

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, April 28, 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.*

AMENDED AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the April 14, 2021, meeting.
4. SUP-21-02. Hold a PUBLIC HEARING and consider a request by Sunflower and Friends, LLC, on behalf of Hal Davis, for a **Specific Use Permit** to allow *Outdoor Entertainment* and a *Mixed-Use Building* on part of Lot 1 and Lot 2, Block 28, Original Town of Lockhart, consisting of 0.2-acre zoned CMB Commercial Medium Business District and located at 119 West Walnut Street.
5. PP-21-02. Consider a request by Frank DesRoches of Doucet & Associates for approval of a **Preliminary Plat and Subdivision Development Plan** for *Lockhart Industrial Park III* consisting of two public streets and eight lots on a total of 75.03 acres zoned II Industrial Light District and located at 500 F.M. 2720.
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:00 AM on the 20th day of April, 2021.

**City of Lockhart
Planning and Zoning Commission
April 14, 2021**

MINUTES

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

Member Absent: Philip Ruiz

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Vice-Chair Oliva called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of March 24,2021.

Commissioner McBride moved to approve the March 24, 2021 minutes. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

4. ZC-21-03. Hold PUBLIC HEARING and consider a request by Sanjay Parikh, on behalf of Russell Smith, for a Zoning Change from CHB Commercial Heavy Business District and AO Agricultural-Open Space District to 2.13 acres CBH Commercial Heavy Business District and 8.881 acres RHD Residential High Density District on a total of 11.011 acres in the Francis Berry Survey, Abstract No. 2, located at 1820 South Colorado Street (US 183).

Mr. Gibson explained that the applicant would like to expand the current CHB zoning to 2.13 acres, and rezone the 8.881-acre remainder of the property to RHD for high density residential development. He presented information about the subject property and surrounding area, and mentioned that an email was submitted that day in opposition from Pure Castings, an abutting property owner. They were concerned that the characteristics of their industrial operation would be incompatible with any potential nearby residential uses.

Commissioner Lingvai commented that he worked near the former Pure Castings location in Austin, and knew that noise and unpleasant odors were associated with that business.

Vice-Chair Oliva opened the public hearing and asked the applicant to come forward.

Don Pool, of 203 East Main Street in Round Rock, was participating remotely on the telephone, and said he represented the applicant. He stated that his client would use the front portion of the property for commercial uses, and that the rear would be developed as apartments or townhomes.

Commissioner McBride asked if the client was aware of the concerns from Pure Castings.

Mr. Pool replied that it is first they have heard of it, and he does not believe his client is aware of any noise and odors from the neighboring business. He believes good screening could help maintain such nuisance, but will discuss it with his client.

Vice-Chair Oliva asked for any other speakers and, seeing or hearing from none, he closed the public hearing and asked for commission discussion.

Both Commissioner McBride and Commissioner Arnic voiced concerns regarding incompatibility that were raised by the opposition, which they believe had a valid point.

Vice-Chair Oliva asked for staff's recommendation.

Mr. Gibson said at the time the staff report was printed no objections had been received, so he recommended approval. He had no objection if the applicant thought the project would still be feasible with the potential negative impacts from industrial businesses nearby in the industrial park.

Commissioner McBride moved to recommend approval of 2.13 acres to CHB, and denial of 8.881 acres to RHD, for ZC-21-03 to the City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 5-1 with Commissioner Peterson against.

5. Review Lockhart 2020 Comprehensive Plan to identify areas where updating of text and maps is needed.

Mr. Gibson explained that he had been asked to provide an overview of any needed changes or updates to the Lockhart 2020 Comprehensive Plan for consideration by the City Council. He guided the Commissioners in a chapter-by-chapter review, and they compiled a list of items that they felt needed to be addressed in any future update of the comprehensive plan. Generally, all maps and tables would probably need to be updated, with future projections based on the results of the 2020 Census. Also, the supplemental plans adopted after the original comprehensive plan was adopted in 2000 should be incorporated into a new or updated plan. These include the Sustainable Places Project and the Colorado Street Corridor Improvement Plan. The recently adopted Parks and Recreation Plan should be referenced in the comprehensive plan with a special focus on the need for an indoor multipurpose conference and recreation center. Infrastructure for future modes of transportation such urban air mobility vehicles should be addressed. In addition, the utility plans should be updated to be consistent with updates to the water and wastewater impact fee capital improvement plans. A public

internet infrastructure and public electric vehicle charging station infrastructure are new issues since 2000 that can also be included.

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

Mr. Gibson stated that the next regular meeting would be held on April 28, 2021, with a specific use permit and possibly a subdivision plat on the agenda. In addition, he noted that the Impact Fee Advisory Committee would meet after the Commission meeting.

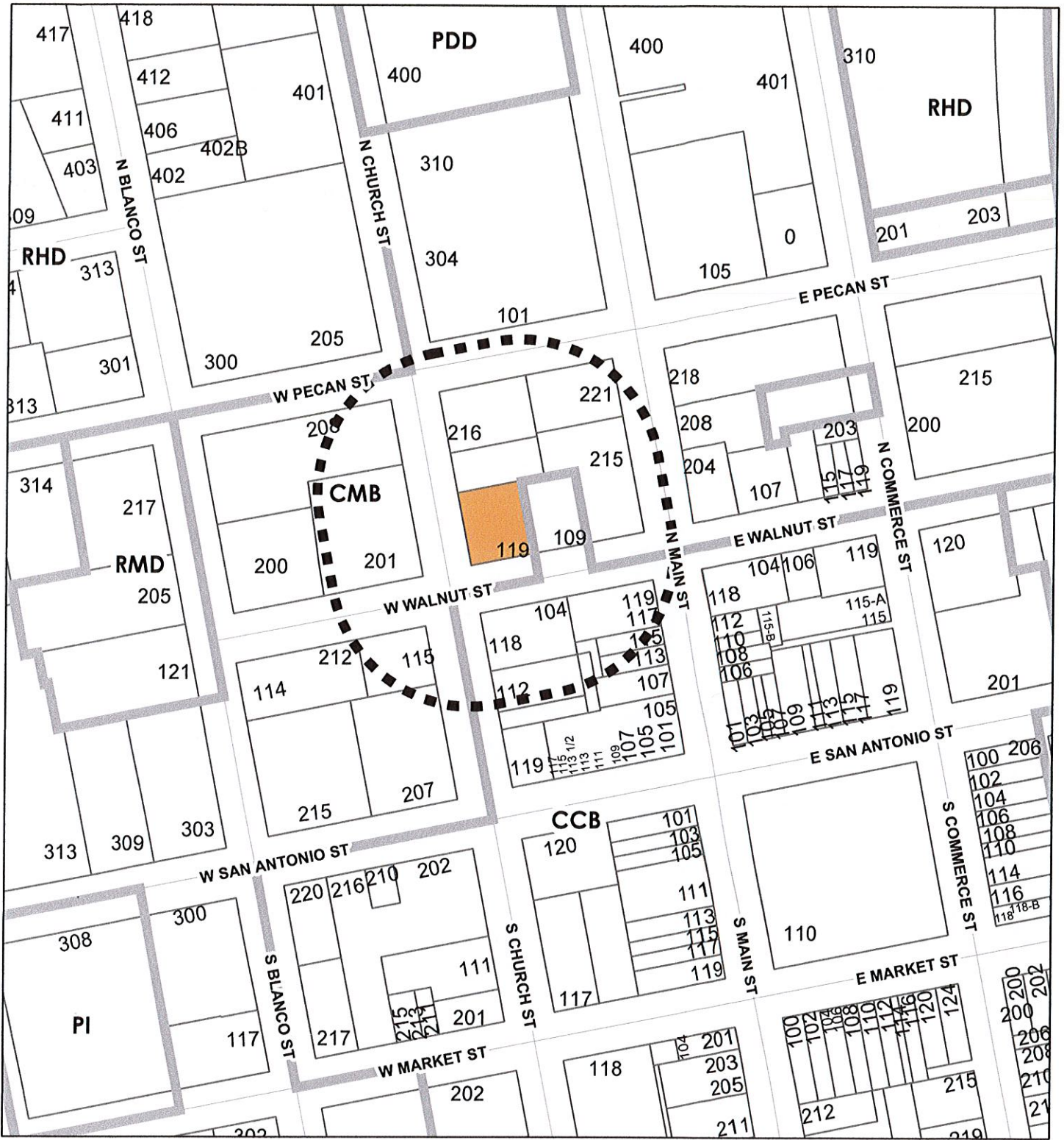
7. Adjourn.

Commissioner St. Leger moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:23 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Manuel Oliva, Vice-Chair






SUP-21-02

119 W WALNUT ST

OUTDOOR ENTERTAINMENT
AND MIXED-USE BUILDING



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 200'



CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-21-02

REPORT DATE: April 20, 2021

PUBLIC HEARING DATE: April 28, 2020

APPLICANT'S REQUEST: Outdoor entertainment, Mixed use building

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Display signs stating that off-street parking is available at the Catholic Church.

BACKGROUND DATA

APPLICANT(S): Sunflower and Friends, LLC

OWNER(S): Hal Davis

SITE LOCATION: 119 West Walnut Street

LEGAL DESCRIPTION: Part of Lot 1 and Lot 2, Block 28, Original Town of Lockhart

SIZE OF PROPERTY: 0.2 acre

EXISTING USE OF PROPERTY: Single-family dwelling/music store, and detached accessory dwelling unit

ZONING CLASSIFICATION: CMB Commercial Medium Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The main structure on the subject property houses the applicant's home and music business. The business was originally treated like a home occupation, as the primary function was teaching music lessons. However, it now includes retail sales directly to customers, which is not allowed as a home occupation. In addition, home occupations are listed only in the residential zoning districts, while this property has a commercial zoning classification. So, the circumstances actually fit the definition of a mixed-use building, which is allowed in the CMB district upon approval of an SUP. The other part of this application is to allow outdoor entertainment, which also requires approval of an SUP in the CMB district. The proposed outdoor entertainment consists of acoustic music shows and recitals on a temporary small stage in the front yard. There is no permanent seating. The application indicates that most shows will be on First Fridays, a monthly downtown event, and will end by 10:00pm.

NEIGHBORHOOD COMPATIBILITY: The subject property is at the corner of the block, with the abutting land uses consisting of Lilly's bar and the rear loading and storage area of Black's BBQ. Emmanuel Episcopal Church is directly across Walnut street, and a large vacant lot is directly across Church Street. Considering that this location is at the edge of the downtown area, a mixed-use building containing a residence and a music store could be an appropriate use. The possible negative impacts would be traffic and noise generated by the outdoor entertainment activity, especially at times when there is activity at the church, but that is unlikely to occur due to the limited scope of the proposed outdoor entertainment.

COMPLIANCE WITH STANDARDS: Off-street parking is not ideal. The residence has two concrete parking spaces in a driveway on the Church Street side, and on-street parking is available throughout the general vicinity. In addition, the applicant has permission from the nearby Catholic Church to use their closest parking lot, which contains 16 parking spaces and is within 300 feet. The zoning ordinance allows off-street parking on remote sites within 300 feet of a nonresidential use requiring the parking spaces. That parking lot more than satisfies the parking needed for the mixed-use and occasional outdoor entertainment. However, the attached letter does state that the permission can be revoked by the church at any time.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are adequate.

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

STAFF RECOMMENDATION: Approval if there is no significant public opposition. Both the mixed-use functions and small music concerts have already been occurring without any reported complaints from neighbors. The Commission may wish to consider adding a condition that one or more small signs be erected on the subject property stating that off-street parking is available for music shop customers and concert attendees (visitors) at the church parking lot. Admittedly, most of them will likely park in the street as a first option, but to fully comply with the parking standards there should be evidence that the off-street parking requirement is being honored. Depending on the size and type of sign or signs, a sign permit may be required.

LOT PT 2
BLOCK 28
O.T. LOCKHART

LOT PT 1,6
BLOCK 28
O.T. LOCKHART

LOT PT 1,2
BLOCK 28
O.T. LOCKHART

N. CHURCH ST.

W. WALNUT ST.

WOOD SHED

CONCRETE DRIVE

WOOD DECK

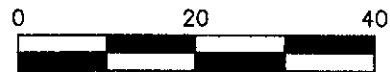
EXISTING RESIDENCE AND
SUNFLOWER AND FRIENDS
MUSIC SHOP

WELL

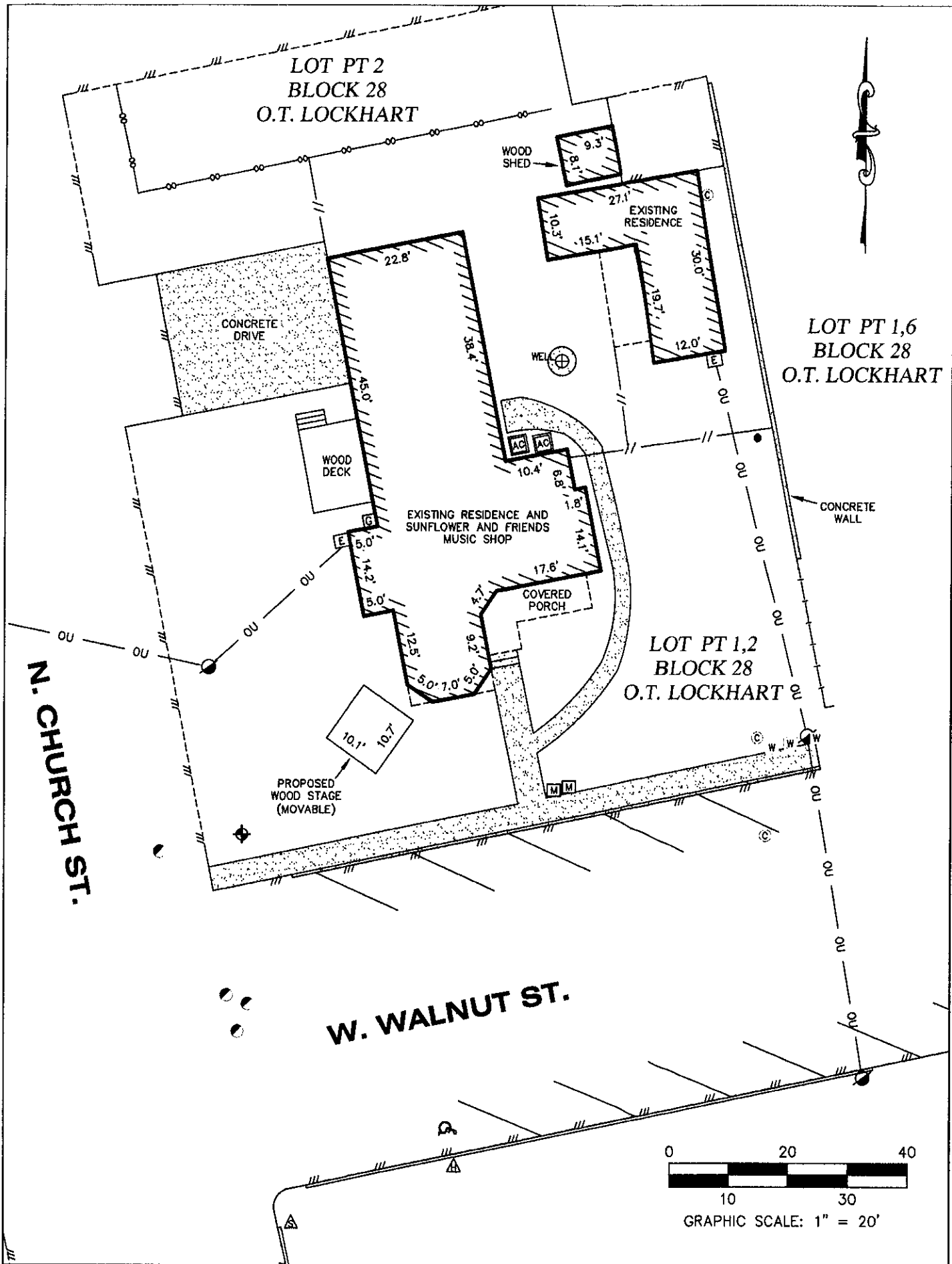
COVERED PORCH

PROPOSED
WOOD STAGE
(MOVABLE)

CONCRETE WALL



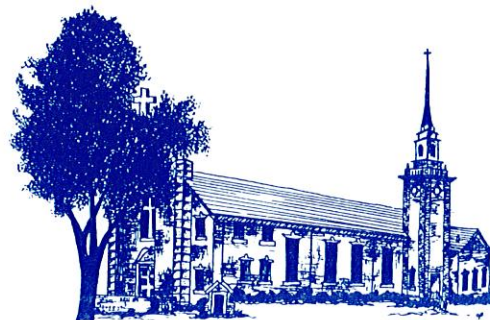
GRAPHIC SCALE: 1" = 20'



CATHOLIC CHURCH OF

ST. MARY'S OF THE VISITATION

LOCATION/PARKING AGREEMENT



Date: April 5, 2021

City of Lockhart
c/o Dan Gibson
City Planner
308 W. San Antonio
PO Box 239
Lockhart, TX 78644

St. Mary of the Visitation Catholic Church gives permission to **Sunflower & Friends** located at 119 Walnut Street, Lockhart, Texas 78644 to enter upon and use the East side parking lot located at 205 W. Pecan St. Lockhart, Texas 78644 for the purpose of customers parking for their special events/or as needed.

St. Mary of the Visitation Catholic Church is not responsible for any theft, damages, injuries or any other liability that may occur to property, vehicles or to customers of Sunflower & Friends parked at our lot.

St. Mary of the Visitation Catholic Church may at any time discontinue this permission with Sunflower and Friends at any time without prior notice.

Should you require further information, please contact me at the parish office at **512-398-4649**.

Sincerely,

Reverend Father Edward Karasek
Pastor

(Parish seal required)

205 west pecan
lockhart, tx. 78644
512-398-4649

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 Sunflower and Friends LLC
DAY-TIME TELEPHONE 512-668-3019
E-MAIL howdy@sunflowerandfriends.com

ADDRESS 119 W. Walnut St.

OWNER NAME Naomi Bessette
DAY-TIME TELEPHONE 512-668-3019
E-MAIL howdy@sunflowerandfriends.com

ADDRESS Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 119 W. Walnut St.

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE Approx. 0.2 ACRE(S) ZONING CLASSIFICATION Commercial Medium

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Small outdoor music events & music store in front 2 rooms
Outdoor entertainment / Mixed Use Bldg.

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.

We are requesting to host small socially distance and family friendly live music shows and recitals

for our music students in the front yard of the house where we live and operate our music store

Sunflower and Friends. All shows will be respectful to the neighborhood and provide a place for local

local musicians to showcase their talent and will end by 10pm. Most shows will be First Fridays.

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 _____ 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 

DATE 03/25/21

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 996879

DATE SUBMITTED 3-31-21

CASE NUMBER SUP - 21 - 02

DATE NOTICES MAILED 04-12-21

DATE NOTICE PUBLISHED 04-15-21

PLANNING AND ZONING COMMISSION MEETING DATE 4-28-21

DECISION _____

CONDITIONS _____

From: Hal Davis
Sent: Monday, April 5, 2021 10:36 AM
To: Mlynchburg5704@gmail.com
Subject: To Whom it May Concern,

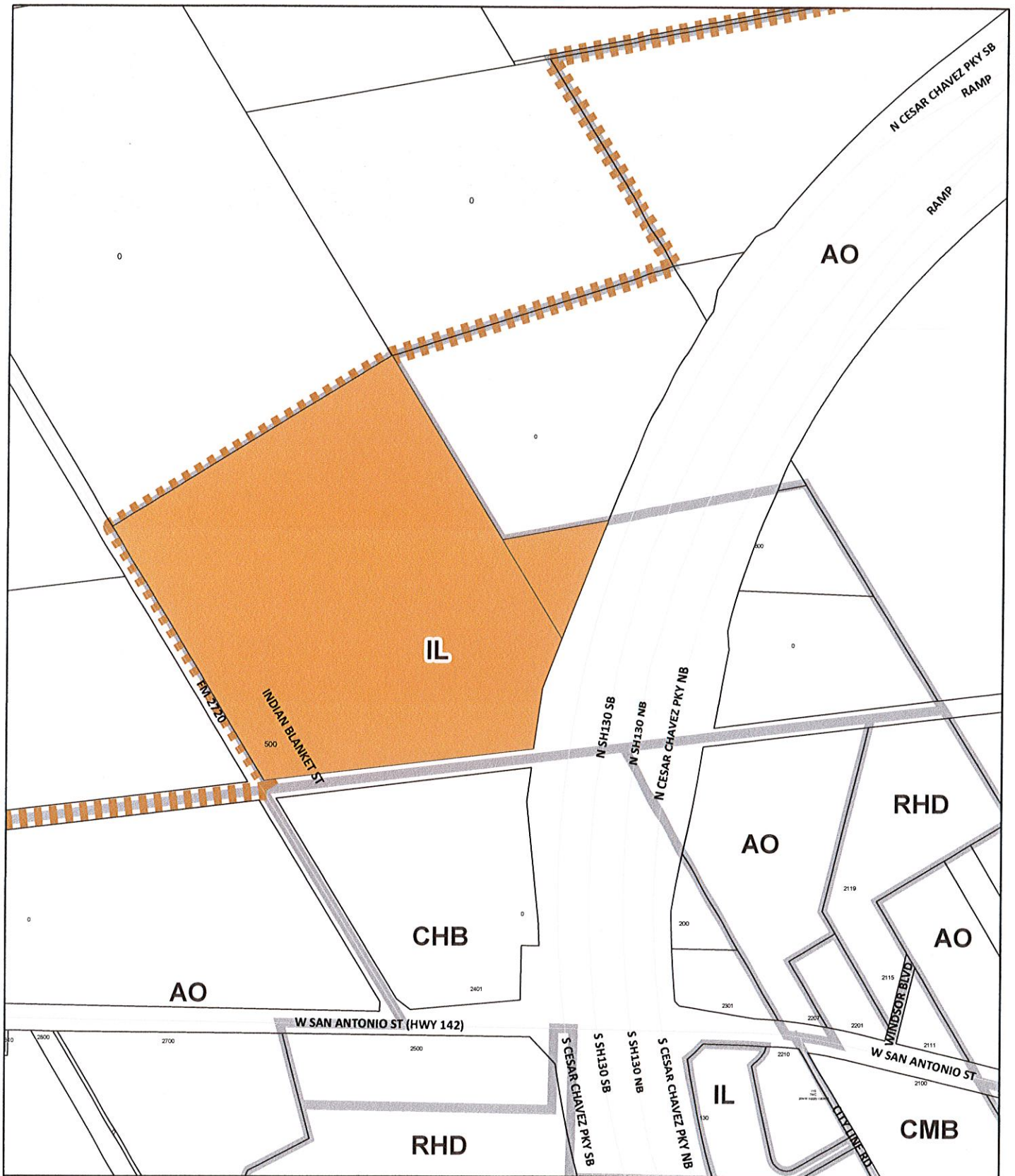
To Whom it May Concern,

I, Hal Davis, the owner of the property at 119 W. Walnut St. Lockhart, TX 78644 authorize Naomi and Chazz Bessette to represent me during the application process for a special use permit.

Thanks,
Hal Davis



Hal Davis
512-689-2419





PP-21-02

CENTERPOINT INDUSTRIAL PARK

500 FM 2720



-  Subject Property
 -  City Limits
- scale 1" = 700'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: PP-21-02

REPORT DATE: April 22, 2021

PLANNING & ZONING COMMISSION DATE: April 28, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: To be discussed at the Commission meeting.

BACKGROUND DATA

ENGINEER: Frank DesRoches, P.E., Doucet & Associates

SURVEYOR: Garrett Cavaiuolo, P.L.S., Doucet & Associates

OWNER: Lockhart Economic Development Corporation

SITE LOCATION: 500 F.M. 2720

SUBDIVISION NAME: **Centerpoint Industrial Park**

SIZE OF PROPERTY: 75.03 acres

NUMBER OF LOTS: Six industrial lots, two stormwater detention lots, and two new street rights-of-way

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: IL (Industrial Light District)

ANALYSIS OF ISSUES

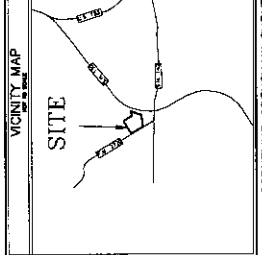
PROPOSED DEVELOPMENT: The proposal is for an eight-lot industrial subdivision to be served by two internal streets, DeWitt Street and Cahill Street. The property is located at the northeast corner of F.M. 2720 and the Union Pacific Railroad right-of-way, with the City limits bordering the property along its southwest and northwest boundaries. Two of the eight lots will be stormwater detention lots, which will help facilitate drainage from the development through these lots and into the F.M. 2720 and SH 130 / North Cesar Chavez Parkway Southbound drainage ditches. According to the Sidewalk and Trail Plan, a hike and bike trail will be required through the eastern portion of the property along its SH 130 / North Cesar Chavez Parkway Southbound frontage to connect to future trail extensions on adjacent properties to the north and south when those properties are developed.

NEIGHBORHOOD COMPATIBILITY: The adjacent properties to the north and south of the subject property are in agricultural use, with the property to the north being located outside the City limits and that to the south zoned Commercial Heavy Business (CHB). Across F.M. 2720 to the west is a property in agricultural and rural residential use, also outside the City limits. The subject property is bordered to the east by the SH 130 / North Cesar Chavez Parkway Southbound right-of-way. Due to its location along the SH 130 corridor in an area of primarily agricultural use, the proposed industrial development is not expected to present adverse impacts to the surrounding area.

FORM AND CONTENT: Staff is currently in the process of reviewing the requested revisions to the plat submitted on April 23, 2021 (revised plat attached). Comments on the revisions will be sent to the project engineer as soon as possible. It is expected that all revisions will be made to the City's satisfaction by the time of the meeting, at which time the full-size paper copies of the plat will be provided. Once the revisions are found to be complete, the Preliminary Plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: Once the revisions are made to the City's satisfaction as outlined above, the proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks/trails, utilities, and stormwater drainage. The final engineering design must be completed prior to the Commission's consideration of the final plat, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None



**CORNELIUS DRENSHAW SURVEY
ABSTRACT NO. 68**

SITE DESCRIPTION: THIS SURVEY IS A SUBDIVISION OF 75.03 ACRES OF INDUSTRIAL ZONED LAND, MORE OR LESS, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF THE CORNELIUS DRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS. THIS SURVEY IS BEING SUBDIVIDED INTO SEVEN (7) LOTS, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT. THIS SURVEY IS BEING SUBDIVIDED INTO SEVEN (7) LOTS, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT.

LEGAL DESCRIPTION: THIS SURVEY IS A SUBDIVISION OF 75.03 ACRES OF INDUSTRIAL ZONED LAND, MORE OR LESS, LOCATED IN CALDWELL COUNTY, TEXAS, BEING PART OF THE CORNELIUS DRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS. THIS SURVEY IS BEING SUBDIVIDED INTO SEVEN (7) LOTS, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT.

ADJACENT OWNERS: THE ADJACENT OWNERS OF THE LAND TO THE WEST OF THIS SURVEY ARE THE CORNELIUS DRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS. THE ADJACENT OWNERS OF THE LAND TO THE EAST OF THIS SURVEY ARE THE CORNELIUS DRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS.

UTILITY NOTES: THE PLAT SHOWS THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER MAINS, SANITARY SEWERS, GAS MAINS, AND TELEPHONE LINES. THE LOCATION OF ALL EXISTING UTILITIES IS SHOWN AS APPROXIMATE AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF ANY UTILITIES.

CONVEYANCE: THE LAND SHOWN ON THIS PLAT IS BEING CONVEYED TO THE CITY OF LOCKHART, TEXAS, FOR THE PURPOSES OF DEVELOPING INDUSTRIAL PARK III. THE CITY OF LOCKHART, TEXAS, IS THE GRANTEE OF THIS SURVEY.

RECORDING: THIS PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE PURPOSES OF CONVEYING THE LAND SHOWN ON THIS PLAT TO THE CITY OF LOCKHART, TEXAS.

LOT SUMMARY TABLE

| LOT # | ACRES | USE |
|--------------|--------------|------------|
| LOT 1 | 10.101 | INDUSTRIAL |
| LOT 2 | 13.615 | INDUSTRIAL |
| LOT 3 | 17.868 | INDUSTRIAL |
| LOT 4 | 2.530 | INDUSTRIAL |
| LOT 5 | 5.332 | INDUSTRIAL |
| LOT 6 | 6.788 | INDUSTRIAL |
| LOT 7 | 11.889 | INDUSTRIAL |
| TOTAL | 75.03 | |

DEVELOPER: DA DOUCET & ASSOCIATES, INC., 1802 S. HIGHWAY 21, W. SUITE 110, AUSTIN, TEXAS 78726. PHONE: (512) 452-3000.

DATE: 07/27/2011

SCALE: 1" = 100'

NORTH: AS SHOWN

PROJECT: LOCKHART INDUSTRIAL PARK III

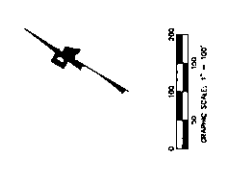
PLAT NO.: 2011072701

CITY: LOCKHART, TEXAS

COUNTY: CALDWELL, TEXAS

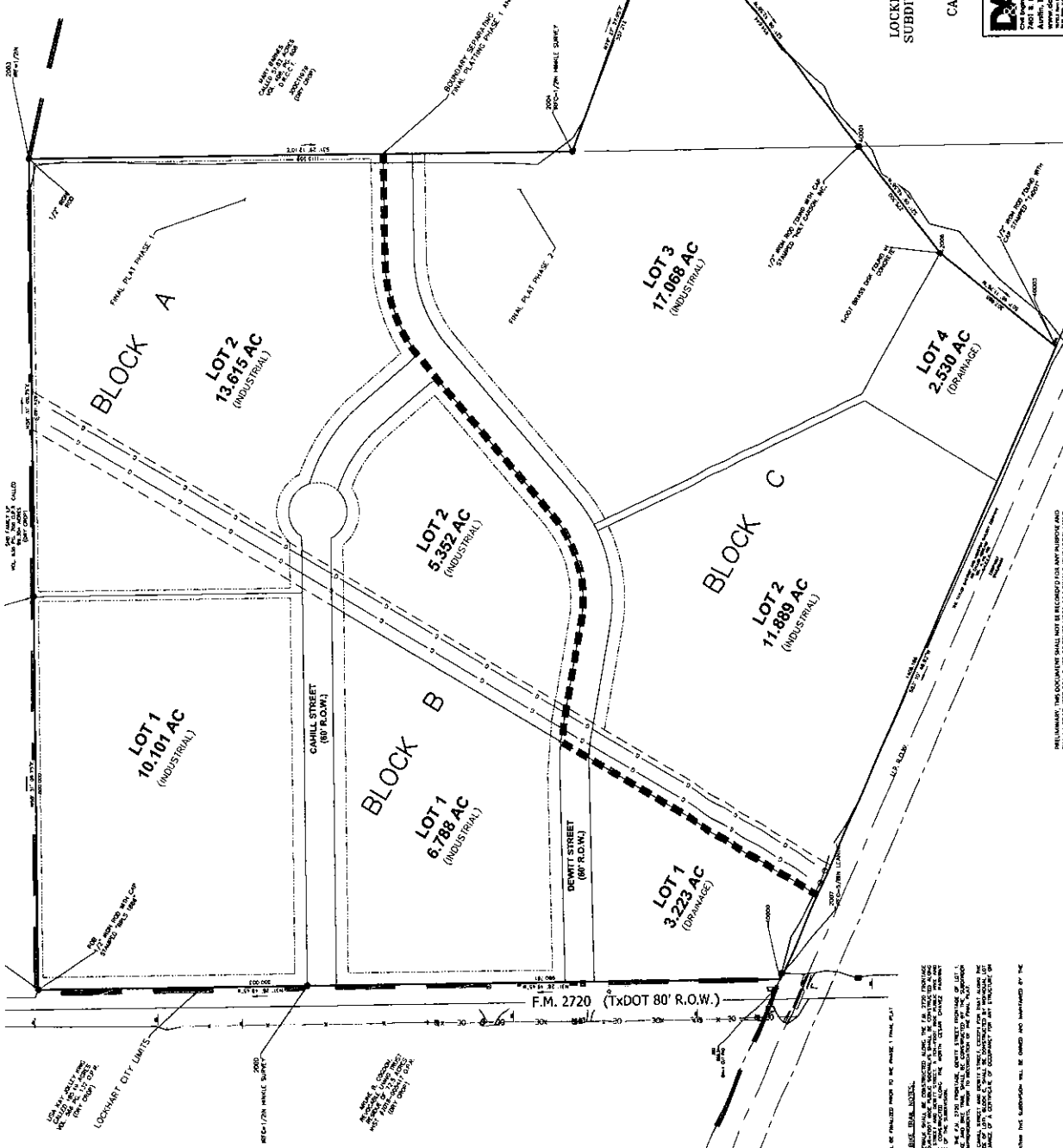
STATE: TEXAS

ZONING: INDUSTRIAL



LEGEND

| | |
|----------|---|
| (Symbol) | Lot Boundary |
| (Symbol) | Block Boundary |
| (Symbol) | Final Plat Phase 1 |
| (Symbol) | Final Plat Phase 2 |
| (Symbol) | Proposed Road Right-of-Way |
| (Symbol) | Proposed Utility Right-of-Way |
| (Symbol) | Proposed Stormwater Management Facility |
| (Symbol) | Proposed Stormwater Detention Basin |
| (Symbol) | Proposed Stormwater Infiltration Basin |
| (Symbol) | Proposed Stormwater Treatment Facility |
| (Symbol) | Proposed Stormwater Storage Facility |
| (Symbol) | Proposed Stormwater Conveyance Facility |
| (Symbol) | Proposed Stormwater Collection Facility |
| (Symbol) | Proposed Stormwater Distribution Facility |
| (Symbol) | Proposed Stormwater Treatment Facility |
| (Symbol) | Proposed Stormwater Storage Facility |
| (Symbol) | Proposed Stormwater Conveyance Facility |
| (Symbol) | Proposed Stormwater Collection Facility |
| (Symbol) | Proposed Stormwater Distribution Facility |



STAKE NOTES: THE STREET LINES SHALL BE STAKED PRIOR TO THE START OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAT.

SECTIONAL/AREA & DIST. NOTES: A PERCENTAGE OF THE TOTAL AREA OF THIS SURVEY IS RESERVED FOR THE CITY OF LOCKHART, TEXAS, TO BE USED AS A STORMWATER MANAGEMENT FACILITY. THE CITY OF LOCKHART, TEXAS, SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THIS FACILITY.

CONVEYANCE NOTES: THE LAND SHOWN ON THIS PLAT IS BEING CONVEYED TO THE CITY OF LOCKHART, TEXAS, FOR THE PURPOSES OF DEVELOPING INDUSTRIAL PARK III. THE CITY OF LOCKHART, TEXAS, IS THE GRANTEE OF THIS SURVEY.

RECORDING NOTES: THIS PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE PURPOSES OF CONVEYING THE LAND SHOWN ON THIS PLAT TO THE CITY OF LOCKHART, TEXAS.

DA DOUCET & ASSOCIATES
 1802 S. HIGHWAY 21, W. SUITE 110
 AUSTIN, TEXAS 78726
 PHONE: (512) 452-3000
 FAX: (512) 452-3001
 WWW.DADOUCET.COM

75.03 ACRES
LOCKHART INDUSTRIAL PARK III
SUBDIVISION DEVELOPMENT PLAN
PRELIMINARY PLAT
CITY OF LOCKHART,
CALDWELL COUNTY, TEXAS

PRELIMINARY: THIS DOCUMENTARY SHALL NOT BE RECORDED IN THE PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, UNTIL ALL REQUIREMENTS HAVE BEEN MET.

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 | <u>Garrett Cavauiolo</u> | ADDRESS | <u>Doucet & Associates</u> |
| DAY-TIME TELEPHONE | <u>512-583-2600</u> | | <u>7401 B HWY-71 STE 160</u> |
| E-MAIL | <u>gcavauiolo@doucetengineers.com</u> | | <u>Austin, Texas 78735</u> |
| ENGINEER NAME | <u>Frank DesRoches</u> | ADDRESS | <u>Doucet & Associates</u> |
| DAY-TIME TELEPHONE | <u>210-701-5927</u> | | <u>7401 B HWY-71 STE 160</u> |
| E-MAIL | <u>fdesroches@doucetengineers.com</u> | | <u>Austin, Texas 78735</u> |
| OWNER NAME | <u>Mike Kamerlander</u> | ADDRESS | <u>Lockhart Economic Development Corporation</u> |
| DAY-TIME TELEPHONE | <u>512-376-0856</u> | | <u>215 East Market St.</u> |
| E-MAIL | <u>mkamerlander@lochart-tx.org</u> | | <u>Lockhart, Texas 78644</u> |

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Centerpoint Industrial Park 500 F.M. 2720
ADDRESS OR GENERAL LOCATION Between SH-130 and FM-2720, north of UP Railroad ↙
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 75.03 ACRE(S) PROPOSED NUMBER OF LOTS 8
ZONING CLASSIFICATION(S) Light-Industrial
PROPOSED USE OF LAND Light-Industrial

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 Frank DesRoches

Digitally signed by Frank DesRoches
DN: dc=com, dc=doucetandassociates, dc=int,
ou=Users-Austin Corp, cn=Frank DesRoches
Date: 2021.03.03 10:58:31 -0600

DATE 3/3/2021

PRINTED NAME Frank DesRoches

TELEPHONE 210-701-5927

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 991781

DATE SUBMITTED 3/3/21

CASE NUMBER PP-21-02

DATE APPLICATION IS DEEMED COMPLETE 4/16/21

DATE NOTICES MAILED N/A

DATE NOTICE PUBLISHED N/A

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 4/28/21

DECISION _____

CONDITIONS _____