

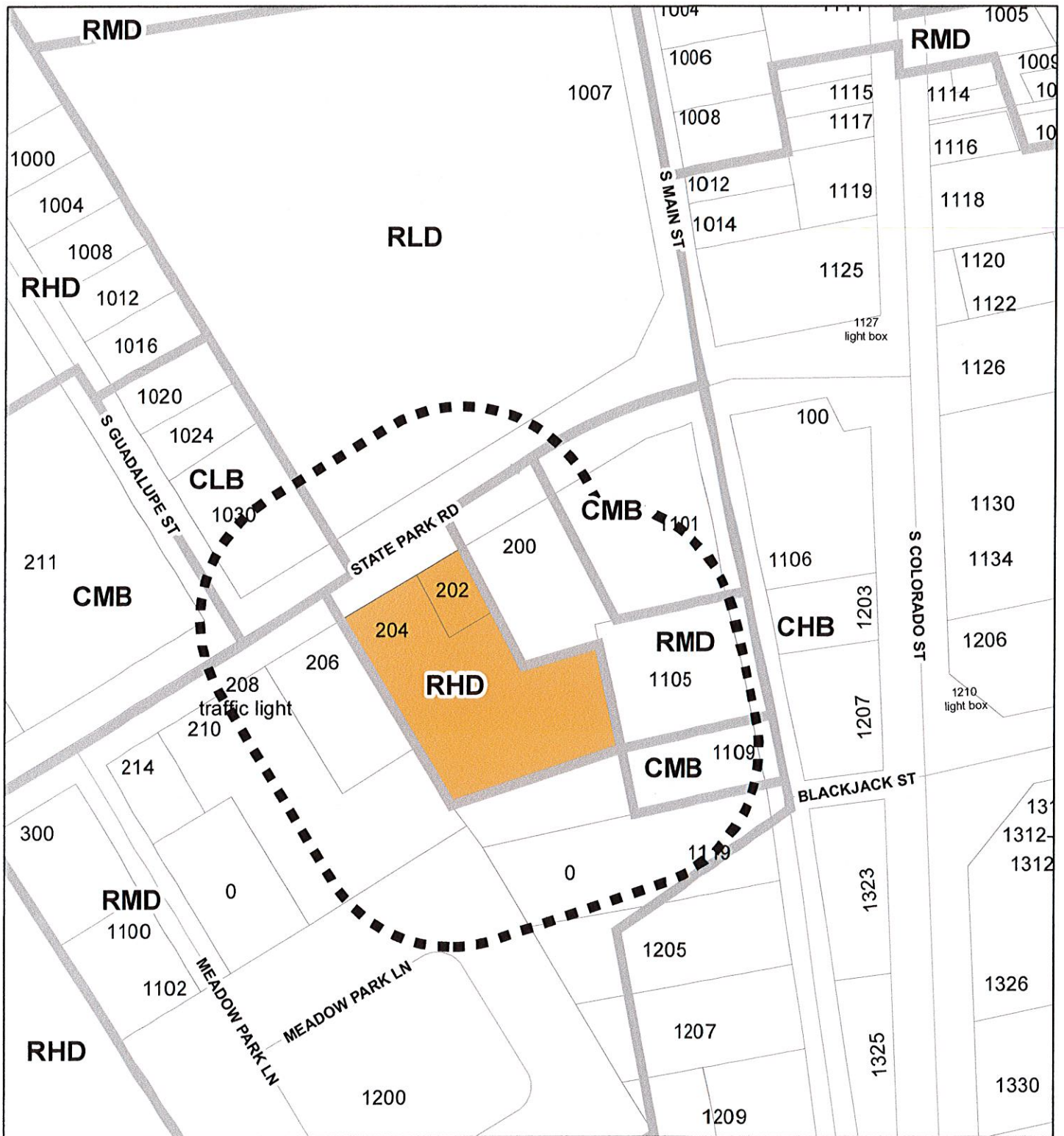
## PUBLIC NOTICE

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, November 9, 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 October 26, 2022, meeting.
4. SUP-22-17. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying on behalf of Marshall Sanders for a **Specific Use Permit** to allow a *CM-2 Residential Development Type* on 1.75 acres in the James George Survey, Abstract No. 9, zoned RHD Residential High Density District and located at 202 and 204 State Park Road (FM 20).
5. ZC-22-29. Hold a PUBLIC HEARING and consider a request by Robert D. Parker for a **Zoning Change** from *AO Agricultural-Open Space District* and *RLD Residential Low Density District* to *RMD Residential Medium Density District* on a total of 17.478 acres in the Cornelius Crenshaw League & Labor, Abstract No. 68, located at 1503 West San Antonio Street (SH 142).
6. FP-22-08. Consider a request by Bobby Ross of Doucet & Associates, on behalf of Lockhart Economic Development Corporation, for approval of a **Final Plat** for *Lockhart Industrial Park III, Section 2*, consisting of 37.82 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned IL Industrial Light District, and located in the 500 block of FM 2720.
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 9:15 AM on the 4<sup>th</sup> day of November, 2022.**






**SUP-22-17**

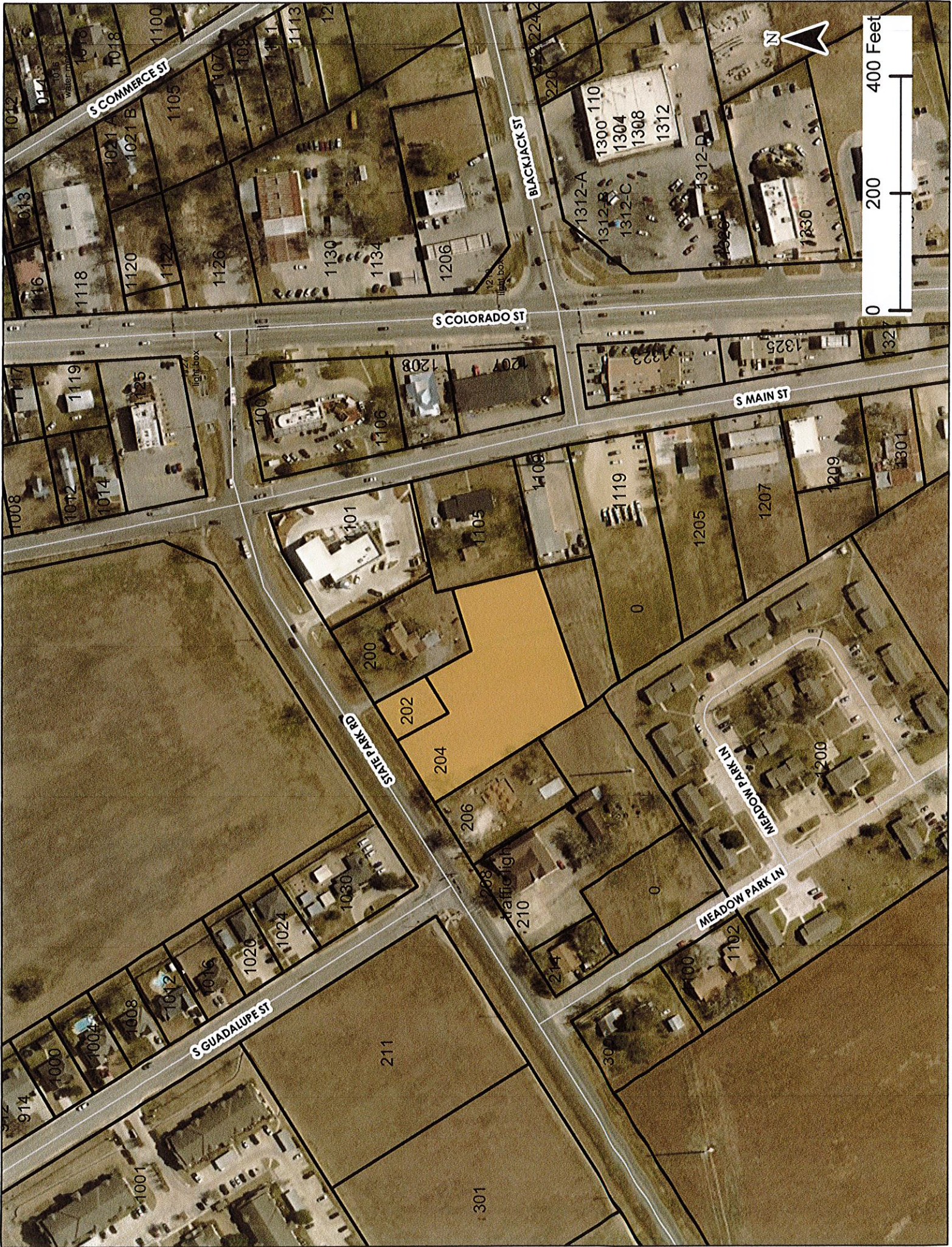
202 & 204 STATE PARK RD

CM-2 RESIDENTIAL DEVELOPMENT TYPE



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'



S COMMERCE ST

BLACKJACK ST

S COLORADO ST

S MAIN ST

STATE PARK RD

S GUADALUPE ST

MEADOW PARK LN

MEADOW PARK LN

N

400 Feet

200

0

light box

light box

traffic light

**CASE SUMMARY**

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STAFF CONTACT: David Fowler, Senior Planner

CASE NUMBER: SUP-22-17

REPORT DATE: November 3, 2022

PUBLIC HEARING DATE: November 9, 2022

APPLICANT'S REQUEST: CM-2 Residential Development Type

STAFF RECOMMENDATION: **Approve**

SUGGESTED CONDITIONS: Revisions to site plan to remove right-of-way reserve and correct parking count.

**BACKGROUND DATA**

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APPLICANT(S): Chris van Heerde, HMT Engineering

OWNER(S): Marshall Sanders, III

SITE LOCATION: 202 and 204 State Park Road (Fm 20)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 1.745 acres

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: RHD

**ANALYSIS OF ISSUES**

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**CHARACTERISTICS OF PROPOSED USE:** The subject site was rezoned from RMD Residential Medium Density District to RHD on September 20, 2022. The applicant proposes to build a condominium neighborhood on the 1.745-acre site. The applicant has proposed the CM-2 development type, which allows for up to 12 units per acre. This development type requires and SUP in the RHD zoning district. The proposed development shows 20 dwelling units in five buildings, for a density just under 12 units per acre.

**NEIGHBORHOOD COMPATIBILITY:** The area along State Park Road near the site is a mix of commercial, residential, and institutional uses. The area includes several lots that are vacant or under development. There are currently no other condominium developments in the city, but there are nearby apartment and townhouse developments that are similar in nature to the proposed development.

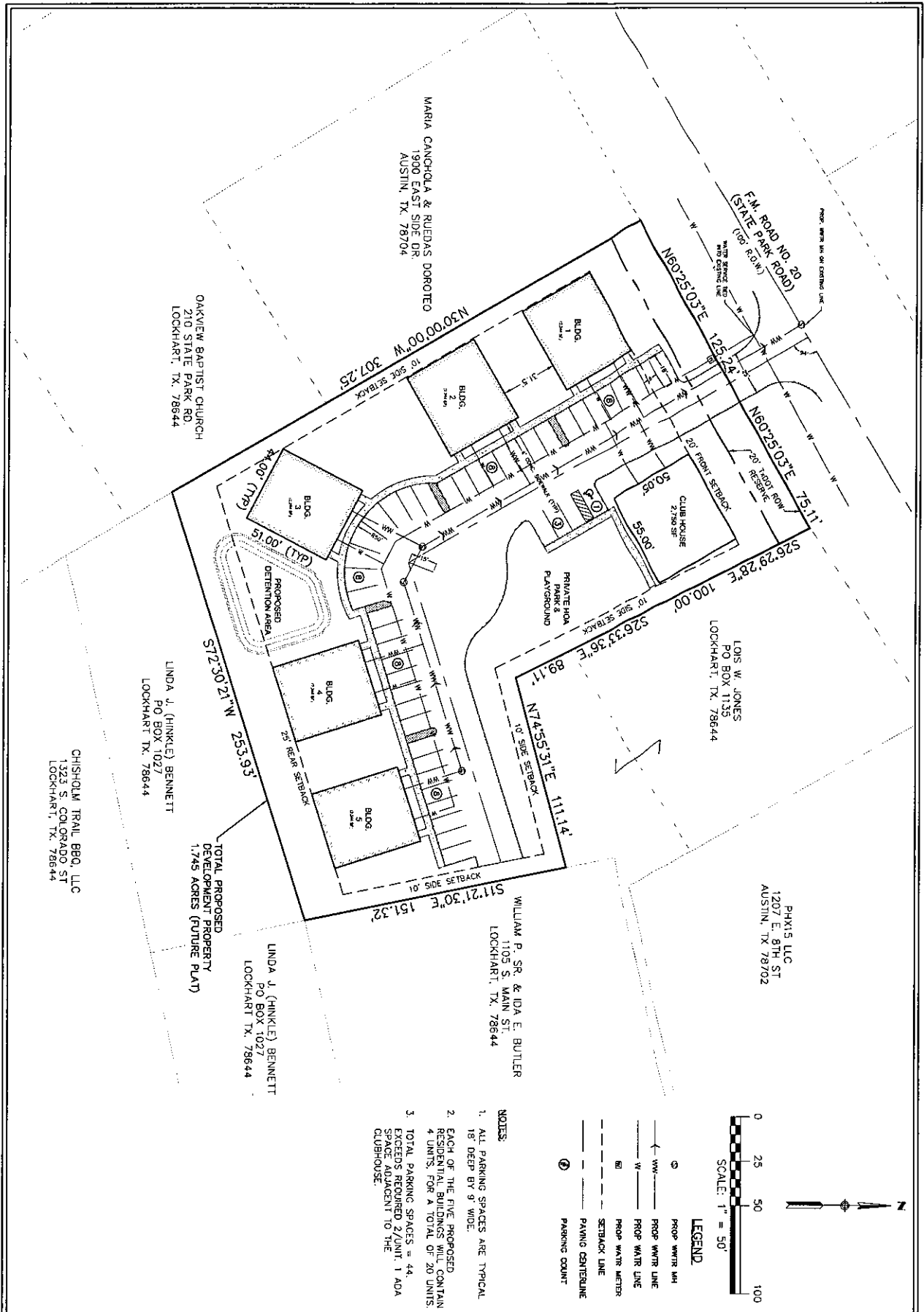
**COMPLIANCE WITH STANDARDS:** The proposed site plan is for a condominium development that could accommodate 12 units per acre, as allowed with an SUP for the CM-2 development type. The site plan shows 20 condominium units in five buildings. The buildings would be two stories with two units on each floor. As drawn, the site plan is generally in compliance with the requirements of the CM-2 development type. All setbacks as shown are correct. The parking count shown is one space short of the minimum required 45 spaces for the proposed 20 condominium units. However, staff has identified that there is a 20-foot right-of-way reserve for TxDOT shown along State Park Road that is unnecessary due to that portion of State Park Road being planned to come off system as FM 20 is realigned. With the removal of the 20-foot reserve, the site should be able to accommodate the minimum number of required parking spaces, including two accessible spaces that are required by state code in addition to the 45 regular spaces required in the zoning code.

ADEQUACY OF INFRASTRUCTURE: The site plan shows one main two-way entrance from State Park Road that is not gated. Sidewalks will be required along State Park Road as part of platting process. There is a ten-inch wastewater line and an eight-inch water line in the State Park Road right-of-way that currently serve the subject property.

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

STAFF RECOMMENDATION: Staff recommends **Approval** subject to the following conditions:

- 1) Revise the site plan to remove the 20-foot right-of-way reserve along State Park Road.
- 2) Revise the site plan to provide at least 45 parking spaces in accordance with Appendix I of Chapter 64, Zoning Ordinance, plus two accessible spaces required by the Texas Accessibility Standards (TAS) for a total of 47 spaces.



- NOTES:
1. ALL PARKING SPACES ARE TYPICAL 18' DEEP BY 9' WIDE.
  2. EACH OF THE FIVE PROPOSED RESIDENTIAL BUILDINGS WILL CONTAIN 4 UNITS, FOR A TOTAL OF 20 UNITS.
  3. TOTAL PARKING SPACES = 44, EXCEEDS REQUIRED 2/UNIT, 1 ADA SPACE ADJACENT TO THE CLUBHOUSE.

LEGEND

- PROF. WATER MAIN
- PROF. WATER LINE
- PROP. WATER LINE
- PROP. WATER METER
- SETBACK LINE
- PAVING CENTERLINE
- PARKING COUNT

SCALE: 1" = 50'

0 25 50 100

**SHEET**  
**C1.0**

DATE: OCTOBER 2022  
PROJECT NO.: 466.100

**GREENWOOD BOUTIQUE TOWNHOMES - SITE PLAN**

204 STATE PARK RD  
LOCKHART, TEXAS

**HMT**  
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBE FIRM F-10064  
TBE FIRM 10153600

**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	<u>HMT Engineering/Chris Van Heerde</u>	ADDRESS	<u>290 S. Castell Ave.</u>
DAY-TIME TELEPHONE	<u>830-625-8555</u>		<u>Suite 100</u>
E-MAIL	<u>chrisvh@hmtnb.com</u>		<u>New Braunfels TX 78130</u>
OWNER NAME	<u>Marshall Sanders III</u>	ADDRESS	<u>8300 N Mopac Expwy</u>
DAY-TIME TELEPHONE	<u>512-583-5471</u>		<u>Suite 125</u>
E-MAIL	<u>msanders@guildmortgatge.net</u>		<u>Austin TX 78759</u>

**PROPERTY**

2024

ADDRESS OR GENERAL LOCATION 204 State Park Rd, Lockhart, TX

LEGAL DESCRIPTION (IF PLATTED) \_\_\_\_\_

SIZE 1.75 ACRE(S)      ZONING CLASSIFICATION Residential <sup>High</sup> Med. Density

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

**REQUESTED SPECIFIC USE**

PROPOSED USE REQUIRING PERMIT CM-2

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.

**SEE ATTACHED SHEET**

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## 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 \$ 185 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 Marshall Sanders A.A.

DATE 10/19/2022

## OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01179835

DATE SUBMITTED 10-19-22

CASE NUMBER SUP - 22 - 17

DATE NOTICES MAILED 10-24-2022

DATE NOTICE PUBLISHED 10-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE 11-9-22

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## **ATTACHMENT TO SPECIFIC USE PERMIT APPLICATION**

FOR:

Greenwood Boutique Townhomes  
204 State Park Road  
Lockhart, Texas

### **REQUESTED SPECIFIC USE**

#### **CHARACTERISTICS OF PROPOSED USE:**

HMT is requesting the number of units per acre be increased from 6 to 12 on this 1.75 acre parcel. That would allow for the proposed 20 units on the site. There are 5 residential buildings with 4 units each. Please see the Site Plan (drawing C1.0) submitted herewith.



June 20, 2022

Marshall Sanders  
204 State Park Rd  
Lockhart, TX 78644  
msanders@guildmortgage.net

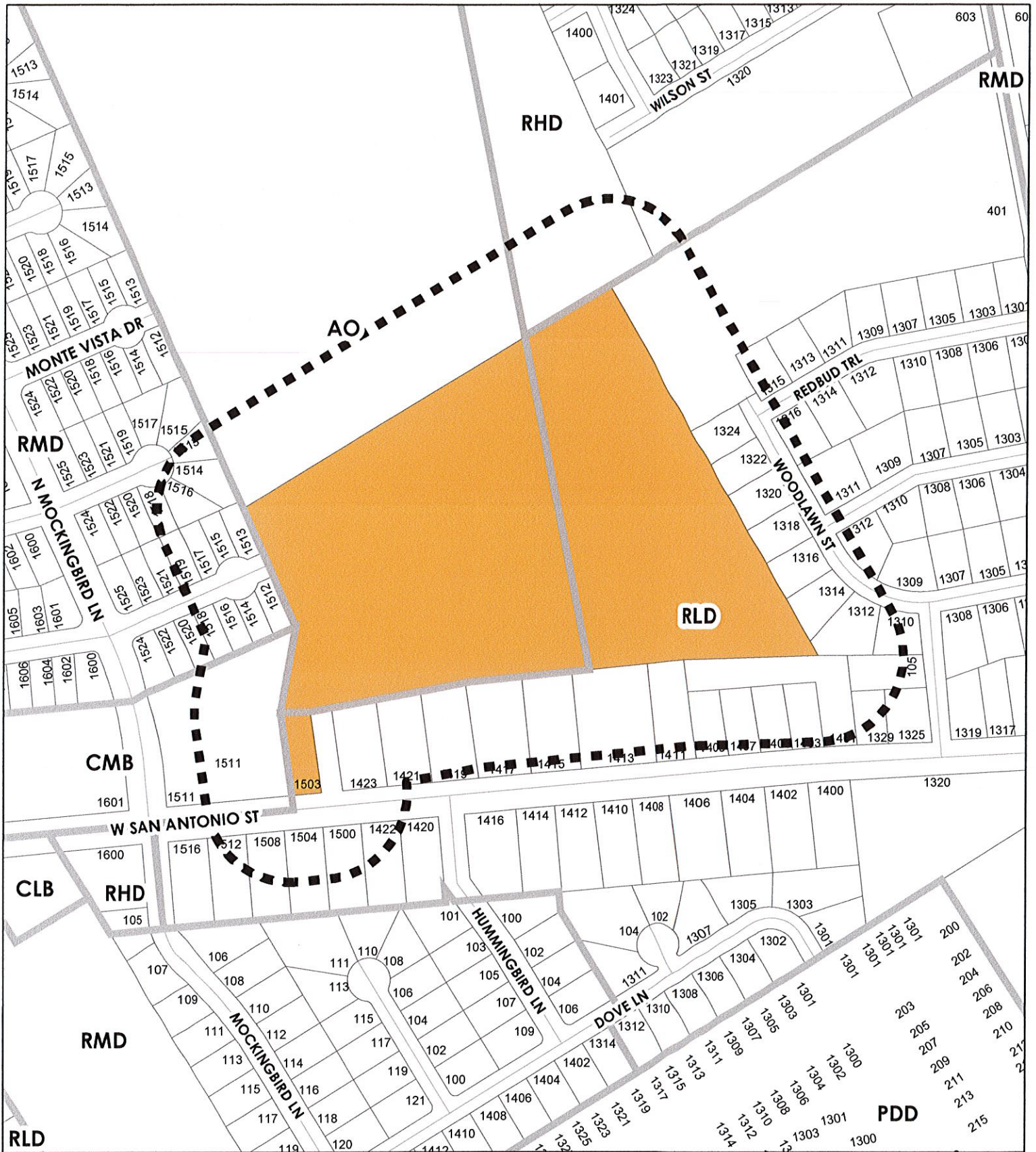
Re: Owner Authorization – 204 State Park Rd

I, Marshall Sanders III, authorize HMT Engineering & Surveying to act as my agent in the Zoning Services process with the City of Lockhart for the Residential High Density Zoning change at 204 State Park Rd, Lockhart, TX.

Thank you,

*Marshall Sanders III*

**Marshall Sanders**  
Partner, Greenwood Boutique Townhomes



**ZC-22-29**

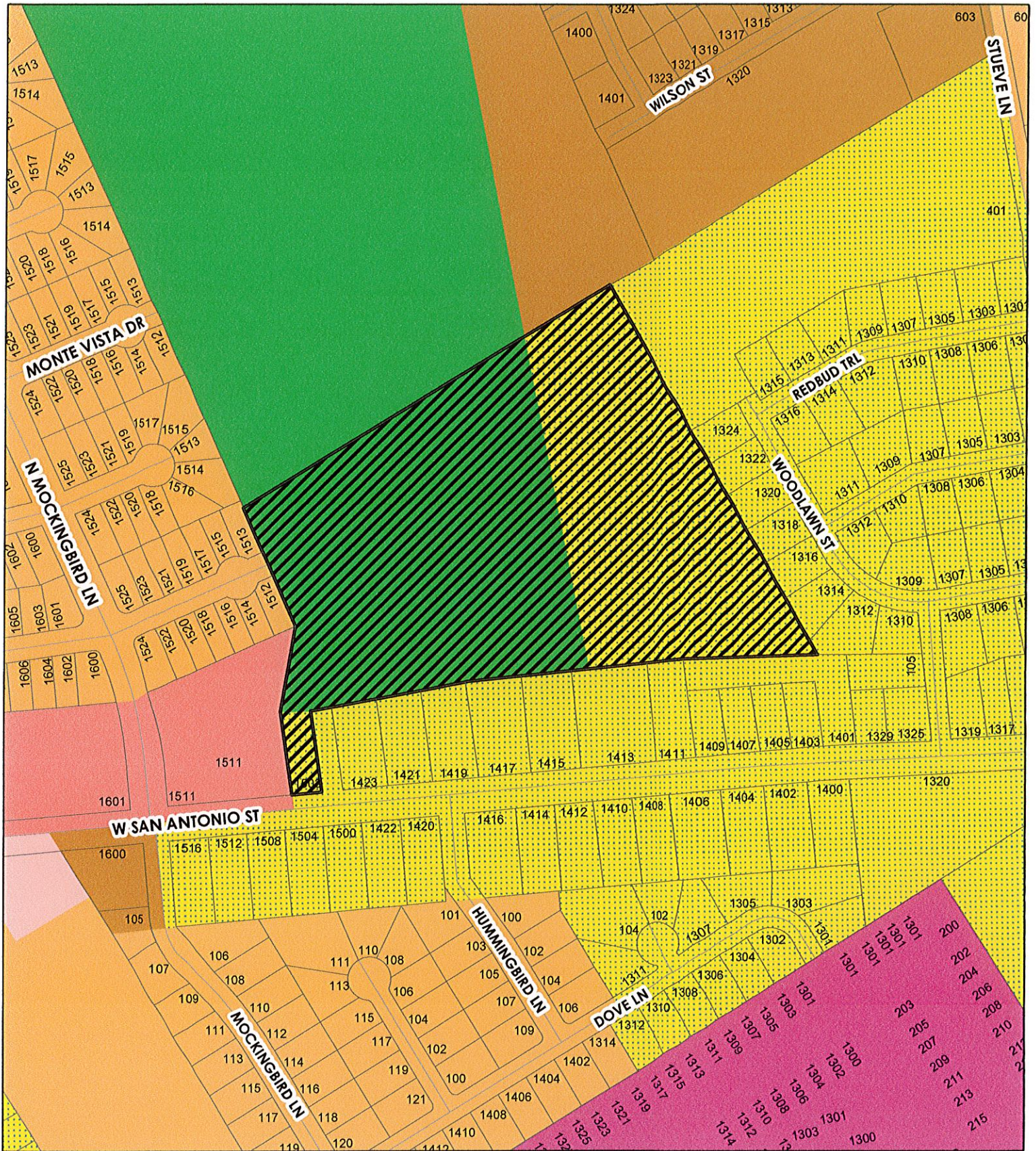
AO & RLD TO RMD

1503 W SAN ANTONIO ST



scale 1" = 300'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



**ZC-22-29**

AO & RLD TO RMD

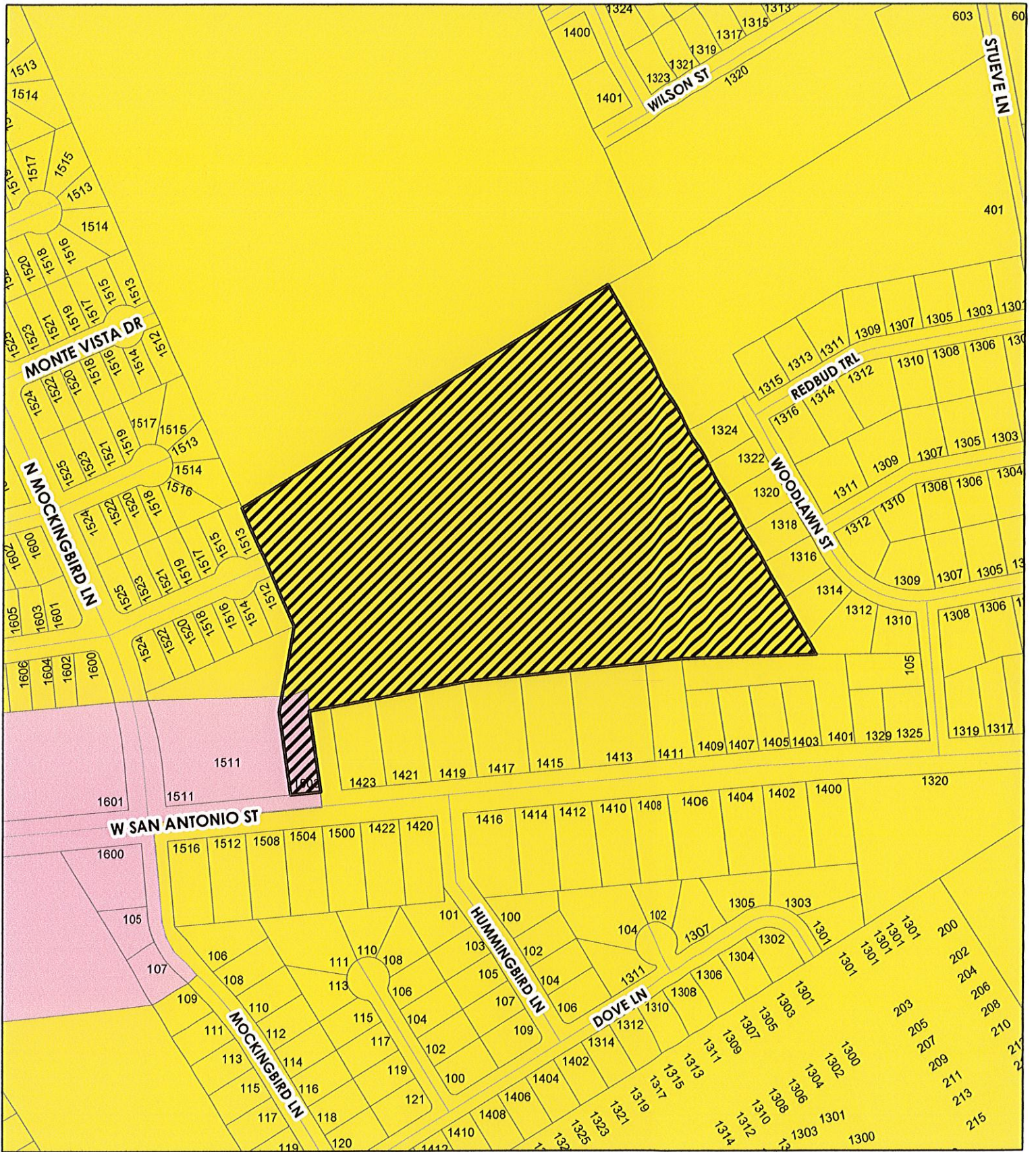
1503 W SAN ANTONIO ST



scale 1" = 300'

**ZONING DISTRICTS**

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- PLANNED DEVELOPMENT
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



**FUTURE LANDUSE**

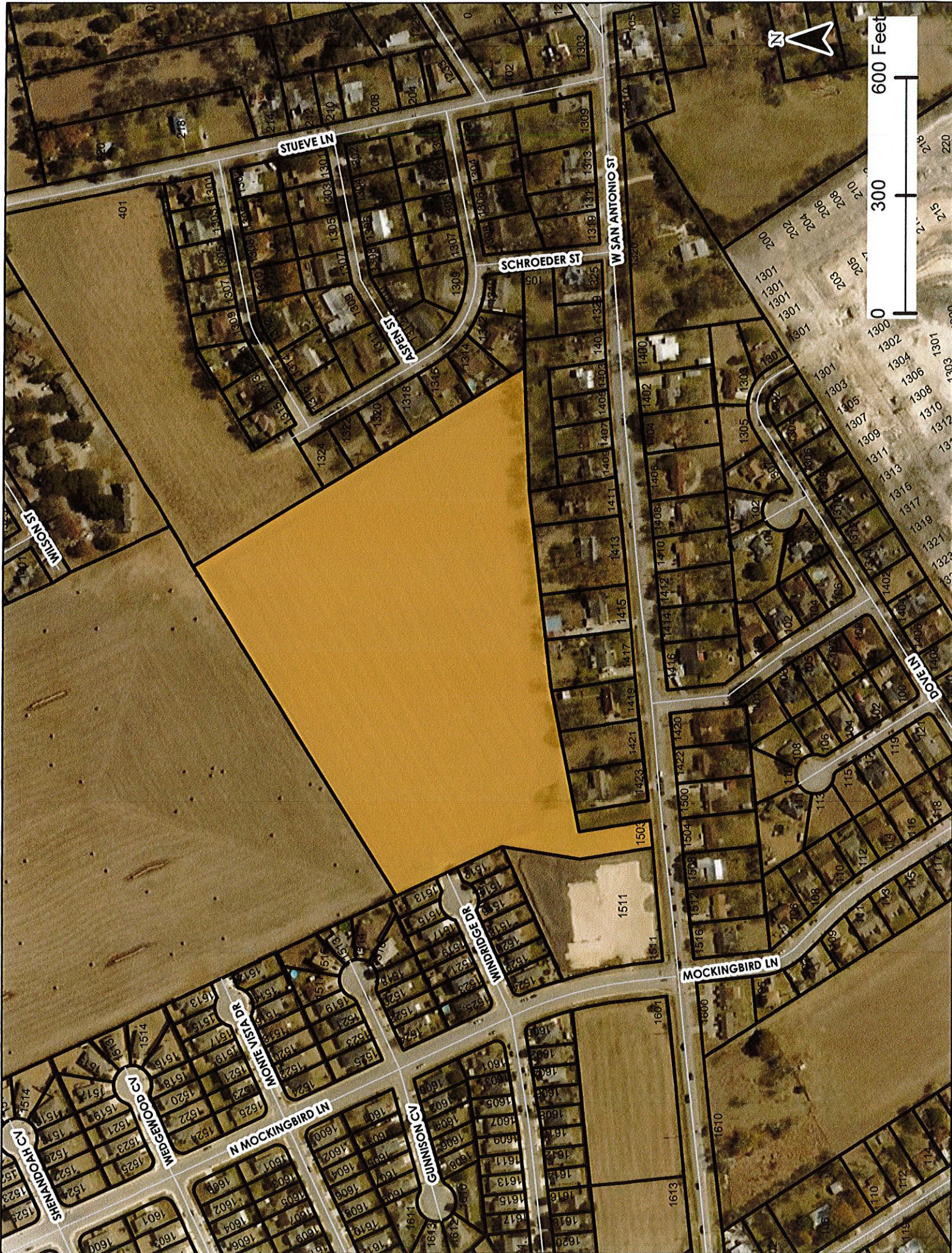
AO & RLD TO RMD

1503 W SAN ANTONIO ST



scale 1" = 300'

- LIGHT-MEDIUM COMMERCIAL
- RESIDENTIAL, LOW DENSITY



STUEVE LN

ASEN ST

SCHROEDER ST

W SAN ANTONIO ST

WILSON ST

WINDRGE DR

MOCKINGBIRD LN

BOYLE LN

N MOCKINGBIRD LN

GINNINS DR

WEGMOR CV

MONT VISTA DR

SHANDOAH CV



# PLANNING DEPARTMENT REPORT

# ZONING CHANGE

## CASE SUMMARY

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STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-29

REPORT DATE: November 3, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: November 9, 2022

CITY COUNCIL HEARING DATE: November 15, 2022

REQUESTED CHANGE: AO to RMD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

## BACKGROUND DATA

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APPLICANT: Robert D. Parker

OWNER: Robert D. Parker

SITE LOCATION: 1503 West San Antonio Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 17.478 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Low Density Residential*

## ANALYSIS OF ISSUES

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REASON FOR REQUESTED ZONING CHANGE: The applicant proposes to rezone the subject property to allow development of a single-family residential subdivision. The current AO zoning allows single-family dwellings, but only on lots of one acre or larger. The Residential Medium Density (RMD) district has been selected, as the applicant intends to sell the property to a developer who would develop it in a manner consistent with surrounding areas such as the Windridge subdivision.

### AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
<b>North</b>	Vacant Land	AO, RMD	<i>Low Density Residential</i>
<b>East</b>	Single-family residential	RLD	<i>Low Density Residential</i>
<b>South</b>	Single-family residential	RLD	<i>Low-Density Residential,</i>
<b>West</b>	Single-family residential, Commercial	RMD, CMB	<i>Low Density Residential, Light-Medium Commercial</i>

TRANSITION OF ZONING DISTRICTS: With the exception of a CMB-zoned site of a convenience store to the southwest, all the parcels abutting the subject property to the east, west, and south are residentially-zoned, either RLD or RMD. The area to the north is zoned AO but would be well-situated as a future site for infill single-family uses in either the RMD or RLD zoning districts, especially since neighboring subdivisions currently have or would have streets stubbed to the property line.

**ADEQUACY OF INFRASTRUCTURE:** Adequate City water service is currently available in the West San Antonio Street right-of-way, as well as Windridge Drive, which stubs to the parcel from the west. This would provide an opportunity to loop the water system in the area. City wastewater service is also available from the same two rights-of-way. Any subdivision of the property will require internal public streets connecting to any nearby street connections, as well as stubs to neighboring vacant properties for connection to future development. TxDOT will review any connection to West San Antonio Street and may require intersection improvements to mitigate traffic impact.

**POTENTIAL NEIGHBORHOOD IMPACT:** A residential subdivision on the subject site would likely have connections to both Windridge Drive and West San Antonio Street. Some additional traffic would be created along Windridge Drive through connection of the street to the currently-vacant parcel.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed RMD zoning is one step up in intensity from the site's *Low Density Residential* designation on the Land Use Plan map.

**ALTERNATIVE CLASSIFICATIONS:** Residential Low Density District.

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

**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 Robert D. Parker ADDRESS 11655 Old Lockhart Rd.  
 DAY-TIME TELEPHONE 512-557-2120 Creedmoor, TX 78610  
 E-MAIL Navybrice.2266@gmail.com  
 OWNER NAME Same ADDRESS \_\_\_\_\_  
 DAY-TIME TELEPHONE \_\_\_\_\_  
 E-MAIL \_\_\_\_\_

### PROPERTY

ADDRESS OR GENERAL LOCATION 1503 W. San Antonio St.  
 LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds  
 SIZE 17.478 ACRE(S) LAND USE PLAN DESIGNATION Low Density Residential  
 EXISTING USE OF LAND AND/OR BUILDING(S) Vacant land  
 PROPOSED NEW USE, IF ANY Residential development

### REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO and RLD  
 TO PROPOSED ZONING CLASSIFICATION RMD  
 REASON FOR REQUEST Future medium density residential development.

# 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.

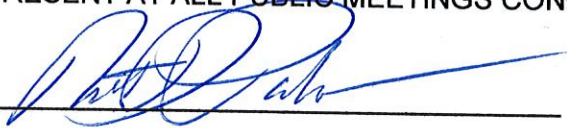
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 499.56 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

10-21-22

## OFFICE USE ONLY

ACCEPTED BY



RECEIPT NUMBER

01183494

DATE SUBMITTED

10-21-22

CASE NUMBER ZC -

22 - 29

DATE NOTICES MAILED

10-24-2022

DATE NOTICE PUBLISHED

10-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE

11-9-2022

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

12-20-2022

DECISION



Claude Hinkle Surveyors



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of a tract of land designated as Tract I called 25.42 acres and conveyed to Don B. Parker et ux by deed recorded in Volume 470 Page 21 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped 1/2" iron pin set in the most Southerly South East line of the above mentioned 25.42 acre tract and in the apparent East corner of a tract of land designated as Tract 2 called 2.24 acres and conveyed to ZHK, LLC by deed recorded in Volume 608 Page 508 of the said Official Records for the South corner this tract and from which point a concrete monument found used for basis of bearing bears South 85° 20' 04" West 1030.34 feet and from the said concrete monument a second concrete monument found used for basis of bearing bears North 30° 51' 50" West 2803.67 feet.

**THENCE** North 07° 09' 31" West entering the said 25.42 acre tract and with the apparent North East line of the above mentioned 2.24 acre tract **192.43 feet** to a capped 1/2" iron pin set for an angle point this tract.

**THENCE** North 11° 05' 32" East with the apparent North East line the above mentioned 2.24 acre tract **202.62 feet** to a concrete monument found in the East corner of Windridge Addition Section One as recorded in Plat Cabinet A Slide 191 of the Plat Records of Caldwell County, Texas for an angle point this tract.

**THENCE** North 23° 50' 00" West with the North East line of the said Windridge Addition Second One **301.35 feet** to a 8" broken fence post and concrete nail found in the North West line the said 25.42 acre tract and in the apparent South corner of a tract of land designated as Tract 3 called 80.34 acres and conveyed to Spillman Properties Ltd., by deed recorded in Volume 586 Page 112 of the said Official Records for the West corner this tract.

**THENCE** South 59° 51' 05" East with the North West line the said 25.42 acre tract and the apparent South East line of the above mentioned 80.34 acre tract **979.74 feet** to a capped iron pin found in the North corner of the said 25.42 acre tract and the apparent West corner of a tract of land conveyed to W.H. Schroeder by deed recorded in Volume 301 Page 502 of the said Deed Records for the North corner this tract.

**THENCE** South 30° 14' 14" East with the North East line the said 25.42 acre tract **985.72 feet** to a 1" iron rod found in the East corner of the said 25.42 acre tract and the North West line of the W.W. Kelley Subdivision as recorded in Volume 291 Page 607 of the said Deed Records for the East corner this tract.

**THENCE** with the South East line said 25.42 acre tract for the following five courses:

- (1) South 88° 21' 30" West 313.43 feet to a capped iron pin set for an angle point this tract.
- (2) South 85° 56' 10" West 292.35 feet to a capped 1/2" iron pin set for an angle point this tract.
- (3) South 85° 24' 10" West 103.80 feet to a capped 1/2" iron pin set for an angle point this tract.



# Claude Hinkle Surveyors

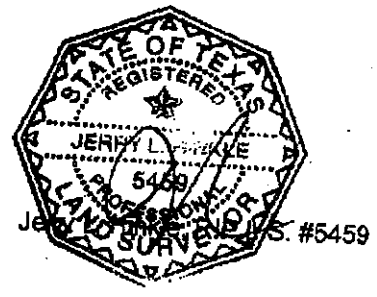
(4) South 85° 33' 10" West 123.40 feet to a capped 1/2" iron pin set in the North corner of the Willms Addition as recorded in Plat Cabinet A Slide 17 of the Plat Records of Caldwell County, Texas for an angle point this tract.

(5) South 80° 53' 10" West with the North West line the said Willms Addition through 64.90 feet to a capped 1/2" iron pin set in the West corner of the said Willms Addition and in an ell corner of the said 25.42 acre tract for an ell corner this tract.

THENCE South 07° 09' 50" East with the North East line the said 25.42 acre tract and the North West line of the said Willms Addition 196.15 feet to a capped 1/2" iron pin set in the South East line of the said 25.42 acre tract and the North West line of State Highway #142 for the most Southerly East corner this tract.

THENCE South 85° 10' 40" West with the North West line of State Highway #142 and the South East line the said 25.42 acre tract 69.83 feet to the place of beginning containing 17.478 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on November 22, 2010. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



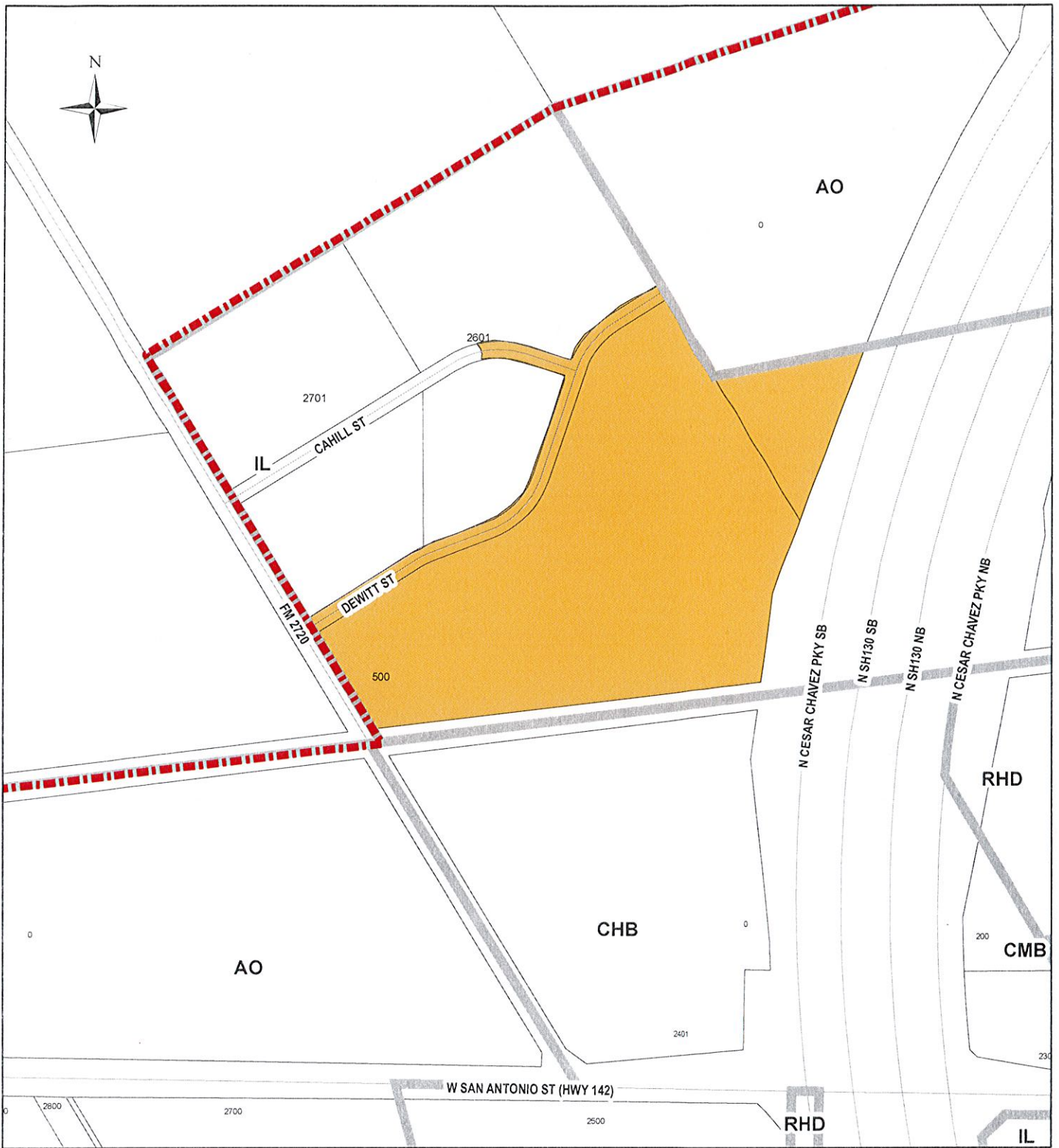
FILED this 14th day of April, 2011  
2:10 P M  
CAROL HOLCOMB  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Jessie Rodriguez Deputy

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law, STATE OF TEXAS  
COUNTY OF CALDWELL  
I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

APR 14 2011



Carol Holcomb  
COUNTY CLERK  
CALDWELL COUNTY, TEXAS



**FP-22-08**

LOCKHART INDUSTRIAL PARK III SECTION 2

500 FM 2720

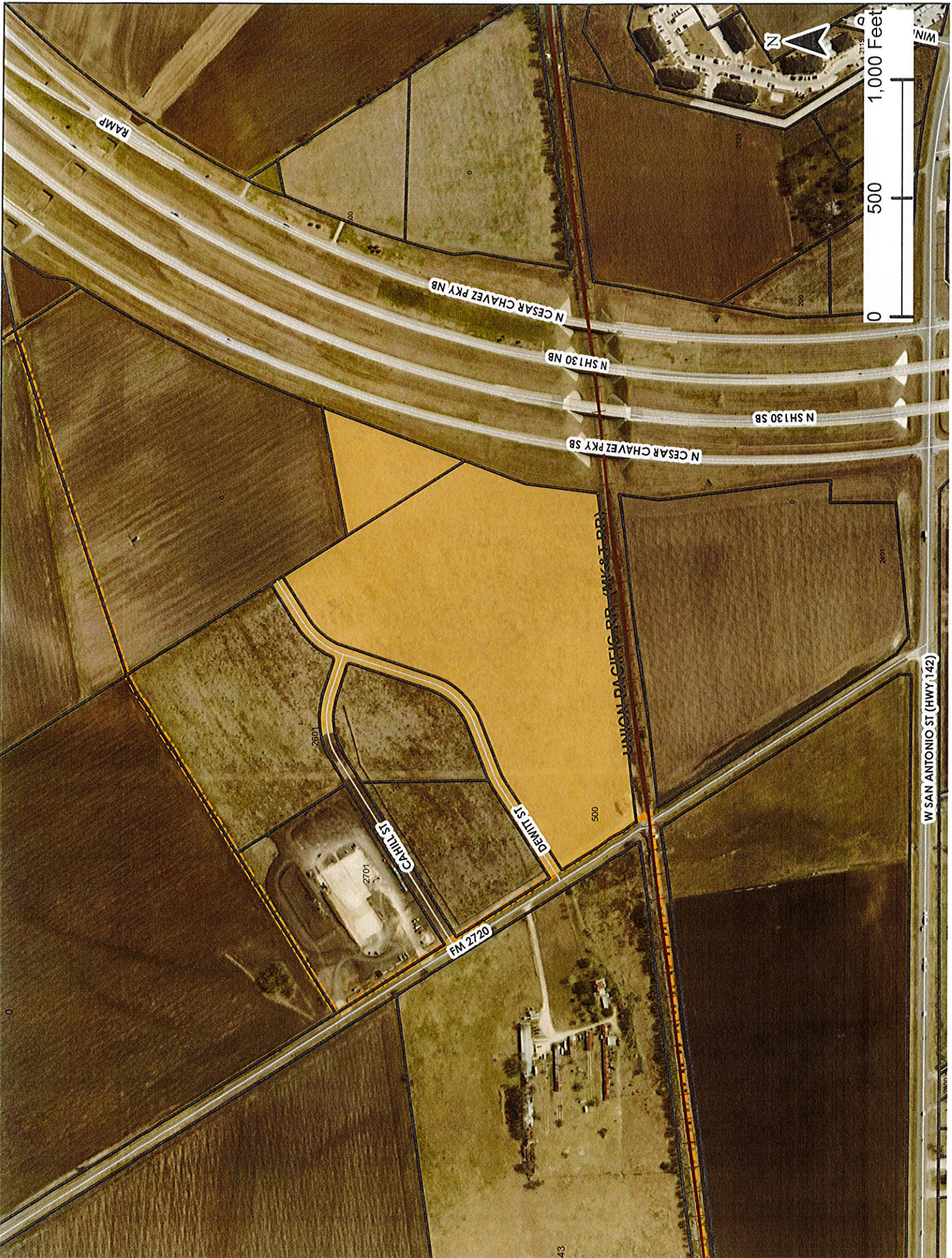
FINAL PLAT

 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

scale 1" = 500'



RAMP

N CESAR CHAVEZ PKY NB

N SH130 NB

N SH130 SB

N CESAR CHAVEZ PKY SB

UNION PACIFIC RR (ANK & T RR)

W SAN ANTONIO ST (HWY 142)

FM 2720

CANTON ST

DEWITT ST

0 500 1,000 Feet



**CASE SUMMARY**

---

STAFF CONTACT: Kevin Waller, Senior Planner

CASE NUMBER: FP-22-08

REPORT DATE: November 3, 2022

PLANNING &amp; ZONING COMMISSION DATE: November 9, 2022

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: The labeling of a temporary turnaround easement on Lot 3, Block C, at the east end of DeWitt Street, and identification of utility lines overlapping into a drainage easement on Lot 2, Block C (see Form and Content, and Compliance with Standards, sections below).

**BACKGROUND DATA**

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ENGINEER: Keith Schauer, P.E., Doucet &amp; Associates

SURVEYOR: Chris Terry, P.L.S., Doucet &amp; Associates

OWNER: Steven Lewis, President, Lockhart Economic Development Corporation

SITE LOCATION: The 500 Block of F.M. 2720

SUBDIVISION NAME: **Lockhart Industrial Park III Section 2**

SIZE OF PROPERTY: 37.820 acres

NUMBER OF LOTS: Three industrial lots and one drainage lot

EXISTING USE OF PROPERTY: Vacant / Seasonal Agricultural Use

ZONING CLASSIFICATION: IL (Industrial Light) District

**ANALYSIS OF ISSUES**

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PROPOSED DEVELOPMENT: On August 25, 2021, the Commission approved the Preliminary Plat for Lockhart Industrial Park III and the Final Plat for Section 1, both of which included revised configurations from earlier approvals. The current proposal is for the Final Plat for Section 2, located at the northeast corner of F.M. 2720 and the Union Pacific Railroad right-of-way, with the City limits bordering the property along its southwest boundary. Of the four proposed lots, three are for industrial use, and one is to be a dedicated drainage lot. The development will be served by one internal street, DeWitt Street, which accesses F.M. 2720 to the west. Another internal street, Cahill Street, does not front along the proposed lots, but will provide indirect access to Section 2 from Section 1 to the north. Although the subject property has frontage along S.H. 130 / North Cesar Chavez Parkway Southbound at its east boundary, the grade change between the roadway and the property precludes access from that road. Sidewalks will be constructed along both sides of DeWitt and Cahill Streets, and along the property's F.M. 2720 frontage. In addition, a Hike and Bike Trail will be constructed along the S.H. 130 frontage, in accordance with the City's Sidewalk and Trail Plan.

NEIGHBORHOOD COMPATIBILITY: The properties to the north of the subject property include those within Section 1, one of which was recently developed, and the others anticipated to be developed soon. S.H. 130 is located to the east of the subject property. To the south, across the Union Pacific Railroad right-of-way, is an undeveloped parcel in seasonal agricultural use. Across F.M. 2720 to the west is a property in agricultural and rural residential use, outside the City limits. Due to the subject property's location west of the SH 130 corridor in an area of primarily agricultural use, the proposed industrial development is not expected to present adverse impacts to the surrounding area.

**FORM AND CONTENT:** A minimum 25-foot by 25-foot temporary turnaround easement should be shown and labeled on the plat drawing at the northwest corner of Lot 3, Block C, at the east end of DeWitt Street, to expire upon the future extension of DeWitt Street into the adjacent property to the east. With the easement recommended as a condition of approval, the plat will conform to all minimum requirements for form and content.

**COMPLIANCE WITH STANDARDS:** Along the south boundary of Lot 2, Block C, a 30-foot-wide drainage easement is proposed, according to the plat drawing. According to a recent City sewer map, an existing 12-inch wastewater line within a proposed 15-foot-wide Public Utility Easement shown on the plat is located within the confines of the proposed drainage easement, which is acceptable, according to the Public Works Director. However, any existing or proposed utilities other than water and wastewater lines, such as electric, cable, telephone, gas, etc., are prohibited within a drainage easement. As such, the applicant should identify existing and/or proposed utilities within the 15-foot P.U.E. on the plat drawing, replacing "P.U.E." with the actual public utility type. If the utilities are among those prohibited within a drainage easement as noted above, the utility and drainage easements will need to be rerouted such that they do not overlap into one another. With this recommended condition of approval, the proposed subdivision will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, and stormwater drainage. As noted in the attached letter dated October 13, 2022, the City Engineer has approved the engineering plans.

**CONCURRENT VARIANCES REQUESTED:** None





505 East Huntland Drive  
Suite 250  
Austin, Texas 78752

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

October 13, 2022

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

**RE: Lockhart – Industrial Park III Section II  
Engineering Plan Review**

Dear Dan:

TRC received the following items for the above referenced project submitted by Doucet & Associates, Inc. on October 06, 2022:

1. Civil Construction Plans.
2. Other supporting files submitted with the construction plans: Drainage Report.

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.

Approval of the construction plans is contingent upon providing approval from TxDOT for the proposed improvements along FM 2720 within TxDOT ROW, once received. Any proposed improvements related to the TxDOT ROW to include, but not limited to sidewalks, driveways, culvert, channel improvements, and stormwater conveyance shall not commence until TxDOT approval has been received.

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 A. Wachel".

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

CC: J. Keith Schauer, P.E., Doucet & Associates, Inc.  
Bobby Ross, EIT, CFM., Doucet & Associates, Inc.

LINE	BEARING	DISTANCE
L1	N72°29'30"W	188.17
L2	N77°07'04"W	80.10
L3	S71°29'52"E	158.88
L4	S87°07'04"W	27.36
L5	S00°49'00"E	9.77

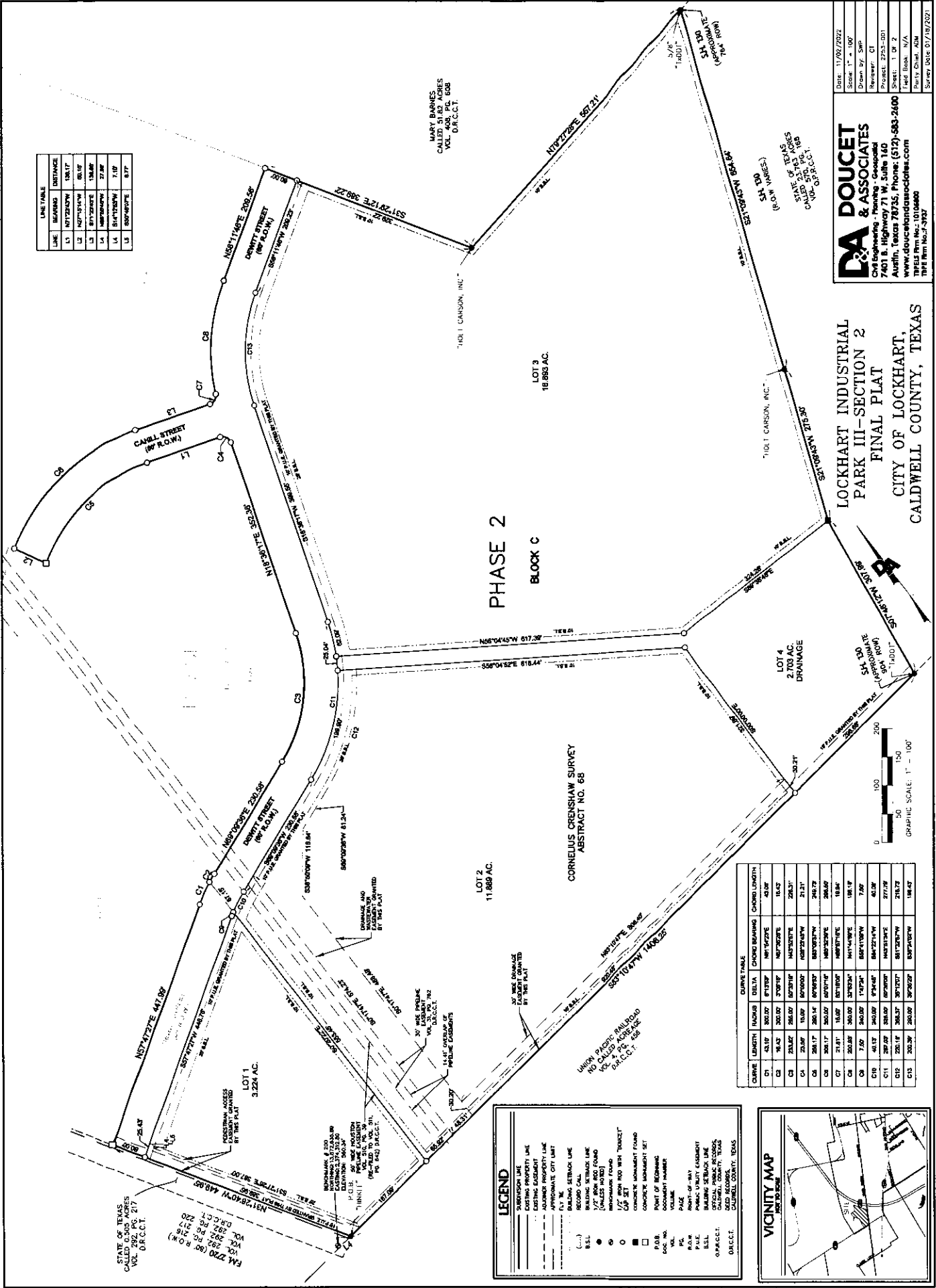
MARY BARNES  
CALLED 51.83 ACRES  
VOL. 408, PG. 608  
D.R.C.C.T.

Date: 11/02/2022  
Scale: 1" = 100'  
Drawn By: SJP  
Reviewed: CJ  
Project: 2023-001  
Sheet: 1 OF 2  
Field Book: N/A  
Party: D.A. & Associates  
Title: Final Plat

**D.A. DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
7401 E. Highway 71 N, Suite 160  
Austin, Texas 78751; Phone: (512) 583-2600  
www.doucetandassociates.com  
TX REG. NO. 2-3737

**LOCKHART INDUSTRIAL PARK III-SECTION 2  
FINAL PLAT**  
CITY OF LOCKHART, TEXAS  
CALDWELL COUNTY, TEXAS

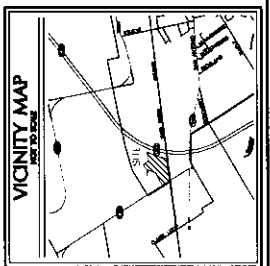
**PHASE 2  
BLOCK C**



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	143.17	360.00	87°13'00"	N87°13'00"E	45.18
C2	16.03	360.00	3°07'00"	N87°13'00"E	10.43
C3	23.62	360.00	6°07'00"	N87°13'00"E	25.37
C4	26.17	360.00	6°50'00"	N87°13'00"E	28.17
C5	28.17	360.00	7°30'00"	N87°13'00"E	30.67
C6	30.67	360.00	8°07'00"	N87°13'00"E	33.47
C7	33.47	360.00	8°42'00"	N87°13'00"E	36.57
C8	36.57	360.00	9°15'00"	N87°13'00"E	40.07
C9	40.07	360.00	9°46'00"	N87°13'00"E	44.07
C10	44.07	360.00	10°15'00"	N87°13'00"E	48.57
C11	48.57	360.00	10°42'00"	N87°13'00"E	53.57
C12	53.57	360.00	11°07'00"	N87°13'00"E	59.07
C13	59.07	360.00	11°30'00"	N87°13'00"E	65.07

**LEGEND**

- SURVEY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- ADJACENT CITY LIMIT
- RECORD CALL
- BALKING SETBACK LINE
- BALKING SETBACK LINE (AS SHOWN ON PLAT)
- UNLAWFUL FOUND
- 1/2" W/ 30" ROD WITH "THINLET"
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- POINT OF BEGINNING
- DOCUMENT NUMBER
- VOL.
- PG.
- PAGE OF ANY
- PUBLIC UTILITY EASEMENT
- BALKING SETBACK LINE
- CALDWELL COUNTY, TEXAS
- DEED RECORDS
- D.R.C.C.T.



3: \\server\msh\GIS\Projects\2023\001 - Lockhart\_ILP\COM\Plan\Main - Lockhart\_V23-001 - Final.dwg Survey DATE 07/19/2023



**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**

<b>SURVEYOR NAME</b> <u>Christopher W. Terry, RPLS</u>	<b>ADDRESS</b> <u>7401 B HWY 71 West Ste 160</u>
<b>DAY-TIME TELEPHONE</b> <u>512-583-2600</u>	<u>Austin, TX 78644</u>
<b>E-MAIL</b> <u>cterry@doucetengineers.com</u>	
<b>ENGINEER NAME</b> <u>Keith Schauer, PE</u>	<b>ADDRESS</b> <u>829 N. Saint Joseph Street</u>
<b>DAY-TIME TELEPHONE</b> <u>512-851-1740</u>	<u>Gonzales, Texas 78629</u>
<b>E-MAIL</b> <u>KSchauer@doucetengineers.com</u>	
<b>OWNER NAME</b> <u>Lockhart Economic Development</u>	<b>ADDRESS</b> <u>215 E Market St</u>
<b>DAY-TIME TELEPHONE</b> <u>512-749-5262</u>	<u>Lockhart, TX 78644</u>
<b>E-MAIL</b> <u>mkamerlander@lockhart-tx.org</u>	

**TYPE OF APPLICATION**

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

**PROPERTY**

**SUBDIVISION NAME** Lockhart Industrial Park III - Section Two  
**ADDRESS OR GENERAL LOCATION** Between FM-2720 and SH-130 , North of U.P. Railroad Crossing  
**LOCATED IN**                     CITY LIMITS                     ETJ (COUNTY)                     PDD  
**TOTAL LAND AREA** 37.82 ACRE(S)                    **PROPOSED NUMBER OF LOTS** 3 industrial  
**ZONING CLASSIFICATION(S)** Light-Industrial                    1 drainage lot  
**PROPOSED USE OF LAND** Light-Industrial                    4 total lots

# **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 

Digitally signed by Bobby Ross  
DN: cn=Bobby Ross, o=Doucet, ou=PWWWR,  
email=bross@doucetengineers.com, c=US  
Date: 2022.06.24 15:54:12 -0500

DATE 06-24-2022

PRINTED NAME Bobby Ross

TELEPHONE 512-557-7876

## 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 Waller

RECEIPT NUMBER R01163661

DATE SUBMITTED 6/30/22

CASE NUMBER FP 22-08

DATE APPLICATION IS DEEMED COMPLETE 7/14/22

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

PLANNING AND ZONING COMMISSION MEETING DATE 11/9/22

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_