

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, August 24, 2022
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 10, 2022, meeting.
4. ZC-22-20. Hold a PUBLIC HEARING and consider a request by Brad Laughlin on behalf of Garden Gate Holdings of Lockhart, LLC, for a **Zoning Change** from *RMD Residential Medium Density District* to *RHD Residential High Density District* on a total of 0.707-acre consisting of Lots 5 and 6, Block 2, and Part of Block 3, Reed's Addition, including a segment of a 15-foot wide alley between Blocks 2 and 3, located at 200 South Rio Grande Street and 203 Concho Street.
5. Hold a PUBLIC HEARING and consider a **Text Amendment** in *Chapter 64 "Zoning", Appendix I "Specific Requirements For Residential Development Types"*, to delete the last sentence in the *Remarks* column for the PH-1 and PH-2 development types so that patio homes will be allowed on lots created after the date of adoption of Ordinance No. 90-30 as well as on lots existing prior to that date. [**Withdrawn**]
6. FP-22-04. Consider a request by Matt Synatschk on behalf of Ranch Road Hansford, LLC, for approval of a **Final Plat** for *Hansford Subdivision, Phase 1*, consisting of 29.269 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District, and located at 1701 West San Antonio Street (SH142).
7. FP-22-05. Continue consideration of a request by Adair Rucker for approval of a **Final Plat** for *Rucker Acres Addition*, consisting of 22.848 acres in the Francis Berry Survey, Abstract No. 2, located at 3422 Westwood Road (County Road 215) in the Lockhart Extraterritorial Jurisdiction; including **Variiances** to Chapter 52, "Subdivision Regulations" waiving the requirement in *Section 52-77(b) for construction of a public sidewalk* along the abutting street (Westwood Road) designated as a future arterial street, waiving the requirements in *Sections 52-112(a)(2) and 52-113(a)(2) to dedicate or pay a fee in lieu of dedication of parkland* for a residential subdivision, and waiving the requirement in *Section 52-141(a) that public improvements be designed and constructed in accordance with City's construction standards* (specifically the minimum water flow standard for fire hydrants). [**Tabled August 10th**]
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 3:00 PM on the 18th day of August, 2022.

**City of Lockhart
Planning and Zoning Commission
August 10, 2022**

MINUTES

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

Member Absent: Rick Arnic

Staff Present: Christine Banda, Kevin Waller, David Fowler

Visitors/Citizens Addressing the Commission:

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 July 27, 2022, meeting.

Commissioner Oliva moved to approve the July 27, 2022, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. FP-22-04. Continue a request by Paul Leventis on behalf of Lockhart Land Group, LLC, for approval of a Final Plat for Lockhart Farms Addition, Phase 2, consisting of 36.18 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and CMB Commercial Medium Business District, and located in the 2000 block of West San Antonio Street (SH 142).

Kevin Waller stated that the final plat of Phase 1 was conditionally approved in November 2021. The subject final plat was for Phase 2 of Lockhart Farms Addition. He described the plat as 147 single-family residential lots and two commercial lots located on West San Antonio Street. Both Windsor Boulevard and Mesquite Street will have sidewalks on both sides of the street. The extension of Windsor Boulevard will continue through the subdivision. Parkland would be provided within the regional detention pond location that would be utilized by both Lockhart Farms and The Stanton Development. Lockhart Farms would pay a fee in lieu of the parkland requirement because the park would be privately owned and maintained. The applicant proposes a playscape in the private park area but there was not a note stating that on the final plat.

Chair Ruiz asked if they could add a note on the final plat regarding the playscape.

Mr. Waller replied that it can be a condition added to the plat.

Chair Ruiz asked if the applicant would like to speak.

Paul Leventis, the applicant, of 9007 Sandstone Drive in College Station, was present to answer any questions.

Chair Ruiz asked if he could confirm that park improvements would be located in the detention area.

Mr. Leventis explained that the park improvements would be included in the site plan submission for The Stanton apartments. He stated they plan to make the pond bigger and provide a walking trail around the pond.

Chair Ruiz asked if the applicant could add a note on the final plat regarding the park improvements.

Mr. Leventis replied they would add a note on the final plat.

Joel Pollack, of 19240 Redland Road in San Antonio, said he is a partner with Lockhart Farms and helps to provide playscapes for other developments in and around Texas. They are usually valued at \$30,000-\$45,000. All playscapes would be ADA compliant.

Commissioner Oliva asked who owned the detention area.

Mr. Pollack replied that Lockhart Farms is the sole owner, but it will be shared with two other developments. The HOA will oversee maintaining the area.

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

Mr. Waller recommended approval, subject to the condition of adding a note about a playscape for the parkland area.

Commissioner Oliva moved to approve FP-22-04. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

5. FP-22-05. Consider a request by Adair Rucker for approval of a Final Plat for Rucker Acres Addition, consisting of 22.848 acres in the Francis Berry Survey, Abstract NO. 2, located at 3244 Westwood Road (County Road 215) in the Lockhart Extraterritorial Jurisdiction; including Variances to Chapter 52, "Subdivision Regulations" waiving the requirement in Section 52-77(b) for construction of a public sidewalk along the abutting street (Westwood Road) designated as a future arterial street, waiving the requirements in Sections 52-112(a)(2) and 52-113(a)(2) to dedicate or pay a fee in lieu of dedication of parkland for a residential subdivision, and waiving the requirement in Section 52-141(a) that public improvements be designed and constructed in accordance with City's construction standards (specifically the minimum water flow standard for fire hydrants).

Mr. Waller explained that the applicant, Mr. Rucker, would like to subdivide his 22.848-acre parcel to create a separate one-acre lot. The owner requested variances to the subdivision ordinance because of the location of the property in relation to the city limits. There are no existing sidewalks along Westwood Road, and the water lines are not adequate to meet City standards for fire suppression. The applicant also requested a variance from the parkland dedication and/or fee in lieu of parkland dedication requirement.

Chair Ruiz asked if the applicant would like to speak.

Adair Rucker of 3422 Westwood Road, called into the meeting to speak. He said he did not know it would be so difficult to subdivide his land. He stated he just wanted to sell an acre to a friend who would like to move from Houston to live near him. He stated he does not have the money for the fee, and that the city should obtain the parkland or fee in the future when the property is developed.

Chair Ruiz asked if there were any other speakers.

Linda Hinkle, the surveyor of the property, stated she had informed Mr. Rucker that he would have to go through the City's platting process, and that it would require variances. She reiterated that he only wanted to sell an acre to a friend, and that he is not looking to develop the remainder of his property. She said that a portion of the property along Westwood Road must be dedicated for future right-of-way, so they are already giving up property for future development of the road.

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

Mr. Waller recommended approval of the plat and the variances to the sidewalk and fire suppression, but recommended denial of the variance request for the parkland dedication or fee in lieu of dedication.

Following discussion between the Commission and Mr. Waller about the parkland variance and the exact fee required, the Commission determined they needed more information before making a decision.

Commissioner McBride moved to table FP-22-05 to the August 24, 2022, meeting. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

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

Mr. Waller stated that the next regular meeting date is August 24th and that there will items for that meeting's agenda.

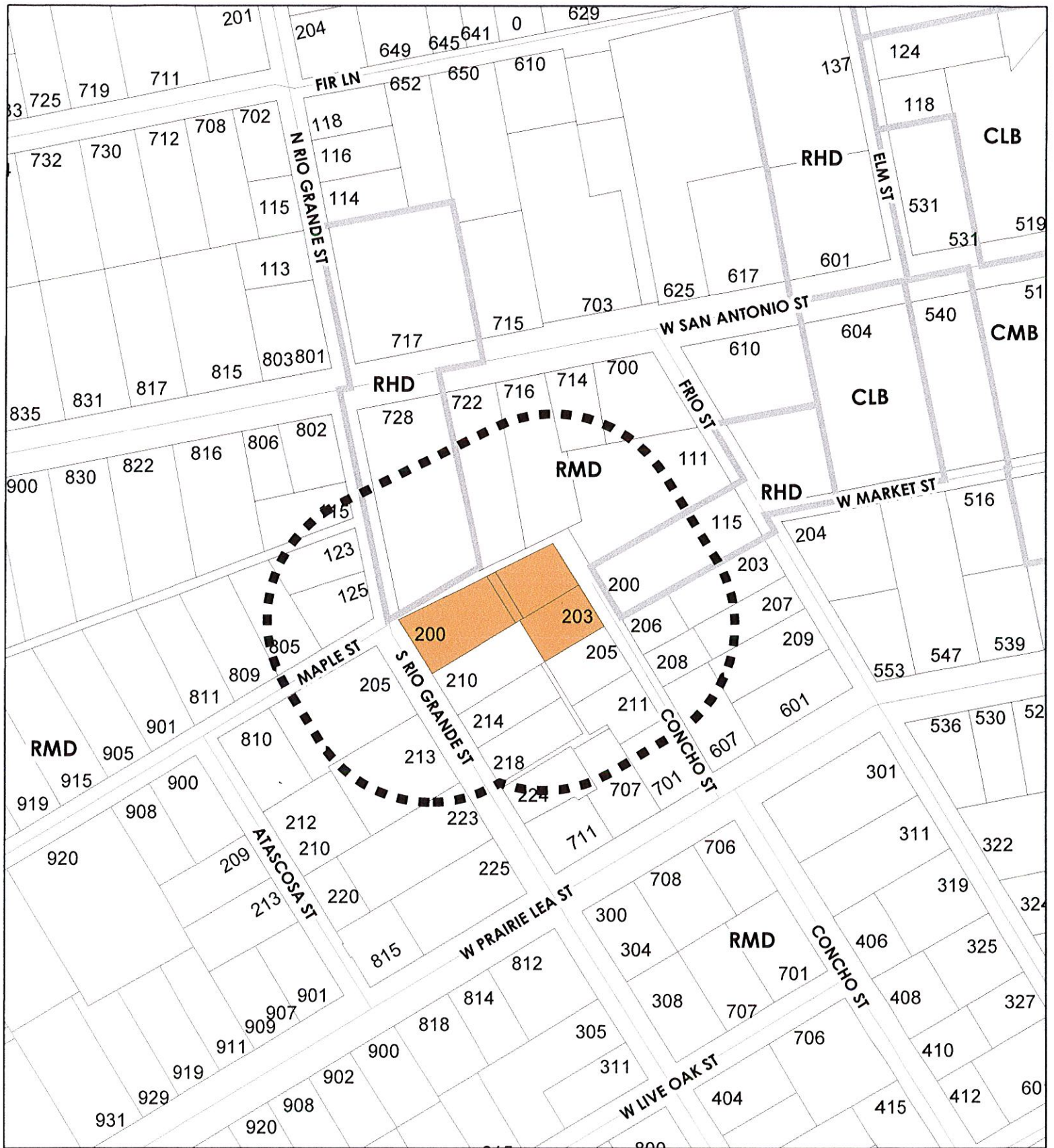
7. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner St. Ledger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:52 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-22-20

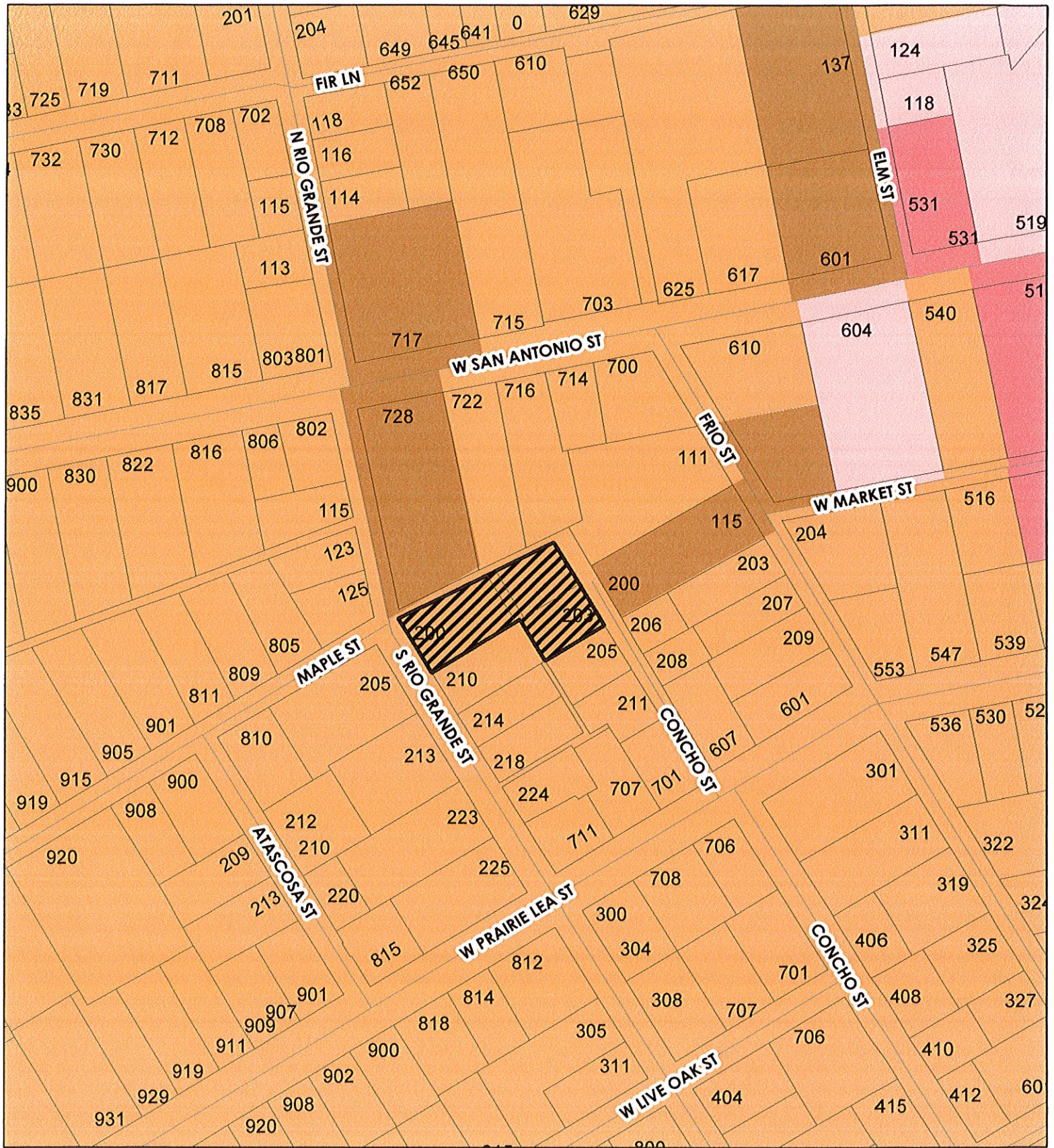
RMD TO RHD

200 S RIO GRANDE ST
& 203 CONCHO ST



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-22-20

RMD TO RHD

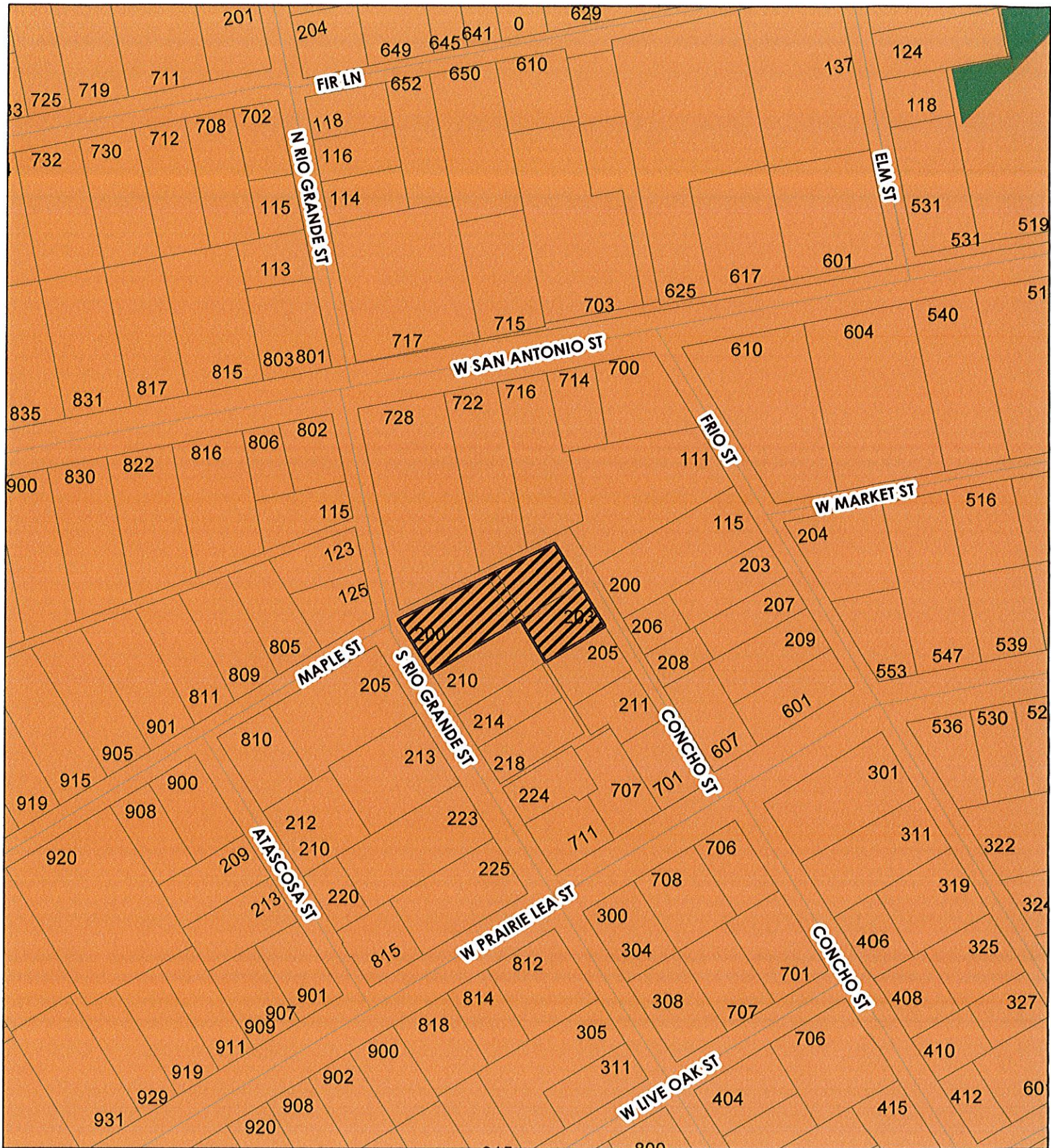
200 S RIO GRANDE ST
& 203 CONCHO ST



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

RMD TO RHD

200 S RIO GRANDE ST
& 203 CONCHO ST



scale 1" = 200'

- PARKS AND OPEN SPACE
- RESIDENTIAL, MEDIUM DENSITY



S MEDINA ST

LLANO ST
FIR LN

ALAMOSA ST

MAPLE ST

S RIO GRANDE ST

N RIO GRANDE ST

W SAN ANTONIO ST

FRIO ST

W MARKET ST

CIBOLA ST

ELM ST

W LIVE OAK ST

W PRAIRIE LEA ST

CONCHO ST

CONCHO ST

0
200
400 Feet



200
203

CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-20

REPORT DATE: August 18, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: August 24, 2022

CITY COUNCIL HEARING DATE: September 6, 2022

REQUESTED CHANGE: RMD to RHD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Brad Laughlin

OWNER: Garden Gate Holdings

SITE LOCATION: 200 S. Rio Grande Street and 203 Concho Street.

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 0.679 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant plans to build single-family detached housing on the site, with the intent of renting it to Lockhart ISD teachers and staff. The proposed houses would be located on a single lot, so the Residential High Density zoning district, which allows residential with more than one principal structure on a single lot, would be most applicable.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Multifamily residential	RHD	<i>Medium Density Residential</i>
East	Single-family and Multifamily residential	RHD, RMD	<i>Medium Density Residential</i>
South	Single-family residential	RMD	<i>Medium Density Residential</i>
West	Single-family residential	RHD	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The abutting properties to the north, and one property to the east are in the RHD zoning district, whereas the properties to the south, west, and part of the east are in the RMD zoning district. The property to the north is the Greens senior apartment complex, which the applicant’s company now owns. There is also an apartment complex east of the property. As such, the proposed RHD zoning would not be out-of-place within the site’s general neighborhood.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from both Rio Grande Street and Concho Street. Water is available through a 6-inch line on Rio Grande Street. Wastewater is also available via a 6-inch line on Rio Grande Street.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is composed of single-and multifamily residential properties, including multifamily properties on the north side of West San Antonio Street. The additional traffic or utility usage from the site's proposed housing units should not adversely affect the existing residences in the area.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not consistent with the *Medium Density Residential* future land use designation, but the subject property is located in an area that has a mix of single-family and multifamily properties within the Medium Density Residential Future Land Use Map designation.

ALTERNATIVE CLASSIFICATIONS: The zoning classification that would be most consistent with the land use plan map is the site's current RMD district, but that zoning does not allow for multiple residential units on a single lot, so RHD is the best-suited zoning district.

RESPONSE TO NOTIFICATION: Staff has received two phone calls inquiring to the nature of the zoning request and the intended land use.

STAFF RECOMMENDATION: Approval.

CITY OF

Lockhart

TEXAS

ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Garden Gate Holdings of Lockhart, LLC ADDRESS 1402 Hardouin Ave
 DAY-TIME TELEPHONE 512-789-0935 Austin, Tx 78703
 E-MAIL bradjloz6@gmail.com
 OWNER NAME Brad Laughlin, Manager ADDRESS same
 DAY-TIME TELEPHONE same
 E-MAIL same

PROPERTY

ADDRESS OR GENERAL LOCATION d 203 Concho St
200 S. Rio Grande - adjacent to the Greens
 LEGAL DESCRIPTION (IF PLATTED) _____
 SIZE .679 ACRE(S) LAND USE PLAN DESIGNATION _____
 EXISTING USE OF LAND AND/OR BUILDING(S) Vacant
 PROPOSED NEW USE, IF ANY Residential - DZ

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density - RMD
 TO PROPOSED ZONING CLASSIFICATION Residential High Density - RMD
 REASON FOR REQUEST to allow for development of as many duplexes as would fit on the .679 acres.
Plan to join this to the Greens and provide housing for teachers and/or Seniors

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.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY. First Lockhart Nat'l Bank
115. Main St, Lockhart
78644

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

APPLICATION FEE OF \$ 150 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

- 1/4 acre or less
- Between 1/4 and one acre ✓ \$150
- One acre or greater \$125
• \$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 Bruce Lough

DATE 7-28-22

OFFICE USE ONLY

ACCEPTED BY Dorel Fowler

RECEIPT NUMBER _____

DATE SUBMITTED 8/3/2022

CASE NUMBER ZC - 22 - 20

DATE NOTICES MAILED 8/8/2022

DATE NOTICE PUBLISHED 8/11/2022


PLANNING AND ZONING COMMISSION MEETING DATE 8/24/2022

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 9/6/2022

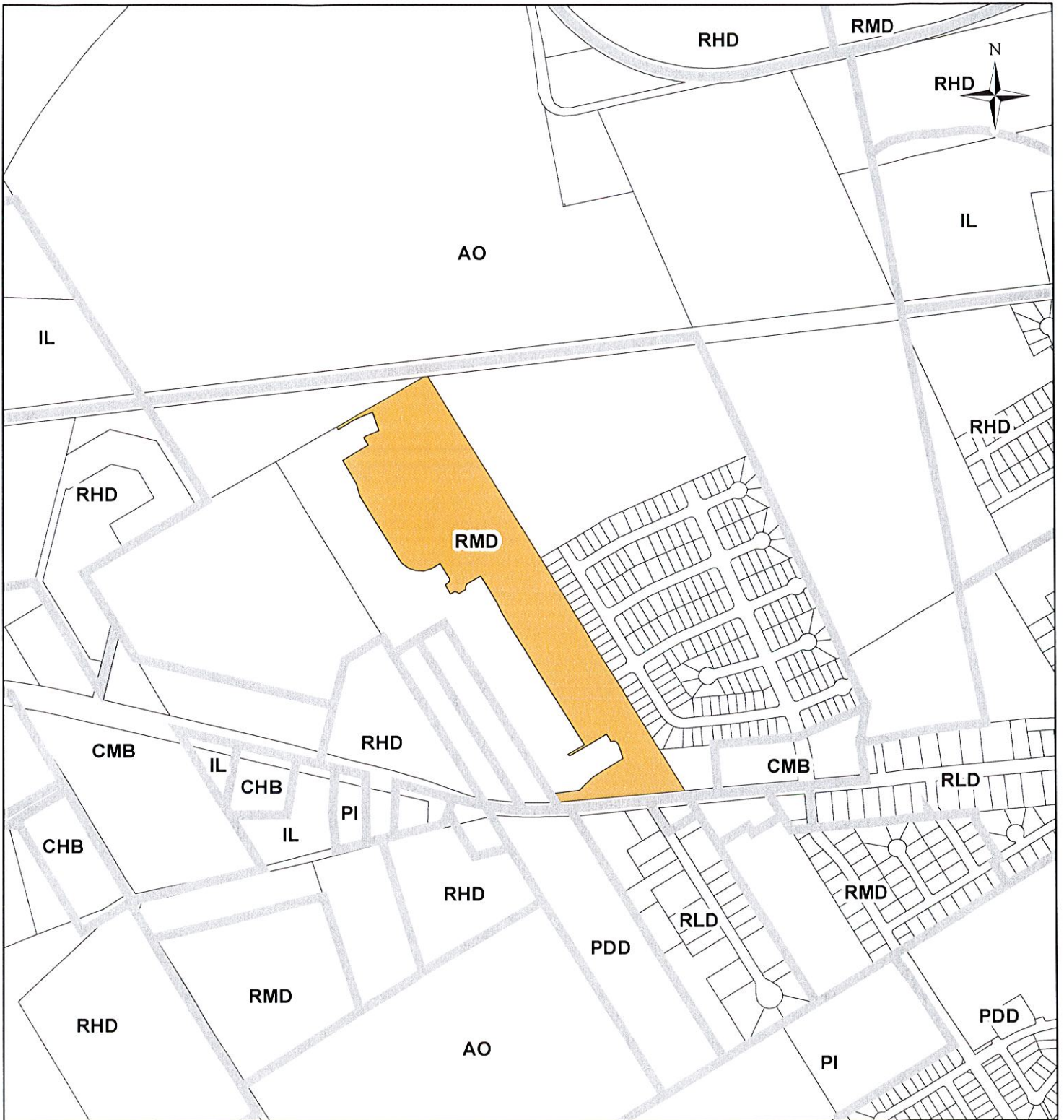
DECISION _____

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Dan Gibson, City Planner 
DATE: August 19, 2022
SUBJECT: Zoning Text Amendment, Agenda Item #5

The Ramendu Subdivision Preliminary Plat was approved by the Commission on July 27. It was proposed to contain a mixture of commercial development, patio homes, duplexes, and single-family dwellings. However, staff later realized that wording in the *Remarks* column in Appendix I of the zoning ordinance prohibits patio homes (PH-1 and PH-2 residential development types) on lots platted since 1990. We hurriedly published the public hearing notice for this proposed zoning text amendment to delete that wording so that the hearing could be held at this meeting. After the notice was published, we noticed a couple of other related provisions in the zoning ordinance that should be amended at the same time, but it was too late to add them to the item as published.

Also, after the text amendment public hearing notice was published, TxDOT requested that the main street entering the Ramendu Subdivision from State Park Road be relocated, which then required the layout of the northern portion of the subdivision to be revised. The new layout, which included the area originally proposed for patio homes, replaced the patio home lots with additional duplex lots. Therefore, because there is no longer any urgency to amend the zoning ordinance with regard to patio homes, and other provisions should be amended in addition to the one mentioned in the public hearing notice, staff is withdrawing the text amendment item at this time so that a new public hearing notice can be published with the complete list of provisions to be amended. The revised agenda item will appear on a future Commission agenda.



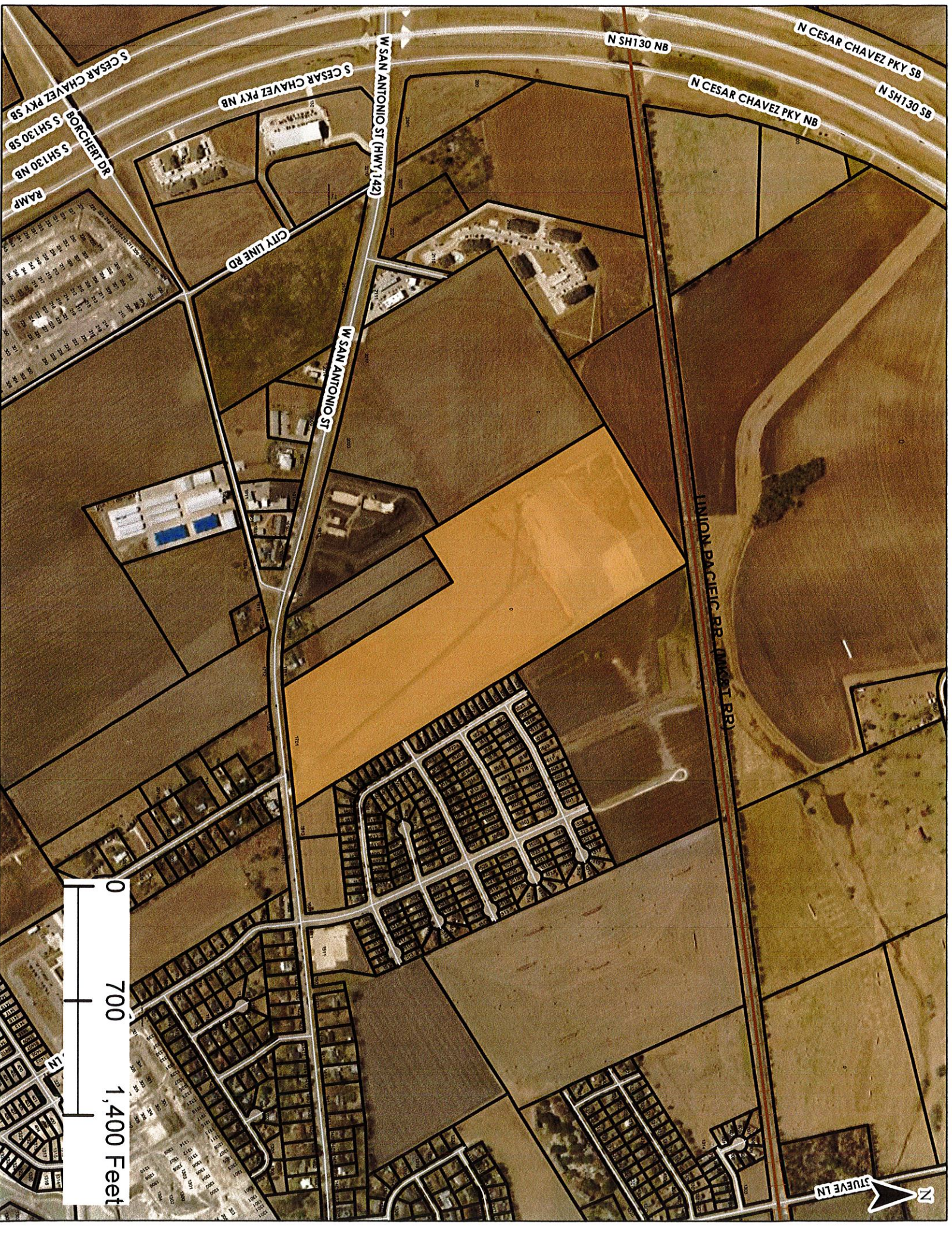
FP-22-06

HANSFORD SUBDIVISION PHASE 1

1701 W SAN ANTONIO ST

- SUBJECT PROPERTY
- ZONING

scale 1" = 800'



S CESAR CHAVEZ PKY SB
S SH130 SB
BORCHERT DR
RAMP
W SAN ANTONIO ST (HWY 142)
S CESAR CHAVEZ PKY NB
N SH130 NB
N CESAR CHAVEZ PKY SB
N SH130 SB


CITY LINE RD

W SAN ANTONIO ST

UNION PACIFIC RR (WEST BR)



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner 
REPORT DATE: August 18, 2022
PLANNING & ZONING COMMISSION DATE: August 24, 2022
STAFF RECOMMENDATION: *Approval*
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-22-06

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: Scott Miller, Ranch Road Hansford, LLC
SITE LOCATION: 1701 West San Antonio Street
SUBDIVISION NAME: **Hansford Subdivision Phase 1**
SIZE OF PROPERTY: 29.269 acres
NUMBER OF PROPOSED LOTS: 114 (see description below)
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 (PP-22-04) was approved by the Commission on July 13, 2022. The current proposal is for approval of the Final Plat of Phase 1. This phase will include 107 single-family residential lots, three park lots, two combined park and drainage lots, two combined parkland, drainage, and greenbelt lots, and five new public streets. 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. For addressing purposes, the Richland Drive extension into the development will be named North Richland Drive. The Windsor Boulevard extension will generally follow the future collector street alignment through the property shown on the Lockhart 2020 Thoroughfare Plan Map. Sidewalks are proposed on both sides of all internal streets, and along the property's West San Antonio Street frontage. A 6-foot-wide public greenbelt trail will extend through the joint parkland, greenbelt, and drainage lots in Blocks B, C, and H, as well as through the park lot in Block J. In addition to the on-site detention areas, the subdivision will be served by a regional detention pond located within the Lockhart Farms Addition to the north, which will also serve a future phase of the Stanton Development to the west of Lockhart Farms. The total parkland proposed for dedication with Phase 1, 5.513 acres, will exceed the total required parkland for both Phases 1 and 2 by approximately one acre, and will be owned and maintained by the Homeowners' Association. Parkland improvements, also to be owned and maintained by the HOA, will be constructed on the park lot in Block J, and will include a playscape, shade pavilion, shade trees, benches, picnic tables, and granite trail, as referenced in Note 13 on Sheet 4 of the plat.

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 property to the west includes the future Phase 2 of Hansford 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. Windsor Boulevard will also extend west from Phase 1 into Phase 2, and ultimately connect to Lockhart Farms further west. According to the applicant, TxDOT has approved the Traffic Impact Analysis, and has authorized the widening of West San Antonio Street to include left-turn and right-turn lanes in a joint endeavor between the applicant and the developers of the Kelley Villas Subdivision across the street and immediately west of Hansford Subdivision. The turning lane improvements must be constructed with the subdivision improvements of either Phase One or Two, as prescribed by TxDOT.

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

COMPLIANCE WITH STANDARDS: The plat complies with all applicable subdivision standards, including construction of new streets where required, the provision of public sidewalks, utilities, stormwater drainage, and parkland. As noted in the attached letter dated June 7, 2022, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None

HANSFORD SUBDIVISION PHASE 1

SBH FAMILY, LP.
(202.58 ACRES)
(TRACT ONE)
VOL. 511, PG. 51

M.K. & T. RAILROAD (100' R.O.W.)



SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

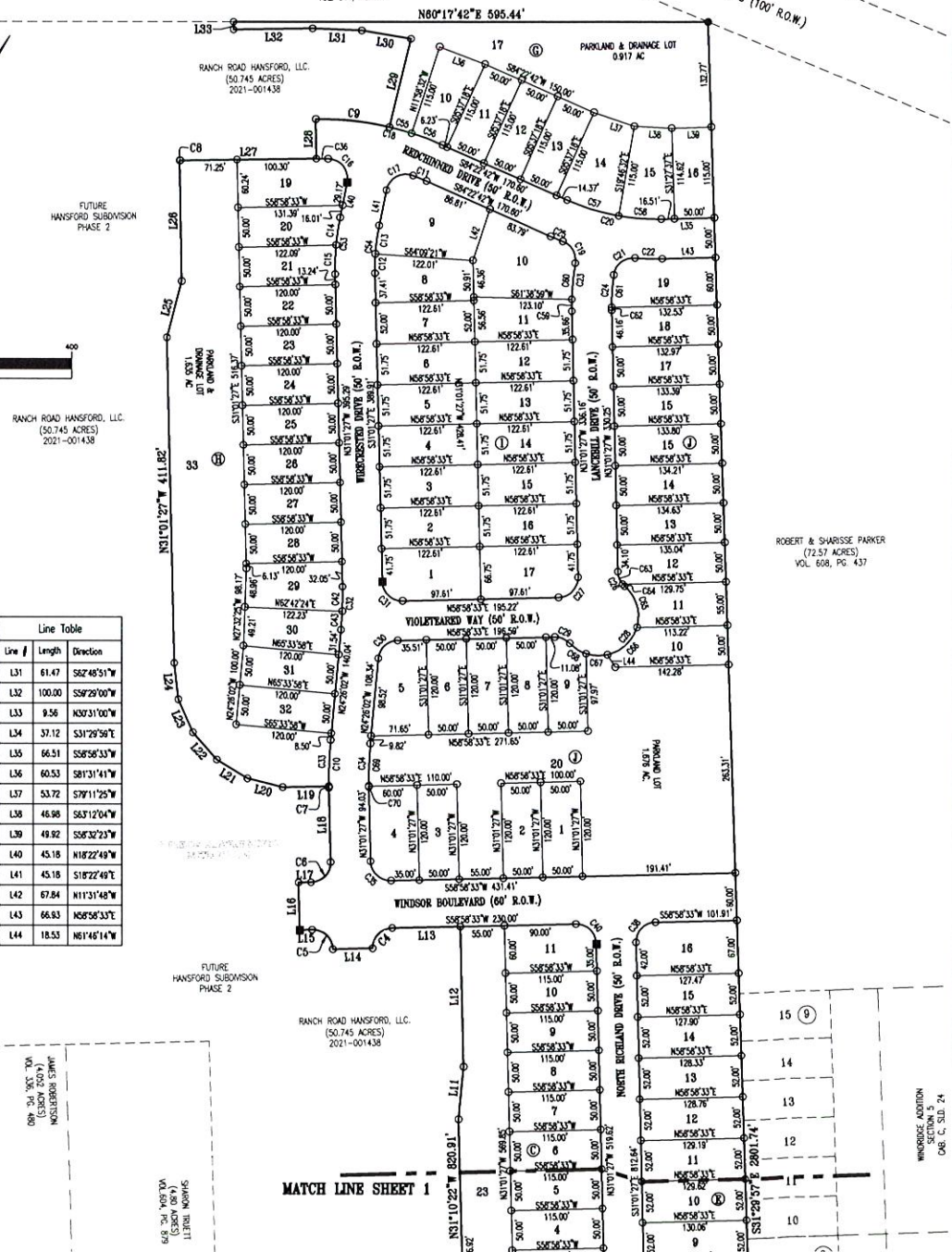
LEGEND

- CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- B.S.L. BUILDING SETBACK LINES
- P.U.E. PUBLIC UTILITY EASEMENT

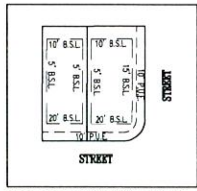
Line #	Length	Direction
L1	41.23	N31°10'30"W
L2	17.99	N26°10'02"E
L3	152.13	N84°06'10"E
L4	58.98	N47°18'53"E
L5	51.88	N43°29'50"E
L6	58.22	N18°09'25"W
L7	50.01	N28°48'32"W
L8	112.30	N58°49'38"E
L9	18.78	N31°01'27"W
L10	60.28	N36°31'35"W
L11	66.61	N24°12'08"W
L12	176.98	N31°01'27"W
L13	85.00	S58°58'33"W
L14	50.00	S58°58'33"W
L15	15.95	S58°58'33"W

Line #	Length	Direction
L16	60.00	N31°01'27"W
L17	15.95	N58°58'33"E
L18	94.03	N31°01'27"W
L19	58.26	S59°10'11"W
L20	45.45	S74°18'54"W
L21	45.45	N88°15'20"W
L22	45.45	N70°49'34"W
L23	45.45	N53°23'48"W
L24	46.43	N36°15'54"W
L25	73.82	N144°7'36"W
L26	152.33	N30°42'25"W
L27	171.56	N59°29'00"E
L28	50.00	N30°31'00"W
L29	115.00	N16°20'15"W
L30	62.03	S70°02'02"W

Line #	Length	Direction
L31	61.47	S82°48'51"W
L32	100.00	S58°29'00"W
L33	9.56	N00°31'00"W
L34	37.12	S31°29'59"E
L35	66.51	S58°58'33"W
L36	60.53	S81°31'41"W
L37	53.72	S79°11'25"W
L38	46.98	S63°12'04"W
L39	49.82	S58°32'23"W
L40	45.18	N18°22'49"W
L41	45.18	S18°22'49"E
L42	67.84	N11°31'48"W
L43	66.83	N58°58'33"E
L44	18.53	N61°46'14"W



MATCH LINE SHEET 1



TYPICAL BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENT DETAIL

RANCH ROAD DEVELOPMENT

Carlson, Briggance & Doering, Inc.

FIRM ID #F3791

REG. # 10024880

Civil Engineering

4504 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

June 07, 2022

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

**RE: Phase 1 of Hansford Subdivision
Engineering Plan Review**

Dear Dan:

TRC is in receipt of the following items for the above referenced project submitted by Carlson, Brigance & Doering (CBD) on May 26, 2022.

1. Civil Construction Plans.
2. Other supporting documents submitted with the construction plans: Electrical Plans, TxDOT ROW agreement, and Comment response letter.

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 that reads "William Wachel". The signature is fluid and cursive.

William Wachel, P.E.
Deputy Director
Design Management Services

CC: Charles R. Brigance, P.E., Carlson, Brigance & Doering, Inc.
Matt Synatschk, Carlson, Brigance & Doering, Inc.

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

ADDRESS 5501 West William Cannon

DAY-TIME TELEPHONE (512) 280-5160

Austin, TX 78749

E-MAIL aaron@cbdeng.com

ENGINEER NAME Charles Brigance Jr., PE

ADDRESS 5501 West William Cannon

DAY-TIME TELEPHONE (512) 280-5160

Austin, TX 78749

E-MAIL charlesbrigance@cbdeng.com

OWNER NAME Scott Miller, Ranch Road Hansford, LLC

ADDRESS 3951 Highway 71, Building A

DAY-TIME TELEPHONE (949) 680-5494

Bastrop, TX 78602

E-MAIL Smiller@ranchroaddevelopment.com

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Hansford Subdivision Phase 1 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 29.269 ACRE(S) PROPOSED NUMBER OF LOTS 114

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 Synatschk

DATE 6/22/2022

PRINTED NAME Matt Synatschk

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.

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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 Walker

RECEIPT NUMBER R01160573

DATE SUBMITTED 6/17/22

CASE NUMBER FP 22 06

DATE APPLICATION IS DEEMED COMPLETE 7/6/22

DATE NOTICES MAILED —

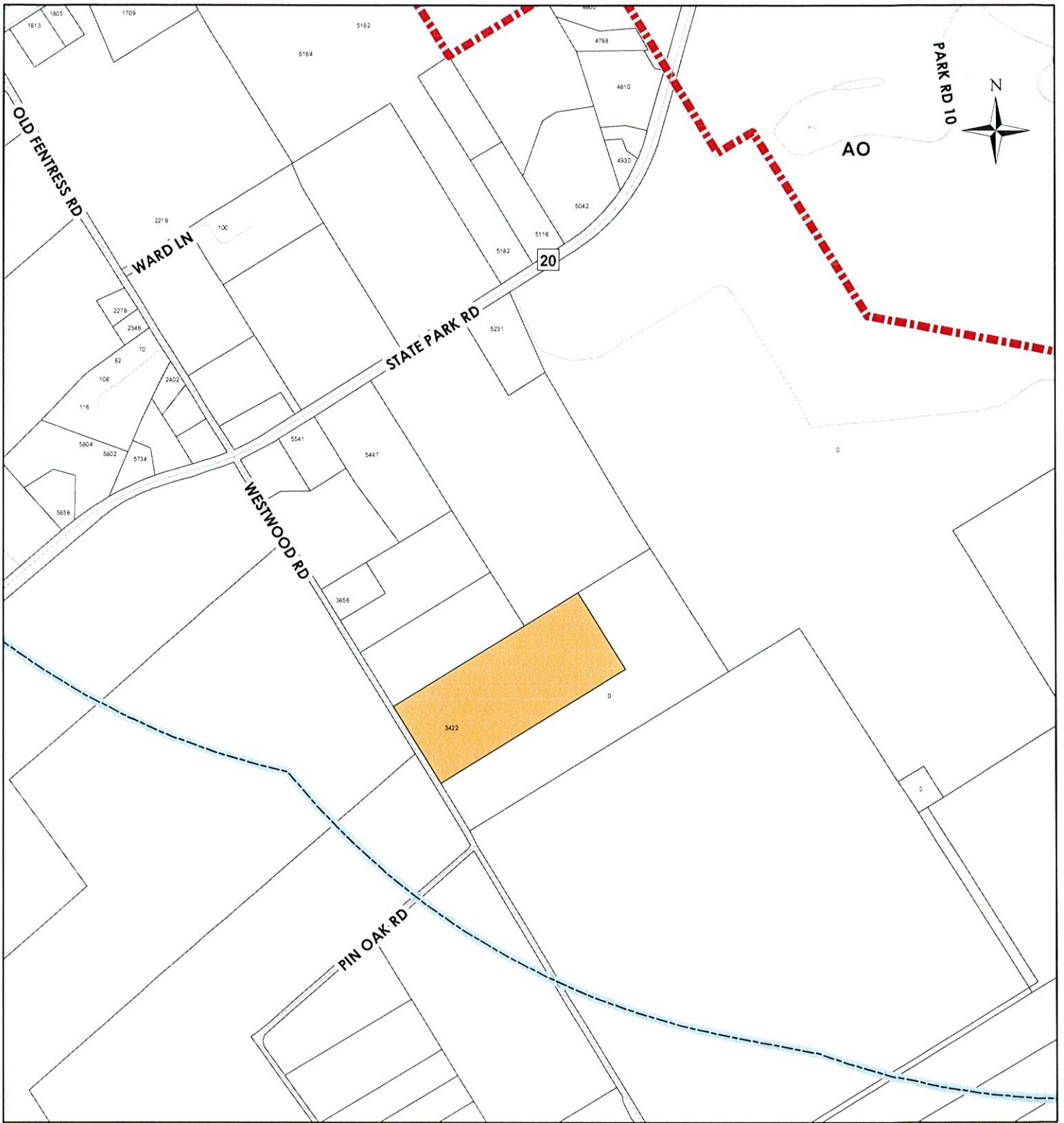
DATE NOTICE PUBLISHED —

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 8/24/22

DECISION _____

CONDITIONS _____



FP-22-05

RUCKER ACRES

3422 WESTWOOD ROAD

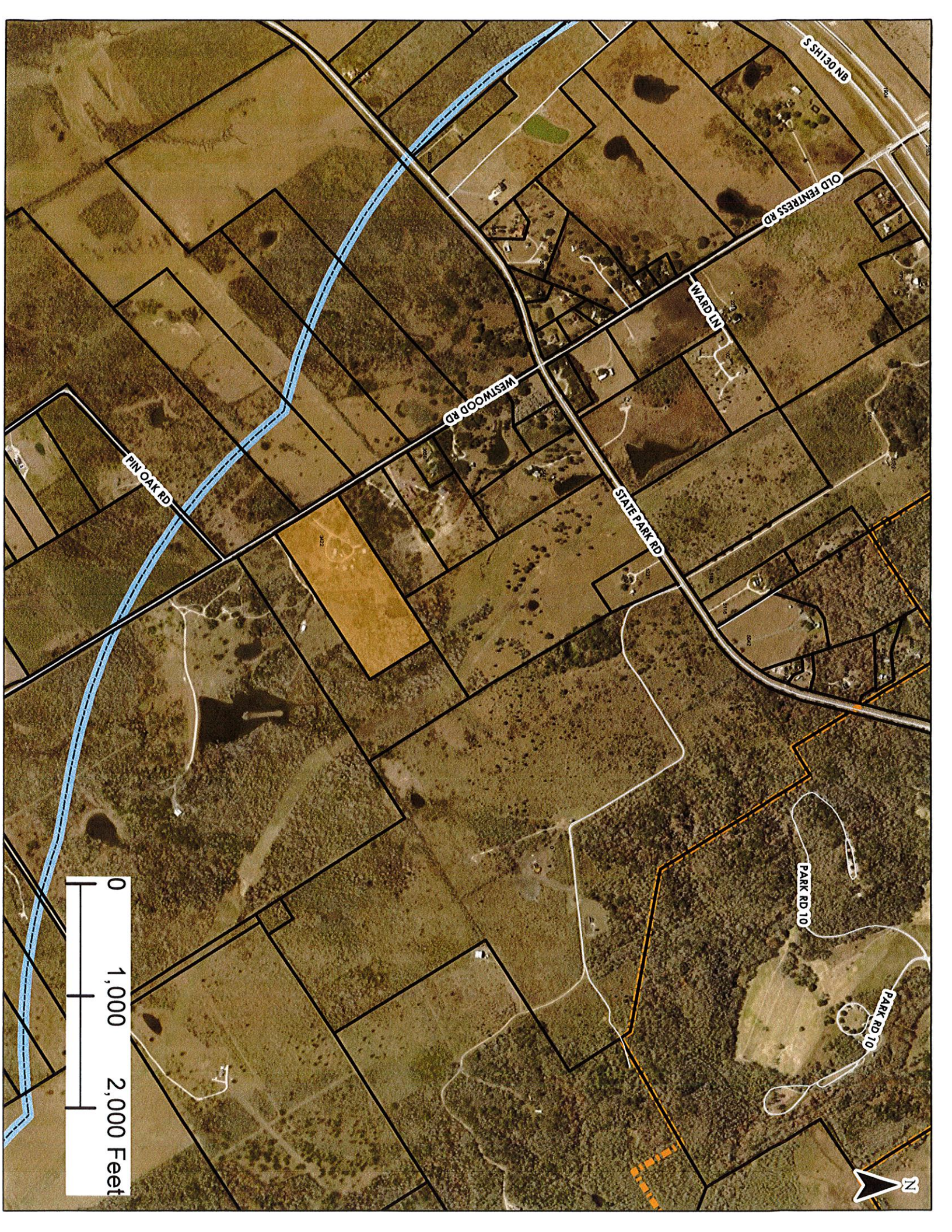
 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

 LOCKHART ETJ

scale 1" = 1000'



S SH130 NB

OLD FENNESSY RD

WARDEN

WESTWOOD RD

STATE PARK RD

PIN OAK RD

PARK RD 10

PARK RD 10



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *kw*
REPORT DATE: August 5, 2022 [Updated August 18, 2022]
PLANNING & ZONING COMMISSION DATE: August 24, 2022

CASE NUMBER: FP-22-05

STAFF RECOMMENDATION: ***Approval of both the Plat and two requested Subdivision Variances to the sidewalk and water flow for fire hydrant requirements; Denial of the requested Variance to waive the parkland dedication or fee in-lieu of dedication requirement.***

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT AND OWNER: Adair Rucker
SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors
SITE LOCATION: 3422 Westwood Road
SUBDIVISION NAME: **Rucker Acres Addition**
SIZE OF PROPERTY: 22.848 acres
NUMBER OF PROPOSED LOTS: Two
EXISTING USE OF PROPERTY: Single-Family Residential
ZONING CLASSIFICATION: Outside of City limits (within one-mile statutory ETJ)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The property is located within the Lockhart one-mile Extraterritorial Jurisdiction (ETJ), where the City regulates subdivision activity if one or more resulting parcels are ten acres or less in size. The applicant proposes to divide the property into two parcels, one of which will be less than 10 acres. The proposed land conveyance is not eligible for Caldwell County's Family Land Grant procedure, which is typically where a Subdivision Platting Variance is also requested from the City requirements, since the newly created parcel will not be sold or gifted to a family member of the owner. The owner proposes to create a one-acre lot from a 22.848-acre parcel, as shown on the subdivision plat, with a single-family residence to be constructed on the new, one-acre parcel (Lot 1). A single-family home and several outbuildings already exist on the proposed 21.848-acre parcel (Lot 2). The FEMA-mapped 100-year floodplain (A Zone, no elevation study) traverses a small portion of the east corner of Lot 2, which is a considerable distance away from the existing development on that lot. The applicant also proposes to dedicate additional right-of-way along the Westwood Road frontage, since the street has a substandard right-of-way width for arterial streets, as shown on the plat drawing. At the Commission's August 10, 2022 meeting, the Commission voted to table the proposed subdivision and variance requests to the August 24 meeting, in order to allow Staff to consult with the City Attorney on whether a fee in lieu of parkland could be assessed on the proposed Lot 2 in the future, if the proposed Variance to waive the parkland requirement and fee in-lieu was to be approved. Further discussion on this topic is detailed in the "Concurrent Variances Requested" section below.

NEIGHBORHOOD COMPATIBILITY: The subject property is surrounded by large, undeveloped parcels on all sides. Very little additional traffic will be generated with the addition of one new house in a rural area.

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

COMPLIANCE WITH STANDARDS: Subdivision Variances have been requested to three primary subdivision standards, including parkland dedication or a fee in lieu, sidewalks, and water flow for fire suppression, as detailed below.

CONCURRENT VARIANCES REQUESTED: Three Subdivision Variances are requested with this application, as follows: (1) To the requirement for construction of a public sidewalk along the abutting street (Westwood Road) (Section 52-77(b) of the Subdivision Regulations); (2) to the requirement to dedicate or pay a fee in lieu of parkland dedication for a residential subdivision (Sections 52-112(a)(2) and 52-113(a)(2)); and (3) to the requirement that public improvements be designed and constructed in accordance with the City's construction standards (specifically the minimum water flow standard for fire hydrants) (Section 52-141(a)).

In the applicant's attached written statement addressing the four variance criteria, it is explained that: (1) it is not feasible to construct a sidewalk along a County-maintained road outside the City limits, where no other sidewalks are present; (2) a large, existing pond on the property could assist with fire suppression in the absence of fire hydrant water flow from the existing four-inch Aqua water line; and (3) residents of the two proposed lots are not anticipated to travel into town to utilize City parks. While Staff supports the Variance requests to the sidewalk and fire flow requirements, we believe that the subdivision residents do have the option of utilizing City park facilities, and as such, the applicant should at least be subject to payment of the fee in lieu of parkland dedication. Since the proposed Lot 2 is already developed, the parkland or fee in-lieu requirement will not apply to that lot, but only to Lot 1, if the variance is denied. The parkland dedication requirement would be equivalent to 8 percent of the land area of Lot 1 (0.08 acre (3,484.8 square feet)), while the fee in-lieu would be 8 percent of the market value of the undeveloped land value equivalent of that lot (\$825.09). Should Lot 2 be further subdivided in the future, the parkland dedication or fee in-lieu requirement would apply to that lot, regardless of whether the current variance proposal is approved or denied, since the variance applies only to Lot 1.

The criteria for granting variances is 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.

STATE OF TEXAS
COUNTY OF _____

We, the undersigned owners of the tract(s) of land shown on this plat being a residue of 15.00 acres recorded in Volume 35 Page 578 of the Official Public Records of Caldwell County, Texas and a residue of 37.092 acres recorded in Volume 172 Page 113 of the Official Public Records of Caldwell County, Texas and described and designated as RUCKER ACRES ADDITION in the City of Lockhart, Caldwell County, Texas do hereby subdivide such property and further reserve to the public all easements for the mutual use of all public utilities existing or to be located, any public utility shall have the right to remove and repair removal of any part of any given or construction for maintenance or efficient use of its respective system in such easements.

DATE _____ ADAIR H. RUCKER
3422 WESTWOOD ROAD
LOCKHART, TEXAS 78644

DATE _____ PATTY LEE RUCKER
3422 WESTWOOD ROAD
LOCKHART, TEXAS 78644

STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations stated herein.
Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations stated herein.
Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

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 in true and correct to the best of my knowledge.
IN WITNESS THEREOF, my hand and seal, this _____ day of _____, 20____.

NOT FOR PUBLIC RELEASE

Jerry L. Hinkle
Registered Professional
Land Surveyor #5459

STATE OF TEXAS
COUNTY OF CALDWELL
I, Philip Ruiz, Chairman of the Planning and Zoning Commission of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart on the _____ day of _____, 20____.

CHAIRMAN

SURVEYORS NOTES:

- The Lots shown lie in Flood Zones approximately as shown according to FEMA Panel #48055C0250E effective date June 19, 2012. FLOOD ZONE "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain. FLOOD ZONE "A" (SHADED AREA) is a special flood hazard areas subject to inundation by the 1% annual chance flood. No 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. The Base Flood Elevation is the water-surface elevation on the 1% annual chance flood. WARNING: This Flood Statement, as determined by a H.I.D.U.F.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.
- The Lots shown on this plat lie entirely within the City of Lockhart (ET).
- RECORDED OWNERS OF LAND: Adair H. Rucker and Patty Lee Rucker
DESIGNERS OF PLAT: Hinkle Surveyors, P.O. Box 1027, Lockhart TX 78644
(512) 398-2000
DATE OF PREPARATION: April 2022
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 P.O. Box 1027, Lockhart TX 78644
(512) 398-2000
- Boundary Closure: 1" in 153245' Lot Closures: Lot 1 perfect closure; Lot 2 3" in 153244'
- Subdivision Variances to waive the sidewalk requirement along the Westwood Road frontage, to waive the parking requirement, and to waive the water flow requirement for fire suppression, have been requested with the Subdivision Plat Application.

RUCKER ACRES ADDITION

A subdivision of 22.848 acres out of the Francis Berry Survey A-2 Caldwell County, Texas

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Francis Berry Survey A-2 and being also a part of a tract of land called 15.00 acres and conveyed to a Adair H. Rucker et ux by deed recorded in Volume 35 Page 578 of the Official Public Records of Caldwell County, Texas and being also a part of a tract of land called 37.092 acres and conveyed to Patty Fogle Rucker et vir by deed recorded in Volume 172 Page 113 of the said Official Public Records and being more particularly described as follows:

BEGINNING at a concrete monument set in the newly dedicated NE line of Westwood Road (County Road #215) and in the NW line of the above mentioned 37.092 acre tract and the apparent SE line of a tract of land called 11.492 acres and conveyed to German H. Ramirez et ux by deed recorded in Instrument number 2019-091827 of the said Official Public Records for the west corner this tract and from which point a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing marking the West corner of the said 37.092 acre tract bears South 60 degrees 00 minutes 00 seconds W 19.25 feet.

THENCE North 30 degrees 00 minutes 00 seconds E with the NW line the said 37.092 acre tract and the apparent SE line the above mentioned 11.492 acre tract and partially along the apparent SE line of a tract of land designated as First Tract called 33.155 acres and conveyed to Billy Fogle et ux by deed recorded in Volume 172 Page 113 of the said Official Public Records 1533.30 feet to a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing in the apparent West corner of a tract of land called 29.000 acres and conveyed to Andrew J. Carroll et ux by deed recorded in Instrument number 2018-002950 of the said Official Public Records for the North corner this tract.

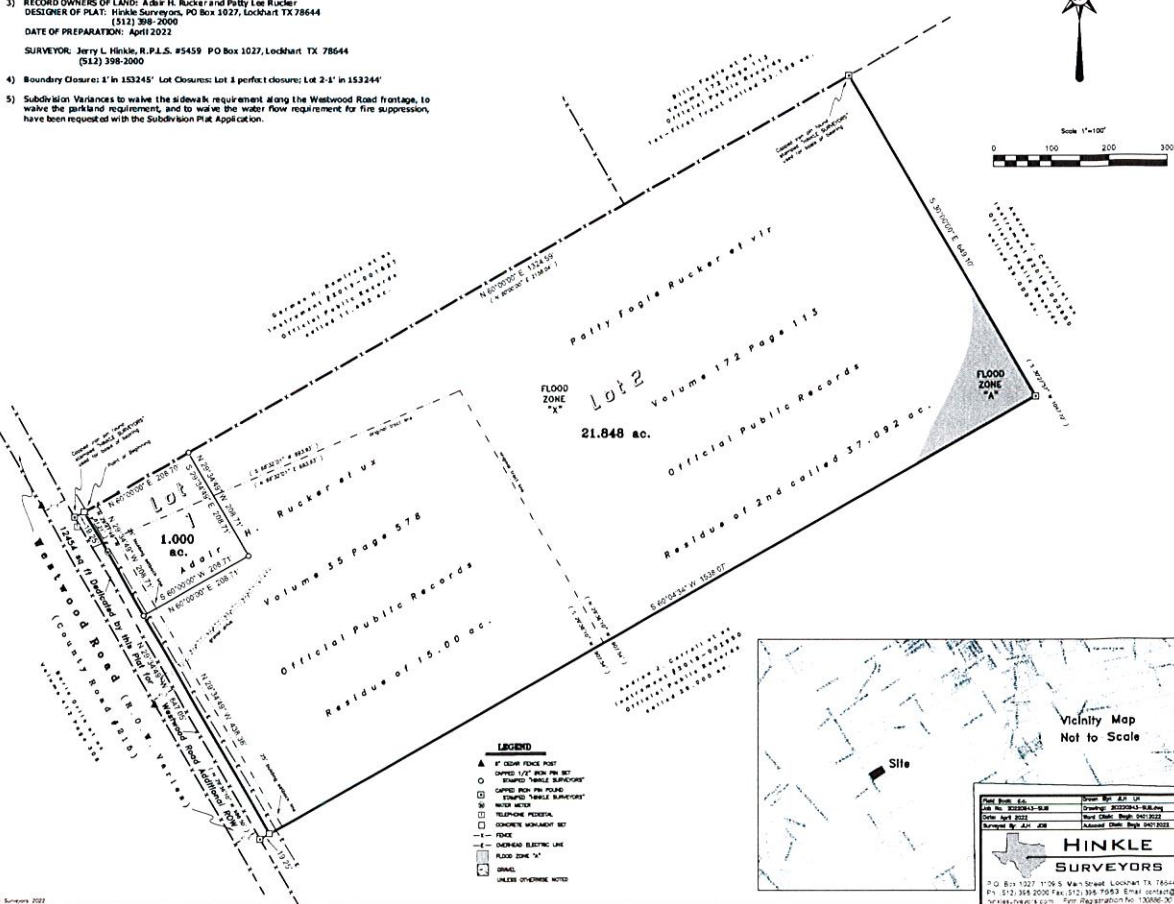
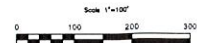
THENCE South 30 degrees 00 minutes 00 seconds E with the NE line the said 37.092 acre tract and the apparent SW line the above mentioned 29.000 acre tract 649.10 feet to a capped iron pin found stamped HINKLE SURVEYORS in an ek corner of the above mentioned 29.000 acre tract for the East corner this tract.

THENCE South 60 degrees 04 minutes 34 seconds W with a NW line of the said 29.000 acre tract and over and across the said 37.092 acre tract and over and across the above mentioned Rucker 15.000 acre tract for a distance of 1338.07 feet to a concrete monument set in the newly dedicated NE line of Westwood Road for the South corner this tract and from which point a capped iron pin found stamped HINKLE SURVEYORS marking the original most Southerly West corner of the said 29.000 acre tract bears South 60 degrees 04 minutes 34 seconds W 19.25 feet.

THENCE North 29 degrees 34 minutes 49 seconds West over and across the said 15.00 acre tract and over and across the said 37.092 acre tract and with the newly dedicated NE line of Westwood Road 647.07 feet to the point of beginning containing 22.848 acres of land more or less.

STATE OF TEXAS
COUNTY OF CALDWELL
I, Teresa Rodriguez, 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 the _____ day of _____, 20____, at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, in the Plat Records of Caldwell County, Texas in Plat Cabinet _____ at 586 _____.

Teresa Rodriguez
County Clerk, Caldwell County, Texas



HINKLE SURVEYORS
P.O. Box 1027 1706 S. Main Street, Lockhart TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7993 Email: jhinkle@hinklesurveyors.com
www.hinklesurveyors.com

To whom it may concern:

- 1) Special Circumstances or conditions: I am requesting a variance to sidewalks, parkland fee or dedication of parkland & fire flow. We live in the ETJ of the City of Lockhart, it is not feasible to build a sidewalk on a County Road outside the City Limits, our road is going to be widen in the future to 80' and become an arterial road. I will be dedicating the right of way as required for platting, our land is more than 3,000 +/- feet from the City Limits of Lockhart and no portion of that is serviced by the City of Lockhart for utilities or fire protection, as well as parts of the City Limits on State Park Road before the ETJ. The parkland fee and or dedication is also not feasible in our area. This would affect the land involved and deprive us of reasonable use of our land.
- 2) This variance is necessary for the enjoyment of my property rights.
- 3) This variance will not be detrimental to the public safety, or welfare of my neighbors or injurious to other property in the area.
- 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.

Thanks for your time in this matter.

Adiar Rucker & Patty Rucker

Kevin Waller

From: Jerry Hinkle <contact@hinklesurveyors.com>
Sent: Friday, August 5, 2022 2:07 PM
To: Kevin Waller; Dan Gibson
Cc: Patty Rucker
Subject: Re: Rucker Acres Fire Flow

Dear Kevin,

I talked to Aidar Rucker, and he said Aqua told him that is a 4" line, they sent in their request in April for the meter. Mr Rucker, stated that they were going to try to get the letter about the line out to him. Call me Monday if you have anything else or e-mail me. We have a Volunteer Fire Department in that district, Aidar has a very large pond on his place that could be pumped if need be all fire trucks have pumps to use swimming pool, ponds, creeks, etc. available to them. This can be a topic, if need be, I know lots of Volunteer Fire Firefighters that maybe I could have come and explain how that works if need be.

Remember this is a 1-acre lot with one house being added to 20 + acres, this is personal friend of the Rucker's just wanting to be neighbors. Rucker is dedicating several feet of land up for future widening of Westwood Road for no money being paid to him, therefore the Park Land Fee should be a perfect exchange of funds for that. There should be some consideration for that in exchange for parkland fee.

If and when the Rucker's sell and the land and it is developed into real subdivision, and the City of Lockhart provides services, water, sewer, fire, police, etc then they can do all the City Ordinance's rules, the only reason we are going thru the City is due to being in the ETJ by 200 +/- feet.

See you Wednesday.

Thanks for your help,
Linda

On Friday, August 5, 2022 at 08:51:54 AM CDT, Kevin Waller <kwaller@lockhart-tx.org> wrote:

Linda:

Could you tell me the specs on the water supply situation at this property? I know that Aqua services it, but do you know the size and/or capacity of the water line? The City Manager and Public Works Director were curious about this, with regard to the variance for fire flow.

Thanks,

Kevin

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

** This is the resubmitted application - 8/15/22.*

APPLICANTS

SURVEYOR NAME Jerry L Hinkle RPLS #5459

ADDRESS PO Box 1027

DAY-TIME TELEPHONE 512-398-2000

Lockhart TX 78644

E-MAIL contact@hinklesurveyors.com

Firm Reg. No: 100886-00

ENGINEER NAME none

ADDRESS _____

DAY-TIME TELEPHONE _____

E-MAIL _____

OWNER NAME Adiar Rucker etux

ADDRESS 3422 Westwood Rd

DAY-TIME TELEPHONE 512-557-2384

Lockhart TX 78644

E-MAIL pattyadairgrandecom.net

PO Box 1237 Lockhart TX 78644

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Rucker Acres Addition

ADDRESS OR GENERAL LOCATION 3422 Westwood Road

LOCATED IN ____ CITY LIMITS ETJ (COUNTY) ____ PDD

TOTAL LAND AREA 22.848 ACRE(S) PROPOSED NUMBER OF LOTS 2

ZONING CLASSIFICATION(S) None - ETJ

PROPOSED USE OF LAND Residential

SUBMITTAL REQUIREMENTS

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

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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
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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 A Rucker by Linda Hinkle DATE 08/15/2022
PRINTED NAME Aidar Rucker by Linda Hinkle TELEPHONE 512-557-2384

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) 52-77(b) sidewalks, 52-141(a) Fire Hydrant water flow OF THE SUBDIVISION REGULATIONS 52-112(a)(2) & 52-113(a)(2) - Parkland / Fee In-Lieu

CURRENT ORDINANCE REQUIREMENT(S) 52-77(b) - Sidewalk required; 52-112(a)(2) & 52-113(a)(2) - Parkland or Fee in-lieu of dedication; 52-141(a) - water supply sufficient for fire suppression.

REQUESTED VARIANCE(S) Sidewalk 52-77(b) variance to building a sidewalk, 52-141 Fire Flow for Hydrant variance to having to install a fire hydrant. ; No parkland dedication or fee in-lieu (52-112(a)(2) & 52-113(a)(2)).

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 Roll 56346

DATE SUBMITTED 8/15/22 (Resubmission) CASE NUMBER FP 22 05

DATE APPLICATION IS DEEMED COMPLETE 6/21/22 (Initial Application)

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

PLANNING AND ZONING COMMISSION MEETING DATE 8/24/22

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.

NAME OF **WATER SERVICE PROVIDER** Aqua Water

APPLICABLE UTILITY SERVICE CODE(S) _____

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) Septic System permitted via Caldwell County permitting official.

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) Butane

NAME OF **ELECTRIC SERVICE PROVIDER** Bluebonnet Electric

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes No