

## PUBLIC NOTICE

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, January 13, 2021  
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.*

## **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the December 9, 2020, meeting.
4. FP-20-06. Consider a request by Moore Group Engineering and Surveying on behalf of Lockhart 130 North/South, LTD, for approval of a **Final Plat** for *Centerpoint Meadows Subdivision*, on 25.77 acres in Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located along the 200 Block of City Line Road.
5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
6. Adjourn.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 2:30 PM on the 6<sup>th</sup> day of January, 2021.**

**City of Lockhart  
Planning and Zoning Commission  
December 9, 2020**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva, Bradley Lingvai (via phone), Paul Rodriguez (via phone), Chris St. Leger (via phone)

**Member Absent:** None

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

**Visitors/Citizens Addressing the Commission:** Meredith Knight, Spencer Collins, Bill Kirby, Johnny Hernandez, Chris Van Heerde

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the November 18, 2020, meeting.

*Commissioner Oliva moved to approve the November 18, 2020 minutes. Commissioner McBride seconded, and the motion passed by a vote of 7-0.*

4. ZC-20-12. Hold a PUBLIC HEARING and consider a request by Meredith Knight, on behalf of 2HK, LLC, for a Zoning Change from PI Public and Institutional District to CMB Commercial Medium Business District for 0.556 acre in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1511 West San Antonio Street (SH 142).

Mr. Gibson explained that the subject property was previously proposed by the applicant to be parkland for the neighboring Windridge Subdivision and was zoned appropriately. She offered the opportunity to the Windridge Subdivision Homeowners Association to make it a private park under their ownership if they would provide and maintain improvements in the park. However, a vote of the HOA members resulted in an insufficient number of votes in favor of the proposal. Therefore, the applicant is proposing to rezone the parkland area, which was never formally accepted by the City for a public park, to CMB so that it would have the same zoning classification as the larger front portion of the property. Mr. Gibson mentioned that the Director of Public Works said that the parcel reserved for parkland was not an ideal size or shape, and the City did not have the funds for park improvements. After approval of the zoning change request, the property would be platted as a single lot at the intersection of West San Antonio Street and North Mockingbird Lane.

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

Meredith Knight, of 307 E. 2<sup>nd</sup> Street in Austin, explained her original intentions for the park site, but would now like to be able to sell the entire property with a single zoning classification.

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

Mr. Gibson said staff recommended approval.

*Commissioner McBride moved to recommend approval of ZC-20-12 to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 6-1 with Commissioner Rodriguez abstaining.*

5. ZC-20-13. Hold a PUBLIC HEARING and consider a request by Umesh M. Patel for a Zoning Change from CHB Commercial Heavy Business District to IL Industrial Light District on Lot 13, Block 1, Amending Plat for Resubdivision Plat of Lockhart Industrial Park II, Revision No. 2, consisting of 7.069 acres located at 115 East MLK Jr. Industrial Boulevard.

Mr. Gibson explained that the property had been rezoned from IL to CHB in October 2012 because the owner wanted to develop a hotel on the site. Those plans changed, and there is now a potential buyer who proposes an industrial use for the property. Therefore, it is necessary to rezone the property back to IL Industrial Light District. Mr. Gibson said that the proposed IL zoning classification is consistent with the future land use plan.

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

Spencer Collins of McAllister & Associates Real Estate said he was in charge of selling the property for Mr. Patel. He confirmed that they have a potential buyer needing an industrial site.

Commissioner McBride asked what the use would be, and how many employees it would have.

Mr. Collins said he would leave that up to Mr. Kirby, who represented the buyer.

Bill Kirby, of 301 South Cameron Street in Harrisburg, Pennsylvania, said that it would be a distribution facility for Hershey's ice cream. The building would contain 23,000 to 25,000 square feet consisting mostly of freezer storage along with a small office area. There would be 10 to 12 employees to start with, which could then grow to 20 to 35 employees in the next five years.

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

Mr. Gibson said staff recommended approval.

*Commissioner Oliva moved to recommend approval of ZC-20-13 to City Council. Commissioner Arnica seconded, and the motion passed by a vote of 7-0.*

6. SUP-20-14. Hold a PUBLIC HEARING and consider a request by Johnny P. Hernandez on behalf of Tom and Sandra Ford, for a Specific Use Permit to allow a Food Processing and Preparation Plant on 0.708 acre in the Francis Berry Survey, Abstract No. 2, and in the James George Survey, Abstract No. 9, zoned CHB Commercial Heavy Business District and located at 1420 South Colorado Street (US 183).

Mr. Gibson explained that the applicant will be using the former restaurant building as a catering kitchen only, with no dine-in option for at least 8 months. The applicant has a contract to provide food for the TESLA construction site and was looking for a location closer than his restaurants in San Antonio. The proposed use is classified as a Food Processing and Preparation Plant, which requires a specific use permit in the CHB district. Mr. Gibson stated that the applicant does intend to reopen the dining room as a restaurant after the interior is remodeled and the pandemic has eased.

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

Johnny Hernandez, of 411 East Cevallos in San Antonio, said he has been in the restaurant business for 25 years. He was offered an opportunity to cater food at the TESLA construction site for the next 10 to 12 months. He said he just closed on the sale of the subject property, and will be remodeling the inside for reopening the building as a restaurant later. He believes the subject property is a great location for a catering kitchen and a restaurant.

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

Mr. Gibson said that staff recommended approval.

*Commissioner Arnic moved to approve SUP-20-14. Commissioner Rodriguez seconded, and the motion passed by a vote of 7-0.*

7. FP-18-02. Consider a request by Continental Homes of Texas, LP, dba DR Horton, on behalf of Cottonwood Commons LLC, for approval for a Final Plat for Vintage Springs Subdivision, Section One-A, on 15.283 acres consisting of all of Lot 2, Block 1, Texas Heritage Subdivision, zoned PDD Planned Development District and located on the west side of the 300-400 blocks for Mockingbird Lane.

Kevin Waller explained that the zoning, PDD development plan, and preliminary plat for Vintage Springs Subdivision were previously approved, and after some delay DR Horton is now ready to begin development of the first two sections. He summarized the features of the Section One-A final plat.

Chair Ruiz asked the applicant to come forward.

Chris Van Heerde of HMT Engineering & Surveying said that the Homeowners Association would be responsible for the maintenance of the parks and common areas, and that drainage in the neighborhood would be improved by the development.

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

Mr. Waller said that staff recommended approval.

*Commissioner McBride moved to approve FP-18-02. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.*

8. FP-18-03. Consider a request by Continental Homes of Texas, LP, dba DR Horton, on behalf of Cottonwood Commons, LLC, for approval of a Final Plat for Vintage Spring Subdivision, Section One-B, on 12.089 acres consisting of a part of Lot 1, Block 2, Texas Heritage Subdivision, zoned PDD Planned Development District and located on the east side of the 300-400 blocks of Mockingbird Lane.

Mr. Waller summarized the features of the Section One-B final plat, and mentioned that since the preliminary plat was approved minor changes had been made to Lots 7-9, Block 4, regarding the building setbacks to allow for better utilization of the lots.

Chris Van Heerde added that the setback adjustment was due to the shallow lot configuration of those cul-de-sac lots

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

Mr. Waller said that staff recommended approval.

*Commissioner Arnic moved to approve FP-18-03. Commissioner Oliva seconded, and the motion passed by a vote of 6-1 with Commissioner Rodriguez against.*

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

Mr. Gibson stated that the next regular meeting would be held on January 13, 2021.

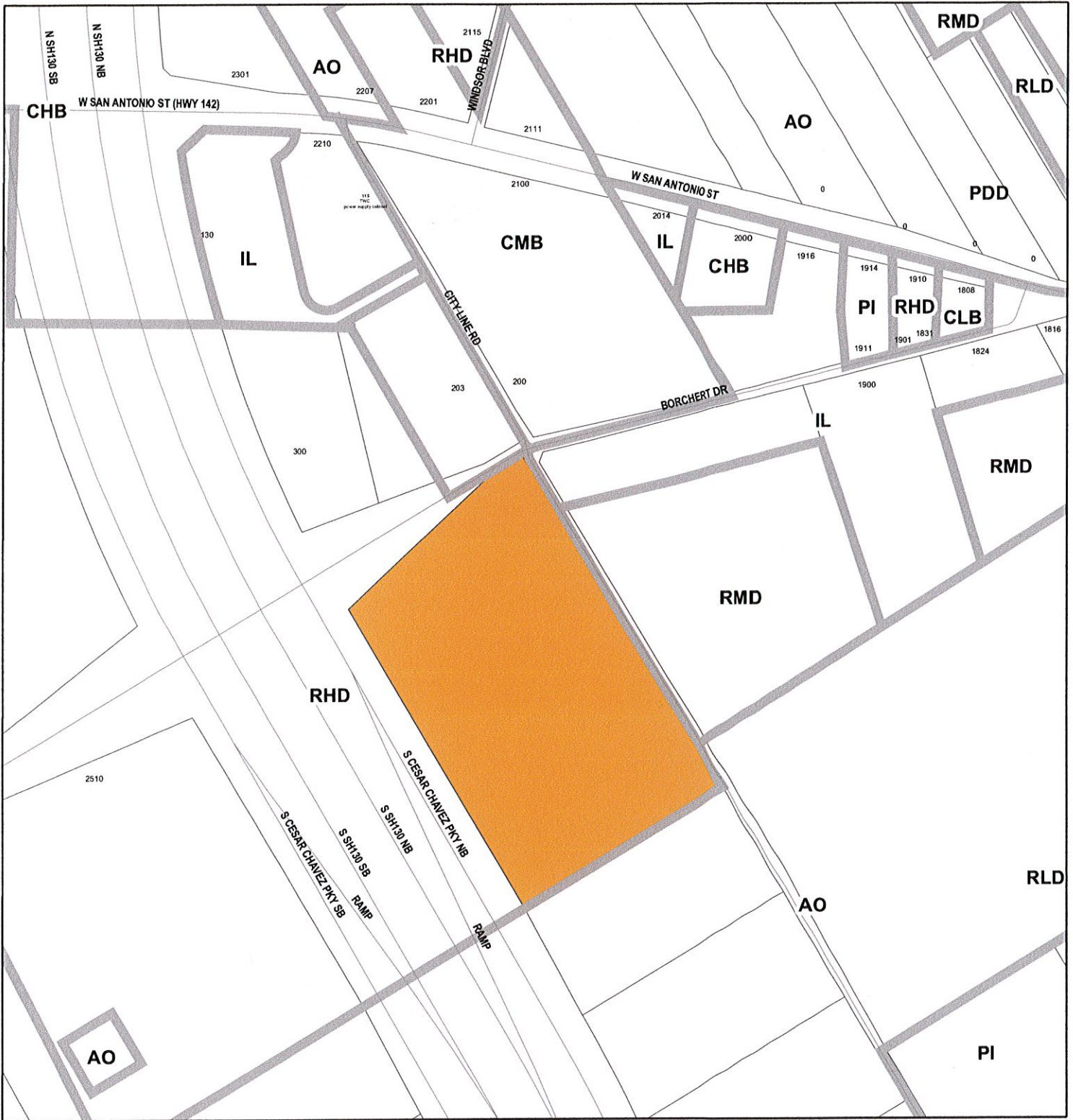
10. Adjourn.

*Commissioner Arnic moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:34 p.m.*

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

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

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



**FP-20-06**

CENTERPOINT MEADOWS  
SUBDIVISION

FINAL PLAT



ZONING



SUBJECT PROPERTY

scale 1" = 500'

## **CASE SUMMARY**

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STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*  
REPORT DATE: January 6, 2021  
PLANNING & ZONING COMMISSION DATE: January 13, 2021  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITION: Approval of Engineering Plans by City Engineer

CASE NUMBER: FP-20-06

## **BACKGROUND DATA**

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SURVEYOR: Jack Tobin, The Moore Group Engineering & Surveying  
ENGINEER: Ed Moore, The Moore Group Engineering & Surveying  
OWNER: Jean Pelissero, Lockhart 130 North/South, Ltd.  
SITE LOCATION: 200 City Line Road  
SUBDIVISION NAME: **Centerpoint Meadows Subdivision**  
SIZE OF PROPERTY: 25.77 acres  
NUMBER OF LOTS: 121 single-family residential lots, one parkland / detention lot, one parkland lot  
EXISTING USE OF PROPERTY: Vacant  
ZONING CLASSIFICATION: RHD (Residential High Density District)

## **ANALYSIS OF ISSUES**

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**PROPOSED DEVELOPMENT:** The proposal includes 121 single-family residential lots, in addition to six new public streets, one public parkland lot, and one dual-purpose parkland and stormwater detention lot. The preliminary plat was approved by the Planning and Zoning Commission on April 13, 2016, which was followed by a 6-month extension of the one-year approval period. The final plat was approved by the Commission on October 11, 2017. However, after the expiration of both the one-year final plat approval period and a one-time, 6-month extension, the applicant was required to resubmit a new application form, plat, and fee, which is the subject of the current proposal.

**NEIGHBORHOOD COMPATIBILITY:** The property is bordered by South Cesar Chavez Parkway Northbound (SH 130) to the west. To the north and across Borchert Drive is the Lockhart Springs apartment complex. The surrounding properties to the east and south are in seasonal agricultural use. The proposed single-family residential lots are allowed in the RHD zoning district, but result in a density (approximately 4.7 units per gross acre) that is much lower than envisioned by the Residential High Density designation of the Lockhart 2020 Future Land Use Plan. The greatest impact of the proposed development would be increased traffic on abutting City Line Road, Borchert Drive, and South Cesar Chavez Parkway. The development will provide two ingress/egress points along City Line Road, and one along South Cesar Chavez Parkway Northbound.

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

**COMPLIANCE WITH STANDARDS:** The plat complies with all applicable standards. In addition to the internal streets and sidewalks, 4-foot wide public sidewalks will be constructed along the City Line Road and Borchert Drive frontages, and a 5-foot wide public sidewalk will be constructed along the South Cesar Chavez Parkway Northbound frontage. Approval of the engineering plans by the City Engineer will be secured no later than the time of the meeting, and a copy of the approval letter will be emailed to you as soon as it is received.

**CONCURRENT VARIANCES REQUESTED:** None

**SUBDIVISION PLAT APPLICATION**

CITY OF  
**Lockhart**  
TEXAS

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

**APPLICANTS**

SURVEYOR NAME Jack Tobin  
DAY-TIME TELEPHONE 512-442-0377  
E-MAIL jtobin@mooregroup.net

ADDRESS 1000 Cuernavaca Dr  
512-442-0377

ENGINEER NAME Ed Moore  
DAY-TIME TELEPHONE 512-442-0377  
E-MAIL emoore@mooregroup.net

ADDRESS 1000 Cuernavaca Dr  
Austin, TX 78733

OWNER NAME Jean Pelissero  
DAY-TIME TELEPHONE 512-264-9605  
E-MAIL jpelissero@gmail.com

ADDRESS Jean Pelissero, Mgr.  
3600 Bee Creek Road  
Spicewood, Texas 78669

**TYPE OF APPLICATION**

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

**PROPERTY**

SUBDIVISION NAME Centerpoint Meadows Subdivision Tax ID #: 79290  
ADDRESS OR GENERAL LOCATION Borchert Lane @ City Line Rd - 200 City Line Rd.  
LOCATED IN     CITY LIMITS     ETJ (COUNTY)     PDD  
TOTAL LAND AREA 25.7 ACRE(S)    PROPOSED NUMBER OF LOTS 123  
ZONING CLASSIFICATION(S) RHD (Residential High Density)  
PROPOSED USE OF LAND Single-Family Residential



# **SUBMITTAL REQUIREMENTS**

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

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

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – 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 Edward Moore

DATE 4 November 2020

PRINTED NAME Edward Moore, PE

TELEPHONE 512-442-0377

## PLAT APPROVAL PERIODS

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

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

## SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) N/A

REQUESTED VARIANCE(S) N/A

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 Walker

RECEIPT NUMBER 971273

DATE SUBMITTED 11/13/2020

CASE NUMBER FP-20-06

DATE APPLICATION IS DEEMED COMPLETE 11/18/2020

DATE NOTICES MAILED /

DATE NOTICE PUBLISHED /

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 11/13/2021

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

**UTILITY SERVICE FORM** K1 & K1K1

THIS FORM SHOULD BE COMPLETED BY REPRESENTATIVES OF EACH TYPE OF UTILITY LISTED 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 FOR EACH ACKNOWLEDGEMENT.

- 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.

NAME OF WATER SERVICE PROVIDER City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) "A"

COMMENTS/CONDITIONS There is an existing 12" P.V.C. water main located of the east side of City Line Road.

SIGNATURE OF WATER UTILITY OFFICIAL Sean Kelly

**CITY OF LOCKHART WASTEWATER UTILITY**

APPLICABLE UTILITY SERVICE CODE(S) "A"

COMMENTS/CONDITIONS The depth of the manhole on the northwest corner of City Line Road and Borchert Lane is 6.96'. There is no wastewater main on City Line Road in front of this proposed subdivision.

SIGNATURE OF WASTEWATER UTILITY OFFICIAL Sean Kelly

**TEXAS GAS SERVICE GAS COMPANY**

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

COMMENTS/CONDITIONS \_\_\_\_\_

SIGNATURE OF GAS UTILITY OFFICIAL \_\_\_\_\_

NAME OF ELECTRIC SERVICE PROVIDER \_\_\_\_\_

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

COMMENTS/CONDITIONS (Indicate if underground) \_\_\_\_\_

SIGNATURE OF ELECTRIC UTILITY OFFICIAL \_\_\_\_\_

**UTILITY SERVICE FORM** *GAS*

THIS FORM SHOULD BE COMPLETED BY REPRESENTATIVES OF EACH TYPE OF UTILITY LISTED 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 FOR EACH ACKNOWLEDGEMENT.

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NAME OF **WATER SERVICE** PROVIDER \_\_\_\_\_

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

COMMENTS/CONDITIONS \_\_\_\_\_

SIGNATURE OF WATER UTILITY OFFICIAL \_\_\_\_\_

CITY OF LOCKHART **WASTEWATER U TILITY**

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

COMMENTS/CONDITIONS \_\_\_\_\_

SIGNATURE OF WASTEWATER UTILITY OFFICIAL \_\_\_\_\_

TEXAS GAS SERVICE **GAS COMPANY**

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

COMMENTS/CONDITIONS Gas service can be made available. Customer is responsible for all installation costs.

SIGNATURE OF GAS UTILITY OFFICIAL *Kimberly Carter* \_\_\_\_\_

NAME OF **ELECTRIC SERVICE** PROVIDER \_\_\_\_\_

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

COMMENTS/CONDITIONS (Indicate if underground) \_\_\_\_\_

SIGNATURE OF ELECTRIC UTILITY OFFICIAL \_\_\_\_\_

**UTILITY SERVICE FORM** BLUEBONNET ELECTRIC

THIS FORM SHOULD BE COMPLETED BY REPRESENTATIVES OF EACH TYPE OF UTILITY LISTED 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 FOR EACH ACKNOWLEDGEMENT.

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- D Additional easements are needed for the utility within the subject property.

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NAME OF **WATER SERVICE** PROVIDER \_\_\_\_\_  
APPLICABLE UTILITY SERVICE CODE(S) \_\_\_\_\_  
COMMENTS/CONDITIONS \_\_\_\_\_  
SIGNATURE OF WATER UTILITY OFFICIAL \_\_\_\_\_

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CITY OF LOCKHART **WASTEWATER U TILITY**  
APPLICABLE UTILITY SERVICE CODE(S) \_\_\_\_\_  
COMMENTS/CONDITIONS \_\_\_\_\_  
SIGNATURE OF WASTEWATER UTILITY OFFICIAL \_\_\_\_\_

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TEXAS GAS SERVICE **GAS COMPANY**  
APPLICABLE UTILITY SERVICE CODE(S) \_\_\_\_\_  
COMMENTS/CONDITIONS \_\_\_\_\_  
SIGNATURE OF GAS UTILITY OFFICIAL \_\_\_\_\_

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NAME OF **ELECTRIC SERVICE** PROVIDER Bluebonnet Electric Cooperative, Inc.  
APPLICABLE UTILITY SERVICE CODE(S) C + D  
COMMENTS/CONDITIONS (Indicate if underground) \_\_\_\_\_  
SIGNATURE OF ELECTRIC UTILITY OFFICIAL Rodney Gerik