin@cuplinassociates.com
ENGINEER NAME Sam Walker, P.E.
DAY-TIME TELEPHONE 512-556-8160
E-MAIL sam@eckermannengineering.com
OWNER NAME McCoy Corporation
DAY-TIME TELEPHONE 512-395-6644
E-MAIL chet.lange@mccoys.com

ADDRESS Cuplin & Associates Land Surveyors
1500 Ollie Ln.
Marble Falls, TX 78654
ADDRESS Eckermann Engineering, Inc.
P.O. Box 388
Lampasas, TX 76550
ADDRESS Attn: Chet Lange
1350 IH 35 North
San Marcos, TX 78667

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME McCoy's Lockhart Subdivision
ADDRESS OR GENERAL LOCATION 1600 South Colorado St, Lockhart, TX 78644
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 12.84 ACRE(S) PROPOSED NUMBER OF LOTS 4
ZONING CLASSIFICATION(S) Commercial Heavy Business
PROPOSED USE OF LAND Retail/Lumber Yard

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.

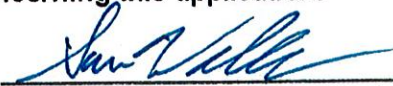
Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

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

Handwritten notes:
 - No FEE - Application withdrawn & submitted prior to expiration of statutory decision deadline.
 - Fee

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 can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. 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 
 PRINTED NAME Sam Walker, P.E.

DATE 6/2/2023
 TELEPHONE 512-556-8160

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 —

DATE SUBMITTED 6/1/23 (resubmission) CASE NUMBER RP - 23 - 01

DATE APPLICATION IS DEEMED COMPLETE 4/14/23

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

PLANNING AND ZONING COMMISSION MEETING DATE 6/28/23

DECISION _____

CONDITIONS _____