

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, September 28, 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 September 14, 2022, meeting.
4. ZC-22-23. Hold a PUBLIC HEARING and consider a request by Rebecca Briceno for a **Zoning Change** from *CLB Commercial Light Business District* to *RMD Residential Medium Density District* on a total of 0.586 acre in the Byrd Lockhart League, Abstract No. 17, located at 915 Red River Street.
5. PV-22-03. Consider a request by Scottie Pendergrass for a **Variance** to Chapter 52 “Subdivision Regulations”, Section 52-31(a) “Plat Required”, to *waive the subdivision plat requirement* for a family land grant dividing a two-acre parcel out of a 49.778-acre tract in the Francis Berry Survey, Abstract No. 2, and located at 2219 Old Fentress Road (CR 217).
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00 AM on the 23rd day of September, 2022.

**City of Lockhart
Planning and Zoning Commission
September 14, 2022**

MINUTES

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

Member Absent: None

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

Visitors/Citizens Addressing the Commission: Chris Van Heerden, Doroteo Ruedas, Joseph Theriot, Sharon Truett, Keith Schauer, P.E

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the September 14, 2022, meeting.

Commissioner Oliva moved to approve the September 14, 2022, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

4. ZC-22-21. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying on behalf of Greenwood Boutique Townhomes, LLC, for a Zoning Change from RMD Residential Medium Density District to RHD Residential High Density District on a total of 1.746 acres in the James George Survey, Abstract No. 9, located at 202 and 204 State Park Road (FM 20).

David Fowler presented the staff report. He explained that the applicant would like to develop a condominium neighborhood with a small number of multifamily structures. The proposed use is not permitted in the existing RMD zoning, so RHD zoning was requested. He presented the case maps showing the location and neighboring properties. He stated he had received two calls in opposition due to concerns about the increase in traffic the development would create along State Park Road, and additional stormwater runoff from the proposed project. Mr. Fowler also stated that one adjoining property owner had called attention to the notification map as incorrectly showing the property line between her land and the subject property.

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

Chris Van Heerden, of 290 S Castell Ave, Suite 100 in New Braunfels, spoke representing the site's owners. He stated they are proposing five to six two-story buildings with a single driveway. He mentioned that they are still in the very early stages of development. He said that the LCRA

transmission lines do not encroach into the subject property. The property drains to the south naturally, but they would not increase the stormwater flow to neighboring properties because all detention would be on the subject property. The alignment of the driveway would be subject to TxDOT approval.

Doroteo Ruedas, of 206 State Park Road, came forward to express his concerns with drainage onto his property from the development.

Chair Ruiz explained that it is the responsibility of the developer to not impact neighboring properties, and to provide stormwater detention on their own property.

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

Mr. Fowler stated that staff recommended approval.

Commissioner St. Ledger moved to recommend approval of ZC-22-21 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 7-0.

5. ZC-22-22. Hold a PUBLIC HEARING and consider a request by Lendi Capital Group, LLC, on behalf of Sharon Truett, for a Zoning Change from AO Agricultural Open-Space District and RLD Residential Low Density District to RHD Residential High Density District on a total of 8.798 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1711 and 1715 West San Antonio Street (SH 142).

Mr. Fowler presented the staff report. He continued with his case maps showing the location and the neighboring properties. He said that the applicant would like to have an apartment complex on the subject property.

Chair Ruiz opened the public hearing and asked if the applicant would like to speak.

Joseph Theriot, P.E. stated that he is the project's engineer. He explained that the intent is to plat the subject property into one large lot, for development as a multifamily project. He described the project as five to six buildings for multifamily residential use. He was not sure how the project would tie into the street that will be built within the adjacent Hansford Subdivision. The street connection may be used for emergency access only because some subdivisions do not like traffic from apartment complexes through their neighborhood. He stated the applicants are still in the very early stages of development, and they are still looking at driveway spacing. The complex would be similar to The Stanton Apartments.

Sharon Truett, of 1715 W. San Antonio Street, said she is the current owner of the property and is in favor of the zoning change.

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

Mr. Fowler said that staff recommended approval.

Commissioner Oliva moved to recommend approval of ZC-22-22 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

6. Hold a PUBLIC HEARING and consider Text Amendments in Chapter 64 "Zoning", as follows: 1) Modify the definition of Patio home in Article 1 "General", Section 64-2 "Definitions"; 2) Modify selected text in the Min. Building Setback from Property Line (ft.) column for the PH-1 and PH-2 development types in Appendix I "Specific Requirements for Residential Development Types"; 3) Delete selected text in the Remarks column for PH-1 and PH-2 development types in Appendix I "Specific Requirements for Residential Development Types"; and 4) Increase the building height in the Maximum Height – Stories/Feet column for IL Industrial Light District from 40 feet and 50 feet in Appendix II "Specific Requirements For All Other District".

Dan Gibson explained the proposed zoning text amendments. The changes were designed to make the development of new patio homes possible, and to raise the maximum height of buildings in the Industrial Light (IL) zoning district.

Chair Ruiz opened the public hearing and asked for any public comments on the item. Seeing none, he closed the public hearing.

Commissioner Oliva moved to accept all proposed text amendments to the zoning ordinance. Commissioner St. Ledger seconded, and the motion passed by a vote of 7-0.

7. FP-21-11. Reconsider a request by William Barton of Lennar Homes of Texas for approval of a revised Final Plat for Jesco Subdivision, consisting of 9.186 acres in the James George Survey, Abstract No. 9, zoned PDD Planned Development District and located at 920 Trinity Street, for the purpose of changing the name of the internal loop street from White Oak Circle to Trinity Circle.

Kevin Waller explained that the plat was originally approved in January but now the applicant would like to change the street name within the subdivision from Trinity Circle to White Oak Circle. The extension of White Oak Street would remain at the entrance before changing into Trinity Circle for the internal loop street.

Chair Ruiz asked if the applicant wished to speak.

Keith Schauer, P.E, the project engineer, said that Trinity Circle would work better with the complex name of Trinity Square.

Chair Ruiz asked if any other members of the public would like to speak. Seeing none, he asked for the staff recommendation.

Mr. Waller said that staff recommends approval subject to labeling the entrance street as White Oak Street on the plat.

Commissioner Arnic moved to approve FP-21-11, subject to labelling the entrance street as White Oak Street on the plat. Commissioner McBride seconded, and the motion passed by a vote of 7-0.

8. PP-22-03. Reconsider a request by Javier Barajas, P.E., on behalf of Amar Gulhane, for approval of a revised Preliminary Plat for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, and including Part of Lot 2, Block B, and Part of Lot 1, Block C, Plantation Park Estates, collectively zoned CLB Commercial Light Business District, RMD Residential Medium Density District, and RLD Residential Low Density District, and located at 900 State Park Road (FM 20 West), for the purpose of modifying the layout and uses in the north part of the subdivision.

Mr. Waller presented the staff report. He stated that the plat was originally approved on July 27, 2022, in a configuration that included a mix of single-family residential, duplex, patio home, and commercial with one entrance from State Park Road on a proposed new street located west of San Jacinto Street, while also providing access to State Park Road via McMillen Boulevard. However a subsequent review by TxDOT resulted in a requirement that the proposed street entrance along State Park Road be moved to line up with San Jacinto Street, at the requirements of TxDOT. The revised plat also deleted the patio homes shown on the previously approved preliminary plat. Because of the shifting of the lots in the revised preliminary plat, a zoning change will be required to make all proposed lots compliant with zoning district boundaries.

Chair Ruiz asked for the staff recommendation.

Mr. Waller said that staff recommended approval subject to several conditions listed in the Form and Content section of the staff report, along with rezoning the area where the new lot lines do not conform to the existing zoning boundary before final plat approval.

Commissioner Arnic moved to approve PP-22-03 subject to staff's recommendations. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that the Commission's next regular meeting date would be September 28th, and there will be items for that agenda.

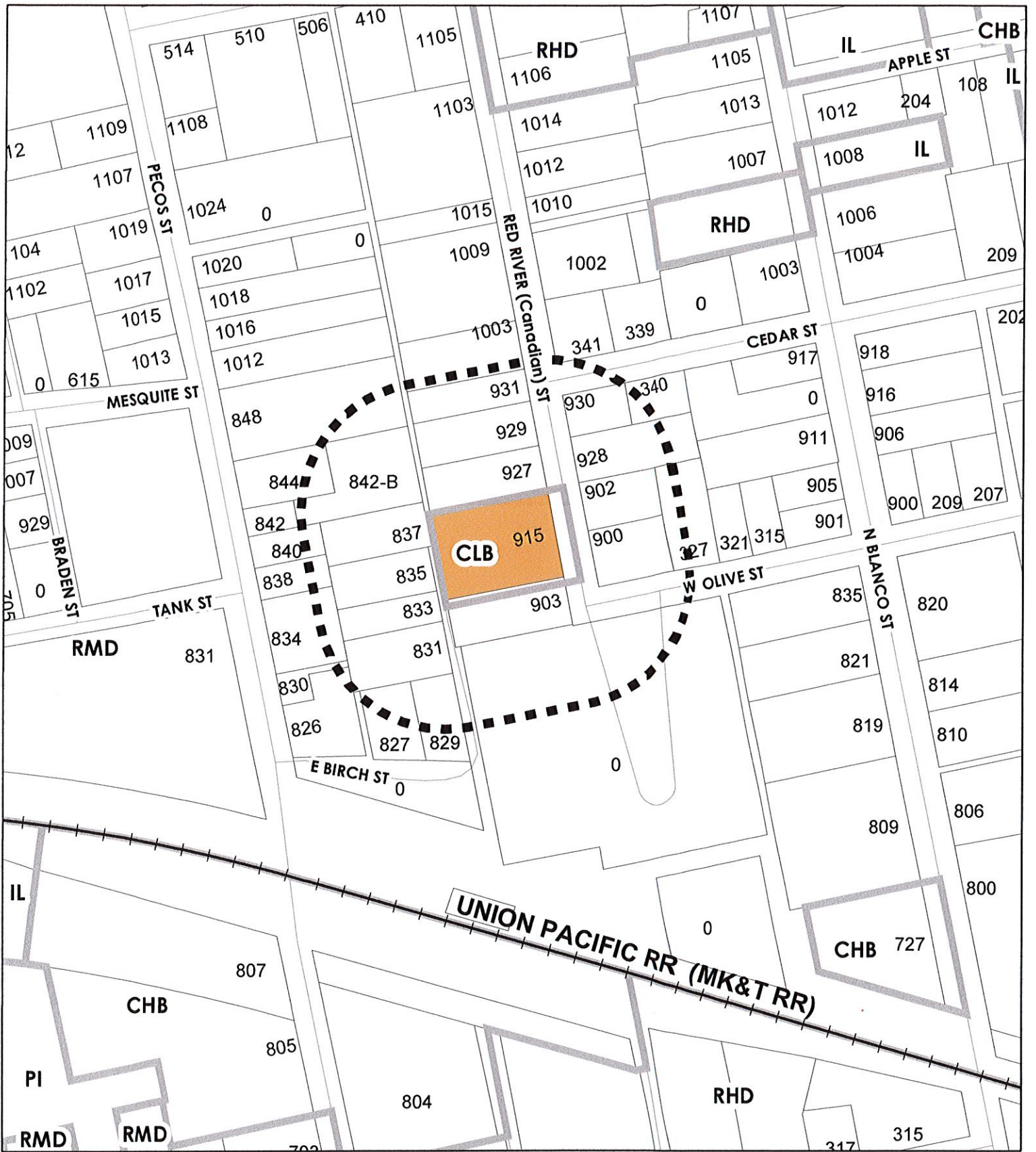
10. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:25 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair

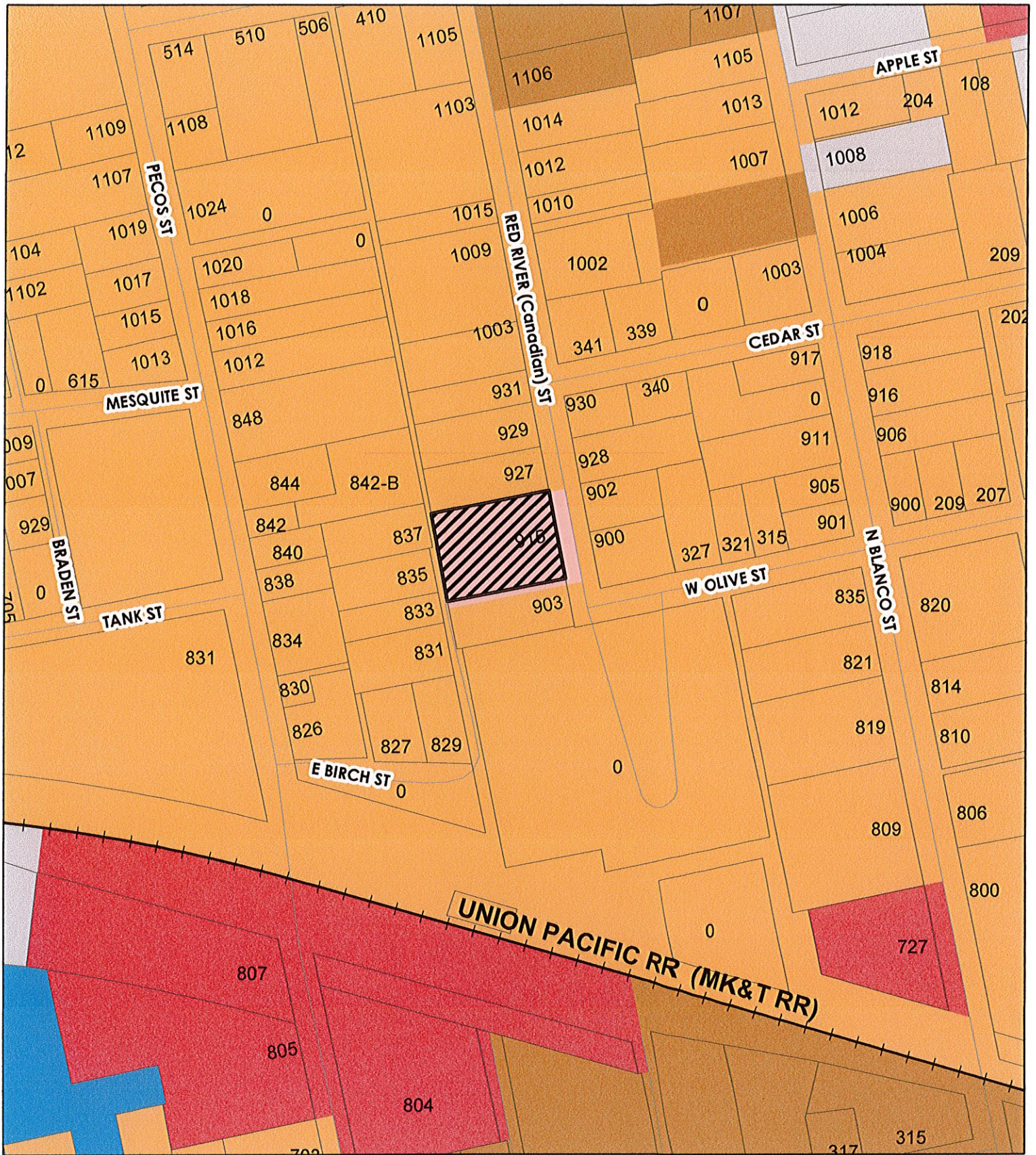


ZC-22-23
 CLM TO RMD
 915 RED RIVER ST



- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

scale 1" = 200'



ZC-22-23

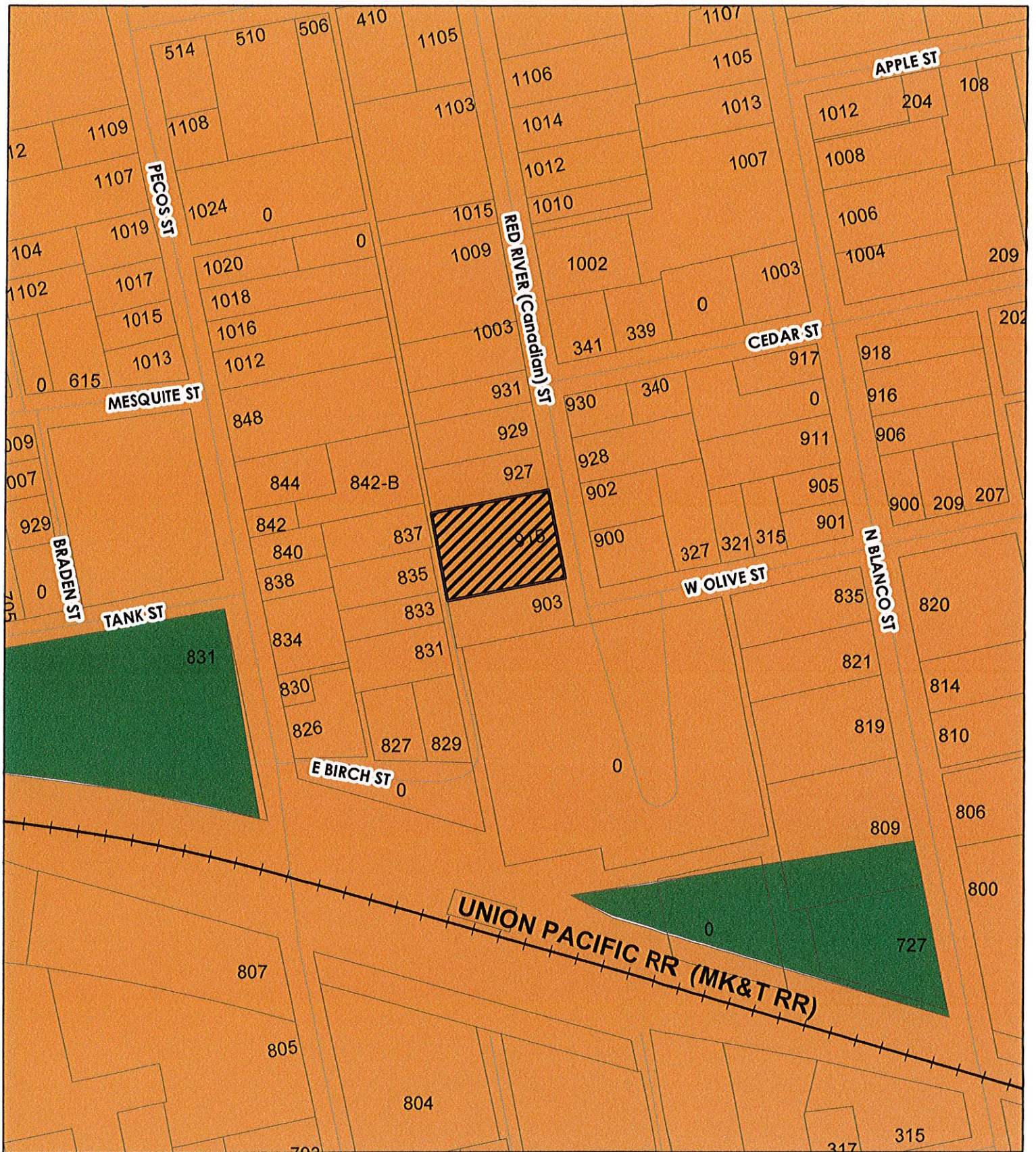
CLM TO RMD

915 RED RIVER ST



scale 1" = 200'

- ZONING DISTRICTS**
- COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - INDUSTRIAL LIGHT
 - PUBLIC AND INSTITUTIONAL
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

CLM TO RMD

915 RED RIVER ST



- PARKS AND OPEN SPACE
- RESIDENTIAL, MEDIUM DENSITY

scale 1" = 200'

PLANNING DEPARTMENT REPORT ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Senior Planner CASE NUMBER: ZC-22-23
REPORT DATE: September 23, 2022
PLANNING AND ZONING COMMISSION HEARING DATE: September 28, 2022
CITY COUNCIL HEARING DATE: October 18, 2022
REQUESTED CHANGE: CLB to RMD
STAFF RECOMMENDATION: **Approval**
PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Rebecca Briceño
OWNER: Rebecca Briceño
SITE LOCATION: 915 Red River Street
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 0.586 acre
EXISTING USE OF PROPERTY: Residential
LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The owner wishes to divide their lot into two smaller lots for residential use. As the Current Commercial Light Business (CLB) zoning does not allow residential uses, a residential zoning district will be required to construct a house on the property created through the subdivision. RMD has been selected as it is the zoning found in adjacent properties.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Residential	RMD	<i>Medium Density Residential</i>
East	Residential	RMD	<i>Medium Density Residential</i>
South	Residential	RMD	<i>Medium Density Residential</i>
West	Residential	RMD	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The site is the only commercially-zoned parcel in an area that is otherwise all within the Residential Medium Density (RMD) district. The proposed zoning change will remove this anomaly.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from Red River Street. Water is available and adequate, with the site being served by a 6" line in the Red River Street right-of-way and a 6" wastewater line, also in the Red River Street right-of way.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is overwhelmingly residential, with mostly single-family detached lots as well as a few smaller multi-unit properties, such as the nearby Lockhart Housing Authority development. There are also several undeveloped RMD lots within the nearby area. As there are no nearby commercial uses, the proposed RMD zoning will be more consistent with the surrounding area than the current CLB zoning. If the applicant desires to place a manufactured home on the new lot to be created, a Specific Use Permit (SUP) would be required.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning classification is consistent with the *Medium Density Residential* future land use that is designated for the subject lot.

ALTERNATIVE CLASSIFICATIONS: None.

RESPONSE TO NOTIFICATION: None to date.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning change from CLB, Commercial Light Business District, to RMD, Residential Medium Density District.

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 Rebecca Briceño

ADDRESS 915 B Red River St

DAY-TIME TELEPHONE 512-758-9238

Lockhart, TX 78644

E-MAIL Beckybriceno@gmail.com

OWNER NAME Rebecca Briceño

ADDRESS _____

DAY-TIME TELEPHONE 512-758-9238

E-MAIL same

PROPERTY

ADDRESS OR GENERAL LOCATION 915 Red River

LEGAL DESCRIPTION (IF PLATTED) Attached

SIZE 0.586 ACRE(S) LAND USE PLAN DESIGNATION Residential Medium Density

EXISTING USE OF LAND AND/OR BUILDING(S) Residential

PROPOSED NEW USE, IF ANY _____

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Commercial light business

TO PROPOSED ZONING CLASSIFICATION Residential Medium Density

REASON FOR REQUEST _____

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.

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

APPLICATION FEE OF \$ 150.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

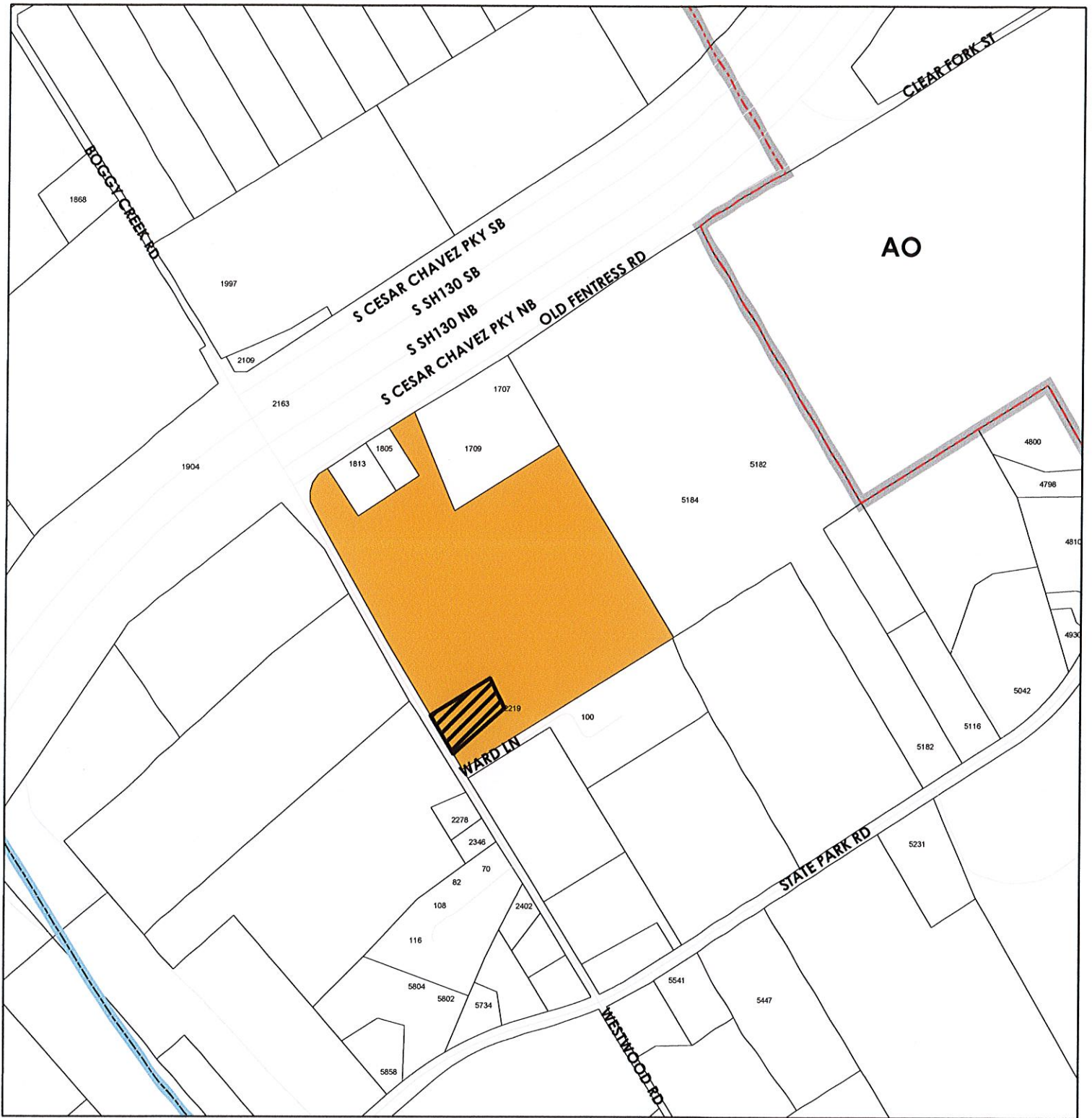
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE _____

DATE _____

OFFICE USE ONLY

ACCEPTED BY B/S/T/2022 RECEIPT NUMBER R01173696
DATE SUBMITTED 9/31/2022 CASE NUMBER ZC - 22 - 23
DATE NOTICES MAILED 9-12-2022 DATE NOTICE PUBLISHED 9-15-2022
PLANNING AND ZONING COMMISSION MEETING DATE 9-28-2022
PLANNING AND ZONING COMMISSION RECOMMENDATION 10-18-2022
CITY COUNCIL MEETING DATE 10-18-22
DECISION _____








PV-22-03

2219 OLD FENTRESS RD

PLAT VARIANCE TO WAIVE
PLATTING REQUIREMENT



scale 1" = 800'

-  SUBJECT PROPERTY
-  2-ACRE PARCEL
-  ZONING BOUNDARY
-  CITY LIMITS
-  CITY ETJ



1,600 Feet

800

0



CLEAR FORK ST

OLD ENTRESS RD

BOGGY CREEK RD

S GEAR CHAVEZ PKWY S8

S SH130 NB

S GEAR CHAVEZ PKWY NB

OLD FENTRESS RD

WARD LN

STATE PARK RD

WESTWOOD RD

S SH130 SB

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: PV-22-03

REPORT DATE: September 23, 2022

PLANNING & ZONING COMMISSION DATE: September 28, 2022

APPLICANT'S REQUEST: Waive the requirement to submit a subdivision plat for a Family Land Grant dividing a 49.778-acre parcel into two parcels within the Lockhart ETJ

STAFF RECOMMENDATION: ***Approval, if the Commission finds that all Subdivision Variance Criteria are met.*****BACKGROUND DATA**

APPLICANT: Scottie Pendergrass

OWNER: ATX Investments, LLC (c/o Scottie and Jeanne Pendergrass)

SURVEYOR: Jerry Hinkle, Hinkle Surveyors

SITE LOCATION: 2219 Old Fentress Road

SUBDIVISION NAME: N/A

SIZE OF PROPERTY: 49.778 acres

NUMBER OF PROPOSED LOTS: Two

EXISTING USE OF PROPERTY: Rural residential

ZONING CLASSIFICATION: Outside City limits – no zoning, but AO District standards apply to lots

ANALYSIS OF ISSUES

PROPOSED VARIANCE: 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. Rather than go through the City's subdivision platting process, the applicant proposes to pursue a Family Land Grant procedure through Caldwell County. The proposal includes the conveyance of a 2-acre parcel from the 49.778-acre subject property, from the property owners to their son, as shown on the attached site plan. Once approvals are secured with both the City and County, a single-family dwelling will be constructed on the new parcel.

AREA CHARACTERISTICS: The subject property is bordered to the north and west by Old Fentress Road, just south of SH130, approximately ¼ mile west of the Lockhart City limits, in an area of large parcels primarily in rural residential use. Allowing smaller parcels without requiring a subdivision plat sets a precedent for higher intensity development without the City having the opportunity to enforce any applicable subdivision standards.

SPECIAL CIRCUMSTANCES: The property's lack of municipal water, sewer, and electric service, combined with its location in the ETJ and a rural residential area, might be considered a special circumstance such that requiring a subdivision plat would create a burdensome process for the applicant. Were the platting procedures applied, variances to multiple subdivision standards would be likely, similar to other subdivisions in the ETJ.

PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT: The proposed variance is not necessary for the preservation and enjoyment of a substantial property right of the applicant. Nothing prevents the applicant from proposing a subdivision through the platting process, nor from potentially receiving approval through that process.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: The planned construction of one single-family dwelling on a newly-created parcel will have negligible impacts in an area of rural land uses outside the City limits.

EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND: Since the proposed land division will not create any landlocked parcels, the variance will not limit the potential for subdivision or development of other land in the area.

ALTERNATIVES: The applicant could submit a subdivision plat as an alternative to the proposed variance. The subdivision standards would require a four-foot-wide public sidewalk along the property's Old Fentress Road and Ward Lane frontages, parkland obligation, and a water supply that meets City fire flow requirements. However, variances to some, or all, of these requirements would be likely for the proposed land division, which would make the platting process onerous for an otherwise straightforward, rural, two-lot division.

Caldwell County, Texas

Francis Berry Survey A-2



Scale 1"=80'

ATX Investments LLC
Instrument #2022-002709
Official Public Records
called 37.800 ac.

Scottie C. Pendergrass et ux

Volume 181 Page 446

2.000 ac.

Official Public Records

Residue of 50.906 ac.

Old Settlers Road
(County Road # 217)
(R.O.W. varies)

LEGEND

- ◆ CAPPED IRON PIN FOUND
- ◆ STAMPED "HINKLE SURVEYORS"
- CAPPED 1/2" IRON PIN SET
- STAMPED "HINKLE SURVEYORS"
- Ⓜ TELEPHONE PEDESTAL
- ⊙ 3/4" IRON PIPE FOUND
- 8" TREATED FENCE POST FOUND
- /// SCALE BREAK
- (.....) ORIGINAL DEEDED CALLS
- UNLESS OTHERWISE NOTED

FAMILY LAND GRANT SURVEY DRAWING

Showing a 2.054 acre tract of land out of the Francis Berry Survey A-2 in Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on August 22, 2022, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Hinkle Surveyors, 2022

* Proposed new
← parcel from
49.778 acre
subject
property

General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THE PARTY OR PARTIES THAT THIS SURVEY WAS PREPARED FOR WERE ADVISED THAT THE DIVISION OF THIS PARCELS MUST APPLY FOR A FAMILY LAND GRANT to comply with the requirements outlined in the CALDWELL COUNTY DEVELOPMENT ORDINANCE, Section 3.3, 3.3.1(A), (1), (a), (b), (c), (d), (1), (2). If this tract is sold to a party or parties that do not qualify under the FAMILY LAND GRANT PROCEDURE, the parties will be required to have a SUBDIVISION PLAN prepared according to the CALDWELL COUNTY DEVELOPMENT RULES AND REGULATIONS IN EFFECT AT THAT TIME AND THE SUBDIVISION PLAN APPROVED BY THE CALDWELL COUNTY COMMISSIONERS COURT.
- 4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 5) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C020e effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This Flood Statement, as Determined by a HUD - FIA, 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.

Field Book: d.c.	Drawn By: JUH LH
Job No. 20220251	Drawing: 20220251.dwg
Date: August 2022	Word Disk: Begin 01012022
Surveyed By: JUH JDB	Autocad Disk: Begin 01012022



HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00

To whom it may concern:

- 1) I am requesting a variance to platting, we are in the ETJ of the City of Lockhart, I am building a house on my Father's land and we are wanting to do a Family Land Grant via Caldwell County, Texas process, this requires us to get a letter from the City of Lockhart in order to proceed.
- 2) I wish to live next to my family and help out with everyday things.
- 3) This 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 will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

Caldwell County has a process allowing Family Land Grant's we respectfully ask that you approve our request.

Thanks for your time in this matter.

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 Jerry L Hinkle RPLS 5459
DAY-TIME TELEPHONE 512-398-2000
E-MAIL contact@hinklesurveyors.com

ADDRESS 1109 S Main Street
Lockhart TX 78644
Firm Reg. No: 100886

ENGINEER NAME none
DAY-TIME TELEPHONE _____
E-MAIL _____

ADDRESS _____

OWNER NAME Scottie Pendergrass
DAY-TIME TELEPHONE 512 227-1055
E-MAIL jeanne.pendergrass2@yahoo.com

ADDRESS 2219 Old Fentress Rd
Lockhart, Tx 78644

TYPE OF APPLICATION

____ SUBDIVISION DEVELOPMENT PLAN ____ REPLAT/RESUBDIVISION ^{Platting} VARIANCE
____ PRELIMINARY PLAT ____ AMENDING PLAT ____ MINOR PLAT ____ FINAL PLAT
____ DEVELOPMENT PLAT

PROPERTY

SUBDIVISION NAME none - Platting Variance
ADDRESS OR GENERAL LOCATION 2219 Old Fentress Rd.
LOCATED IN ____ CITY LIMITS ETJ (COUNTY) ____ PDD
TOTAL LAND AREA 49.778 ACRE(S) **PROPOSED NUMBER OF LOTS** 2
ZONING CLASSIFICATION(S) AO None - ETJ
PROPOSED USE OF LAND Residential Family Land Grant in the ETJ

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 can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Scottie Pendgrass

DATE 8/24/2022

PRINTED NAME Scottie Pendgrass

TELEPHONE 512 227 1055