

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, January 27, 2021
Municipal Building – Glosserman Room
308 W. San Antonio St.**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Planning and Zoning Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Planning and Zoning Commission agenda packets can also be viewed on-line at www.lockhart-tx.org starting two days before the meeting. Navigate from the Departments tab at the top to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Planning & Zoning Commission Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Elect Chair and Vice-Chair for 2021.
3. Citizen comments not related to an agenda item.
4. Consider the Minutes of the January 13, 2021, meeting.
5. ZC-21-20. Hold a PUBLIC HEARING and consider a request by Scott Miller on behalf of Barry Hilburn for a **Zoning Change** from *RLD Residential Low Density District, RMD Residential Medium Density District, and AO Agricultural-Open Space District* to *RMD Residential Medium Density District* on 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1701 West San Antonio Street.
6. FP-20-06. Consider a request by Moore Group Engineering and Surveying on behalf of Lockhart 130 North/South, LTD, for approval of a **Final Plat** for *Centerpoint Meadows Subdivision*, on 25.77 acres in Cornelius Crenshaw Survey, Abstract No. 68, zoned *RHD Residential High Density District* and located along the 200 Block of City Line Road.
7. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
8. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 5:00 PM on the 20th day of January, 2021.

**City of Lockhart
Planning and Zoning Commission
January 13, 2021**

MINUTES

Members Present: Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva, Bradley Lingvai (via phone), Chris St. Leger (via phone)

Member Absent: Paul Rodriguez

Staff Present: Dan Gibson, Kevin Waller, Yvette Aguado

Visitors/Citizens Addressing the Commission: Ed Moore

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 December 9, 2020, meeting.

Commissioner McBride moved to approve the December 9, 2020, minutes as presented. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. FP-20-06. Consider a request by Moore Group Engineering and Surveying on behalf of Lockhart 130 North/South, LTD, for approval of a Final Plat for Centerpoint Meadows Subdivision, on 25.77 acres in Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located along the 200 Block of City Line Road.

Mr. Waller explained that the final plat was approved by the Commission in October 2017, but after the expiration of both the one-year final plat approval period and one-time 6-month extension, a new application was required. The proposal includes 121 single-family residential lots with two parkland areas located in the southwest corner of the subdivision. One area of parkland is approximately two acres, and a smaller area of parkland is across the street. Because the 60-day time clock will run out the Friday following the Commission meeting, and the construction plans have not yet been approved by the city engineer, Mr. Waller stated that approval of the plat must be subject to approval of the construction plans. In October 2017, when subdivision was originally approved, TXDOT did not require traffic impact analyses for new subdivisions along State right-of-way as they do now, so staff suggests that the applicant to consult with TXDOT regarding the need for a traffic impact analysis and construction of any safety improvements that TxDOT may require at the Weld Drive intersection. In addition to internal streets and sidewalks, four-foot wide public sidewalks will be constructed along the City Line Road and Borchert Drive frontages, and a five-foot wide public sidewalk is to be constructed along the South Cesar Chavez Parkway frontage.

Chair Ruiz asked the other Commissioners if they had any questions.

Commissioner McBride asked if a preliminary plat could be approved with lots that have less than the minimum frontage required. He pointed out that several lots appeared to be substandard.

Mr. Gibson replied that the minimum lot width required for the SF-2 development type in the RHD district is 50 feet. After looking at the plat to address Commissioner McBride's concerns, he said that those lots were okay because the lot width is the average of the front and rear lot lines. However, he discovered that ten lots in Block D along Teller Drive appeared to average 49.995 feet wide because the front lot lines were each one hundredth of a foot short. He apologized for staff missing that during the review process, and said that those discrepancies would need to be corrected as a condition of approval of the plat.

Chair Ruiz asked for any other questions from the Commission and, hearing none, he invited the applicant to speak.

Ed Moore, engineer of record on the project, stated that the plat had already been approved by the Commission once, and he believed that all requirements had been met. He added that after the engineering approval was given three years ago, they were now being asked to add a sidewalk in the Borchert Drive right-of-way. That is the last item to be completed for city engineer approval of the construction plans.

Chair Ruiz asked if there was anyone else on the phone who wished to speak. There were none.

Mr. Waller stated that there were now three suggested conditions of approval.

Chair Ruiz asked him what they were.

Mr. Waller listed them as: 1) verifying that all lot widths average at least 50 feet; 2) approval of the engineering plans by the city engineer; and, 3) coordinating with TXDOT regarding the need for a traffic impact analysis and highway traffic safety improvements at the intersection of Weld Drive and South Cesar Chavez Parkway.

Chair Ruiz asked for the Commission's opinion regarding whether to approve the plat as is, approve with conditions, or deny the plat.

Commissioner McBride asked about improvements for the park.

Mr. Waller replied that the park improvements were not requested when the plat was previously approved, but could be suggested at this time. The applicant has not proposed any amenities, nor are they required by the subdivision regulations.

Commissioner McBride asked the engineer whether or not the developer would be willing to donate funds for park amenities that could be used by the children living in the homes.

Mr. Moore stated that he could recommend the suggestions to the developer, but could not predict what the response will be.

Chair Ruiz asked if this condition could be added to the motion.

Mr. Gibson replied that the actual provision of amenities or donation of funds for amenities could not be added as a condition of approval because it's not mandated by the subdivision regulations. However, it could be recommended in the motion that the engineer discuss the issue with the developer and encourage them to contribute.

Chair Ruiz reminded the Commission that the plat is a new application, and is not necessarily limited to what was reviewed and approved in October 2017.

Mr. Gibson reiterated that the widths of Lots 17 through 26 in Block D are each one-hundredth of a foot short, so they must be widened by that much. The total adjustment would constitute only one tenth of a foot, and it could be absorbed by another lot on the same block-face.

There was discussion regarding the possibility of statutory denial, in lieu of conditional approval. It would allow the Commission to confirm the conditions are met in a subsequent meeting without requiring the submittal of a new application and fee.

Commissioner McBride moved to statutorily deny FP-20-06 to provide more time for the applicant to address the three issues of the traffic study, lot widths, and park amenities. Commissioner St. Leger seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson stated there will be a zoning change on the January 27th agenda, as well as election of Commission officers for 2021.

Chair Ruiz asked for the status of the city attorney's review of the draft subdivision ordinance amendments.

Mr. Gibson responded that the city attorney had suggested changes in addition to items staff and commission had previously discussed. Due to staff's heavy workload, the final revisions to the draft amendments had not yet been completed, but are still a high priority.

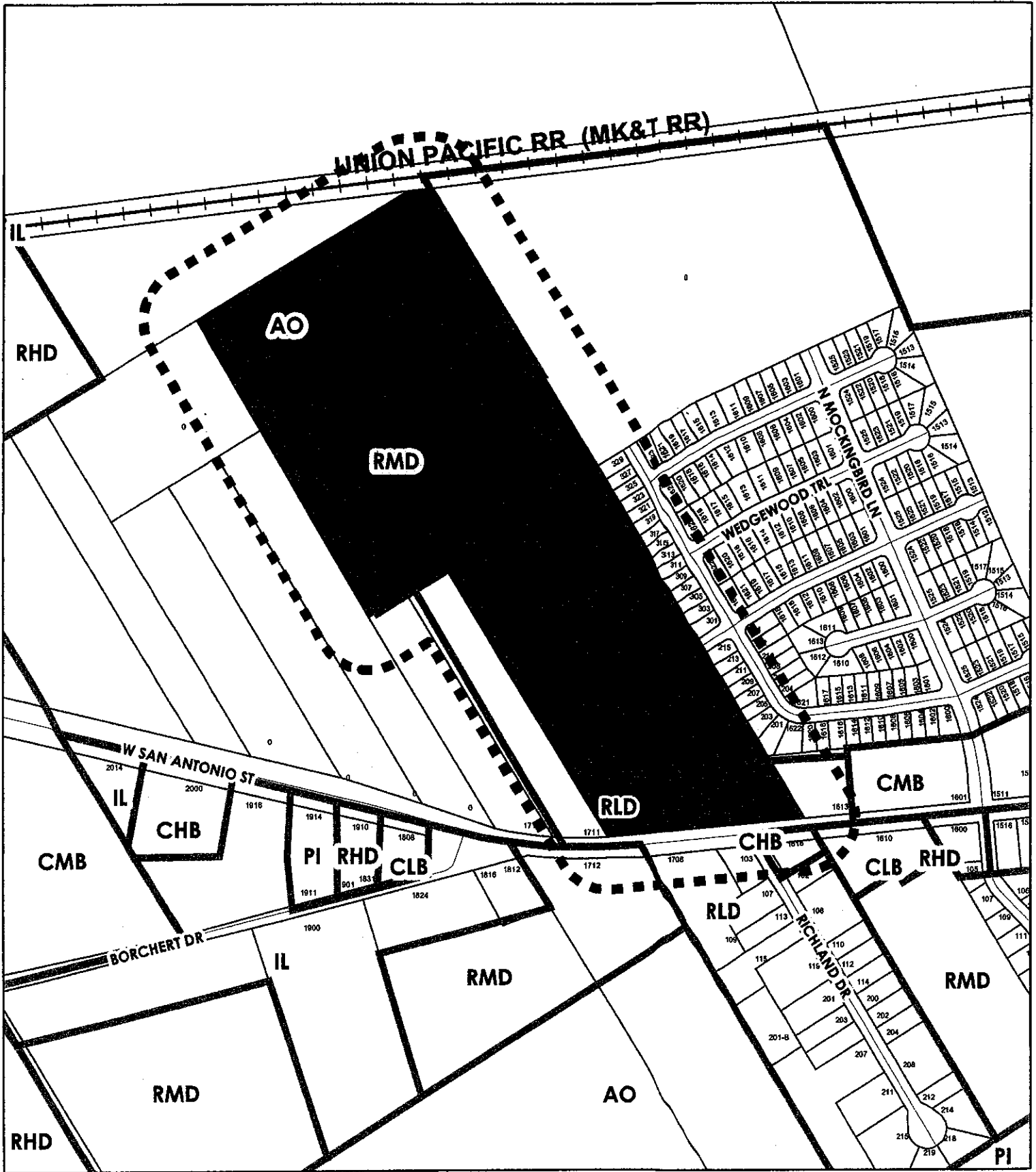
6. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:45 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

Philip Ruiz, Chair



ZC-21-01

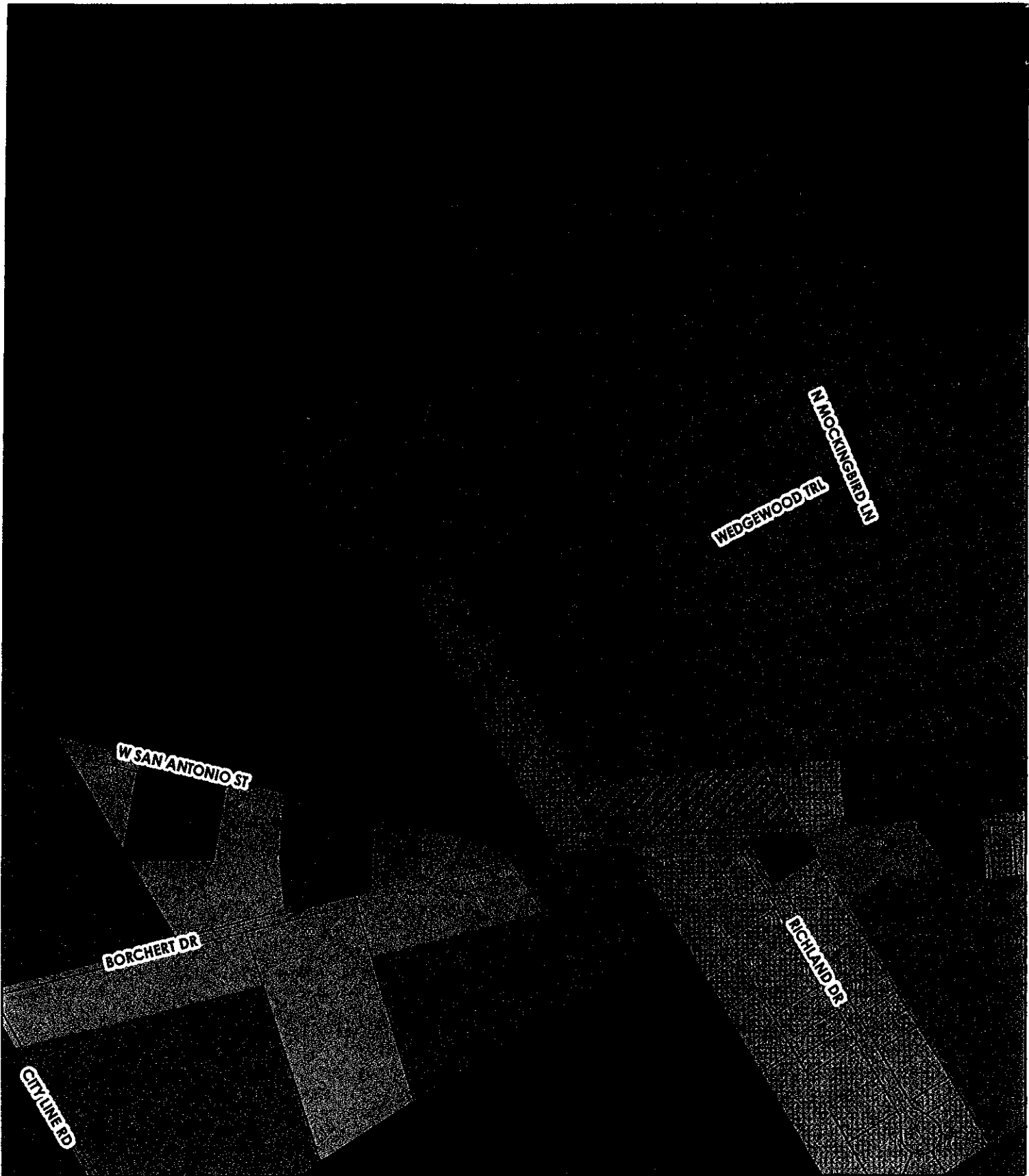
RLD, RMD & AO TO RMD

1701 WEST SAN ANTONIO ST



scale 1" = 500'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-21-01

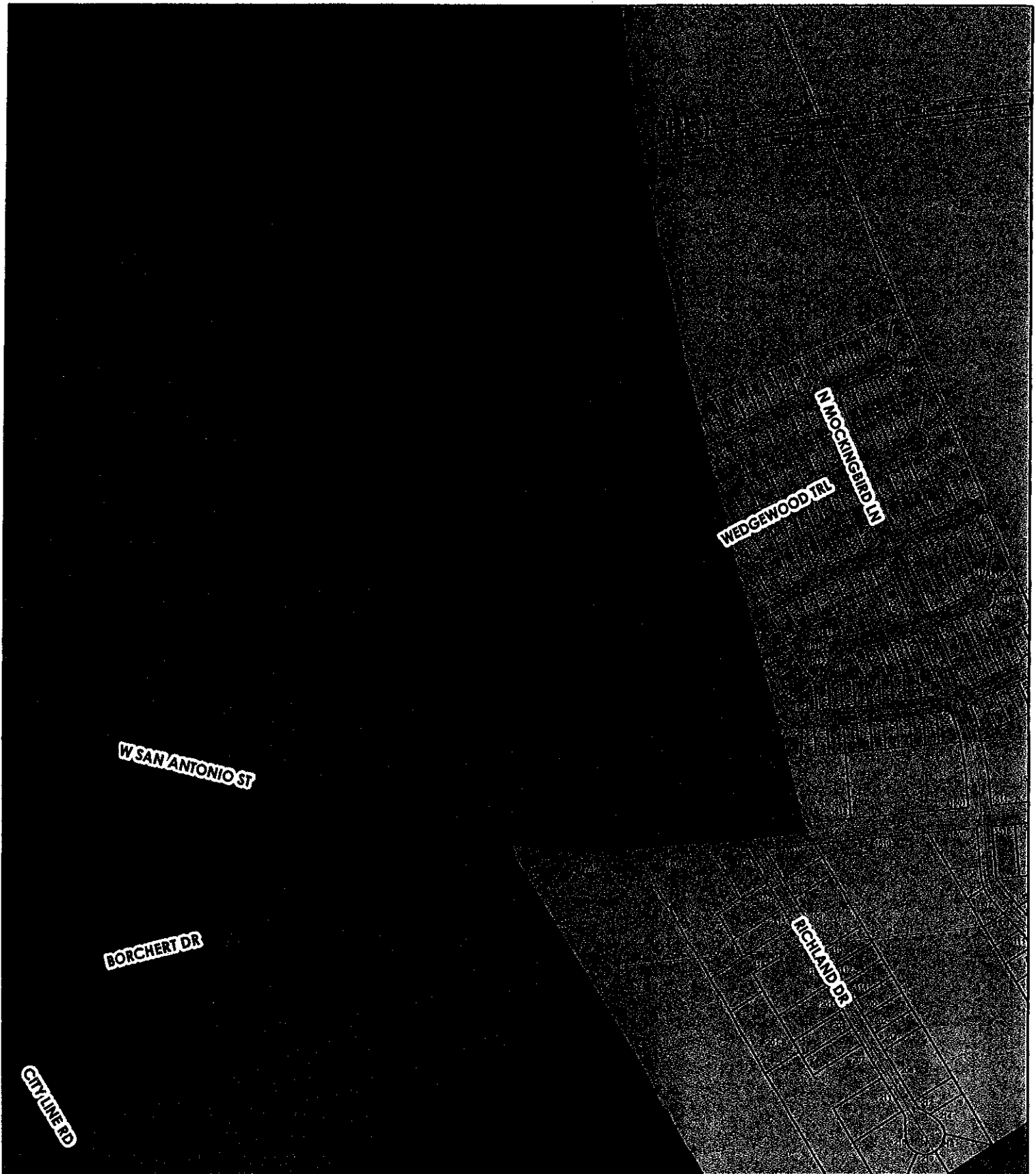
RLD, RMD & AO TO RMD

1701 WEST SAN ANTONIO ST



scale 1" = 500'

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



FUTURE LANDUSE

RLD, RMD & AO TO RMD

1701 WEST SAN ANTONIO ST



scale 1" = 500'

-  GENERAL-HEAVY COMMERCIAL
-  INDUSTRY
-  LIGHT-MEDIUM COMMERCIAL
-  MIXED RETAIL, OFFICE, RESIDENTIAL
-  PUBLIC AND INSTITUTIONAL
-  RESIDENTIAL, HIGH DENSITY
-  RESIDENTIAL, LOW DENSITY
-  RESIDENTIAL, MEDIUM DENSITY

CITY LINE RD

WINDSOR BLVD

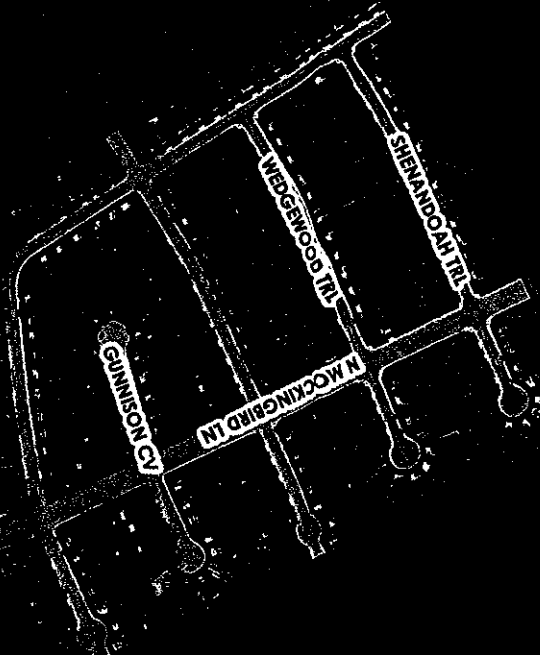
DORCHESTER DR

W SAN ANTONIO ST



RICHLAND DR

MOCKINGBIRD LN



CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-01

REPORT DATE: January 21, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: January 27, 2021

CITY COUNCIL HEARING DATE: February 2, 2021

REQUESTED CHANGE: RLD, RMD, and AO to RMD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Scott Miller

OWNER: Barry Hilburn

SITE LOCATION: 1701 West San Antonio Street (SH 142)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 50.745 acres

EXISTING USE OF PROPERTY: Vacant

LAND USE PLAN DESIGNATION: Medium Density Residential

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes to develop a single-family residential subdivision with lot sizes that are similar to those in the adjacent Windridge Subdivision. The preliminary layout shows the streets stubbed out in Windridge being extended into the new subdivision. RMD zoning is necessary to accommodate the proposed lot sizes. Over half of the subject property is already zoned RMD, while a strip at the front is currently zoned RLD, and an area at the rear is zoned AO.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	Medium Density Residential, Industry
East	Single-family subdivision, Vacant land	RMD, CMB	Low Density Residential, Light-Medium Commercial
South	Vacant land, Commercial, Single-family subdivision	CHB, RLD, RMD	Light-Medium Commercial, Low Density Residential
West	Vacant land, Two single-family dwellings	AO	Medium Density Residential

TRANSITION OF ZONING DISTRICTS: The entire eastern border of the subject property, except for a small section at the south end, abuts property that is already zoned RMD. Therefore, this zoning change would simply enlarge the existing pattern of RMD zoning in the area.

ADEQUACY OF INFRASTRUCTURE: This is a new subdivision where the subdivider will be responsible for all new streets and utilities, including any needed off-site utility extensions. There will be one internal street intersecting West San Antonio Street, but other internal streets will connect to existing and proposed subdivisions on both the east and west sides.

POTENTIAL NEIGHBORHOOD IMPACT: Any new subdivision such as this will result in increased traffic in the area. A traffic impact analysis is being done for the West San Antonio Street intersection, and it will be reviewed by TxDOT for any needed safety improvements in the highway. The multiple internal street connections with abutting properties will help distribute the traffic so not all of the additional trips will necessarily be funneled to the one new intersection on San Antonio Street. Other impacts will be consistent with residential development, with little negative impact.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning classification is consistent with the Land Use Plan map designation of Medium Density Residential for this tract.

ALTERNATIVE CLASSIFICATIONS: There is no more appropriate zoning than the requested RMD classification.

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed RMD zoning classification.

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	<u>Scott Miller - Ranch Road De</u>	ADDRESS	<u>106 Fallow Way</u>
DAY-TIME TELEPHONE	<u>949-680-5494</u>		<u>Bastrop, TX 78602</u>
E-MAIL	<u>Smiller@ranchroaddevelopment.com</u>		
OWNER NAME	<u>Barry Hilburn</u>	ADDRESS	<u>508 Nixon St</u>
DAY-TIME TELEPHONE			<u>Lockhart, TX 78644</u>
E-MAIL			

PROPERTY

ADDRESS OR GENERAL LOCATION 1701 West San Antonio Street

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 50.745 ACRE(S) LAND USE PLAN DESIGNATION Medium Density Residential

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

PROPOSED NEW USE, IF ANY Single-family Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RLD, RMD, AO

TO PROPOSED ZONING CLASSIFICATION RMD

REASON FOR REQUEST Make zoning consistent for proposed residential subdivision

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 \$1,164.90 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE 

DATE 12-17-2020

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 979181

DATE SUBMITTED 12-28-20

CASE NUMBER ZC - 21 - 01

DATE NOTICES MAILED 1-11-21

DATE NOTICE PUBLISHED 1-14-21

PLANNING AND ZONING COMMISSION MEETING DATE 1-27-21

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 2-2-21

DECISION _____

Griffith Family Partners, LTD
508 Nixon St.
Lockhart, Texas 78644
December 18, 2020

City of Lockhart
Attn: Mr. Dan Gibson
P. O. Box 239
308 W. San Antonio
Lockhart, Texas 78644

Dear Mr. Gibson:

I certify that Griffith Family Partners, Ltd. is the owner of 50 acres more or less, out of the CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, Caldwell County, Texas. I authorize Ranch Road Development to represent Griffith Family Partners, LTD in the re-zoning request of approximately 50 acres of land located on Texas State Highway 142.

Thank you for your assistance.

Sincerely,



Benny M. Hilburn
Manager
Griffith Family Partners, LTD



FP-20-06

**CENTERPOINT MEADOWS
SUBDIVISION**

FINAL PLAT



ZONING



SUBJECT PROPERTY

scale 1" = 500'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: January 6, 2021 [*Updated January 22, 2021*]
PLANNING & ZONING COMMISSION DATE: January 27, 2021
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: See Compliance with Standards section below

CASE NUMBER: FP-20-06

BACKGROUND DATA

SURVEYOR: Jack Tobin, The Moore Group Engineering & Surveying
ENGINEER: Ed Moore, The Moore Group Engineering & Surveying
OWNER: Jean Pelissero, Lockhart 130 North/South, Ltd.
SITE LOCATION: 200 City Line Road
SUBDIVISION NAME: **Centerpoint Meadows Subdivision**
SIZE OF PROPERTY: 25.77 acres
NUMBER OF LOTS: 121 single-family residential lots, one parkland / detention lot, one parkland lot
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: RHD (Residential High Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The proposal includes 121 single-family residential lots, in addition to six new public streets, one public parkland lot, and one dual-purpose parkland and stormwater detention lot. The preliminary plat was approved by the Planning and Zoning Commission on April 13, 2016, which was followed by a 6-month extension of the one-year approval period. The final plat was approved by the Commission on October 11, 2017. However, after the expiration of both the one-year final plat approval period and a one-time, 6-month extension, the applicant was required to resubmit a new application form, plat, and fee, which is the subject of the current proposal. The current application was considered by the Commission at its January 13, 2021 meeting, during which time it was statutorily denied due to additional information needed. The needed information included correcting the substandard lot dimensions and area in Block D, securing approval of the engineering plans from the City Engineer, and a commitment from the developer to either provide parkland improvements in one of the parkland areas identified on the plat worth a total amount equal to \$100.00 per lot, or pay a \$100.00 per lot fee in lieu thereof. Since the January 13 meeting, the applicant has submitted a revised plat that corrected the deficient lot dimensions and areas. The applicant has also secured a commitment from the developer to either provide park improvements within the parkland area on Lot 33, Block A, or pay the fee in lieu. Following a conversation with Public Works Department Director Sean Kelley, Staff sent email correspondence to the applicant on January 20 inquiring as to whether shade trees would be proposed in the parkland areas, if fencing would be provided in these areas, and if gateway signage was planned. The applicant replied that shade trees, as well as a landscaping irrigation system, will be provided for the parkland on Lot 33, Block A as the park improvements, if the developer chooses to provide the improvements instead of the fee in lieu. According to the applicant's discussion with the planned homebuilders, the cost of the trees and irrigation system would likely exceed the \$100.00 per lot fee in lieu. In an email to Staff dated January 21, 2021, the applicant stated that according to the builder, a gateway sign would be added to the park area that would contain the improvements, and that it is not yet known if a fence

would be provided around the two parkland areas. The project engineer submitted revised engineering plans to the City Engineer on January 19, 2021 for review. However, the City Engineer is temporarily out of the office, and consequently the approval of the engineering plans has not yet been secured and remains a condition of plat approval.

NEIGHBORHOOD COMPATIBILITY: The property is bordered by South Cesar Chavez Parkway Northbound (SH 130) to the west. To the north and across Borchert Drive is the Lockhart Springs apartment complex. The surrounding properties to the east and south are in seasonal agricultural use. The proposed single-family residential lots are allowed in the RHD zoning district, but result in a density (approximately 4.7 units per gross acre) that is much lower than envisioned by the Residential High Density designation of the Lockhart 2020 Future Land Use Plan. The greatest impact of the proposed development would be increased traffic on abutting City Line Road, Borchert Drive, and South Cesar Chavez Parkway. The development will provide two ingress/egress points along City Line Road, and one along South Cesar Chavez Parkway Northbound.

FORM AND CONTENT: With the conditions of approval detailed below, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: With the following conditions, the plat will comply with all applicable standards: (1) approval of the engineering plans from the City Engineer; and (2) consultation with TxDOT on whether a Traffic Impact Analysis is needed, and the construction of any TxDOT-required improvements with the subdivision infrastructure, prior to recordation of the final plat. In addition to the internal streets and sidewalks, 4-foot wide public sidewalks will be constructed along the City Line Road and Borchert Drive frontages, and a 5-foot wide public sidewalk will be constructed along the South Cesar Chavez Parkway Northbound frontage.

CONCURRENT VARIANCES REQUESTED: None

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME Jack Tobin

ADDRESS 1000 Cuernavaca Dr

DAY-TIME TELEPHONE 512-442-0377

512-442-0377

E-MAIL jtobin@mooregroup.net

ENGINEER NAME Ed Moore

ADDRESS 1000 Cuernavaca Dr

DAY-TIME TELEPHONE 512-442-0377

Austin, TX 78733

E-MAIL emoore@mooregroup.net

OWNER NAME Jean Pelissero

ADDRESS Jean Pelissero, Mgr.

DAY-TIME TELEPHONE 512-264-9605

3600 Bee Creek Road

E-MAIL jpelissero@gmail.com

Spicewood, Texas 78669

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Centerpoint Meadows Subdivision Tax ID #: 79290

ADDRESS OR GENERAL LOCATION Borchert Lane @ City Line Rd - 200 City Line Rd.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 25.7 ACRE(S) PROPOSED NUMBER OF LOTS 123

ZONING CLASSIFICATION(S) RHD (Residential High Density)

PROPOSED USE OF LAND Single-Family Residential

SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT OR REPLAT/RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY.

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS.

IF THE APPLICATION IS FOR, OR INCLUDES, A SUBDIVISION CODE VARIANCE – COMPLETED VARIANCE SECTION ON NEXT PAGE AND REQUIRED STATEMENT NOTED THEREIN.

PLAT DOCUMENTS, AS FOLLOWS, CONTAINING THE INFORMATION REQUIRED IN ARTICLE 23-6. (Amending Plats, Replat/Resubdivision Plats, and Minor Plats are considered the same as Final Plats for the purpose of content and format). All plat copies shall be full-size paper copies.

One copy for staff's completeness review; six copies after plat is deemed complete.

Ten copies after initial staff reviews above (preliminary plats, final plats, and replats/resubdivisions).

Two copies after initial staff reviews for amending and minor plats.

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

FEE, AS FOLLOWS (NO FEE FOR VARIANCES, APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009 for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete is automatically extended for an additional 30 days. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Edward Moore

DATE 4 November 2020

PRINTED NAME Edward Moore, PE

TELEPHONE 512-442-0377

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) N/A

REQUESTED VARIANCE(S) N/A

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 971273

DATE SUBMITTED 11/13/2020

CASE NUMBER FP-20-06

DATE APPLICATION IS DEEMED COMPLETE 11/18/2020

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

PLANNING AND ZONING COMMISSION MEETING DATE 1/13/2021 & 1/27/21

DECISION Statutory Denial (1/13/21) j

CONDITIONS _____
