

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, June 14, 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 May 10, 2023 meeting.
4. Hold a PUBLIC HEARING and consider a recommendation to City Council for proposed amendments to Chapter 64 “Zoning” of the Lockhart Code of Ordinances, revising:
 - 1) Section 64-2 Definitions, by adding new definitions related to trees, and,
 - 2) Section 64-197 “Regulations Common to All or Several Districts”, adding new Subsection (h) “Residential Landscaping Requirements,” to set minimum landscaping standards for all residential development types, and adding new Subsection (i) “Residential Design Standards,” to establish minimum residential design requirements.
5. FP-23-03. Consider a request by Charlotte Hodges of Carlson, Brigance, & Doering, Inc., on behalf of Ranch Road Hansford, LLC, for approval of a Final Plat for Hansford Subdivision Phase 2, consisting of 21.475 acres in the Crenshaw Cornelius Survey, Abstract No. 68, zoned Residential Medium Density (RMD), and located in the 1700 Block of West San Antonio Street.
6. Planning Director’s report.
7. Discuss the date and agenda of the 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 10:00 AM on the 9th day of June, 2023.

**City of Lockhart
Planning and Zoning Commission
May 10, 2023**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission: Layne Tanner, Sara Barr

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 April 12, 2023, meeting.

Commissioner Lingvai moved to approve the April 12, 2023, minutes. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

4. SUP-22-09. Hold a PUBLIC HEARING and revisit a request by Layne Tanner, Sara Barr, and Jessica Rutland of Lockhart Arts & Craft, on behalf of Thomas Theodore Pomeroy, Jr., for the renewal of a Specific Use Permit to allow a Bar with a mixed beverage license, and extended hours to 2:00 a.m. on Lot 5-A, Block 22, of the Amending Plat of Part of Lots 4 and 5, Block 22, of the Original Town of Lockhart, consisting of approximately 0.063 acres zoned CCB Commercial Central Business District and located at 113 North Main Street, Suite A.

Chair Ruiz introduced the new commission member Julia Haug.

Commissioner Oliva arrived just after Commissioner Haug's introduction.

David Fowler presented the staff report. He said the SUP is under review because it had been exactly a year since a one-year approval of the SUP was granted for extended hours. The applicants would like permanent approval, which was their initial request. Mr. Fowler stated one letter of opposition had been received, which was distributed to each commissioner.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

Sara Barr and Layne Tanner stated that they would like permanent extended hours for their business. They have used the extended hours in the past year for late events, like weddings and parties. The extended hours allow them time to close without rushing patrons to finish their drinks. In the past year they have held five events where the extended hours were used. They also responded to two items from the letter of opposition received. The distressed patron that ended up at the other business was not one that came from their facility and that the patron was left there by their friend and not by anyone patronizing their business. The Narcan they obtained is for emergency use only for anyone who may need it. This was a conscious decision with everything happening in society, but they do not condone any use of drugs.

Commissioner Oliva asked how long the business had been open.

Ms. Barr said they opened in late 2017 and were closed during Covid.

Chair Ruiz asked for any other speakers, and seeing none, he closed the public hearing and asked for staff's recommendation.

Mr. Fowler stated that the staff recommends permanent approval of the SUP for extended hours.

Commissioner Peterson moved to approve SUP-22-09 to permanently permit extended hours. Commissioner Lingvai seconded, and the motion passed with a vote of 7-0.

5. Planning Director's Report.

A. Impact Fee Update

Mr. Fowler mentioned that the new impact fees were passed last week and accepted by the City Council. Those subdivisions already recorded by that date will use the old impact fees and all other developments will use the newly adopted impact fees.

B. Comprehensive Plan Update

Mr. Fowler said there are just a few more items to square away before appointing a steering committee which will consist of at least two council members, two planning commissioners and possibly other board members and business leaders in the community.

C. Update on Acevedo Ranch Development

Mr. Fowler said that the City Council conducted a workshop with the developers. The City Council and the City Attorney have convinced Red Oak that it would be preferable to finance the project with a PID and next step would be a development agreement to come to general terms.

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

Mr. Fowler stated that no items have been received for their next meeting time. However, the recent tabled zoning case could come back with a new survey.

7. Adjourn.

Commissioner Haug moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:37 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair

MEMORANDUM

TO: Planning and Zoning Commission
FROM: David Fowler, Planning Director
SUBJECT: Zoning text amendments for residential design and landscaping
DATE: June 9, 2023

This item is for review and possible recommendation of approval of new sections which would provide requirements for residential landscaping and the first step towards design standards for single-family housing. These suggested revisions are the product of the joint workshops with Council held late last year and early this year. A draft version of this language has been reviewed by the Housing and Development Committee, which recommended drafting the ordinance for review by the Planning and Zoning Commission and possible City Council approval. The largest section of the proposed revision is landscaping requirements for residential uses, which has been written to affect single-family detached residences, multifamily dwellings, and all intermediate categories of housing as well. Also included are additions to the definitions section to define shade and ornamental trees.

Two exhibits are attached. The Notice of Public Hearing, which was published in the Lockhart Post-Register, gives an overview of the proposed changes, and the proposed ordinance language listing the changes in detail. Because these are proposed new sections at the end of 64-197 of the Code of Ordinances, rather than edits to existing language, there is no need for a "redline" to show where the changes would be inserted into the existing text. Because this amendment affects all the residential zoning districts, you may wish to refer to your copy of the entire current zoning ordinance for context. Staff will provide additional explanation as needed at the Commission meeting.

Your recommendation will be forwarded to the City Council for a public hearing and approval at their June 20th meeting.

Suggested residential design changes.

June, 2023

Chapter 64, Zoning

ARTICLE I. IN GENERAL

Sec. 64-2. Definitions

Shade tree

A tree from a species which the Texas A&M Forest Service recommends for planting in Caldwell County which has a height at maturity of at least 30 feet.

Ornamental Tree

A flowering tree from a species which the Texas A&M Forest Service recommends for planting in Caldwell County which is typically less than 30 feet in height at maturity.

ARTICLE VII. ZONING DISTRICTS AND STANDARDS

Sec. 64-197. Regulations common to one or more districts

(h) "Residential landscaping requirements"

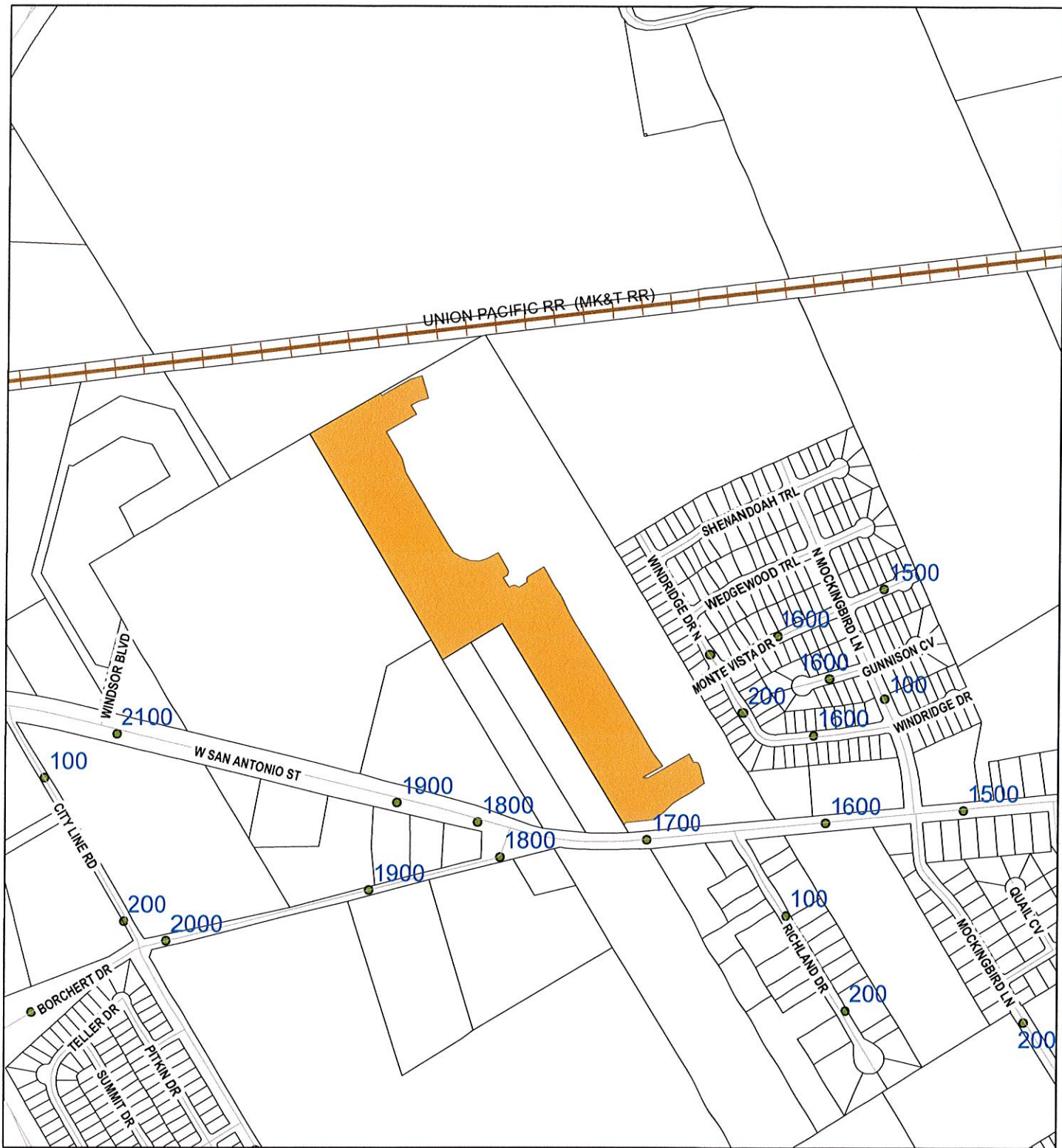
- (1) Single-family residential Landscaping.
 - a. All lots developed in the SF-1 development type must include three shade trees of a minimum 3 inches in caliper at planting.
 - b. All lots developed in the SF-2, DF-1, DF-2, PH-1, and PH-2 development types must provide two shade trees per lot measuring at least three inches in caliper at planting.
 - c. All townhouse or combined family developments in TH-1, TH-2, CF-1, or CF-2 development types must include a minimum of one shade tree of at least three inches caliper planted per residential unit in the development.
 - d. An existing shade tree from a qualified species that are preserved in the process of developing a lot may be counted towards one tree required in a., b., or c., above.
 - e. All lots in SF-1, SF-2, DF-1, DF-2, CF-1, CF-2, TH-1, and TH-2 development types must have a shrub bed at least 3 feet in depth covering at least 75% of the building's front façade not covered by driveway or sidewalk planted with at least 3 five-gallon shrubs and other flowering plants or native grasses planted in a mulch base.
- (2) Multi-family residential landscaping.
 - a. For the purposes of this section, multifamily consists of the MF-1, MF-2, CM-1, and CM-2 development types.

- b. A Shade tree of at least 3 inches caliper at planting must be provided for each 40 feet of public street frontage and along all property lines abutting RLD and RMD zoning districts.
- c. A continuous shrub buffer composed of shrubs of at least 5 gallons at planting with a mature height of at least 48" must be provided along all street frontages.
- d. Shrub beds at least 4 feet in depth with shrubs, tall grasses or flowers planted in a mulch base is required along each frontage of a residential building with a pedestrian entrance. At least one five gallon shrub shall be planted for each five feet of shrub bed length. The shrub bed must cover at least 60 percent of the length of each building face having a pedestrian entrance.
- e. One shade tree of least three inches in caliper or two ornamental trees of at least six feet in height at planting must be planted for each 10 residential parking spaces provided within a multifamily development, exclusive of the shade trees required in b. and f., in this section. Each uncovered parking space must be within 80 feet of a shade tree.
- f. Four additional shade trees must be planted per multifamily building on the site. Two ornamental trees may be substituted for one required shade tree.
- g. Existing shade trees from qualified species that are preserved in the process of developing a site may be counted towards one shade tree required in b., d. and f., above.

(i) Residential Design

(1) Single Family Design.

- a. **Front Facades.** No single front facade of a home may be duplicated within six (6) lots as measured along the curb line, or within three lots on the opposite side of the street. Mirror (reverse) images of a house façade count as the same house façade for the purposes of this requirement.



FP-23-03

HANSFORD SUBDIVISION PHASE 2

1700 BLK W. SAN ANTONIO ST

FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 700'



FP-23-03

HANSFORD SUBDIVISION PHASE 2

1700 BLK W. SAN ANTONIO ST

FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 700'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-23-03

REPORT DATE: June 7, 2023

PLANNING & ZONING COMMISSION DATE: June 14, 2023

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITION: Approval of the engineering plans by the City Engineer, prior to initiating construction of the public improvements.

BACKGROUND DATA

APPLICANT: Charlotte Hodges, Carlson, Brigance & Doering, Inc.

ENGINEER: Charles Brigance Jr., P.E., Carlson, Brigance & Doering, Inc.

SURVEYOR: Aaron Thomason, P.L.S., Carlson, Brigance & Doering, Inc.

OWNER: Scott Miller, Ranch Road Hansford, LLC

SITE LOCATION: 1700 Block West San Antonio Street

SUBDIVISION NAME: **Hansford Subdivision Phase 2**

SIZE OF PROPERTY: 21.475 acres

NUMBER OF PROPOSED LOTS: 104 (see description below)

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Hansford Subdivision Preliminary Plat and Subdivision Development Plan (PP-22-04) was approved by the Commission on July 13, 2022, with the Final Plat of Phase 1 (FP-22-06) approved on August 24, 2022 and recorded on May 26, 2023. The current proposal is for approval of the Final Plat of Phase 2. This phase will include 99 single-family residential lots, one landscape lot, two drainage lots, one joint greenbelt and drainage lot, one combined parkland, drainage, and greenbelt lot, and five new public streets. In addition, one existing street, Windsor Boulevard, will be extended into the development from the west, where it will connect with Lockhart Farms Phase 2 once that subdivision's infrastructure is completed. The Windsor Boulevard extension will generally follow the future collector street alignment through the property shown on the Lockhart 2020 Thoroughfare Plan Map. Sidewalks are proposed on both sides of all internal streets. A 6-foot-wide public greenbelt trail will extend through the joint parkland, greenbelt, and drainage lots in the far north portion of the subdivision in Block G, where it will connect with the Lockhart Farms development to the west. In addition to the on-site detention areas, the subdivision will be served by a regional detention pond located within the Lockhart Farms Addition to the north, which will also serve a future phase of the Stanton Development to the west of Lockhart Farms. The total parkland proposed for dedication with Phase 1, 5.513 acres, will exceed the total required parkland for both Phases 1 and 2 by approximately one acre, and will be owned and maintained by the Homeowners' Association (HOA). Parkland, however, will also be dedicated within Phase 2, located within the northwest corner of the subdivision in Lot 19, Block G. This lot will also be owned and maintained by the HOA, and include improvements to consist of a playscape, shade pavilion, shade trees, benches, picnic tables, and granite trail, as referenced in Note 12 on Sheet 4 of the plat.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the east and south by Phase 1 of Hansford Subdivision. The abutting property to the west and north includes the Lockhart Farms Addition Phase 1. In addition, an adjacent property located to the west and south is currently under review as a one-lot multifamily residential minor plat (SAI-Lockhart Addition). The greatest impact of the proposed development would be increased traffic on West San Antonio Street. However, the proposed subdivision at build-out will provide connectivity to Windridge Addition via Monte Vista Drive within Hansford Phase 1, and to future sections of Windridge Addition via Windsor Boulevard within Hansford Phases 1 and 2. Windsor Boulevard will also extend west into Lockhart Farms Addition. According to the applicant, TxDOT has approved the Traffic Impact Analysis, and has authorized the widening of West San Antonio Street to include left-turn and right-turn lanes in a joint endeavor between the applicant and the developers of the Kelley Villas Subdivision across the street and immediately west of Hansford Subdivision. The turning lanes were constructed and completed with the public improvements for Hansford Phase 1.

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

COMPLIANCE WITH STANDARDS: The plat complies with all applicable subdivision standards, including construction of new streets where required, the provision of public sidewalks, utilities, stormwater drainage, and parkland. The engineering plans are not yet approved by the City Engineer; however, approval of the plans will be made a condition of final plat approval, prior to initiating construction of the public improvements.

CONCURRENT VARIANCES REQUESTED: None

Kevin Waller

From: Wachel, William <WWachel@trccompanies.com>
Sent: Monday, June 5, 2023 6:41 PM
To: Brian Kelling
Cc: smiller ranchroaddevelopment.com; dgilpin ranchroaddevelopment.com; Charles Brigance; Kevin Waller; David Fowler; Sean Kelley; Chierici, Ethan; Meyer, Jeremie
Subject: FW: [EXTERNAL] Hansford Phase 2 Construction Plan Set Comment Report Statul hope you hads
Attachments: 20221104 Stanton Pond Expansion - Drainage Report.pdf
Importance: High

Brian,

We have reviewed the Constructions Plans for Hansford Phase II. The following items shall be addressed before approval of the construction documents can be considered.

Construction Plan Comments:

1. Additional Comments:

- 1.1. Sheet 10: Revise time of concentration path for drainage area C1 to cross contours perpendicularly.
- 1.2. Sheet 10: Revise drainage area delineation for drainage area C1. Drainage area C1 appears not to account for flow coming from the adjacent properties, see Sheet 7 for the additional contours added to this submission.
- 1.3. Drainage Report and Sheet 11: Revise drainage calculations to coincide with the drainage calculations for The Stanton Phase II Regional Retention Pond Expansion completed by Halff in November 2022. The calculations within the Stanton Phase II Regional Retention Pond Expansion are more recent than the House-Moran Drainage report and calculations. See attached copy.

Note that additional comments may be generated as a result of information or design changes provided in your updated design documents. Please feel free to contact us if you have any questions.

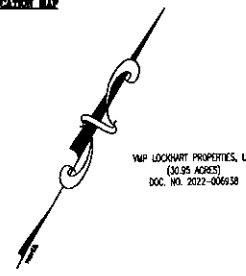
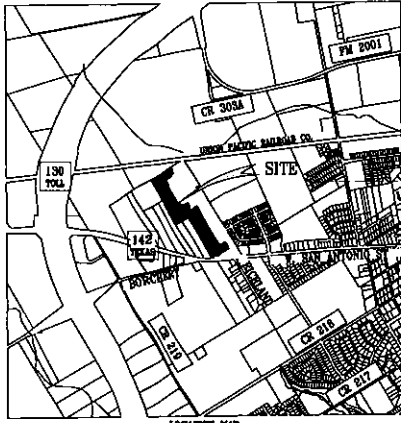
Regards,

William Wachel, PE
Deputy Director
Design Management Services



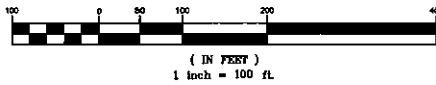
505 E. Huntland Dr., Suite 250
Austin, TX 78752
wwachel@trccompanies.com
C 713.498.8488
W 512.201.1207

HANSFORD SUBDIVISION PHASE 2



W.P. LOCKHART PROPERTIES, LLC
(0.95 ACRES)
DOC. NO. 2022-006938

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND

- IRON PIPE FOUND
- CAPPED 1/2" IRON ROD SET STAMPED "CSD SYSTEM"
- CAPPED 1/2" IRON ROD FOUND STAMPED "CSD SYSTEM" (UNLESS NOTED)
- B.S.L. BUILDING SETBACK LINES
- P.U.E. PUBLIC UTILITY EASEMENT

DATE: JANUARY 25, 2023

CIVIL ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANYON BLVD.
AUSTIN, TEXAS 78749
PHONE: 512-280-5169
REGISTRATION # - 3791

OWNER: RANCH ROAD HANSFORD, LLC
3051 HIGHWAY 71, BUILDING A
BASTROP, TEXAS 78602
PHONE: 949-680-5494

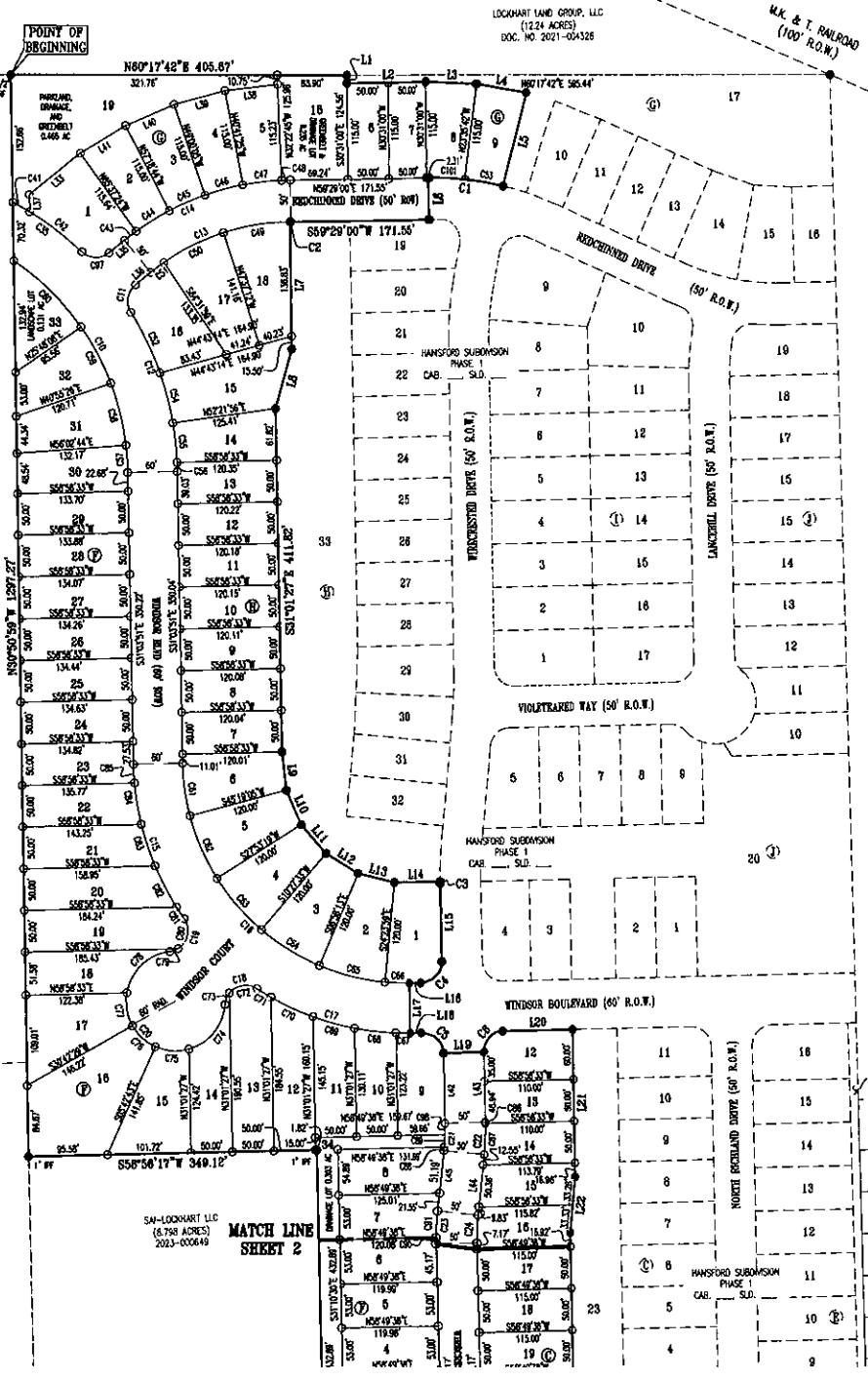
DEVELOPER:
RANCH ROAD HANSFORD, LLC
3051 HIGHWAY 71, BUILDING A
BASTROP, TEXAS 78602
PHONE: 949-680-5494

TOTAL ACREAGE: 21.475 ACRES
SURVEY: CORNELIUS GRENSHAW SURVEY,
ABSTRACT NO. 68

LOCKHART FARMS HOLDINGS, LLC
(8.57 ACRES)
DOC. NO. 2021-009279

SA-LOCKHART LLC
(6.798 ACRES)
2023-000649

MATCH LINE
SHEET 2



TOTAL OF LOTS	104	ACREAGE
SINGLE FAMILY LOTS:	99	15.530 ACRES
LANDSCAPE LOTS:	1	0.131 ACRES
GREENBELT AND DRAINAGE LOTS:	1	0.235 ACRES
DRAINAGE LOTS:	2	0.689 ACRES
PARKLAND, DRAINAGE AND GREENBELT LOTS:	1	0.465 ACRES
ROW: 4.425 ACRES		TOTAL: 17.050 ACRES

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAYMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
MILLER TERRACE	279'	50' R.O.W.	31' BOC-BOC	25 M.P.H.	PUBLIC	LOCAL
REDCINNED DRIVE	447'	50' R.O.W.	31' BOC-BOC	25 M.P.H.	PUBLIC	LOCAL
THORNTAL DRIVE	310'	50' R.O.W.	31' BOC-BOC	25 M.P.H.	PUBLIC	LOCAL
WINDSOR BOULEVARD	1,171'	60' R.O.W.	41' BOC-BOC	25 M.P.H.	PUBLIC	COLLECTOR
WINDSOR COURT	103'	120' DA	101' DA BOC-BOC	25 M.P.H.	PUBLIC	LOCAL
WINDCREST DRIVE	1,159'	50' R.O.W.	31' BOC-BOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	3,468'			4.425 ACRES		



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 1002490



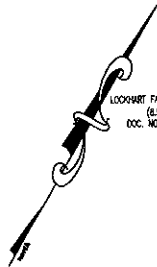
Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

SHEET NO. 1 OF 4

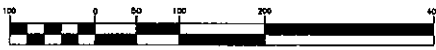
J:\AC3D\5538\Survey\PLAT - HANSFORD SUB PHASE 2

HANSFORD SUBDIVISION PHASE 2



SCALE: 1" = 100'

GRAPHIC SCALE



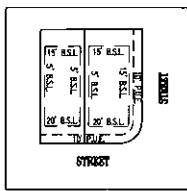
(IN FEET)
1 inch = 100 ft.

LEGEND

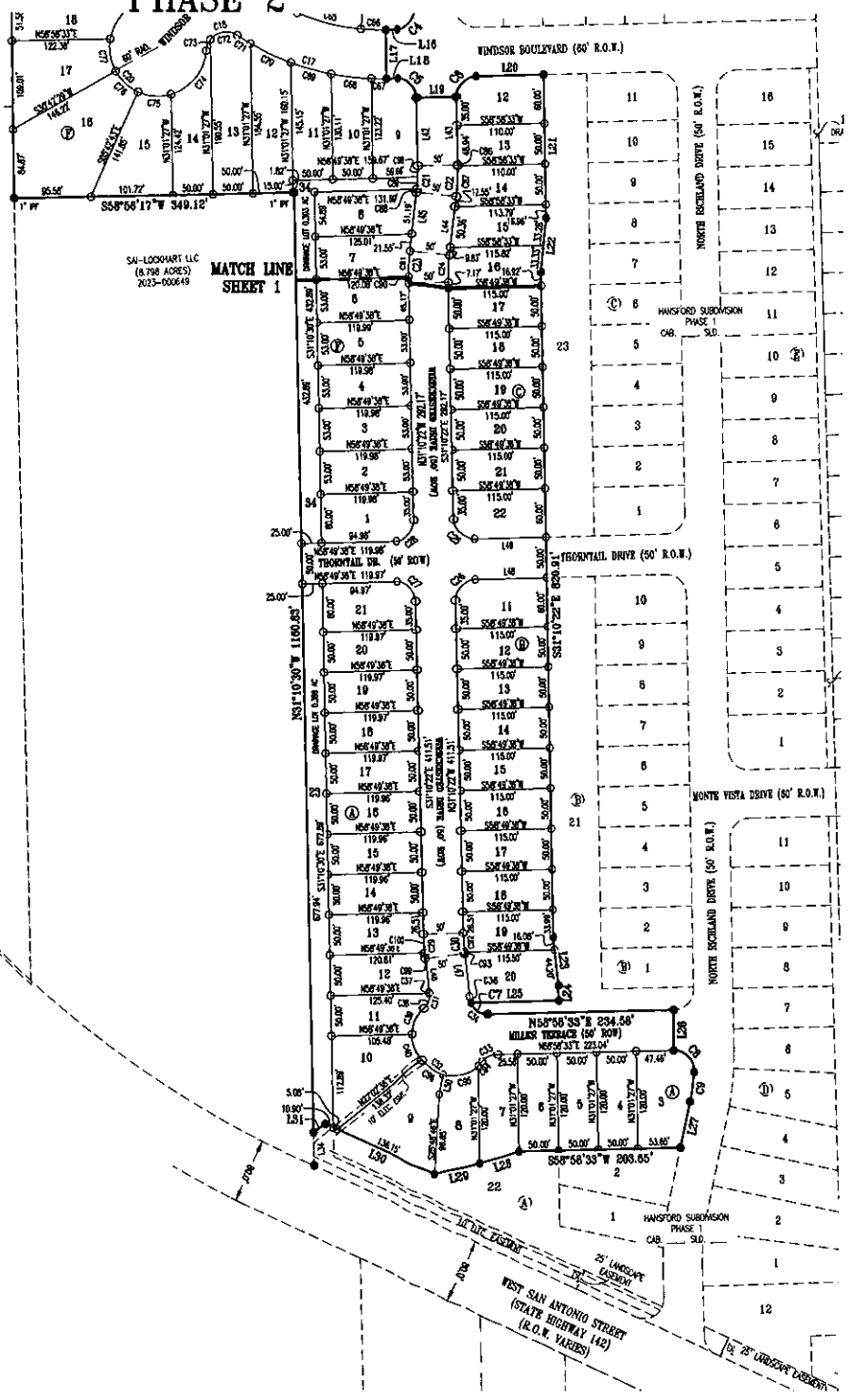
- IRON PIPE FOUND
- CAPPED 1/2" IRON ROD SET
STAMPED "C&D SETSTONE"
- CAPPED 1/2" IRON ROD FOUND
STAMPED "C&D SETSTONE" (UNLESS NOTED)
- B.S.L. BUILDING SETBACK LINES
- P.U.E. PUBLIC UTILITY EASEMENT

Line #	Length	Direction
L1	8.56	S50°31'20"E
L2	100.00	N56°29'10"E
L3	61.47	N62°48'51"E
L4	62.03	N70°02'10"E
L5	115.00	S16°20'15"E
L6	50.00	S30°31'20"E
L7	152.33	S30°42'25"E
L8	73.52	S14°47'38"E
L9	48.43	S36°15'54"E
L10	63.45	S55°23'48"E
L11	45.45	S70°49'34"E
L12	45.45	S80°15'20"E
L13	45.45	N0°16'54"E
L14	58.26	N56°10'11"E
L15	94.03	S31°01'27"E
L16	15.95	S36°54'37"W
L17	60.00	S37°01'27"E
L18	15.95	N56°58'33"E
L19	50.00	N56°58'33"E
L20	85.00	N56°58'33"E
L21	178.94	S31°04'27"E
L22	66.61	S24°12'09"E
L23	60.28	S36°31'35"E
L24	18.78	S31°01'27"E
L25	112.30	S56°48'36"W

Line #	Length	Direction
L26	50.01	S27°48'32"E
L27	58.22	S18°08'25"E
L28	51.88	S43°29'50"W
L29	56.98	S17°18'53"W
L30	152.13	S84°06'10"W
L31	17.99	S26°10'00"W
L32	79.07	S21°17'26"W
L33	41.23	S31°10'30"E
L34	24.03	N21°17'26"E
L35	23.13	S21°17'26"W
L36	20.50	S30°50'36"E
L37	63.79	S53°15'28"W
L38	63.77	N45°09'15"E
L39	63.77	N56°50'36"E
L40	63.82	N26°06'16"E
L41	63.94	N31°01'27"W
L42	63.94	S31°01'27"E
L43	72.73	S24°12'09"E
L44	72.73	N24°12'09"W
L45	42.32	S36°31'35"E
L46	52.80	N56°51'36"W
L47	90.00	N56°49'38"E
L48	90.00	N56°49'38"E
L49	25.00	N18°53'59"W



TYPICAL BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENT DETAIL



RANCH ROAD DEVELOPMENT

Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791 • REG. # 1062490

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 290-5160 Fax No. (512) 290-5165

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

*-This is the resubmitted application-
4/26/23-*

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

APPLICANTS

SURVEYOR NAME <u>Aaron Thomason</u>	ADDRESS <u>5501 West William Cannon</u>
DAY-TIME TELEPHONE <u>(512) 280-5160</u>	<u>Austin, TX 78749</u>
E-MAIL <u>aaron@cbdeng.com</u>	
ENGINEER NAME <u>Charles Brigance Jr., PE</u>	ADDRESS <u>5501 West William Cannon</u>
DAY-TIME TELEPHONE <u>(512) 280-5160</u>	<u>Austin, TX 78749</u>
E-MAIL <u>charlesbrigance@cbdeng.com</u>	
OWNER NAME <u>Ranch Road Hansford, LLC</u>	ADDRESS <u>3951 Highway 71, Building A</u>
DAY-TIME TELEPHONE <u>(949) 680-5494</u>	<u>Bastrop, TX 78602</u>
E-MAIL _____	

TYPE OF APPLICATION

<input checked="" type="checkbox"/> SUBDIVISION DEVELOPMENT PLAN	<input type="checkbox"/> REPLAT/RESUBDIVISION	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> AMENDING PLAT	<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> DEVELOPMENT PLAT	<input type="checkbox"/> MINOR PLAT	

PROPERTY

SUBDIVISION NAME Hansford Subdivison Phase 2 1700 Block W. San Antonio St.

ADDRESS OR GENERAL LOCATION North of the intersection of W. San Antonio Street (SH 142) and Richland Drive

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 21.475 ACRE(S) PROPOSED NUMBER OF LOTS 104

ZONING CLASSIFICATION(S) Residential Medium Density (RMD)

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.

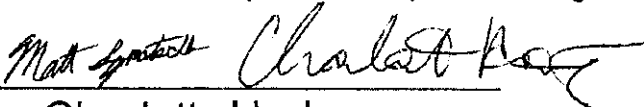
Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

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



DATE

4/26/23

PRINTED NAME

Charlotte Hodges

TELEPHONE

512-280-5160

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.

** Application withdrawn by applicant prior to statutory decision deadline; no fee for re-submission.*

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01203352

DATE SUBMITTED 4/26/23

CASE NUMBER FP .23 .03

DATE APPLICATION IS DEEMED COMPLETE 2/22/23 (original application)

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

PLANNING AND ZONING COMMISSION MEETING DATE 6/14/23

DECISION _____

CONDITIONS _____

(original application submission)

UTILITY SERVICE FORM

THIS FORM SHOULD BE COMPLETED BY THE APPLICANT, AFTER CONSULTING WITH THE UTILITY SERVICE PROVIDERS LISTED BELOW, FOR ALL PLATS, EXCEPT AMENDING PLATS, AND FINAL PLATS THAT ARE CONSISTENT WITH APPROVED PRELIMINARY PLATS. THE FOLLOWING UTILITY SERVICE CODES ARE TO BE INDICATED, AS APPLICABLE, IN THE SPACE PROVIDED BELOW.

- A Adequate service is currently available to the proposed subdivision.
- B Adequate service is not currently available, but arrangements *have* been made to provide it.
- C Adequate service is not available, and arrangements have *not* been made to provide it from the utility.
- D Additional easements are needed for the utility within the subject property.

NAME OF **WATER SERVICE PROVIDER** City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) B

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart (B)

TEXAS GAS SERVICE GAS COMPANY

APPLICABLE UTILITY SERVICE CODE(S) (B)

NAME OF **ELECTRIC SERVICE PROVIDER** Bluebonnet Electric CO-OP

APPLICABLE UTILITY SERVICE CODE(S) B

UNDERGROUND Yes X No