

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, June 9, 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

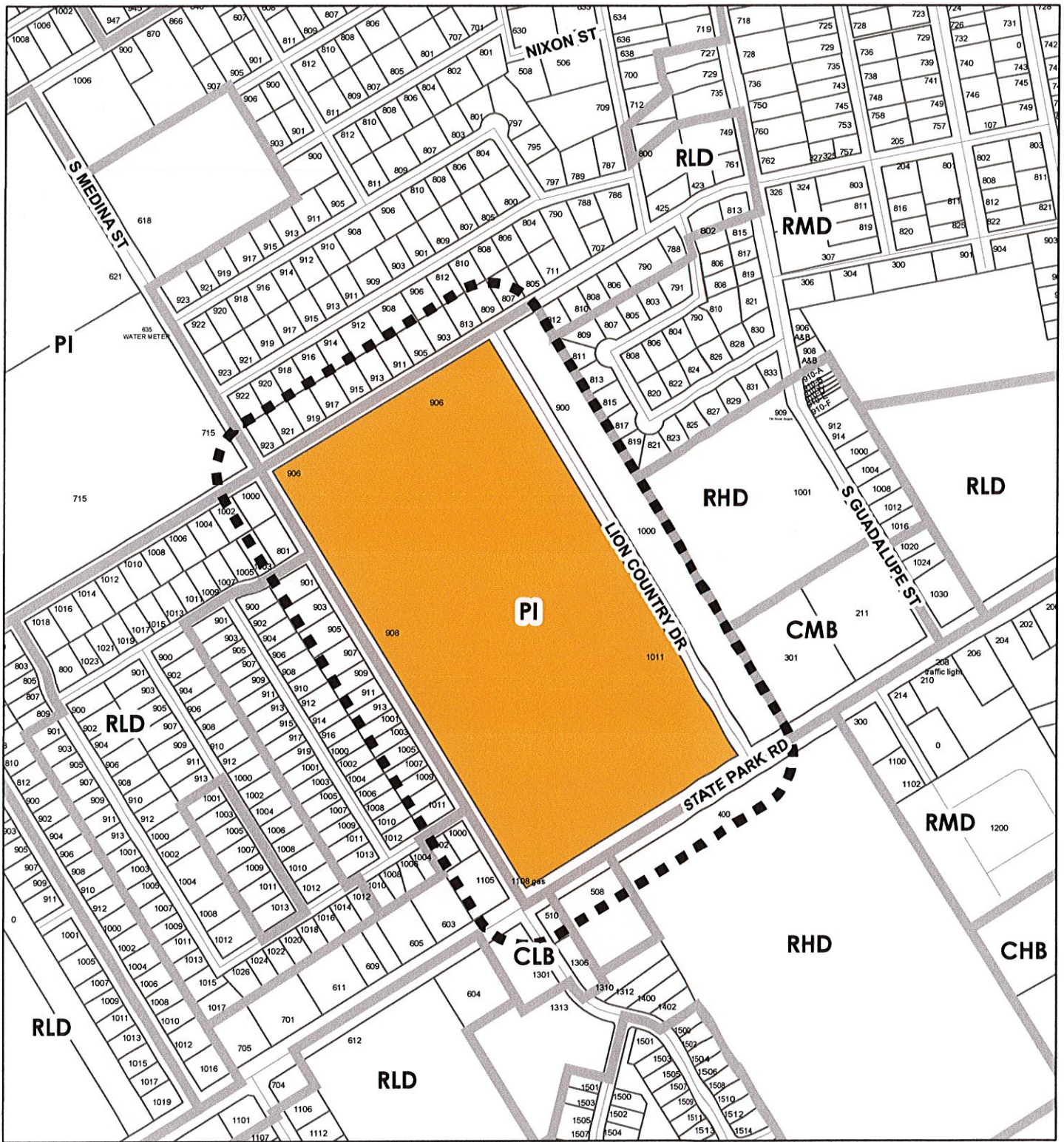
- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address 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. Citizen comments not related to an agenda item.
3. Consider the Minutes of the May 26, 2021, meeting.
4. SUP-21-03. Hold a PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a **Specific Use Permit** to allow *four portable classroom buildings as a public/institutional use* on 32.14 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Lockhart High School, 906 Center Street.
5. SUP-21-04. Hold a PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a **Specific Use Permit** to allow *one portable classroom building as a public/institutional use* on 10.869 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Bluebonnet Elementary School, 211 Mockingbird Lane.

6. ZC-21-07. Hold a PUBLIC HEARING and consider a request by Brazos Trace, LLC., on behalf of Russell L. Strandtmann, Janice L. Keen, and Charles D. Spillman, for a **Zoning Change** from *AO Agricultural-Open Space District* to *CMB Commercial Medium Business District*, *RHD Residential High Density District*, and *RMD Residential Medium Density District* on 56.69 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located in the 1800 – 2000 Block West San Antonio Street (SH 142).
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 10:45 AM on the 4th day of June, 2021.



SUP-21-03

906 CENTER ST

4 PORTABLE CLASSROOM BUILDINGS



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 500'

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-21-03

REPORT DATE: June 3, 2021

PUBLIC HEARING DATE: June 9, 2021

APPLICANT'S REQUEST: Addition of four portable classroom buildings at the High School

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): Lee Raspberry

OWNER(S): Lockhart ISD

SITE LOCATION: 906 Center Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 32.14 acres

EXISTING USE OF PROPERTY: High School

ZONING CLASSIFICATION: PI Public and Institutional District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The school district expects to be over capacity again at the high school, and proposes to install four portable classroom buildings along the South Medina Street side, north of the old tennis courts (the fence has been removed). Each building contains two classrooms. One year ago, the Commission approved an SUP for the addition of two classroom buildings in the same area. The location of the existing and proposed buildings are illustrated on the attached aerial photo.

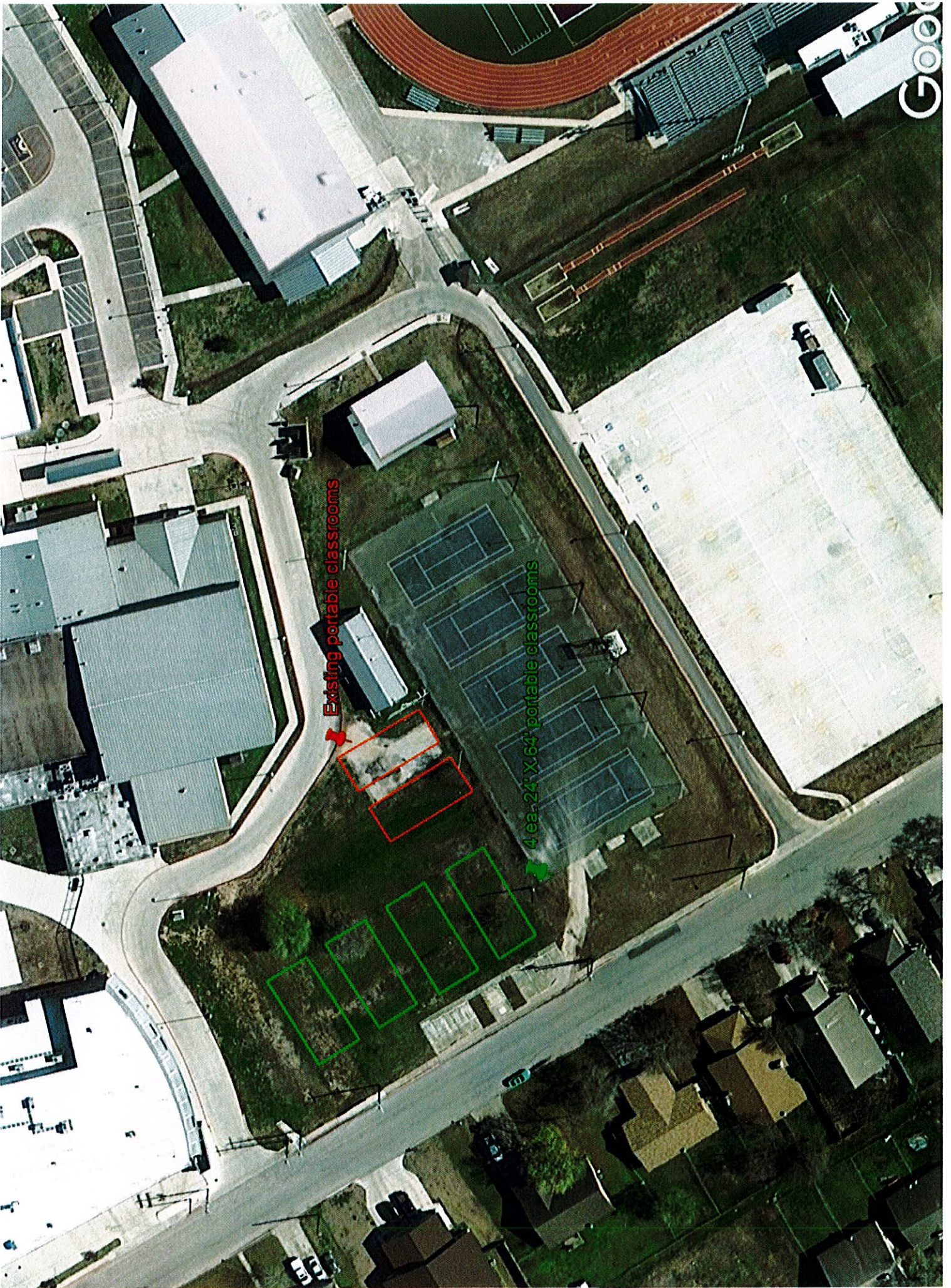
NEIGHBORHOOD COMPATIBILITY: There are single-family and duplex homes along the opposite side of South Medina Street. The high school complex already dominates the view from those dwellings, of course, and approval of the portable classroom buildings would simply alter that view somewhat to include the new buildings.

COMPLIANCE WITH STANDARDS: The zoning ordinance does not provide an off-street parking formula for facilities in the PI district. In this case, the parking provided for the high school was developed based on the recommendations of the architect when the school was enlarged and remodeled, and was approved by the Commission when the required SUP for the expansion was approved in 2015. The existing and new portable classroom buildings add considerably to the school capacity but, to staff's knowledge, no additional off-street parking spaces are proposed. Students are allowed to use the large unpaved area on the east side of Lion Country Drive for overflow parking.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are adequate.

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

STAFF RECOMMENDATION: Approval.



Existing portable classrooms

4 ea. 24' X 64' portable classrooms

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 Lee Raspberry
DAY-TIME TELEPHONE (512) 398-0160
E-MAIL lee.raspberry@lockhart.txed.net

ADDRESS 1503 N. Colorado
Lockhart, TX 78644

Projected maximum occupancy for classrooms not to exceed 50 persons during the normal school

OWNER NAME Lockhart ISD
DAY-TIME TELEPHONE (512) 398-0160
E-MAIL lee.raspberry@lockhart.txed.net

ADDRESS 1503 N. Colorado
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 906 Center St. Lockhart, TX 78644
LEGAL DESCRIPTION (IF PLATTED) A002 Berry, Francis
SIZE 32.14 ACRE(S) ZONING CLASSIFICATION PI
EXISTING USE OF LAND AND/OR BUILDING(S) High School (K-12)

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Addition of four (4) portable classroom buildings.

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.

Two (2) 24' X 64' (approx 1,536 sqft ea.) & two (2) 28' X 64' (approx. 1,792 sqft) portable buildings

Projected maximum occupancy for classrooms not to exceed 50 persons during the normal school year. Professionally constructed and installed (plans already submitted).

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 \$ N/A 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 5/19/2021

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER N/A

DATE SUBMITTED 5/19/21

CASE NUMBER SUP - 21 - 03

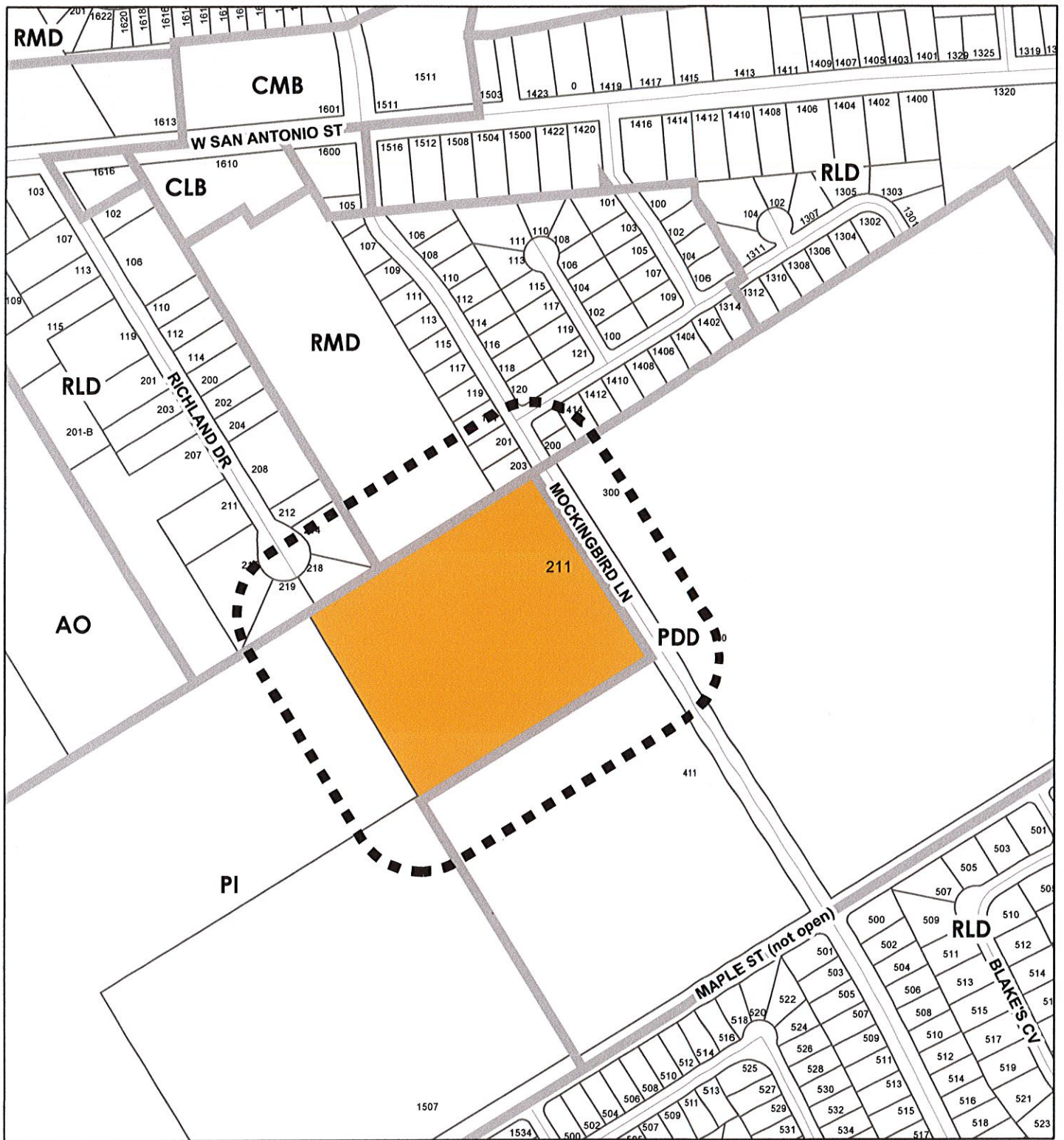
DATE NOTICES MAILED 5-24-2021

DATE NOTICE PUBLISHED 5-27-2021

PLANNING AND ZONING COMMISSION MEETING DATE 6/9/21

DECISION _____

CONDITIONS _____






SUP-21-04

211 MOCKINGBIRD LN

PORTABLE CLASSROOM BUILDING



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 400'

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-21-04

REPORT DATE: June 3, 2021

PUBLIC HEARING DATE: June 9, 2021

APPLICANT'S REQUEST: Addition of one portable classroom building at Bluebonnet Elementary School

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): Lee Raspberry

OWNER(S): Lockhart ISD

SITE LOCATION: 211 Mockingbird Lane

LEGAL DESCRIPTION: Lot 1, Block 1, Texas Heritage Subdivision

SIZE OF PROPERTY: 10.869 acres

EXISTING USE OF PROPERTY: Elementary School

ZONING CLASSIFICATION: PI Public and Institutional District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The school district expects to be over capacity at Bluebonnet Elementary School, and proposes to install one portable classroom building containing two classrooms at the southeast corner of the building, near the gym at the back of the building. The location of the proposed building is illustrated on the attached aerial photo.

NEIGHBORHOOD COMPATIBILITY: The proposed location of the portable building is not visible from Mockingbird Lane or from the houses at the south end of Richland Drive. The short end of the building would be visible from Section 1A of the Vintage Springs PDD when it is completed, but the view from homes will likely be shielded by the screening fence around the subdivision. The area to the west consists of LISD property and the City soccer fields.

COMPLIANCE WITH STANDARDS: The zoning ordinance does not provide an off-street parking formula for facilities in the PI district. The 128 parking spaces provided for the school was developed based on the recommendations of the architect when the school was originally constructed, and was approved by the Commission when the SUP was approved in 2003. The number of spaces exceeded the commonly accepted standard for elementary schools at that time, so the addition of two classrooms should not create enough extra demand to require the construction of additional parking spaces.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are adequate.

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

STAFF RECOMMENDATION: Approval.



Bluebonnet Elementary

24' X 64' portable classroom

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 Lee Raspberry
DAY-TIME TELEPHONE (512) 398-0160
E-MAIL lee.raspberry@lockhart.txed.net

ADDRESS 1503 N. Colorado
Lockhart, TX 78644

Projected maximum occupancy for classrooms not to exceed 50 persons during the normal school

OWNER NAME Lockhart ISD
DAY-TIME TELEPHONE (512) 398-0160
E-MAIL lee.raspberry@lockhart.txed.net

ADDRESS 1503 N. Colorado
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 211 Mockingbird Ln. Lockhart, TX 78644
LEGAL DESCRIPTION (IF PLATTED) TEXAS HERITAGE SUBD, BLOCK 1, LOT 1, **BLUEBONNET ELEMENTARY**
SIZE 10.869 ACRE(S) ZONING CLASSIFICATION P-I
EXISTING USE OF LAND AND/OR BUILDING(S) Elementary School (K-12)

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Addition of one (1) portable classroom building.

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.

One (1) 24' X 64' (approx 1,536 sqft ea.) portable building containing two (2) ea. classrooms.

Projected maximum occupancy for classrooms not to exceed 50 persons during the normal school year. Professionally constructed and installed (plans already submitted).

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.

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APPLICATION FEE OF \$ N/A 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 _____

5/19/2021

OFFICE USE ONLY

ACCEPTED BY _____

Kevin Walker

RECEIPT NUMBER _____

N/A

DATE SUBMITTED _____

5/19/21

CASE NUMBER SUP - _____

21 - 04

DATE NOTICES MAILED _____

5/24/2021

DATE NOTICE PUBLISHED _____

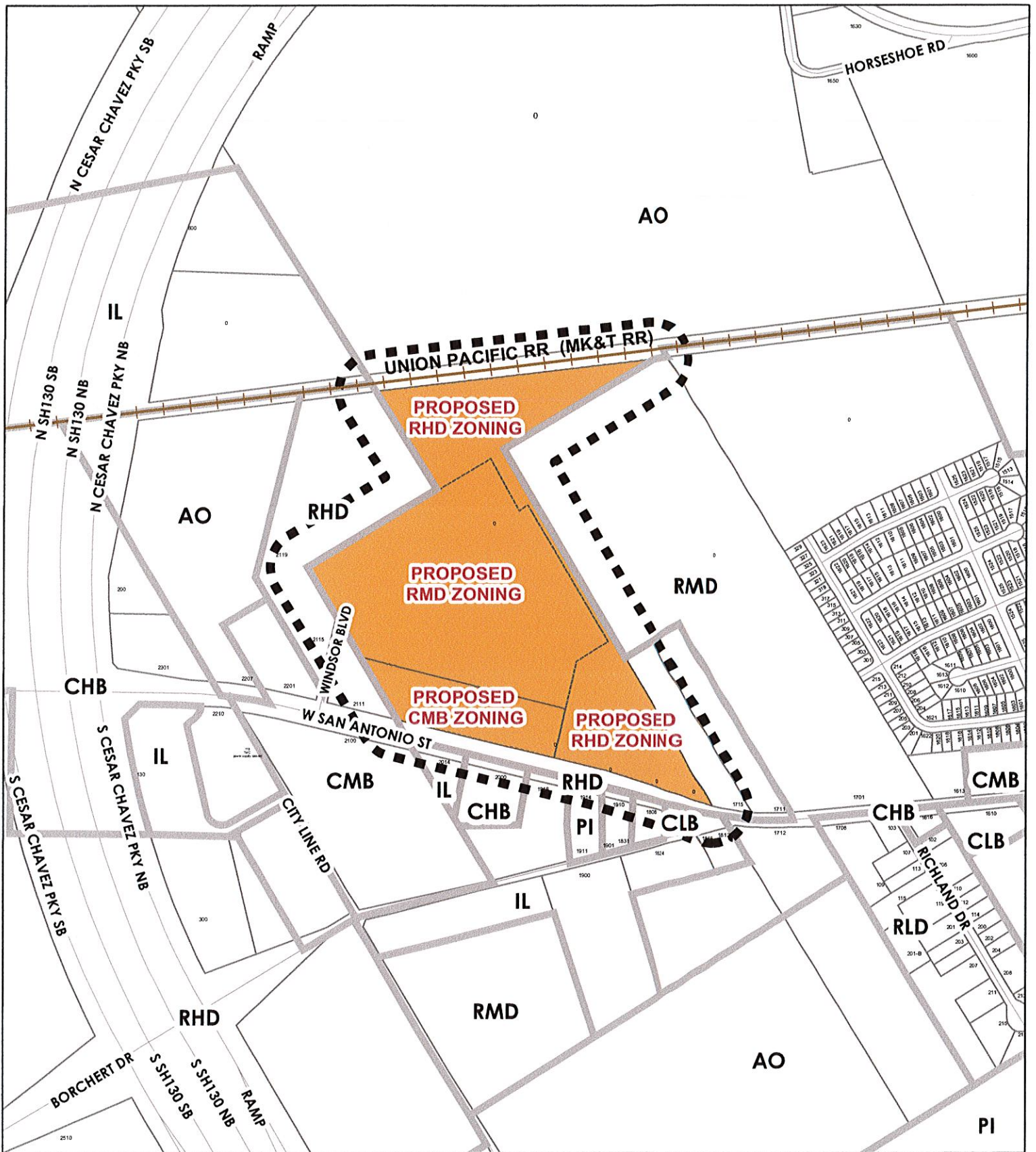
5/27/2021

PLANNING AND ZONING COMMISSION MEETING DATE _____

6/9/21

DECISION _____

CONDITIONS _____



ZC-21-07

AO TO CMB, RHD, & RMD

1800 - 2000 BLK W SAN ANTONIO ST scale 1" = 700'



- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-07

REPORT DATE: June 4, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: June 9, 2021

CITY COUNCIL HEARING DATE: June 15, 2021

REQUESTED CHANGE: AO to CMB, RHD, and RMD

STAFF RECOMMENDATION: **Approval, subject to changing portions of the proposed RHD zoning to RMD**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Keith Schauer, P.E.

OWNER: Robert A. Schmidt

SITE LOCATION: 2300 South Colorado Street (US 183).

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 101.71 acres

EXISTING USE OF PROPERTY: Vacant

LAND USE PLAN DESIGNATION: Medium Density Residential

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes a mixture of commercial, medium density residential, and high density residential development. It will include an extension of Windsor Boulevard through the this subdivision, and provide for future extension into a residential subdivision being planned for the property adjacent to the east.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Multi-family residential, Vacant/Agriculture	RHD, AO	Medium Density Residential, Industrial
East	Single-family residential, Vacant/Agriculture	RMD, AO	Medium Density Residential
South	Commercial, Multi-family residential, Institutional	CHB, CLB, IL, RHD, PI	Light-Medium Commercial, General-Heavy Commercial
West	Commercial, Multi-family residential	CMB, RHD	High Density Residential, Industrial

TRANSITION OF ZONING DISTRICTS: The proposed CMB zoning is adjacent to existing CMB zoning where the convenience store is located at the intersection of West San Antonio Street and Windsor Boulevard. The proposed RHD zoning abuts existing AO and RMD zoning adjacent to the east, and the proposed CMB and RMD zoning to the west. There is a small area of RHD directly across West San Antonio Street where

there is a small fourplex. The proposed RMD zoning abuts the proposed CMB zoning to the south, and abuts existing RHD zoning to the west and north where the Stanton apartments are located. The area of RHD consists of sizable acreage at the north and south ends, connected by a thin strip that would result in an awkward zoning pattern by interrupting what would otherwise be a continuous area of RMD. The rear triangle-shaped portion of the RHD zoning is planned to be primarily stormwater detention, so it could actually be zoned anything. RMD would make more sense because the entire area abutting to the south will be zoned RMD. If the rear triangle and the thin strip of RHD were rezoned to RMD, then the only area remaining to be zoned to RHD would be at the southeast corner of the property, with frontage along West San Antonio Street.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from West San Antonio Street as well as the extension of Windsor Boulevard. Utilities, sidewalks, and parkland will be provided in accordance with City standards.

POTENTIAL NEIGHBORHOOD IMPACT: This is a large subdivision that is proposed to include a mixture of land uses that will be reasonably compatible with the existing development on all sides, with the only significant incompatibility being where the proposed RHD zoning at the front of the property is next to a parcel containing a single-family dwelling. Some uses allowed in the RHD district might have negative impacts due to the difference in land use intensity, but that can be mitigated somewhat with a screening fence between the two areas.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RMD zoning classification is consistent with the corresponding Land Use Plan map designation of Medium Density Residential of the subject property. The proposed CMB and RHD classifications represent a deviation from the City's land use plan for the area.

ALTERNATIVE CLASSIFICATIONS: If the zoning were to be consistent with the Land Use Plan map, the entire property would be rezoned to RMD. However, the proposed mixture of zoning classifications and uses is acceptable since it will all be part of the same development.

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

STAFF RECOMMENDATION: Staff recommends approval of the three requested zoning classifications, but would prefer that the proposed RHD zoning for the rear triangle-shaped area and the thin strip connecting it to the area of proposed RHD zoning at the front of the property be rezoned to RMD instead of RHD. There is no logical reason why those parts need to be zoned RHD, which would result in a less than ideal zoning pattern. Two of the three submitted metes and bounds legal descriptions will have to be rewritten to accommodate such a change, as they will be exhibits attached to the ordinance enacting the zoning changes. Fortunately, the wording of the public hearing notices and agendas do not specify the acreages of each part, so they can be modified without starting the process over.

**TSPS STANDARD LAND SURVEY PLAT
OF A
20.903 ACRE TRACT,
A 29.323 ACRE TRACT AND
A 6.464 ACRE TRACT
CORNELIUS CRENSHAW SURVEY, ABSTRACT 68
LOCKHART, CALDWELL COUNTY, TEXAS**

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.



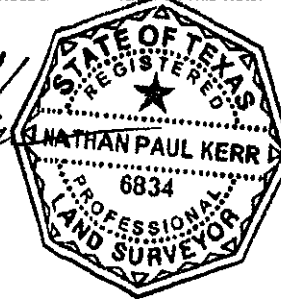
SCALE: 1" = 400'



SCALE: 1 INCH = 400 FEET
 SURVEY DATE: 04-27-2021 | PLAT DATE: 04-28-2021
 JOB NUMBER: 21-214 | CAD NAME: 21-214A
 POINT FILE: 21-214-ALL
 DRAWN BY: WJB CHECKED BY: NPK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

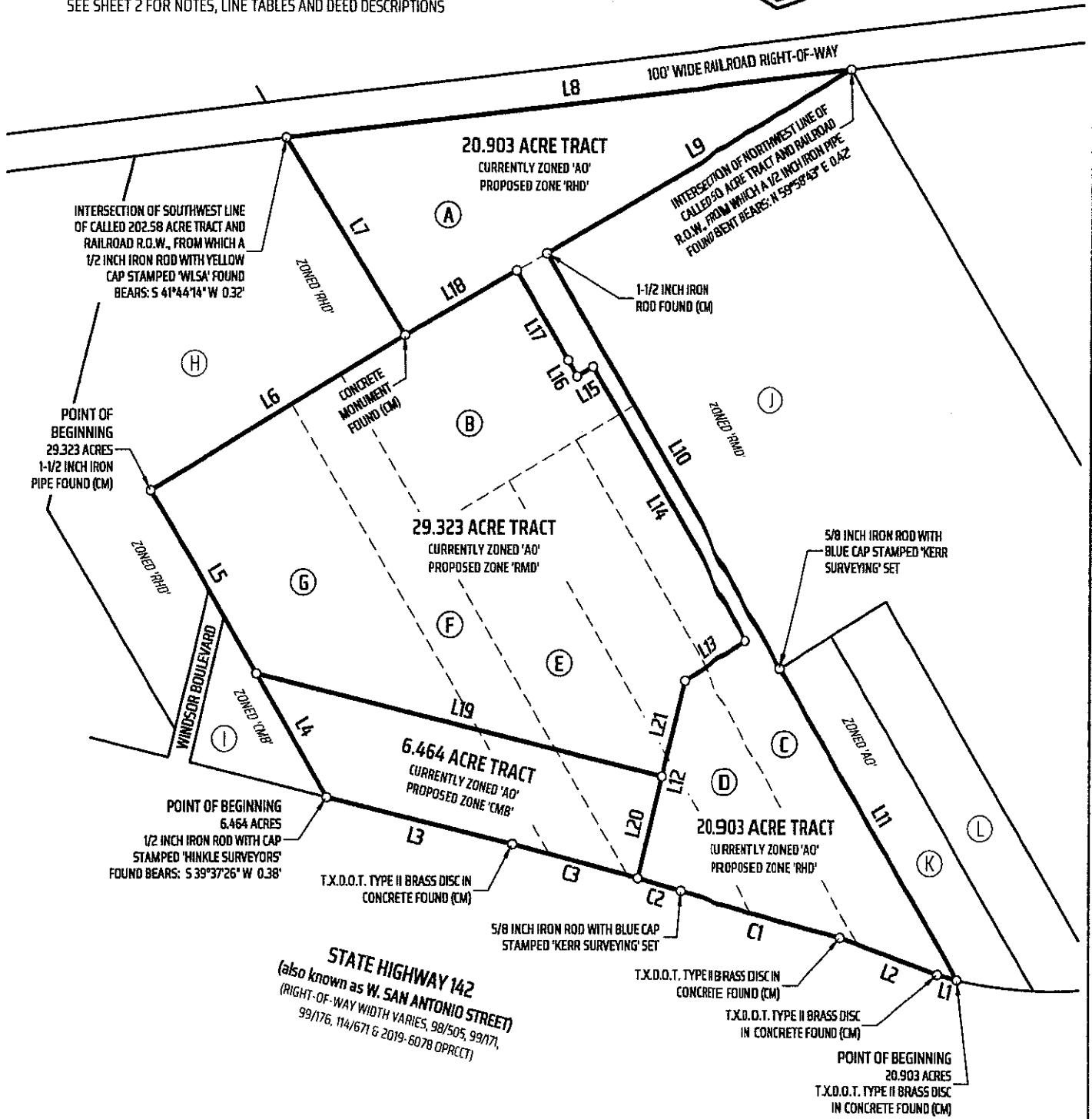
Nathan Paul Kerr
 NATHAN PAUL KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6834



4/28/2021

SHEET 1 OF 2

SEE SHEET 2 FOR NOTES, LINE TABLES AND DEED DESCRIPTIONS



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 Brazos Trace, LLC
DAY-TIME TELEPHONE (979)774-2900
E-MAIL paul@brazostrace.com

ADDRESS 1722 Broadmoor Dr.
Suite 212
Bryan, Texas 77802

OWNER NAME See attachments
DAY-TIME TELEPHONE _____
E-MAIL _____

ADDRESS _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1800-2000 Blocks of West San Antonio Street (SH 142)
LEGAL DESCRIPTION (IF PLATTED) Metes and bounds attached
SIZE 56.69 ACRE(S) LAND USE PLAN DESIGNATION Agricultural-Open Space
EXISTING USE OF LAND AND/OR BUILDING(S) Farming
PROPOSED NEW USE, IF ANY Develop affordable housing fronted by commercial business

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO
TO PROPOSED ZONING CLASSIFICATION RMD, RHD, and CMB
REASON FOR REQUEST Develop affordable residential lots, high density housing and commercial businesses along West San Antonio Street (SH 142)

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 \$ 1,283.80 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 Paul S. Smith DATE 05.10.21

OFFICE USE ONLY

ACCEPTED BY Dan Gibson RECEIPT NUMBER 1006065
DATE SUBMITTED 5-13-21 CASE NUMBER ZC - 21 - 07
DATE NOTICES MAILED 5-24-21 DATE NOTICE PUBLISHED 5-27-2021
PLANNING AND ZONING COMMISSION MEETING DATE 6-9-21
PLANNING AND ZONING COMMISSION RECOMMENDATION _____
CITY COUNCIL MEETING DATE 6-15-21
DECISION _____



Brazos Trace, LLC
A Property Development Company

I, Russell L. Standtmann on behalf of Russell L Standtmann Life Estate, owner(s) of a 8.468-acre tract out of the residue of 7.352-acre tract described in Instrument No. 2019-006078, ORCC, remainder of called 7.412-acres, 493/80 DRCCT, see attachment, (property tax ID number 18685), gives Brazos Trace, LLC authorization to discuss and direct the City of Lockhart on all aspects regarding the Zoning Change Application process. Brazos Trace, LLC is the applicant and will be representing Russell L Standtmann Life Estate in this matter.

DocuSigned by:
Signature: 
9528D03683FD4E1...

Email: r_standtmann@hotmail.com
Phone Number: _____

Address: 1401 Olivier Hwy
Judreau, AK 99801-7848

Date: 5/11/2021