

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, March 13, 2024  
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 February 28, 2024 meeting.
4. **PV-24-01.** Consider a request by Brian Parker, P.E., of Kimley-Horn and Associates, Inc., for approval of a **Plat Variance** to allow a 6-month extension to October 11, 2024, after a six-month extension to April 12, 2024, 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 October 12, 2022, of the Final Plat of Cavalry Subdivision on 34.512 acres, zoned RHD (Residential High Density), and located at 400 State Park Road.
5. **FP-24-02.** Consider a request by C.J. Ponton, P.E., of Kimley-Horn and Associates, Inc., for approval of a **Final Plat** for McCormick Ranch Planned Development, consisting of 53.00 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned PDD (Planned Development District), and located at 1925 F.M. 2001.
6. Planning Director's report.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 1:00 p.m. on the 6<sup>th</sup> day of March, 2024.

**City of Lockhart  
Planning and Zoning Commission  
February 28, 2024**

**MINUTES**

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

**Members Absent:** None

**Staff Present:** David Fowler, Evan Olszewski, Kevin Waller, Christine Banda

**Visitors/Citizens Addressing the Commission:** Amar Gulhane, Chris Elizondo

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 February 14, 2024, meeting.

*Commissioner McBride moved to approve the February 14, 2024. Commissioner Haug seconded, and the motion passed by a vote of 7-0.*

4. Consider a request by Javier Barajas of Trine Engineering for approval of a second 6-month extension of the Preliminary Plat approval period (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, zoned RLD Residential Low Density, RMD Residential Medium Density and CLB Commercial Light Business District and located at 900 State Park Road (FM 20).

Kevin Waller presented the staff report. He said that the applicant is requesting their second extension for the subdivision for an additional six months. The applicant is working on obtaining an offsite drainage easement from an adjacent property. He mentioned that the current extension approval period expires on March 14, 2024, and if the commission approves this second extension request it would allow the plat to remain valid until September 13, 2024. If the Final Plat for the first proposed phase is not submitted by the September 13<sup>th</sup> deadline, a new Preliminary Plat application must be submitted for consideration by the Commission since no more than two 6-month extensions are allowed.

Amar Gulhane introduces himself as the representative of the developer. The development team are trying hard to work out obtaining a drainage easement from an adjacent property owner, which is why we are asking for the extension. He mentioned that they have made an offer to the owner, but they are still reluctant to sell at this moment.

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

Mr. Waller said that planning staff recommends approval.

*Commissioner Oliva moved to approve the second 6-month plat extension. Commissioner Arnic seconded, and the motion passed with a vote of 7-0.*

5. FP-23-06. Consider a request by Jimbo Cotton for approval of a Final Plat for Blackjack Grove Subdivision, consisting of 13.761 acres in the James George Survey, Abstract No. 9, and Lot 2, Reyna Acres, zoned RMD Residential Medium Density and located at 1519 Blackjack Street and 1541 Lover's Lane.

Mr. Waller came forward with the staff report. He said the preliminary plat was approved by the commission on July 26, 2023, along with the subdivision variance to the maximum block length in Block C. The Final Plat includes a total of 57 single family lots and one storm water detention lot to be developed in one phase. Three new street rights-of-way are proposed with two being cul-de-sacs. In addition, First Street will be extended through the subdivision as shown in the Lockhart 2020 Thoroughfare Plan map. The applicant has proposed to pay a fee in lieu of the parkland dedication, to which the Parks Director has agreed. There will be sidewalks on both sides of all streets within the subdivision.

Chris Elizondo with Cuatro Consultants said that the parkland fee would be the required five percent of the market value of the undeveloped property. He is here to answer questions any other questions.

Commissioner McBride asked how they decided on the street names.

Mr. Elizondo said that the developer is a golfer and used family for street names.

Commissioner Arnic asked how quickly they are looking to start construction.

Mr. Elizondo said the timeline depends on local builders.

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

Mr. Waller said that staff recommends approval.

*Commissioner Oliva moved to approve FP-23-06. Commissioner Haug seconded, and the motion passed with a vote of 7-0.*

6. Discuss the date and agenda of the next meeting, including Commission request for agenda items.

David Fowler said that the next meeting would be held on Wednesday, March 13th. He mentioned that there had been an appeal of the SUP approval for the events center at 703 W. San Antonio Street that the Commission approved at the January 10, 2024 meeting that was

heard at the City Council meeting on February 20th. The Council approved the Lodging and Boarding House use but denied the Special Events Center use. The zoning change case at 1820 S. Colorado Street the Commission heard at the February 14<sup>th</sup> meeting was approved by City Council, as was the lighting ordinance.

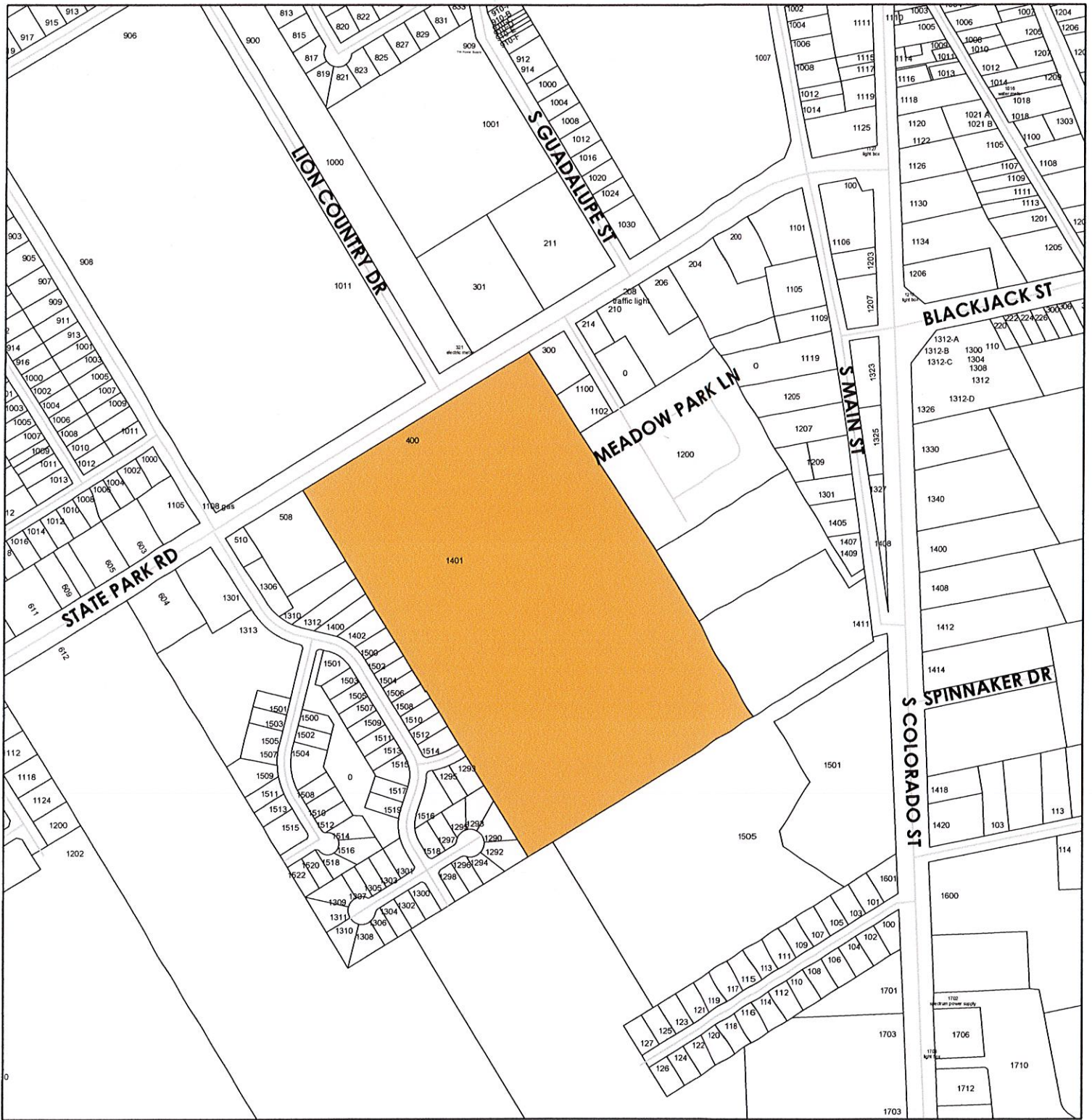
7. Adjourn.

*Commissioner Arnic moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:24 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Christine Banda, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair



**PV-24-01**

400 STATE PARK RD

CAVALRY SUBDIVISION

2ND EXTENSION FOR FINAL PLAT APPROVAL PERIOD

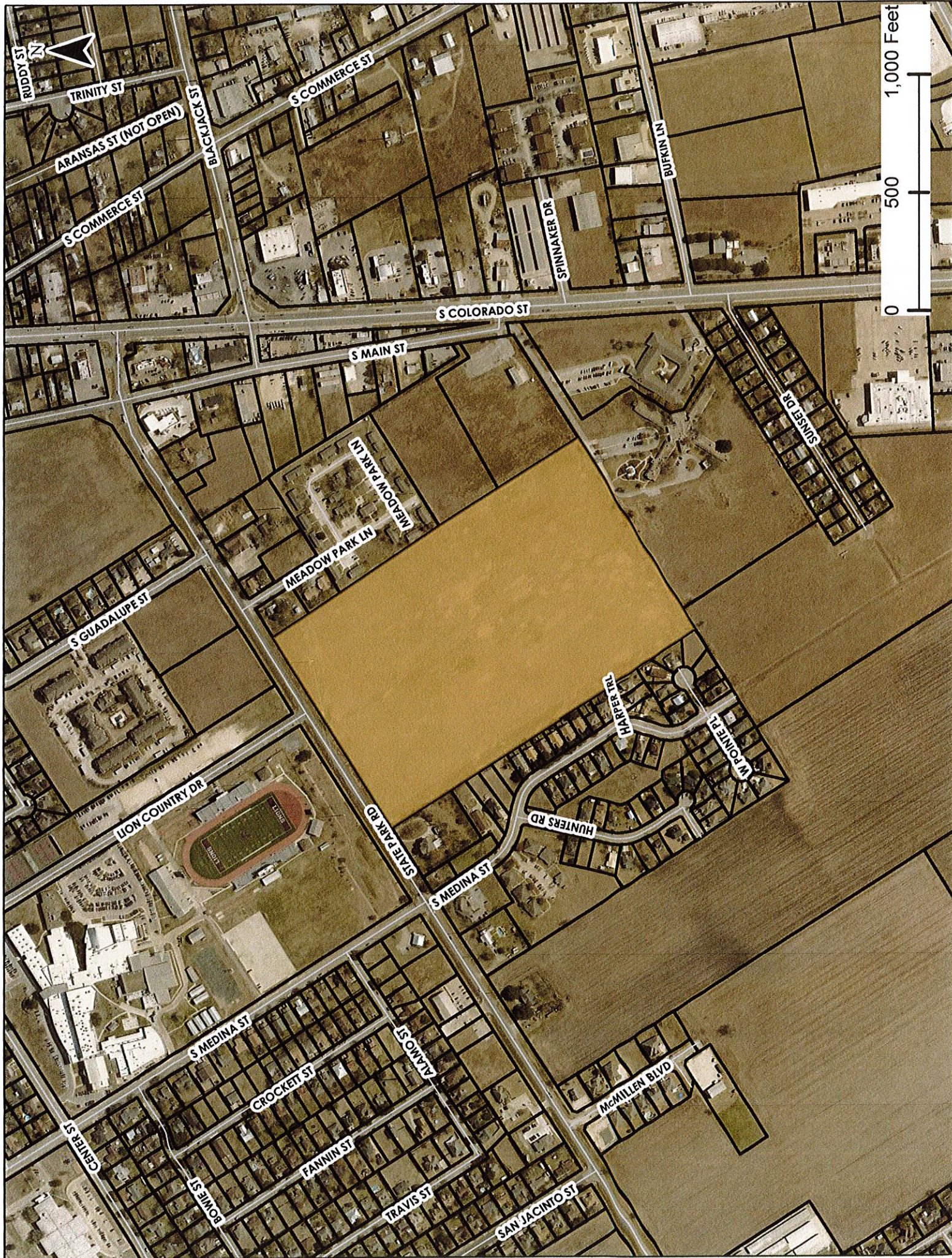


SUBJECT PROPERTY



ZONING BOUNDARY

scale 1" = 500'



RUDDY ST

TRINITY ST

ARKANSAS ST (NOT OPEN)

S COMMERCE ST

BLACKHAWK ST

S COMMERCE ST

SPINAKER DR

BUFKIN LN

S COLORADO ST

S MAIN ST

MEADOW PARK LN

SUNSET DR

S GUADALUPE ST

LION COUNTRY DR

SITE PARK RD

S MEDINA ST

HUNTERS RD

HARPER RD

W POINTE PL

CENTER ST

S MEDINA ST

CROCKETT ST

FANNIN ST

TRAVIS ST

ALAMO ST

SAN JACINTO ST

McMULLEN BLVD

**CASE SUMMARY**

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STAFF CONTACT: Kevin Waller, Senior Planner *KW*  
REPORT DATE: March 6, 2024

CASE NUMBER: PV-24-01

PLANNING & ZONING COMMISSION DATE: March 13, 2024

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

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITION: No further extensions be granted.

**BACKGROUND DATA**

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ENGINEER AND APPLICANT: Brian Parker, P.E., Kimley-Horn and Associates, Inc.

SURVEYOR: Joby Early, P.L.S., Early Land Surveying, LLC

OWNER: Mac Jones, LCD Multifamily Partners, LLC

SITE LOCATION: 400 State Park Road

SUBDIVISION NAME: Cavalry Subdivision

SIZE OF PROPERTY: 34.512 acres

NUMBER OF PROPOSED LOTS: Two multifamily lots and three park lots

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: RHD (Residential High Density)

**ANALYSIS OF ISSUES**

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PROPOSED VARIANCE: The Cavalry Subdivision Final Plat was approved by the Commission on October 12, 2022. On October 10, 2023, a one-time, six-month extension to the final plat approval period was granted by the Planning Director (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 public improvements was extended to April 12, 2024. The applicant now requests a second, 6-month extension of time to begin construction of the public improvements, for a proposed deadline of October 11, 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 and approved for Summerside Sections 5 and 6.

AREA CHARACTERISTICS: The subject property is bordered to the west by a single-family residential neighborhood zoned RMD and RHD. The abutting property to the south includes the existing Golden Age Home facility. The properties adjacent to the east include single-family homes, a multifamily lot, and two vacant properties zoned CHB, one of which includes a vacant building. The properties to the north include a vacant property zoned CMB and the Lockhart High School property. The proposed multifamily uses will be located in an area generally transitioning from single-family residential uses to the west to other multifamily uses and commercial uses to the south and east.

**SPECIAL CIRCUMSTANCES:** The applicant cites the difficulty in securing contractors as the primary reason for the variance request.

**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 April 12, 2024, 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 adverse impacts 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 April 12, 2024, 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).

**SUGGESTED CONDITION:** Staff recommends that if the extension request is approved, no further extensions be granted in the future.



**City of Lockhart Texas**  
**SUBDIVISION PLAT APPLICATION**  
**Variance Request**  
**Subdivision Name-Calvary**

Dear: City of Lockhart,

**Purpose:** Extended the expiration of the site plan permit to allow more time before our client needed to start construction

**Critical Date:** The next application deadline is March 6 for the **March 27** P&Z meeting.

**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.**

- A. Plat expiration date is 04/12/2024 and construction of the public improvements will need to be scheduled. We are requesting a one-time extension for 6 months addressed in Section 52-35(e) of the Subdivision Regulations.
- B. The client is currently in the process of securing the resources needed to properly begin the construction process such as availability of reputable and dependable contractors to perform the work and solely bears this hardship.
- C. Future Parkland will be dedicated which will dramatically enhance the nature of the property and allow for public enjoyment for many years.
- D. Proposed downstream improvements will reduce flood risks for homeowners previously effected.
- E. This project will subdivide the client's legal lot and will not impact other neighbors from subdividing if a variance is granted. The proposed subdividing of our client's lot includes Right-of-Way dedication that will provide increased connectivity for the adjacent neighborhood and high school to the newly dedicated Parkland.
- F. We feel this variance request for a 6-month extension preserves the spirit of the ordinance in that this will be the first variance request for an extension with the many future positive outcomes this development will provide the community.

**2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

The undeveloped land currently provides no benefit to the community. Providing the extensions allows the owner to provide the amenities listed in item 1.

**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**

The undeveloped land currently provides no benefit to the community. Providing the extensions allows the owner to provide the amenities listed in item 1.

**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.**

The undeveloped land currently provides no benefit to the community. Providing the extensions allows the owner to provide the amenities listed in item 1.



Brian Parker, P.E. | Principal

512-418-1771

[Brian.parker@kimley-horn.com](mailto:Brian.parker@kimley-horn.com)

October 10, 2023

Brian Parker, P.E.  
Kimley-Horn  
5301 Southwest Parkway, Building 2  
Austin, TX 78735  
[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)

Dear Mr. Parker:

This is your notice that the requested 6-month extension for construction following approval of the Final Plat for Cavalry Subdivision on October 12, 2022 is **approved**, in accordance with Section 52-35(e) of the Subdivision Regulations. The Final Plat will remain valid until **April 12, 2024**. 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.

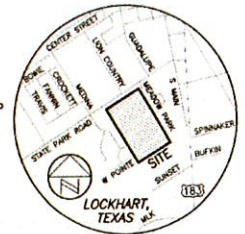
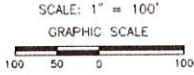
Sincerely,



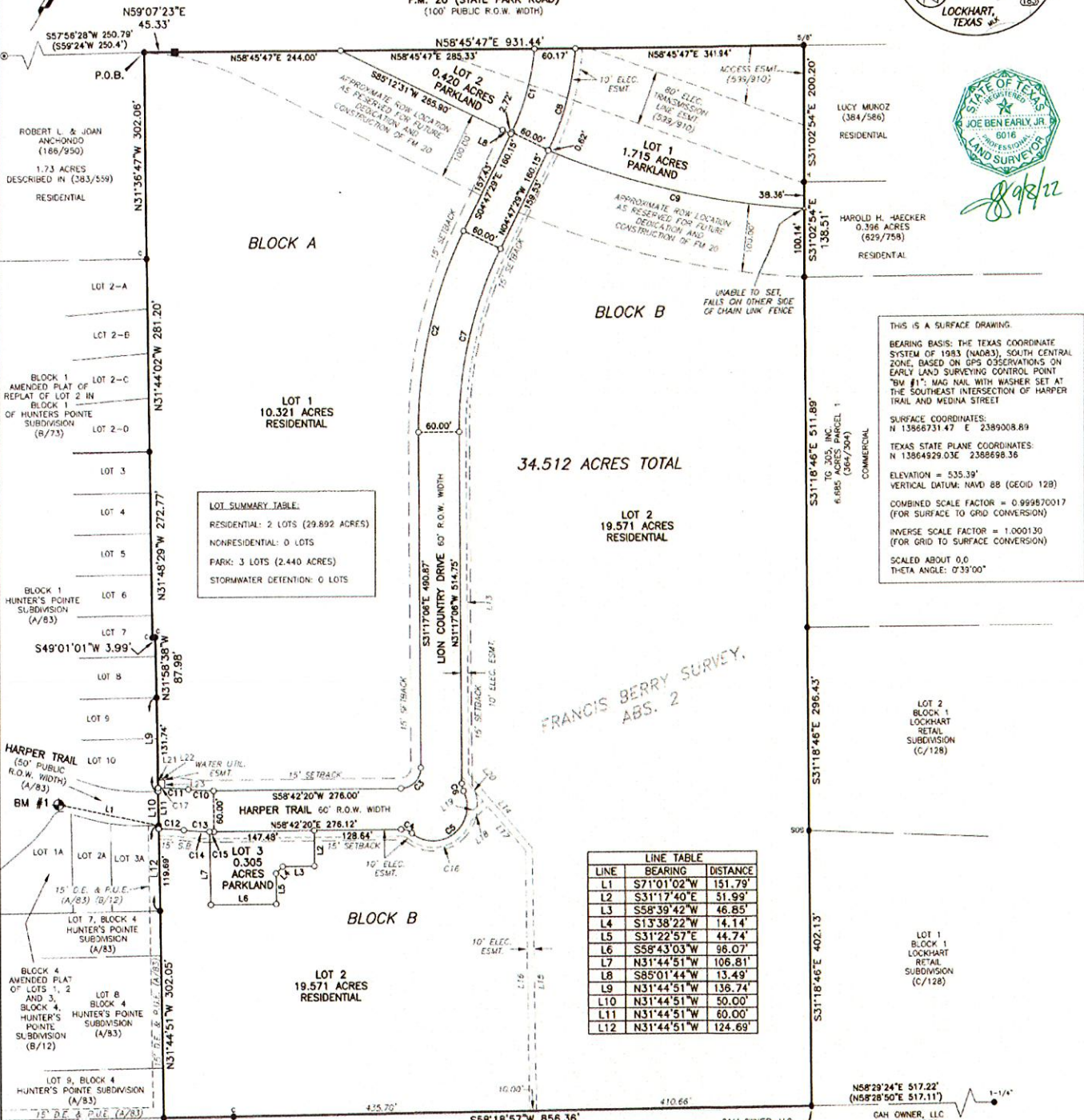
David P. Fowler, AICP  
Planning Director

Cc: Michaelann Durden, Kimley-Horn ([michaelann.durden@kimley-horn.com](mailto:michaelann.durden@kimley-horn.com))  
Joby Early, P.L.S., Early Land Surveying ([joby@earlysurveying.com](mailto:joby@earlysurveying.com))  
Mac Jones, LCD Multifamily Partners, LLC ([mjones@estagepm.com](mailto:mjones@estagepm.com))  
Christine Banda, Planning/GIS Technician  
Sean Kelley, Public Works Director

# CAVALRY SUBDIVISION



F.M. 20 (STATE PARK ROAD)  
(100' PUBLIC R.O.W. WIDTH)



**LOT SUMMARY TABLE**

RESIDENTIAL: 2 LOTS (29.892 ACRES)  
NON-RESIDENTIAL: 0 LOTS  
PARK: 3 LOTS (2.440 ACRES)  
STORMWATER DEFENTION: 0 LOTS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S71°01'02"W	151.79'
L2	S31°17'40"E	51.99'
L3	S58°39'42"W	46.85'
L4	S13°38'22"W	14.14'
L5	S31°22'57"E	44.74'
L6	S58°43'03"W	96.07'
L7	N31°44'51"W	106.81'
L8	S85°01'44"W	13.49'
L9	N31°44'51"W	136.74'
L10	N31°44'51"W	50.00'
L11	N31°44'51"W	60.00'
L12	N31°44'51"W	124.69'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	335.00'	21°46'55"	127.36'	S15°40'57"E	126.59'
C2	657.00'	26°29'36"	303.79'	S18°02'18"E	301.10'
C3	30.00'	89°59'26"	47.12'	S13°42'37"W	42.42'
C4	25.00'	39°25'46"	17.20'	N78°25'13"E	16.87'
C5	50.00'	155°42'50"	135.89'	N20°16'41"E	97.76'
C6	25.00'	26°11'17"	11.43'	N44°29'05"W	11.33'
C7	597.00'	26°29'36"	276.05'	N18°02'18"W	273.60'
C8	395.00'	22°29'30"	155.06'	N16°02'14"W	154.06'
C9	1154.05'	19°33'49"	394.05'	S71°55'52"W	392.14'
C10	303.00'	7°01'31"	37.15'	S62°13'06"W	37.13'
C11	363.00'	7°03'45"	44.75'	S62°11'58"W	44.72'
C12	303.00'	6°58'49"	36.91'	N62°14'26"E	36.89'
C13	363.00'	7°01'31"	44.51'	N62°13'06"E	44.48'
C14	363.00'	6°02'46"	38.31'	N62°42'28"E	38.29'
C15	363.00'	0°58'45"	6.20'	N59°11'43"E	6.20'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1", MAG. NAIL WITH WASHER SET AT THE SOUTHEAST INTERSECTION OF HARPER TRAIL AND MEDINA STREET

SURFACE COORDINATES:  
N 13866731.47 E 2389008.89

TEXAS STATE PLANE COORDINATES:  
N 13864929.03E 2386698.36

ELEVATION = 535.39'  
VERTICAL DATUM: NAVD 88 (GEOID 128)

COMBINED SCALE FACTOR = 0.999570017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0°39'00"



FRANCIS BERRY SURVEY,  
ABS. 2

PROJECT NO.: 1086-002  
DRAWING NO.: 1086-002-PL1  
PLOT DATE: 9/8/22  
PLOT SCALE: 1" = 100'  
DRAWN BY: MAW & JBE  
SHEET 1 OF 2

**EARLY LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8831  
TBPELS FIRM NO. 10194497

CAH OWNER, LLC  
14.184 ACRES  
(2021-000965)  
COMMERCIAL

CAH OWNER, LLC  
14.184 ACRES  
(2021-000965)  
COMMERCIAL

CAH OWNER, LLC  
14.184 ACRES  
(2021-000965)  
COMMERCIAL

PLAT PREPARATION DATE: AUGUST 26, 2022

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR IN CONCRETE FOUND
  - ⊙ 1/2" REBAR WITH "HINKLE" CAP FOUND
  - ⊙ 60% 1/2" REBAR WITH "SPOT ON SURVEYING" CAP FOUND
  - ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
  - CONCRETE HIGHWAY MONUMENT FOUND
  - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
  - △ CALCULATED POINT
  - ⊙ CONTROL POINT/BENCHMARK LOCATION
  - ( ) RECORD INFORMATION

# 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 Early Land Surveying, LLC

ADDRESS PO BOX 92588

DAY-TIME TELEPHONE 5122028631

Austin, Tx. 78709

E-MAIL joby@earllysurveying.com

ENGINEER NAME Brian Parker

ADDRESS 10814 Jolleyville Rd

DAY-TIME TELEPHONE 5124181771

Ste 200

E-MAIL brian.parker@kimley-horn.com

Austin, Tx 78759

OWNER NAME LCD Multifamily Partners, LLC

ADDRESS 3821 Juniper Trace

DAY-TIME TELEPHONE 5124695980

Ste 207

E-MAIL mjones@estagepm.com

Austin, Tx 78738

## TYPE OF APPLICATION (check all that apply)

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

## PROPERTY

SUBDIVISION NAME Cavalry *Subdivision*

ADDRESS OR GENERAL LOCATION 400 State Park Road

LOCATED IN  CITY LIMITS       ETJ (COUNTY)       PDD

TOTAL LAND AREA 34.512 ACRE(S)

PROPOSED NUMBER OF LOTS 2 residential  
lots + 3 park lots  
- 5 total lots -

ZONING CLASSIFICATION(S) RHD

PROPOSED USE OF LAND Multifamily

# SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT, REPLAT, MINOR REPLAT, OR 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, Replats, Resubdivision Plats, Minor Plats, and Minor Replats are considered the same as Final Plats for the purposes 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.

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

Two copies after initial staff reviews (amending plats, minor plats, and minor replats).

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

**APPLICATION FEE OF \$ 750.00 PAYABLE TO THE CITY OF LOCKHART**  
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

Preliminary Plat or Development Plat	\$1,500.00, plus \$100.00 per acre
Final Plat, Replat, or Resubdivision	\$1,000.00, plus \$100.00 per acre
Amending Plat, Minor Plat, or Minor Replat not requiring a public meeting	\$750.00, plus \$100.00 per acre
Subdivision Variance	\$750.00 per variance requested
Recording fee for Final Plat, Replat, Resubdivision, Amending Plat, Minor Plat, or Minor Replat	\$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 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 

DATE 03/04/2024

PRINTED NAME Brian Parker

TELEPHONE 5124181771

## PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat and the engineering plans 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 the construction of any required public improvements has not commenced within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the Planning Director.

## SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) (e) Sec. 52-35 Final Plat Procedure OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) Construction by the applicant of any required public improvement

shall commence within 12 months of the commissions approval of the final plat.

~~One 6-month extension may be granted by the Planning Director upon written request by the applicant.~~  
REQUESTED VARIANCE(S) The Final Plat expiration is 04/12/2024. Requesting a variance to extend the  
Final Plat approval period for a second extension 6 months to allow more time for client to start construction.

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 3/4/24

CASE NUMBER PV 24-01

DATE APPLICATION IS DEEMED COMPLETE N/A

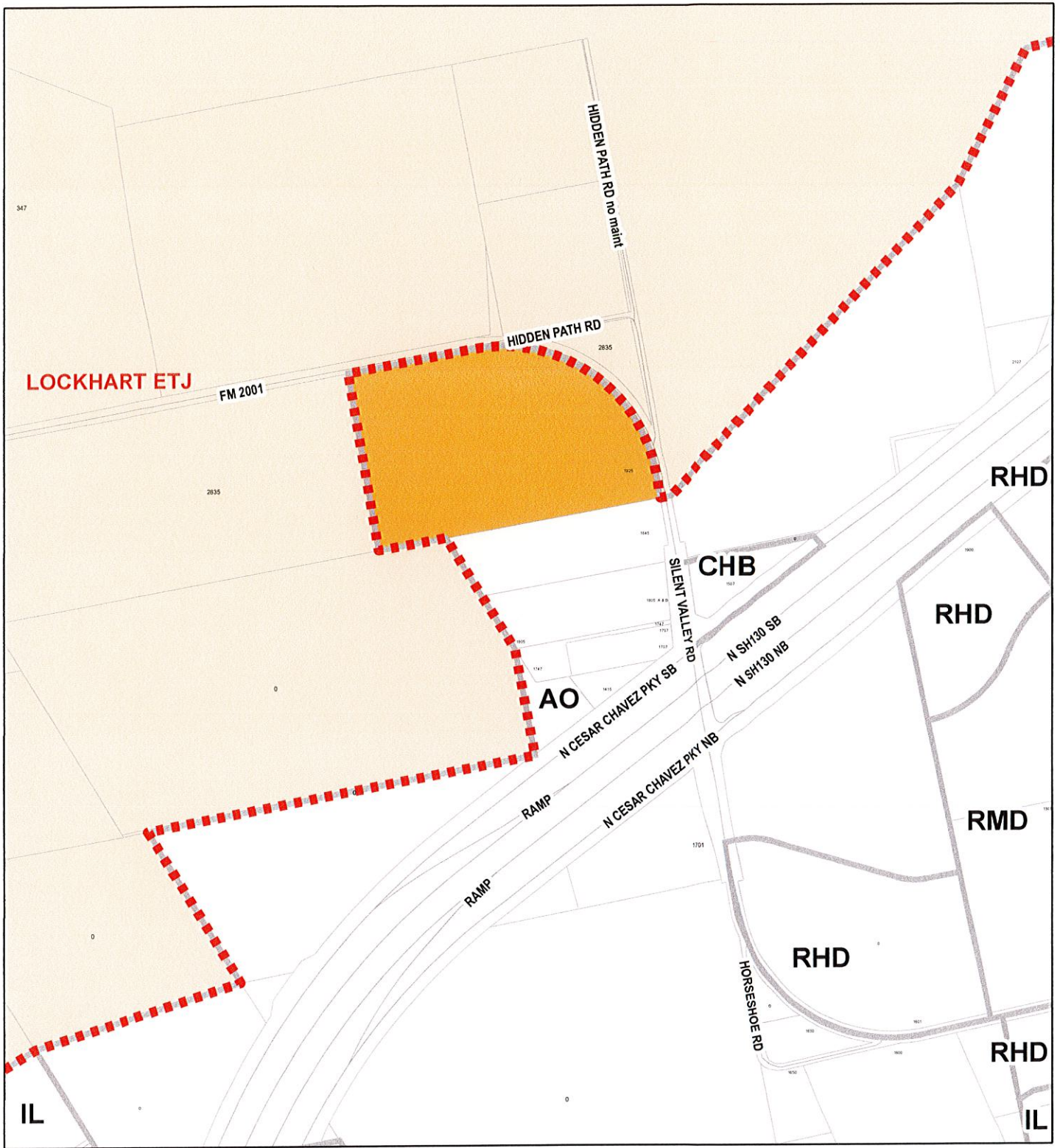
DATE NOTICES MAILED \_\_\_\_\_

DATE NOTICE PUBLISHED \_\_\_\_\_

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 3/13/24 DECISION \_\_\_\_\_

CONDITIONS (IF ANY) \_\_\_\_\_



**FP-24-02**

MCCORMICK RANCH PDD

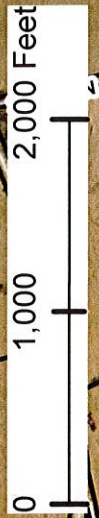
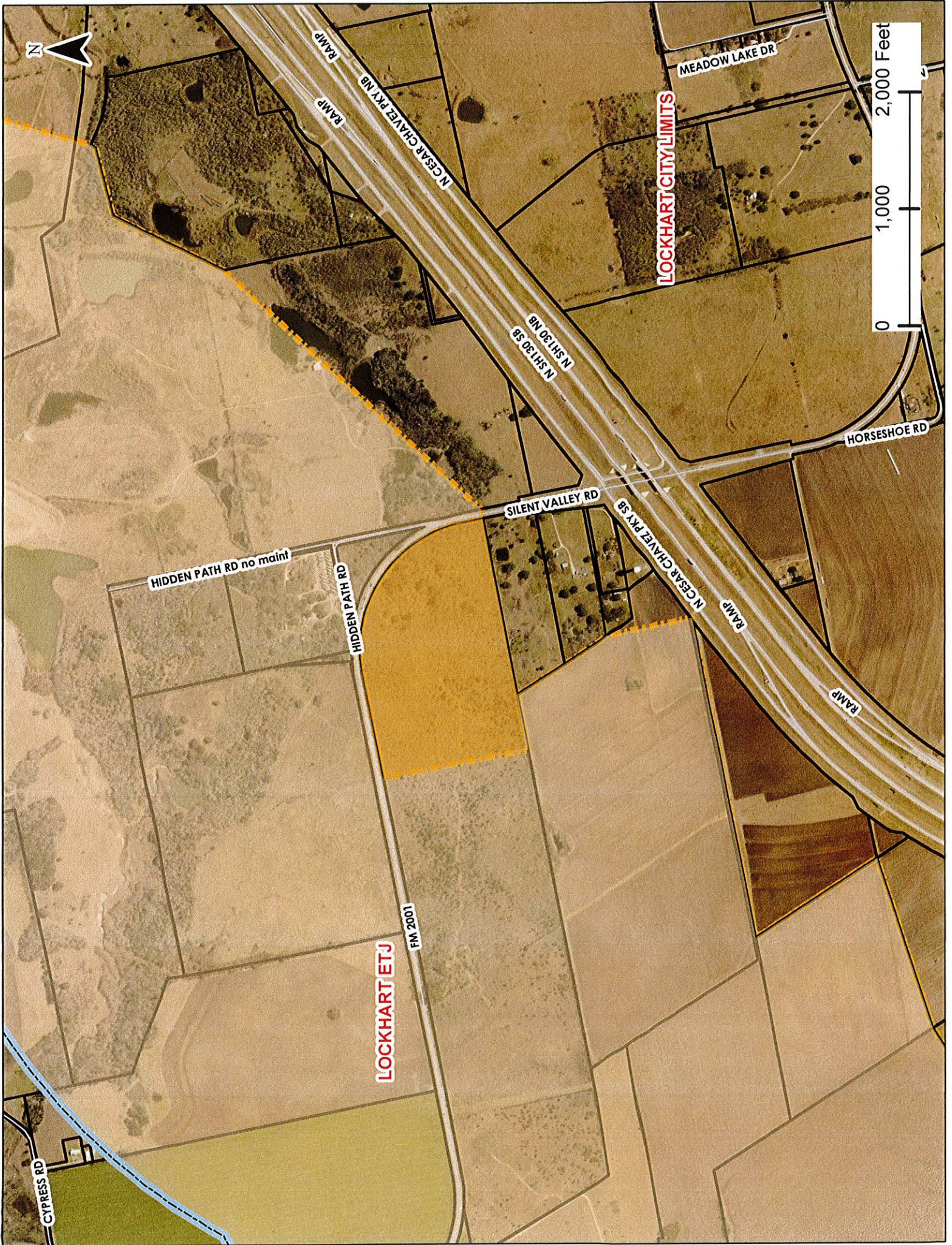
1925 FM 2001

FINAL PLAT



- SUBJECT PROPERTY
- ZONING
- LOCKHART CITY LIMITS
- LOCKHART ETJ

scale 1" = 1000'



**LOCKHART CITY LIMITS**

**LOCKHART ETJ**

RAMP  
N CESAR CHAVEZ PKY NB

N SH 30 SB  
8N SH 30 NB

MEADOW LAKE DR

HORSESHOE RD

SILENT VALLEY RD

8S SH 30 NB  
N CESAR CHAVEZ PKY SB

RAMP

RAMP

HIDDEN PATH RD no maint

HIDDEN PATH RD

FM 2001

CYPRESS RD



## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Senior Planner *KW*  
REPORT DATE: March 4, 2024  
PLANNING & ZONING COMMISSION DATE: March 13, 2024  
STAFF RECOMMENDATION: *Approval*  
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-24-02

## BACKGROUND DATA

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APPLICANT AND ENGINEER: C.J. Ponton, P.E., Kimley-Horn and Associates, Inc.  
SURVEYOR: Jason Ward, P.L.S., 4Ward Land Surveying  
OWNER: Ivan Karpov, F3 Lockhart Owner, LLC  
SITE LOCATION: 1925 FM 2001  
PROPOSED SUBDIVISION NAME: **McCormick Ranch Planned Development**  
SIZE OF PROPERTY: 53 acres  
NUMBER OF LOTS: One Light Industrial Lot  
EXISTING USE OF PROPERTY: Undeveloped  
ZONING CLASSIFICATION: PDD (Planned Development District)

## ANALYSIS OF ISSUES

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**PROPOSED DEVELOPMENT:** The McCormick Ranch Planned Development Preliminary Plat (Case File #PP-23-04) was approved by the Commission on January 24, 2024, with the accompanying PDD Development Plan (PDD-23-01) and Zoning Change to PDD (ZC-23-09) approved by the City Council at its February 6, 2024 meeting. At the Commission's January 24 meeting, a Subdivision Variance requested with the plat to remove the sidewalk requirement along the property's F.M. 2001 frontage was denied, with a condition added that a fee in lieu of sidewalk construction be paid by the developer. A note on the proposed Final Plat, and on the PDD Development Plan adopted February 6, 2024, provides details on this fee in-lieu. The McCormick Ranch Final Plat includes one proposed 53-acre lot out of a larger, 168.04-acre property, to contain light industrial uses. This lot will be split into two phases of building development according to the PDD Development Plan, with the first phase to include a cold storage facility, and the second phase to contain future light industrial operations. A four-foot-wide compacted gravel employee walking trail will be located along the full length of the west boundary of the lot, to be constructed with the development of Phase 2. In addition, a technical analysis of the subdivision's perimeter distances and bearings has been completed by the Caldwell County Appraisal District's GIS Division.

**NEIGHBORHOOD COMPATIBILITY:** Of the two neighboring properties to the east, across FM 2001 and Hidden Path Road, one is vacant and located within the ETJ outside of the City limits, and the other is a very large parcel located partially within the City limits and partially within the ETJ that is developed with a single-family residence. The parcel to the north, across FM 2001, is vacant and fully within the ETJ. To the west is the remainder of the subject property that is not being included in the proposed subdivision plat, located within the ETJ. Both of the adjacent parcels to the south are vacant and in seasonal agricultural use, with one located fully within the City limits, and the other partially within the City limits and partially within the ETJ. Roadway improvements to F.M. 2001 that have been

identified as required by TxDOT, including a left-turn lane and right-turn / deceleration lane both at the proposed east property entrance into the Phase 1 development, and the proposed north entrance into the Phase 2 development, must be constructed as subdivision improvements, prior to issuance of a Certificate of Occupancy for the first structure constructed in each respective phase.

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

**COMPLIANCE WITH STANDARDS:** The proposed development will meet all applicable subdivision standards, including utility line extensions and stormwater drainage, except for compliance with the sidewalk requirement along F.M. 2001, for which the Commission has required a fee in-lieu be paid, as detailed above. As noted in the attached letter dated February 7, 2024, the City Engineer has approved the engineering plans.

**CONCURRENT VARIANCES REQUESTED:** None



505 East Huntland Drive  
Suite 250  
Austin, Texas 78752

T 512.454.8716  
TRCcompanies.com  
T.B.P.E. #F-8632

February 07, 2024

Mr. David Fowler, City Planner  
City of Lockhart  
P.O. Box 239  
Lockhart, Texas 78644

**RE: Lockhart RFM Real Cold Construction Plan Review**

Dear David:

TRC received the following items for the above referenced project submitted by Joyce Nan of Kimley-Horn on January 25, 2024.

1. Civil Construction Plans.
2. Other supporting files submitted with the construction plans: Comment Response Letter and Titan Correspondence.

Our review finds that these documents have been prepared in general conformance with the Lockhart Subdivision Code and Chapter 22 Article 3 of the City of Lockhart Drainage and Flood Control Ordinance.

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Lockhart must rely on the adequacy of the Design Engineer that prepared the documents and all responsibility for the plans and submitted documents shall remain with the Design Engineer.

Lockhart RFM Real Cold Construction Plans are approved contingent upon receipt of a copy of TxDOT UIR Approval.

If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink that reads "William A. Wachel".

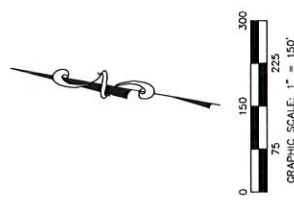
William Wachel, P.E.  
Vice President  
Design Management Services-Central

CC: CJ Ponton P.E. – Kimley-Horn  
Joyce Nan E.I.T. – Kimley-Horn

**OWNER:**  
F3 LOCKHART OWNER LLC  
30 HUDSON YARDS, FL 83  
NEW YORK, NY 10001

**SURVEYOR:**  
CORNELIUS SURVEYING  
4120 FREDRICK LN, SUITE 200  
AUSTIN, TX 78744

**ENGINEER:**  
KIMBLE-THORN & ASSOCIATES, INC.  
5301 SOUTHWEST PARKWAY  
AUSTIN, TX 78735



MCCORMICK RANCH PARTNERS, LP  
PARTNERS, LP  
REMAINDER OF CALLED  
168.04 ACRES  
(TRACT "2")  
DOC. NO. 2021-007211  
O.P.R.C.C.T.  
LAND USE: UNDEVELOPED

**CORNELIUS  
CRENSHAW  
SURVEY  
ABSTRACT  
NO. 63**

LOT 2, BLOCK 1  
SPILLMANN SUBDIVISION  
CAB. C. SLD. 108  
P.R.C.C.T.  
LAND USE: AGRICULTURAL

LOT SUMMARY TABLE

LOT	PROPOSED USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
LOT 1, BLOCK A	INDUSTRIAL	52.6872	2,295,053 SQ. FT.
R.O.W. DEDICATION	RIGHT-OF-WAY	0.3128	13,628 SQ. FT.
TOTAL		53.0000	2,308,681 SQ. FT.

SILENT VALLEY FARM, LLC  
CALLED 108.129 ACRES  
DOC. NO. 2020-009913  
O.P.R.C.C.T.  
LAND USE: UNDEVELOPED

BETTY MAGEE BALSER  
CALLED 0.66 ACRE  
VOL. 267, PG. 223  
D.R.C.C.T.  
LAND USE: UNDEVELOPED

HIDDEN PATH RV RESORT  
LIMITED LIABILITY COMPANY  
CALLED 70.252 ACRES  
DOC. NO. 2022-004638  
O.P.R.C.C.T.  
LAND USE: CAMPGROUND

MCCORMICK RANCH PARTNERS, LP  
CALLED 4.40 ACRES  
(TRACT "1")  
DOC. NO. 2021-007211  
O.P.R.C.C.T.  
LAND USE: UNDEVELOPED

F.M. 2001  
(R.O.W. VARIES)

LOT 1  
BLOCK A  
52.6872 ACRES  
2,295,053 SQ. FT.

JUAN A. & ALICE D. GARCIA  
CALLED 14.914 ACRES  
DOC. NO. 2019-008279  
O.P.R.C.C.T.  
LAND USE: AGRICULTURAL

DARRYL W. MUELLER & HEATHER  
RENAE GISLER, CO-TRUSTEES OF  
THE MUELLER FARM &  
RANCH IRREVOCABLE TRUST  
CALLED 986.763 ACRES  
(TRACT "2")  
DOC. NO. 2015-0066741  
O.P.R.C.C.T.  
LAND USE: AGRICULTURAL

HIDDEN PATH RD  
(NO RECORD INFO FOUND)



**MCCORMICK RANCH  
PLANNED  
DEVELOPMENT  
DISTRICT FINAL PLAT**  
City of Lockhart,  
Caldwell County, Texas

**AWARD**  
Land Surveying

PO Box 90876, Austin Texas 78708  
INFO@AWARDS.COM (512) 537-2384  
TBPELS FRM #1074200

Date: 3/1/2024  
Project: 01641  
Scale: 1" = 150'  
Reviewer: JR  
Field Crew: JR/JP  
Survey Date: MAR 2023  
Sheet: 1 OF 4

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204). MADD3, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000114354476.

SURVEY CONTROL: CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "AWARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS SOUTH CENTRAL - 4204) AND ELEVATIONS (NAVD83) FROM THE NATIONAL GEODETIC SURVEY. O.P.R.C.C.T. SOLUTION REPORT DERIVED FROM "AWARD" STATIC DATA COLLECTED MARCH 20, 2023.

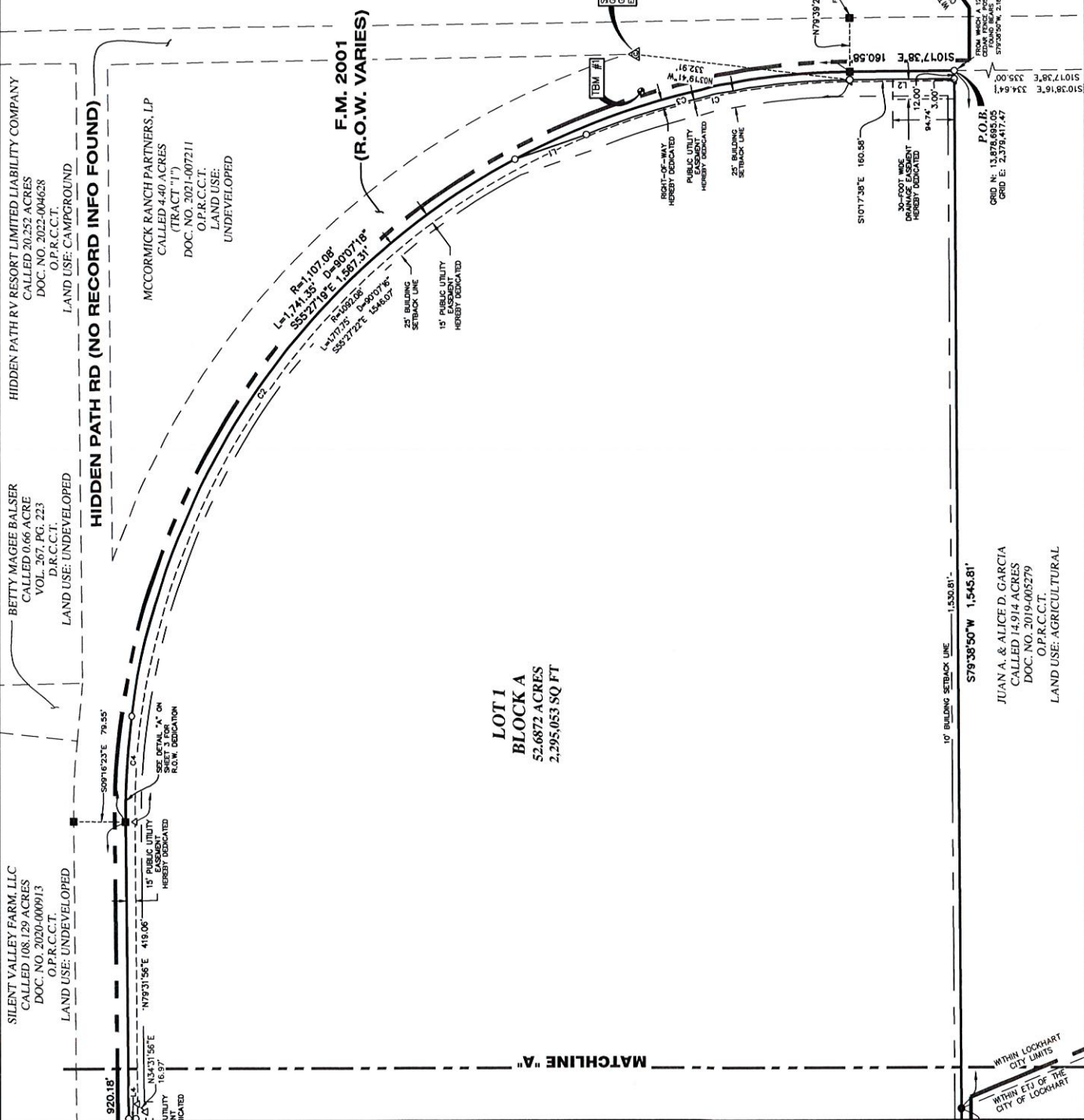
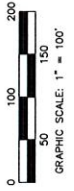
BENCHMARK NOTE: BENCHMARK SET ON TOP OF CONCRETE IN THE EAST MARGIN OF F.M. 2001, #140' NORTHWEST FROM A POWER POLE WITH ID#038011 IN THE EAST MARGIN OF F.M. 2001, AND #102' NORTH OF A 3" CEDAR ELM WITH TREE TAG #5003 IN THE WEST MARGIN OF F.M. 2001. ELEVATION = 565.26'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1,095.09'	415.08'	21°43'03"	S27°15'15"E	412.60'
C2	1,107.08'	1,050.03'	54°20'35"	S65°09'21"E	1,011.11'
C3	1,107.08'	533.09'	27°35'23"	S54°11'22"E	527.96'
C4	1,107.08'	158.33'	8°11'20"	S83°34'42"W	158.09'
C5	914.54'	124.04'	7°46'16"	N83°02'02"E	123.95'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S28°58'57"E	113.42
L2	S107°38'E	160.58'
L3	N79°31'56"E	478.40'
L4	N107°33'W	11.76'
L5	N85°29'40"E	32.24'

**LEGEND**

- PROPERTY LINE
- EXISTING PROPERTY LINES
- 1/2" IRON ROD WITH "M" MARK
- BOUNDARY CAP SET
- CONCRETE MONUMENT FOUND (UNLESS NOTED)
- MONUMENT FOUND (UNLESS NOTED)
- TOOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
- TOOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
- CALCULATED POINT
- SURVEY CONTROL POINT
- P.O.B.
- CAB./S.L.D.
- POINT OF BEGINNING
- DOC. NO.
- DOCUMENT NUMBER
- R.O.W.
- RIGHT-OF-WAY
- P.R.C.C.T.
- PLAT RECORDS, CALDWELL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
- DEED DOC. NO. 2019-005279
- RECORD INFORMATION PER DEED DOC. NO. 2019-005279
- RECORD INFORMATION PER DEED DOC. NO. 2020-000913
- RECORD INFORMATION PER TOOT ROW MAP



HIDDEN PATH RV RESORT LIMITED LIABILITY COMPANY  
CALLED 20,232 ACRES  
DOC. NO. 2022-004628  
O.P.R.C.C.T.  
LAND USE: CAMPGROUND

BETTY MAGEE BALSER  
CALLED 0.66 ACRE  
VOL. 267 PG. 223  
D.R.C.C.T.  
LAND USE: UNDEVELOPED

MCCORMICK RANCH PARTNERS, LP  
CALLED 4.40 ACRES  
(TRACT "I")  
DOC. NO. 2021-007211  
O.P.R.C.C.T.  
LAND USE:  
UNDEVELOPED

F.M. 2001  
(R.O.W. VARIES)

**LOT 1  
BLOCK A**  
52.6872 ACRES  
2,295,053 SQ FT

JUAN A. & ALICE D. GARCIA  
CALLED 14,914 ACRES  
DOC. NO. 2019-005279  
O.P.R.C.C.T.  
LAND USE: AGRICULTURAL

P.O.B.  
GRID N: 1,378,695.05  
GRID E: 2,379,417.47

**MCCORMICK RANCH  
PLANNED  
DEVELOPMENT  
'DISTRICT FINAL PLAT**  
City of Lockhart,  
Caldwell County, Texas

DARRYL W. MUELLER & HEATHER  
REVAE GISLER CO-TRUSTEES OF  
THE MUELLER FARM &  
RANCH IRREVOCABLE TRUST  
CALLED 767.77 ACRES  
(TRACT 2)  
DOC. NO. 2015-006741  
O.P.R.C.C.T.  
LAND USE: AGRICULTURAL

**AWARD**  
Land Surveying  
PO Box 98874, Austin, Texas 78708  
INFO@AWARDS.COM (512) 537-2384  
TPELS FRM #1074300

Date:	3/1/2024
Project:	01641
Scale:	1" = 100'
Reviewer:	TM
Field Crew:	JR/MP
Survey Date:	MAR. 2023
Sheet:	2 OF 4

WITHIN LOCKHART CITY LIMITS  
WITHIN ETJ OF THE CITY OF LOCKHART



# 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 Jason Ward, R.P.L.S.  
DAY-TIME TELEPHONE 512-537-2384  
E-MAIL info@4wardls.com

ADDRESS P.O. Box 90876  
Austin, TX. 78709

ENGINEER NAME C.J. Ponton, P.E., Kimley- Horn  
DAY-TIME TELEPHONE 512-646-2237  
E-MAIL cj.ponton@kimley-horn.com

ADDRESS 5301 Southwest Parkway  
Bldg. 2, Suite 100  
Austin, TX. 78735

OWNER NAME F3 Lockhart Owner LLC  
DAY-TIME TELEPHONE \_\_\_\_\_  
E-MAIL ikarpov@related.com

ADDRESS c/o Ivan Karpov  
30 Hudson Yards, 83rd Floor  
New York, NY 10001

### TYPE OF APPLICATION (check all that apply)

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

### PROPERTY

SUBDIVISION NAME McCormick Ranch *Planned Development*  
ADDRESS OR GENERAL LOCATION 1925 FM 2001  
LOCATED IN  CITY LIMITS       ETJ (COUNTY)       PDD  
TOTAL LAND AREA 53 ACRE(S)      PROPOSED NUMBER OF LOTS 1  
ZONING CLASSIFICATION(S) PDD  
PROPOSED USE OF LAND Light Industrial

# SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT, REPLAT, MINOR REPLAT, OR 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, Replats, Resubdivision Plats, Minor Plats, and Minor Replats are considered the same as Final Plats for the purposes 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.

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

Two copies after initial staff reviews (amending plats, minor plats, and minor replats).

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

**APPLICATION FEE OF \$6300 PAYABLE TO THE CITY OF LOCKHART**  
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

Preliminary Plat or Development Plat	\$1,500.00, plus \$100.00 per acre
Final Plat, Replat, or Resubdivision	\$1,000.00, plus \$100.00 per acre
Amending Plat, Minor Plat, or Minor Replat not requiring a public meeting	\$750.00, plus \$100.00 per acre
Subdivision Variance	\$750.00 per variance requested
Recording fee for Final Plat, Replat, Resubdivision, Amending Plat, Minor Plat, or Minor Replat	\$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 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 

DATE 01/30/2024

PRINTED NAME C.J. Ponton

TELEPHONE 512-646-2237



## PLAT APPROVAL PERIODS

*A preliminary plat approval period expires if a final plat and the engineering plans 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 the construction of any required public improvements has not commenced within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the Planning Director.*

## 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 R01274749

DATE SUBMITTED 1/31/24

CASE NUMBER FP - 24 - 02

DATE APPLICATION IS DEEMED COMPLETE 2/5/24

DATE NOTICES MAILED \_\_\_\_\_

DATE NOTICE PUBLISHED \_\_\_\_\_

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 3/13/24 DECISION \_\_\_\_\_

CONDITIONS (IF ANY) \_\_\_\_\_