

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, October 28, 2020  
Municipal Building – Glosserman Room  
308 W. San Antonio St.

### **COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION**

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

### **CITIZEN AUDIO CONFERENCE PARTICIPATION**

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

### **AMENDED AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the September 23, 2020, meeting.
4. SUP-20-13. Hold a PUBLIC HEARING and consider a request by Winn Smith, on behalf of Countywide, L.P., for a **Specific Use Permit** to allow *Construction of a single-family dwelling in the FH Flood Hazard Overlay District* on Lot 21, Block 1, Lakeview Addition Section II, consisting of 0.187-acre zoned RHD Residential High Density District, and located at 1509 Lakeview Drive.
5. FP-20-02. Consider a request by Sterling Yates on behalf of Blackjack Block I, LLC, for approval of a **Final Plat** for the *Iron Ox Addition*, consisting of 24.575 acres in the James George Survey, Abstract No. 9, zoned AO Agricultural–Open Space District and located at 1205 Reed Drive, including a **Variance** to waive the requirement in Section 52-77(b) of the Subdivision Regulations for a four-foot wide public sidewalk along the Reed Drive frontage, and a **Variance** to waive the requirement in Section 52-201(a) for concrete monuments at two subdivision boundary corners.

6. FP-20-03. Consider a request by Joshua Valenta on behalf of Lockhart II Partners, LTD, for approval of a **Final Plat** for *Heritage Place Subdivision*, consisting of 8.465 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD Planned Development District and located at 1501 Clear Fork Street.
7. FP-20-05. Consider a request by Dane Braun on behalf of Lockhart I Partners, LTD, for approval of a **Final Plat** for *Summerside Subdivision, Section 3A*, consisting of 21.972 acres in the Esther Berry Survey, Abstract No. 1, zoned RMD Residential Medium Density District and located at 2219 FM 1322.
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 10:30 AM on the 20th day of October, 2020.

**City of Lockhart  
Planning and Zoning Commission  
September 23, 2020**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva (Present in Building), Bradley Lingvai (On the Phone)

**Member Absent:** Chris St. Leger, Paul Rodriguez

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

**Visitors/Citizens Addressing the Commission:** Winn Smith, Laura Toups, Johnathan Smith, Michelle Harmon, Rick Johnson, Kay Gourley, Linda Hinkle, Dave Mills, Ramzi Al-Rashid, Nicole Al-Rashid, Rueben Perez, Steven Alcalá

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 September 9, 2020, meeting.

*Commissioner Arnic moved to approve the September 9, 2020 minutes. Commissioner McBride seconded, and the motion passed by a vote of 5-0.*

4. ZC-20-11 and PDD-20-02. Hold a PUBLIC HEARING and consider a request by Laura Toups on behalf of PHX15, LLC, for a Zoning Change from CMB Commercial Medium Business District to PDD Planned Development District, including a PDD Development Plan for Main Springs Planned Development, a proposed mixed-use development o 1.778 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 416 North Church Street.

Dan Gibson explained that the proposed PDD was a mixed-use development that is partially impacted by a floodplain associated with a creek that flows through the property. He presented maps and photos of the site and surrounding area, and discussed proposed deviations from the normal zoning and subdivision standards. Much of the required parking was proposed to be in Church Street, which would be widened to accommodate 90-degree spaces. A private drive would extend between Church Street and Main Street to provide access to off-street parking spaces for condominium units. The PDD development plan was complete, except that the 100-year floodplain should be shown in addition to, or instead of, the 500-year floodplain boundary. One letter of support had been received.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Nicole and Ramzi Al-Rashid of 3916 Deer Trail in Spicewood, Texas, the owners of the land, said that they were very satisfied with the design concept and proposed uses for the property. They wished to provide a different option to visitors for their downtown experience.

Chair Ruiz asked why they did not provide on-site parking.

Mrs. Al-Rashid replied that she preferred her team answer the question.

Chair Ruiz asked if they would be opposed if the commissioner's required them to make a public street connection between Main Street and Church Street. He also mentioned that there were some items missing that are required for a PDD plan.

Mr. Gibson addressed Mr. Ruiz's concerns about missing items, and noted that they were addressed on the second sheet of plans submitted.

Winn Smith, of 8406 Avocet Drive in Austin, said he was with Countywide Builders, who were the general contractor on project. He presented a short slideshow of the existing property and proposed development.

Johnathan Smith, of 1007 Fulton Avenue in San Antonio, said he was employed with Lake/Flato Architects, who are designing the project. Among their projects were the Pearl project in San Antonio, and the new Central Library in Austin. He explained that the plan is intended to connect people to the outdoors within a short walk from downtown. They didn't want to disrupt the natural flow of the existing hydrology, which is why there is minimal on-site parking. Existing trees will be preserved as part of the landscaping of the site. The architecture of the buildings will be modeled after design features found in the central business district.

Laura Toups, of 305 Grand Avenue in Austin, said she was the civil engineer on the project. They will do a drainage study to establish the floodplain elevation and stormwater design. She stated they were granted a zoning variance to allow a reduction in the minimum lot size for a planned development from five acres to the 1.778-acre size of the subject parcel.

Chair Ruiz said he would like to see a better connection between North Main Street and Church Street. He was concerned that the private drive would not be sufficient for emergency vehicles.

Ms. Toups said that they met with the fire department about the private drive. It will be 20 feet wide, with a clear zone of 25 feet, which is sufficient for a fire truck.

Chair Ruiz asked if there were any other speakers.

Steven Alcala, of 109 Navidad, said he is in support of the project.

Linda Hinkle, of 1109 South Main Street, said she was the surveyor for the project and was in favor of the planned development.

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

Mr. Gibson recommended approval subject to adding the 100-year floodplain boundary on the PDD development plan as a condition of approval.

*Commissioner Oliva moved to recommend approval of ZC-20-11 and PDD-20-02 to the City Council. Commissioner Arnice seconded, and the motion passed by a vote of 5-0.*

5. FP-20-04. Consider a request by Laura L. Toups on behalf of PHX15, LLC, for approval of a Final Plat of Main Springs Planned Development consisting of 1.778 acres in the Byrd Lockhart Survey, Abstract No. 17, proposed to be zoned PDD Planned Development District and located at 416 North Church Street, including a Variance to waive the requirement in Section 52-77(b) of the Subdivision Regulations for a four-foot wide public sidewalk along the North Main Street right-of-way.

Kevin Waller explained that the applicant had requested a variance to the sidewalk requirement along the North Main Street frontage because there is no actual paved street and the topography is rugged. The applicant will pay a fee in lieu of dedication of parkland, which is appropriate for such a small site. He said the plat is complete and correct, and that staff recommended approval of the plat including the variance request.

*Commissioner McBride moved to approve FP-20-04, including the sidewalk variance. Commissioner Arnice seconded, and the motion passed by a vote of 4-1, with Chair Ruiz against.*

6. RP-20-01. Hold a PUBLIC HEARING and consider a request by Dave Mills on behalf of Ellia May, LLC, for approval of the Teal Addition, a Replat of the Revised Plat of Trinity Addition, Lots 15 and 16 in Block 2, Lots 8-12 in Block 3, Lots 3-6 and Lots 9-12 in Block 6, Lots 1, 14, and part of 15 in Block 7, and including a portion of an existing 20-foot wide alley right-of-way to be abandoned and a portion of the existing 50-foot wide Teal Street right-of-way to be abandoned, consisting of a total of 4.075 acres located in the 500-600 Block of Blackjack Street (FM 20).

Kevin Waller explained the reason for the replat was to consolidate multiple lots into one large lot, and that it involved abandonment of two undeveloped alleys and a portion of the undeveloped Teal Street. He said that staff recommended approval of the final replat and that the abandonments would be considered by the City Council at a future date.

Chair Ruiz opened the public hearing and asked if there was anyone wishing to speak.

Michelle Harmon, of 117 South Main, said she was concerned about a home at the corner of Trinity Street and Blackjack Street that has experienced stormwater drainage issues. She asked if the development would cause more flooding of the home.

Chair Ruiz explained that the Commission was only considering the plat, and that it is unknown at this time how the property will be developed.

Mr. Gibson explained that the City has a drainage ordinance which will ensure that any development will provide stormwater detention facilities to accommodate the added impervious surface, and that it cannot increase runoff into the surrounding neighborhood. However, the developer is not required to solve off-site drainage problems that existed before development of the their property.

Dave Mills, of 916 North Commerce Street, said that Hinkle Surveyors did a great job with the replat, and that the owners would like to have the best possible use of their property.

Linda Hinkle of 1109 South Main Street her surveying firm was hired to prepare the replat. She mentioned that the original subdivision was platted in 1951. Where rights-of-way are to be abandoned, the land will be split between the abutting properties. The replat cleans up the lots so that there can be a single driveway access from Blackjack Street.

Chair Ruiz asked for any other speakers and, seeing or hearing none, he closed the public hearing and asked for a motion.

*Commissioner Arnic moved to approve RP-20-01. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.*

7. SUP-20-11. Hold a PUBLIC HEARING and consider a request by Kay Elaine Gourley on behalf of Clifton Jones for a Specific Use Permit to allow a Bed and Breakfast Inn use on Lots 3-8, and 11-16, Block 5, Mrs. M. M. Blanks Addition, zoned RLD Residential Low Density District and located at 1125 Magnolia Street.

Dan Gibson and gave the staff report, which included maps and photos of the subject property and surrounding area. He said that the large size of the lot and house were ideal for a bed and breakfast inn. A total of seven off-street parking spaces were required, and would be available along a driveway in the rear as well as on an existing driveway on the Leona Street side, where the driveway would be widened to create a parking lot with 90-degree parking spaces.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Kay Gourley, of 4803 Placid Place in Austin, said she already has experience in this type of venture. A lot of work will be needed to restore the home, but she is willing to do the job. She believed the home would work great for a bed and breakfast, and she appreciated the opportunity to bring the home back to life.

Chair Ruiz asked for the proposed hours of operation.

Ms. Gourley said that that they would be open Monday through Friday, with check-in times from 2:00 p.m. to 3 p.m., and check-out times from 10 a.m. to 11 a.m.

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

Mr. Gibson recommended approval.

*Commissioner McBride moved to approve SUP-20-11. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.*

8. SUP-20-12. Hold a PUBLIC HEARING and consider a request by Irwin Glenn Adams for a Specific Use Permit to allow a Church as a Public/Institutional Use on Part of Lot 6, Block 17, Original Town of Lockhart, consisting of 0.057-acre zoned CCB Commercial Central Business District, and located at 209 East Market Street.

Dan Gibson explained that the church is a very small congregation typically having no more than 20 people in attendance. The church meets on Wednesday evenings and twice on Sundays. He said that a letter of opposition was received from the owner of a building located west of the property, who stated that they do not believe that a church is the best use of the property in the central business district where retail, offices, and restaurants create more daily activity and attract tourists. Although the letter also mentioned that the church would impose the a restriction on establishments serving alcoholic beverages for on-premise consumption within 300 feet of the church, Mr. Gibson noted that the City Council had recently amended that ordinance and that the restriction no longer applies in the CCB District.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Michelle Harmon, of 117 South Main Street, said she was representing the owner, Irwin Adams. She stated that the building is a great space for the church. They are a small congregation and have limited hours.

Rick Johnson, of 1011-B West San Antonio Street, said he is the current landlord for the Potter's Church, which is the congregation that would like to move into the subject property. He recently sold his property, and the new owner prefers that the current location of the church be converted for commercial office use. The Potter's Church then found this location and determined that it would be suitable for their needs. They requested approval of the specific use permit to allow them to move to the new location. He said that he was in favor of the specific use permit.

Rueben Perez, of 116 South Commerce Street, said that he was concerned about the issue of the church location prohibiting establishments within 300 feet from serving alcohol, but now understands that the ordinance no longer imposes that restriction. Regardless, he believed that a church is not the best use of the property, so he stated his opposition to the specific use permit.

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

Mr. Gibson recommended approval.

*Commissioner Oliva moved to approve SUP-20-12. Commissioner McBride seconded, and the motion failed 2-3 with Commissioner Lingvai, Commissioner Arnic, and Chair Ruiz against.*

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

Mr. Gibson stated that the next regular meeting date was October 14<sup>th</sup>, although it was unknown whether or not any cases would be ready for that agenda.

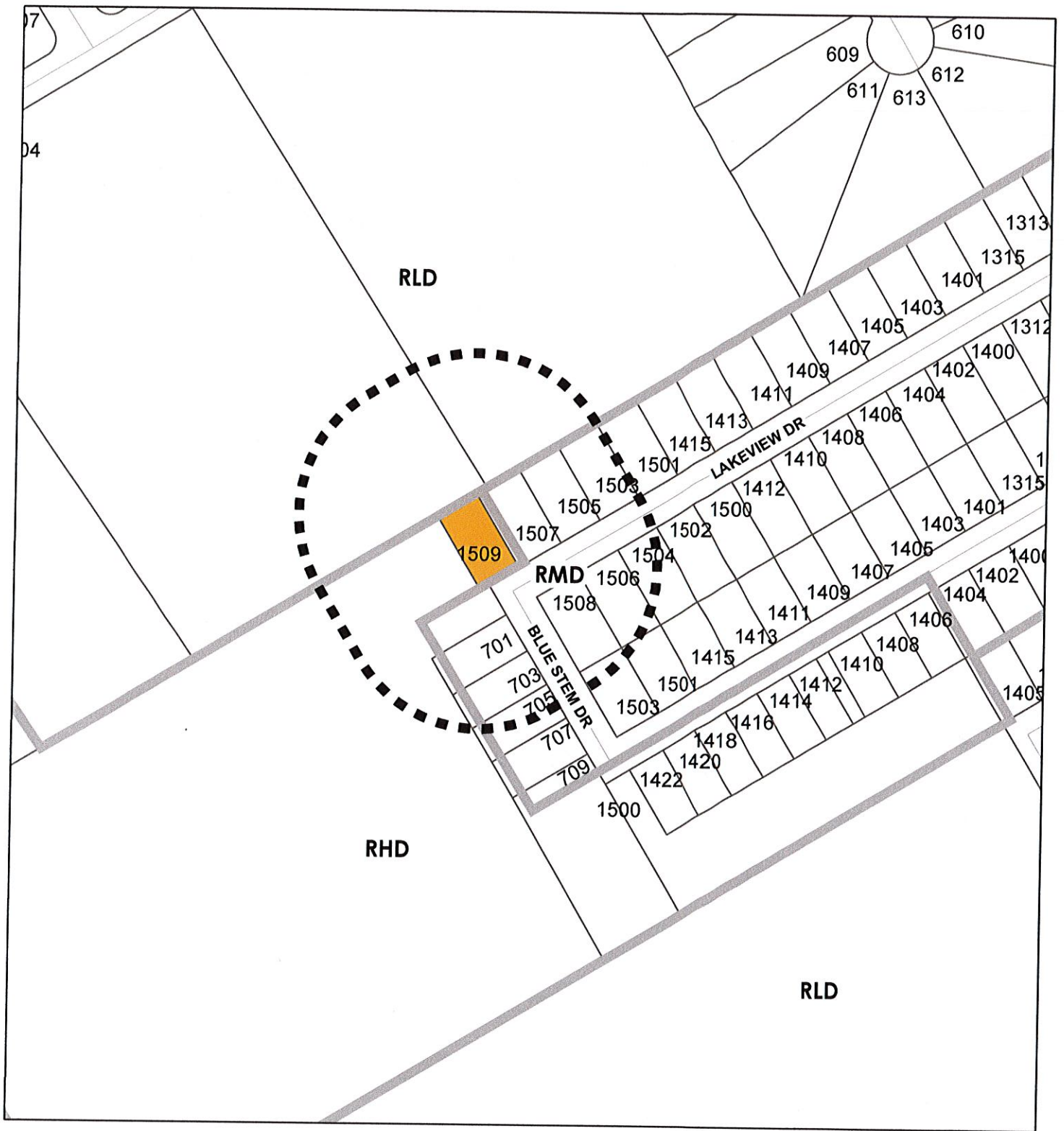
10. Adjourn.

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

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

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





**SUP-20-13**

1509 LAKEVIEW DRIVE

SINGLE-FAMILY DWELLING IN  
FH FLOOD HAZARD OVERLAY DISTRICT



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 200'



1509

1505

1503

1411

1413

1411

140

1400

1408

1406

1404

1502

1412

1414

1416

1418

1420

1504

1415

1417

1419

1421

1423

1500

1422

1424

1426

BLUE STEM DR

LAKEMEN DR

PENDERGASS ST

1701

1703

1705

1707

1709

1711

1713

1715

1717

1719

1721



## CASE SUMMARY

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STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-20-13

REPORT DATE: October 17, 2020

PUBLIC HEARING DATE: October 28, 2020

APPLICANT'S REQUEST: Construction of a single-family dwelling in the FH Flood Hazard Overlay District

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Complete Section C on Page 2 of Elevation Certificate

## BACKGROUND DATA

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APPLICANT(S): Winn Smith

OWNER(S): Countywide, LP

SITE LOCATION: 1509 Lakeview Drive

LEGAL DESCRIPTION: Lot 21, Block 1, Lakeview Addition, Section II

SIZE OF PROPERTY: 0.187 acre

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: RHD Residential High Density District and FH Flood Hazard Overlay District

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The applicant proposes to construct a single-family dwelling on the subject property. Approximately two-thirds of the lot is in the 100-year floodplain, which extends mostly to the south and west of the property. There are ten other lots in the subdivision, of which eight are already developed with single-family homes, that are partially or wholly in the floodplain. FEMA requires a Floodplain Permit if any portion of a building site is in the 100-year floodplain. The floodplain acts as an overlay zoning district, which is designated in Section 64-196(o) as the FH Flood Hazard District, and which applies in addition to the underlying conventional zoning district. The FH district requires approval of an SUP for the development of any use. The Floodplain Development Permit cannot be issued without the Commission's approval of the SUP.

**NEIGHBORHOOD COMPATIBILITY:** The proposed three-bedroom, two-bath house has a floor area of 1,004 square feet, and a single-car garage. This is consistent with existing homes in the neighborhood. This home will be at the shallow edge of the floodplain, whereas the four existing houses on the west side of Blue Stem Drive are well within the floodplain on all sides.

**COMPLIANCE WITH STANDARDS:** The primary consideration is the base flood elevation, which at this location is 533.13 feet above sea level, as indicated in Section B9 of the attached Elevation Certificate (EC). The City's floodplain ordinance requires that the lowest floor elevation be at least one foot above the base flood elevation. Section C1 on Page 2 of the EC indicates correctly that it's based on construction drawings. However, "NA" appears on the lines in sections C2(a) and C2(d) where the proposed floor elevations that are supposed to be labeled on the construction plans should be shown.

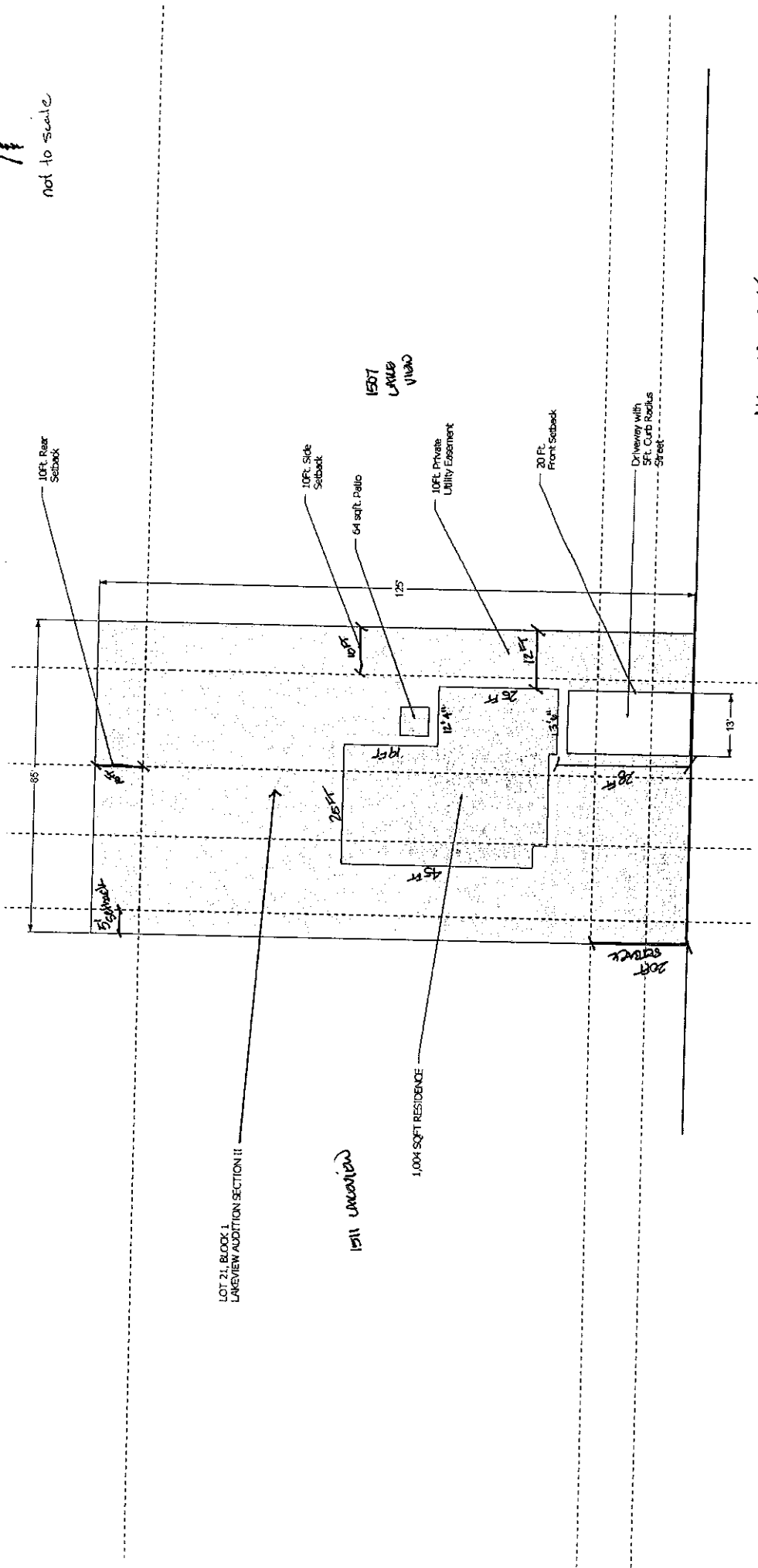
**ADEQUACY OF INFRASTRUCTURE:** All necessary utilities are available.

**RESPONSE TO NOTIFICATION:** There was one telephone call just wanting additional information.

**ATTACHMENTS:** Site plan, Elevation Certificate and supplemental exhibits, blank Floodplain Development Permit form, completed SUP application form.



not to scale



LOT 21, BLOCK 1  
LAKEVIEW ADDITION SECTION II

1511 LAKESVIEW

1,004 SQFT RESIDENCE

1507  
LAKES  
VILLAGO

10FT Rear  
Setback

10FT Side  
Setback

64 sqft. Patio

10FT Private  
Utility Easement

20 FT  
Front Setback

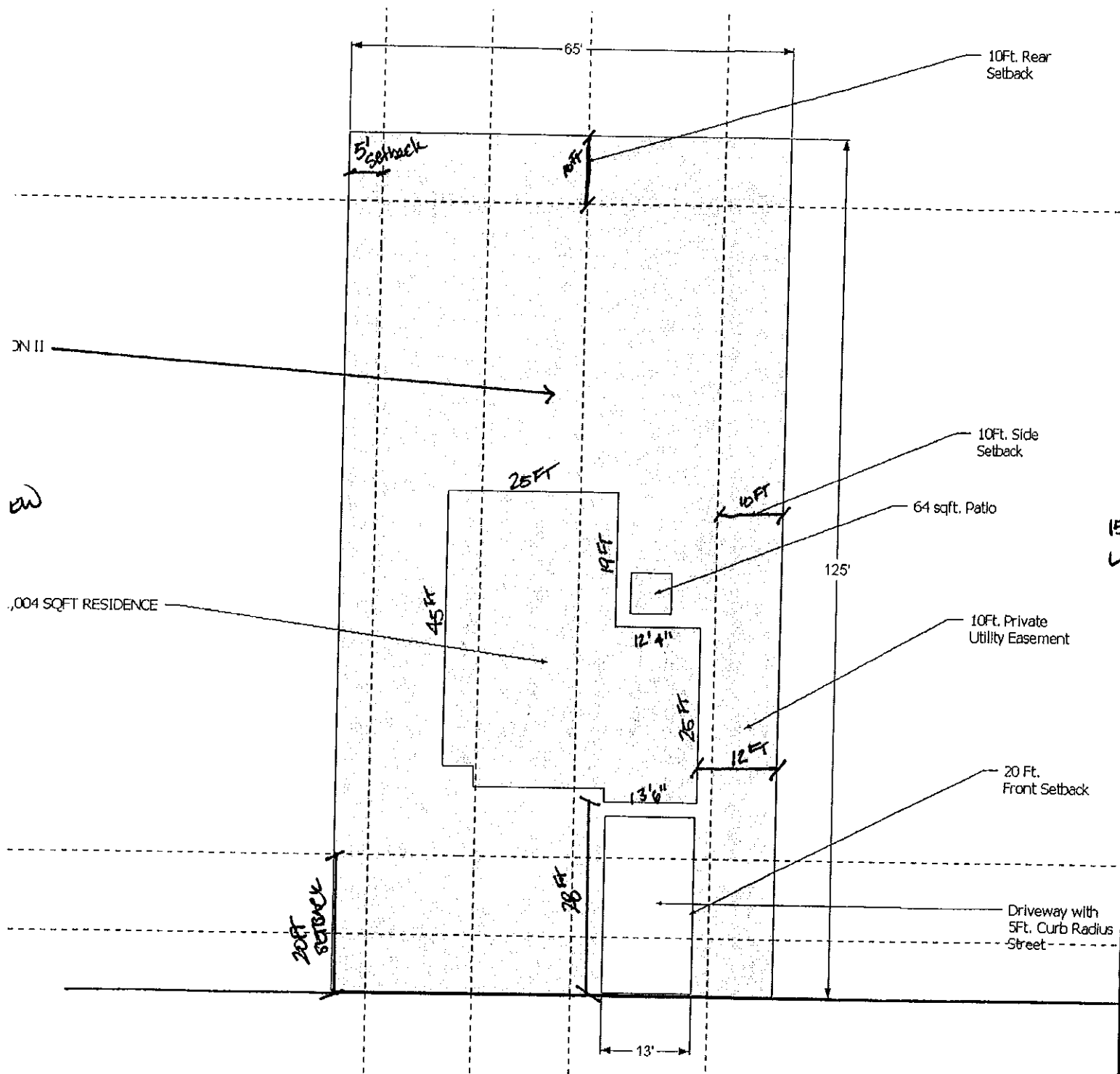
Driveway with  
5ft. Curb Radius  
Street

LAKEVIEW DRING

701  
BUS STOP

BUS  
STOP

1507  
LAKESVIEW



DN II

EW

.004 SQFT RESIDENCE

20' SETBACK

15'

LAKE VIEW DRIVE

701 BLUE STAIN

BLUE STAIN

1508 LAKEVIEW

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name James W Smith					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1509 Lakeview Drive					Company NAIC Number:	
City Lockhart		State Texas		ZIP Code 78644		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lakeview Addition Section II, Lot 21 Block 1, Tax #115318, City of Lockhart						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>N29°52'14.669"</u> Long. <u>W97°41'15.026"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1B</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number Caldwell 480095				B2. County Name Caldwell County (City of Lockhart)		B3. State Texas
B4. Map/Panel Number 48055C0235E	B5. Suffix E	B6. FIRM Index Date 06-19-2012	B7. FIRM Panel Effective/ Revised Date 06-19-2012	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 533.13'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1509 Lakeview Drive			Policy Number:
City Lockhart	State Texas	ZIP Code 78644	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Static OPUS Solution Vertical Datum: 532.17'

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

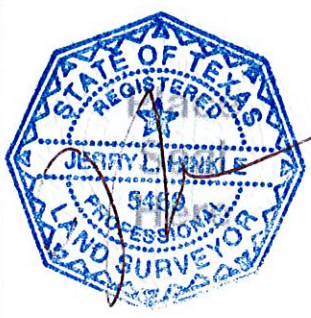

Check the measurement used.

- |   |     |  |                                 |
|---|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____   | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____   | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____   | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____  | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____  | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____   | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____                                  | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Jerry L Hinkle	License Number RPLS 5459		
Title Registered Professional Land Surveyor			
Company Name Hinkle Surveyors			
Address 1109 S Main Street			
City Lockhart	State Texas		ZIP Code 78644
Signature 	Date 10-08-2020		Telephone (512) 398-2000
Ext.			

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
 This site is vacant land, no construction at this date 10/08/2020. Copy of Opus Report, Copy of Firmette, Reduced copy of Platted Lot Subdivision,

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1509 Lakeview Drive			Policy Number:
City Lockhart	State Texas	ZIP Code 78644	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1509 Lakeview Drive			Policy Number:	
City Lockhart	State Texas	ZIP Code 78644	Company NAIC Number	

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for:       New Construction     Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1509 Lakeview Drive			Policy Number:
City Lockhart	State Texas	ZIP Code 78644	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One

Photo One Caption NO PHOTOS

Clear Photo One

Photo Two

Photo Two

Photo Two Caption NO PHOTOS

Clear Photo Two

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

**Photo Three**

Photo Three

Photo Three Caption

Clear Photo Three

**Photo Four**

Photo Four

Photo Four Caption

Clear Photo Four

2017-002263  
C-65 C-67

# Resubdivision of Lakeview Addition Section II Lot 21 in Block 1 to the City of Lockhart, Caldwell County, Texas

A 0.187 acre tract of land out of 34.67 acres and being a part of the Francis Berry Survey A-2 in the City of Lockhart, Caldwell County, Texas

### LEGAL DESCRIPTION

All of a certain tract or parcel of land out of the Francis Berry Survey A-2 situated in the City of Lockhart, Caldwell County, Texas and being a part of a tract of land designated as Tract Six called 34.67 acres and conveyed to Lucy G. Smith by deed recorded in Volume 78 Page 131 of the Official Records of Caldwell County, Texas and being more particularly described as follows:  
**BEGINNING** at a 1/2" iron pin found used for basis of bearing in the NW line of the above mentioned 34.67 acre tract and the apparent West corner of Lot 20 in Block 1 of Lakeview Addition Section II according to the map or plat thereof recorded in Plat Cabinet A Slide 45 of the Plat Records of Caldwell County, Texas and the apparent SE line of a tract of land designated as Tract "C" called 10.0 acres and conveyed to Walker Family Trust by deed recorded in Instrument #2014-006157 of the said Official Records for the North corner this tract.  
**THENCE** S 29 degrees 35 minutes 00 seconds E entering the said 34.67 acre tract and with the apparent SW line of the above mentioned Lot 20 125.01 feet to a 1/2" iron pin found used for basis of bearing NW line of Lakeview Drive and in the apparent South corner of the said Lot 20 for the East corner this tract.  
**THENCE** S 60 degrees 25 minutes 00 seconds W with the NW line of Lakeview Drive 65.00 feet to a concrete monument set for the South corner this tract.  
**THENCE** N 29 degrees 35 minutes 00 seconds W 125.01 feet to a concrete monument set in the NW line of the said 34.67 acre tract and the above mentioned 10.0 acre tract for the West corner this tract.  
**THENCE** N 60 degrees 25 minutes 00 seconds E with the NW line of the said 34.67 acre tract and the apparent SE line of the said 10.0 acre tract 65.00 feet to the place of beginning containing 0.187 acres of land more or less.

STATE OF TEXAS  
COUNTY OF CALDWELL

I, We, the undersigned owner/s of the land shown on this plat designated as Tract Six called 34.67 acres and described in Volume 78 Page 131 of the Official Records of Caldwell County, Texas and to be known as an Amending Plat of Lakeview Addition Section II, Lot 21 in Block 1 of Lakeview Addition Section II, Caldwell County, Texas, and do hereby dedicate to the use of the public forever, the streets and alleys shown hereon, and further reserve to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full and uninterrupted access along such easements.

4/28/2017  
DATE

*James W. Smith*  
JAMES W. SMITH  
EXECUTOR OF LUCY G. SMITH ESTATE  
1480 CLEARFORK STREET  
LOCKHART, TX 78644

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Vance Rodgers, City Manager of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the 18<sup>th</sup> day of May, 2017.

*Vance Rodgers*  
VANCE RODGERS  
CITY MANAGER

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground and all monuments and markers were properly placed under my direct supervision and is true and correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this 27<sup>th</sup> day of April, 2017.



*Jerry L. Hinkle*  
Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459

STATE OF TEXAS  
COUNTY OF CALDWELL

This instrument was acknowledged before me on 4/28/2017, 2017 by JAMES W. SMITH, Executor of Lucy G. Smith Estate.



*Loray Chamberlain*  
Notary Public in and for the State of Texas

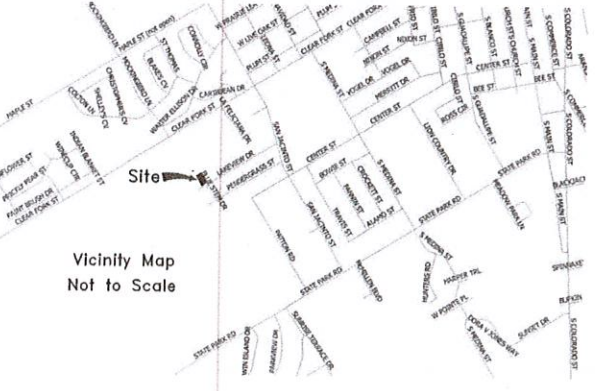
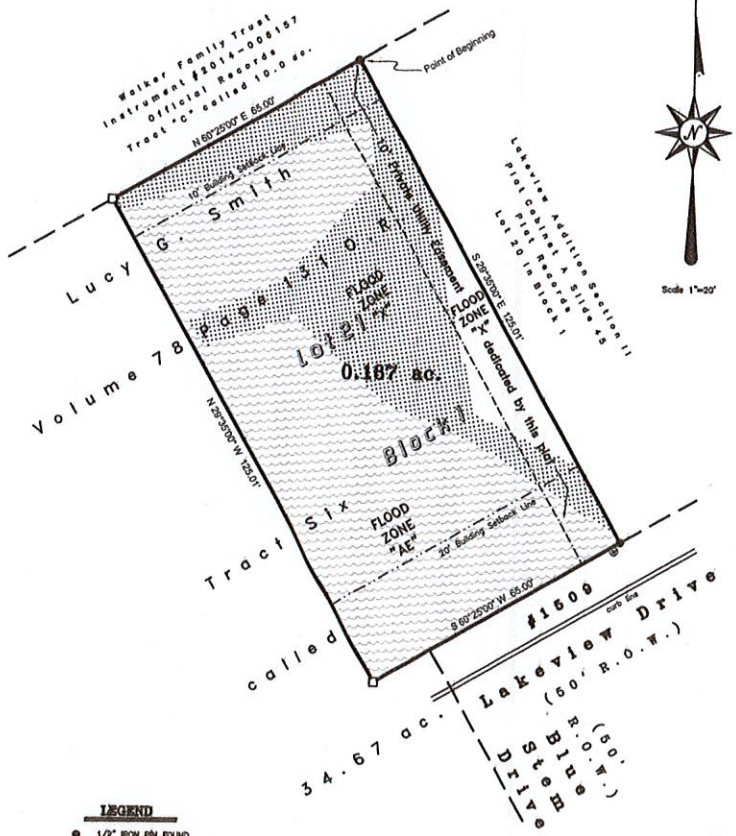
STATE OF TEXAS  
COUNTY OF CALDWELL

I, Carol Holcomb, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office this 12<sup>th</sup> day of May, 2017, at 11:16 a.m. and duly recorded on the 12<sup>th</sup> day of May, 2017, in the Plat Records of Caldwell County, Texas in Plat Cabinet C at Slide 185.

*Carol Holcomb*  
Carol Holcomb  
County Clerk  
*Jane Page Deputis*

### SURVEYOR'S NOTES:

- 1) FLOOD ZONES SHOWN ARE APPROXIMATE AS SHOWN AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON THE FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zones approximately as shown according to FEMA Panels #48055C0235E and #48055C0250E effective date June 19, 2012.
- 2) SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: ZONE "AE" - Base Flood Elevations determined. The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- 3) OTHER FLOOD AREAS: ZONE "X" (SHADED) - Is areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- 4) OTHER AREAS ZONE "X" (NOT SHADED) - Areas determined to be outside the 0.2% annual chance floodplain.
- 5) WARNING: This flood Statement, as Determined by a H.J.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be Increased by Man-Made or Natural Causes.
- 6) Lot 21 and the residue of this tract are zoned RHD (Residential High Density District).
- 7) RECORD OWNERS OF LAND: JAMES W. SMITH EXECUTOR OF LUCY G. SMITH ESTATE  
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000  
DATE OF PREPARATION: June 2016  
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- 8) Building setback lines other than those shown on this plat shall be in accordance with the City of Lockhart Zoning Ordinance.
- 9) A public sidewalk is not required, as provided in Section 52-77 (d) (3) of the City of Lockhart Subdivision Regulations.
- 10) Approval of a Specific Use Permit by the Lockhart Planning and Zoning Commission is required for construction in the floodplain.
- 11) Any Structure built on this Lot must have a finished floor with a minimum elevation of 534.13 feet AMSL, and the finished floor elevation must be at least one-foot above the top of the street curb or whichever is higher.
- 12) The 10' Private Utility Easement shown on this plat is intended only to service the 10.0 acre parcel recorded in Instrument #2014-006157 and not to be used by the general public.



- LEGEND**
- 1/2" IRON PIN FOUND
  - CONCRETE MONUMENTS SET
  - WATER METER
  - ▨ FLOOD ZONE "AE"
  - ▩ FLOOD ZONE "X" (SHADED)
  - UNLESS OTHERWISE NOTED



Plat Book &c.	Drawn by: JH ES
Job No. 20161681-plot	Drawing: 20161681-plot.dwg
Date: June 2016	Word Date: 05/12/2016
Surveyed by: JH JDB	Autocad Date: 06/01/2016

**HINKLE SURVEYORS**  
P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100866-00

# National Flood Hazard Layer FIRMette



97°41'33"W 29°52'30"N



97°40'55"W 29°51'59"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMRS
  - Area of Undetermined Flood Hazard Zone I
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature

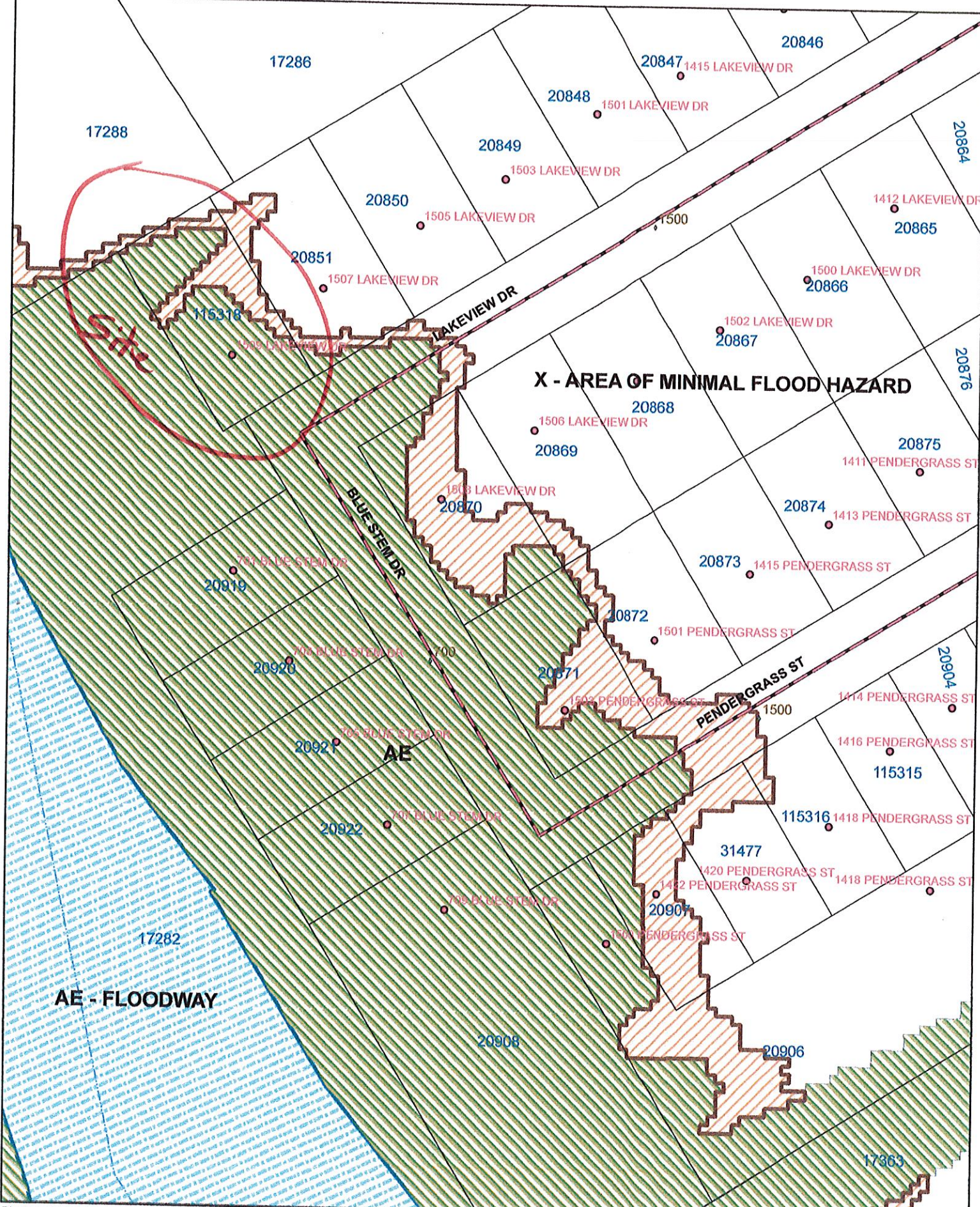
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/8/2020 at 10:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**X - AREA OF MINIMAL FLOOD HAZARD**

**AE - FLOODWAY**

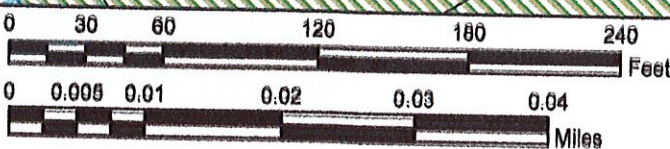
*Site*

This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied in any user for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent air on the ground survey and represents only the approximate relative location of property boundaries.

Additionally, this document does not purport to authorize entry onto privately owned property.

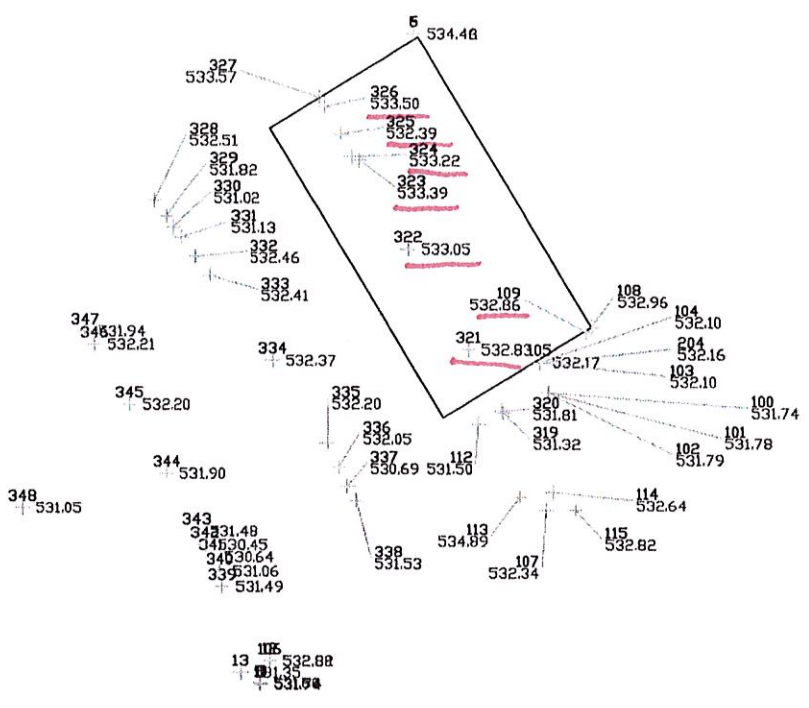
Date Printed:  
Thursday, October 8, 2020



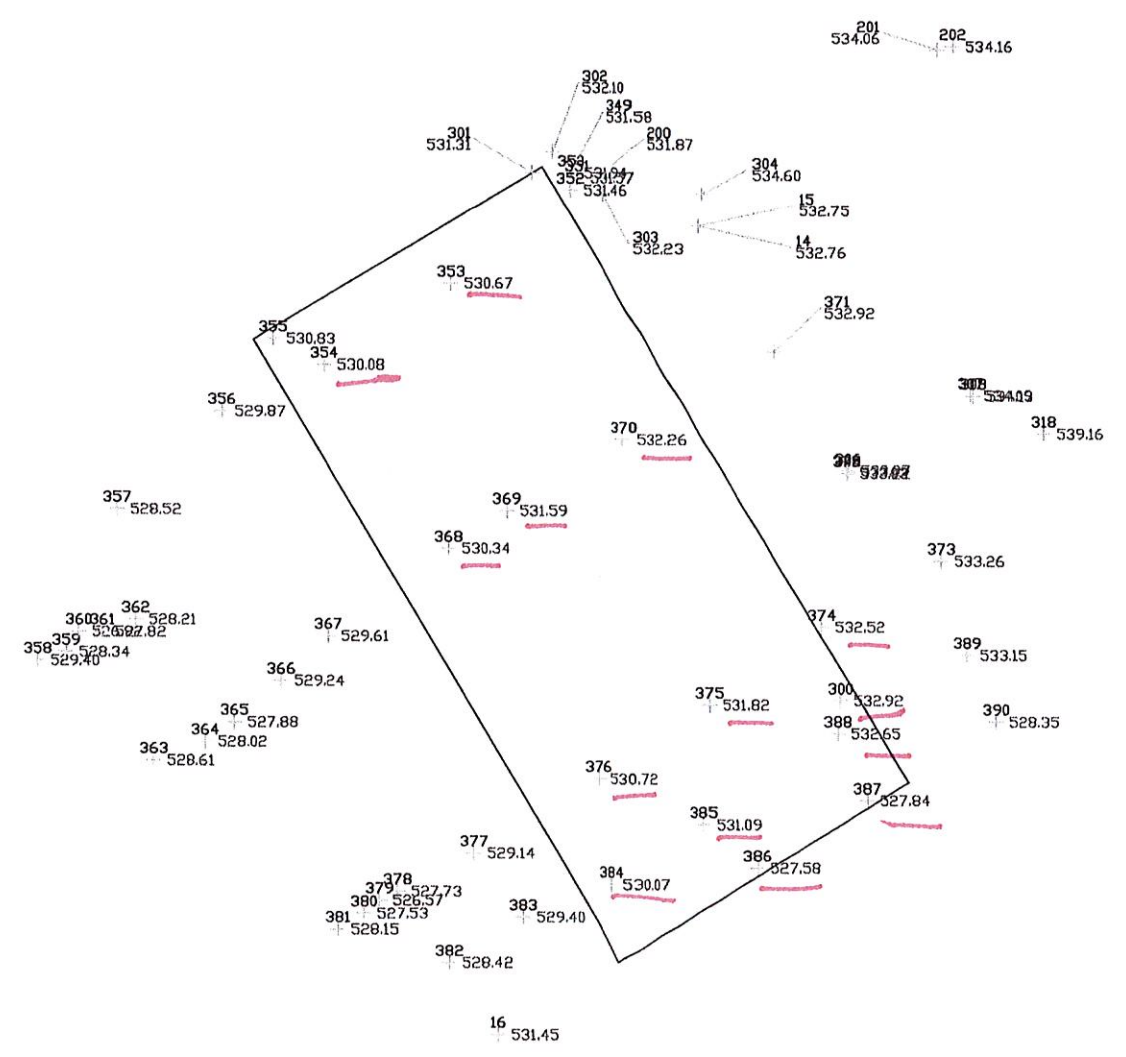
Finished floor  
534.13 @ 1st  
535.13 @ 2nd  

---

BFE 533.13



# 1509 Lakeview



opus <opus@ngs.noaa.gov>  
11:05 AM (10 minutes ago)  
to me

FILE: raw\_202007082045.obs OP1594310554414

2005 NOTE: The IGS precise and IGS rapid orbits were not available  
2005 at processing time. The IGS ultra-rapid orbit was/will be used to  
2005 process the data.  
2005

NGS OPUS-RS SOLUTION REPORT

=====

All computed coordinate accuracies are listed as 1-sigma RMS values.  
For additional information: <https://www.ngs.noaa.gov/OPUS/about.jsp#accuracy>

USER: wildsurveyor@gmail.com                      DATE: July 09, 2020  
RINEX FILE: raw\_190u.20o                              TIME: 16:05:09 UTC

SOFTWARE: rsgps 1.38 RS91.prl 1.99.3              START: 2020/07/08 20:46:17  
EPHEMERIS: igu21133.eph [ultra-rapid]            STOP: 2020/07/08 21:16:06  
NAV FILE: brdc1900.20n                              OBS USED: 2385 / 2646 : 90%  
ANT NAME: NAVSF3040                              NONE                              QUALITY IND. 10.89/ 8.98  
ARP HEIGHT: 1.620                                      NORMALIZED RMS:              0.544

REF FRAME: NAD\_83(2011)(EPOCH:2010.0000)              ITRF2014 (EPOCH:2020.51879)

X:	-740487.738(m)	0.006(m)	-740488.589(m)	0.006(m)
Y:	-5485773.469(m)	0.051(m)	-5485772.004(m)	0.051(m)
Z:	3158024.467(m)	0.022(m)	3158024.265(m)	0.022(m)

LAT:	29 52 14.66976	0.017(m)	29 52 14.68571	0.017(m)
E LON:	262 18 44.97350	0.008(m)	262 18 44.93477	0.008(m)
W LON:	97 41 15.02650	0.008(m)	97 41 15.06523	0.008(m)
EL HGT:	135.771(m)	0.053(m)	134.510(m)	0.053(m)
ORTHO HGT:	162.076(m)	0.055(m)	[NAVD88 (Computed using GEOID18)]	

	UTM COORDINATES	STATE PLANE COORDINATES
	UTM (Zone 14)	SPC (4204 TXSC)
Northing (Y) [meters]	3305185.768	4226513.173
Easting (X) [meters]	626756.233	726786.851
Convergence [degrees]	0.65376667	0.64300556
Point Scale	0.99979824	0.99990684
Combined Factor	0.99977692	0.99988552

US NATIONAL GRID DESIGNATOR: 14RPU2675605185(NAD 83)

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DG9111	LCSM SMITHVILLE COOP CORS ARP	N300030.431	W0970731.758	56367.1



DL3506 TXHA HALLETTSVILLE CORS ARP	N292703.913 W0965518.502	87516.3
DJ7862 TXBO BOERNE CORS ARP	N294915.135 W0984511.923	103146.0
DG5765 TXJC JOHNSON CITY CORS ARP	N301559.203 W0982350.395	81294.3
DG5769 TXTA TAYLOR CORS ARP	N303351.193 W0972642.115	80343.8
DL9812 TXCM COLUMBUS TXDOT CORS ARP	N294210.221 W0963438.333	108947.9
DJ7868 TXPL PLEASANTON CORS ARP	N285855.280 W0982845.530	124928.5
DG5763 TXBU BURNET CORS ARP	N304501.641 W0981103.759	108607.3
DM4151 TXBT BELTON CORS ARP	N310157.518 W0972844.400	130357.0

	NEAREST NGS PUBLISHED CONTROL POINT	
AX2626	NEW LOCKHART WT SEC	N295222.420 W0974104.059 378.9

This position and the above vector components were computed without any knowledge by the National Geodetic Survey regarding the equipment or field operating procedures used.

**FLOODPLAIN DEVELOPMENT  
PERMIT APPLICATION**

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

**APPLICANT**

OWNER NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

DAY-TIME TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

BUILDER NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

DAY-TIME TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

ENGINEER NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

DAY-TIME TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

**PROJECT LOCATION**

ADDRESS OR GENERAL LOCATION \_\_\_\_\_

LEGAL DESCRIPTION IF PLATTED, OR ATTACHED METES AND BOUNDS IF NOT PLATTED

**HABITABLE STRUCTURE DEVELOPMENT**

ACTIVITY      \_\_\_\_\_ New structure      \_\_\_\_\_ Addition      \_\_\_\_\_ Alteration  
                  \_\_\_\_\_ Relocation      \_\_\_\_\_ Demolition      \_\_\_\_\_ Replacement

STRUCTURE TYPE      \_\_\_\_\_ Residential (1-4 family)      \_\_\_\_\_ Residential (more than 4 family)  
\_\_\_\_\_ Manufactured home on residential lot      \_\_\_\_\_ Manufactured home in MH park  
\_\_\_\_\_ Nonresidential with flood-proofing      \_\_\_\_\_ Nonresidential with no flood-proofing  
\_\_\_\_\_ Residential/Commercial Mixed Use      \_\_\_\_\_ Other \_\_\_\_\_

# **NONHABITABLE DEVELOPMENT**

- \_\_\_\_\_ Clearing          \_\_\_\_\_ Fill          \_\_\_\_\_ Mining          \_\_\_\_\_ Drilling          Grading\_\_\_\_\_
- \_\_\_\_\_ Excavation (other than for Habitable Structure Development checked on first page)
- \_\_\_\_\_ Watercourse alteration, including dredging, damming, and channel modifications
- \_\_\_\_\_ Drainage improvements, including culvert work          \_\_\_\_\_ Individual water or sewer system
- \_\_\_\_\_ New road, street, bridge, or railroad trestle construction          \_\_\_\_\_ Subdivision (new or expansion)
- \_\_\_\_\_ Road, street, bridge, or railroad trestle alteration, reconstruction, or replacement
- \_\_\_\_\_ Other \_\_\_\_\_

## **SUBMITTAL REQUIREMENTS**

A SITE PLAN SHOWING THE LOCATION OF ALL EXISTING STRUCTURES, WATER BODIES, ADJACENT ROADS, LOT DIMENSIONS, AND PROPOSED DEVELOPMENT, AS APPROPRIATE.

CONSTRUCTION PLANS, DRAWN TO SCALE, AND SPECIFICATIONS, INCLUDING WHERE APPLICABLE: DETAILS FOR ANCHORING STRUCTURES, PROPOSED ELEVATION OF LOWEST FLOOR (INCLUDING BASEMENT), TYPES OF WATER-RESISTANT MATERIALS USED BELOW THE FIRST FLOOR, DETAILS OF FLOOD-PROOFING OF UTILITIES LOCATED BELOW THE FIRST FLOOR, AND DETAILS OF ENCLOSURES BELOW THE FIRST FLOOR.

100-YEAR FLOOD ELEVATIONS, IF NOT OTHERWISE AVAILABLE, FOR SUBDIVISIONS OR OTHER DEVELOPMENT PLANS OVER 50 LOTS OR FIVE ACRES, WHICHEVER IS LESS.

PLANS SHOWING THE EXTENT OF WATERCOURSE RELOCATION AND/OR LANDFORM ALTERATIONS.

CHANGE IN WATER ELEVATION: \_\_\_\_\_ FT.

TOP OF COMPACTED FILL ELEVATION: \_\_\_\_\_ FT. NGVD (MSL).

FLOOD-PROOFING PROTECTION LEVEL (NONRESIDENTIAL ONLY): \_\_\_\_\_ FT. NGVD (MSL). CERTIFICATION MUST BE ATTACHED FROM REGISTERED ENGINEER OR ARCHITECT FOR FLOODPROOFED STRUCTURES.

FOR PROPOSED ACTIVITY IN A REGULATORY FLOODWAY, CERTIFICATION FROM A REGISTERED ENGINEER THAT THE PROPOSED ACTIVITY WILL NOT RESULT IN ANY INCREASE IN THE HEIGHT OF THE 100-YEAR FLOOD, INCLUDING A COPY OF ALL DATA AND HYDRAULIC/HYDROLOGIC CALCULATIONS SUPPORTING THIS FINDING.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS CONFORM TO ALL REQUIREMENTS OF CHAPTER 22 OF THE CITY OF LOCKHART CODE OF ORDINANCES.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

TELEPHONE \_\_\_\_\_

**FLOODPLAIN DETERMINATION (by City)**

THE PROPOSED LOCATION IS ON FIRM PANEL NO. \_\_\_\_\_, DATED \_\_\_\_\_

THE PROPOSED DEVELOPMENT IS:

\_\_\_\_\_ NOT located in a Special Flood Hazard Area (SFHA). NO Floodplain Development Permit is required.

\_\_\_\_\_ Partially located in the SFHA, but habitable structure development is not.

\_\_\_\_\_ Located in a Special Flood Hazard Area. FIRM zone designation is: \_\_\_\_\_. 100-year floodplain elevation at the site is: \_\_\_\_\_ ft. NGVD (MSL), or \_\_\_\_\_ Not available.

\_\_\_\_\_ Located in the floodway. If different from the FIRM panel and date, FBFM Panel No. \_\_\_\_\_, dated \_\_\_\_\_.

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

**PERMIT DETERMINATION (by City)**

THE PROPOSED ACTIVITY: \_\_\_\_\_ COMPLIES WITH, OR \_\_\_\_\_ DOES NOT COMPLY WITH, CHAPTER 22 OF THE CITY OF LOCKHART CODE OF ORDINANCES.

CONDITIONS OF APPROVAL: \_\_\_\_\_

\_\_\_\_\_

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

*NOTE: DEVELOPMENT IN THE FLOODPLAIN MAY NOT START UNTIL A PERMIT IS ISSUED.*

**AS-BUILT ELEVATIONS (by Applicant surveyor or engineer)**

ACTUAL (AS-BUILT) ELEVATION OF THE TOP OF THE LOWEST FLOOR, INCLUDING BASEMENT:

\_\_\_\_\_ FT. NGVD (MSL).

ACTUAL (AS-BUILT) ELEVATION OF FLOOD-PROOFING PROTECTION: \_\_\_\_\_ FT. NGVD (MSL).

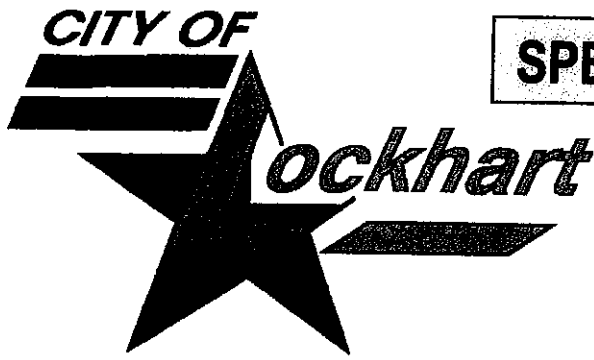
**CERTIFICATION OF COMPLIANCE (by City)**

CERTIFICATE OF COMPLIANCE ISSUED:

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

*NOTE: DEVELOPMENT IN THE FLOODPLAIN MAY NOT BE USED OR OCCUPIED UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED.*



# SPECIFIC USE PERMIT APPLICATION

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

## APPLICANT/OWNER

APPLICANT NAME WJWN SMITH

ADDRESS 8406 AVOLET DR.

DAY-TIME TELEPHONE (512) 787-0383

AUSTIN, TX 78745

E-MAIL ~~WJWN~~ WS@COUNTYWIDE.COM

OWNER NAME COUNTYWIDE L.P.

ADDRESS AVE BUREAU

DAY-TIME TELEPHONE (612) 398 5516

300 S. COMMERCE, SUITE A

E-MAIL WS@COUNTYWIDE.COM

LOCKHART, TX 78644

## PROPERTY

ADDRESS OR GENERAL LOCATION 1509 LAKEVIEW DR.

LEGAL DESCRIPTION (IF PLATTED) LOT 21, BLOCK 1 LAKEVIEW

SIZE .187 ACRE(S) ZONING CLASSIFICATION RHD

EXISTING USE OF LAND AND/OR BUILDING(S) VACANT LOT

## REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT CONSTRUCTION OF HABITABLE DWELLING IN

FH DISTRICT (overlay)  
CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

- CONSTRUCTION OF A 3 BEDROOM / 2 BATH RESIDENCE OF APPROX 1004 sqft.

- FINISH FLOOR WILL BE CONSTRUCTED AT LEAST ONE FOOT ABOVE B.F.E. ESTABLISHED BY SURVEYOR PER CITY ORDINANCE.

## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

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

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$ 125 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE \_\_\_\_\_



DATE \_\_\_\_\_

8/12/2020

## OFFICE USE ONLY

ACCEPTED BY \_\_\_\_\_

Dan Gibson

RECEIPT NUMBER \_\_\_\_\_

965591

DATE SUBMITTED \_\_\_\_\_

10-12-20

CASE NUMBER SUP - \_\_\_\_\_

26 - 13

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

10-13-20

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

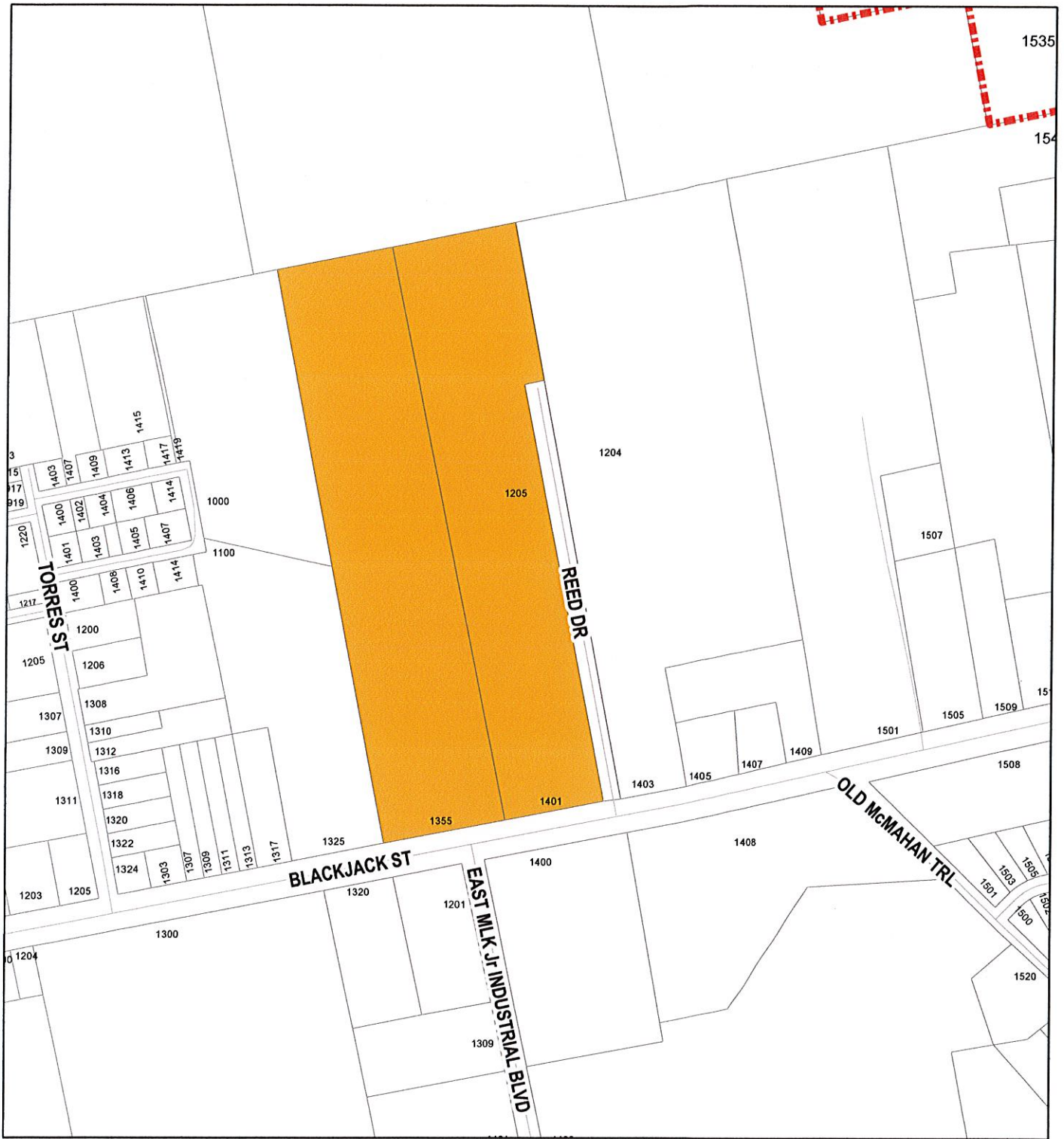
10-15-20

PLANNING AND ZONING COMMISSION MEETING DATE \_\_\_\_\_

10-28-30

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_



**FP-20-02**

IRON OX ADDITION

FINAL PLAT



scale 1" = 400'



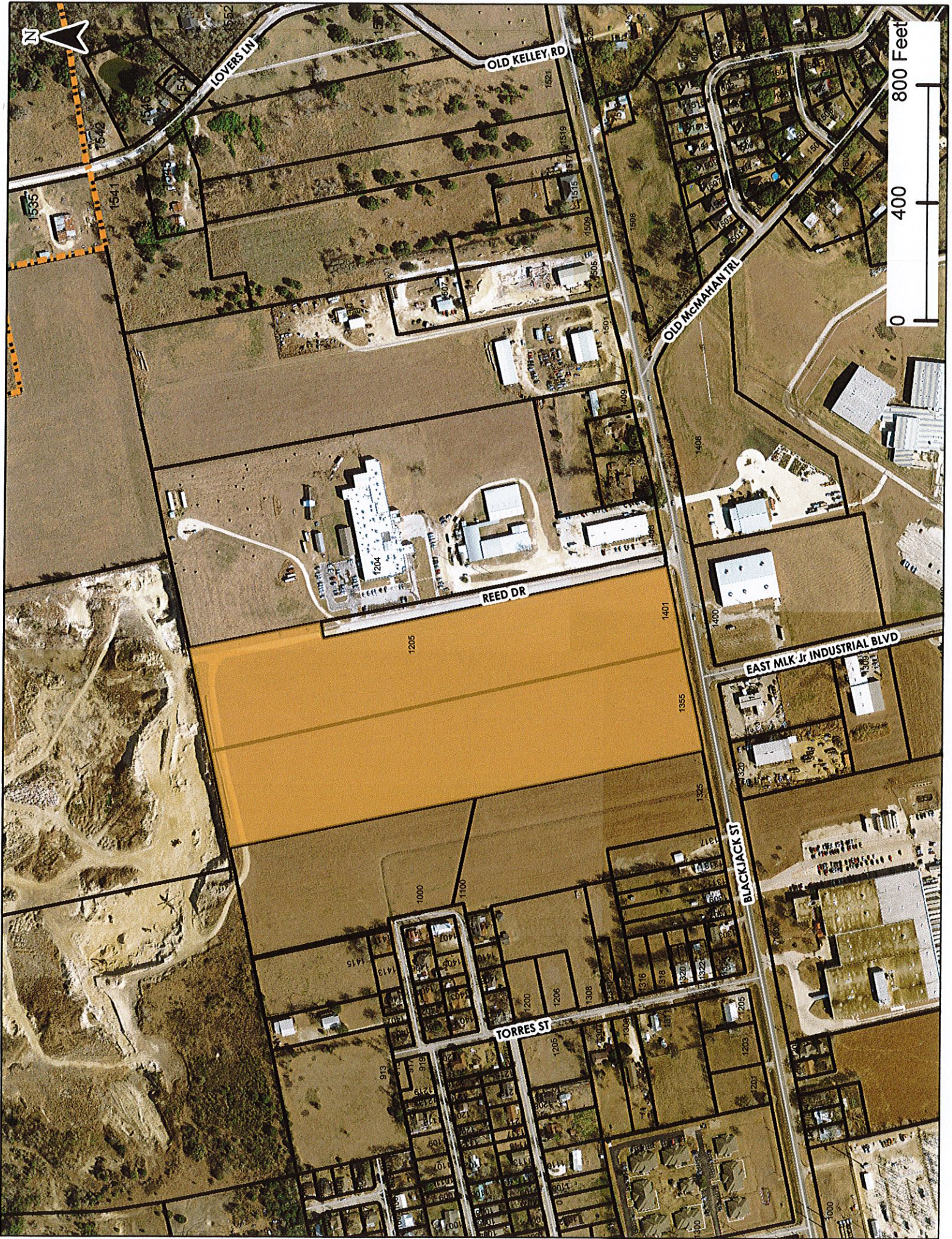
SUBJECT PROPERTY



ZONING



LOCKHART CITY LIMITS





## CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: FP-20-02

REPORT DATE: October 22, 2020

PLANNING & ZONING COMMISSION DATE: October 28, 2020

STAFF RECOMMENDATION: ***Approval of both the Plat and requested Variances***

SUGGESTED CONDITIONS: None

## BACKGROUND DATA

SURVEYOR: JT Truong, Adams Surveying Company, LLC

ENGINEER: Greg Horejs, Cage Civil Engineering

OWNER: Brandon Alexander, Blackjack Block I, LLC

SITE LOCATION: 1205 Reed Drive

SUBDIVISION NAME: **Iron Ox Addition**

SIZE OF PROPERTY: 24.575 acres

NUMBER OF PROPOSED LOTS: One

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: AO (Agricultural-Open Space District)

## ANALYSIS OF ISSUES

**PROPOSED DEVELOPMENT:** The applicant proposes to aggregate two unplatted lots into one for a future proposed greenhouse facility. This proposal would normally require a minor plat. However, there are two variances requested, further discussed below, and a public access easement proposed along the Blackjack Street frontage, which require review by the Commission and the final plat designation.

**NEIGHBORHOOD COMPATIBILITY:** The properties to the west consist of two vacant parcels zoned Commercial Heavy Business (CHB) and Residential High Density (RHD). The property to the north is owned by the Duran Gravel Company. The property to the east contains multiple County-owned facilities. The two properties to the south, across Blackjack Street, consist of industrial facilities. The future proposed greenhouse facility on a single lot would have minimal adverse impacts to a largely nonresidential area.

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

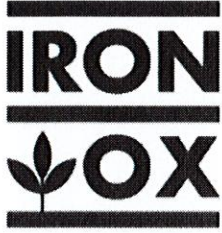
**COMPLIANCE WITH STANDARDS:** The plat complies with all applicable standards, with the exception of a public sidewalk along Reed Drive, and the two required concrete monuments at subdivision boundary corners, as detailed in the Variance section below.

**CONCURRENT VARIANCES REQUESTED:** Two variances are requested as part of the subdivision proposal. One variance is to Section 52-77(b) of the Subdivision Regulations, which requires a four-foot wide public sidewalk along the property's Reed Drive frontage. Specifically, the applicant proposes no sidewalk along this frontage, primarily citing a compromise in the planned stormwater detention area for future expansions of the proposed facility and the lack of other sidewalks in the area as the reasons for the request. Since the surrounding properties fronting Reed Drive and Blackjack Street are already developed, they are unlikely to be platted. Therefore, sidewalk

requirements cannot be enforced thereon. It should be noted, however, that the applicant proposes to construct a five-foot wide public sidewalk along the Blackjack Street frontage, in accordance with the requirements of the Subdivision Regulations. The other variance request is to Section 52-201(a), which requires two concrete monuments at subdivision boundary corners, one of which must be located at a right-of-way boundary, with no monument being 1,300 feet from another monument. The applicant proposes to waive the monument requirement for the subdivision, explaining that all existing property corners already contain established survey markers. To replace or otherwise remove these markers would violate Texas Administrative Code (TAC) Section 663.17, which requires that existing survey markers be left as found. Further, replacing the existing markers with monuments would create uncertainty for future retracements of the survey or adjoining properties.

The Commission must consider these variance requests, based upon the criteria set forth in Subdivision Regulations Section 52-3(a), as follows:

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;
4. The variance shall not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.



Iron Ox, Inc.  
955 Terminal Way  
San Carlos, CA 94070  
p: 650-485-1965  
e: brandon@ironox.com

7 October 2020

City Planner's Office  
308 W. San Antonio  
PO Box 239  
Lockhart, TX 78644

RE: Iron Ox, Inc. – Subdivision Variance Request  
955 Terminal Way | San Carlos, CA 94070

*\* Subdivision Variance request to the sidewalk requirement (Sec. 52-77(b)) along Reed Drive.*

To Whom It May Concern:

Iron Ox, Inc. plans to complete multiple construction projects on the property located at 1205 Reed Drive, Lockhart, TX 78644 as part of its efforts to provide high-quality produce to Lockhart and the surrounding area. The initial project involves the construction of a new 167,616 square foot facility, of which 117,216 square feet will be an advanced agricultural greenhouse.

Iron Ox, Inc. is seeking a Subdivision Variance for the property. Local ordinances require a sidewalk to be constructed along Reed Drive; however, doing so would be harmful to Iron Ox, Inc.'s overall plans for the project. In future construction phases, Iron Ox, Inc. will double the available greenhouse space, allowing for greater production of fresh produce. The current site drainage plan has adequate capacity to account for future construction while leaving a maximum amount of land available for future development. The combination of the required sidewalks location and additional impervious area would require site drainage plans to change, infringing on the property's undeveloped areas and limiting Iron Ox, Inc.'s ability to expand operations in Lockhart. The sidewalk ordinance deprives Iron Ox, Inc. of full use of the property.

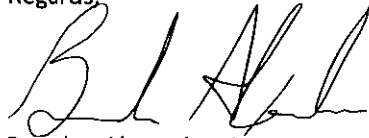
The implementation of this variance would not be detrimental to the overall Lockhart community. Reed Drive leads from Blackjack Street to the rear of the Duran Gravel Co. Furthermore, there are limited commercial operations located along Reed Drive, and those that do exist are easily accessible from Blackjack Street. Removing the required sidewalk along Reed Drive would not affect neighboring property owner's abilities to conduct business or prevent the people of Lockhart from accessing important commercial areas. Regarding public health and safety, removing sidewalks along Reed Drive would not increase the safety risk for anyone in Lockhart. The surrounding roadways do not have sidewalks, and so not installing a sidewalk along Reed Drive would not cause a break in trafficked pedestrian walkways that could lead to increased risk of personal injury.

Other lands in the area surrounding the property would not be prevented from engaging in orderly subdivision by the requested variance. The variance's implementation would be self-contained on the property at

1205 Reed Drive and would not affect other's abilities to use the surrounding land for their own developments, including any necessary platting activities.

In conclusion, Iron Ox, Inc. feels strongly that the requested variance would not harm Lockhart and would only allow for further economic development and investment in the City.

Regards,

A handwritten signature in black ink, appearing to read 'B. Alexander', written in a cursive style.

Brandon Alexander, CEO

Iron Ox, Inc.

## Kevin Waller

---

**From:** Yates, Sterling <syates@cagecivil.com>  
**Sent:** Wednesday, October 14, 2020 1:18 PM  
**To:** Kevin Waller  
**Cc:** Macfarlane, Hamish; Thaete, Fred; JT Truong  
**Subject:** Iron Ox Addition  
**Attachments:** IRON OX PLAT.pdf

Kevin,

*\* Subdivision Variance request to the monumentation standard in Section 52-201(a).*

Nice speaking with you. Please see the attached revised Plat per your comments. As soon as you give us the "okay" we will send (3) hard copies to your office. Please see your below questions/comments and our provided responses regarding the concrete monument variation:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

City Ordinance (Sec. 52-201. - Monuments and markers) states that a minimum of two (2) concrete monuments must be set at subdivision boundary corners. However, in this case, all record monuments were recovered and used in the establishment of the platted area. The Texas Administrative Code (TAC) (§663.17. Monumentation) states that "the land surveyor shall set, or leave as found, sufficient, stable and reasonably permanent survey markers." To replace the found record monumentation would violate TAC and would create uncertainty for future retracements of the survey or adjoining properties.

(2) That the variances are necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the variance will not be detrimental to the public health, safety or welfare, and will not be injurious to other property in the area.

It is necessary to perpetuate those record monuments referenced in previous deeds to allow future retracements to not be clouded with inferior monuments to senior, well established record monuments.

(3) That the variance shall not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter.

The perpetuation of existing record monuments is required to protect the public interest in real property, if monuments are replaced simply to place another type of monument, does harm by losing the history of the intent of those markings by the previous divisions of real estate. The underlying principle of boundary retracement is "follow the original footsteps", by removing and replacing monuments prevents future retracement from having the evidence of intent of the location of those monuments. Moreover, those monuments are referenced in adjoining deeds or records and those parcels would have their record monuments destroyed as well, which does harm to the public.

TO prevent future conflict with requirements to set two (2) monuments, it is our recommendation that the City amend the City Ordinance ( Sec 52.201) to state that found record monuments must be maintained and only if additional or replacement property corners are to be set, they meet the existing criteria for monuments.

If you have any additional questions or concerns please let me know.

Thanks,

# 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 JT Truong

ADDRESS 1475 Richardson Dr. Suite 255

DAY-TIME TELEPHONE (972) 814-3806

Richardson, TX 7508

E-MAIL jtruong@txasc.com

ENGINEER NAME Greg Horejs

ADDRESS 3110 Woodcreek Dr.

DAY-TIME TELEPHONE (630) 598-0007

Downers Grove, IL 60515

E-MAIL ghorejs@cagecivil.com

OWNER NAME Brandon Alexander

*Blackjack Block LLC*  
ADDRESS 530 Divisadero St #109

DAY-TIME TELEPHONE (650) 485-1965

San Francisco, CA 94117

E-MAIL brandon@ironox.com

### TYPE OF APPLICATION

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

### PROPERTY

SUBDIVISION NAME Iron Ox - Lockhart

ADDRESS OR GENERAL LOCATION 1205 Reed Drive

LOCATED IN  CITY LIMITS     ETJ (COUNTY)     PDD

TOTAL LAND AREA 24.575 ACRE(S)    PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) Agricultural - Open Space

PROPOSED USE OF LAND Agricultural Facility

# SUBMITTAL REQUIREMENTS

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

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

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

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

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

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

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


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

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

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

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

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

SIGNATURE  \_\_\_\_\_

DATE 09/30/2020

PRINTED NAME Sterling Yates

TELEPHONE (773) 896-8949

## 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.

Two concrete monuments required at subdivision boundary corners.

## SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) 52-77(b) & 52-20(a) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) Four-foot wide public sidewalks (5' wide along Blackjack St.) required along the property's road frontages.

REQUESTED VARIANCE(S) Waive the sidewalk requirement along the Reed Drive frontage. Waive the concrete monument requirement.

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 964749

DATE SUBMITTED 6/15/2020 (most recent application form - this one - submitted 10/6/2020) CASE NUMBER FP - 20 - 02

DATE APPLICATION IS DEEMED COMPLETE 10/15/2020

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

PLANNING AND ZONING COMMISSION MEETING DATE 10/28/2020

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_



# UTILITY SERVICE FORM

THIS FORM SHOULD BE COMPLETED BY THE APPLICANT, AFTER CONSULTING WITH THE UTILITY SERVICE PROVIDERS LISTED BELOW, FOR ALL PLATS, EXCEPT AMENDING PLATS, AND FINAL PLATS THAT ARE CONSISTENT WITH APPROVED PRELIMINARY PLATS. THE FOLLOWING UTILITY SERVICE CODES ARE TO BE INDICATED, AS APPLICABLE, IN THE SPACE PROVIDED BELOW.

- A Adequate service is currently available to the proposed subdivision.
- B Adequate service is not currently available, but arrangements *have* been made to provide it.
- C Adequate service is not available, and arrangements have *not* been made to provide it from the utility.
- D Additional easements are needed for the utility within the subject property.

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NAME OF **WATER SERVICE** PROVIDER City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) A

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## WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) A

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## TEXAS GAS SERVICE **GAS COMPANY**

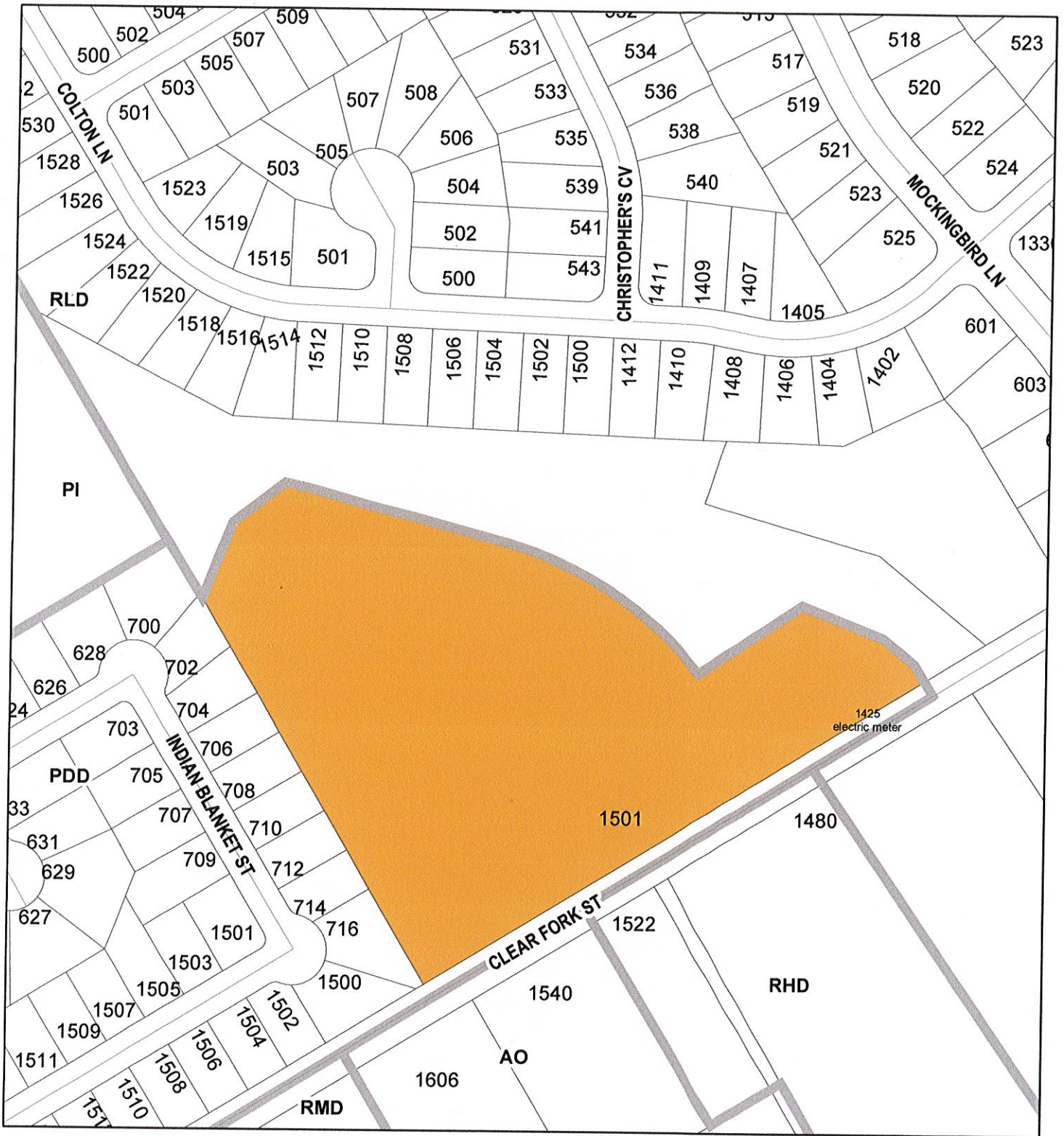
APPLICABLE UTILITY SERVICE CODE(S) A

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NAME OF **ELECTRIC SERVICE** PROVIDER City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) A

UNDERGROUND    Yes X    No



**FP-20-03**

HERITAGE PLACE SUBDIVISION

FINAL PLAT

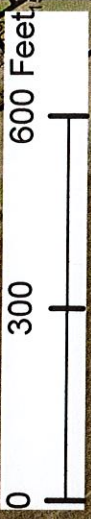
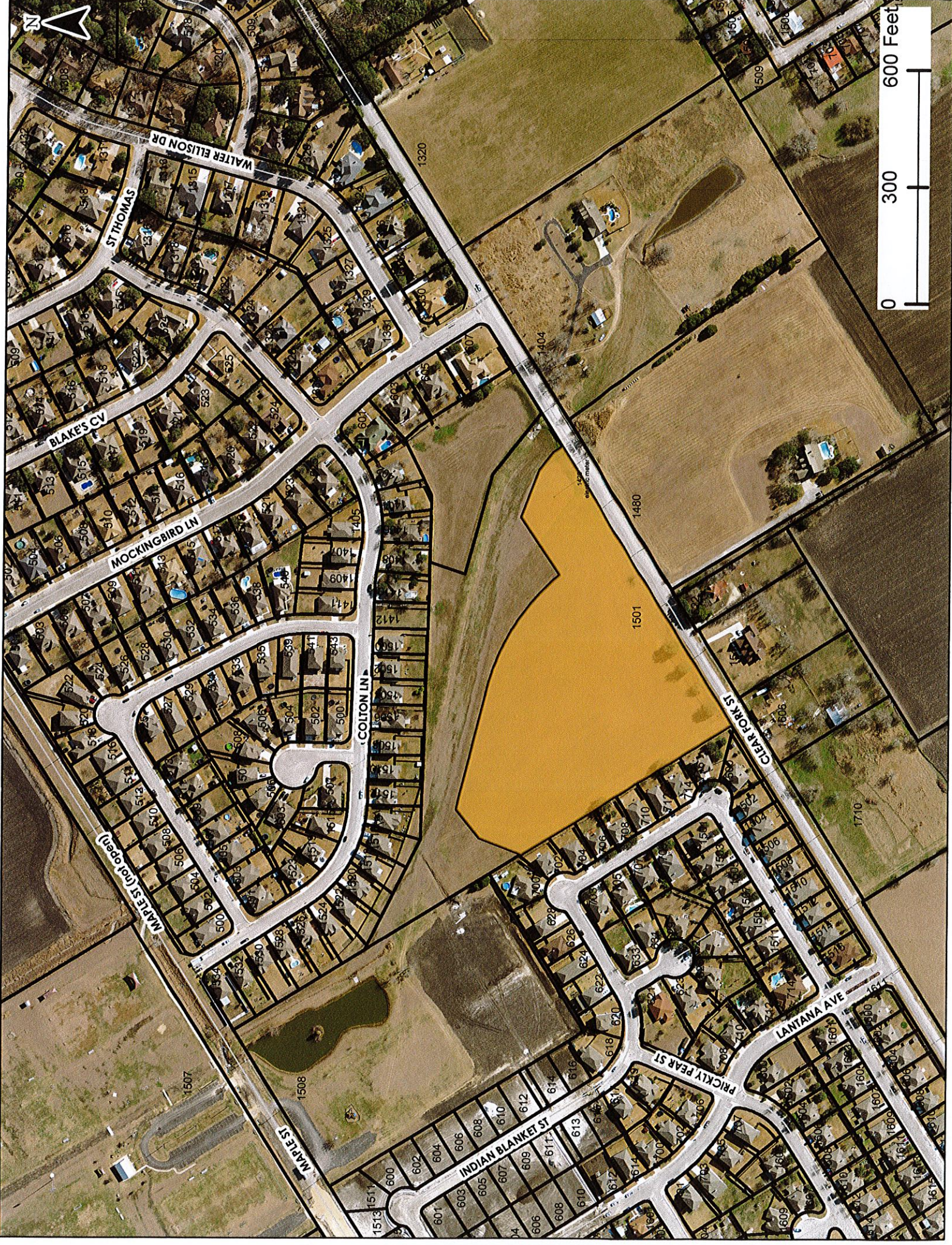


SUBJECT PROPERTY



ZONING

scale 1" = 400'



## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*  
REPORT DATE: October 22, 2020  
PLANNING & ZONING COMMISSION DATE: October 28, 2020  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-20-03

## BACKGROUND DATA

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SURVEYOR: Kyle Pressler, Matkin-Hoover Engineering & Surveying  
ENGINEER: Joshua Valenta, Matkin-Hoover Engineering & Surveying  
OWNER: Dane Braun, Lockhart II Partners, Ltd.  
SITE LOCATION: 1501 Clear Fork Street  
SUBDIVISION NAME: **Heritage Place Subdivision**  
SIZE OF PROPERTY: 8.465 acres  
NUMBER OF PROPOSED LOTS: 18 single-family residential lots, 8 duplex lots, one condominium lot, one common area lot, one parkland and stormwater detention lot, and one new street right-of-way  
EXISTING USE OF PROPERTY: Undeveloped  
ZONING CLASSIFICATION: PDD (Planned Development District)

## ANALYSIS OF ISSUES

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**PROPOSED DEVELOPMENT:** The Heritage Place Preliminary Plat (PP-20-01) was approved by the Commission on January 22, 2020, and the PDD Development Plan (PDD-20-01) and Zoning Change (ZC-20-01) were approved by the City Council on February 4, 2020. The current proposal is for approval of the final plat. Heritage Place is characterized by a mixed-residential development consisting of 18 single-family residential lots, 8 duplex lots, one condominium lot, one common area lot, and a parkland/stormwater detention lot. The subdivision will be served by one proposed internal street, Heritage Circle. A private driveway located between the common area lot and the condominium lot will provide access to the condominium parking. A 10-foot wide drainage easement will be located on the north end of Lot 4, Block A, to help facilitate drainage from Heritage Circle to the parkland and stormwater detention lot on the east side of the development. The 100-year floodplain traverses the subdivision primarily in the parkland and stormwater detention lot, with very small portions also traversing the back sides of Lots 6 and 14, Block A. The project engineer submitted a Letter of Map Revision (LOMR) to FEMA for approval in June 2020, which shows the floodplain traversing only the parkland and stormwater detention lot. Approval of the LOMR by FEMA will remove the floodplain from Lots 6 and 14, Block A.

**NEIGHBORHOOD COMPATIBILITY:** The subject property is surrounded to the west, north, and east by single-family residential developments with lots of similar size, including the Meadows at Clear Fork Section One to the west, and Clearfork Estates to the north and east. Across Clear Fork Street to the south is a mixture of larger-lot residential and agricultural uses. The proposed development, therefore, will be consistent with surrounding land uses, and close an existing gap between residential subdivisions. A Trip Generation Report was submitted with the preliminary plat application, which shows average weekday vehicular trips ranging from 23.2 to 28.8 between morning and afternoon/evening peak hours, 22.4 trips on the Saturday peak hour, and 17.6 trips on the Sunday peak hour.

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

COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards established in the Subdivision Regulations, including construction of new streets where required, sidewalks/trails, utilities, stormwater drainage, and parkland. As noted in the attached letter dated August 19, 2020, the City Engineer has approved the engineering plans. In an email from Public Works Director Sean Kelley dated October 22, 2020, Mr. Kelley expressed concern about a proposed 10-foot wide drainage easement traversing Lots 24 and 25, Block A, with regard to the proposed drainage structure's termination at the proposed sidewalk along Clear Fork Street. Kelley also stated that the grade of Clear Fork Street abutting the subdivision should be analyzed in order to assess impacts to future curbing to the west of the development.

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

August 19, 2020

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

**RE: Heritage Place Subdivision  
Engineering Plan Review**

Dear Dan:

TRC is in receipt of the following items for the above referenced project submitted by Matkin Hoover on August 14, 2020.

1. Civil construction drawings dated July 10, 2020.
2. Other supporting documents submitted with the civil construction drawings: Comment Response Letter, and drainage calculations.

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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "JD", written over a light blue horizontal line.

Jeff Dahm, P.E.  
Project Manager

CC: Jonathan R. McNamara, E.I.T., Matkin Hoover Engineering & Surveying  
Shane Mondin, Building Official, City of Lockhart  
Sean Kelley, Director of Public Works, 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 Kyle Pressler ADDRESS 8 Spencer Rd Suite 300  
DAY-TIME TELEPHONE 8302490600 Boerne TX 78006  
E-MAIL kyle.pressler@matkinhoover.com  
ENGINEER NAME Joshua Valenta ADDRESS 8 Spencer Rd Suite 100  
DAY-TIME TELEPHONE 8302490600  
E-MAIL jvalenta@matkinhoover.com  
OWNER NAME Dane Braun, Lockhart II, Partners, Ltd. ADDRESS 3595 Schuelke Rd  
DAY-TIME TELEPHONE \_\_\_\_\_ Niederwald TX 78640  
E-MAIL dbraun21363@yahoo.com

### TYPE OF APPLICATION

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

### PROPERTY

SUBDIVISION NAME Heritage Place  
ADDRESS OR GENERAL LOCATION Clearfork Street, between Lantana Ave & Mockingbird Ln  
LOCATED IN  CITY LIMITS 1501 Clear Fork St.    \_\_\_\_ ETJ (COUNTY)    \_\_\_\_ PDD  
TOTAL LAND AREA 8.465 ACRE(S)    PROPOSED NUMBER OF LOTS \_\_\_\_\_  
ZONING CLASSIFICATION(S) PDD  
PROPOSED USE OF LAND single-family residential, duplex residential, condominiums

# 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.

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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.

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

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

SIGNATURE



DATE 8/28/2020

PRINTED NAME

Joshua Valenta

TELEPHONE

8302490600



## PLAT APPROVAL PERIODS

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## 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 957763

DATE SUBMITTED 8/27/2020

CASE NUMBER FP 20 03

DATE APPLICATION IS DEEMED COMPLETE 8/31/2020

DATE NOTICES MAILED N/A

DATE NOTICE PUBLISHED N/A

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE \_\_\_\_\_

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

# UTILITY SERVICE FORM

THIS FORM SHOULD BE COMPLETED BY THE APPLICANT, AFTER CONSULTING WITH THE UTILITY SERVICE PROVIDERS LISTED BELOW, FOR ALL PLATS, EXCEPT AMENDING PLATS, AND FINAL PLATS THAT ARE CONSISTENT WITH APPROVED PRELIMINARY PLATS. THE FOLLOWING UTILITY SERVICE CODES ARE TO BE INDICATED, AS APPLICABLE, IN THE SPACE PROVIDED BELOW.

- A Adequate service is currently available to the proposed subdivision.
- B Adequate service is not currently available, but arrangements *have* been made to provide it.
- C Adequate service is not available, and arrangements have *not* been made to provide it from the utility.
- D Additional easements are needed for the utility within the subject property.

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NAME OF WATER SERVICE PROVIDER City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) A

---

## WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) A

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TEXAS GAS SERVICE **GAS COMPANY**

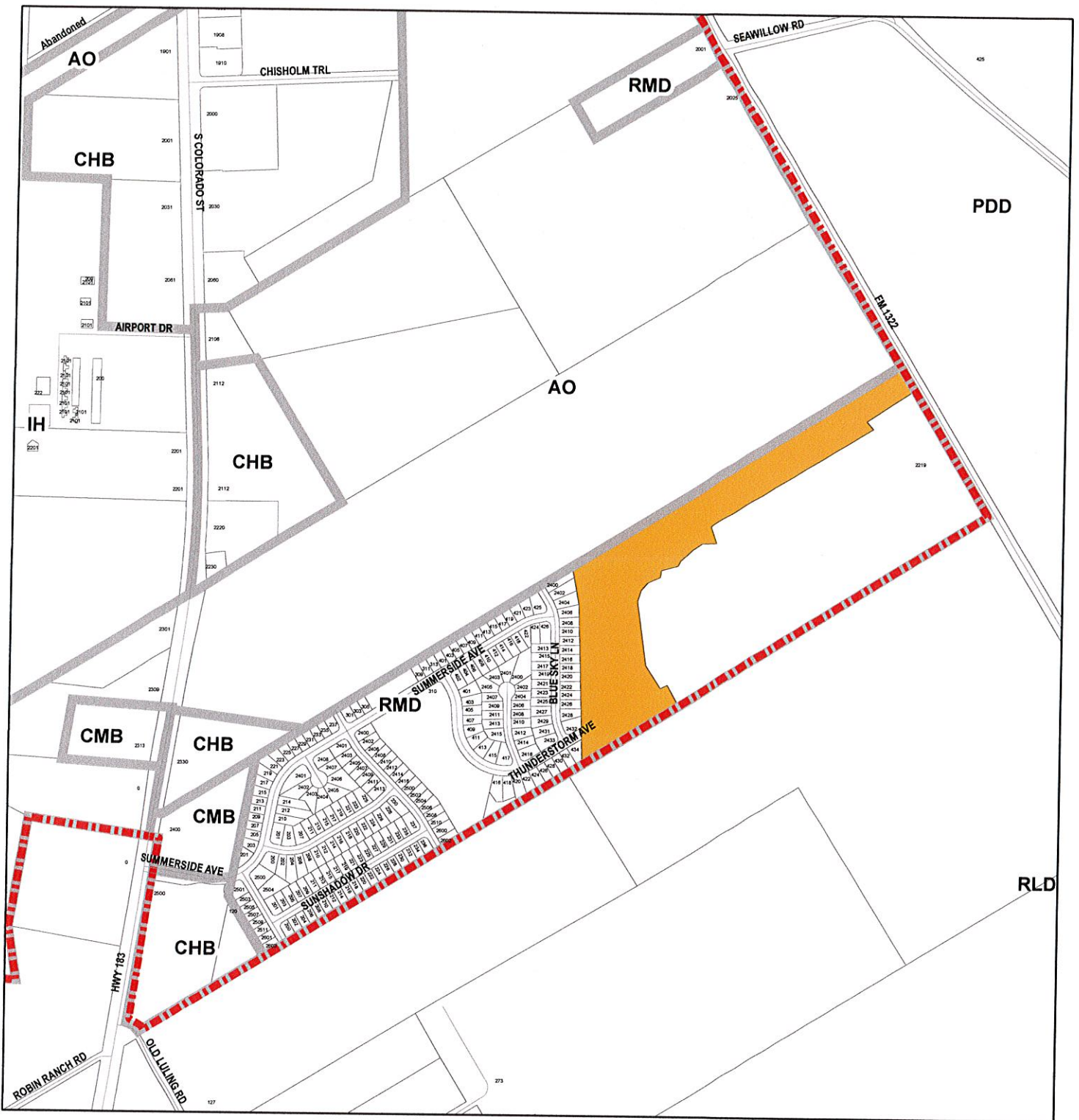
APPLICABLE UTILITY SERVICE CODE(S) C

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NAME OF ELECTRIC SERVICE PROVIDER City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) A

UNDERGROUND    Yes     No



**FP-20-05**

SUMMERSIDE SUB SECTION 3A

FINAL PLAT



scale 1" = 800'



ZONING



SUBJECT PROPERTY



LOCKHART CITY LIMITS



SEAWILLOW RD

FM 1322

CHISHOLM TRL

S COLORADO ST

AIRPORT DR

HWY 183

Abandoned

CUNNINGHAM DR

## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Assistant City Planner *KW* CASE NUMBER: FP-20-05  
REPORT DATE: October 20, 2020  
PLANNING & ZONING COMMISSION DATE: October 28, 2020  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: See Form and Content and Compliance with Standards sections below

## BACKGROUND DATA

---

SURVEYOR: Garrett Cavaiuolo, Doucet & Associates, Inc.  
ENGINEER: J. Keith Schauer, Doucet & Associates, Inc.  
OWNER: Lockhart I Partners, Ltd.  
SITE LOCATION: 2219 F.M. 1322  
SUBDIVISION NAME: **Summerside Section 3A**  
SIZE OF PROPERTY: 21.972 acres  
NUMBER OF LOTS: 85 single-family residential lots and two parkland lots  
EXISTING USE OF PROPERTY: Vacant  
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

## ANALYSIS OF ISSUES

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**PROPOSED DEVELOPMENT:** The subject property is located on the southwest side of F.M. 1322, approximately 0.4 mile southeast of its intersection with Seawillow Road. The property is along the east boundary of the developed Summerside Section 2, and at the present eastern terminus of Thunderstorm Avenue. The proposal includes 85 single-family residential lots, in addition to six new public streets, and two public parkland lots. Thunderstorm Avenue will be extended approximately 615 feet through the southwestern end of Section 3A, from Section 2 to the future Section 3B. The final plat was initially approved by the Planning and Zoning Commission on April 24, 2019. However, the one-year plat approval period has expired, as well as a one-time, 6-month extension, since construction of the required subdivision improvements did not begin during those time periods. The layout of the proposed final plat does not differ from that approved by the Commission in 2019.

**NEIGHBORHOOD COMPATIBILITY:** Section 3A is surrounded by agricultural uses in all directions, except for the existing, developed, Summerside Section 2 to the southwest. The greatest impact of the proposed development would be increased traffic on abutting F.M. 1322 and South Colorado Street. However, development of Section 3A will provide connectivity between these two arterial streets via the Thunderstorm Avenue extension and Halfmoon Drive construction, and result in two ingress/egress points for the subdivision.

**FORM AND CONTENT:** With the following conditions, the plat will conform to all minimum requirements for form and content: (1) F.M. 1322 shall be identified as an 80-foot wide right-of-way on the plat drawing and in the second paragraph of the Legal Description, consistent with the width shown in the Summerside Section 3B plat; (2) The plat shall maintain minimum  $\frac{3}{4}$  inch margins around its perimeter; and (3) The 50-foot wide oil and gas pipeline easements in the parkland areas identified as Lot 17, Block 12, and Lot 1, Block 13, shall be shown on the plat drawing, consistent with the approved preliminary plat.

COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards. In addition to the internal streets and sidewalks, a 5-foot wide public sidewalk will be constructed along the F.M. 1322 frontage. As noted in the attached letter dated March 26, 2019, the City Engineer has approved the engineering plans. Pursuant to discussions with the City Engineer, recordation of easement documents with the County Clerk's Office will be required for off-site drainage on the adjacent property to the northwest, prior to or at the time of recordation of the final plat. In addition, the March 26 letter specifies that a Letter of Map Revision (LOMR) must be provided to the City from FEMA reflecting the proposed development, prior to recordation of the final plat. A Traffic Impact Analysis, required by TxDOT, determined the need for a southbound deceleration lane from F.M. 1322 into the east end of the subdivision at Halfmoon Drive, the construction of which is required with the subdivision improvements, prior to recordation of the final plat for Section 3A. The deceleration lane plans were approved by TxDOT via Driveway Permit on July 24, 2020. Finally, during the Commission's 2019 meeting for the initial submission, a condition of approval was imposed that required a note to be added to the final plat, prior to recordation, to state: "The owner shall provide parkland improvements worth at least \$10,000.00 in one of the public parkland areas identified on this plat. These amenities shall be located in that portion of parkland outside of the 50-foot wide oil and gas easements identified on the plat drawing. Improvements may include picnic tables, shade structures, and bbq grills. Construction of the improvements shall be completed with the subdivision infrastructure, prior to recordation of the final plat. The City will provide and plant appropriate shade trees in the parkland area." The condition also stipulated that the owner may suggest a name for the park.

CONCURRENT VARIANCES REQUESTED: None.



T.B.P.E. #F-8632

505 East Huntland Drive  
Suite 250  
Austin, TX 78752

512.454.8716 PHONE  
512.454.2433 FAX

www.TRCSolutions.com

March 26, 2019

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

**RE: Summerside Section 3A – Site Development Plan Review**

Dear Mr. Gibson:

TRC has reviewed the documents listed below submitted by Doucet and Associates. (DA):

1. Site Development Plans, dated October 22, 2018.
2. Other documentation submitted as reference: Comment Response Letter, Geotechnical Report, Section II Pond Plans, HEC-HMS files and FEMA CLOMR Approval Letter.

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

The following item shall be addressed before the Final Plat can be filed:

1. A LOMR shall be provided to the City from FEMA reflecting the proposed development.

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 engineering design and submitted documents shall remain with the Design Engineer.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "JD", written over a light blue horizontal line.

Jeff Dahm, P.E.  
Sr. Project Engineer

cc: Mr. Keith Schauer, P.E., Doucet and Associates

# 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 Garrett Cavaiuolo, RPLS

ADDRESS Doucet & Associates, Inc.

DAY-TIME TELEPHONE (512) 583-7643

7401 B Hwy 71 West, Suite 160

E-MAIL gcavaiuolo@doucetengineers.com

Austin, TX 78735

ENGINEER NAME Keith Schauer, P.E.

ADDRESS Doucet & Associates, Inc.

DAY-TIME TELEPHONE (512) 583-2672

7401 B Hwy 71 West, Suite 160

E-MAIL kschauer@doucetengineers.com

Austin, TX 78735

OWNER NAME Lockhart Partners <sup>I</sup>, LTD.

ADDRESS 3595 Schuelke Road

DAY-TIME TELEPHONE (512) 844-6781

Niederwald, TX 78640

E-MAIL dbraun21363@yahoo.com

*-Dane  
Braun, vice-  
President &  
Bobby Schmitt,  
President*

## TYPE OF APPLICATION

SUBDIVISION DEVELOPMENT PLAN

REPLAT/RESUBDIVISION

VARIANCE

PRELIMINARY PLAT

AMENDING PLAT

MINOR PLAT

FINAL PLAT

DEVELOPMENT PLAT

## PROPERTY

SUBDIVISION NAME Summerside Section 3A

ADDRESS OR GENERAL LOCATION US 183 South at Summerside Drive

LOCATED IN  CITY LIMITS

ETJ (COUNTY)

PDD

TOTAL LAND AREA 21.972 ACRE(S)

PROPOSED NUMBER OF LOTS 85

ZONING CLASSIFICATION(S) Residential Medium Density

PROPOSED USE OF LAND Single Family Residential



# SUBMITTAL REQUIREMENTS

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SIGNATURE 

DATE 9-22-2020

PRINTED NAME DANE BRAUN

TELEPHONE 512-844-6781

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## OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER 961943

DATE SUBMITTED 9/24/2020 CASE NUMBER FP 20 05

DATE APPLICATION IS DEEMED COMPLETE 10/7/2020

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

PLANNING AND ZONING COMMISSION MEETING DATE \_\_\_\_\_

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

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---

NAME OF **WATER SERVICE PROVIDER** City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) \_\_\_\_\_

---

## **WASTEWATER SERVICE**

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

---

## **TEXAS GAS SERVICE GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) Texas Gas

---

NAME OF **ELECTRIC SERVICE PROVIDER** Bluebonnet Electric Cooperative

APPLICABLE UTILITY SERVICE CODE(S) \_\_\_\_\_

UNDERGROUND    Yes \_\_\_\_\_    No \_\_\_\_\_