

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, April 12, 2023
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 March 22, 2023, meeting.
4. SUP-22-08. Hold a PUBLIC HEARING and revisit a request by Ricardo Rodriguez on behalf of Stephanie Bradley to allow a Bar with extended hours to 2:00 a.m. on part of lot 6, Block 17 Original Town of Lockhart, consisting of 0.06 acres zoned CCB, Commercial Central Business District and located at 211 Market Street.
5. SUP-23-06. Hold a PUBLIC HEARING and consider a request by Maria Gonzales on behalf of Gonzalo Figueroa for a Specific Use Permit to allow a Manufactured Home on Lot 2, Block 1, Oakview Addition, consisting of 0.07-acres zoned RMD Residential Medium Density District and located at 716 First Street.
6. ZC-23-03. Hold a PUBLIC HEARING and consider a request for a Zoning Change from CHB Commercial Heavy Business District to RMD Residential Medium Density District on a total of 0.205 acres in the Byrd Lockhart League, Abstract No. 17, located at 1013 North Colorado Street (US 183).
7. FP-23-01. Consider a request by Raquel Saenz and Lakshay Sharma of Hagood Engineering Associates, on behalf of 183 Warehouse, LLC, for approval of a **Final Plat** for *Summerside Subdivision Section 1C*, consisting of 5.445 acres in the Esther Berry Survey, Abstract No. 1, zoned CMB (Commercial Medium Business District), and located at 2400 South Colorado Street (US 183).
8. FP-23-02. Consider a request by Raquel Saenz and Lakshay Sharma of Hagood Engineering Associates, on behalf of 183 Warehouse, LLC, for approval of a **Final Plat** for *Summerside Subdivision Section 1D*, consisting of 7.541 acres in the Esther Berry Survey, Abstract No. 1, zoned CHB (Commercial Heavy Business District), and located at 2500 South Colorado Street (US 183).
9. Hold a Workshop regarding a proposed master planned development on approximately 800 acres east of FM 1322 in the Lockhart ETJ.
10. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
11. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 PM on the 6th day of April, 2023.

**City of Lockhart
Planning and Zoning Commission
March 22, 2023**

MINUTES

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

Member Absent: None

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the March 8, 2023, meeting.

Commissioner Oliva moved to approve the March 8, 2023, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

4. Nomination and election of Chair and Vice-Chair.

Commissioner McBride motioned to nominate Philip Ruiz as Chair and Manuel Oliva as Vice-Chair. Commissioner St. Ledger seconded; and the motion was approved with a vote of 7-0.

5. SUP-23-05. Hold a PUBLIC HEARING AND consider a request by Jim and Amelia Smith on behalf of Jack Pearce, LLC for a Specific Use Permit to allow a Mixed-Use building on Lots 1 and 2, Jack Pearce Subdivision, consisting of 0.167-acres zoned CCB Commercial Central Business District and located at 120 and 124 East Market Street

David Fowler presented the application. He stated that the applicant would like approval for a specific use permit to allow a new mixed-use building with commercial and residential uses in the CCB Commercial Central Business District. He explained that the new building would be three stories, with the first two floors having commercial uses while the third floor would have two residential apartments with a one space garage for the uses of the larger residential unit. He stated that the applicant has previously received a variance for the rear setback and has also received a Certificate for Alteration for the building design from the Lockhart Historical Preservation Commission.

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

Winn Smith of 6009 Mountainclimb Dr., Austin came forward. He said that he is the son of the applicant and is here to answer any of the commission’s questions regarding the proposed use.

Commissioner Peterson asked how many residential units the building would contain.

Mr. Smith said that there are two units located on the third floor.

Chair Ruiz asked if there was anyone else who would like to speak, with no one else volunteering, he closed the public hearing and asked for staff recommendation.

Mr. Fowler stated that staff recommends approval of the specific use permit because it meets all applicable requirements.

Commissioner Arnic moved to approve SUP-23-05. Commissioner St. Ledger seconded, and the motion was approved with a vote of 7-0.

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

It was announced that the Commission’s next regular meeting date would be April 12, 2023 with two specific use permits, one zoning change case, and a workshop portion to discuss a proposed MUD development southeast of town but within the city’s ETJ. Mr. Fowler also mentioned that they would hold an Impact fee Advisory Committee meeting at 6:30 PM, prior to the regular planning and zoning meeting, to discuss and recommend approval of the final draft of the impact fee reports.

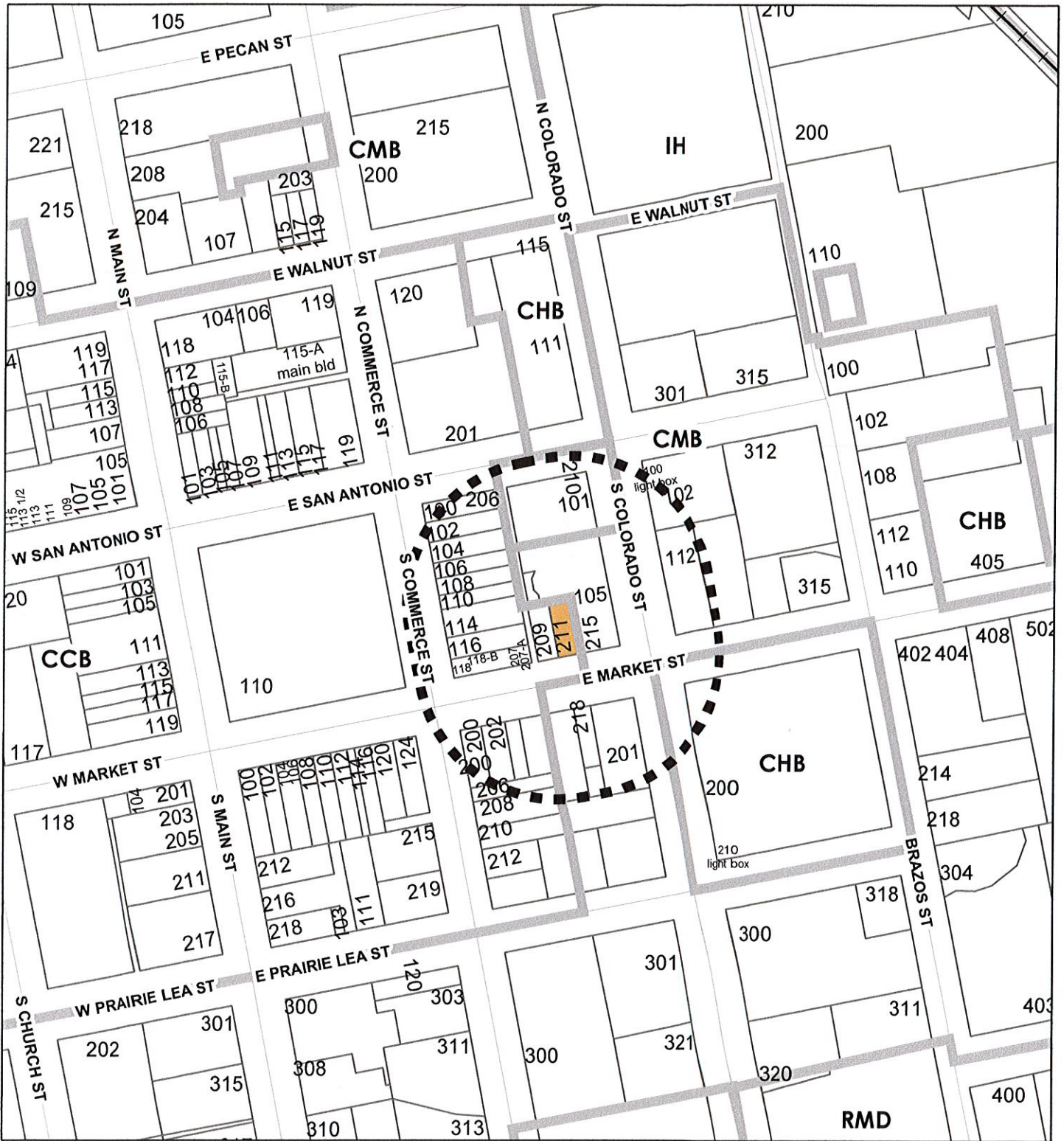
7. Adjourn.

Commissioner Lingvai moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair






SUP-22-08

211 E MARKET ST

RECONSIDER BAR WITH EXTENDED HOURS ON FRIDAY-SATURDAY UNTIL 2 AM



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'



S MAIN ST

S COMMERCE ST

E SAN ANTONIO ST

E MARKET ST

S COLORADO ST

BRAZOS ST

115-A
main bid

115-B

201

N COLORADO ST

light box
102

118
312

315

301

315

100

402

108

410

412

40

211

205

211

212

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101

102

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120

124

219

215

212

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PLANNING DEPARTMENT REPORT

SPECIFIC USE PERMIT

CASE SUMMARY

STAFF CONTACT: David Fowler, Planning Director

CASE NUMBER: SUP-22-08

REPORT DATE: April 6, 2023

PUBLIC HEARING DATE: April 12, 2023

APPLICANT'S REQUEST: Bar with extended hours to 2:00am on Friday and Saturday nights

STAFF RECOMMENDATION: ***Renew approval of extended hours for one year***

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): Ricardo Rodriguez

OWNER(S): Stephanie Bradley

SITE LOCATION: 211 East Market Street

LEGAL DESCRIPTION: Part of Lot 6, Block 17, Original Town of Lockhart

SIZE OF PROPERTY: 0.06 acres

EXISTING USE OF PROPERTY: Bar with extended hours to 2:00am on Friday and Saturday nights

ZONING CLASSIFICATION: CCB Commercial Central Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: A specific use permit application was previously submitted for a bar at this location, including a request to allow extended hours to 2:00am on Saturday and Sunday mornings. It was approved by the Commission on March 18, 2021, subject to a condition that at the end of one year the application would be reconsidered with regard to extended hours (past midnight), whereby the Commission can continue or revoke that part of the original approval based on reported issues with customer conduct within the surrounding area. Based on reports from neighbors of continued issues with the subject bar, the permit was extended for an additional year on April 13, 2022. This yearlong extension period has passed, and the case is back on the agenda, with the same number as the 2022 extension.

NEIGHBORHOOD COMPATIBILITY: The subject property is one-half block from the courthouse square. As noted before, bars have previously operated at this address. The closest existing bar is The Pearl on North Main Street, near the opposite corner of the square. In addition, several restaurants downtown serve alcoholic beverages, such as Load Off Fanny's, located across Market Street. Otherwise, in addition to the courthouse, the central business district consists primarily of offices and retail establishments, with some upper story-apartments.

COMPLIANCE WITH STANDARDS: Off-street parking is not required in the CCB district, but on-street parking is available.

RESPONSE TO NOTIFICATION: City staff has not received any responses to the notification for the renewal of the SUP.

STAFF RECOMMENDATION: There were 62 police calls logged to this address during the period from March 27, 2022, to March 4, 2023. Among the calls of various types, 5 were for "Disturbance," compared with 15 the prior year. There were other calls for other issues such as noise complaints and public intoxication. Most calls were of the call type "Close Patrol" with the outcome "Cleared no Report." I spoke with Captain Danny Williams at the police department, and he says that most of these calls with this set of labels were probably routine checks, possibly at the request of the bar owner. Because the call volume and severity of incidents reported to the location appear to have been reduced in the past year, staff recommends that the Commission ***Renew the previous approval of extended hours to 2:00am for one additional year.*** The Commission can choose to either grant the SUP permanently, deny it, or again choose a period of temporary approval, after which the SUP would need to be reviewed for renewal.

April 14, 2022

Ricardo Rodriguez
2001 FM 1322
Lockhart, TX 78644

ricardo.rodriquez4@yahoo.com

Dear Mr. Rodriguez:

On April 13, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a **Specific Use Permit** (SUP-22-08) to allow continuation of a *Bar with extended hours to 2:00am* on 0.06 acre zoned CCB Commercial Central Business District and located at 211 East Market Street, subject to: 1) Reconsideration of the late hours portion of the permit in one year; and, 2) Hire security personnel during business hours after midnight. The Planning and Zoning Commission meeting that is closest to the end of the one-year period is April 12, 2023.

If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at dgibson@lockhart-tx.org.

Cordially,



Dan Gibson, AICP
City Planner

Cc: stephanieguitar@att.net



Calls

Date Range: 03/22/2022 - 03/21/2023, Address: 211 E Market

Call	Case	Date	Call Type	Disposition	Address	City	Dispatched Units
22004808		03/27/2022 01:32	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8812, 8832, 8833
22005057		04/01/2022 01:55	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8832
22005105		04/02/2022 01:48	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839, 8840, 8848
22005407		04/07/2022 13:11	MISCELLANEOUS	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8834
22005591		04/10/2022 01:44	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8832, 8833, 8836
22006363		04/23/2022 01:41	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8832, 8833, 8836
22006428		04/24/2022 01:33	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8812, 8836, 8849
22006796		05/01/2022 01:48	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839, 8840
22007154		05/07/2022 01:53	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8812, 8833, 8839
22007216		05/08/2022 01:50	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8812, 8833, 8839
22007601		05/15/2022 02:13	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8836, 8840, 8848
22007853	2022050103	05/20/2022 00:02	DISTURBANCE	REPORT DUE	211 E MARKET ST	Lockhart	8836, 8839, 8840
22007898		05/21/2022 01:46	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8812, 8833, 8839
22008323		05/28/2022 02:00	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839, 8840, 8848
22008372		05/29/2022 01:56	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8836, 8840
22008710		06/05/2022 01:33	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833, 8839
22009053		06/11/2022 01:42	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8840, 8848, 8849
22009095		06/12/2022 02:12	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8840, 8848, 8849
22009488		06/19/2022 01:24	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8837, 8839

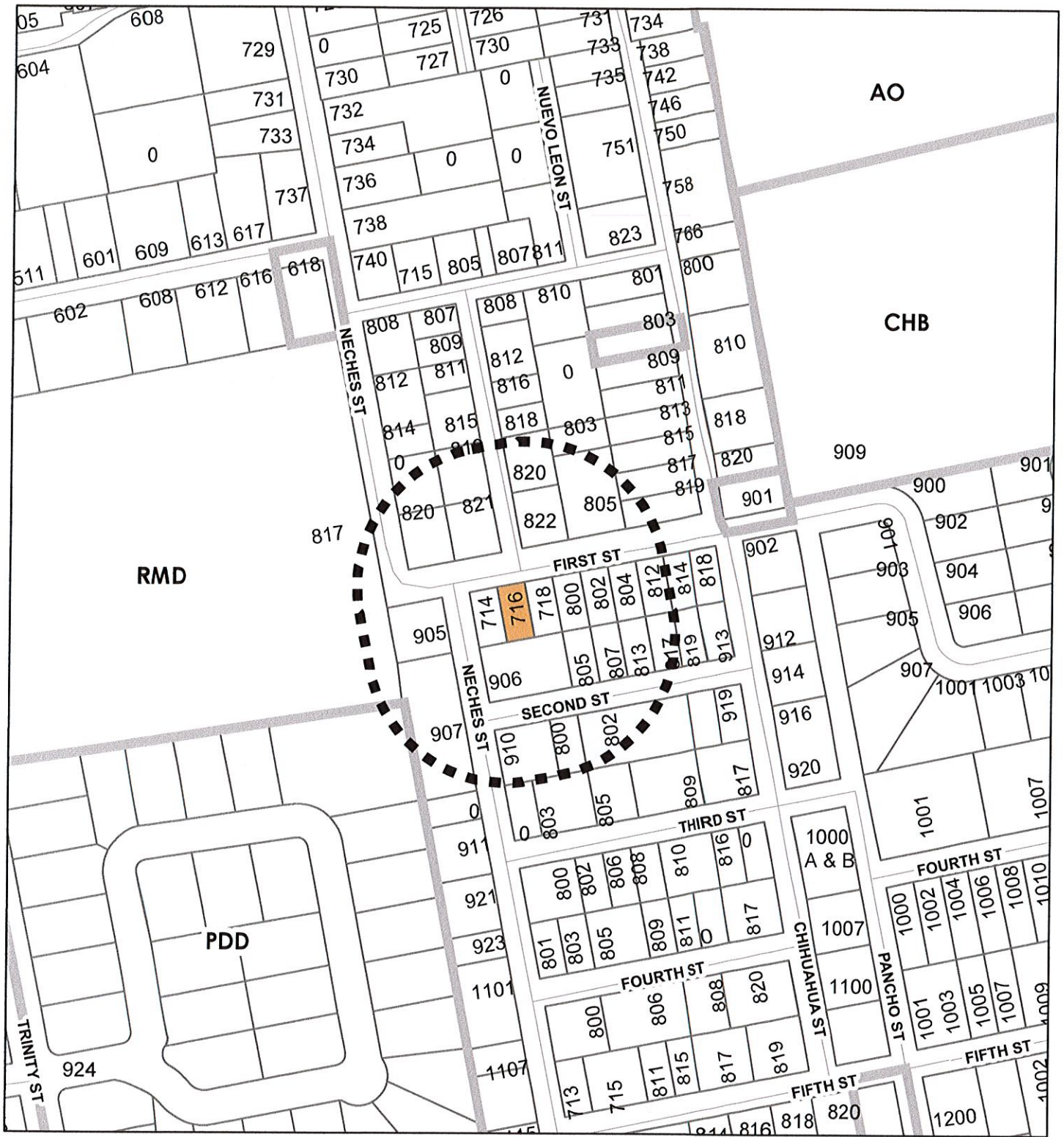
Call	Case	Date	Call Type	Disposition	Address	City	Dispatched Units
22009761		06/25/2022 01:42	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8840, 8841, 8849
22009817		06/26/2022 01:56	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8840, 8849
22010156		07/03/2022 02:00	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839
22010159		07/03/2022 02:18	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839
22010160	2022070014	07/03/2022 02:20	HIT AND RUN	ADULT MISD ARREST	211 E MARKET ST	Lockhart	8812, 8833, 8837, 8839
22010515		07/10/2022 01:44	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8840, 8848, 8849
22010817		07/16/2022 01:55	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833
22011441	2022070144	07/29/2022 23:40	DISTURBANCE	ADULT MISD ARREST	211 E MARKET ST	Lockhart	8812, 8837, 8839
22011790		08/06/2022 02:06	COLLISION	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833, 8848
22011847		08/07/2022 01:48	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8840, 8848
22012477		08/20/2022 01:56	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833
22012537		08/21/2022 01:43	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839, 8840
22013282		09/04/2022 01:45	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8848
22013555		09/09/2022 00:38	ORDINANCE	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8848
22013557		09/09/2022 01:26	ORDINANCE	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814
22014057		09/18/2022 02:02	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8813, 8814
22014378		09/24/2022 02:00	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8839
22014754		10/01/2022 01:54	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8839, 8848
22014803		10/02/2022 01:48	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814
22015022		10/07/2022 02:11	ORDINANCE	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8813, 8848

Call	Case	Date	Call Type	Disposition	Address	City	Dispatched Units
22015535		10/16/2022 01:45	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833
22016155		10/29/2022 02:03	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833
22016199		10/30/2022 01:49	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8833, 8837
22016735		11/12/2022 01:10	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833
22016784		11/12/2022 23:48	ORDINANCE	CLEARED NO REPORT	211 E MARKET ST	Lockhart	
22017393		11/27/2022 01:30	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8848, 8849
22017947		12/09/2022 00:41	ORDINANCE	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8837
22017971	2022120045	12/09/2022 11:23	COLLISION	REPORT DUE	211 E MARKET ST	Lockhart	8211, 8812
22018009		12/10/2022 01:47	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814
22018054		12/11/2022 01:52	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8833
23000291		01/07/2023 01:50	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8833, 8836
23000913	2023010090	01/21/2023 01:39	DISTURBANCE	REPORT DUE	211 E MARKET ST	Lockhart	8814, 8833, 8836
23000914		01/21/2023 02:04	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8833, 8836
23000962	2023010095	01/22/2023 01:45	PURSUIT	REPORT DUE	211 E MARKET ST	Lockhart	8814, 8833, 8836, 8843, DIST 1, DIST 2, E 1, R 1
23000982		01/22/2023 22:44	FOLLOW UP	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8833
23001184		01/27/2023 01:42	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8835
23001564		02/04/2023 01:51	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8835
23001610		02/05/2023 01:58	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8836
23001862		02/10/2023 01:11	ABANDONED 911	UNFOUNDED	211 E MARKET ST	Lockhart	8814, 8835, 8836, 8839
23002274		02/18/2023 01:46	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8814, 8835

Call	Case	Date	Call Type	Disposition	Address	City	Dispatched Units
23002505	2023020097	02/22/2023 23:28	DISTURBANCE	ADULT MISD ARREST	211 E MARKET ST	Lockhart	8813, 8836, 8837, DIST 1
23002932		03/03/2023 02:23	DISTURBANCE	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8830, 8838, 8839, 8841, DIST 2, E 1, R 1
23003012		03/04/2023 01:40	CLOSE PATROL	CLEARED NO REPORT	211 E MARKET ST	Lockhart	8813, 8836



Printed 2023-3-30 14:32:38



SUP-23-06

716 FIRST ST

MANUFACTURED HOME



 SUBJECT PROPERTY

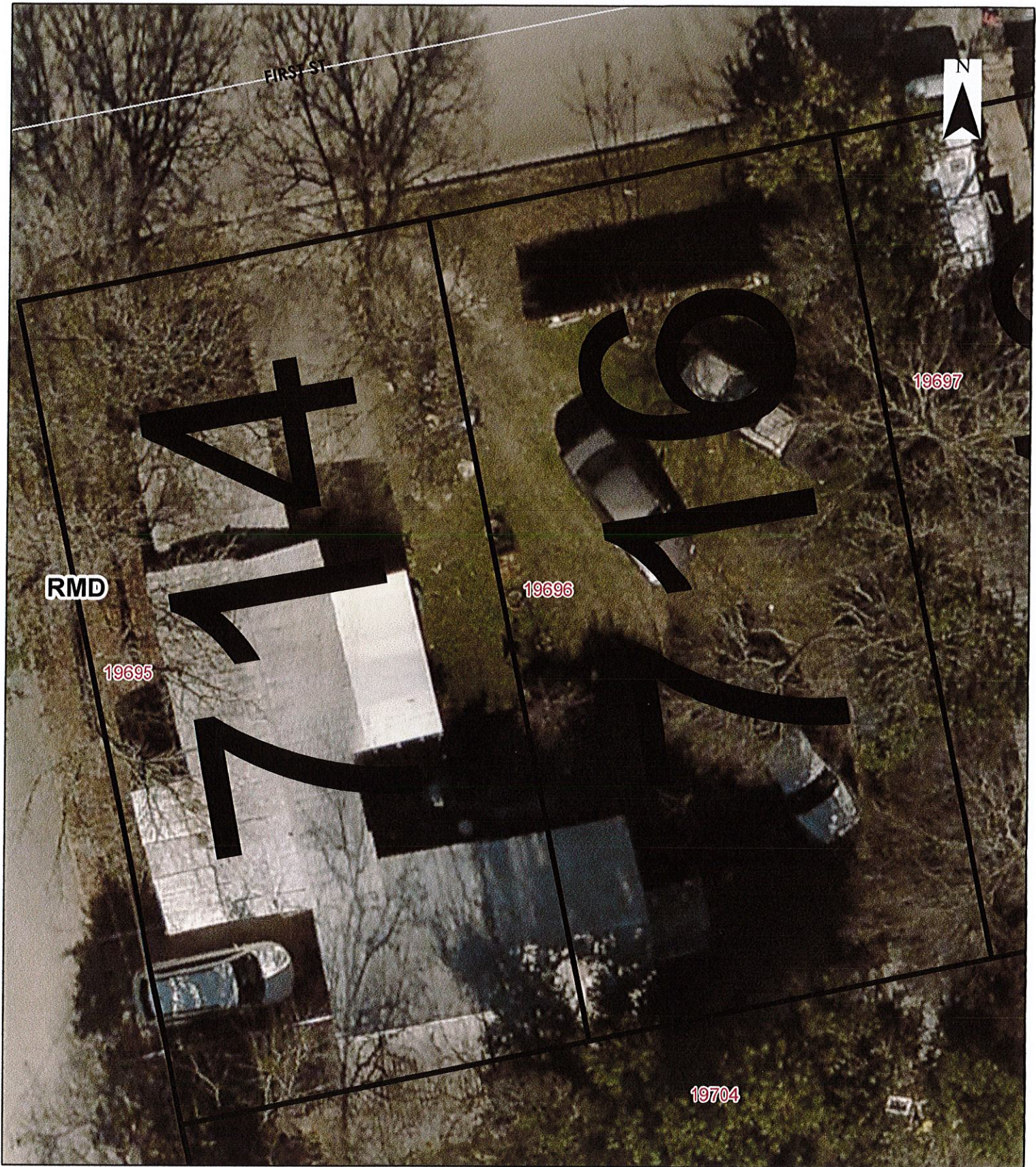
 ZONING BOUNDARY

 200 FT. BUFFER

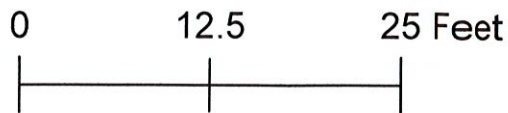
scale 1" = 200'



716



CITY OF
Lockhart
TEXAS



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.

Map Legend

 **PARCEL BOUNDARY**

CASE SUMMARY

STAFF: David Fowler, Planning Director

CASE NUMBER: SUP-23-06

REPORT DATE: April 6, 2023

PUBLIC HEARING DATE: April 12, 2023

APPLICANT'S REQUEST: MH Manufactured Home

STAFF RECOMMENDATION: **Approval with conditions**

SUGGESTED CONDITIONS: Meet all requirements of Section 64-200, remove front privacy fence, remove building addition on neighboring lot.

BACKGROUND DATA

APPLICANT: Maria Gonzales

OWNER: Gonzalo Figueroa

SITE LOCATION: 716 First Street

LEGAL DESCRIPTION: Oakview Addition Block 1, Lot 2

SIZE OF PROPERTY: 0.073 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property is currently zoned RMD. The lot's dimensions are approximately 40 feet wide by 80 feet deep, for an area of approximately 3,200 square feet. The lot covers 0.073 acres and is located in an area characterized by the same zoning and similar lot sizes. The surrounding area is a mixture of site-built and manufactured homes, with a significant number of lots currently undeveloped.

NEIGHBORHOOD COMPATIBILITY: The surrounding area is mostly smaller lot residential development, typically one-story buildings, with several vacant lots. There are some newer site-built houses as well as some manufactured homes in the vicinity. The proposed manufactured home would be similar in size and in newer condition than most surrounding residences.

COMPLIANCE WITH STANDARDS: The manufactured dwelling must meet the requirements of Section 64-200 of the Lockhart Code of Ordinances, entitled "Same (Additional Standards for)-Manufactured Homes and Modular Dwellings. The lot that is proposed as the site for the manufactured home meets minimum acreage and road frontage requirement for a lot of its type. The orientation of the house on the included site plan is allowed due to the year the lot was platted. The house at 714 First Street has an addition the encroaches onto the subject property. This addition would need to be removed to provide a 5-foot side setback to the east of the property line separating the neighboring property from the subject lot. Additionally, the front yard fence along East First Street would also need to be removed to allow for a parking area to be created. The applicant's statement on the building specification sheet crossing out and noting the the optional porch as not to be built should be disregarded, as a porch is required at all doorways in Section 64-200 of the Lockhart Code of Ordinances.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from East First Street. Water is available from a 6-inch line and wastewater is available via a 6-inch line, both in the East First Street right-of-way.

RESPONSE TO NOTIFICATION: None to date.

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Meet all standards of Section 64-200 of the Lockhart Code of Ordinances.
- 2) Removal of the wood fence along the front property line
- 3) Removal of the building addition at 714 First Street which encroaches the property. A five-foot side setback must be maintained between 714 First Street and the subject property.

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 Maria Gonzales

ADDRESS 714 First St.

DAY-TIME TELEPHONE 512-909-0947

Lockhart, Tx 78644

E-MAIL jtrevino43le@gmail.com

OWNER NAME Gonzalo Figueroa

ADDRESS _____

DAY-TIME TELEPHONE 01152 417 1025167

Mexico

E-MAIL N/A

PROPERTY

ADDRESS OR GENERAL LOCATION 714 First St. Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) Dakview Addn Block 1, Lot 2

SIZE 0.07 ACRE(S) ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND/OR BUILDING(S) N/A

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Residential - 10^{ft}-50^{ft} Hud Code Home (New)

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.

Will use as primary residence. Two total occupants will live in home. Home size is 775 sq. ft and 2 Bedroom / 1 Bath. Home dimensions are 15.6 x 50. Manufactured by Fleetwood Homes. 2023 model (see attached floorplan) - exterior will look different than shown on bottom of floorplan, but siding will be Smartpanel.

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 \$ 125.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE María J. Golys

DATE March 13, 2023

OFFICE USE ONLY

ACCEPTED BY Kwaller

RECEIPT NUMBER 01213132

DATE SUBMITTED 3-22-2023

CASE NUMBER SUP - 23 - 06

DATE NOTICES MAILED 3-27-2023

DATE NOTICE PUBLISHED 3-30-2023

PLANNING AND ZONING COMMISSION MEETING DATE 4-12-2023

DECISION _____

CONDITIONS _____

PODER LEGAL

El que suscribe, **GONZALO FIGUEROA CALDERON**, Mexicano, en pleno goce de mis derechos, por medio del presente, otorgo **PODER AMPLIO CUMPLIDO Y BASTANTE**, a favor de la ciudadana **MARIA FIGUEROA GONZALES**, quien tiene su domicilio en 212 RICHLAND RD, LOCKHART, TEXAS, 78644, de los Estados Unidos de América, para que sea mi apoderada legal quien tendrá pleno poder y autoridad para otorgar mi consentimiento y se puedan enajenar los derechos de propiedad que me corresponden sobre el inmueble situado en: 716 FIRST ST, LOCKHART, TEXAS, 78644; lot 2, Block 1, Oakview Addition situated in the James George League, Town of Lockhart, Caldwell County, Texas, according to the mapo or plat thereof, recorded in volumen 214, page 437, Deed Records of Caldwell County, Texas, en los Estados Unidos de América, lo anterior en virtud de estar casado bajo el régimen de **SOCIEDAD CONYUGAL** con la ciudadana **ACACIA ESPINOSA ORTIZ**, acreditándolo con el Acta de Matrimonio número 57 cincuenta y siete, de fecha de registro 17 diecisiete de junio de 1960 mil novecientos sesenta, misma que agrego en copia certificada expedida por la C. Juez Central del Registro Civil de la ciudad de México, en fecha 13 trece de febrero del 2023 dos mil veintitrés.

El presente poder legal lo ratificaré ante notario público para los efectos legales a que haya lugar.

Acámbaro, Guanajuato, a 21 veintiuno de marzo del 2023 dos mil veintitrés.

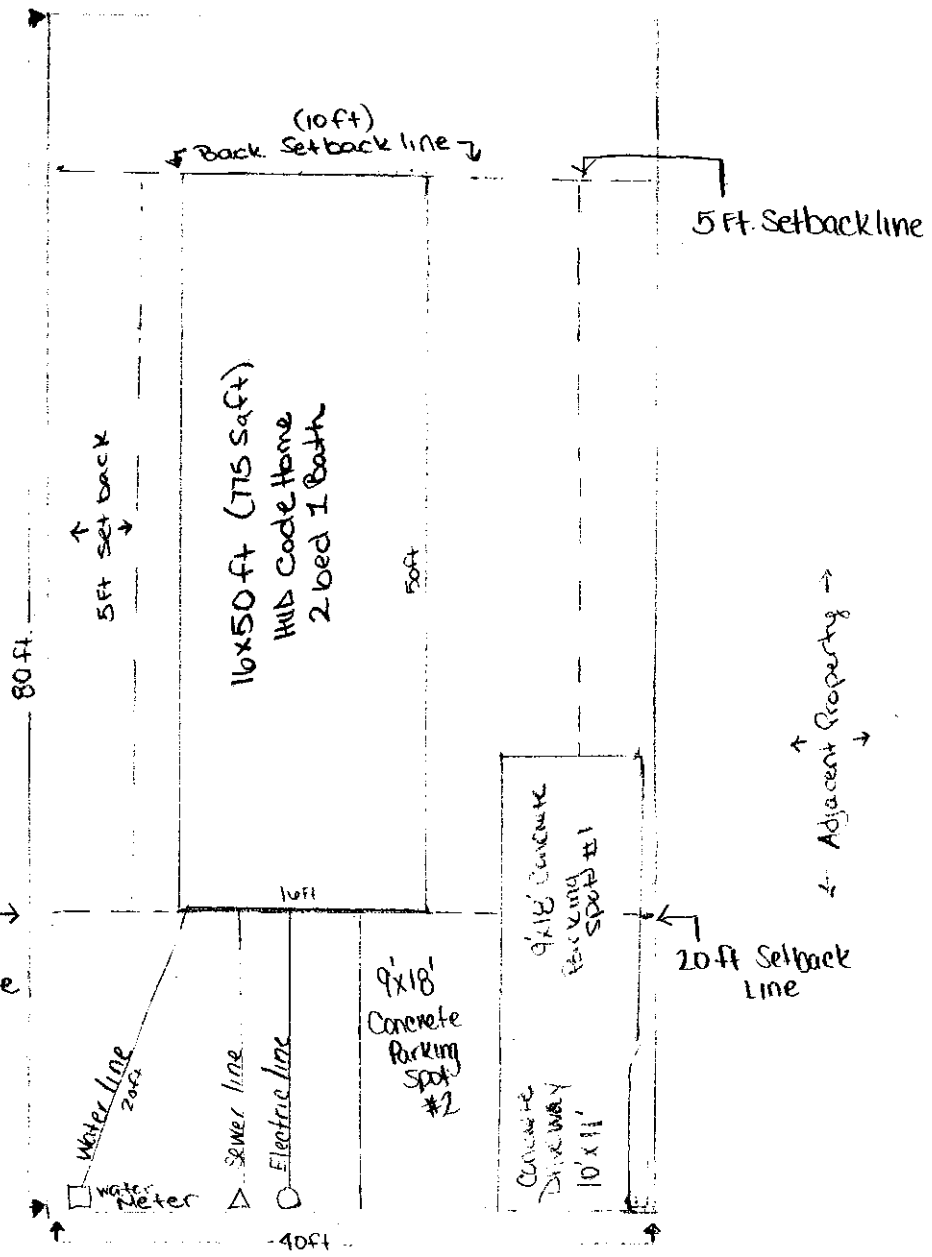


GONZALO FIGUEROA CALDERON

SECOND ST.

↑ SOUTH

← Adjacent Property →

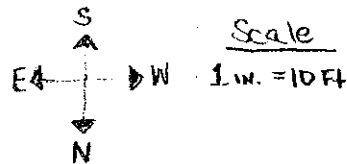


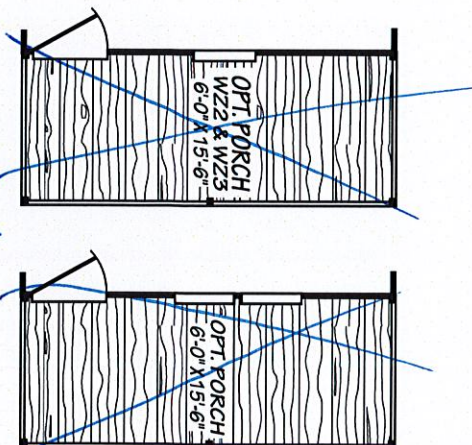
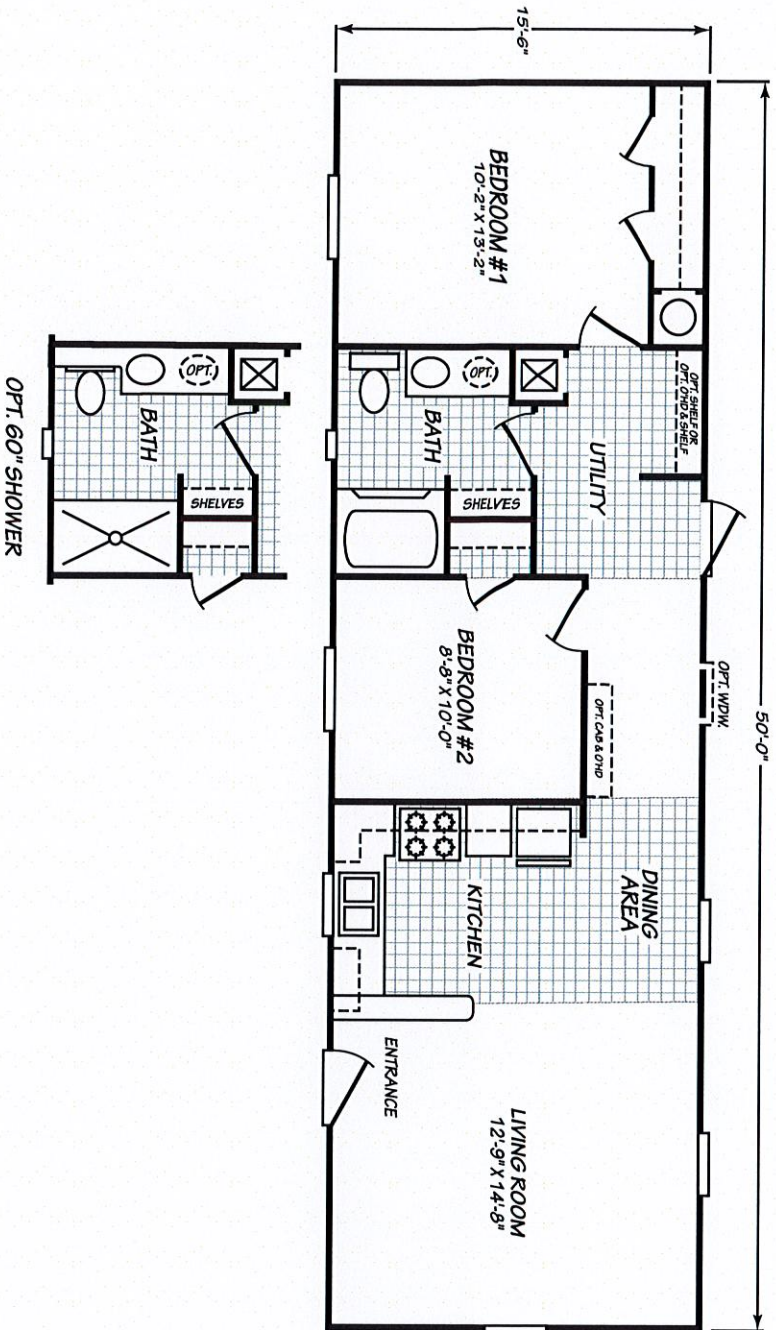
FIRST ST.

716 FIRST ST LACKHART, TX 78044

Site Plan

↓ NORTH





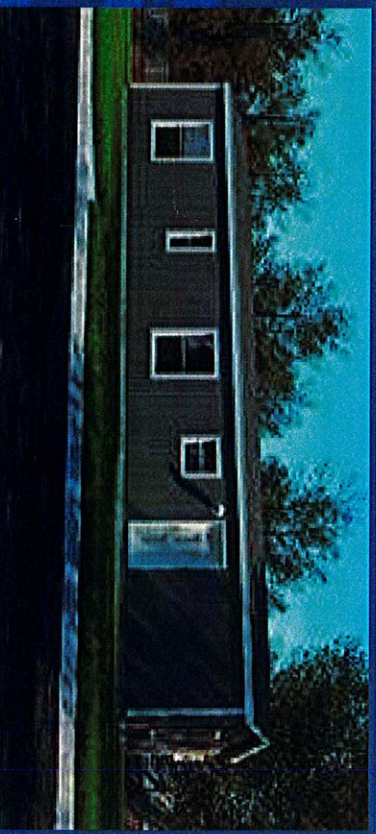
MODEL 16502X
 2 Bedroom • 1 Bath • 775 Square Feet

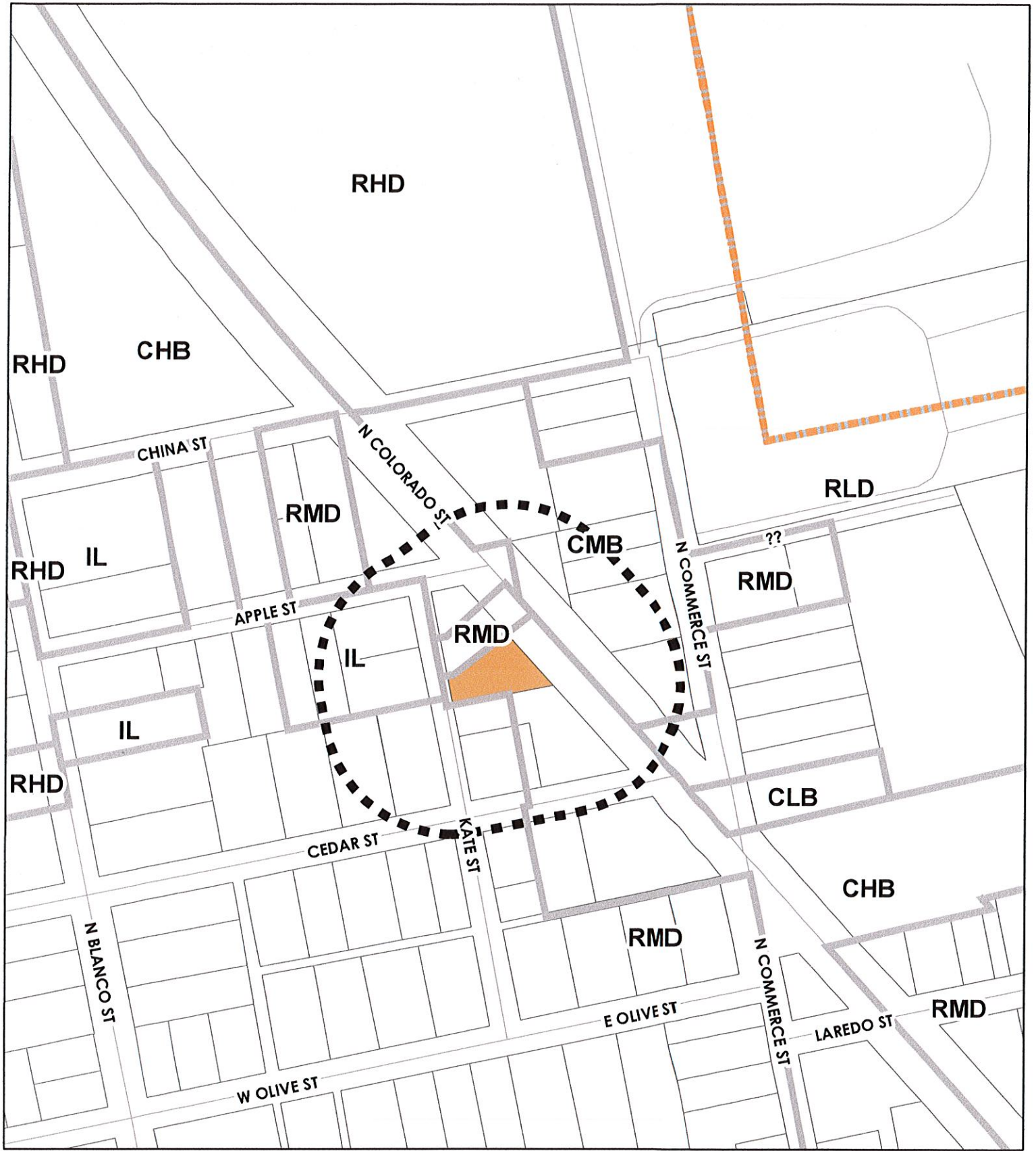
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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES. All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.



WZ240/SEP19
 PPS APPROVAL 9/04/19









ZC-23-03

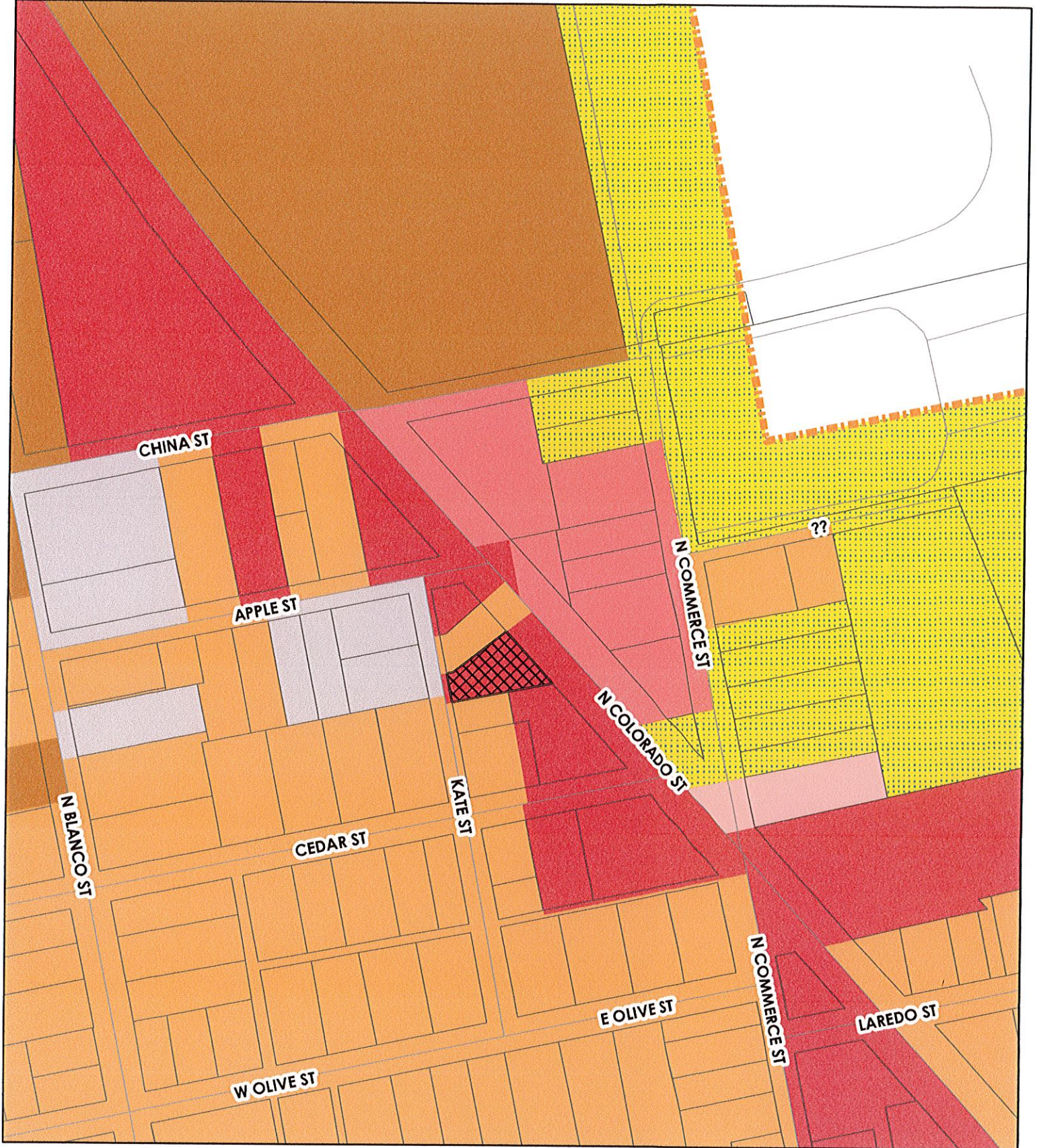
CHB TO RMD

1013 N COLORADO ST



scale 1" = 200'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  200 FT BUFFER



ZC-23-03

CHB TO RMD

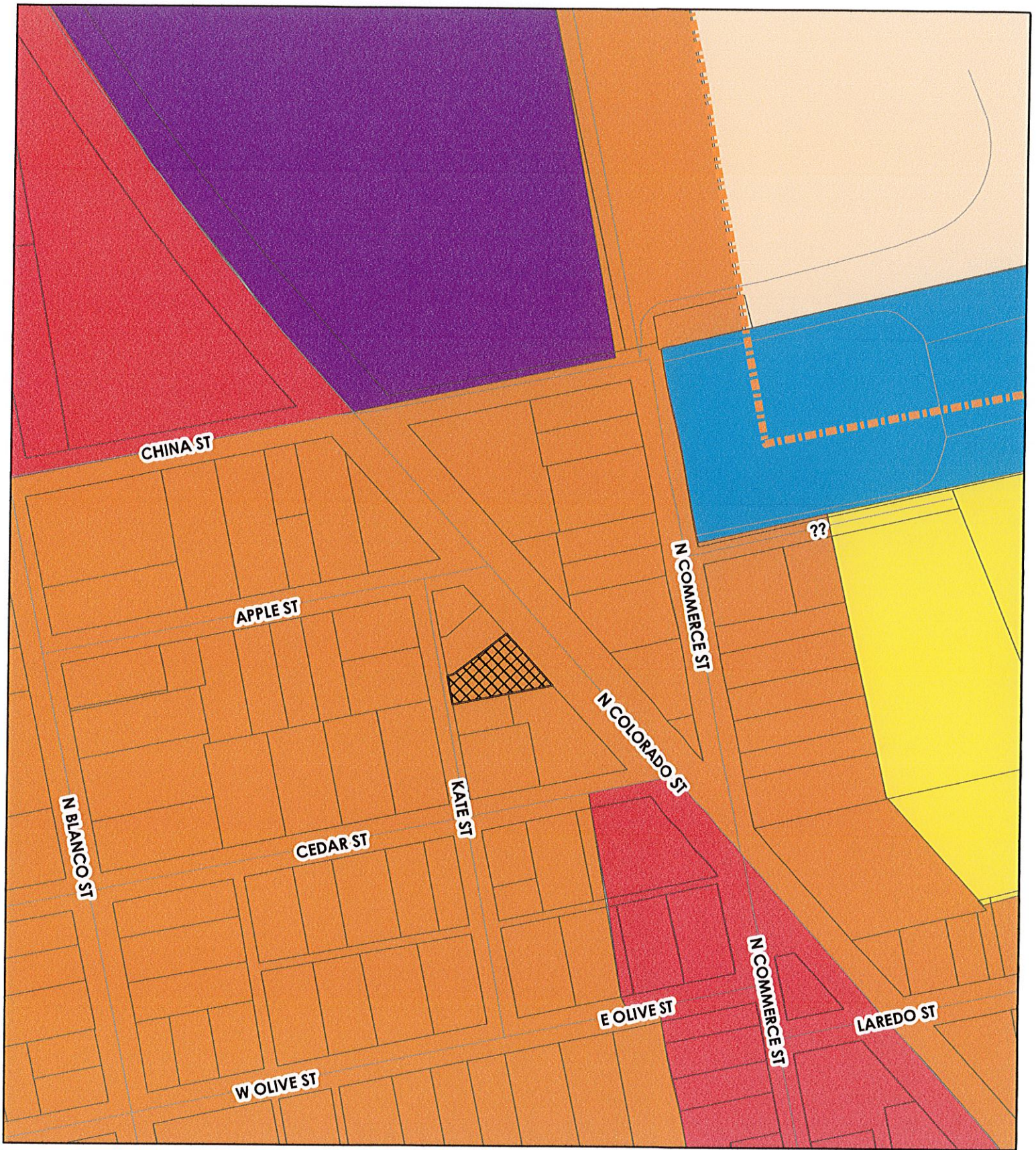
1013 N COLORADO ST



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- INDUSTRIAL LIGHT
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

CHB TO RMD

1013 N COLORADO ST



scale 1" = 200'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-23-03

REPORT DATE: April 6, 2023

PLANNING AND ZONING COMMISSION HEARING DATE: April 12, 2023

CITY COUNCIL HEARING DATE: April 18, 2023

REQUESTED CHANGE: CHB to RMD

STAFF RECOMMENDATION: **Denial**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Monte J, Guidry

OWNER: Same

SITE LOCATION: 1013 North Colorado Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 0.205 acres

EXISTING USE OF PROPERTY: Residential

LAND USE PLAN DESIGNATION: *Agriculture/Rural Development and General-Heavy Commercial*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The property was annexed on September 6, 2022. Upon annexations, the property was assigned AO Agricultural-Open Space zoning. The applicant proposes to rezone the subject property in order to permit the structure on the rear of the lot as an Accessory Dwelling Unit General. The existing house is allowed to be occupied as an existing nonconforming use, however accessory dwelling units would only be allowed if the property were rezoned to a residential zone that allows accessory dwelling units. The RMD district has been selected, as the zoning district would allow the accessory dwelling, subject to approval of a Specific Under Permit.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Residential Commercial	RMD, CHB	<i>Medium Density Residential</i>
East	Commercial	CMB	<i>Medium Density Residential</i>
South	Residential, Commercial	CHB	<i>Medium Density Residential, General-Heavy Commercial</i>
West	Residential	RMD, ETJ	<i>Medium Density Residential, Low-Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The property's current zoning is consistent with the western frontage of Colorado Street in the area. Other than the lot to the immediate north, all other lots along that frontage share the property's current RHD zoning.

ADEQUACY OF INFRASTRUCTURE: Adequate City water service is currently available in the Kate Street and North Colorado Street rights-of-way. There are 6-inch water and wastewater lines along Kate Street and a 6-inch sewer line in the Colorado Street right-of-way adjacent to the property.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed zoning change would not alter the property's current residential use, however the proposed accessory dwelling unit could create more traffic on Kate Street.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning is consistent with the *Medium Density Residential* designation for the property on the future Land Use Plan map. However, the site's commercial zoning along the North Colorado Street Corridor is consistent with neighboring properties. City staff has no intention to rezone the corridor to change the zoning to residential.

ALTERNATIVE CLASSIFICATIONS: None more appropriate.

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

STAFF RECOMMENDATION: Denial. City staff is not able to recommend approval due to the nature of the types of structures on the lot and how they are placed on the site. Staff had advised the applicant that the only way the garage located on the site could be converted to an accessory dwelling unit was through changing the zoning of the property to a residential district and subsequent approval of a Specific Use Permit for an Accessory Dwelling Unit-General. At the time of the application, planning staff was unaware of the full scope of issues facing the property. These issues have become more apparent with research for the zoning change staff report. The garage structure appears to have been converted illegally into a dwelling unit between 2020 and 2022, before the current owner had purchased the property. No permits were ever issued for the garage conversion. The garage structure appears to violate streetside and side setback requirements and may even cross the property line to the south. The rear building does not have paved off-street parking and may not have room for adequate parking without encroaching the right-of-way. A privacy fence has also been constructed along the lot line without a permit. This fence also appears to encroach the side lot line to the south.

The City of Lockhart's Building Official has identified numerous issues on the site, including electrical violations, hazardous plumbing, as well as the illegal residential conversion and possible issues that could make upgrading the unit to meet codes difficult. Because the garage structure has been in place for some time, it may be used as a garage for the main house. However, the illegal conversion of the garage grants no rights to use the structure as an accessory dwelling unit. If the zoning change is approved, several variances would be required prior to the property being eligible for a Specific Use Permit. Similarly, all code violations the Building Official has identified would need to be cleared. Seeing the noncompliant state of the garage building and the fact that the zoning change was submitted for the sole purpose of being able to use the garage building as a rental accessory building, which would perpetuate an illegal building conversion, staff recommends denial of the zoning change application.

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

Carmen Rangel
★ 512-995-9020 1959rangelcarmen@gmail.com

APPLICANT NAME Monte J Guidry

ADDRESS 4835 Sea willow Rd

DAY-TIME TELEPHONE 713 252 9250

Lockhart, TX

E-MAIL jim@guidryeast.com

78644

OWNER NAME - Same -

ADDRESS - Same -

DAY-TIME TELEPHONE -

-

E-MAIL -

-

PROPERTY

ADDRESS OR GENERAL LOCATION 1013 N. Colorado St., Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) 0.205 Ac, Lockhart, Byrd Survey, No. 17

SIZE 0.205 ACRE(S)

LAND USE PLAN DESIGNATION residential

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

PROPOSED NEW USE, IF ANY Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION

CHB

TO PROPOSED ZONING CLASSIFICATION

RMD

REASON FOR REQUEST make nonconforming use a conforming use the requested RMD zoning district

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 \$ 125⁰⁰ 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 *M. J. Guidy*

DATE 03-20-2023

OFFICE USE ONLY

ACCEPTED BY C. Bader

RECEIPT NUMBER 01212784

DATE SUBMITTED 3-22-2023

CASE NUMBER ZC - 23 - 03

DATE NOTICES MAILED 3-27-2023

DATE NOTICE PUBLISHED 3-30-2023

PLANNING AND ZONING COMMISSION MEETING DATE 4-12-2023

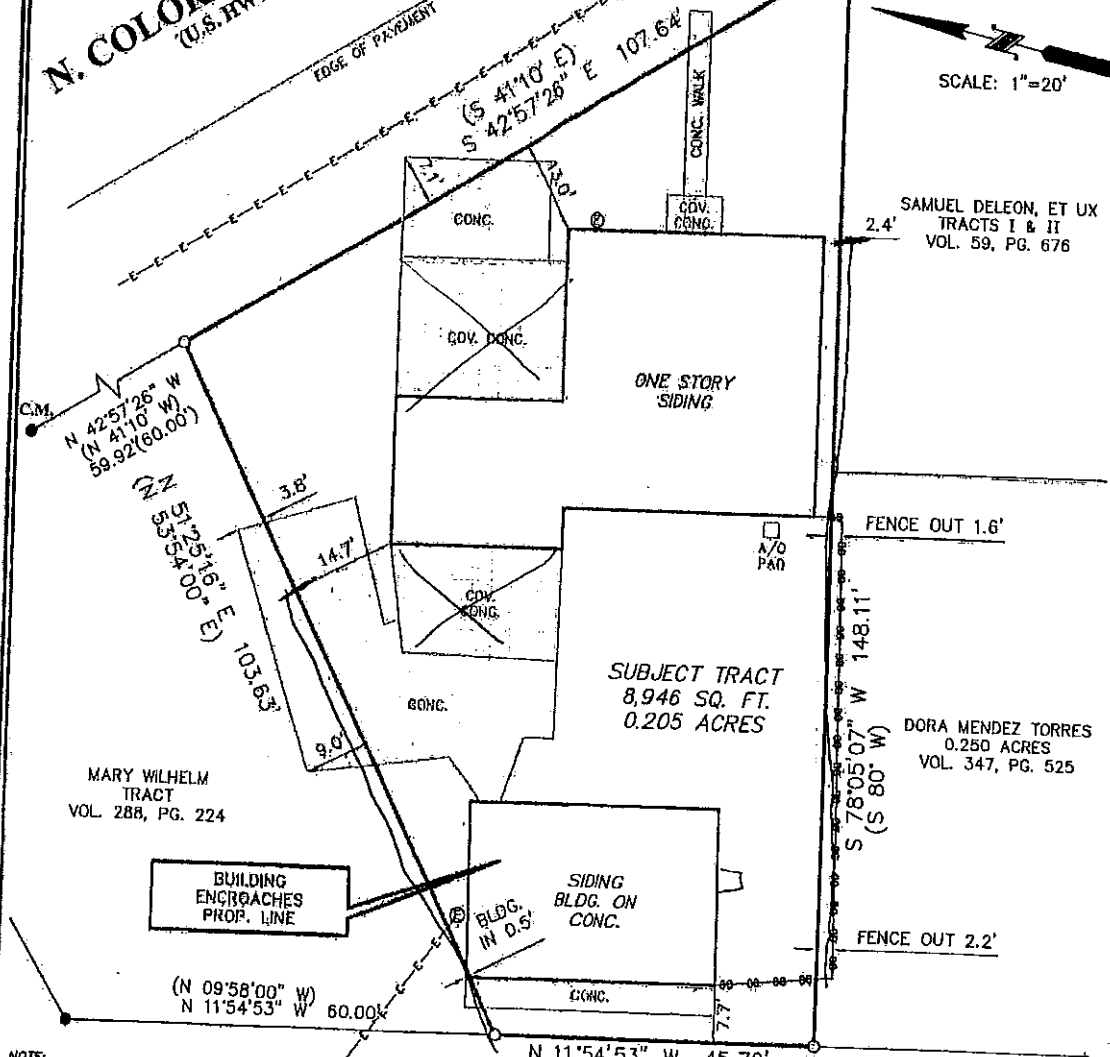
PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 4/18/2023

DECISION _____

N. COLORADO STREET
(U.S. HWY. 183)

C.M. POINT OF COMMENCEMENT
N 42°57'26" W
(N 41'10" W)
176.24'
SCALE: 1"=20'



NOTE:
AMENDED JULY 18, 2019.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 216, PAGE 265, DEED
RECORDS OF CALDWELL COUNTY, TEXAS

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plans
Coordinates, South Central Zone, Grid.

KATE STREET
(40' R.O.W.)

8-5-2022
THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:
Mark J. Ewald

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480550, Panel No. 0120 E, which is dated 8/15/2012. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone (X) - Severe Risk. Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address: 1013 N. COLORADO STREET (U.S. HWY 183)
Property Description:
Being 0.205 acres more or less, out of the Byrd Lockhart Survey No. 3,
Abstract 17, Caldwell County, Texas, and being that same tract of land
described in Deed recorded in Volume 238, Page 522, SAVE AND
EXCEPT those certain tracts described in Deeds recorded in Volume
215, Page 322, Volume 288, Page 224 and Volume 176, Page 876, Deed
Records of Caldwell County, Texas, said 0.043 acres being more
particularly described by metes and bounds attached hereto.

PRM REGISTRATION NO.
1011700

Westar Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-9300 FAX (210) 372-9999

LEGEND

- SET 1/2" IRON ROD
- FIND 1/2" IRON ROD
- () RECORD INFORMATION
- B.S. BUILDING SETBACK
- C.M. CONTROLLING MONUMENT
- ⊙ ELECTRIC METER
- ⊕ POWER POLE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages by area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown hereon.

Mark J. Ewald

Google Maps 1017 Kate St



Lockhart, Texas
 Google Street View
 May 2011 See latest date

Image capture: May 2011 © 2023 Google

-  Holy Smokes
-  Tape & Smoke
-  China St
-  Ter Barbecue
-  Eleme

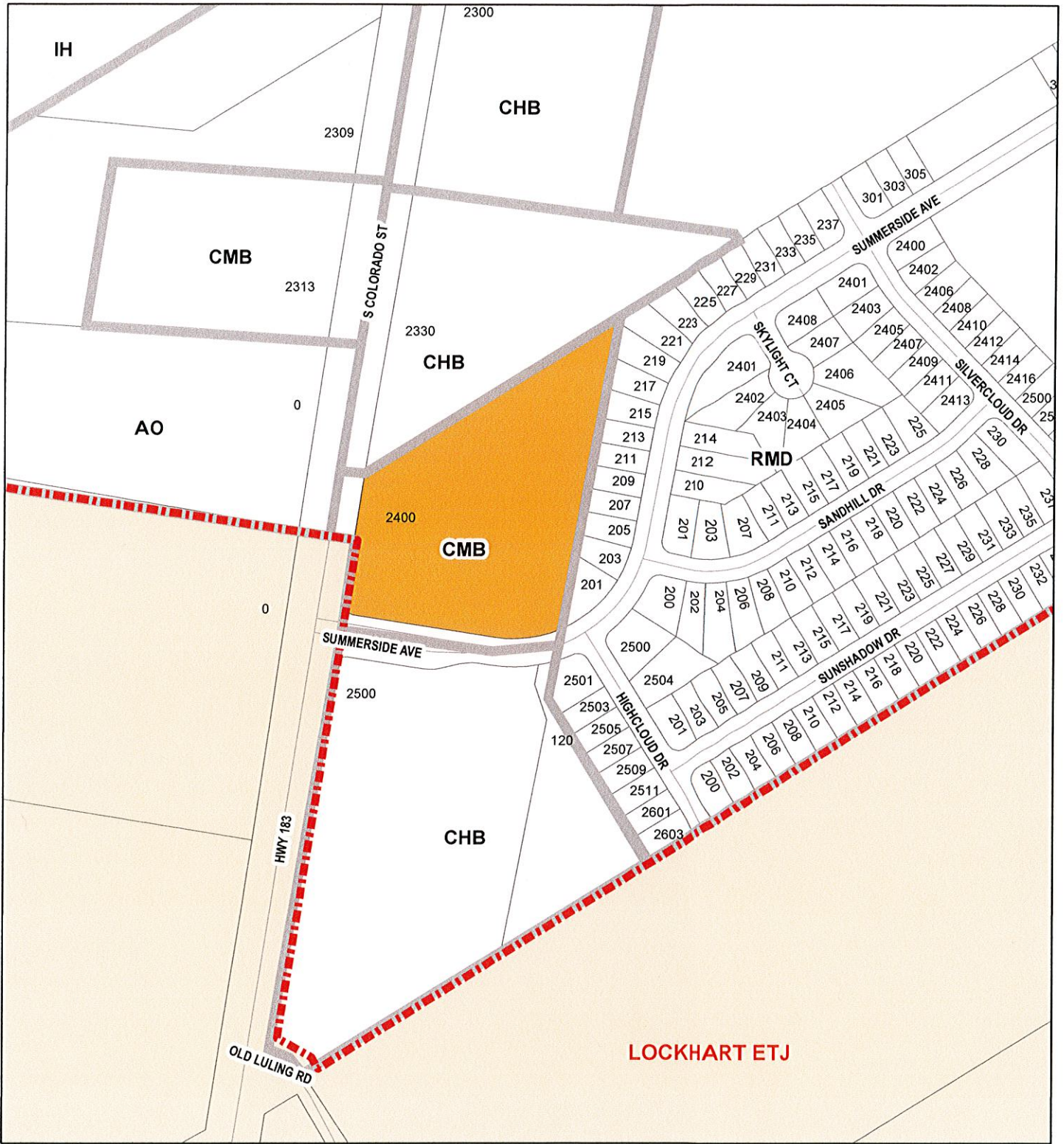


Lockhart, Texas
 Google Street View
 Apr 2022 See latest date

Google

Image capture - Apr 2022 © 2023 Google

- The Vaney Park
- Holy Smokes
- Tape & Smoke
- Ter Barbecue
- It's 911
- Eleme



FP-23-01

SUMMERSIDE SECTION 1C

2400 S COLORADO ST

FINAL PLAT

 SUBJECT PROPERTY

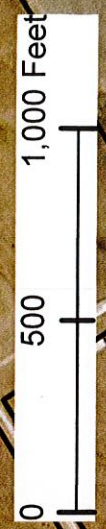
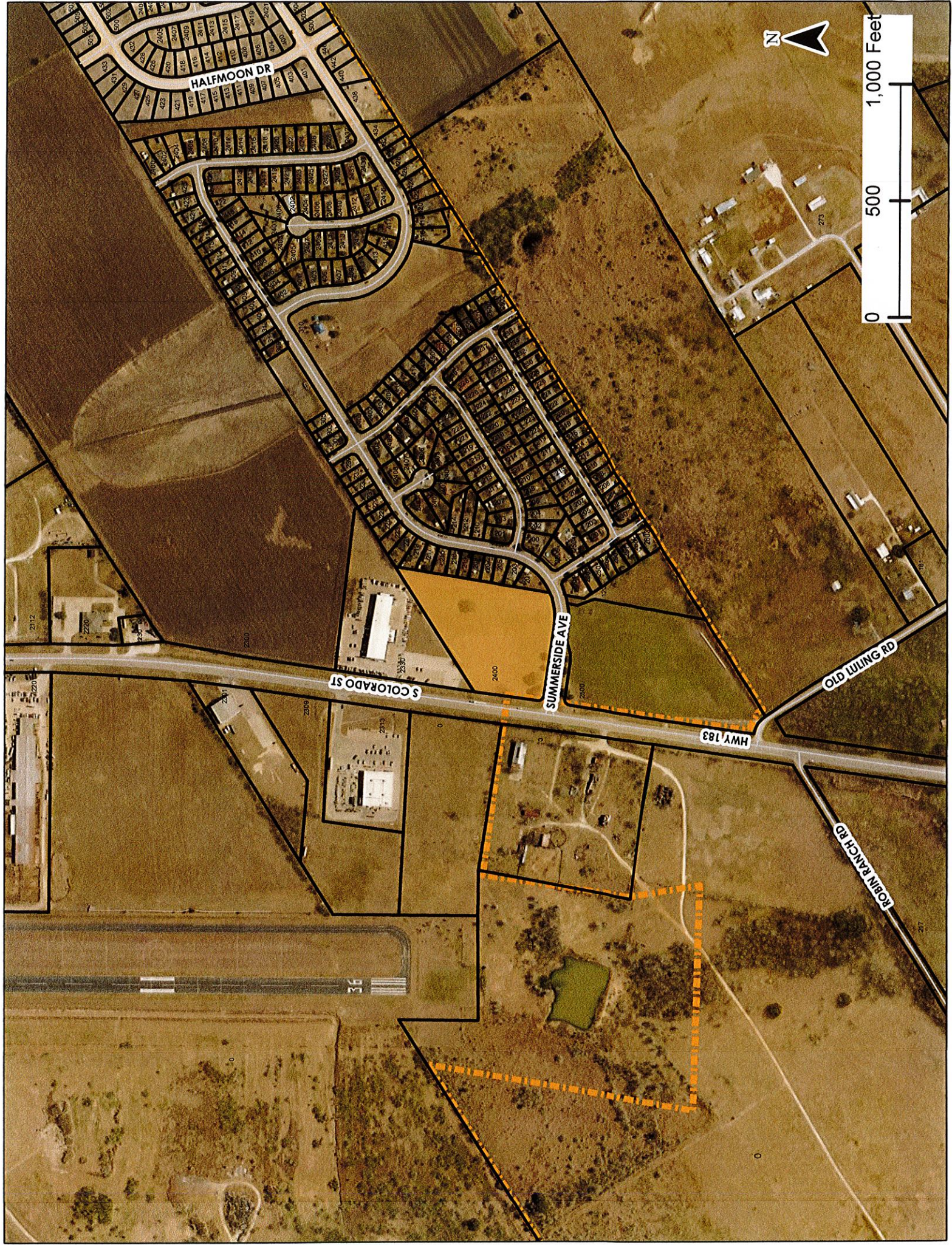
 ZONING

 LOCKHART CITY LIMITS

 LOCKHART ETJ



scale 1" = 3,600'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: April 4, 2023
PLANNING & ZONING COMMISSION DATE: April 12, 2023
STAFF RECOMMENDATION: *Approval*
SUGGESTED CONDITION: Specify opaque fencing in Plat Note 3

CASE NUMBER: FP-23-01

BACKGROUND DATA

APPLICANTS: Raquel Saenz and Lakshay Sharma, Hagood Engineering Associates
ENGINEER: Terry Hagood, P.E., Hagood Engineering Associates
SURVEYOR: Chris Henderson, P.L.S., JPH Land Surveying
OWNER: Joel Canfield and Todd Fletcher, dba 183 Warehouse, LLC
SITE LOCATION: 2400 S. Colorado St.
SUBDIVISION NAME: **Summerside Subdivision Section 1C**
SIZE OF PROPERTY: 5.445 acres
NUMBER OF PROPOSED LOTS: One commercial lot
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: CMB (Commercial Medium Business)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The proposal is for one commercial lot containing warehouse-style retail lease spaces, located at the west gateway to Summerside Subdivision at the northeast corner of the intersection of South Colorado Street and Summerside Avenue. The Summerside Subdivision Preliminary Plat for Sections One through Four was approved by the Commission in September 2018. Access to the proposed lot will be taken exclusively from Summerside Avenue, according to the applicant. Sidewalks will be constructed along the property frontages with South Colorado Street and Summerside Avenue. According to Plat Note 3, six-foot-high wooden privacy fencing will be provided along the east property boundary that abuts the residential lots, as required in Zoning Ordinance Section 64-197(f)(2), and will also be provided along the north property boundary, as specified for perimeter lots in Plat Note 2 of the approved Preliminary Plat. The Final Plat application for Section 1D, located to the south and across Summerside Avenue from Section 1C, is also on the April 12 Commission meeting agenda for consideration.

NEIGHBORHOOD COMPATIBILITY: Summerside Section 1A, containing existing single-family residential development, is located to the east of the subject property. The proposed Section 1D, to contain retail uses similar to the subject property, is located to the south and across Summerside Avenue, as noted above. Two properties are located to the west, across South Colorado Street, one of which is vacant and zoned AO (Agricultural-Open Space), and the other located just outside the City limits. This property contains several buildings, some of which are classified as commercial according to the Caldwell County Appraisal District, and some listed as residential. The property to the north of the subject property contains the Lockhart Motor Company. The proposed commercial use is appropriate for the property's location along South Colorado Street, which forms a commercial corridor as one travels north.

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

COMPLIANCE WITH STANDARDS: A condition of approval is recommended that specifies opaque privacy fencing in Plat Note 3, in accordance with Section 64-197(f)(2) that requires such fencing or screening between commercial and residential zoning districts. With this condition, the plat will comply with all applicable subdivision standards, including the provision of public sidewalks, utilities, and stormwater drainage. Engineering plans for the proposed development are currently under review with the City Engineer. These plans need not be approved prior to the Commission's consideration of the plat, since they pertain only to on-site development, and not public improvements such as an internal road network. Highway turning lane improvements along South Colorado Street into the overall development were constructed in accordance with the Donation Agreement with TxDOT, prior to the recording of the Summerside Section 4 plat.

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

- This is the resubmitted application - 3/13/23 -

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

CITY OF Lockhart TEXAS

APPLICANTS

SURVEYOR NAME JPH LAND SURVEYING

ADDRESS 1516 E. PALM VALLEY BLVD, STE. A4

DAY-TIME TELEPHONE 817.431.4971

ROUND ROCK, TX 78664

E-MAIL CHRIS@JPHLS.COM

ENGINEER NAME HAGOOD ENGINEERING ASSOCIATES

ADDRESS 900 E. MAIN STREET

DAY-TIME TELEPHONE 512.244.1546

ROUND ROCK, TX 78664

E-MAIL LAKSHAYS@HEAENG.COM

OWNER NAME 183 WAREHOUSE LLC

ADDRESS 705 VANGUARD STREET

DAY-TIME TELEPHONE _____

LAKEWAY, TX 78734

E-MAIL JOEL@ELEPHANTFUNDING.COM

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME SUMMERSIDE SECTION 1C

ADDRESS OR GENERAL LOCATION SUMMERSIDE AVE (CAD ID#41865) - 2400 S. Colorado St.

LOCATED IN XX CITY LIMITS ____ ETJ (COUNTY) ____ PDD

TOTAL LAND AREA 5.445 ACRE(S) PROPOSED NUMBER OF LOTS 8

ZONING CLASSIFICATION(S) COMMERCIAL MEDIUM

PROPOSED USE OF LAND WAREHOUSE/RETAIL

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	<i>- NO FEE -</i>	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	<i>Original application withdrawn prior to statutory decision deadline expiration</i>	\$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 Raquel Saenz
Digitally signed by Raquel Saenz
DN: cn=Raquel Saenz, o, ou,
email=raquel@heaeng.com, c=US
Date: 2022.12.08 15:36:33 -06'00'

DATE 03/13/23

PRINTED NAME RAQUEL SAENZ

TELEPHONE 512.244.1546

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Walker RECEIPT NUMBER N/A - Resubmission

DATE SUBMITTED 3/13/23 (resubmission) CASE NUMBER FP 23-01

DATE APPLICATION IS DEEMED COMPLETE 1/9/23 (original application)

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

PLANNING AND ZONING COMMISSION MEETING DATE 4/12/23

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 CITY OF LOCKHART

APPLICABLE UTILITY SERVICE CODE(S) _____

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) CITY OF LOCKHART

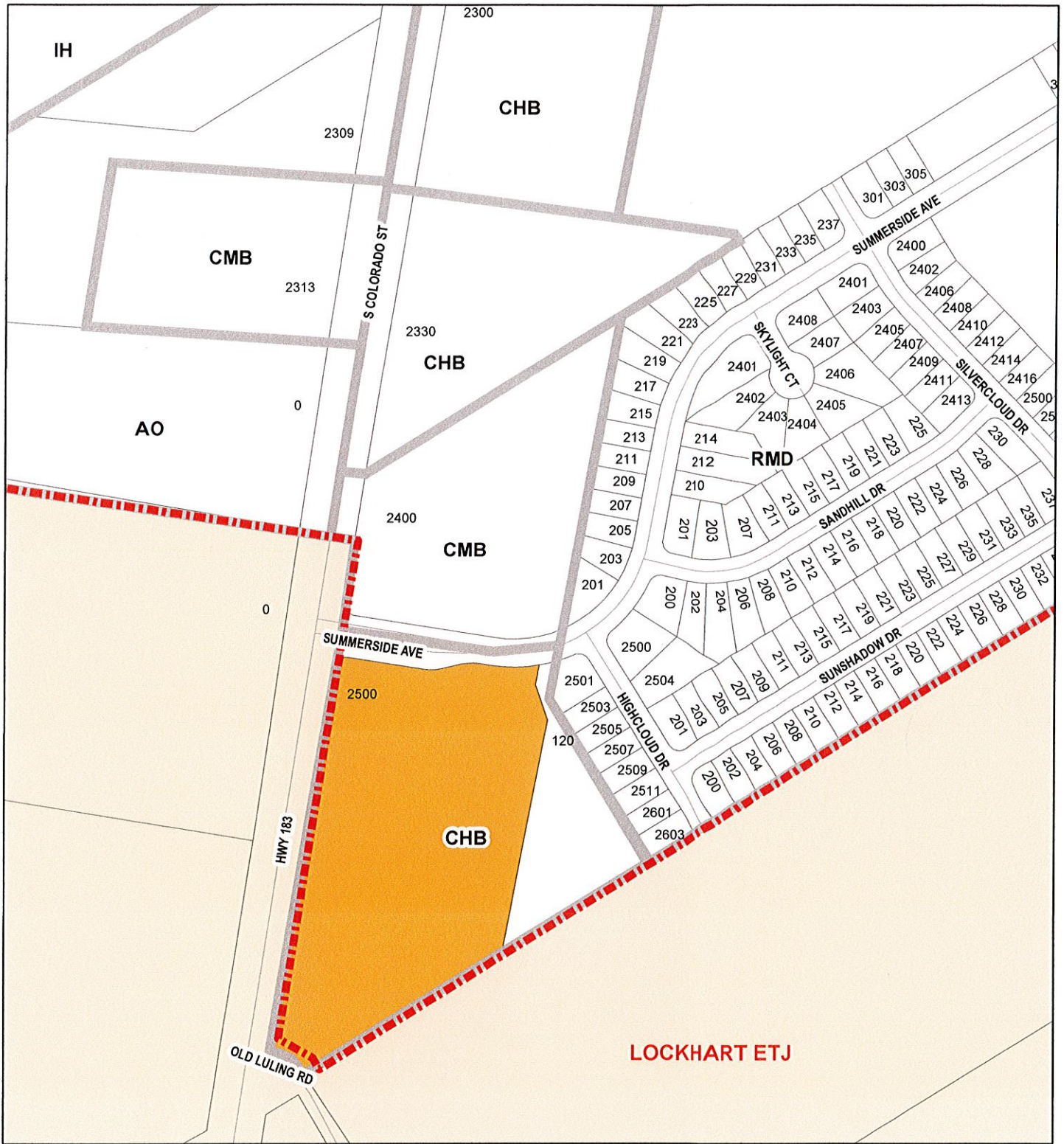
TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) _____

NAME OF **ELECTRIC SERVICE** PROVIDER BLUEBONNET

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes _____ No X







FP-23-02

SUMMERSIDE SECTION 1D

2500 S COLORADO ST

FINAL PLAT

-  SUBJECT PROPERTY
-  ZONING
-  LOCKHART CITY LIMITS
-  LOCKHART ETJ



scale 1" = 3,600'

Kevin Waller

From: Kevin Waller
Sent: Friday, March 31, 2023 5:22 PM
To: Raquel Ramirez
Cc: Lakshay Sharma; chris@jphls.com; joel@elephantfunding.com; David Fowler
Subject: Summerside Subdivision Sections 1C and 1D Final Plats

Importance: High

Ms. Ramirez:

Following a subsequent technical review of the Summerside Subdivision Section 1D Final Plat application, resubmitted today, March 31, 2023 (Section 1C comments were previously cleared), the Planning Department has determined that the application for both sections (Case File #FP-23-01 (Sec. 1C) and #FP-23-02 (Sec. 1D)) is sufficient for Planning and Zoning Commission review. The two plats will be considered at the April 12, 2023 meeting, which is also the statutory decision deadline date. Please submit 11 full-size, folded, paper copies of the revised plat for both sections to our office for the Commission's agenda packets, the plat copies of which should be received no later than Wednesday, April 5, by noon. The applicant, or representative, should plan to attend the Commission meeting, in order to present the proposals to the Commission, and to answer questions.

If you have any questions, please feel free to contact me. Have a nice weekend.

Thank you,

Kevin Waller

Senior Planner
Historical Preservation Officer
City of Lockhart Development Services
308 W. San Antonio St.
Lockhart, TX 78644
512.398.3461 x2400
kwaller@lockhart-tx.org

Kevin Waller

From: Kevin Waller
Sent: Tuesday, March 28, 2023 12:56 PM
To: Raquel Ramirez
Cc: Lakshay Sharma; joel@elephantfunding.com; David Fowler; chris@jphls.com
Subject: Summerside Sections 1C and 1D Final Plats Technical Review- Update

Importance: High

Ms. Ramirez:

Staff has reviewed the revisions to the above-referenced plats received March 27, 2023. Staff comments have been addressed, with the exception of Comment 8 from our technical review letter emailed March 10, 2023. Following a discussion this morning with the Public Works Director regarding the adjacent, City-owned property to the east of the proposed Section 1D lot, which contains a detention pond that benefits the proposed commercial lot, the following plat note should be added to the Section 1D plat, as a new Note 6:

“The owner of Lot 1D and/or the Summerside Homeowners’ Association (HOA) shall maintain the detention pond on the City-owned property to the east, identified as 120 Summerside Avenue. The owner of Lot 1D and/or the Summerside HOA shall also construct and maintain a 6-foot-high safety fence around the perimeter of the detention pond. The existing fence along the rear of the residential lots to the northeast of the pond can serve as a safety fence along the northeast side of the detention pond lot, which the individual homeowners maintain, and the proposed wooden privacy fence along the east boundary of Lot 1D, specified in Plat Note 3, can serve as a safety fence along the west side of the detention pond lot, which the owner of Lot 1D will maintain. The safety fence, therefore, shall be constructed along the detention lot’s north boundary and frontage with Summerside Avenue, with an access gate as necessary, and shall also be constructed along the detention lot’s southeast boundary. The safety fence shall be constructed, and maintained, in these two locations by the owner of Lot 1D and/or the Summerside HOA, with construction completed prior to issuance of a Certificate of Occupancy for any structure on Lot 1D.”

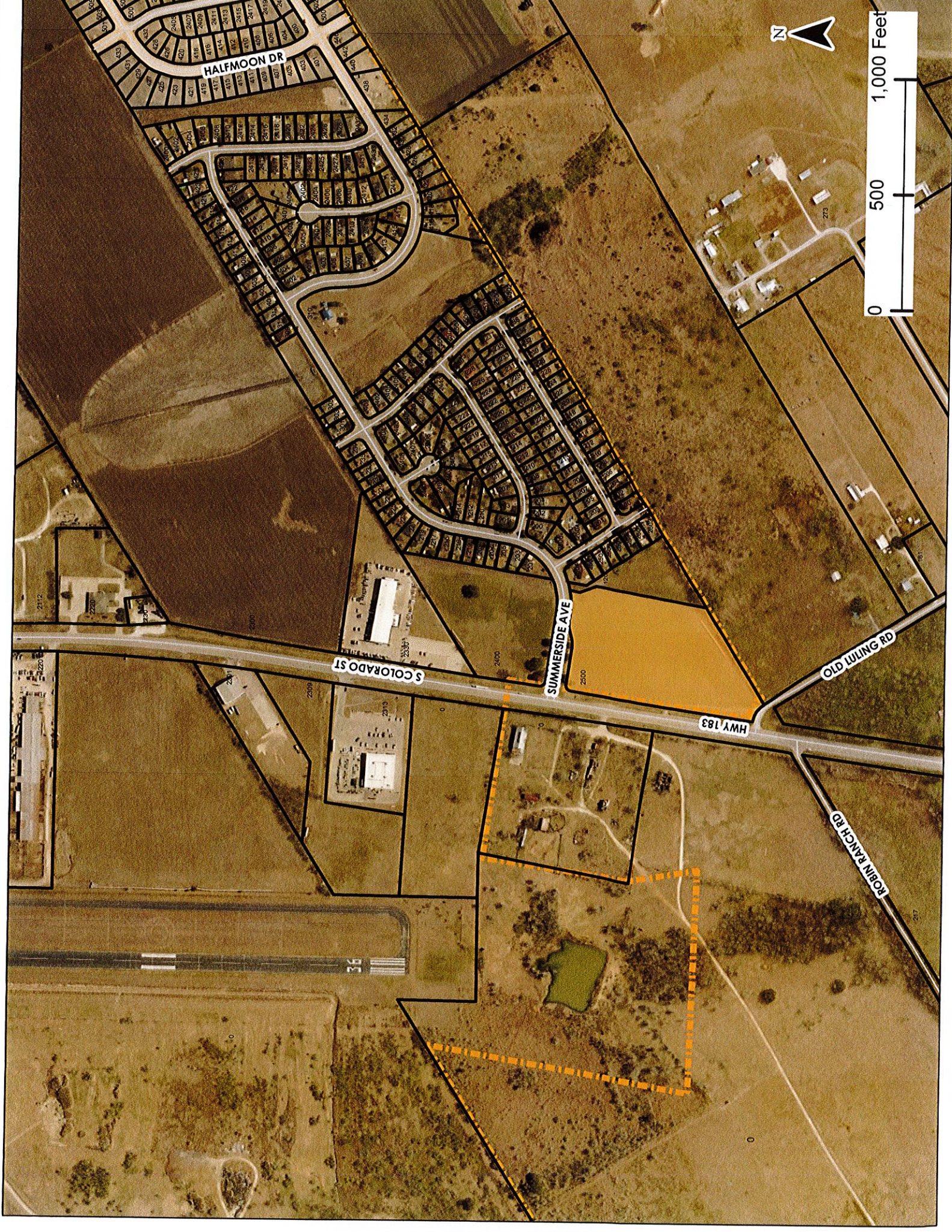
When this note has been added, please provide an emailed, .pdf version of the Section 1D plat for final review. Once completed, we will ask for 11 full-size paper copies of each revised plat (Sections 1C and 1D) for the Commission meeting. **Note that in order to have the plat placed on the agenda of the April 12 meeting, Staff’s final comment above will need to be cleared no later than Monday, April 3.**

Thank you, and let me know if you have any questions.

Sincerely,

Kevin Waller

Senior Planner
Historical Preservation Officer
City of Lockhart Development Services
308 W. San Antonio St.
Lockhart, TX 78644
512.398.3461 x2400
kwaller@lockhart-tx.org



HALFMOON DR

S COLORADO ST

SUMMERSIDE AVE

HWY 183

OLD LULING RD

ROBIN RANCH RD



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-23-02

REPORT DATE: April 5, 2023

PLANNING & ZONING COMMISSION DATE: April 12, 2023

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITIONS: (1) Change the "Lot 1D" reference, where found in Plat Note 6, to "Lot 10, Block 20", including specifying Lot 10, Block 20 in Plat Note 3; and (2) add Lot 9, Block 20 (detention pond lot) from the approved Preliminary Plat to the Final Plat proposal, including an owner's signature block for the City (see Compliance with Standards section below).

BACKGROUND DATA

APPLICANTS: Raquel Saenz and Lakshay Sharma, Hagood Engineering Associates

ENGINEER: Terry Hagood, P.E., Hagood Engineering Associates

SURVEYOR: Chris Henderson, P.L.S., JPH Land Surveying

OWNER: Joel Canfield and Todd Fletcher, dba 183 Warehouse, LLC

SITE LOCATION: 2500 S. Colorado St.

SUBDIVISION NAME: **Summerside Subdivision Section 1D**

SIZE OF PROPERTY: 7.541 acres

NUMBER OF PROPOSED LOTS: One commercial lot

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: CHB (Commercial Heavy Business)

ANALYSIS OF ISSUES

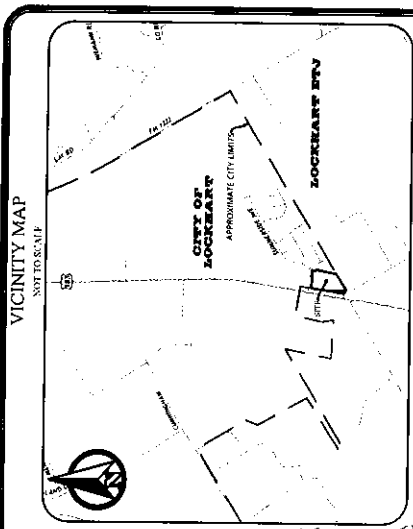
PROPOSED DEVELOPMENT: The proposal is for one commercial lot containing warehouse-style retail lease spaces, located at the west gateway to Summerside Subdivision at the southeast corner of the intersection of South Colorado Street and Summerside Avenue. The Summerside Subdivision Preliminary Plat for Sections One through Four was approved by the Commission in September 2018. Access to the proposed lot will be taken exclusively from Summerside Avenue, according to the applicant. Sidewalks will be constructed along the property frontages with South Colorado Street and Summerside Avenue. According to Plat Note 3, six-foot-high wooden privacy fencing will be provided along the east and south property boundaries. A City-owned detention pond, located on the abutting property to the east of the subject property, currently serves the adjacent residential lots within Section 1B, and is proposed to serve the subject property as well. Pursuant to discussions with the Public Works Director, Plat Note 6 has been added, specifying that the maintenance of the pond shall be the responsibility of the owner of the subject property and/or the Summerside Subdivision Homeowners' Association (HOA). In addition, the note states that a six-foot-high safety fence shall be constructed around the perimeter of the pond by the owner of the subject property and/or the HOA, and maintained by the same. A portion of the required fence is already in place along the pond property's east boundary abutting the residential lots of Section 1B. The Final Plat application for Section 1C, located to the north and across Summerside Avenue from Section 1D, is also on the April 12 Commission meeting agenda for consideration.

NEIGHBORHOOD COMPATIBILITY: A City-owned property containing a detention pond is located to the east of the subject property, as noted above. Two properties are located to the south, outside of the City limits and in single-family residential use, one property of which is across Old Luling Road from the subject property. Two properties are located to the west, across South Colorado Street, one of which is partially within the City limits and vacant, and the other fully outside the City limits and developed with residential and commercial buildings. The proposed Section 1C, to contain retail uses similar to the subject property, is located to the north and across Summerside Avenue, as noted above. The proposed commercial use is appropriate for the property's location along South Colorado Street, which forms a commercial corridor as one travels north.

FORM AND CONTENT: With a condition of approval to change the "Lot 1D" reference in Plat Note 6 to "Lot 10, Block 20" in all areas that the reference is found, including specifying Lot 10, Block 20 in Note 3, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The plat complies with all applicable subdivision standards, including the provision of public sidewalks, utilities, and stormwater drainage. Engineering plans for the proposed development are currently under review with the City Engineer. These plans need not be approved prior to the Commission's consideration of the plat, since they pertain only to on-site development, and not public improvements such as an internal road network. Highway turning lane improvements along South Colorado Street into the overall development were constructed in accordance with the Donation Agreement with TxDOT, prior to the recording of the Summerside Section 4 plat. It should be noted that the City-owned property to the east of the subject property containing the detention pond is included on the approved preliminary plat of Summerside Subdivision Sections One through Four, but is currently unplatted. According to the preliminary plat, it appears that this property was envisioned to be platted along with Section 1D and the subject property. In addition, the recorded final plat for Section 1B, abutting Section 1D to the east, does not include the detention pond property. Since the property is a part of Summerside Subdivision, it will need to be platted. Rather than require a separate plat be submitted for this property, a condition of approval is suggested that the pond property (Lot 9, Block 20) be added to the Final Plat for Section 1D, including an owner's signature block for the City and related notary section. Other needed resulting changes include updating the metes and bounds legal description, Line and Curve Data Tables updated (if needed), updating the plat drawing, vicinity map, and total acreage of the subdivision, City ownership information added to the right side of Sheet 1, and the first sentence of Plat Note 6 updated to read: "The owner of Lot 10, Block 20 and/or the Summerside Homeowners' Association (HOA) shall maintain the detention pond on the City-owned Lot 9, Block 20, identified as 120 Summerside Avenue."

CONCURRENT VARIANCES REQUESTED: None



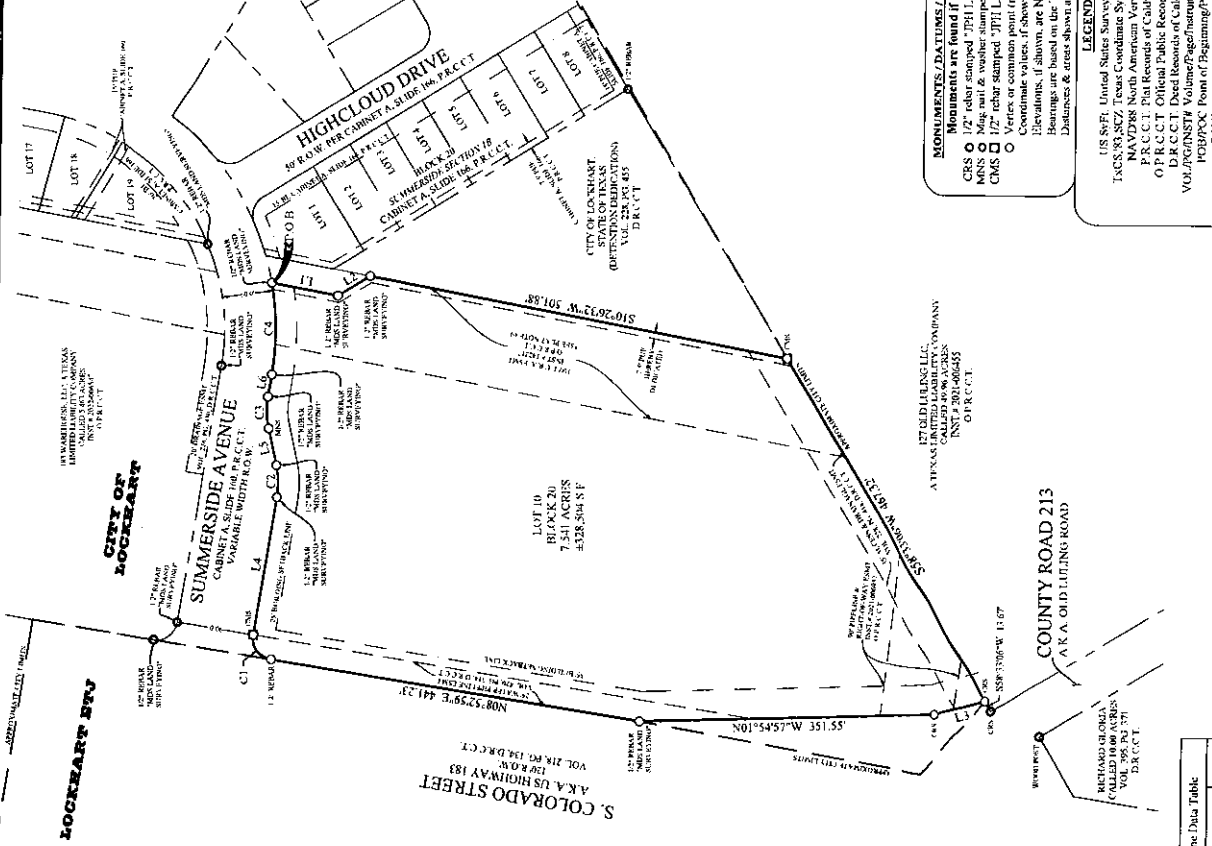
FINAL PLAN
OF
SUMMERSIDE SUBDIVISION SECTION 10
7.541 ACRES
SITUATED IN THE
ESTHER BERRY SURVEY
ABSTRACT NO. 1
CITY OF LOCKHART
CALDWELL COUNTY, TEXAS

NUMBHR OF LOTS/BLOCKS 1 LOTS, 1 BLOCK
 SUBMITTAL DATE _____ 2023

OWNER
 183 Warehouse, LLC
 a Texas limited liability company
 705 Vanguard Street
 Lakeway, Texas 78744

SURVYOR
 JPH Land Surveying, Inc
 1516 E. Palm Valley Blvd., Ste. A4
 Round Rock, Texas 78664
 Phone: (512) 778-5088

ENGINEER/APPLICANT
 Hignood Engineering Associates
 900 E. Main Street
 Round Rock, Texas 78613
 Phone: (512) 244-1546



MONUMENTS, DATUMS / BEARING BASIS
 Monuments are found if not marked MNS, CRS or CMS
 CRS 0 1/2" rebar stamped "JPH Land Surveying" set
 MNS 0 1/2" rebar stamped "JPH Land Surveying" set
 CMS 0 1/2" rebar stamped "JPH Land Surveying" set
 Concrete monuments are found in concrete set
 Elevations, if shown, are NAVD88 (Height 19)
 Bearings are based on the TSCS 83 SCZ
 Distances & areas shown are represented in surface values

LEGEND
 US S&F1, United States Survey Foot
 TACS 83 SEZ, Texas Coordinate System of 1983, South Central Zone
 NAVD88 North American Vertical Datum of 1988
 P.R.C.C.T. Plat Records of Caldwell County, Texas
 O.P.R.C.C.T. Official Public Records of Caldwell County, Texas
 D.R.C.C.C.T. Deed Records of Caldwell County, Texas
 VOL./PGINSTR Volume/Page/Instrument Number
 P.O.B. Point of Beginning/Point of Commencing
 P.U.E. Public Utility easement
 Subdivision Boundary
 Easement/adjointer lines
 Easement lines
 Building, Setback Lines
 Approximate City Limits

Curve Data Table

Curve #	Area	Radius	Delta	Chord Bearing	Chord
C1	39.33'	25.00'	69°08'27"	S55°59'15"E	31.46'
C2	37.53'	100.00'	62°10'11"	S89°15'12"E	37.31'
C3	37.53'	100.00'	62°10'11"	S89°15'12"E	37.31'
C4	107.74'	318.00'	01°22'42"	S89°17'29"E	107.23'

Line Data Table

Line #	Bearing	Distance
L1	S49°29'17"W	76.33'
L2	S31°48'10"E	44.56'
L3	S16°44'37"E	61.76'
L4	S88°59'04"E	162.27'
L5	N77°50'08"E	43.67'
L6	S80°59'44"E	26.14'

BOUNDARY DESCRIPTION:
 FIELD NOTES to that certain 7.541-acre tract situated in the Esther Berry Survey, Abstract No. 1, being that tract called "Tract 2" as described in a Special Warranty Deed to 183 Warehouse, LLC, a Texas limited liability company (hereinafter referred to as "183 Warehouse tract"), recorded under Instrument Number 2022-006547, Official Public Records of Caldwell County, Texas; the subject tract is more particularly described as follows:
BEGINNING at a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found in the existing south right-of-way line of Summerside Avenue, a variable width right-of-way, dedicated by SUMMERSIDE SECTION 10, an addition to the City of Lockhart, recorded in Cabinet A, Slide 160, Plat Records of Caldwell County, Texas at the northwest corner of Downtown Declaration (hereinafter referred to as Downtown Declaration tract) to the City of Lockhart, recorded in Volume 228, Page 455, Deed Records of Caldwell County, Texas;
THENCE with the west line of said Downtown Declaration tract to the following call:

1. SOUTH 10° 23' 17" WEST, a distance of 79.33 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found;
 2. SOUTH 31° 48' 10" EAST, a distance of 44.56 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found;
 3. SOUTH 10° 29' 32" WEST, a distance of 501.88 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" in concrete set in the north line of that tract described as 49.96 acres in a Warranty Deed with Vendor's Lien to 127 Old Luling Lane, a Texas limited liability company (hereinafter referred to as 127 Old Luling tract), recorded under Instrument No. 2021-006455, Official Public Records of Caldwell County, Texas at the southwest corner of said Downtown Declaration tract and the southeast corner of the herein described tract.
- THENCE** SOUTH 58° 33' 06" WEST in part with the common line of said 127 Old Luling tract and said 183 Warehouse tract, a distance of 467.32 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set in the west line of U.S. Highway 193 (locally known as S. Colorado Street), from which a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set at the northwest corner of said 127 Old Luling tract bears SOUTH 58° 33' 06" WEST, a distance of 13.67 feet.
- THENCE** with the common line of said U.S. Highway 193 and said 183 Warehouse tract the following call:
1. NORTH 14° 44' 32" WEST, a distance of 63.79 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set;
 2. NORTH 01° 54' 57" WEST, a distance of 351.55 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found;
 3. NORTH 08° 52' 59" EAST, a distance of 441.23 feet to a 1/2-inch rebar found at the intersection of said U.S. Highway 193 and said Summerside Avenue, same being at the beginning of a curve to the right (concave southeast), having a radius of 25.00 feet and a chord which bears NORTH 55° 59' 17" EAST, a distance of 35.46 feet.
- THENCE** with the common line of said Summerside Avenue and said 183 Warehouse tract, the following call:

1. With said curve to the right an arc length of 39.33 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" in concrete set at the end of said curve;
2. SOUTH 80° 59' 44" EAST, a distance of (61.27 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found at the beginning of a curve to the left (concave north), having a radius of 100.00 feet and a chord which bears NORTH 88° 15' 12" EAST, a distance of 37.31 feet;
3. With said curve to the left an arc length of 37.53 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found at the end of said curve;
4. NORTH 77° 30' 08" EAST, a distance of 43.67 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set at the beginning of a curve to the right (concave south), having a radius of 100.00 feet and a chord which bears NORTH 88° 15' 12" EAST, a distance of 37.31 feet;
5. With said curve to the right an arc length of 37.53 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found at the end of said curve;
6. SOUTH 80° 59' 44" EAST, a distance of 26.14 feet to a 1/2-inch capped rebar stamped "MDS LAND SURVEYING" found at the beginning of a curve to the left (concave north), having a radius of 318.00 feet and a chord which bears NORTH 89° 17' 55" EAST, a distance of 107.23 feet;
7. With said curve to the left an arc length of 107.74 feet to the POINT OF BEGINNING containing 7.541 acres (± .326,504 square feet) of land.



JPH Land Surveying, Inc.
 2021 073.004 CTX 5878 CR 213, Lockhart, Caldwell Co., TX-SEC 10 PLAT DWG
 © 2023 JPH Land Surveying, Inc. - All Rights Reserved
 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
 Telephone (512) 481-4077; www.jphlandsurveying.com
 TRPLS Form #1001/0506
 DEPW [Caldwell County] West Texas Hill Country

FINAL PLAT
OF
SUMMERSIDE SUBDIVISION SECTION 1D

PLAT NOTES:

- A four-foot-wide public sidewalk shall be constructed along the property's Summerside Avenue frontage, and a three-foot-wide public sidewalk shall be constructed along the property's South Calumet Street frontage. These sidewalks shall be constructed by the lot owner, prior to issuance of a Certificate of Occupancy, for any structure on the lot.
- The zoning of the subdivision is Commercial Heavy Business.
- A 6-foot-high wooden privacy fence shall be constructed along the property's south and east boundaries by the property owner, prior to issuance of a Certificate of Occupancy, for any structure on the plat.
- Median signs will require a license agreement with the City of Lockhart.
- Electric easements to Texas Public Utilities Company as described in Vol. 113, Pg. 69 and Vol. 113, Pg. 447, D.R.C.C.T. have been partially released by Partial Release of Easement, recorded under Instrument No. 142217, O.P.R.C.C.T. and replaced with locatable descriptions as shown herein.
- The owner of Lot 1D and/or the Summerside Homeowners' Association (HOA) shall maintain the detention pond on the City-owned property, to the east, identified as 120 Summerside Avenue. The owner of Lot 1D and/or the Summerside HOA shall also construct and maintain a 6-foot-high safety fence around the perimeter of the detention pond. The existing fence along the rear of the residential lots to the northeast of the pond can serve as a safety fence along the northeast side of the detention pond lot, which the individual homeowners maintain, and the proposed wooden privacy fence along the east boundary of Lot 1D, specified in Plat Note 3, can serve as a safety fence along the west side of the detention pond lot, which the owner of Lot 1D will maintain. The safety fence, therefore, shall be constructed along the detention lot's north boundary and frontage with Summerside Avenue, with an access gate as necessary, and shall also be constructed along the detention lot's southeast boundary. The safety fence shall be constructed, and maintained, in these two locations by the owner of Lot 1D and/or the Summerside HOA, with construction completed prior to issuance of a Certificate of Occupancy for any structure on Lot 1D.

FLOOD NOTE:

The tract shown herein lies within Zone "X" (area determined to be outside of the 500-year floodplain) as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on map number 48055C0335E, dated June 19, 2012, for City of Lockhart, Caldwell County, Texas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

ENGINEER'S CERTIFICATION:

I, Terry Hagood, a registered Professional Engineer in the State of Texas, hereby certify that the proper engineering applicable city and state standards and regulations.

IN WITNESS THEREOF, my hand and seal, this _____ day of _____, 2023.

FOR REVIEW:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF HAGOOD ENGINEERING ASSOCIATES AND TERRY HAGOOD ON _____, IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

Terry Hagood

Licensed Professional Engineer
No. 52960 State of Texas



JPH Job/Drawing No. (see below)
2021.073.004 CTX-S078-CR-213, Lockhart, Caldwell Co., TX-SEC 1D PLAT.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
1510 E. Palm Valley Way, Ste. 201, Hunt Rock, Texas 78664
Telephone (817) 431-4400, jph@jphlandsurveying.com
TERRIS FIRM #10019500
DFW | Central Texas | West Texas | Houston

CITY APPROVAL:

I, _____, Chair 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____.

Chair _____
Planning and Zoning Commission
City of Lockhart

SURVEYOR'S CERTIFICATION:

I, Chris Henderson, Registered Professional Land Surveyor, State of Texas, hereby certify that this plat is based on a survey made under my supervision, and is true and correct to the best of my knowledge, and that all required monuments and markers were properly placed under my supervision.

IN WITNESS THEREOF, my hand and seal, this _____ day of _____, 2023.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

-RELEASED FOR REVIEW ON MARCH 31, 2023.

Chris Henderson
Registered Professional Surveyor
No. 6831 State of Texas

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS §
COUNTY OF CALDWELL §
KNOW ALL MEN BY THESE PRESENTS

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas, do hereby certify that the foregoing instrument of writing, with its certificate of authentication was filed for record in my office the _____ day of _____, 20____, A.D., at _____ o'clock, _____ M., and duly recorded on the _____ day of _____, 20____ in the Plat Records of Caldwell County, Texas, in Document No _____, and in plat Cabinet _____ at Slide _____.

TO CERTIFY WHICH, WITNESS my hand at the County Court of said County, at my office in Lockhart, Texas, the date last shown above written.

Teresa Rodriguez
County Clerk, Caldwell County, Texas

By: _____ Deputy

OWNERS ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF CALDWELL §
KNOW ALL MEN BY THESE PRESENTS

That, 183 Warehouse, L.L.C., a Texas limited liability company, owner of the land shown on this plat by virtue of Special Warranty Deed recorded under Instrument Number 2022-006547 of the Official Public Records of Caldwell County, Texas, and as designated as *SUMMERSIDE SUBDIVISION SECTION 1D*, of the City of Lockhart, do hereby subdivide such property and reserve to the public all easements for mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full and uninterrupted access along such easements.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

183 Warehouse, L.L.C.
a Texas limited liability company

By: Lookout Holdings, LLC, a Texas limited liability company, it's Manager

Todd Fletcher, Manager

By: Tres Hombres Holdings, L.L.C., a Texas limited liability company, it's Manager

Joel Canfield, Manager

STATE OF TEXAS §
COUNTY OF CALDWELL §
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing document, and he acknowledged before me that he executed the same for the purpose and considerations stated herein.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2023.

(Notary Public's signature)
Notary Public in and for the State of Texas

My Commission expires on: _____

STATE OF TEXAS §
COUNTY OF CALDWELL §
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing document, and he acknowledged before me that he executed the same for the purpose and considerations stated herein.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2023.

(Notary Public's signature)
Notary Public in and for the State of Texas

My Commission expires on: _____

SUBDIVISION PLAT APPLICATION

*-This is the resubmitted application-
3/13/23.*

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 JPH LAND SURVEYING

ADDRESS 1516 E. PALM VALLEY BLVD, STE. A4

DAY-TIME TELEPHONE 817.431.4971

ROUND ROCK, TX 78664

E-MAIL CHRIS@JPHLS.COM

ENGINEER NAME HAGOOD ENGINEERING ASSOCIATES

ADDRESS 900 E. MAIN STREET

DAY-TIME TELEPHONE 512.244.1546

ROUND ROCK, TX 78664

E-MAIL LAKSHAYS@HEAENG.COM

OWNER NAME 183 WAREHOUSE LLC

ADDRESS 705 VANGUARD STREET

DAY-TIME TELEPHONE _____

LAKEWAY, TX 78734

E-MAIL JOEL@ELEPHANTFUNDING.COM

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME SUMMERSIDE SECTION 1D

ADDRESS OR GENERAL LOCATION SUMMERSIDE AVE (CAD ID#41866) ²⁵⁰⁰ S. Colorado St.

LOCATED IN XX CITY LIMITS ____ ETJ (COUNTY) ____ PDD

TOTAL LAND AREA 7.541 ACRE(S)

PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) COMMERCIAL HEAVY

PROPOSED USE OF LAND WAREHOUSE/RETAIL

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):

** No fee, since original application was withdrawn prior to the Statutory decision deadline.*

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 Raquel Saenz
Digitally signed by Raquel Saenz
DN: cn=Raquel Saenz, o, ou,
email=raquelr@heaeng.com, c=US
Date: 2022.12.08 15:34:03 -0600

DATE 03/13/2023

PRINTED NAME RAQUEL SAENZ

TELEPHONE 512.244.1546

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 N/A - Resubmission
DATE SUBMITTED 3/13/23 (resubmission) CASE NUMBER FP 23 - 02
DATE APPLICATION IS DEEMED COMPLETE 1/19/23 (original application)
DATE NOTICES MAILED — DATE NOTICE PUBLISHED —
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 4/12/23
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 CITY OF LOCKHART

APPLICABLE UTILITY SERVICE CODE(S) _____

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) CITY OF LOCKHART

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) _____

NAME OF **ELECTRIC SERVICE** PROVIDER BLUEBONNET

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes _____ No X

MEMORANDUM

TO: Planning and Zoning Commission
FROM: David Fowler, Planning Director
DATE: April 6, 2023
SUBJECT: April 12 workshop on proposed planned development

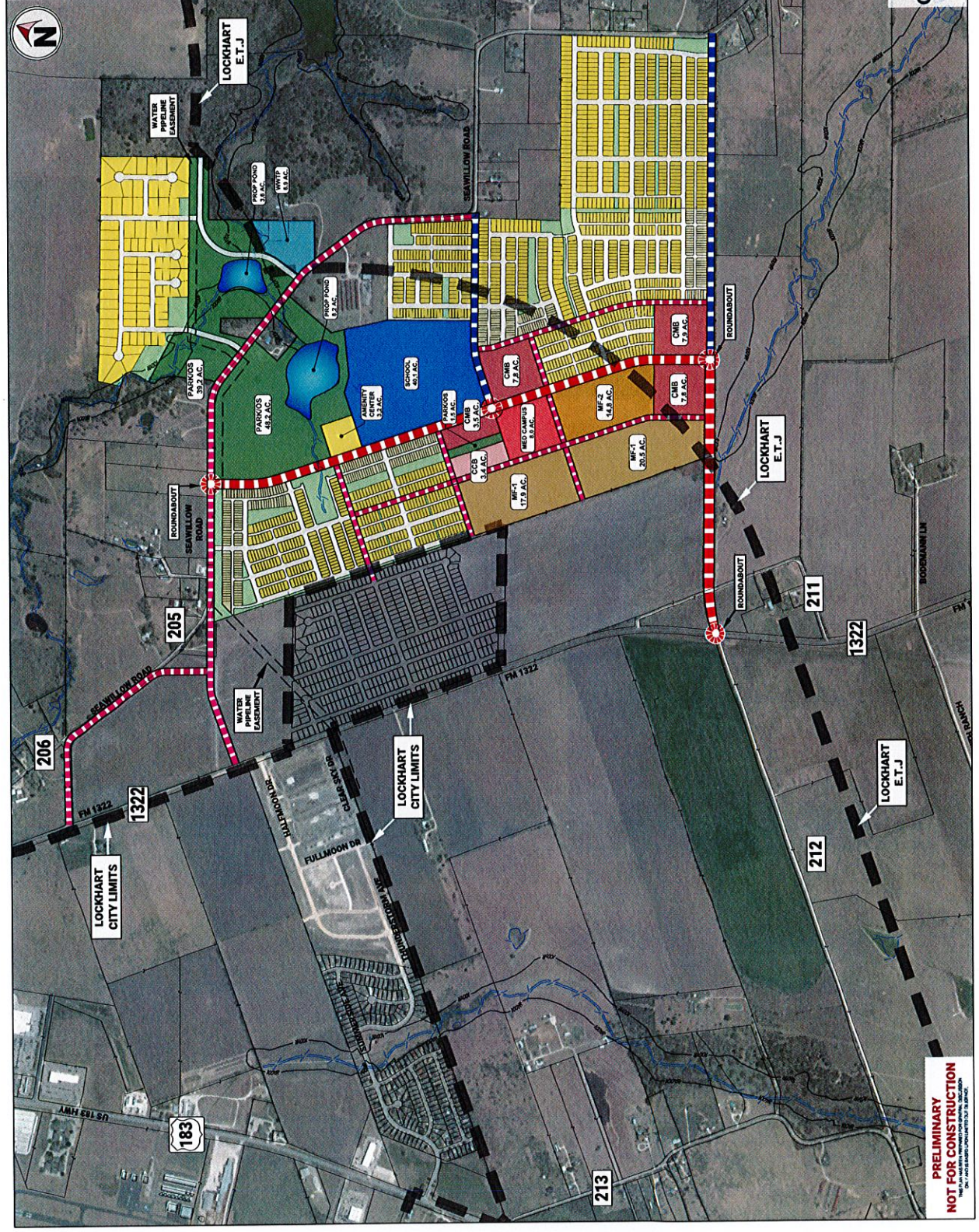
Materials are provided in the packet for the workshop detailing the proposed Acevedo Ranch development in the City's ETJ, east of FM 1322. The purpose of the workshop is for the applicant to present their concept to the Commission, so the commission can provide comments regarding any reaction they have to the proposed development. There will be a similar workshop held at the April 18th City Council meeting. All materials provided represent the initial proposal of the applicant—significant negotiations in future months will shape the ultimate character of the development in terms of government jurisdiction, land use composition, service provision, utility sources, and other factors.

RESIDENTIAL LOT SUMMARY	AREA (AC)	DENSITY (UNITS/AC)	ESTIMATED UNITS
SINGLE FAMILY RESIDENTIAL	46.5	-	34
SP-1 (8,000 SF, 64-12 AC)	29.2	-	19
SP-2 (5,000 SF, 64 X 120)	125.3	(1)	1,165
PH-2 (2,000 SF, 2000 X 100(10))	20.9	-	338
TH-2 (2,500 - 25 X 1,100)	14.8	-	460
MULTIFAMILY 2 (MF-2)	14.8	-	24
MULTIFAMILY 2 (MF-2)	14.8	-	24
TOTAL RESIDENTIAL UNITS			2,098

COMMERCIAL/RETAIL	AREA (AC)	ESTIMATED UNITS
COMM. CENTRAL BUSINESS CORE	5.4	-
OFFICE/RETAIL	27.0	-
RETAIL CAMPUS	34.4	-
TOTAL COMMERCIAL/RETAIL	66.8	
PUBLIC & INSTITUTIONAL	AREA (AC)	ESTIMATED UNITS
SCHOOL	4.9	-
WASTEWATER TREATMENT PLANT	4.9	-
TOTAL PUBLIC & INSTITUTIONAL	9.8	
PARKS/OPEN SPACE SUMMARY	AREA (AC)	ESTIMATED UNITS
PARKS/OPEN SPACE	89.3	-
ADDITIONAL GREENSPACE (A)	30.2	-
ADDITIONAL GREENSPACE (B)	119.9	-
TOTAL PARKS/OPEN SPACE	219.4	

VEHICLE TRAVEL USE FOR OTHER AREAS ONLY AND EXCLUDE ROW AND PUBLIC GREENSPACES WITHIN THE RESPECTIVE AREAS.
 2 GREENSPACES WITHIN RESIDENTIAL AREAS FOR PUBLIC ACCESS AND/OR TO IMPROVE MANAGEMENT.

- PARWAY (108 FT)
- COLLECTOR (80 FT)
- LOCAL (60 FT)
- ROUNDABOUT (220 FT DIA)



ACEVEDO RANCH
CONCEPTUAL ZONING EXHIBIT
 CALDWELL COUNTY, TEXAS
 MARCH 2023

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 03/01/2023 11:58 AM

City of Lockhart Q&A

- 1) Provide an overview of the project (number of residential units and type, including construction type square feet of commercial, parks, institutional, and other uses)

Response: Please see attached layout and table with a summary breakdown of the uses on the property.

- 2) Provide a proposed layout of the plan specifying the locations of proposed land uses, roads, and other major facilities.

Response: Please see attached layout illustrating these requested items.

- 3) How will the following services be provided:

- Police protection
 - **Caldwell Sheriffs Department**
- Fire protection
 - **City of Lockhart Fire**
- Emergency medical services
 - **Caldwell County Emergency Services**
- Solid waste collection
 - **3 Party Engagement**
- Operation and maintenance of water and wastewater facilities
 - **MUD**
- Operation and maintenance of roads and streets
 - **Caldwell County**
- Provision of street lighting
 - **Will follow City of Lockhart requirements. MUD to provide maintenance.**
- Operation and maintenance of parks, playgrounds, and swimming pools; and
 - **MUD/HOA**
- Operation and maintenance of any publicly owned facility, building or service.
 - **The public entity who owned the facility in this instance would be responsible for ownership and maintenance.**
- Permitting and building inspections.
 - **Subdivision platting and construction plans would be submitted to City of Lockhart for review and approval. All buildings within the development will be required to obtain 3rd party inspections to ensure compliance with International Building Code. This can be added as a requirement to the Development Agreement.**

- 4) Will this project be annexed into the city, or will the area remain in the ETJ? Please explain why the project would not be annexed into the city if that is the case?

Response: The developer is proposing limited purpose annexation of the property. This would allow the MUD to continue to function as an ETJ MUD and benefit from additional taxation capacity. The City wouldn't be required to assume maintenance responsibilities over water/wastewater/or public road infrastructure. The City would be able to receive sales tax benefits from the MUD without having to provide maintenance over most facilities.

- 5) What type of project financing is being proposed (MUD, PID, TIRZ, other)?

Response: The project is currently proposing an ETJ MUD. The developer believes that this is the strongest mechanism for funding allowing for an elevated level of design and making way for the following development benefits:

- i. Parks in excess of requirement
- ii. 40 acre School Site
- iii. 100 units dedicated to teacher housing
- iv. Micro-hospital

Many of these improvements do not result in any financial gain to the developer, however, it is Red Oak's intention to build a community in Lockhart and the MUD reimbursements allow the developer to better balance cash flow the project and accommodate these community building investments.

- 6) Is there a phasing or absorption plan for development?

Response: Attached is an absorption plan for the development. This is pretty general at this point but does provide a timeline and general lot absorption plan.

- 7) How will water and wastewater services be provided and how many LUEs of water and wastewater will be needed/provided?

Response: This is partially dependent on the MUD and what the City wants to do. The direction that Red Oak is proposing is for the City to provide wholesale water to the MUD. The MUD would construct and own the internal infrastructure. This allows the City to avoid maintenance costs of the MUD system but make money off providing water to the MUD via existing infrastructure. The MUD would contract with an outside retail water provider who could also partner with the City to obtain future water supply sources. The development is planning 2,783 LUEs for both water and wastewater. A table has been provided summarizing the utility demand created by his use.

The MUD would construct our own wastewater treatment facility and provide wastewater to development located within the MUD boundary. The MUD would also be open to providing wholesale wastewater to the City for developments in the area to promote development (much of which is located in areas zoned industrial and commercial) and lower the cost of WW improvements.

- 8) What existing public roads are intended to provide access to the project? internal roads be public or private?

Response: Access to the community be provided off of Seawillow Rd. and FM 1322. Internal roads will be public and maintained by Caldwell County until/if the City decides to annex. Alleys will be maintained by HOA/MUD

- 9) Does the project expect to result in the construction of additional public roads or improvement of existing public roads, and if so, where and which roads would be improved? Are any off-site new roads planned?

Response: This will need to be better understood and vetted out with a TIA. Right now it is my assumption that:

- 1322 will need to be widened across our developments access points to facilitate left turn lanes and potentially deceleration lanes.
- Signalization will likely be warranted at access points onto FM 1322 as the project reaches the appropriate number of trips.

- The land plan currently shows an arterial road running through the site per the City's master thoroughfare plan.
 - Signalization will also need to be contemplated on Martin Luther King, Bufkin Ln, and Blackjack Rd. An analysis of our developments impact on these intersections would be included in a TIA and the developer would be responsible for providing adequate mitigation.
- 10) How many external street access points are intended to be provided to the project?
Response: Right now we are planning 3 access points to 1322 and 2 access points to Seawillow Rd. See attached layout.
- 11) How will stormwater be managed?
Response: Regional ponds will be designed for full build out and will ensure no increase in flows or flooding nuisances downstream. The developer is prepared to meet all City of Lockhart requirements for stormwater management.
- 12) What other coordination with relevant agencies (TxDOT, TCEQ, Caldwell County utility companies, has already been undertaken)
Response: Here is a list of the items we will/have pursued:
- **Developer has requested a scoping meeting with the City of Lockhart, TxDOT, and Caldwell County. The City hasn't responded to this request.**
 - **The project has been presented to Caldwell County Judge Hoppy Haden and Red Oak will pursue a development agreement with the County concurrently with City entitlements.**
 - **Red Oak's engineer for a discharge permit has had a kickoff meeting with TCEQ to discuss the discharge permit and is currently working on submittal of this application.**
- 13) Will the project include a POA/HOA?
Response: Single-family lots will have a Home Owners Association and the remaining commercial and multi-family development will have a separate Property Owners Association overseeing the community.
- 14) What will be the extent of planned open space and parks?
Response: Our development is currently planning the following parks improvements:
- **Pocket parks through the development for every 200 lots. This would include parking and playscape.**
 - **60 acre Regional Public Park containing soccer fields, a nature trail, and a centrally located wet pond.**
 - **5-6 soccer field complex with parking lot improvements. The intent for this is to create a destination for soccer leagues and weekend tournaments.**
 - **An amenity center**
 - **Over 4,000 sq. ft. of trails connecting the Regional park to the rest of the community.**
- 15) Will the project provide any amenities, i.e. community center, ballfields, pools, or any other similar facilities?
Response: See response to Question #14.
- 16) Have any builders been identified for the project?

Response: We work with a variety of builders most of which are not the big public companies. Our key partners are Gehan, Brohn, CastleRock, Ashton Woods, David Weekly. To date, we have not worked with DR Horton, Lennar or Pulte as their home designs do not usually fit the vision of our communities.

17) What services will the developer be asking the city to provide?

Response: Fire protection will be the main service requested of the City. EMS services are provided by existing county-wide program.

18) How much land will be dedicated to the Lockhart School District and when would it be made available?

Response: 40 acres would be dedicated to the City of Lockhart and the land can be made available upon platting of phase 1 of the development. The developer is willing to write this commitment into the Development Agreement with the City.

19) What are the terms of the proposed arrangement to provide housing for LISD teachers?

Response: Red Oak is establishing a teacher housing program offering 10 homes per year to teachers through its builder partnerships. Red Oak offers builders steep discounts on improved land in exchange for a commitment from builders to offer teacher housing pass-thru savings and an ability to afford quality homes in innovative communities.

Lockhart 595 Absorption Schedule

Phase	Construction Start	First Home	Final Units Delivered	Units
1	Q4- 2024	Q3-2026	Q1-2029	300
2	Q3-2025	Q1-2027	Q3-2029	600
3	Q1-2027	Q4-2028	Q2-2030	900
4	Q4-2027	Q2-2029	Q4-2031	1200
5	Q4-2028	Q1-2030	Q3-2032	1500
6	Q1-2029	Q3-2030	Q1-2033	1800
7	Q4-2030	Q2- 2032	Q2-2034	2100
8	Q2-2032	NA	NA	2250
9	NA	NA	NA	2608
10	NA	NA	NA	NA
11	NA	NA	NA	NA

Lockhart 595 LUE Summary and Wastewater Demand Breakdown

Land Use	Units	LUE Conversion	LUEs	Average Dry Weather Flow (GPM)	Average Dry Weather Flow (GPD)	Peak Dry Weather Flow (GPM)	Peak Dry Weather Flow (GPD)	Peak Wet Weather Flow (GPM)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)
Single-Family Detached	1355	0.7	1455	248	356,475	990	1,425,900	1,006	1,470,525	1,006	1,470,525	1,006	1,470,525
Townhomes	318	0.7	222	40	57,967	161	231,868	177	276,493	177	276,493	177	276,493
MF 1	480	0.2	96	55	78,890	219	315,560	235	360,285	235	360,285	235	360,285
Multi-Family	38	0.3	178	30	43,488	121	173,990	136	218,575	136	218,575	136	218,575
Commercial	532	1	532	89	128,625	337	514,500	373	559,125	373	559,125	373	559,125
School	1000	15	15,000	11	16,333	45	65,333	61	108,958	61	108,958	61	108,958
	4,133		2,783	473	681,778	1,894	2,727,111	1,988	2,994,861	1,988	2,994,861	1,988	2,994,861
Fire Flow/Peak Dry Demand GPM	3,394												
Required Fire Flow	1,500 @ 2 HRS												

Wastewater Flow Schedule for Lockhart 595

Phase	Construction Start	First Home	Units	LUE	Average Dry Weather Flow (GPM)	Average Dry Weather Flow (GPD)	Peak Dry Weather Flow (GPM)	Peak Dry Weather Flow (GPD)	Peak Wet Weather Flow (GPM)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (GPD)
1	04-2024	03-2026	300	300	51	73,500	204	294,000	235	338,625	338,625	338,625	338,625
2	03-2025	01-2027	600	600	102	147,000	408	588,000	439	638,625	638,625	638,625	638,625
3	01-2027	04-2028	900	1320	153	220,500	513	882,000	549	798,625	798,625	798,625	798,625
4	04-2027	02-2029	1200	1800	204	294,000	672	952,000	749	1,098,625	1,098,625	1,098,625	1,098,625
5	04-2028	02-2029	1500	1500	225	317,500	726	1,014,000	848	1,210,625	1,210,625	1,210,625	1,210,625
6	01-2029	03-2030	1800	1800	252	357,000	817	1,176,000	902	1,306,625	1,306,625	1,306,625	1,306,625
7	04-2030	02-2032	2100	2100	280	441,000	1,028	1,470,000	1,092	1,514,625	1,514,625	1,514,625	1,514,625
8	02-2032	NA	2500	2500	357	514,500	1,439	2,058,000	1,460	2,102,625	2,102,625	2,102,625	2,102,625
9	NA	NA	2698	2698	408	588,000	1,633	2,352,000	1,664	2,396,625	2,396,625	2,396,625	2,396,625
10	NA	NA	NA	NA	459	651,500	1,838	2,646,000	1,868	2,690,625	2,690,625	2,690,625	2,690,625
11	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0
			2,783	2,783	473	681,778	1,894	2,727,111	1,988	2,994,861	2,994,861	2,994,861	2,994,861