

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, September 8, 2021
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the August 25, 2021, meeting.
4. SUP-21-06. Hold a PUBLIC HEARING and consider a request by Lockhart Land Group, LLC, for a **Specific Use Permit** to allow an *MF-2 Residential Development Type* consisting of apartments over 12 units per acre on 8.97 acres in the Cornelius Crenshaw Byrd Survey, Abstract No. 68, zoned RHD Residential High Density District and located at 1911 West San Antonio Street (SH142).
5. SUP-21-07. Hold a PUBLIC HEARING and consider a request by Mac Jones of Estage Multifamily, on behalf of Chris Bancroft of Texas Multifamily Capital, LLC, for a **Specific Use Permit** to allow an *MF-2 Residential Development Type* consisting of apartments over 12 units per acre on 34.487 acres in the Francis Berry Survey, Abstract No. 2, zoned RHD Residential High Density District and located at 400 State Park Road (FM 20).
6. PP-21-04. Consider a request by Matt Synatschk of Carlson, Brigance & Doering, Inc., on behalf of Ranch Road Hansford, LLC, for approval of a **Preliminary Plat** and **Subdivision Development Plan for Hansford Subdivision** consisting of 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and located at 1701 West San Antonio Street (SH 142).
7. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
8. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:30 PM on the 2nd day of September, 2021.

**City of Lockhart
Planning and Zoning Commission
August 25, 2021**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Bradley Lingvai, Ron Peterson, Phil McBride, Chris St. Leger, Rick Arnic

Member Absent: None

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

Visitors/Citizens Addressing the Commission: Christina Black, Keith Schauer

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 August 11, 2021, meeting.

Commissioner Oliva moved to approve the August 11, 2021, minutes. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

4. ZC-21-11. Hold PUBLIC HEARING and consider a request by Berk RE, LLC, on behalf of Terry Black for a Zoning Change from RLD Residential Low Density District to CHB Commercial Heavy Business District on 1.022 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 900 North Colorado Street (US 183).

Dan Gibson explained that the applicant purchased the subject property so that he can utilize it for a new business that is planned for the adjoining property at 900 North Colorado Street. The proposed CHB zoning classification is consistent with the existing CHB zoning of the adjacent property. He reviewed the zoning classifications and existing land uses in the surrounding area. Mr. Gibson reported that one owner of a residential lot within 200 feet called to inquire about what the land being rezoned was going to be used for, and said that she had heard that it was going to be a barbeque restaurant. She objected to that because of the potential for smoke and odors that would not be welcome on her property.

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

Christina Black, of 1516 Paint Brush Drive, said that she was representing Terry Black, who recently bought the subject parcel. He wants both of the parcels to have the same zoning classification. They plan to expand their brand product line that they sell to grocery stores. The building for food processing and preparation must be separate from the restaurant, so they plan for it to be on the subject property, behind the restaurant. CHB is the only commercial zoning district that allows food processing and preparation, and it will require approval of a specific use permit in addition to the CHB zoning.

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 supports a recommendation for approval to City Council.

Commissioner Oliva moved to recommend approval of ZC-21-11 to the City Council. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

5. FP-21-02. Consider a request by Keith Schauer, P.E., on behalf of Lennar Homes of Texas Land and Construction, LTD, for approval of a Final Plat for Summerside Subdivision, Section 4, consisting of 110 single-family residential lots on a total of 20.844 acres in the Esther Berry Survey, Abstract No. 1, zoned RMD Residential Medium Density District and located in the 2200 Block of South FM 1322.

Kevin Waller explained the location and proposed number of lots and streets in Summerside Subdivision, Section 4. He mentioned that there would be highway turning-lane improvements along South Colorado Street into the subdivision in accordance with the donation agreement with TxDOT, prior to the recording of the Section 4 plat. He said that the plat complies with all applicable standards.

Keith Schauer P.E., the project engineer, said that he was present to answer any questions that the Commission may have.

There were none.

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 of the final plat.

Commissioner Lingvai moved to approve FP-21-02. Commissioner St. Ledger seconded, and the motion passed by a vote of 7-0.

6. PP-21-02. Reconsider a request by David Speicher of Doucet & Associates for approval of a Preliminary Plat and Subdivision Development Plan for Lockhart Industrial Park III consisting of seven industrial lots and one stormwater detention lot on a total of 75.03 acres in the Esther Berry Survey, Abstract No. 1, zoned IL Industrial Light District and located at 500 FM 2720.

Mr. Waller explained that the Commission approved the Preliminary Plat and Subdivision Development Plan for Lockhart Industrial Park III on April 28, 2021, which at the time consisted of six industrial lots and two drainage lots to be served by two internal streets, DeWitt Street and Cahill Street. Since the time of the Commission's approval, staff discovered that the phase boundary between Sections One and Two were incorrectly depicted on the approved plat. Also, the applicant now proposes to change the functional classification of Lot 1, Block C from a drainage lot to an industrial lot, adjusting the phase boundary so that this lot is relocated from Section One to Section Two, and locating the full length of DeWitt Street within Section Two. In addition, Lot 4, Block C, which is the stormwater detention lot, would be enlarged. These revisions require reconsideration of the Preliminary Plat. He said that staff recommended approval.

Keith Schauer, P.E., the project engineer, said the changes were necessary due to drainage considerations.

Mr. Gibson said that he had questioned the removal of the detention lot from the first phase, and he called the city engineer to confirm that he had approved the proposed changes.

Commissioner McBride moved to approve PP-21-02. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

7. FP-21-05. Reconsider a request by David Speicher of Doucet & Associates for approval of a Final Plat for Lockhart Industrial Park III – Section One consisting of four industrial lots on 37.37 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned IL Industrial Light District and located at 500 FM 2720.

Mr. Waller explained that the Commission had approved the Final Plat for Lockhart Industrial Park III, Section One, on June 23, 2021, which consisted of four industrial lots and one drainage lot to be served by two internal streets. Revisions were necessary for consistency with the changes depicted on the revised Preliminary Plat, and they require reconsideration of the Final Plat for Section One. He mentioned that the revised engineering plans are currently being reviewed by the City Engineer, and are expected to be approved soon. Once the engineering plans are approved, the proposed development will comply with all applicable subdivision standards.

Mr. Schauer, P. E., the project engineer, said that he was present to answer any questions that the Commission may have.

There were none.

Chair Ruiz asked for the staff recommendation.

Mr. Waller said staff recommended approval of the final plat subject to receipt of a letter from the city engineer approving the subdivision construction plans.

Commissioner Oliva moved to approve FP-21-05, subject to staff's receipt of a letter from the city engineer approving the subdivision construction plans. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that the next regular meeting date is September 8th, and that there are cases for that agenda.

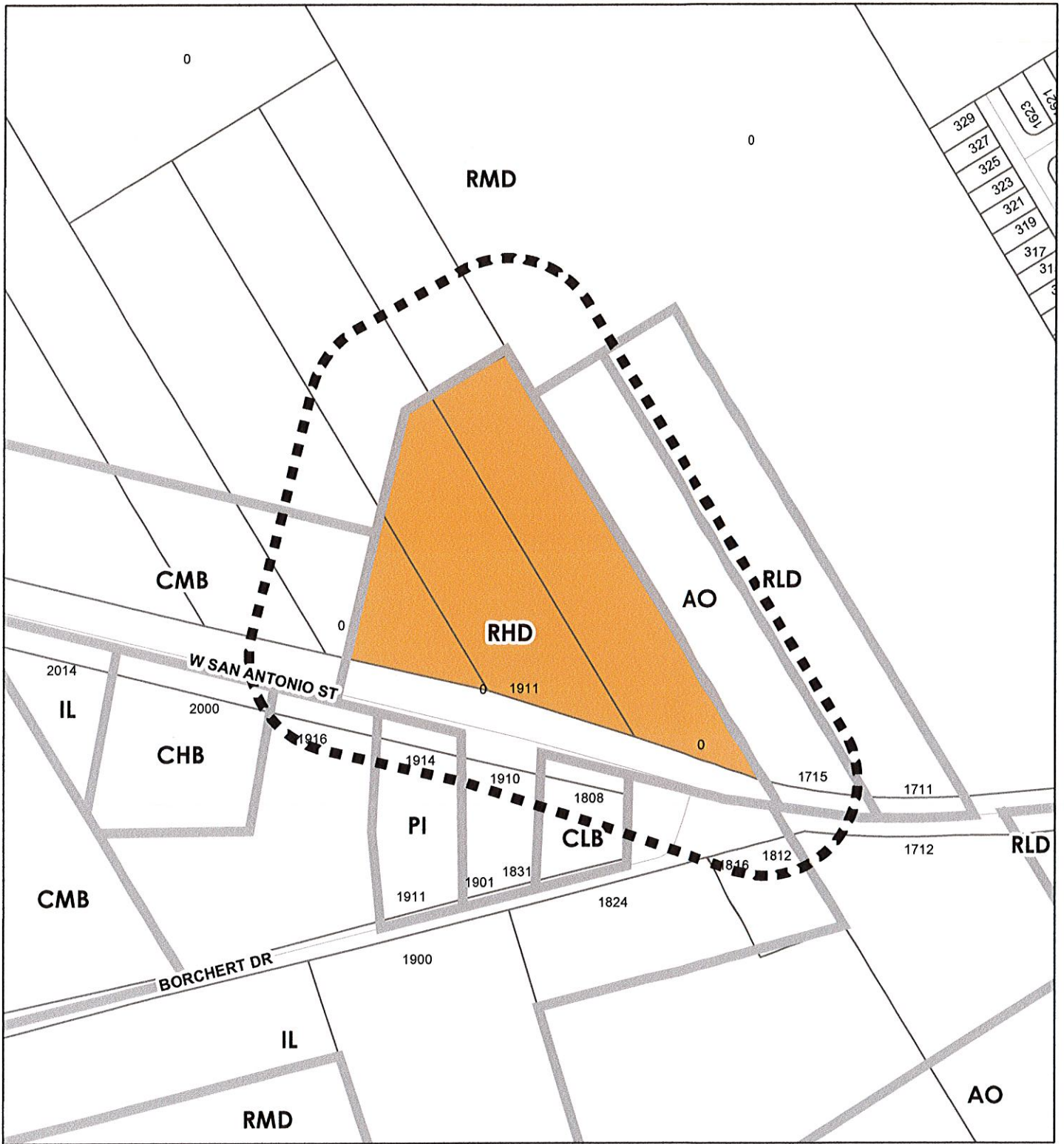
9. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:53 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair






SUP-21-06

1911 W SAN ANTONIO ST

MF-2 RESIDENTIAL DEVELOPMENT TYPE



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 300'

BORCHERT DR

W SAN ANTONIO ST

RICHLAND DR

MONTE VISTA DR

WINDRIDGE DR N

SHENANDOAH TRL

WEDGEWOOD



CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-21-06

REPORT DATE: September 2, 2021

PUBLIC HEARING DATE: September 8, 2021

APPLICANT'S REQUEST: MF-2 Residential Development Type

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None other than as depicted on the site plan

BACKGROUND DATA

APPLICANT(S): Lockhart Land Group, LLC

OWNER(S): Same

SITE LOCATION: 1911 West San Antonio Street (SH-142)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 8.97 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: RHD Residential High Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property was rezoned to RHD on June 15th this year, with the intended use being multifamily residential. The proposed site plan contains a total of 120 dwelling units, which equates to 13.38 units per acre on the 8.97-acre area zoned RHD. The RHD district allows up to 12 units per acre, which is the MF-1 Residential Development Type, by-right. Over 12 units per acre up to 24 units per acre is the MF-2 Residential Development Type, which is allowed only upon approval of a Specific Use Permit.

NEIGHBORHOOD COMPATIBILITY: There is a mixture of commercial, public, and multifamily residential uses on the south side of West San Antonio Street. The areas abutting the subject property on the west and north sides, and most of the east side, are vacant with the exception of two houses adjacent to the east. Abutting zoning classifications include CMB, RMD, and AO, so an apartment development on the low end of the high density range would not be considered incompatible.

COMPLIANCE WITH STANDARDS: The driveways will comply with TxDOT standards. Off-street parking and building setbacks, etc., will meet City standards. The site plan shows a generous amount of recreational facilities for the residents.

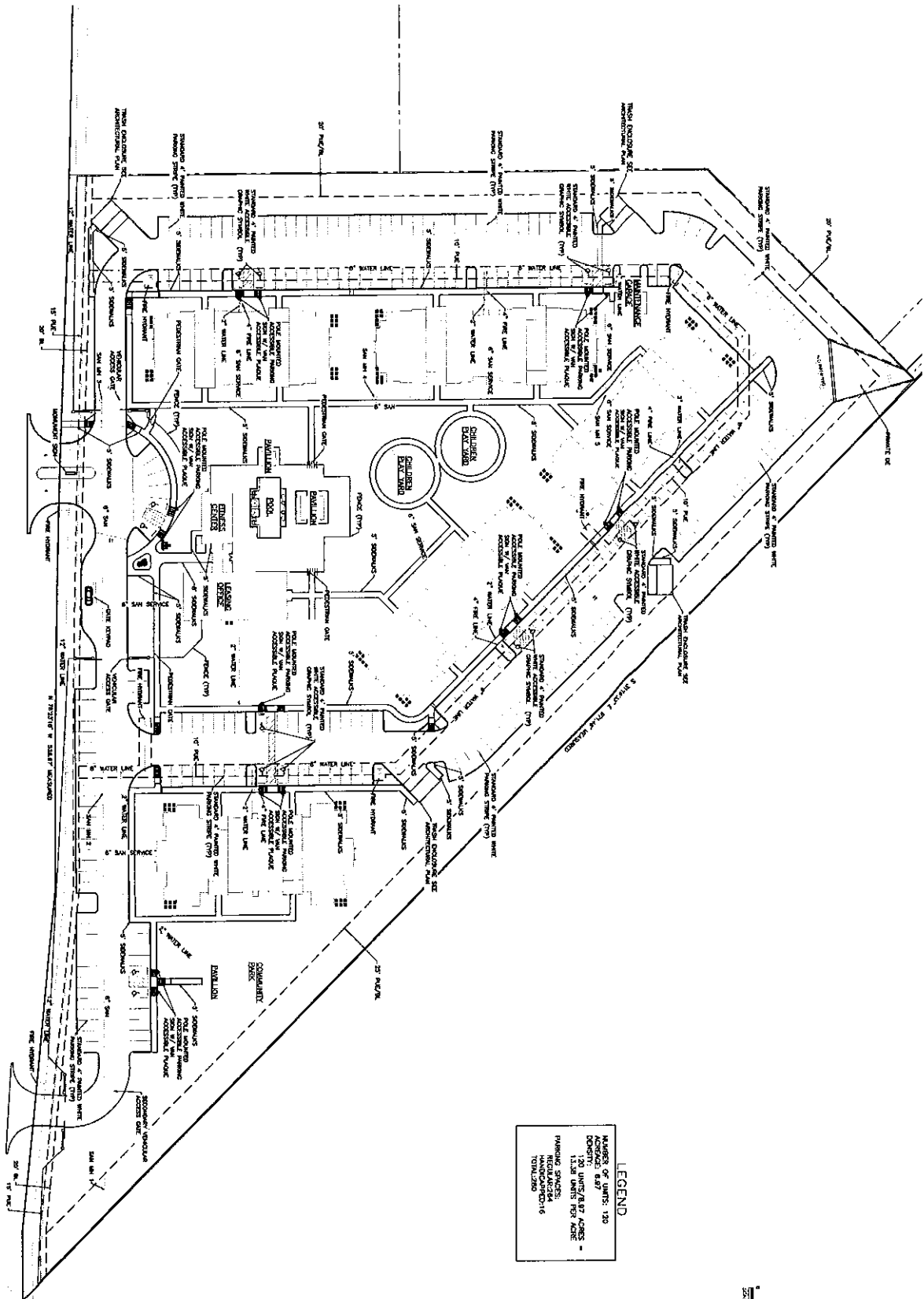
ADEQUACY OF INFRASTRUCTURE: Adequate utilities will be provided for the entire new Lockhart Farms subdivision, of which this property is a part. A preliminary plat has been submitted and is currently undergoing review. Vehicular access to this site will be from West San Antonio Street.

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

STAFF RECOMMENDATION: Approval. The proposed 13.38 units per acre density that requires the SUP is a very small increase over the 12-units per acre limit of the MF-1 Residential Development Type that would not require approval of an SUP.

BLEYL ENGINEERING

BLEYL ENGINEERING



LEGEND

NUMBER OF UNITS: 130
 APPROX: 8.87
 130 UNITS/8.87 ACRES =
 14.8 UNITS PER ACRE
 HARKING SPACES:
 HANDICAPPED: 16
 TOTAL: 280

DESIGN DATE	DATE	TITLE
08/16/2021	08/16/2021	LOCKHART FARMS PHASE 1
PROJECT NO.	NO.	NO.
11220012839	000000RT	780015141
SHEET NO.	OF	TOTAL
13	OF	132

SITE PLAN
LOCKHART FARMS
PHASE 1
 LOCKHART, TX

BLEYL ENGINEERING
 PLANNING • DESIGN • MANAGEMENT
 1722 Broadmoor, Suite 210, Bryan, TX 77802
 Texas Firm Registration No. F-678
 Tel. 979-268-1125 Fax 979-260-3849
 www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

PREPARED FOR:

BRAZOS TRACE
 1722 BROADMOOR DR
 SUITE 212
 BRYAN, TX 77802

NO.	DATE	BY	APP	COMMENT

NO.	DATE	BY	APP	COMMENT

SPECIFIC USE PERMIT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANT/OWNER

APPLICANT NAME Lockhart Land Group, LLC
DAY-TIME TELEPHONE 979-255-2407
E-MAIL paull@brazostrace.com

ADDRESS 1722 Broadmoor
Suite 220
Bryan, Texas 77802

OWNER NAME Lockhart Land Group, LLC
DAY-TIME TELEPHONE 979-255-2407
E-MAIL paull@brazostrace.com

ADDRESS 1722 Broadmoor
Suite 220
Bryan, Texas 77802

PROPERTY

ADDRESS OR GENERAL LOCATION 1911 W. San Antonio St. Cornelius Crenshaw Survey, Abstract 68

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 8.97 ACRE(S) ZONING CLASSIFICATION RHD

EXISTING USE OF LAND AND/OR BUILDING(S) 0 Vacant land

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Multifamily-2 development in RHD

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.

5 24-unit residential buildings (120 total units - 119,352 total SF);
clubhouse & leasing office (3,596sf), fitness/mail room (1,062sf),
pool pavilion (400sf), community pavilion (331sf), dog park w/
pavilion, 2 playgrounds, swimming pool, and athletic court

Density is 13.38 units/acre

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.

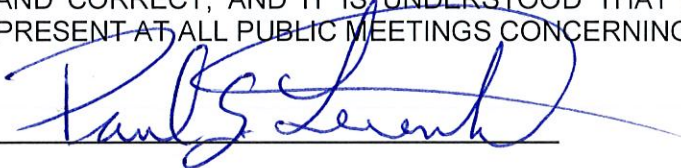
SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, 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 \$ 330.00 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

8/17/21

OFFICE USE ONLY

ACCEPTED BY

Don Gibson

RECEIPT NUMBER

1024/69

DATE SUBMITTED

8-17-21

CASE NUMBER SUP -

21 - 06

DATE NOTICES MAILED

8-23-2021

DATE NOTICE PUBLISHED

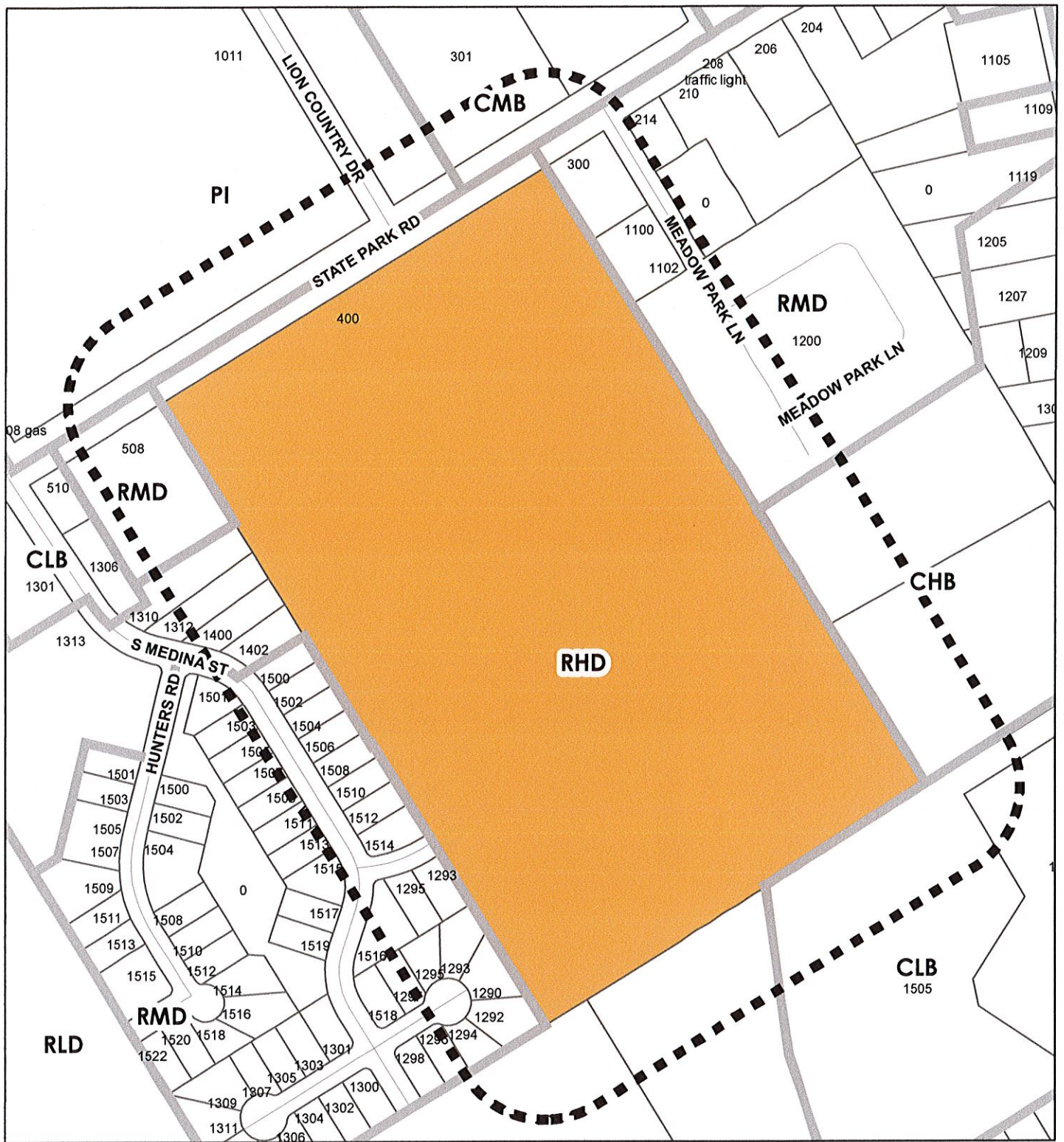
8-26-2021

PLANNING AND ZONING COMMISSION MEETING DATE

9-8-21

DECISION _____

CONDITIONS _____



SUP-21-07

400 STATE PARK RD

MF-2 RESIDENTIAL DEVELOPMENT TYPE

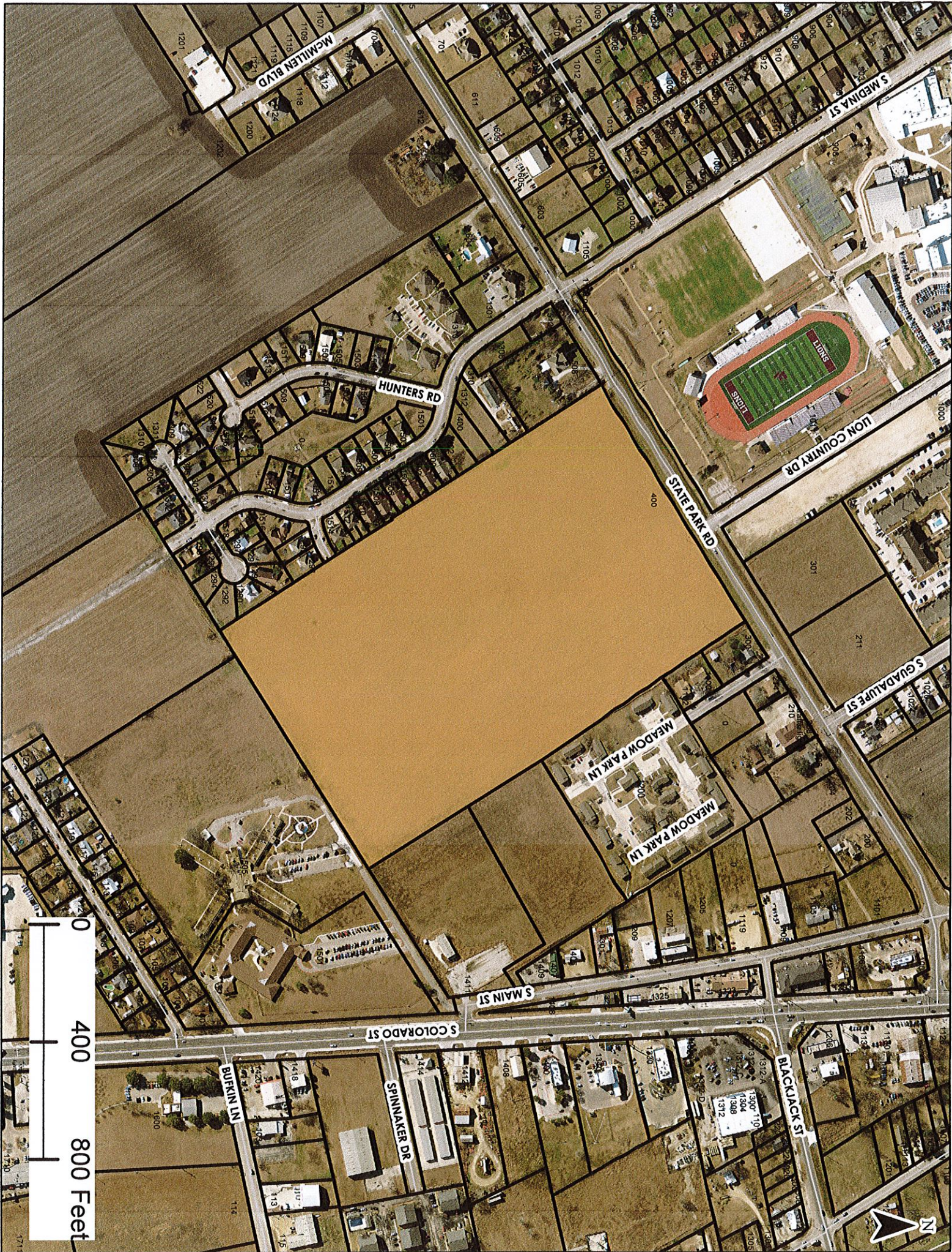


 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 300'



McMILLEN BLVD

S MEDINA ST

HUNTERS RD

STATE PARK DR

LION COUNTRY DR

MEADOW PARK LN

MEADOW PARK LN

S GUADALUPE ST

S MAIN ST

S COLORADO ST

SPINNERAKER DR

BUIKIN LN

BLACKJACK ST

0 400 800 Feet



CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-21-07

REPORT DATE: September 2, 2021

PUBLIC HEARING DATE: September 8, 2021

APPLICANT'S REQUEST: MF-2 Residential Development Type

STAFF RECOMMENDATION: ***Approval, unless there is substantial public opposition.***

SUGGESTED CONDITIONS: None other than as depicted on the site plan

BACKGROUND DATA

APPLICANT(S): Mac Jones / Estage Multifamily

OWNER(S): Chris Bancroft / Texas Multifamily Capital, LLC

SITE LOCATION: 400 State Park Road (FM 20)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 34.487 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: RHD Residential High Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property was rezoned to RHD on September 19, 2017, with the intended use being multifamily residential. The applicant proposes to develop the property in two phases, with this SUP being for a 9.21-acre phase containing a total of 216 dwelling units. That equates to 23.45 units per acre. The RHD district allows up to 12 units per acre, which is the MF-1 Residential Development Type, by-right. Over 12 units per acre up to 24 units per acre is the MF-2 Residential Development Type, which is allowed only upon approval of a Specific Use Permit. The proposed density in this case is near the upper limit of 24 units per acre.

NEIGHBORHOOD COMPATIBILITY: State Park Road and the Lockhart High School property are north of the subject site, and a residential neighborhood consisting of single-family and duplex dwellings abuts to the west. The remainder of the property immediately to the east and south is the remaining phase that is under the same ownership as the proposed apartment complex. Abutting zoning classifications include RMD, RHD, CMB, and CHB, so a high intensity residential use would not necessarily be considered incompatible. Although there will be a noticeable change in residential density between the proposed apartment complex and the abutting Hunter's Pointe subdivision, which has a much lower density, the multifamily development will be required to construct a minimum six-foot tall fence or wall as a buffer along the mutual property line. The proposed development will include an extension of Harper's Trail connecting to an extension of Lion Country Drive, but it is expected that most of the traffic generated by the development will likely use Lion Country Drive to State Park Road because it is the most direct route to major destinations.

COMPLIANCE WITH STANDARDS: The Harper's Trail and Lion Country Drive extensions shown on the site plan are in accordance with the requirements of the subdivision regulations. The north end of the proposed MF-2 development area is curved to accommodate the future realignment of State Park Road to ultimately connect directly to Blackjack Street so that FM 20 will be continuous, as shown on the City's thoroughfare plan. Off-street parking and building setbacks, etc., will meet City standards.

ADEQUACY OF INFRASTRUCTURE: Adequate utilities are available. Vehicular access to this site will be from the proposed extensions of Lion Country Drive and Harpers Trail.

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

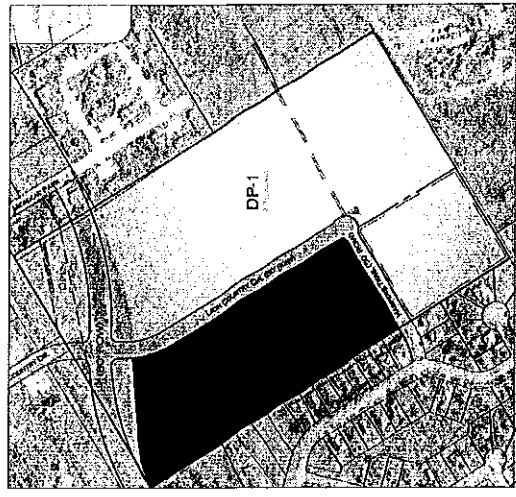
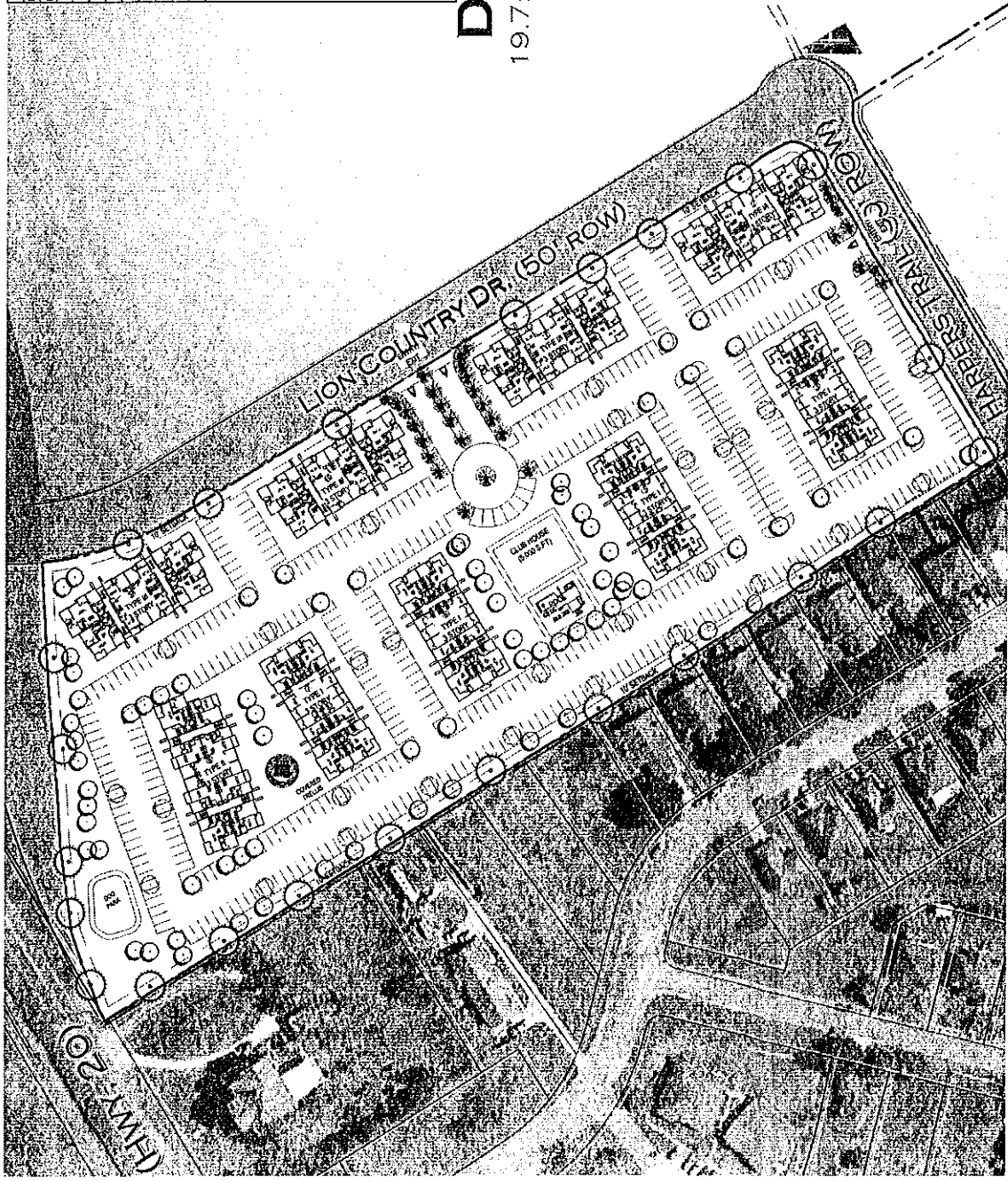
STAFF RECOMMENDATION: Approval, unless there is substantial opposition expressed by owners of property in the surrounding area. If there are objections due to the higher density of the proposed development, the Commission has the option to approve the SUP with a condition that the density be reduced to something less than the 23.45 units per acre, but still greater than 12 units per acre. A density of 12 units per acres or less would not require approval of an SUP.

LOCKHART SITE				ESTAGE		2021304
UNITS TABULATION - 3 STORY BREEZEWAY						80121
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-BW	1b/1f1a	655	48	22%	31,440	47%
A2-BW	1b/1f1a	731	48	22%	35,088	
A3-BW	1b/1f1a	785	6	3%	4,710	
B1-BW	2a/2f2a	1,050	48	22%	50,400	
B2-BW	2a/2f2a	1,050	12	6%	12,600	42%
B3-BW	2a/2f2a	1,130	30	14%	33,900	
C1-BW	3a/3f3a	1,320	24	11%	31,680	11%
TOTALS					216	199,818
UNIT AVERAGE NET SF:				925		

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AN SPACE. IT DOES NOT INCLUDE PATIO, BALCONY, PATIO/BALCONY STORAGE.

PROJECT DATA
 UNIT AVERAGE NET SF: 925 SF
 ACREAGE: 9.21 GROSS ACRES
 DENSITY: 23 UNITS/ACRE
 PARKING:
 REQUIRED: 486 SPACES (7.25 SPACES)
 PROVIDED: 487 SPACES
 SURFACE PARKING: 497 SURFACE SPACES
 2,30 SPACES/UNIT

DP-
19.7 ± ACF



SCALE: 1" = 70'-0" (24" X 36" SHEET)
 0 70' 140' 280'

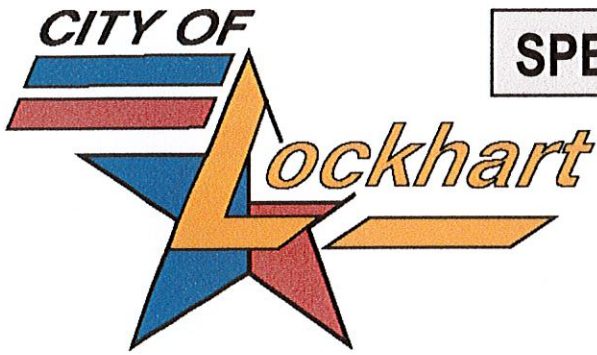
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.707.8638 | www.humphreys.com

ESTAGE MULTIFAMILY

ARCHITECTURAL SITE PLAN
 SCHEME 04
 August 31, 2021



SP04
 LOCKHART SITE
 Lockhart, TX
 HP# 21004



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 MAC JONES
DAY-TIME TELEPHONE (512) 469-5980
E-MAIL MJONES@ESTAGEPM.COM

ADDRESS 4611 BEE CAVE ROAD
SUITE 108
AUSTIN, TEXAS 78746

OWNER NAME CHRIS BANCROFT
DAY-TIME TELEPHONE 512-705-0212
E-MAIL CHRIS.B@TEXASMFC.COM

ADDRESS 1515 S. CAPITAL OF TEXAS HWY
SUITE 405
AUSTIN, TX 78746

PROPERTY

ADDRESS OR GENERAL LOCATION 400 STATE PARK ROAD
LEGAL DESCRIPTION (IF PLATTED) PLEASE SEE ATTACHED METES AND BOUNDS
SIZE 34.487 ACRE(S) ZONING CLASSIFICATION RHD
EXISTING USE OF LAND AND/OR BUILDING(S) AGRICULTURAL

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT MULTIFAMILY MF-2 Development Type

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.
PLEASE SEE THE ATTACHED SITE PLAN

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 \$ 840 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 8/17/2021

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01024378

DATE SUBMITTED 8-18-21

CASE NUMBER SUP - 21 - 07

DATE NOTICES MAILED 8-24-2021

DATE NOTICE PUBLISHED 8-24-2021

PLANNING AND ZONING COMMISSION MEETING DATE 9-8-21

DECISION _____

CONDITIONS _____



September 02, 2021

Mac Jones, President/CEO
Estage Multifamily
4611 Bee Cave Road Suite 108
Austin, TX 78746

RE: Authorization to Act as Agent


Dear Mac,

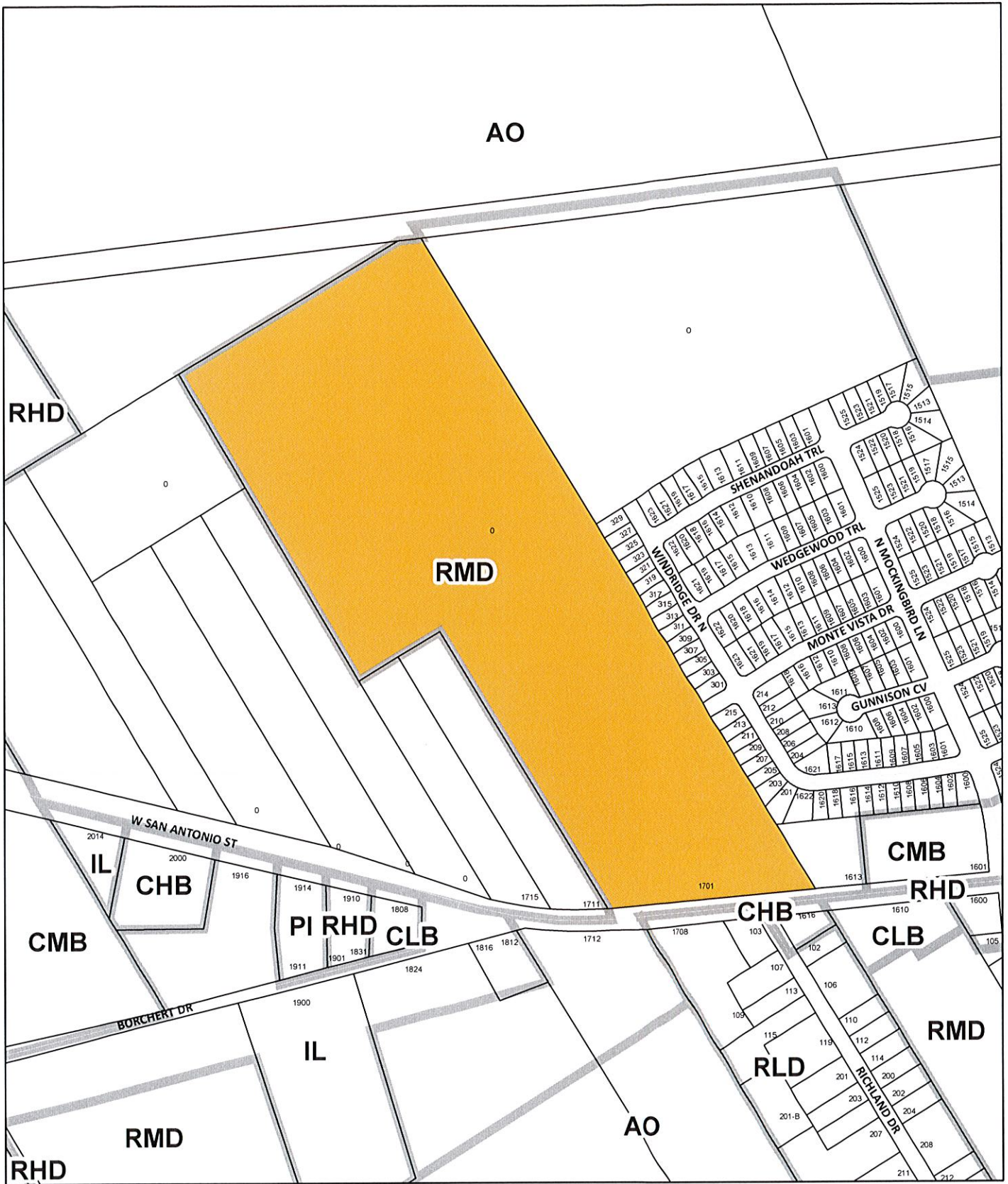
Please use this letter as evidence that Texas Multifamily Capital, LLC, gives Estage Multifamily the authorization to act as agent on its behalf for the Estage Lockhart project at 400 State Park Road, Lockhart, TX 78644

Please let me know if you need anything else in this regard.

Sincerely,

Texas Multifamily Capital

By: 
Name: Chris Bancroft
Title: Principal



PP-21-04

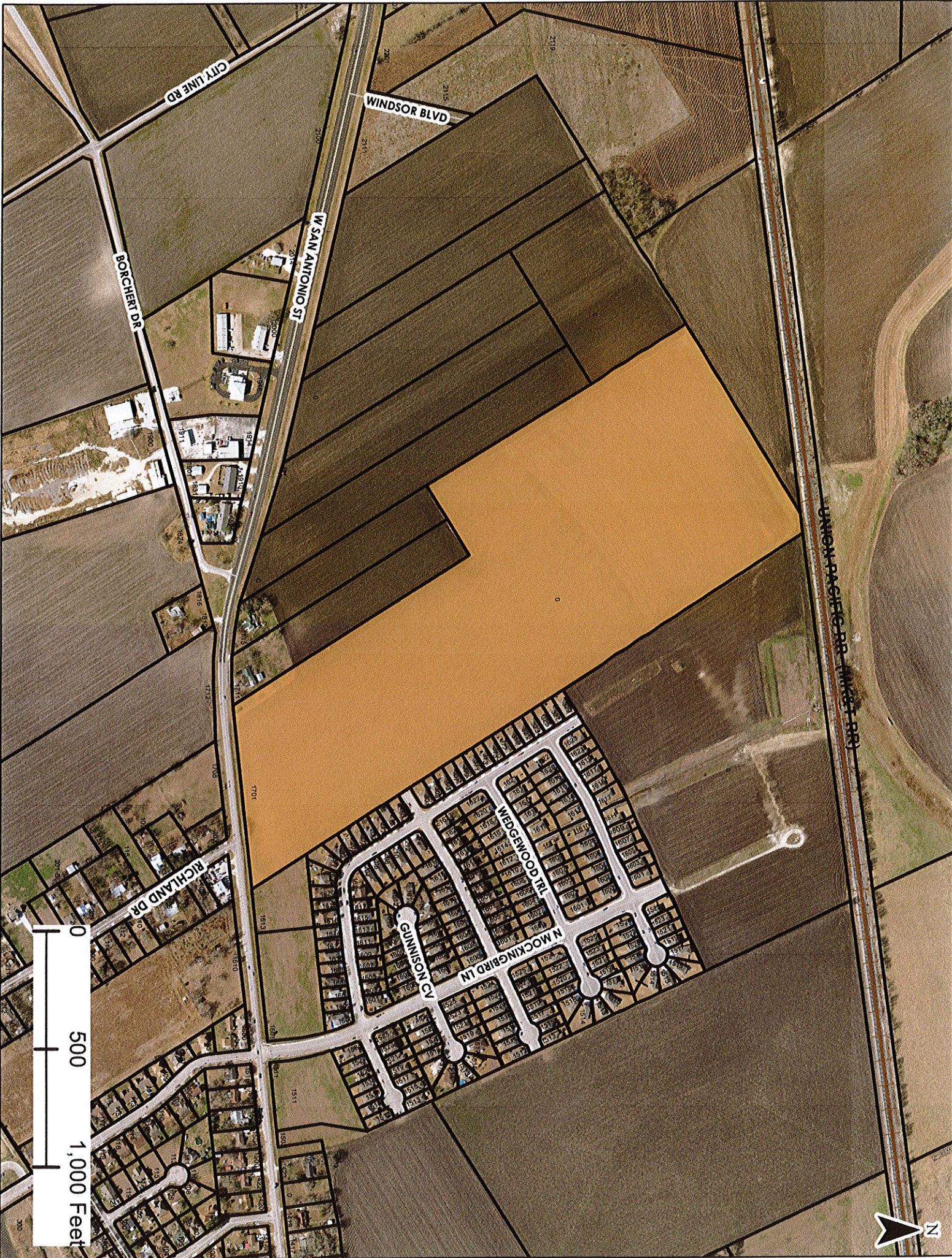
HANSFORD SUBDIVISION

1701 W SAN ANTONIO ST



scale 1" = 500'

 Subject Property



CITY LINE RD

WINDSOR BLVD

W SAN ANTONIO ST

BORCHERT DR

RICHLAND DR

UNION PACIFIC RR (AKA RR)

WEDGEWOOD TRL

N MOCKINGBIRD LN

GUNPOWDER CV

0 500 1,000 Feet



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: September 1, 2021
PLANNING & ZONING COMMISSION DATE: September 8, 2021
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: PP-21-04

BACKGROUND DATA

APPLICANT: Matt Synatschk, Carlson, Brigance & Doering, Inc.
ENGINEER: Charles Brigance Jr., P.E., Carlson, Brigance & Doering, Inc.
SURVEYOR: Aaron Thomason, P.L.S., Carlson, Brigance & Doering, Inc.
OWNER: Ranch Road Hansford, LLC
SITE LOCATION: 1701 West San Antonio Street
PROPOSED SUBDIVISION NAME: **Hansford Subdivision**
SIZE OF PROPERTY: 50.745 acres
NUMBER OF LOTS: 206 single-family residential lots and 12 nonresidential lots consisting of a mixture of parkland, greenbelt, drainage, and landscape lots
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Hansford Subdivision Preliminary Plat and Subdivision Development Plan includes 206 proposed single-family residential lots and 12 nonresidential lots, to be developed in two sections. The nonresidential lots include one Parkland, Greenbelt, and Drainage Lot, four Landscape and Greenbelt Lots, one Community Park Lot, one Parkland and Greenbelt Lot, one Parkland and Drainage Lot, one Greenbelt and Drainage Lot, two Parkland Lots, and one Landscape Lot. Although the drainage and landscape lots do not count toward the required eight percent parkland dedication for this subdivision, the total parkland proposed will exceed the eight percent requirement by 1.095 acres. Within the two sections, eight new street rights-of-way are proposed. In addition, three existing streets will be extended into the development, including Windsor Boulevard from the west, Monte Vista Drive from Windridge Addition to the east, and Richland Drive from Cleveland Addition to the south and across West San Antonio Street. The Windsor Boulevard extension will generally follow the future collector street alignment through the property shown on the Lockhart 2020 Thoroughfare Plan Map. A six-foot wide concrete greenbelt trail is shown on the plat drawing that follows Richland Drive from Block B to the proposed community park in Block J, continuing through the northern half of the development and ultimately terminating at the northwest corner of the subject property. Sidewalks are proposed on both sides of all internal streets, except for that portion of Richland Drive where a sidewalk is located on one side and the greenbelt trail on the other. The subdivision will be served by a 5.9-acre joint detention area on the adjacent property to the north, which will be shared with the proposed Lockhart Farms subdivision currently under review to the west.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the east by both developed and undeveloped sections of the Windridge Addition subdivision. The abutting properties to the south, across West San Antonio Street, include one single-family residential lot, an undeveloped property, and a commercial property containing Angel's Auto Service. The properties to the west include those in residential and agricultural use, including the proposed Lockhart Farms subdivision. The property to the north includes the proposed joint detention area on the Lockhart Farms property. The greatest impact of the proposed development would be increased traffic on abutting West San Antonio Street. However, the proposed subdivision at build-out will provide connectivity to Windridge Addition via Monte Vista Drive, and to future sections of Windridge Addition via Windsor Boulevard and Red-Chinned Drive. The subdivision will also connect to the future Lockhart Farms via Windsor Boulevard. According to the applicant, TxDOT is currently reviewing the submitted Traffic Impact Analysis and has indicated that a left-turn lane into the development from West San Antonio Street, as well as a deceleration/right-turn lane, may be required. Any turning lane improvements required by TxDOT at the Richland Drive intersection with West San Antonio Street must be constructed with the subdivision improvements of either Section One or Section Two, as prescribed by TxDOT.

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

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

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME Aaron Thomason
DAY-TIME TELEPHONE (512) 280-5160
E-MAIL aaron@cbdeng.com

ADDRESS 5501 West William Cannon
Austin, TX 78749

ENGINEER NAME Charles Brigance Jr., PE
DAY-TIME TELEPHONE (512) 280-5160
E-MAIL charlesbrigance@cbdeng.com

ADDRESS 5501 West William Cannon
Austin, TX 78749

OWNER NAME Ranch Road Hansford, LLC
DAY-TIME TELEPHONE (949) 680-5494
E-MAIL _____

ADDRESS 3951 Highway 71, Building A
Bastrop, TX 78602

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Hansford Subdivison ↓ 1701 W. San Antonio St.
ADDRESS OR GENERAL LOCATION North of the intersection of W. San Antonio Street (SH 142) and Richland Drive
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 50.745 ACRE(S) PROPOSED NUMBER OF LOTS 218
ZONING CLASSIFICATION(S) Residential Medium Density (RMD)
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 *Matt Synatsch*

DATE 7/6/21

PRINTED NAME Matt Synatsch

TELEPHONE 512-280-5160

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER 01016570

DATE SUBMITTED 7/9/21

CASE NUMBER PP 21-04

DATE APPLICATION IS DEEMED COMPLETE 7/20/21

DATE NOTICES MAILED /

DATE NOTICE PUBLISHED /

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 9/8/21

DECISION _____

CONDITIONS _____