

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, September 13, 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 August 23, 2023 meeting.
4. ZC-23-07. Hold a PUBLIC HEARING and consider a request by Luis Granillo on behalf of Sergio Lozano-Sanchez with Alta Capital, Inc., for a **Zoning Change** from *RLD Residential Low Density District* to *RMD Residential Medium Density District* on a total of 9.259 acres in the James George Survey, Abstract No. 9, Alta One Subdivision, located at 1620 Old McMahan Trail.
5. Planning Director's report.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 PM on the 7th day of September, 2023.

**City of Lockhart
Planning and Zoning Commission
August 23, 2023**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Bradley Lingvai, Phil McBride, Rick Arnic, Ron Peterson, Julia Haug

Members Absent: None

Staff Present: Christine Banda, David Fowler, Kevin Waller, Evan Olszewski

Visitors/Citizens Addressing the Commission: Janeane Tolomeo, Erik Summa, Kenneth Price, Maria Gonzales, Teres Valdez, Jaclyn Zapien, Monte Guidry, Jim Meredith, Keith Moody, Carmen Rangel, Dora Torres, Barbara Wilhelm, Tony Miller, Paul Leventis

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the August 9, 2023, meeting.

Commissioner Oliva moved to approve the August 9, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.

4. SUP-23-09. Hold a PUBLIC HEARING and consider a request by Janeane Tolomeo for a Specific Use Permit to allow a Lodging or Boarding House in the RMD Residential Medium Density District on 0.385 acres in the Byrd Lockhart League, Abstract No. 17, located at 202 West Olive Street.

David Fowler presented his staff report, which included maps of the neighborhood and photos of the subject residence. He said the applicant would like to rent out their extra bedroom for weekends or overnight stays. This rental area would be located in a unit that is in a separate module under the house's main roof. Thea applicants will continue to live in the front portion of the home while the other section is rented out. Mr. Fowler said that one letter of opposition was received.

Chair Ruiz opened the public hearing.

Janeane Tolomeo and Erik Summa of 202 West Olive said they contacted city staff to see what steps they would need to rent out their extra room. City staff recommended the sup for

lodging. The extra income would help offset their mortgage cost. They would continue to live in the front portion of the home. The idea is to market the property for couples that would like to visit on the weekends or when there are local events.

Commissioner Arnic asked if they built the home.

Ms. Tolomeo said that they purchased the home about three months ago.

Kenneth Price of 820 N Blanco Street said that in attending the meeting they have a better understanding of what is being requested but are still against the sup. He and his wife plan on installing a new privacy fence between the adjoining property lines. He said that his neighbors at 900 N Blanco St., 209 Olive St., 207 W. Olive St., and 911 N. Blanco St. are against the SUP and left signed letters with him to give to you because they could not make it this evening .

Maria Gonzales of 113 W. Olive Street said she wants her neighborhood to remain quiet and is concerned about what type of people will rent the room. There could be backyard parties with loud music. For these reasons, she was against the SUP.

Teresa Valdez of 113 Chalmers, San Antonio said she owns the home at 119 Mulberry Street, Lockhart. She states that her backyard abuts the subject property. She said renting a room could bring a different type of clientele to the neighborhood which could be a problem.

Erik Summa came forward to acknowledge his neighbors' concerns. He said they would work to be respectful to their neighbors and would vet those who wish to rent their room. Since they live in the house, they plan to monitor the behavior of their guests. They love their neighborhood and wish it to stay the same as well.

Chair Ruiz closed the public hearing.

Mr. Fowler said that staff recommends approval because the SUP request meets all requirements.

Vice-Chair Oliva made a comment that the home had been an eyesore for the neighborhood from the beginning of its construction. It should not become a rental home.

Mr. Fowler reiterated that they are requesting to rent a single bedroom in one module of the home, not the whole home.

Commissioner Lingvai moved to approve SUP-23-09. Commissioner Peterson seconded, and the motion passed with a vote of 5-2 with Chair Ruiz and Vice-Chair Oliva against.

5. ZC-23-05. Hold a PUBLIC HEARING and consider a request by Bobby Schmidt on behalf of Schmidt Business LTD & Schmidt Cattle LP, for a Zoning Change from AO Agriculture-Open Space District and RLD Residential Low Density District to 30.04 acres RHD Residential High Density District and 8.01 acres CHB Commercial Heavy Business District on a total of 38.05 acres in the Byrd Lockhart League, Abstract No. 17, located at 1502 North Colorado Street (US 183).

Mr. Fowler said that the applicant would like the requested zoning change to CHB along Hwy 183 and the rear of the property to be zoned RHD to allow for higher density residential. He mentioned that extending wastewater to the site is still an issue but that the same developer has property directly to the south and hopefully can find a solution to resolve this issue for both projects. He showed a very rough conceptual plan to the commissioners that the applicant provided. He said no opposition was received.

Chair Ruiz opened the public hearing.

Keith Moody of Moody Engineering came forward to address any questions from the commissioner. He did say that the concept is very rough and is likely to change because most of the property has a very steep slope towards the east. The conceptual plan was created to show the extension of Silent Valley Road and how it would be beneficial for both projects.

Chair Ruiz felt not enough information was given to convince him of a zoning change.

Commissioner Haug asked if they looked at CMB zoning instead of CHB which allows heavier commercial uses. She stated she thought this area of Lockhart is a main entry way, and she would like to keep it aesthetically pleasing.

Mr. Moody said he chose the proposed zoning districts for flexibility in potential development.

Jim Meredith with Masonwood Development came forward. He said he is also developing the adjoining property directly to the south where there is RHD zoning already in place. This is why he requested the same zoning for the subject property. This is a major intersection which would have a lot of traffic. They are looking for mostly a retail center, which would be the highest and best use for the area. They are still looking at their housing options.

Chair Ruiz closed the public hearing.

Mr. Fowler said that CHB zoning was consistent with the Future Land Use plan, but the rest of the requested zoning change did not follow the plan. He cautioned the commissioners that when considering a zoning change you must factor in all the types of uses allowed in that district. He said that staff recommends approval due to the request's consistency with either the future land use map or nearby zoning.

Commissioner Oliva moved to approve ZC-23-05. Commissioner Peterson seconded, and the motion failed with a vote of 2-5 with Chair Ruiz, Commissioners McBride, Arnic, Lingvaj, and Haug against.

Commissioner Arnic moved to deny ZC-23-05. Commissioner Haug seconded, and the motion passed with a vote of 5-2 with Vice-Chair Oliva and Commissioner Peterson against.

6. ZC-23-06. Hold a PUBLIC HEARING and consider a request by Monte J. Guidry for a Zoning Change from CHB Commercial Heavy Business to RMD Residential Medium Density District on a total of 0.216 acres in the Byrd Lockhart League, Abstract No. 17, located at 1013 North Colorado Street (US 183).

Mr. Fowler reminded the commissioners that the item was originally tabled in April but as three months had passed since the applicant requested time to obtain the needed survey, the applicant needed submit a new application. He noted there are several issues with the subject property that involve the garage conversion, encroachments onto surrounding parcels, and several building code violations. The first step to help make the property legally conforming is the zoning change. After that, the applicant can move forward to correct their other violations. He mentioned that a neighbor came to City Hall to inform staff of another violation where the main home was allegedly converted into duplex.

Chair Ruiz opened the public hearing.

Monte Guidry of 4835 Seawillow Road said he is the owner of the property. He said that the main home was not converted into a duplex. They only cleaned it up inside and added doors.

Jaclyn Zapien of 4835 Seawillow Road said that they are here for a zoning change request only. The property was originally a mechanic shop and could be converted back to a shop if need be but they would like to get the zoning change so they can make the ADU conforming. She said that Mr. Guidry bought the property without knowing there were violations. It was the original owners who made the issues with encroachment when they sold off a portion of their property.

Carmen Rangel said the inspector is more than welcome to come inside the main house to see what remodeling has been done.

Ms. Zapien said they had the windows replaced with a permit.

Dora Torres of 1017 Kate Street said she lives right across the street from the yellow building at the rear of the main home. She is concerned because previous renters would use her yard and parking all along the street which would leave her very little room to access her property.

Mary Wilhelm of 1017 N Colorado Street said just recently the main house's tenants had blocked her mailbox, and she did not receive her mail for three days. She claimed they are always blocking her driveway in the front and back. She is opposed to the zoning change.

Barbara Wilhelm of 510 Bois D'Arc confirmed that her mother-in-law did not receive her mail for three days and that they had to call the police to have the residence move their vehicles from blocking the mailbox. But many times, before, the neighbors have blocked her trash can and driveways. There are encroachment issues on the property, but they have no desire to obtain additional property from the neighbor or trade property. They do want the satellite dish and gate removed from their property. They are concerned that the ADU and main home did not receive permits and that it does not meet code requirements. They are against the zoning change.

Tony Miller of 1508 W San Antonio Street said he has known Wilhelms for over 30 years and is very familiar with the subject property. The previous three owners were approached by the Wilhelms to help with the encroachment issues but have not had any luck. He mentioned the Ms. Wilhelm is very concerned about the new owners. The new owners are very familiar with city requirements and own numerous other properties in the city where they should have

recognized these violations before purchasing the property. He said he is against the zoning change.

Ms. Zapien came forward again addressing the noise concerns. She said if the property returns to being a mechanic shop there would be additional noise. She said she was trying to make things right and the applicant paid for a survey to see what the encroachments were, which was not cheap. She stated would like to bring the property into compliance.

Commissioner Peterson said he had concerns about tenants of the subject property blocking their neighbors' mailbox and driveways.

Ms. Zapien said she was not aware of the parking issues. She stated the parking issues would be addressed in the lease agreements. The gate and fence will be removed. She stated she would do whatever the city requires to comply.

Chair Ruiz closed the public hearing.

Mr. Fowler stated that the item before the commission was only the zoning change request. He said staff recommends approval if there was no significant opposition.

Commissioner Oliva moved to deny ZC-23-06.

Chair Ruiz said the motion died for a lack of a second.

Commissioner Haug moved to approve ZC-23-06. Commissioner Lingvai seconded, and the motion passed with a vote of 4-2-1 with Chair Ruiz and Vice-Chair Oliva against and Commissioner Arnic abstention.

7. FP-23-04. Consider a request by Paul Leventis for approval of a revised Final Plat for Lockhart Farms Addition Phase 2, consisting of 36.18 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and CMB Commercial Medium Business District, and located in the 2000 block of West San Antonio Street (SH 142).

Kevin Waller came forward and said that the final plats for Lockhart Farms Phase 1 and 2 were conditionally approved on November 17, 2021, and August 10, 2022. The applicant is requesting approval of a revised configuration of the Final Plat of Phase 2. The current plat includes 145 single-family lots, two commercial lots, three common area lots, two drainage lots, three joint public access and drainage lots, and one joint public access, public utility, and one drainage lot for a total of 156 lots. The homeowner's association will own and maintain the drainage and common area lots. The previously approved Phase 2 configuration included 147 single-family lots, two commercial lots, 6 drainage lots, and one common area lot. Another revision to the plat is the relocation of a 22-foot-wide drainage easement from the rear yard of Lots 2 through 16, Block 6 to a 20-foot-wide drainage easement behind these lots on the adjacent Stanton property to the north, which has been approved by the City Engineer and will allow for larger backyards on those lots. Lastly, the 20-foot-wide drainage easement shown on the previously approved plat along the rear of Lots 1, 2, and common area lot D-5 in Block 6 has been removed. Both the project engineer and the city engineer have confirmed that it is not necessary.

Paul Leventis of 2554 Emerald Ridge Estates, College Station said they brought back the plat because of the changes made.

Chair Ruiz asked for staff recommendation.

Mr. Waller said staff recommends approval with the suggested conditions. All references to a regional detention pond must be referred to as a regional retention pond. The sheet index and vicinity map must be placed back on the plat and remove PrDE (private drainage easement) from the legend.

Commissioner McBride moved to approve FP-23-04 with staff's suggested conditions. Commissioner Arnic seconded, and the motion passed with a vote of 7-0.

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

Mr. Fowler said that the next meeting will be September 13th with one zoning case anticipated.

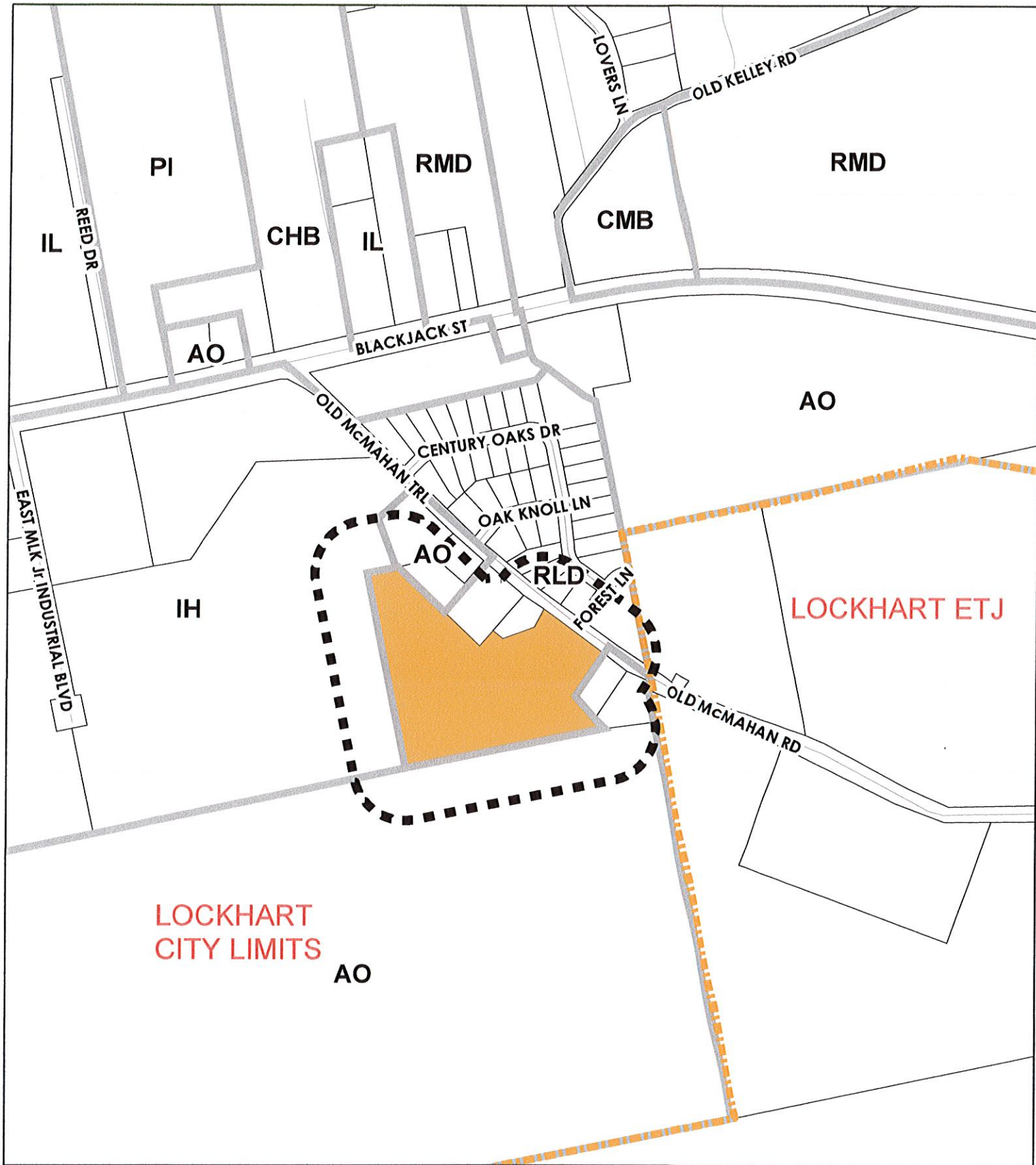
9. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:18 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-23-07

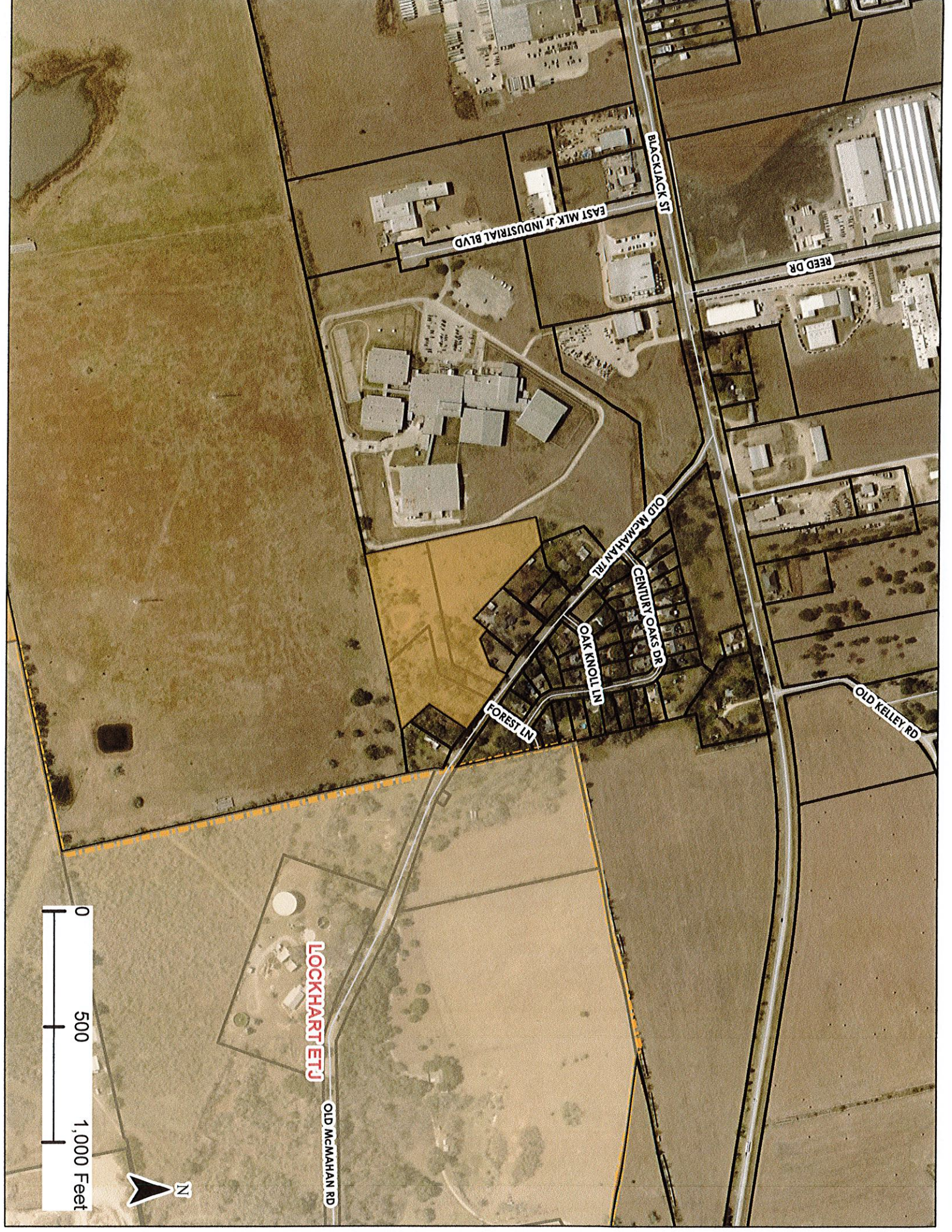
RLD TO RMD

1620 OLD MCMAHAN TRAIL



- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

scale 1" = 500'



BLACKJACK ST

EAST MILK JR INDUSTRIAL BLVD

REED DR

OLD McMAHAN TRL

CENTURY OAKS DR

OAK KNOLL LN

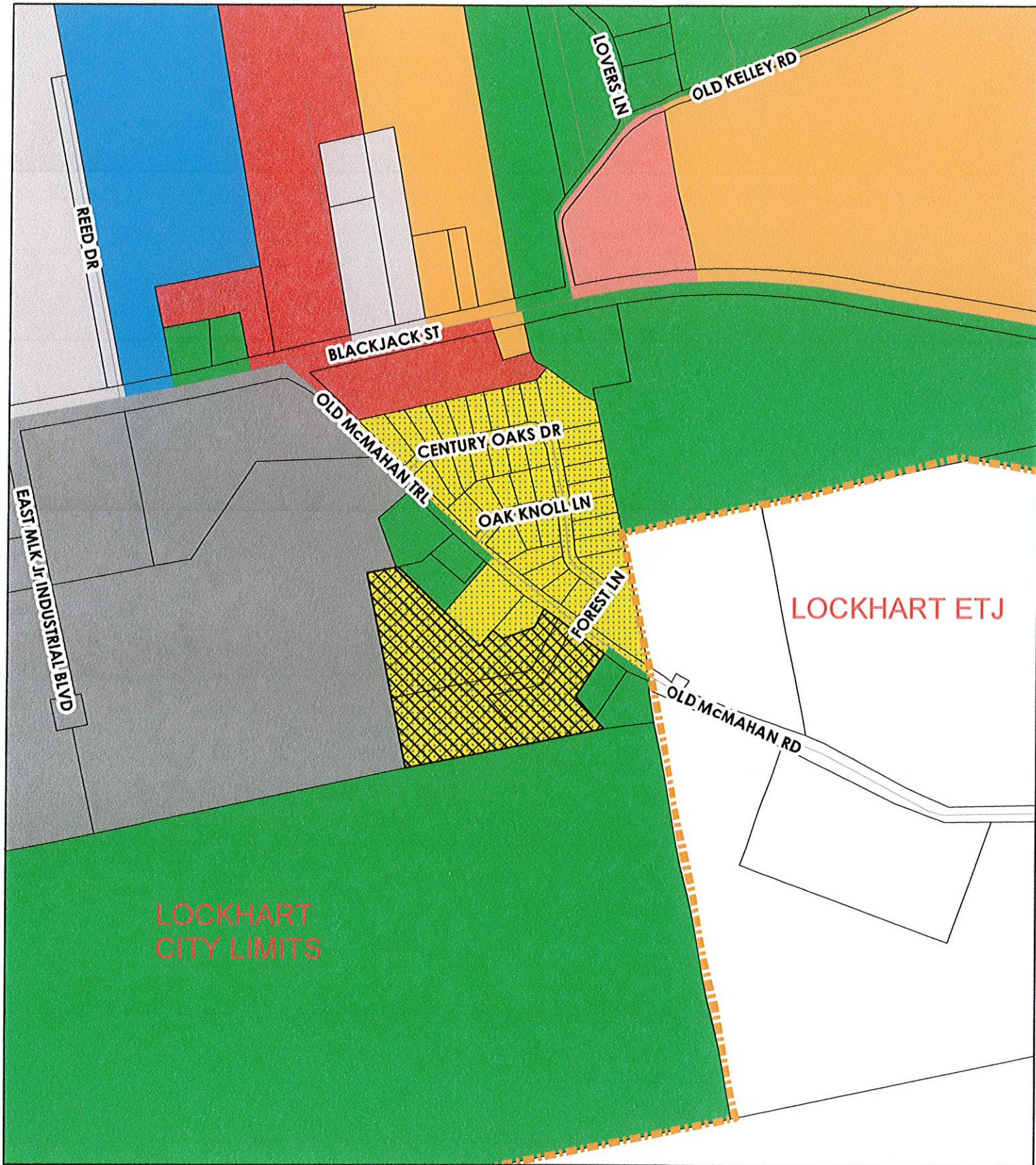
FOREST LN

OLD KELLEY RD

LOCKHART ETJ

OLD McMAHAN RD





ZC-23-07

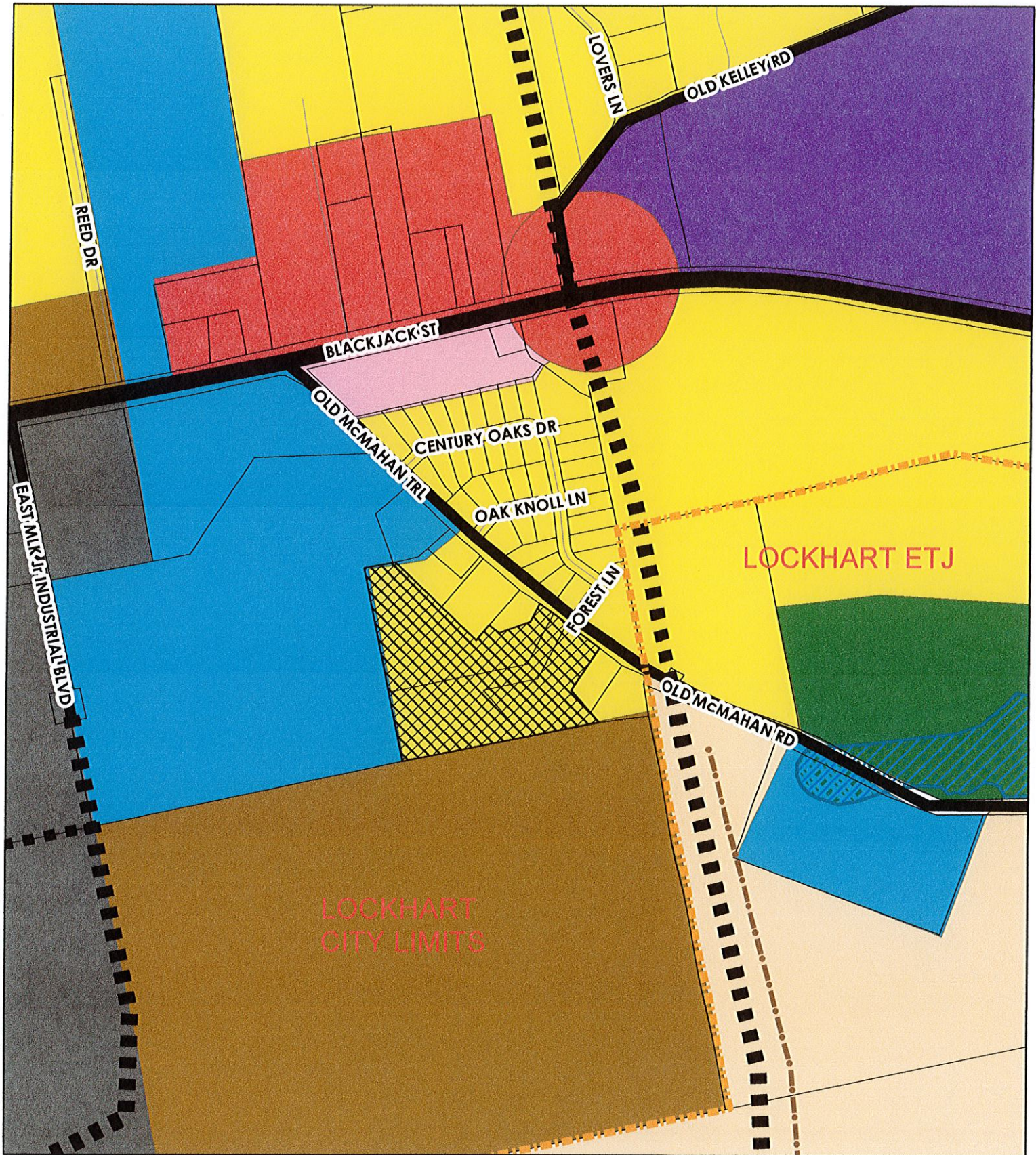
RLD TO RMD

1620 OLD MCMAHAN TRAIL



scale 1" = 500'

- ZONING DISTRICTS**
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - INDUSTRIAL HEAVY
 - INDUSTRIAL LIGHT
 - PUBLIC AND INSTITUTIONAL
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LAND USE & THOROUGHFARES

RLD TO RMD

1620 OLD McMAHAN TRAIL



scale 1" = 500'

- | | |
|---|---|
|  AGRICULTURE/RURAL DEVELOPMENT |  HIKE/BIKE TRAIL |
|  GENERAL-HEAVY COMMERCIAL |  EXISTING COLLECTOR |
|  INDUSTRY |  EXISTING ARTERIAL |
|  LIGHT-MEDIUM COMMERCIAL |  FUTURE COLLECTOR |
|  MIXED RETAIL, OFFICE, RESIDENTIAL |  FUTURE ARTERIAL |
|  PARKS AND OPEN SPACE |  FLOOD ZONE |
|  PUBLIC AND INSTITUTIONAL |  A - 100Yr No Elev Study |
|  RESIDENTIAL, HIGH DENSITY | |
|  RESIDENTIAL, LOW DENSITY | |

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-23-07

REPORT DATE: September 7, 2023

PLANNING & ZONING COMMISSION HEARING DATE: September 13, 2023

CITY COUNCIL HEARING DATE: September 19, 2023

REQUESTED CHANGE: RLD to RMD

STAFF RECOMMENDATION: **Denial**

PLANNING & ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT(S): Luis Granillo

OWNER(S): Alta Capital Inc.

SITE LOCATION: 1620 Old McMahan Trail

LEGAL DESCRIPTION: All of Alta One Subdivision

SIZE OF PROPERTY: 9.259 acres

EXISTING USE OF PROPERTY: Vacant land, with subdivision improvements completed

LAND USE PLAN DESIGNATION: Low Density Residential

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The Commission approved a final plat for the Alta One subdivision on June 8, 2022. The subdivision as approved was designed to conform with Residential Low Density Zoning District. Subdivision improvements are complete and accepted by the City and the plat was recorded August 1, 2023.

The owner is now proposing to change from the approved low density residential subdivision, which includes 30 detached single-family dwellings, to a denser development solely composed of duplexes in the DF-1 development type using the same lot configuration, which would be allowable by right in the proposed RMD Residential Medium Density zoning district. The applicant has stated that the change in project composition is because they have not found a buyer to build on the lots within the allowed SF-1 development type. While changing the mix of residential units in the development, the applicant would use the same previously approved street and lot layouts.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Land Use Plan
North	Single-family residential	RLD, AO	Low Density Residential
East	Single-family residential	AO	Low-Density Residential
South	Vacant land	AO	High Density Residential
West	Prison	PI	Public and Institutional

TRANSITION OF ZONING DISTRICTS: The surrounding areas are either residential, agricultural, or institutional in nature. The adjacent parcels include the Coleman Unit.

ADEQUACY OF INFRASTRUCTURE: The site has street access to Old McMahan Trail, which is an existing collector, although its pavement width is substandard at approximately 26 feet, compared to the 41-foot pavement width required of new collector streets. Water and wastewater service are both adequate, served by multiple 12" water lines and a 10" wastewater line and a force main along Old McMahan Trail.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed rezoning and intended DF-1 duplex use would greatly increase the impact of the property on surrounding areas. Sixty dwelling units have the potential of adding a total of approximately 420 vehicle trips daily (seven trips per duplex unit per day, spread over a 24-hour period) to traffic on Old McMahan Trail, with each duplex dwelling generating approximately seven trips. The existing SF-1 development type on the site would generate approximately 300 trips per day (ten trips per house per day).

CONSISTENCY WITH COMPREHENSIVE PLAN: The site is designated Low Density Residential on the Future Land Use map. The proposed rezoning and land use type would be denser than that classification, allowing the doubling of density allowed on the site.

ALTERNATIVE CLASSIFICATIONS: The existing Residential Low Density would be consistent with the Future Land Use plan designation.

RESPONSE TO NOTIFICATION: To date, staff has received one phone call in opposition to the proposed zoning change.

ANALYSIS: After receiving final plat approval in 2022 the applicant constructed the public improvements. After the improvements were completed, flaws in the subdivision's design became apparent. Particularly, it became clear that 10 of the lots back directly to the nearby Coleman Unit prison, with only a wooden fence providing any sort of buffer. Although there were not many trees on the western portion of the site prior to construction of site improvements, most of the vegetation on the site has been removed. Additionally, there was no attempt to create a vegetative buffer or place a higher masonry wall along the property line with the prison, which could have minimized the effects. Due to this drastic transition of land uses, the developer has had difficulty finding a builder to construct houses on the lots. In an attempt to make the lots more marketable, the rezoning request has been made with the intent of replacing the 30 single-family units with rental duplexes to be built on the same lots.

The strategy of placing a large lot subdivision next to such an undesirable land use without a strategy to mitigate the negative impacts of the neighboring land use reflects poor decision making on the part of the site's developers. The solution to the poor utilization of the site should not be doubling the number of residential units that would need to access a substandard road, thereby imposing greater traffic on the nearby neighborhood. The city and the surrounding neighbors would be better served by the addition of enhanced buffering on the existing SF-1 lots abutting the prison to soften the transition between land uses. As such, staff recommends against the proposed zoning change.

CITY OF

Lockhart

TEXAS

ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Luis Granillo
DAY-TIME TELEPHONE 915-262-9021
E-MAIL luis@loccivil.com

ADDRESS 804 Leisure Run Cv.
Austin, TX 78745

OWNER NAME Alta Capital Inc
DAY-TIME TELEPHONE 512-767-0840
E-MAIL altacapitalinc@gmail.com

ADDRESS 2211 S-IH 35 Frontage Rd.
Suite 107
Austin, TX 78741

PROPERTY

ADDRESS OR GENERAL LOCATION 1620 Old McMahan Trail, Lockhart, TX 78644
LEGAL DESCRIPTION (IF PLATTED) Alta One Subdivision
SIZE 9.259 ACRE(S) LAND USE PLAN DESIGNATION RLD
EXISTING USE OF LAND AND/OR BUILDING(S) Single-family-1 (SF-1) vacant lots.
PROPOSED NEW USE, IF ANY Duplex family-1, DF-1.

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential low density district (RLD)
TO PROPOSED ZONING CLASSIFICATION Residential medium density district (RMD)
REASON FOR REQUEST Rezone the 30-lot subdivision to RMD to allow the Duplex family-1 (DF-1) development type.

The Alta One Subdivision meets all the requirements and minimum lot dimensions required for a DF-1 development.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

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

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

APPLICATION FEE OF \$ 335.18 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 Luis Granillo, E.I.T.

Digitally signed by Luis Granillo, E.I.T.
DN: c=US, e=luis@flocivil.com, o="LOC Consultants, Civil
Division Inc", cn="Luis Granillo, E.I.T."
Date: 2023.08.14 16:53:41-0500'

DATE 08/15/2023

OFFICE USE ONLY

ACCEPTED BY D.F. RECEIPT NUMBER 01242545
DATE SUBMITTED 8-22-23 CASE NUMBER ZC - 23 - 07
DATE NOTICES MAILED 8-28-2023 DATE NOTICE PUBLISHED 8-31-2023
PLANNING AND ZONING COMMISSION MEETING DATE 9-13-2023
PLANNING AND ZONING COMMISSION RECOMMENDATION _____
CITY COUNCIL MEETING DATE 9-19-2023
DECISION _____



Owner's Agent Authorization

August 15, 2023

Mr. David Fowler
Planning Director
City of Lockhart
308 W. San Antonio
Lockhart, TX 78644

I, Sergio Lozano- Sánchez, on behalf of Alta Capital Inc., hereby authorize **Luis Granillo** with **LOC Consultants Civil Division. Inc.** to act as our agent in the matters concerning the Zoning Change Application of the Alta One Subdivision.

If you have any questions, comments, or concerns, please contact us at (512)-524-0677. We appreciate your assistance. Thank you.

Sergio Lozano- Sánchez
Vice-president
Alta Capital Inc

08/15/2023

Date

Exhibit A
Metes and Bounds

LEGAL DESCRIPTION

ALL OF A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND BEING A SUBDIVISION OF 9.259 ACRES OUT OF THE JAMES GEORGE SURVEY ABSTRACT NUMBER 9, IN THE CITY OF LOCKHART, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO ALTA CAPITAL INC BY DEED RECORDED IN INSTRUMENT NUMBER 2021-007045 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING ALL OF VIDA SKYE, A CALLED 9.259 ACRE SUBDIVISION PLAT RECORDED AS DOCUMENT NUMBER 2021-000335 AND PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS; SAID 9.259 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND FOR THE EAST CORNER OF LOT 3 OF SAID VIDA SKYE SUBDIVISION, SAME BEING IN THE WESTERLY RIGHT OF WAY LINE OF OLD McMAHAN TRAIL, A 60 FOOT WIDE RIGHT OF WAY PER THE RECORDED PLAT;

THENCE WITH THE EXTERIOR LINES OF LOTS 3, 2, AND 1, SAME BEING THE EXTERIOR PERIMETER OF SAID VIDA SKYE SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

S 33°34'56" W, A DISTANCE OF 195.64 FEET TO AN 8" TREATED WOOD FENCE POST, FOUND;
S 41°11'54" E, A DISTANCE OF 163.45 FEET TO A 1/2" IRON PIN WITH "MCS" CAP, SET;
S 78°31'00" W, A DISTANCE OF 773.39 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
N 11°37'01" W, A DISTANCE OF 758.74 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
N 78°37'55" E, PASSING AT A DISTANCE OF 113.69 A 1-1/2" IRON PIPE, FOUND, AND CONTINUING IN ALL 122.19 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
S 46°18'30" E, PASSING AT A DISTANCE OF 247.24 FEET, A 1/2" IRON PIN, FOUND, AND CONTINUING IN ALL 434.16 FEET TO A 1/2" IRON PIN, FOUND;
N 41°00'12" E, A DISTANCE OF 78.41 FEET TO A 1/2" IRON PIN, FOUND;
S 51°02'51" E, A DISTANCE OF 48.39 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
N 69°37'21" E, A DISTANCE OF 127.58 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
N 27°49'02" E, A DISTANCE OF 78.19 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
S 53°50'58" E, PASSING AT 65.41 FEET AND THEN AT 130.15 FEET, 1/2" IRON PINS WITH "HINKLE" CAPS, FOUND FOR THE COMMON EAST CORNERS OF SAID LOTS 1, 2, AND 3, AND CONTINUING IN ALL 287.78 FEET BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 9.259 ACRES OF LAND.

**FINAL PLAT
ALTA ONE SUBDIVISION**

CALDWELL COUNTY, TEXAS
A SUBDIVISION OF 9.239 ACRES OUT OF THE JAMES GEORGE SURVEY A-9 IN THE CITY OF LOCKHART, TEXAS,
VACATING VIDA SKYE SUBDIVISION, AS RECORDED IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

STATE OF TEXAS!!
COUNTY OF CALDWELL!!
KNOW ALL MEN BY THESE PRESENTS:

WE, JOHN BROWN, JR., THE UNDERSIGNED OWNER OF THE LAND FORM OF THIS PLAT AND DESIRING TO PERFORM THE OBLIGATIONS OF THIS PLAT AND TO SECURE THE BOUNDARIES AND DISTANCES OF SUCH PROPERTY AND DEPOSIT TO THE USE OF THE PUBLIC FOREVER, THE NECESSARY INSTRUMENTS FOR THE PURPOSES OF THIS PLAT TO THE PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, IN WITNESS WHEREOF, I, JOHN BROWN, JR., HAVE SIGNED AND RECORDED THIS INSTRUMENT OF CONVEYANCE AND HEREBY CERTIFY THAT THIS INSTRUMENT OF CONVEYANCE WAS SIGNED AND RECORDED BY ME AND I AM FULLY AND COMPLETELY SENSIBLE OF THE NATURE AND CONSEQUENCES OF THE SAME AND I AM NOT UNDER ANY DISABILITIES OF ANY KIND AND I AM NOT UNDER ANY LEGAL PROHIBITION OF ANY KIND FROM DOING SO AND I AM NOT UNDER ANY LEGAL LIABILITY OF ANY KIND IN SUCH CONNECTIONS.

WITNESS MY HAND THIS 10th DAY OF AUGUST, 2020.

STATE OF TEXAS!
COUNTY OF CALDWELL!!

I, JAMES GEORGE SURVEY A-9, OF THIS DAY APPROVED, SIGNED, SIGNED AND RECORDED, AND I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY CLOSE PERSONAL SUPERVISION AND I AM FULLY AND COMPLETELY SENSIBLE OF THE NATURE AND CONSEQUENCES OF THE SAME AND I AM NOT UNDER ANY LEGAL LIABILITY OF ANY KIND IN SUCH CONNECTIONS.

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COUNTY OF CALDWELL!!
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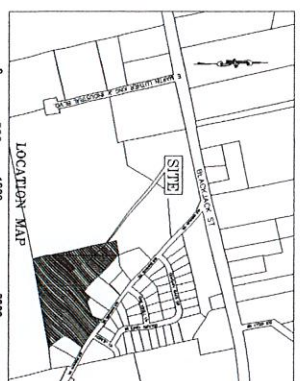
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LOT SUMMARY TABLE

CATEGORY	RESIDENTIAL LOT DENSITY
ZONING	R-30
TOTAL AREA: SQ. FT.	402,480 SQ. FT.
TOTAL AREA: AC.	9.239 AC.
ROW	210 AC.
DEVELOPMENT	LOT 1, BLOCK A, 0.263 AC.
PARKLAND REQUIRED: %	0.48 AC.
PARKLAND PROVIDED: %	0.48 AC.
TOTAL LOTS	31

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LEGAL DESCRIPTION

ALL OF A CERTAIN TRACT OR PARCELS OF LAND SITUATED IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND BEING A SUBDIVISION OF 9.239 ACRES OUT OF THE JAMES GEORGE SURVEY A-9 IN THE CITY OF LOCKHART, TEXAS, BEING THE TRACT DESCRIBED AS FOLLOWS: TO WIDEN AND IMPROVE THE PUBLIC HIGHWAY AND TO SECURE THE BOUNDARIES AND DISTANCES OF SUCH PROPERTY AND DEPOSIT TO THE USE OF THE PUBLIC FOREVER, THE NECESSARY INSTRUMENTS FOR THE PURPOSES OF THIS PLAT TO THE PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, IN WITNESS WHEREOF, I, JOHN BROWN, JR., HAVE SIGNED AND RECORDED THIS INSTRUMENT OF CONVEYANCE AND HEREBY CERTIFY THAT THIS INSTRUMENT OF CONVEYANCE WAS SIGNED AND RECORDED BY ME AND I AM FULLY AND COMPLETELY SENSIBLE OF THE NATURE AND CONSEQUENCES OF THE SAME AND I AM NOT UNDER ANY LEGAL LIABILITY OF ANY KIND IN SUCH CONNECTIONS.

THE FOLLOWING LINES OF LOTS 1, 2, AND 3, ARE THE EXTERIOR BOUNDARIES OF SAID VIDA SKYE SUBDIVISION:

8.533486' N & A DISTANCE OF 194.64' FEET TO AN 8' TREATED WOOD FENCE POST FOUND.

8.411136' E & A DISTANCE OF 143.43' FEET TO A 1/2" IRON PIN WITH "WALNET" CAP SET.

8.113791' N & A DISTANCE OF 723.36' FEET TO A 1/2" IRON PIN WITH "WALNET" CAP FOUND.

N 87.9797' E & A DISTANCE OF 113.86' A 1-1/2" IRON PIN WITH "WALNET" CAP FOUND; AND CONTINUED IN ALL 152.19' FEET TO A 1/2" IRON PIN WITH "WALNET" CAP FOUND.

3.476312' E & A DISTANCE OF 242.24' FEET; A 1/2" IRON PIN FOUND AND CONTINUED IN ALL 048.18' FEET TO A 1/2" IRON PIN WITH "WALNET" CAP FOUND.

3.919711' E & A DISTANCE OF 45.39' FEET TO A 1/2" IRON PIN WITH "WALNET" CAP FOUND.

N 57.9401' E & A DISTANCE OF 78.18' FEET TO A 1/2" IRON PIN WITH "WALNET" CAP FOUND.

8.553909' E & A DISTANCE OF 66.41' FEET AND THEN AT 130.15' FEET, 1/2" IRON PIN WITH "WALNET" CAP FOUND FOR THE COMMON LOT CORNER OF SAID LOTS 1, 2, AND 3, AND CONTINUED IN ALL 267.78' FEET BACK TO THE POINT OF BEGINNING OF THE SUBDIVISION TRACT, CONTAINING 9.239 ACRES OF LAND.

GENERAL NOTES

- TOTAL ACREAGE FOR THE SUBDIVISION SHOWN IS 9.239 ACRES, PROPERTY ZONED AS RLD-RESIDENTIAL, LOW DENSITY.
- WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF LOCKHART.
- TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY SPECTRUM.
- EXISTENCES:
 - 10-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY.
 - 15-FOOT WIDE PUBLIC UTILITY EASEMENT BENEATH BESTING PROPERTY.
 - TELEPHONE EASEMENTS (CONTRACT NO. 001482912) RESERVED IN THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY.
 - OTHER EASEMENTS AS SHOWN.
- SETBACKS:
 - ROADING SERVICES ALONG THE PROPOSED RIGHT-OF-WAY ARE SHOWN.
 - SEE AND BEAR SERVICES SHALL BE SHOWN HEREON.
- ELECTRICAL SERVICE SHALL BE PROVIDED BY BLUEBONNET ELECTRICAL CORP. INC.
- ALL LOTS WITHIN THE SUBDIVISION ARE LOCATED WITHIN CITY LIMITS.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR SINGLE-FAMILY ZONING (RLD-RESIDENTIAL, LOW DENSITY) PER THE CITY OF LOCKHART ZONING ORDINANCE.
- FOR-FOOT WIDE PUBLIC SERVICES SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL ROADS WITHIN THE SUBDIVISION AND ALONG THE OLD KOWAMUN TRAIL, FRONTAGE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON LOT 1, BLOCK A BY THE SUBDIVIDER PRIOR TO RECEPTION OF THE FINAL PLAT.
- ALL PROPERTY OWNERS ARE TO KEEP OPENING FACILITIES AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS WHICH MAY AFFECT THE FLOW OF WATER OR THE ABILITY TO CREATE AND MAINTAIN THE DRAINAGE FACILITY.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 480502022C, EFFECTIVE DATE JUNE 18, 2012 FOR CALDWELL COUNTY, TEXAS AND UNINCORPORATED AREAS FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- A FEE IN LIEU OF PUBLIC PARKING DEDICATION, EQUIVALENT TO 5% OF THE MARKET VALUE OF THE UNDEVELOPED THE VOA SITE SUBDIVISION PLAT.
- THE SUBDIVISION SHALL BE SUBJECT TO A RESTRICTIONS AND COVENANTS DOCUMENT TO BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. THE RESTRICTIONS AND COVENANTS DOCUMENT SHALL ADDRESS THE DEFINITION AND BOUNDARIES OF CALDWELL COUNTY, TEXAS AND THE RESTRICTIONS AND COVENANTS DOCUMENT SHALL BE THE DEFINITION AND BOUNDARIES OF CALDWELL COUNTY, TEXAS.
- THE SUBDIVISION SHALL BE GOVERNED BY A HOMEOWNERS' ASSOCIATION (HOA) WHICH WILL BE A TEXAS NONPROFIT CORPORATION UNDER THE TEXAS NONPROFIT CORPORATIONS ACT. THE HOA SHALL BE A TEXAS NONPROFIT CORPORATION UNDER THE TEXAS NONPROFIT CORPORATIONS ACT.
- STORMWATER DRAINAGE DAMAGE (LOT 1, BLOCK A) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA). NO STRUCTURES, FENCES, LANDSCAPING, OR OTHER IMPROVEMENTS SHALL BE PLACED IN THE DRAINAGE AREAS THAT WILL INTERFERE WITH THE NATURAL FLOW OF SURFACE WATERS. UTILITY AND MAINTENANCE SHALL BE SUBJECT TO FUTURE DEVELOPMENT AND AGREEMENTS BETWEEN THE HOA AND OTHER PARTIES AS MAY BE FILED FOR RECORD.
- THE ESTABLISHED HOMEOWNERS' ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENTS OF TAXES FOR LOT 1, BLOCK A.
- STORMWATER DETENTION DRAINAGE (LOT 1, BLOCK A) IS DEDICATED AS PRIVATE COMMON OPEN SPACE. DRAINAGE LOT WILL BE PRIVATELY OWNED AND ACCESSIBLE BY THE RESIDENTS, CONTRACTORS, AND/OR VISITORS TO THE DEVELOPMENT.
- PROPERTY OWNERS AND/OR ASSESSORS SHALL PROVIDE FOR ACCESS TO THE DEDICATED EASEMENTS ON THIS PLAT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LOCKHART FOR INSPECTION.

LOC CONSULTANTS
 Firm No. 23579
 2111 B H 35 Fringrave Rd Ste #107 Austin, Texas 78741 Ph: (512) 524-0677 sergo@locov.com

ALTA ONE SUBDIVISION
 FINAL PLAT NOTES

SHEET:
1
 OF 2

PREPARED: JULY, 2023

FINAL PLAT

ALTA ONE SUBDIVISION

CALDWELL COUNTY, TEXAS

A SUBDIVISION OF 9.259 ACRES OUT OF THE JAMES GEORGE SURVEY A-9 IN THE CITY OF LOCKHART, TEXAS. VACATING VIDA SKYE SUBDIVISION, AS RECORDED IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.



SYMBOL - LEGEND

- BRICKWORK
- 1/2" HIGH PIN W/ "INSET"
- CAP FOUND (UNLESS NOTED)
- CORNER 1/2" HIGH PIN SET
- 4" TREATED FENCE POST
- 1/2" HIGH PIPE FOUND
- CONCRETE MONUMENT SET
- LOT LINE
- BUILDING SETBACK LINE
- PUBLIC LANE
- BLOCK OF CURB
- SUBDIVISION OPEN SPACE
- RESIDENTIAL LOW DENSITY
- INDUSTRIAL HEAVY
- HIGHWAY
- PROPERTY LINES

Block	Lot #	Area (Ac)	Acres	Survey
BLOCK A	1	1.644	1.644	1.644
	2	1.644	1.644	1.644
	3	1.644	1.644	1.644
	4	1.644	1.644	1.644
	5	1.644	1.644	1.644
	6	1.644	1.644	1.644
	7	1.644	1.644	1.644
	8	1.644	1.644	1.644
	9	1.644	1.644	1.644
	10	1.644	1.644	1.644

Block	Lot #	Area (Ac)	Acres	Survey
BLOCK B	1	2.371	2.371	2.371
	2	2.371	2.371	2.371
	3	2.371	2.371	2.371
	4	2.371	2.371	2.371
BLOCK C	1	1.244	1.244	1.244
	2	1.244	1.244	1.244
	3	1.244	1.244	1.244
	4	1.244	1.244	1.244
BLOCK D	1	1.244	1.244	1.244
	2	1.244	1.244	1.244
	3	1.244	1.244	1.244
	4	1.244	1.244	1.244

OWNER/DEVELOPER:
 MR. DAVID STEVEN BROOKS ET UX
 VOL. 476 PG. 12 O.P.R.
 CALLED 1,092 AC.

SURVEYOR:
 LUCAS R. BARKER, P.S.
 10154078
 2017 S. H. S. REYNOLDS ROAD, STE 107
 LOCKHART, TX 78726
 (512) 524-0877

PREPARED: JULY, 2023

<p>LOC CONSULTANTS</p> <p>Firm No. 23579</p> <p>2215 S. H. S. Frontage Rd Ste 107 Lockhart, Texas 78726</p> <p>Ph: (512) 524-0677 sergo@lockhart.com</p>	<h2 style="margin: 0;">ALTA ONE SUBDIVISION</h2> <h3 style="margin: 0;">FINAL PLAT</h3>	<p>Professional Seal</p>
<p>SHEET:</p> <h1 style="font-size: 2em; margin: 0;">2</h1> <p style="margin: 0;">OF 2</p>		