

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, July 24, 2024
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 July 10, 2024 meeting.
4. **ZC-24-05 and PDD-24-03.** Hold a PUBLIC HEARING and consider a request by Winn Smith on behalf of Mainsprings LLC., for a **Zoning Change** from PDD Planned Development District to PDD Planned Development District including a **revised PDD Development Plan** for the Main Springs Subdivision Planned Development, on a total of 1.778 acres in the Main Springs Planned Development Subdivision, Block 1, Lot 1, located at 416 North Church Street.
5. Hold a PUBLIC HEARING and consider a recommendation to the City Council for a proposed **Zoning Text Amendment** to Chapter 64, "Zoning" of the Lockhart Code of Ordinances, Appendix II, "Specific requirements for commercial districts", to adjust the maximum height within the CHB Commercial Heavy Business district and to add a required parking minimum for the "Hotel" use within the CHB Commercial Heavy Business district.
6. **FP-24-01.** Consider a request by Travis Krause of Patton 3, LLC, for approval of a **Final Plat** for Lockhart Place Townhomes Planned Development District Phase 1, consisting of 11.547 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD (Planned Development District), and located at 903 State Park Road (F.M. 20).
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 1:00 p.m. on the 17th day of July, 2024.

**City of Lockhart
Planning and Zoning Commission
July 10, 2024**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Christine Banda, Romy Brossman

Visitors/Citizens Addressing the Commission: Tamara Carlisle

1. Call meeting to order. Vice-Chair Oliva 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 June 26, 2024, meeting.

Commissioner McBride moved to approve the June 26, 2024, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. FP-24-03. Consider a request by Tamara Carlisle of The Lumberyard Lockhart, LLC, for approval of a Final Plat for Lockhart Lumberyard Addition, consisting of 0.562 acre on property identified as Lot 24 and part of Lot 22, A.R. Chews Addition, zoned RMD Residential Medium Density and located at 508, 510, 512, and 514 West Market Street, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-72(e), to allow for five feet of right-of-way dedication along the property's West Market Street frontage where 10 feet would normally be required, and no right-of-way dedication along the Cibilo Street frontage, in place of the required 11.7 feet.

Kevin Waller came forward to present his staff report which included location maps and aerials. He said the applicant is requesting two variances to the right-of-way dedication requirements along West Market Street and Cibolo Street. The West Market Street side right-of-way would be a five-foot dedication instead of the normal request of 10-foot. Cibilo Street side right-of-way dedication would be zero instead of the 11.7-foot requirement. The Director of Public Works Sean Kelley stated he approved the right-of-way variance requests. However, Mr. Kelley expressed that if parking should become an issue on the shared driveway at the rear of each property that interferes with emergency vehicle response, "no parking" signs may be needed. He said that there are two corrections to the final plat that need to be addressed as conditions. The first one, correct the ownership information on the neighboring property to the southeast

and two, add CLB Commercial Light Business District zoning label to an adjacent property to the south of Lots 1 and 2.

The Commissioners discussed the variances requested with Mr. Waller.

David Fowler called Mr. Waller to speak with him and informed him that Lots 1 and 2 are nonconforming on the proposed final plat due to inadequate lot area.

Mr. Waller informed the commissioners that the lots were nonconforming in the proposed final plat as presented. He said that all three minimum required dimensions must be met for the width, depth, and minimum square footage on each lot. As of now the lots still do not meet the minimum requirement for 5,500 square feet.

Vice-Chair Oliva asked the applicant to come forward.

Tamara Carlisle, owner of the old Wilson Riggin properties came forward. She expressed that she had been approached by several people asking her to build high quality homes within walking distance of downtown. She stated it is her plan to build four quality homes on the proposed lots. She informed the commission she had just completed a single house of similar quality across Cibilo Street. She mentioned that she needs the right-of-way dedications decreased to help make the lots conforming. She has just found out Lots 1 and 2 are still nonconforming and will leave it to staff and the commissioners to reach a solution for her final plat.

Mr. Waller approached the commission again to suggest that they add a condition to waive the variance along West Market Street to zero instead of the 5-foot being proposed. This would make Lots 1 and 2 conforming lots. He said that staff recommends approval of the final plat with this condition upon approval of the Public Works Director and the other two conditions mentioned.

Vice-Chair Oliva asked for any other speakers, none approached so he asked for a motion.

Commissioner Lingvai moved to approve FP-24-02 with staff's conditions. Commissioner Haug seconded, and the motion passed with a vote of 6-0.

5. Consider a recommendation to the City Council for a proposed amendment to Chapter 52, "Subdivision Regulations" of the Lockhart Code of Ordinances, Section 52-62, Land Dedication, to correct a reference made to another section within the Regulations.

Mr. Waller came forward to explain that staff discovered that the revisions to the Subdivision Regulations approved in January 2023 contained an incorrect reference to another section of Chapter 52. This led staff to draft the proposed text amendment. Mr. Waller showed the location of the error and how it would be corrected.

Commissioner McBride moved to recommend approval of the proposed text amendment to Chapter 52, "Subdivision Regulations" to City Council. Commissioner Lingvai seconded, and the motion passed with a vote of 6-0.

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

Mr. Fowler stated that the next meeting would be held on Wednesday, July 24th, and that one Planned Development, a zoning text amendment and a plat were planned for the meeting.

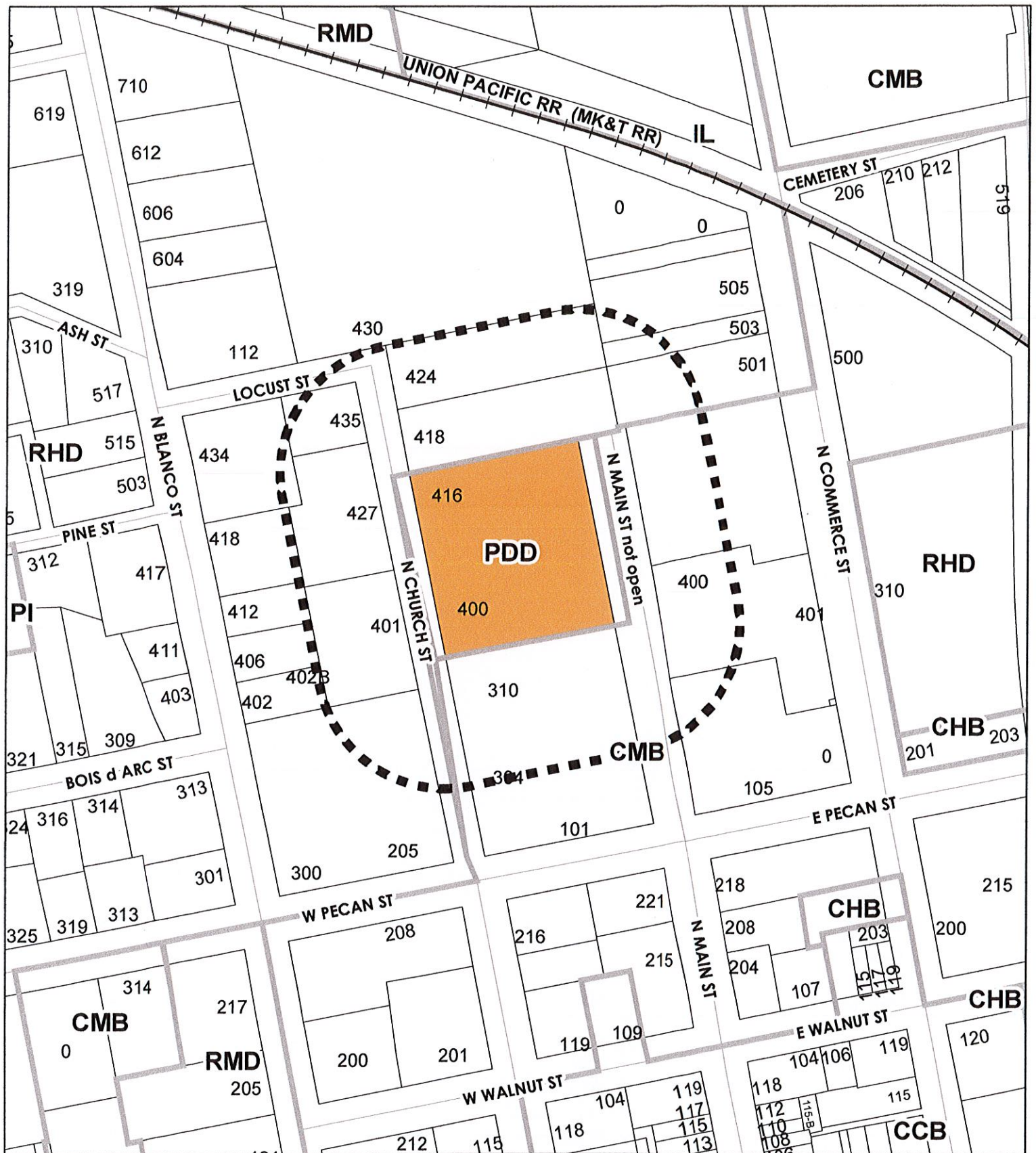
7. Adjournment.

Commissioner Arnic moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:00 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Manuel Oliva, Vice-Chair

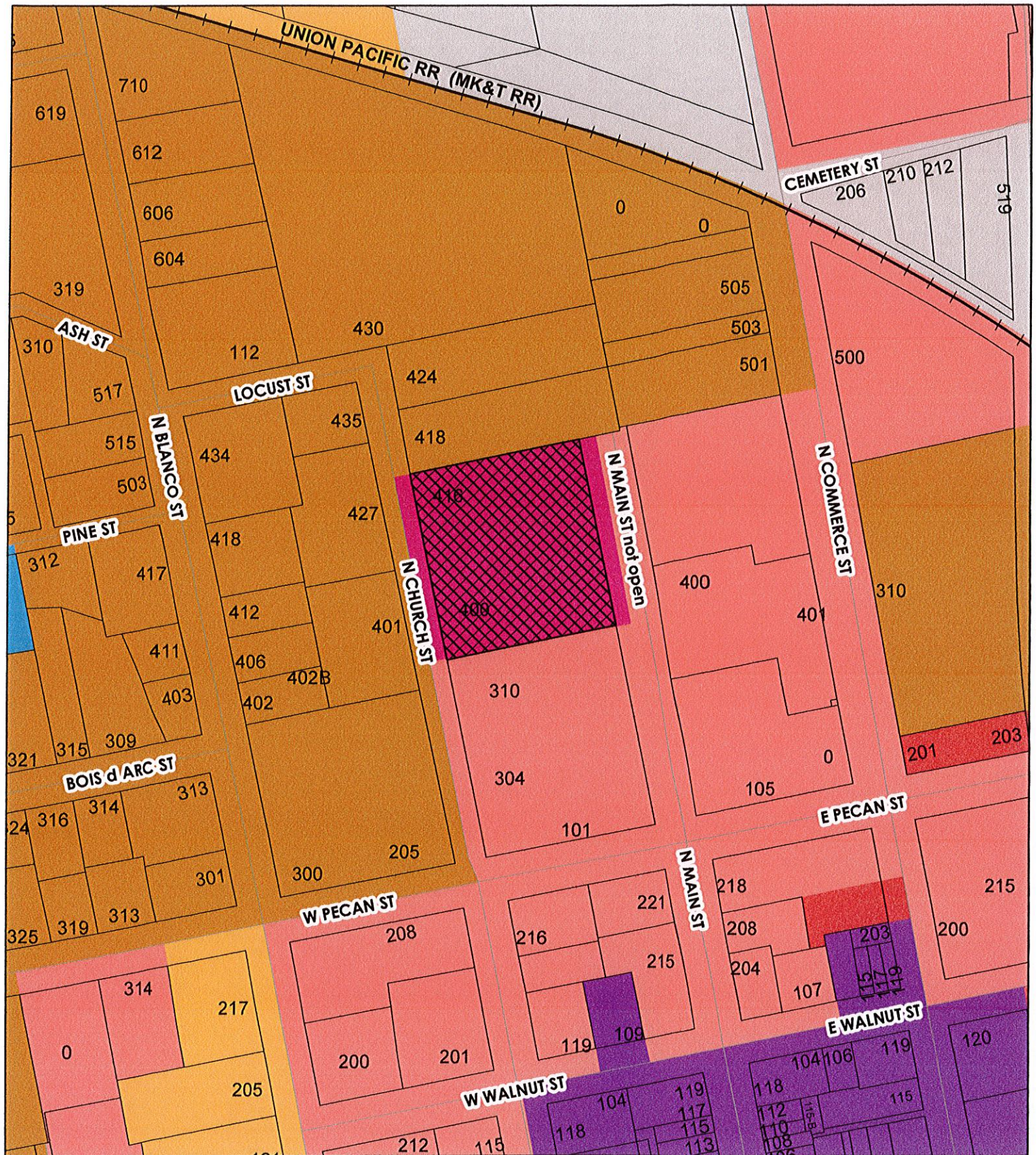




0 200 400 Feet



UNION PACIFIC RR (M&T RR)



ZC-24-05

PDD TO PDD

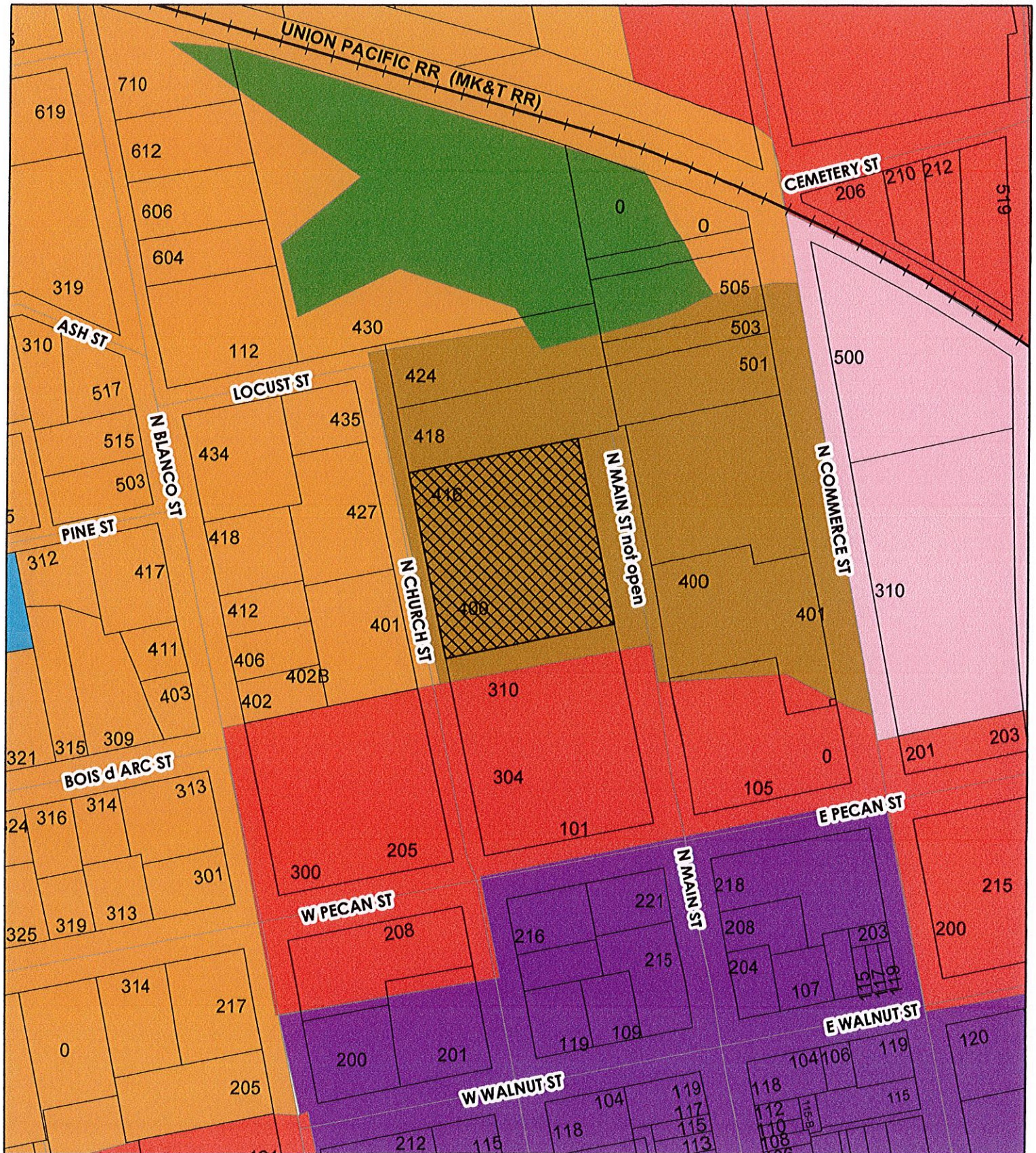
416 N CHURCH ST



scale 1" = 200'

ZONING DISTRICTS

- COMMERCIAL CENTRAL BUSINESS
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- INDUSTRIAL LIGHT
- PLANNED DEVELOPMENT
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE & THOROUGHFARES

PDD TO PDD

416 N CHURCH ST



scale 1" = 200'

- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, MEDIUM DENSITY

CASE SUMMARY

STAFF CONTACT: Evan Olszewski, AICP, Planner

CASE NUMBER: ZC-24-05 and PDD-24-03

REPORT DATE: July 17, 2024

PLANNING & ZONING COMMISSION DATE: July 24, 2024

CITY COUNCIL DATE: August 6, 2024

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

BACKGROUND DATA

ENGINEER: Michael C. Mullone, Dunaway Associates

SURVEYOR: Hinkle Surveyors

APPLICANT: Winn Smith, Mainsprings, LLC

OWNER: Mainsprings, LLC

SITE LOCATION: 416 North Church Street

SUBDIVISION NAME: Main Springs Planned Development, Block 1, Lot 1

SIZE OF PROPERTY: 1.778 acres

NUMBER OF LOTS: One lot to contain vacation rentals and commercial space

EXISTING USE OF PROPERTY: Vacation rentals in first phase per existing Planned Development District

ZONING CLASSIFICATION: PDD (Planned Development District, PDD-20-02)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Zoning Change ZC-24-05 is a request for rezoning from PDD to PDD. The case is to be considered simultaneously with Planned Development District case PDD-24-03, which is an update to the Main Springs Planned Development District, originally approved in cases ZC-20-11 and PDD-20-02. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan.

The proposed development is 1.778 acres with seventeen vacation cabin rental units in seven structures, a covered pavilion, a two-story commercial building, a pool, and a two-story mixed-use building that includes three of the vacation rental units. The project is designed as a resort rental destination that focuses on the Town Branch Creek and includes restaurant, commercial, and special event space. The development plan describes the project as "Vacation Cabin Rental" use, which is defined as "A development type which provides for 2-3 dwelling units within a single principal structure". The Applicant plans to operate the completed project as dispersed lodging rooms under central management. The project is designed to be completed in four phases. The first phase, discussed below, is already completed. The development plan for the final three phases includes a private drive through the south end of the property, partly on a permanent access easement at the northwestern corner of the property to the south. The private drive includes an 18' by 84' loading area for the mixed use and event uses, as well as the required parking for the nine vacation cabin rentals still to be constructed. The total parking required for the proposed revision is 47 spaces.

Main Springs' previously-approved development plan (PDD-20-02) includes eight vacation rental units in a total of four structures, a two-story commercial building, a two-story mixed-use building containing commercial on the first floor, three apartments on the second floor, six townhome condominium units,

and an open-air pavilion. The total number of parking spaces required for the development is 57. The difference between the two proposals is summarized below.

1. The townhome condominium units and apartment units in the approved plan are redefined as "Vacation Cabin Rentals", to match the use of the existing units built in phase one;
2. A sidewalk extension is added to connect the development to the North Church Street and West Pecan Street intersection;
3. A lawn area for special events is added to the development plan.
4. An updated phasing map is proposed to allocate the proposed special event lawn and sidewalk improvements with the development phases approved in PDD-20-02, with the project's completion date remaining unchanged;
5. A new parking table is proposed to update counts for the changed uses;
6. A development plan note is proposed to ensure the project complies with the noise standards in the Lockhart Code of Ordinances Chapter 18, Article III, and
7. The development plan note regarding lighting is updated to read "All proposed outdoor lighting shall be dark-sky compliant and comply with the City of Lockhart Ordinances".

The following is a side-by-side comparison of the unit summaries provided in the Applicant's submittal packages.

PDD-20-02	Parking: 57 spaces		PDD-24-03	Parking: 47 spaces
Vacation Cabin Rentals	8 units		Vacation Cabin Rentals	17 units
Covered Pavilion	1 unit		Covered Pavilion	1 unit
Townhomes	6 units		Mixed Use Building A	2,920 sf of commercial and 3 vacation rental units
Mixed Use Building A	2,920 sf of commercial and 3 apartments		Mixed Use Building B	2,700 sf of commercial
Mixed Use Building B	2,700 sf of commercial			

The location of the vacation rentals' required parking along a private driveway extending between North Church Street and North Main Street and along North Church Street right-of-way remains unchanged. The first phase of the project has widened the east side of North Church Street to accommodate 90-degree on-street parking.

The property is divided by an unnamed tributary of Town Branch Creek within a floodplain area that extends from the east side of the site. Although the 100-year floodplain is the primary basis for regulating structures and other encroachments, the 500-year floodplain is also shown on the development plan. The proposed special events lawn is outside the 100-year floodplain. Both the pavilion and one of the commercial buildings extend into the floodplain but will be raised on columns such that their floors will be at least one-foot above the base flood elevation (100-year flood level), as required by our floodplain ordinance. The base floodplain elevation will be determined by hydrologic modeling prior to issuance of floodplain development permits.

NEIGHBORHOOD COMPATIBILITY: The greatest impact of the proposed project will likely be traffic generated by the commercial/retail/restaurant businesses. The vacation rental units will not generate excessive traffic. The development is proposed to be dark-sky compliant, so the impact of night lighting

should not be an issue. The Applicant has included language in the development plan update certifying the project will comply with the City of Lockhart's noise standards.

FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content. There are no deficiencies.

COMPLIANCE WITH STANDARDS: The proposed development will include a five-foot wide public sidewalk along North Church Street, which is one-foot wider than the minimum required. This sidewalk is proposed in the update to extend to the North Church Street and West Pecan Street intersection. PDD-20-02 approved several other deviations from normal ordinance standards: One is that there will be no public sidewalk along the North Main Street frontage because there is no actual street in that segment of the right-of-way where the street terminates in a dead end. The Planning and Zoning Commission approved a subdivision variance for this project's sidewalk in the final plat, and this plat still applies to this revised development plan. Much of the required parking for the development is being provided in the North Church Street right-of-way instead of on the private property. Finally, zero building setbacks are proposed along the east and west boundaries of the property instead of the setbacks normally required by the conventional zoning districts (roof eaves or awnings will not be allowed to extend across any property line).

ADDITIONAL REQUIREMENTS: None

STAFF RECOMMENDATION: Staff's recommendation for approval of the original version of the Planned Development District cited the benefit of the project's diversity of housing types. The main feature of the proposed revision is the removal of the townhomes and apartments to which staff referred in the previous recommendation. However, staff believes the proposed revision is suitable for the city because it will provide additional lodging and recreation options near downtown. As such, staff recommends approval of the revised PDD development plan and associated zoning change request.

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 MAINSPRINGS LLC

ADDRESS 416 N. CHURCH ST.

DAY-TIME TELEPHONE (512) 787-0383

E-MAIL WS@COUNTYWIDERE.COM

OWNER NAME MAINSPRINGS LLC

ADDRESS 1207 E. 8th ST.

DAY-TIME TELEPHONE (512) 787 0383

AUSTIN, TX ~~78701~~ 78702

E-MAIL WS@COUNTYWIDERE.COM

PROPERTY

ADDRESS OR GENERAL LOCATION 416 N CHURCH ST.

LEGAL DESCRIPTION (IF PLATTED) MAINSPRINGS, Block 1, Lot 1

SIZE 1.778 ACRE(S)

LAND USE PLAN DESIGNATION HIGH DENSITY RESIDENTIAL

EXISTING USE OF LAND AND/OR BUILDING(S) PDD, COMMERCIAL, VACATION RENTALS, MIXED USE

PROPOSED NEW USE, IF ANY REMOVE TOWNHOMES & APARTMENTS FROM PDD IN EXCHANGE FOR VACATION RENTALS

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION PDD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST SEE STATEMENT ATTACHED

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. \$1,516.70

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT PAYABLE TO THE CITY OF LOCKHART.

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 7/1/24

OFFICE USE ONLY

ACCEPTED BY

D. Fowler

RECEIPT NUMBER

01306281

DATE SUBMITTED

7/3/24

CASE NUMBER ZC

24 - 05

DATE NOTICES MAILED

2-8-24

DATE NOTICE PUBLISHED

7-11-2024 FPD 24-02

PLANNING AND ZONING COMMISSION MEETING DATE

7/24/2024

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

8/6/24

DECISION

Requested Changes from Original PDD:

- No Zoning Variances Requested
- Variance on size of PDD approved Unanimously in Aug. 2022 from Zoning Board of Adjustment.
- Original PDD and Zoning Variances Unanimously Approved by P&Z and City Council on September 23rd, 2020, and Oct. 8th, 2020, respectively.

PAGE 1:

1. Change "Townhome Condominiums" in Phase 4 and "Apartments" in Phase 3 to "Vacation Cabin Rentals"
2. Change "Live/Work" to "Vacation Rentals"
3. Add 5ft Sidewalk extension to Church St. and Pecan intersection as part of developer responsibility to construct with associated Phase.
4. Add Special Events Lawn

PAGE 2:

1. Update phasing map area to map new layout. No phasing has changed from original. Project began in March 2021 and is on pace to finish March 2026

TO DATE:

- a. Phase 1 - Complete (Vacation Rentals)
 - b. Phase 2 – Permitted and Under Construction 75% Complete
 - c. Phase 3 – 50% Design Complete
 - d. Phase 4 – 25% Design Complete
2. Update Parking Table for new use. The developer is still providing the required number of spaces.

PAGE 3:

1. Add Note 14. "This project shall comply with City of Lockhart Code Chapter 18, Article II Noise"
2. Edit Note 10. "City of Lockhart All proposed outdoor lighting shall be dark-sky compliant and comply with City of Lockhart Ordinances"
3. Delete Townhome Condominium as a use in the project
4. Add Special Events Lawn as use in the project

Reasoning:

Through the continued feasibility and design of the final phases of the project, the ownership group would like to amend our PDD. This is primarily driven by our continued study of the site as it relates to the application of our project goals are as follows:

- 1. Improve the creek - 'riparian' zone restoration with minimal disruption**
- 2. Preserve the funk - embracing existing concrete wash features on site**
- 3. Prioritize views to downtown and views to the creek - maintaining views from Cabin D3**
- 4. Reclaim the site with nature - preserving existing trees and reintroducing native flora**
- 5. Disrupt existing site hydrology as little as possible - all buildings are outside the floodplain**
- 6. Be phase-able - design allows for programmatic flexibility**
- 7. Partner with the city - improve pedestrian access within and around the site**

As we continued to study the Phase 4 building sizes, locations, heights, and proximity of buildings as it relates to the creek needed, we determined that the original Townhome concept would be detrimental to over half our project goals, including impeding views, risking the viability and sustainability of our spring fed creek, as well as force us to eliminate trees, which is against our mission. We feel that this use has a much more sustainable impact on the site and those that will be experiencing the district and Lockhart. This development began in 2020, but based on current supply and demand in 2024, we also feel that is an important time to extend our offerings for visitors as it has been widely discussed recently about the need for more visitor lodging in Lockhart.

We have re-envisioned our development with these constraints and have realized that it is in the best interest of the property and the project to change the uses of the remaining residential portions of our project. We propose to change these uses to Cabin Vacation Rentals, like the completed Phase 1 use. This would enable us to provide up to 17 total units on the property. *The Leona at Mainsprings* is our unique cabin rental experience in Lockhart set to open in Fall of 24'. We believe doubling our initial room offerings, along with additional amenities and restaurant on property in Phase 3, will have an unprecedented impact on the tourist experience in Lockhart. Not only will it send large economic waves of support to the community through additional sales tax and HOT Funds revenue, but the retail and restaurant offerings will also be able to be enjoyed by the community, along with our event space. Each year, thousands of guests each year will stay within footsteps of downtown to experience all Lockhart has to offer, all while being as low impact to the community and environment as possible.

We have owned up to all agreements of our original PDD and are well on our way to full development completion. Our development will be an icon within the community, and we hope our message of sustainability and mobility will make Lockhart proud. We are not requesting any parking variances and will still utilize on-street parking as much as possible as part of our development goals and protect the site and the springs. Through the previous two completed phases we have spent thousands of dollars improving public infrastructure including parking and sidewalks at no cost to the city, and we will continue that mantra into future phases. We hope to bring a vibrant, walkable district to Lockhart, and we are very proud of what we have built. We ask for your support in favor of this changes.

Thanks,

Winn Smith

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas and being also all of a tract of land called 1.778 acres and conveyed to PHX 15, LLC by deed recorded in Instrument #2020-002650 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument set used for basis of bearing in the NE corner of the above mentioned 1.778 acre tract and the NW terminus of North Main Street and the South line of a tract of land called 1.052 acres and conveyed to Matthew James Lingvot et al by deed recorded in Instrument #2020-001988 of the said Official Records for the NE corner this tract.

THENCE S 10 degrees 00 minutes 00 seconds E with the East line of the said 1.778 acre tract and the West line of North Main Street **292.07 feet** to a 5/8" nail found in a tree stump used for basis of bearing in the SE corner of the said 1.778 acre tract and the NE corner of Lot 4 in Block 31 of the Original Town of Lockhart as recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas for the SE corner this tract.

THENCE S 80 degrees 02 minutes 03 seconds W with the North line of the said Block 31 and the South line of the said 1.778 acre tract **265.33 feet** to a concrete monument set in the SW corner of the said 1.778 acre tract and the NW corner of Lot 3 in the said Block 31 and the East line of North Church Street for the SW corner this tract.

THENCE N 09 degrees 55 minutes 54 seconds W with the West line of the said 1.778 acre tract and the East line of the North Church Street **291.97 feet** to a 1/2" iron pin found in the NW corner of the said 1.778 acre tract and the apparent SW corner of the above mentioned 1.052 acre tract for the NW corner this tract.

THENCE N 80 degrees 00 minutes 49 seconds E with the North line of the said 1.778 acre tract and the apparent South line of the said 1.052 acre tract **264.98 feet** to the place of beginning containing **1.778 acres** of land more or less.

STATE OF TEXAS
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground and all monuments and markers were properly placed under my direct supervision and is true and correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the _____ day of _____, 20____.

Jerry L. Hinkle
Registered Professional
Land Surveyor #5459

STATE OF TEXAS
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, in the Plat Records of Caldwell County, Texas in Plat Cabinet _____ at slide _____.

Teresa Rodriguez
County Clerk, Caldwell County, Texas

MAIN SPRINGS PLANNED DEVELOPMENT LOT 1 IN BLOCK 1

A subdivision of 1.778 acres out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas

STATE OF TEXAS
COUNTY OF _____

I/WE, the undersigned owner(s) of the land shown on this plat designated as Tract 1 called 1.778 acres and recorded in Instrument #2020-002650 of the Official Records of Caldwell County, Texas and described and designated as MAIN SPRINGS in the City of Lockhart, Caldwell County, Texas do hereby subdivide such property and further reserve to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements.

DATE _____

Representative for:
PHX 15, LLC
11801 HWY 71 WEST
AUSTIN, TX 78738

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations stated herein.

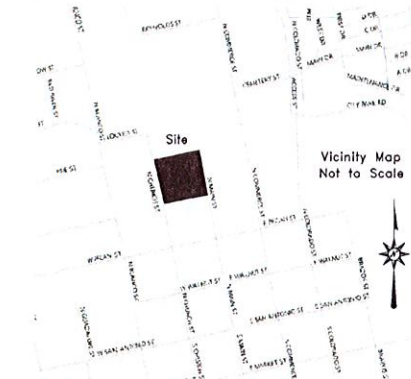
Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF CALDWELL

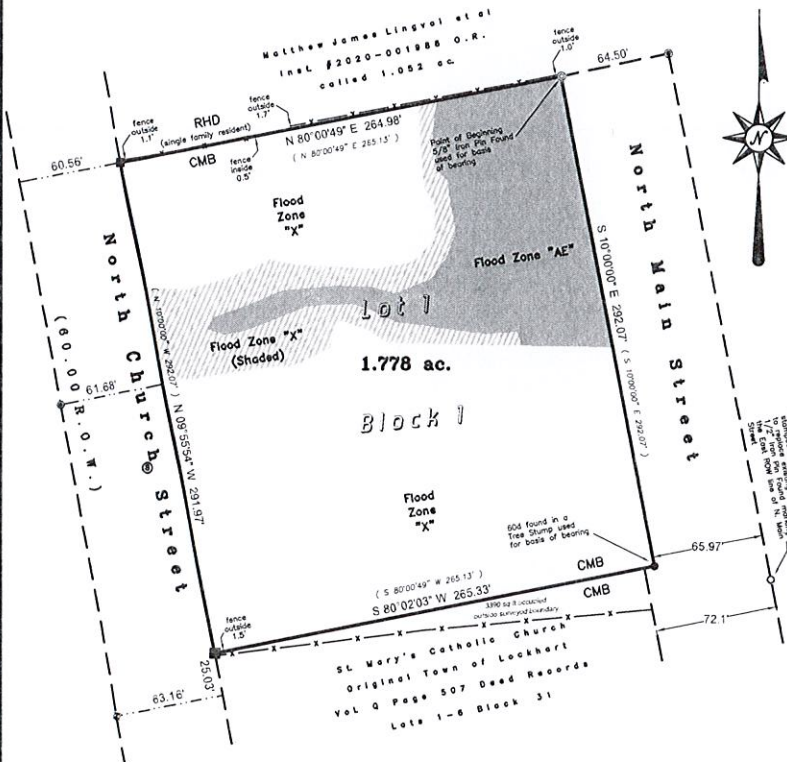
I, _____, Chairman of the Planning and Zoning Commission of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart, Caldwell County, Texas, on the _____ day of _____, 20____.

CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LOCKHART



SURVEYOR'S NOTES:

- The Lots shown lie in Flood Zones approximately as shown according to FEMA Panel #48055C0120E effective date June 19, 2012. FLOOD ZONE "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain. FLOOD ZONE "AE" (SHADED AREA) is a special flood hazard area subject to inundation by the 1% annual chance flood. Base Flood Elevations determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. FLOOD ZONE "X" (SHADED AREA) is areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The minimum permissible floor elevation for any buildings within 100-year floodplain requires a one foot freeboard according to the City of Lockhart Floodplain Ordinance. The Base flood elevation of this site will be determined by an engineer/surveyor for an Elevation Certificate required prior to construction of any improvements within Flood Zone AE.
- Lot 1 Block 1 is currently zoned CMB (Commercial Medium Business District) and proposed zoning to be PDD (Planned Development District). The surrounding lots are zoned CMB (Commercial Medium Business District) and RHD (Residential High Density).
- A 5' Sidewalk along N. Church Street will be permitted and constructed with each phase to provide for phased on-street parking. Refer to PDD for Phases of uses and on-street parking.
- A fee in lieu of parkland dedication, in the amount of \$882.00, shall be paid to the City for the proposed residential uses prior to the recording of this plat based upon five percent of the land market value of \$2.09 per square foot for 8400 square feet of total land area occupied by the apartment homes and townhouses.
- RECORD OWNERS OF LAND: PHX 15, LLC
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644
(512) 398-2000
DATE OF PREPARATION: August 2020
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644
(512) 398-2000
- Boundary & Lot Closure: 1' in 212923'
- Setbacks: Front-(along North Church Street 0') and Rear (along North Main Street 0'); Side (South side 10'); Side (North side 20')



LEGEND

- CONCRETE MONUMENT SET
- STAMPED "HINKLE SURVEYORS"
- 606 FOUND IN TREE STUMP
- 5/8" IRON ROD FOUND
- COTTON SPINDLE FOUND
- CAPPED IRON PIN FOUND
- STAMPED "HINKLE SURVEYORS"
- FLOOD ZONE "AE"
- FLOOD ZONE "X" (SHADED)
- SANITARY SEWER
- FENCE
- UNLESS OTHERWISE NOTED

Scale 1"=50'



Field Book: d.s.
Job No. 20201202-aub1
Date: August 2020
Surveyed By: JPH: JPH

Drawn By: JPH: JPH
Drawing: 20201202-aub1.dwg
Word Date: Begin 08/01/2020
Actual Date: Begin 08/01/2020



PO Box 1027 1109 S. Main Street Lockhart TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No: 100886-07

Original PDD



Proposed PDD

BUILDING SETBACK



LESJIE LOMELI
INST. # 2019-006019
0.546 AC.

JESUS JOSE LUJAN ET UX
VOL. 451 PG. 829 O.R.
CALLED 2.414 AC.

ORIGINAL TOWN OF LOCKHART
VOL. Q PG. 507 DEED RECORDS
LOTS 1-3 BLOCK 32

UNNAMED TRIBUTARY
TO TOWN BRANCH

0' BUILDING
SETBACK

CENTERLINE
OF GREEN

100-YR
FLOODPLAIN

500-YR
FLOODPLAIN

20' BUILDING
SETBACK

10' BUILDING SETBACK

CHURCH STREET
(60' R.O.W. MIN.)

0' BUILDING SETBACK

PRIVATE DRIVE

ST. MARY'S CATHOLIC CHURCH
ORIGINAL TOWN OF LOCKHART
VOL. Q PAGE 507 DEED RECORDS
LOTS 4-6 BLOCK 31

PERMANENT ACCESS EASEMENT
OBTAINED FROM
ADJACENT PROPERTY

MAIN STREET
(R.O.W. VARIES)

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

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10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

ACCESSORY USE: A use which is wholly incidental to and supportive of the principal use of the same lot.
SPECIAL EVENTS LAWN: Private outdoor area that is available for rental by the public for performances, music, weddings, receptions, reunions, parties, and other similar occasions of limited duration.
VACATION CABIN RENTALS: A development type which provides for 2-3 dwelling units within a single principal structure.
MIXED USE: Development type which provides for residential, office, retail and commercial use in a single structure.
BUILDING SETBACK LINE: Roof overhangs or awnings are allowed to project into the minimum building setback, but in no case shall be allowed to extend beyond the property line.

DEVELOPMENT STANDARDS

- This project shall be developed and permitted in phases. Proposed Phases I, II, III and IV are shown on the Main Springs PDD phasing exhibit.
- Allowed development within the 100-year flood plain shall consist of trails, open space, picnic facilities and pavilion built to comply with floodplain regulations as defined by Chapter 22 Floods of the City of Lockhart Code of Ordinances.
- All finished floor elevations shall be a minimum of one foot above the 100-year storm elevation as defined by Atlas 14.
- All structures shall be designed to conform with Chapter 22 Floods of the City of Lockhart Code of Ordinances and Article II- Stormwater Drainage and Flood Control.
- Vegetative screening shall be provided along the north property line where the project is adjacent to residential use. Screening shall comply with Section 64-197(i)(2) of City of Lockhart Municipal Code.
- Signage shall comply with Chapter 46 Signs of the City of Lockhart Code of Ordinances.
- Private driveway shall be maintained by developer.
- Off-street parking shall be designed and permitted through City of Lockhart at the time of Phase I and Phase III permitting. Required parking as defined by this PDD shall be constructed with each phase.
- Construction of improvements in the Right-of-Way is the responsibility of the developer. After acceptance by the City of Lockhart, maintenance shall be the responsibility of the City of Lockhart.
- All proposed outdoor lighting shall be dark-sky compliant and comply with City of Lockhart Ordinances.
- Project shall comply with City of Lockhart Code Chapter 64-203 Nonresidential Appearance Standards.
- Building setback lines shall comply as shown on PDD. Front setback = 0 feet. Rear setback = 0 feet. Side(south) setback = 10 feet. Side(north) setback = 20 feet.
- Sidewalk along Church Street will be permitted and constructed with each phase to provide for phased on-street parking. Refer to PDD sheet 2 for Phases of uses and on-street parking.
- This project shall comply with City of Lockhart Code Chapter 18, Article II Noise



Mike Mullone



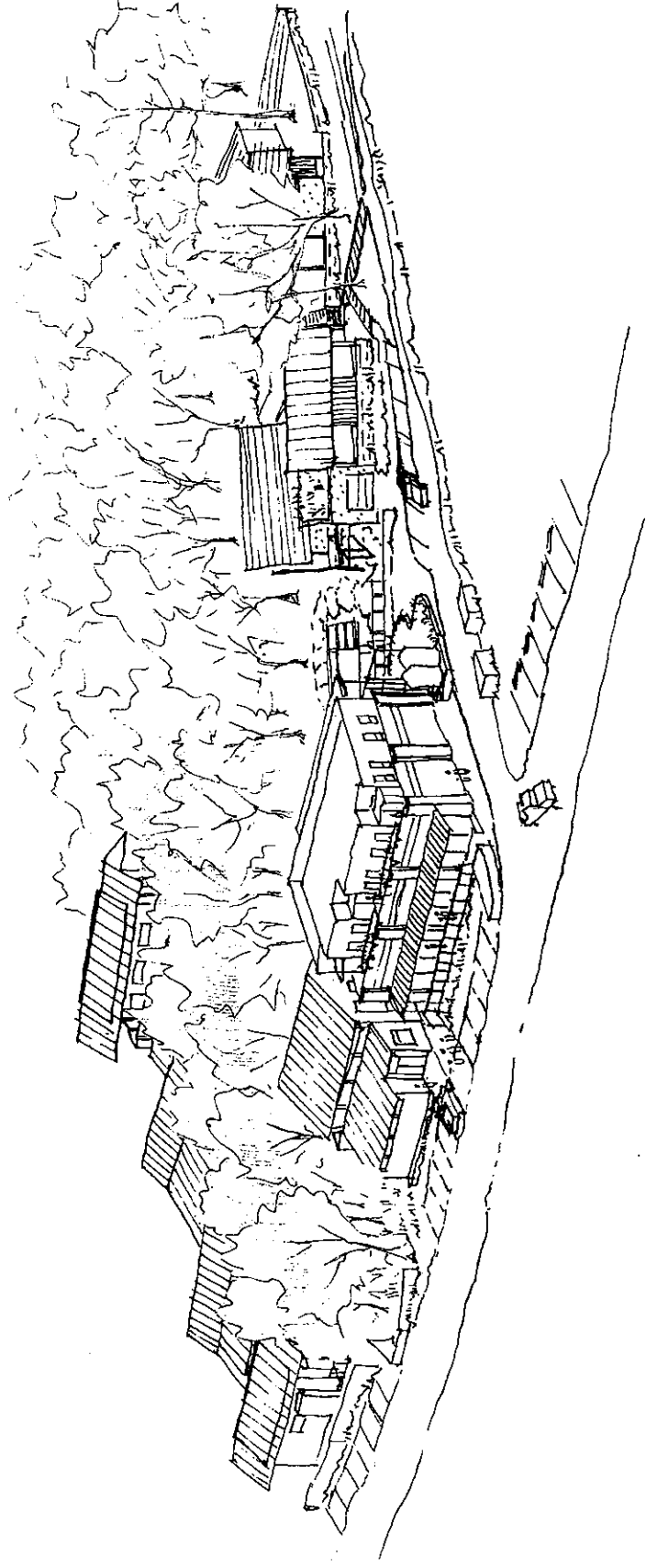
MAIN SPRINGS PLANNED DEVELOPMENT PLAN
COUNTYMADE BUILDERS
416 CHURCH ST., LOCKHART, TEXAS

DUNAWAY
TX Registered Professional Engineer
5707 SOUTHWEST PARKWAY
AUSTIN, TX 78735
PHONE: 512-306-9252

7/10/2014

DUNAWAY & ASSOCIATES
SHEET 1 OF 3

MASSING & CHARACTER



PROJECT GOALS

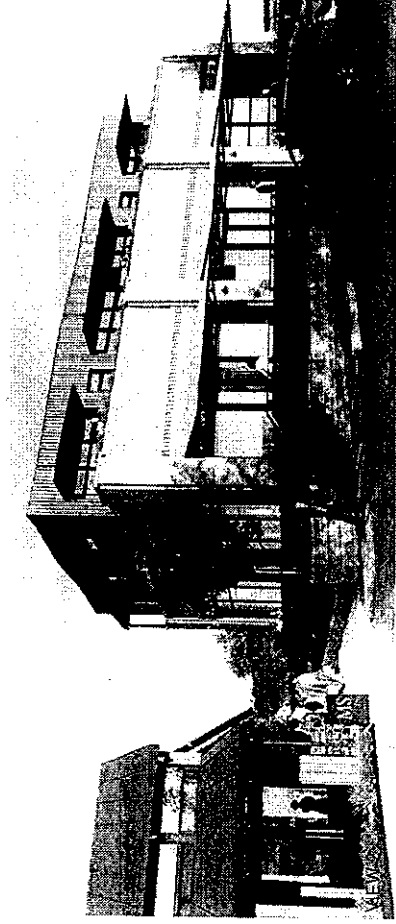
1. Improve the creek - riparian zone restoration with minimal disruption
2. Preserve the funk - embracing existing concrete wash features on site
3. Prioritize views to downtown and views to the creek - maintaining views from Cabin D3
4. Reclaim the site with nature - preserving existing trees and reintroducing native flora
5. Disrupt existing site hydrology as little as possible - all buildings are outside the floodplain
6. Be phase-able - design allows for programmatic flexibility
7. Partner with the city - improve pedestrian access around and within the site

MIXED USE PERSPECTIVES - L2 UNIT MASSING

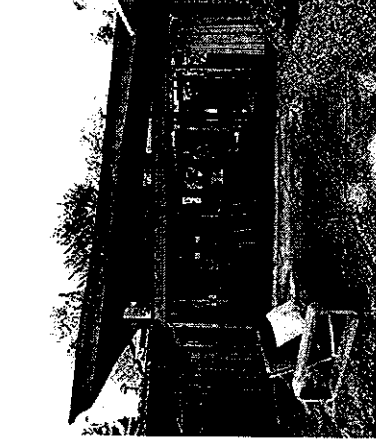
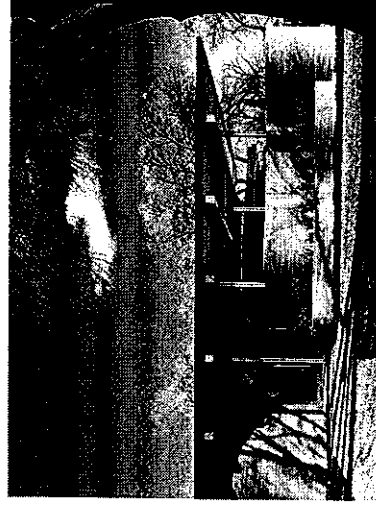
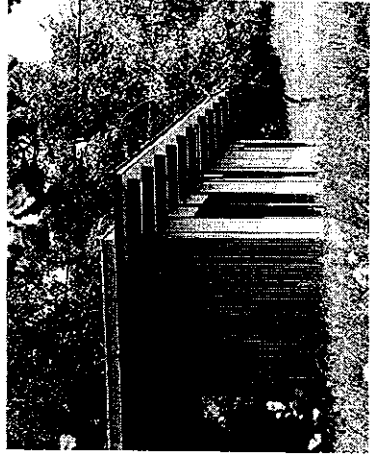
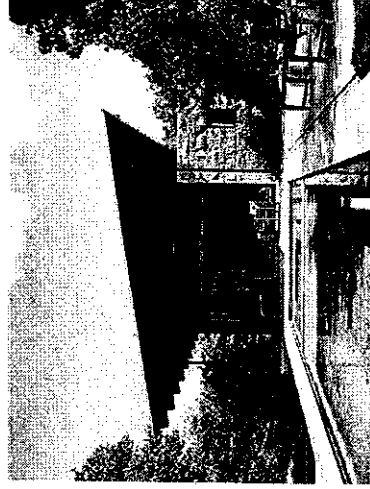
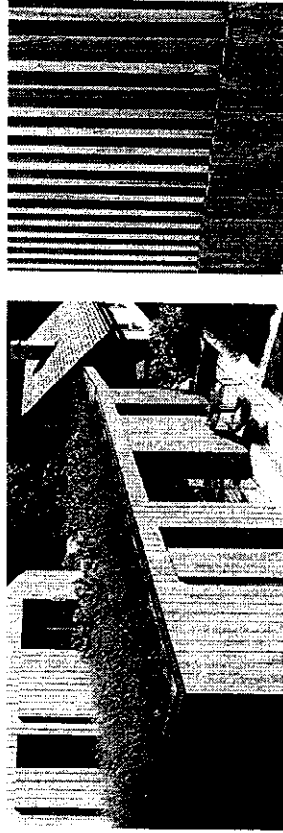
OPTION 2



VIEW 1

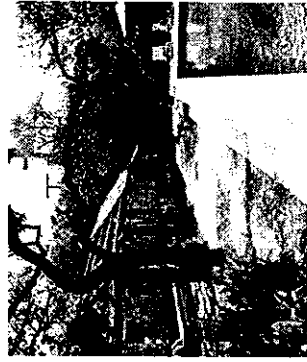
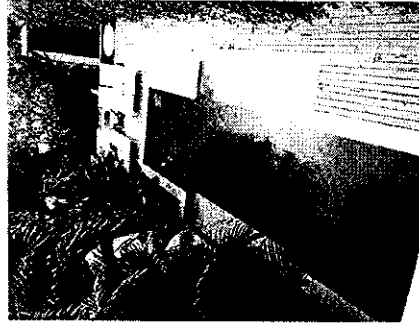
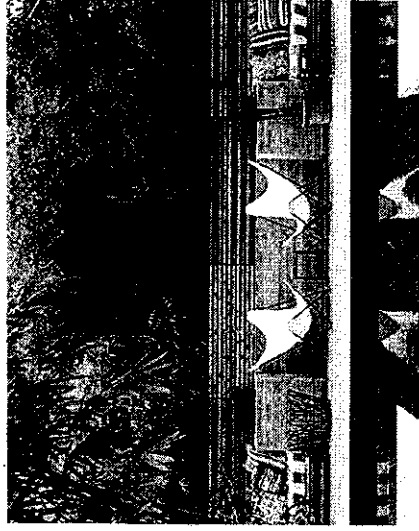


SOUTH VACATION RENTALS



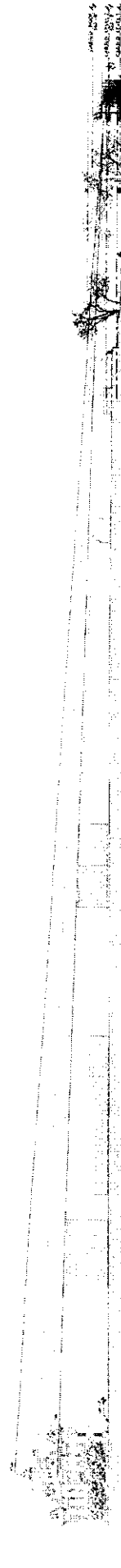
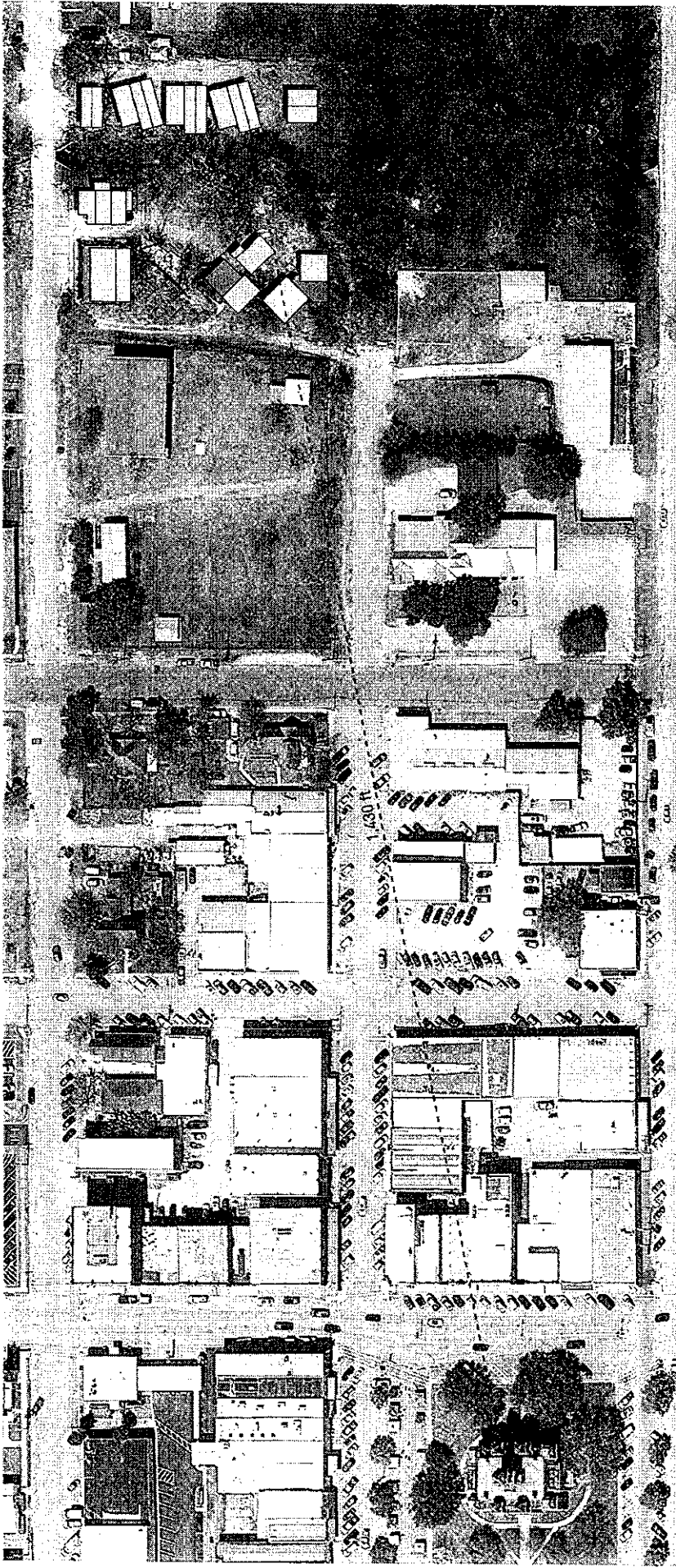
MAIN COURTYARDS & POOL

Updated Concept Images



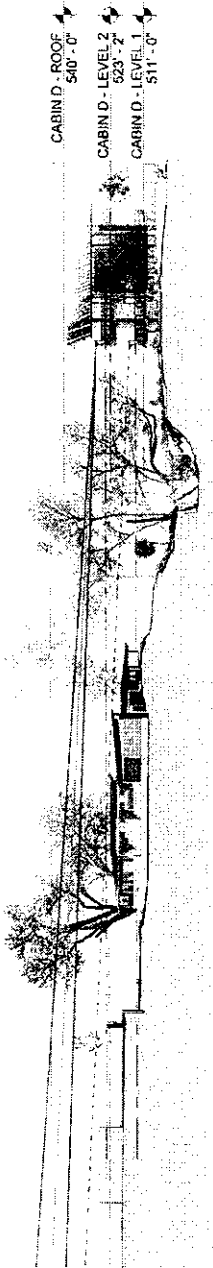
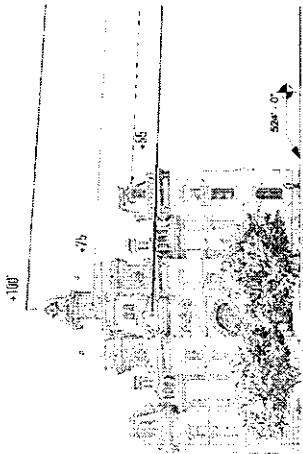
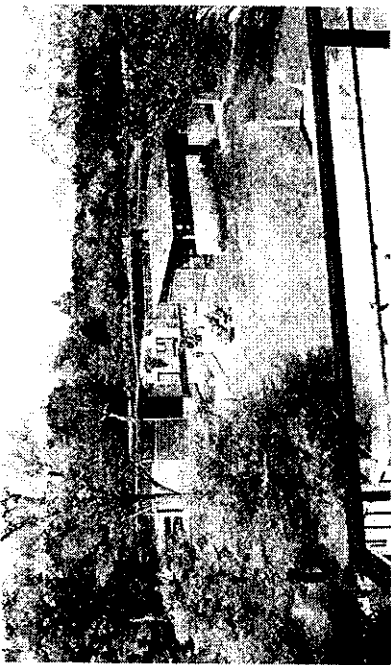
COURTHOUSE VIEW CORRIDOR

[~4 months a year, due to trees]



COURTHOUSE VIEW CORRIDOR

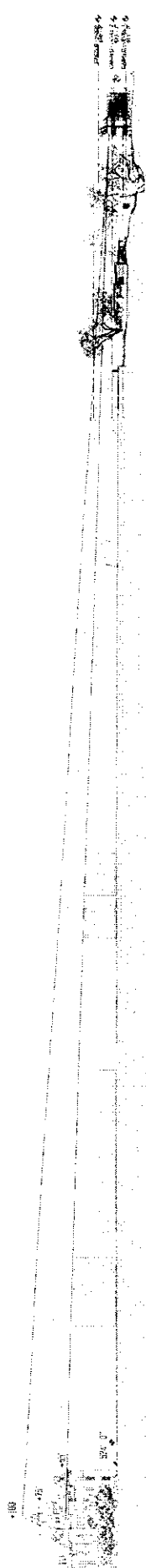
[~4 months a year; due to trees]



CABIN D - ROOF
540' - 0"

CABIN D - LEVEL 2
523' - 2"

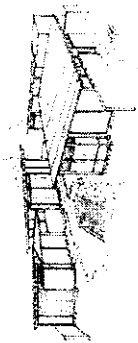
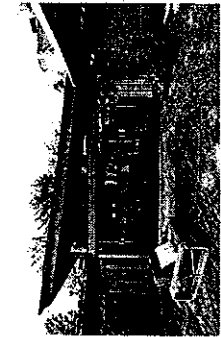
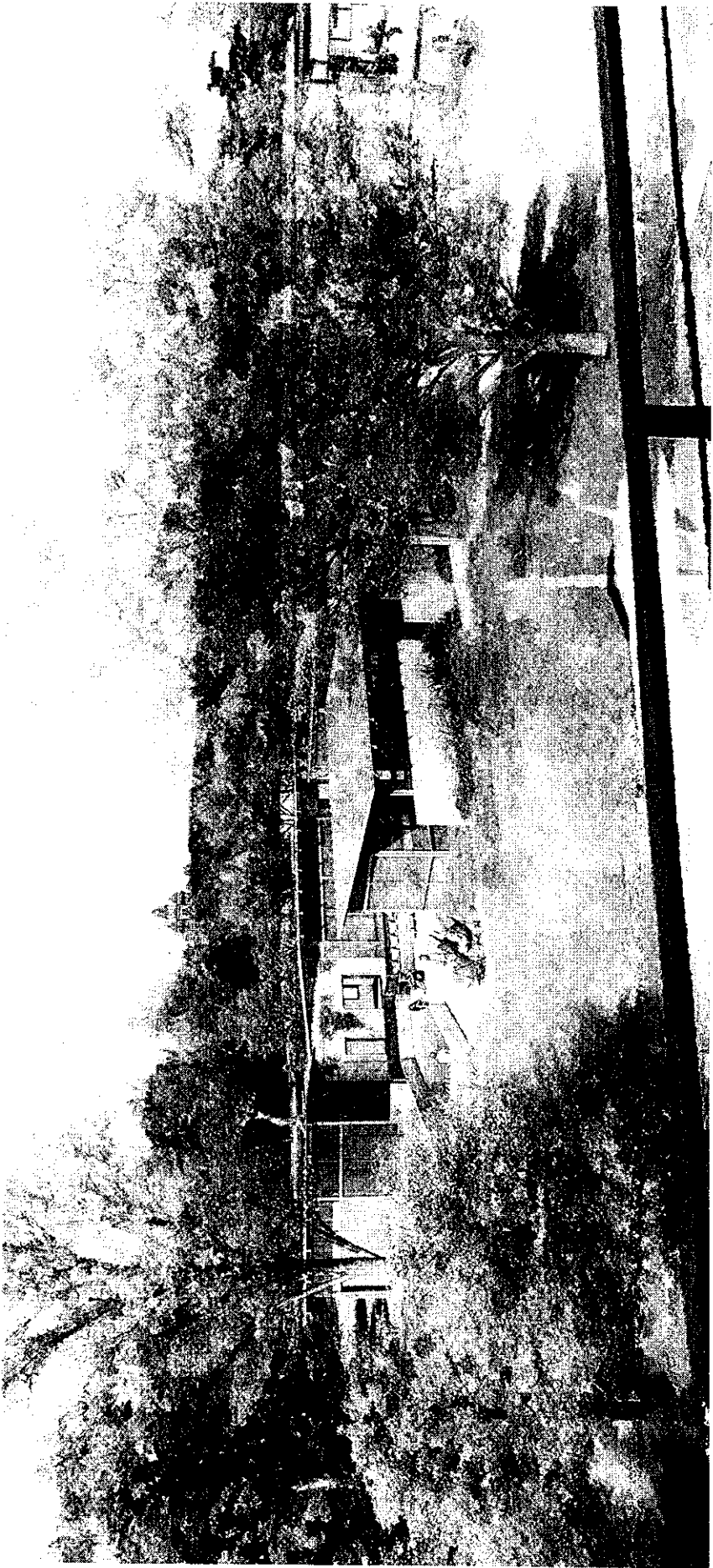
CABIN D - LEVEL 1
511' - 0"



NOTE: THE COURTHOUSE HEIGHTS ARE
BASED ON ROUGH ESTIMATES FROM COURSE
CARTILIN COMM NUL D ON SITE, SIGHT
LINES TO 100% VIEW CORRIDOR

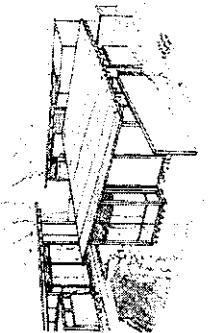
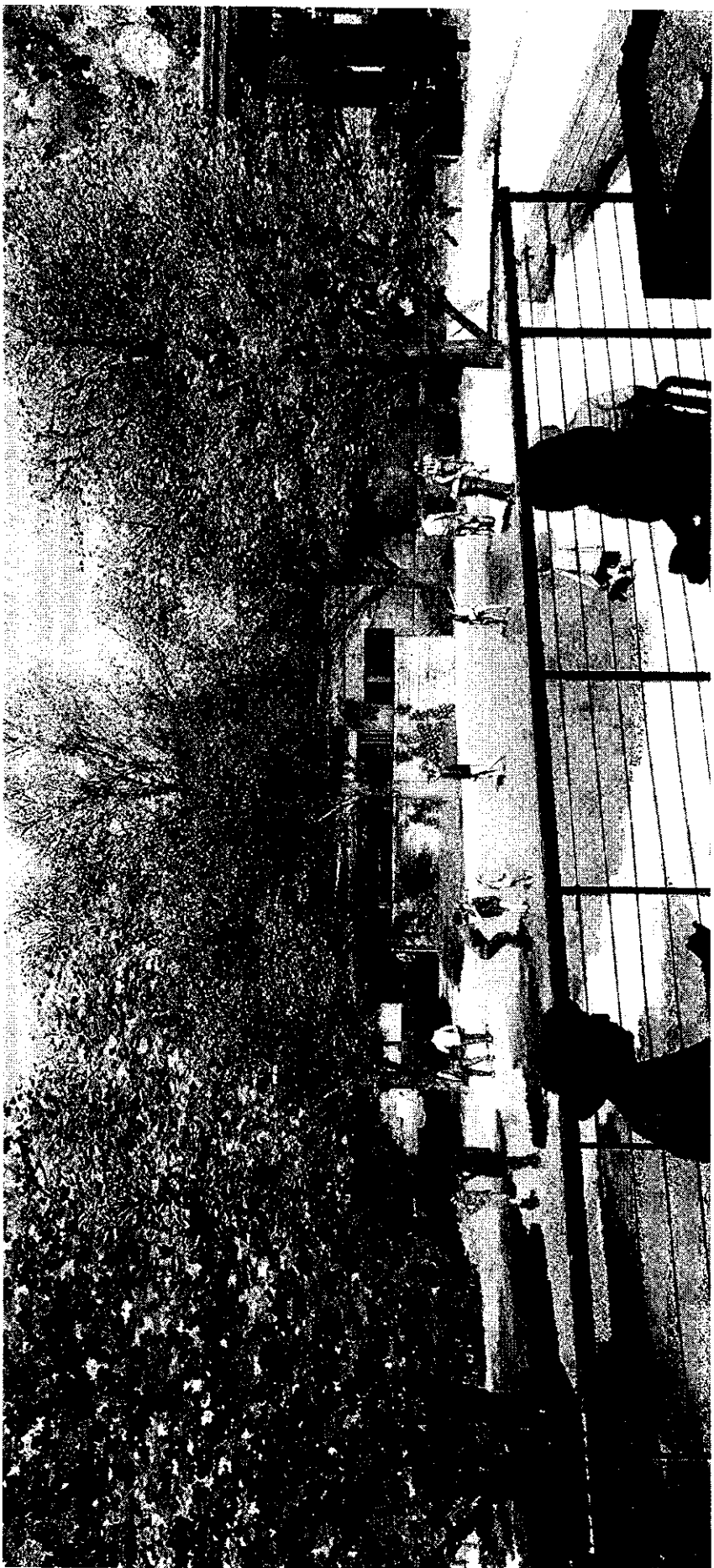
SOUTH RENTAL PERSPECTIVES

South Rentals from Cabin D L2



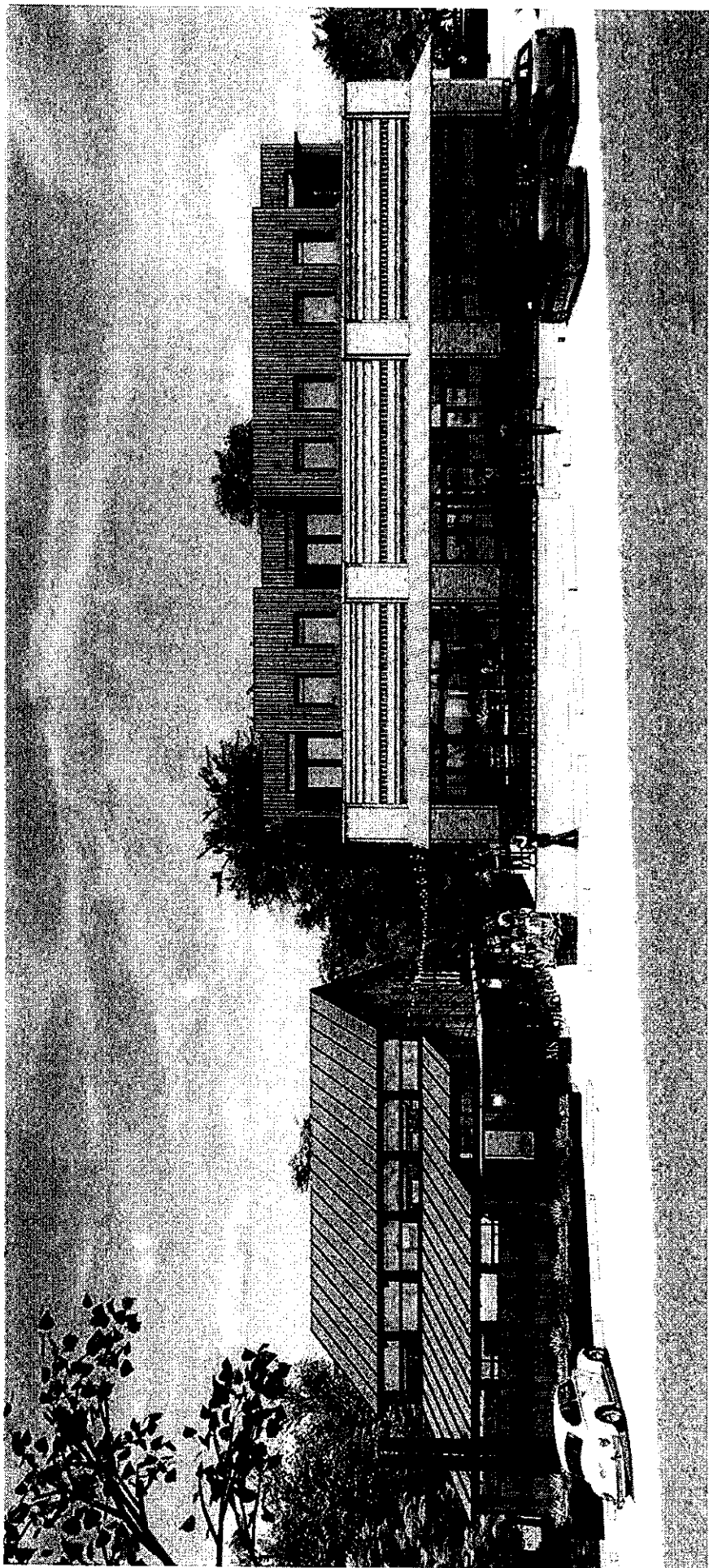
SOUTH RENTAL PERSPECTIVES

South Rentals from Restaurant Outdoor Dining

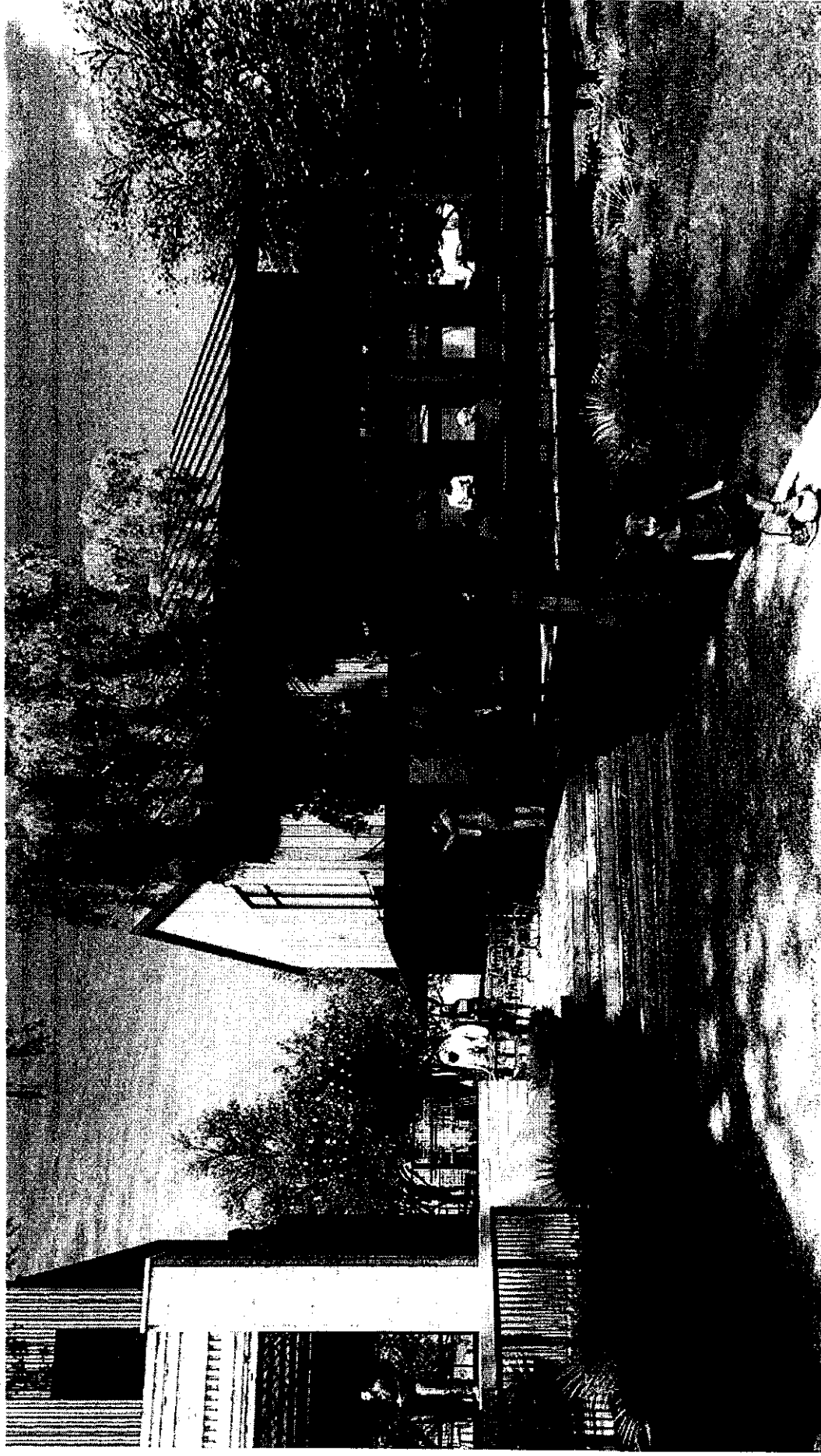


BUILDING A & BI RESTAURANT AND MIXED-USE

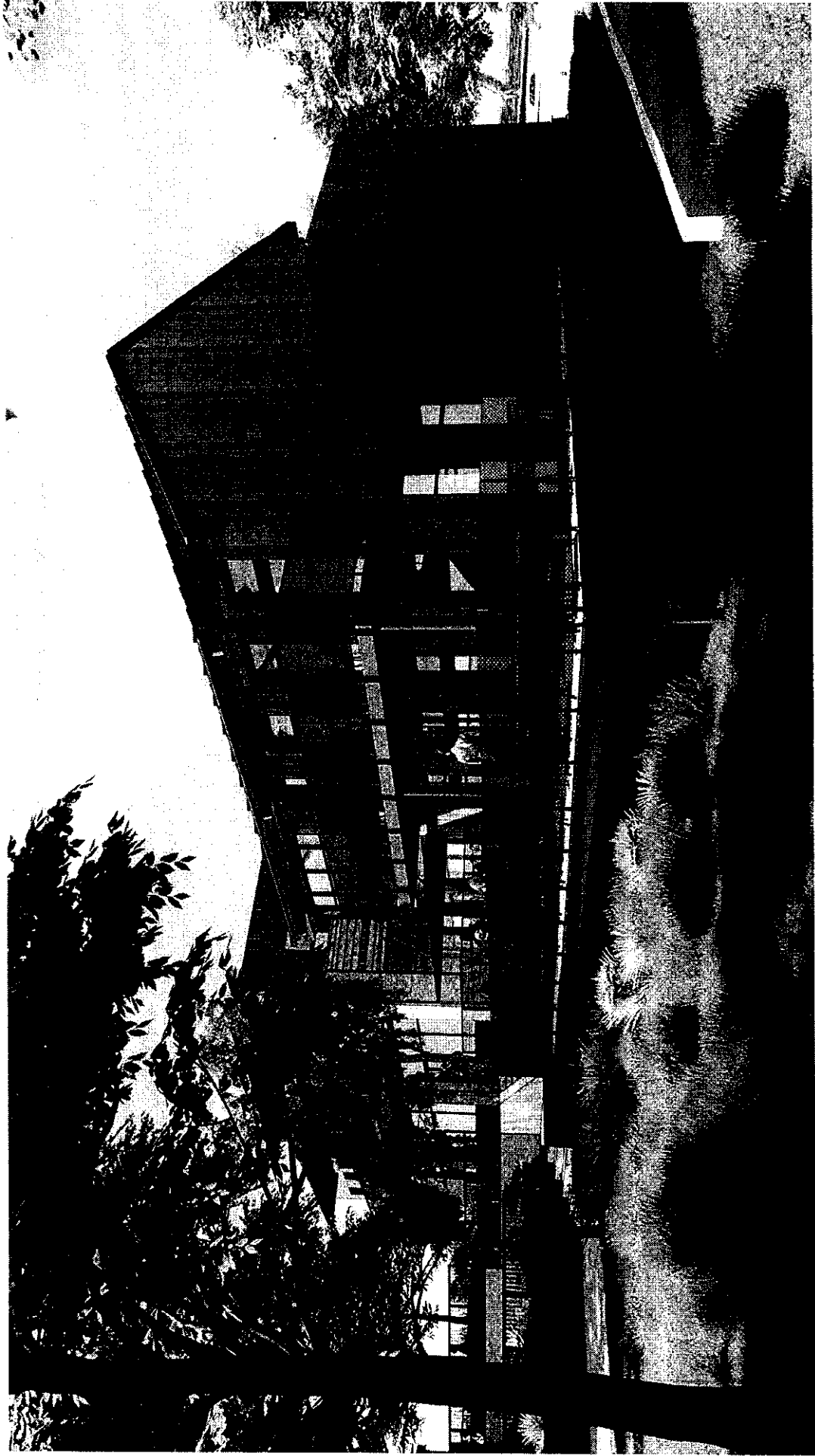
Front Elevation View from Church Street



RESTAURANT - BACK FACADE



RESTAURANT - BACK FACADE VIEW 2



RESTAURANT - INTERIOR VIEW 1



MIXED USE - INTERIOR VIEW



TO: Lockhart Planning and Zoning Commission
FROM: Evan Olszewski, AICP, Planner
SUBJECT: Zoning Ordinance Definitions Amendment
DATE: July 24, 2024

Dear Planning and Zoning Commission:

The attached proposed code amendment updates the maximum height allowed in the CHB Commercial Heavy Business District and adds specific requirements for parking the “Hotel” use within the district on the Chapter 64 Appendix II “Specific requirements for commercial districts” table.

The CHB district’s current height maximum is three stories and 40 feet. The maximum heights allowed in the CCB Commercial Central Business and CMB Commercial Medium Business districts are five stories and 60 feet. This proposed amendment changes the CHB district’s height maximums to match these less-intense districts’, i.e., to five stories and 60 feet. Staff bases this recommendation on the fact that modern hotels, especially when located on highway frontages, are generally built to four stories in height. Since hotels are only allowed in the CHB district and permitted in the CCB district, bringing the CHB district’s height standards up to match the less-intense CMB and CCB standards is a logical step to encourage additional hotel/convention space in Lockhart.

Additionally, this proposal includes new text in the parking column of the Appendix II table to require 1.2 parking spaces per room for hotel uses in the CHB district. Staff surveyed other Texas cities’ parking requirements and found they ranged between 0.8 and 1 space per room, generally with added spaces assessed either by square footage of the convention space included in the hotel or by the number of employees. For simplicity in calculating the required parking, staff proposes 1.2 parking spaces per room and no special rate for accommodating proposed convention space or employees.

Agricultural- Open Space										bedroom over 3 per dwelling unit.	
PI Public and Institutional	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Specific requirements will be determined by the commission and/or council for each use permitted.
H or HL Historical Designation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Appropriate concurrent historic designation to be attached per historic districts and landmarks chapter.
MH Manufactured Home (Note 9)	7,000	<u>65</u> 100	30	25	7.5 each side abutting another lot.	10	2	2 plus 1 for each additional bedroom over 3 (Note 3).	On corner lots, the street setback shall be 25 ft. minimum on one street and 15 ft. minimum on the other street. See Chapter 34, Code of Ordinances for manufactured home parks.		
IL Industrial Light	6,500	<u>60</u> 105	50	25	10	10	50	1 per each 1,000 sq. ft. of gross floor area.	Note 6		
IH Industrial Heavy	8,000	<u>70</u> 110	50	1 per each 1,000 sq. ft.	15	15	60	1 per each 1,000 sq. ft. of gross floor area.	Note 6		

[illegible]



FP-24-01

**LOCKHART PLACE TOWNHOMES
PHASE 1**

903 STATE PARK RD

FINAL PLAT



SUBJECT PROPERTY



ZONING

scale 1" = 400'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-24-01

REPORT DATE: July 16, 2024

PLANNING & ZONING COMMISSION DATE: July 24, 2024

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITIONS: (1) The labeling of street right-of-way widths on the plat drawing (see Form and Content below); (2) The addition of a new Plat Note 12 to address TxDOT-required turning lanes (see Compliance with Standards below); (3) The addition of a new Plat Note 13 for a separate easement instrument to be recorded for the offsite stormwater detention pond (see Form and Content); and (4) The addition of a new Plat Note 14 to address the contractual obligations of the parties associated with the offsite detention pond (see Form and Content).

BACKGROUND DATA

APPLICANT: Travis Krause

OWNER: Patton 3, LLC, c/o Travis Krause

SURVEYOR: Jace Scarbrough, P.L.S., JDS Surveying, Inc.

ENGINEER: Ian Norfolk, P.E., Eikon Consulting Group

SITE LOCATION: 903 State Park Road

PROPOSED SUBDIVISION NAME: **Lockhart Place Townhomes Planned Development District Phase 1**

SIZE OF PROPERTY: 11.547 acres

NUMBER OF LOTS: 104 townhouse residential lots and 19 greenspace/public amenity/utility lots (see detail below)

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Lockhart Place Townhomes Planned Development District Preliminary Plat (PP-22-02) was approved by the Commission on June 22, 2022. The accompanying PDD Development Plan and zoning change from RLD (Residential Low Density) to PDD (PDD-22-01 and ZC-22-08, respectively) was approved by the City Council on August 16, 2022. The Final Plat for Phase 1 includes a total of 123 proposed lots. Of those lots, 104 are townhouse residential lots, two lots are jointly designated for greenspace and public amenity (parkland) purposes, and 17 lots are jointly designated for greenspace, public amenity, and utility purposes. The two greenspace and public amenity lots will be owned by the City and maintained by a Homeowners' Association. The 17 greenspace/public amenity/utility lots will be owned and maintained by the Homeowners' Association. Four new street rights-of-way are proposed within the development, as well as the extension of Westward Drive into the development to connect with Patton Road. Patton Road will be reconstructed to City standards along the entirety of the subdivision frontage by the subdivider with the public improvements, prior to recordation of the final plat. The remaining segment of this street will be reconstructed with the Phase 2 development, ultimately resulting in the entirety of Patton Road being reconstructed from its intersection with State Park Road to the Center Street intersection.

Four-foot-wide public sidewalks will be constructed along both sides of the internal streets and along the Patton Road frontage, in addition to the required five-foot-wide public sidewalk along the State Park Road frontage. As the preliminary plat was submitted in 2022, the State Park Road sidewalk is not subject to the 6-foot width requirement adopted with the 2023 amendments to the Subdivision Regulations. Sidewalks are also proposed to traverse the greenspace/public amenity/utility lots, as shown on the plat drawing. A 100-foot-wide LCRA electric easement for an overhead transmission line traverses the greenspace and public amenity lot in Lot 1, Block 6, as well as a small portion of a residential lot (Lot 1, Block 2), with a note on the plat specifying that no stormwater detention or parking is permitted within this easement. The applicant has secured an offsite drainage easement for a stormwater detention pond on a neighboring property to the west, across Patton Road, to serve the proposed development. The pond is shown on an inset map on Sheet 1 of the plat, as well as on the engineering plans approved by the City Engineer on July 2, 2024. According to the applicant, a separate easement instrument for the pond will be recorded, most likely prior to the recording of the plat. The applicant also states that the HOA will maintain the pond, with provisions to be made to allow the City to step in for maintenance if the need were ever to arise. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The properties to the west of the subject property, across Patton Road, include one in industrial use, and the other a much larger, mostly vacant parcel with a few small outbuildings. To the immediate north is the future Phase 2 of the overall subdivision. Further north, across Center Street, is the developed Lakeview Subdivision. The adjacent properties to the east include those within the Parkway Subdivision. To the south, across State Park Road, is the proposed Ramendu Subdivision, a mixture of residential and commercial uses. The greatest impact of the proposed development would be increased traffic on abutting State Park Road, Patton Road, and Center Street, as well as onto San Jacinto Street approximately 150 feet to the east of the subject property. According to a July 16, 2024 email from the project engineer, TxDOT allowed for a reduced-scale traffic impact analysis, in exchange for the applicant's commitment to construct both left-turn and right-turn/deceleration lanes at the State Park Road intersection with Patton Road, to which the applicant has agreed. According to the traffic impact analysis, a traffic signal is not warranted. The turning lane improvements must be constructed with the subdivision's public improvements, prior to recordation of the final plat for Phase 1.

FORM AND CONTENT: With the labeling of the right-of-way widths for all streets with a constant width on the plat drawing, the addition of a new Plat Note 13 for a separate easement instrument to be recorded for the offsite stormwater detention pond, at or prior to the recording of the final plat, and the addition of a new Plat Note 14 to address the maintenance responsibilities of the offsite detention pond (HOA) as recommended conditions of approval, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: Pursuant to TxDOT's turning lanes requirement, Staff recommends the addition of a new Plat Note 12 as a condition of approval, to read: "Turning lane improvements along State Park Road (F.M. 20) shall be constructed in accordance with the donation agreement with TxDOT dated _____, with the subdivision's public improvements, prior to recordation of this plat." With this condition, the proposed development will meet all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. As noted in the attached letter dated July 2, 2024, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

July 2, 2024

Mr. David Fowler, City Planner
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

RE: Lockhart Patton Road Town Homes Construction Plan Review

Dear David:

TRC received the following items for the above referenced project submitted by Ricardo Pitti of Eikon on June 25th, 2024.

1. Civil Construction Plans.
2. Other supporting files submitted with the construction plans: Comment Response Letter.

Our review finds that these documents have been prepared in general conformance with the Lockhart Subdivision Code and Chapter 22 Article 3 of the City of Lockhart Drainage and Flood Control Ordinance.

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Lockhart must rely on the adequacy of the Design Engineer that prepared the documents and all responsibility for the plans and submitted documents shall remain with the Design Engineer.

If you have any questions regarding this information, please feel free to contact this office.

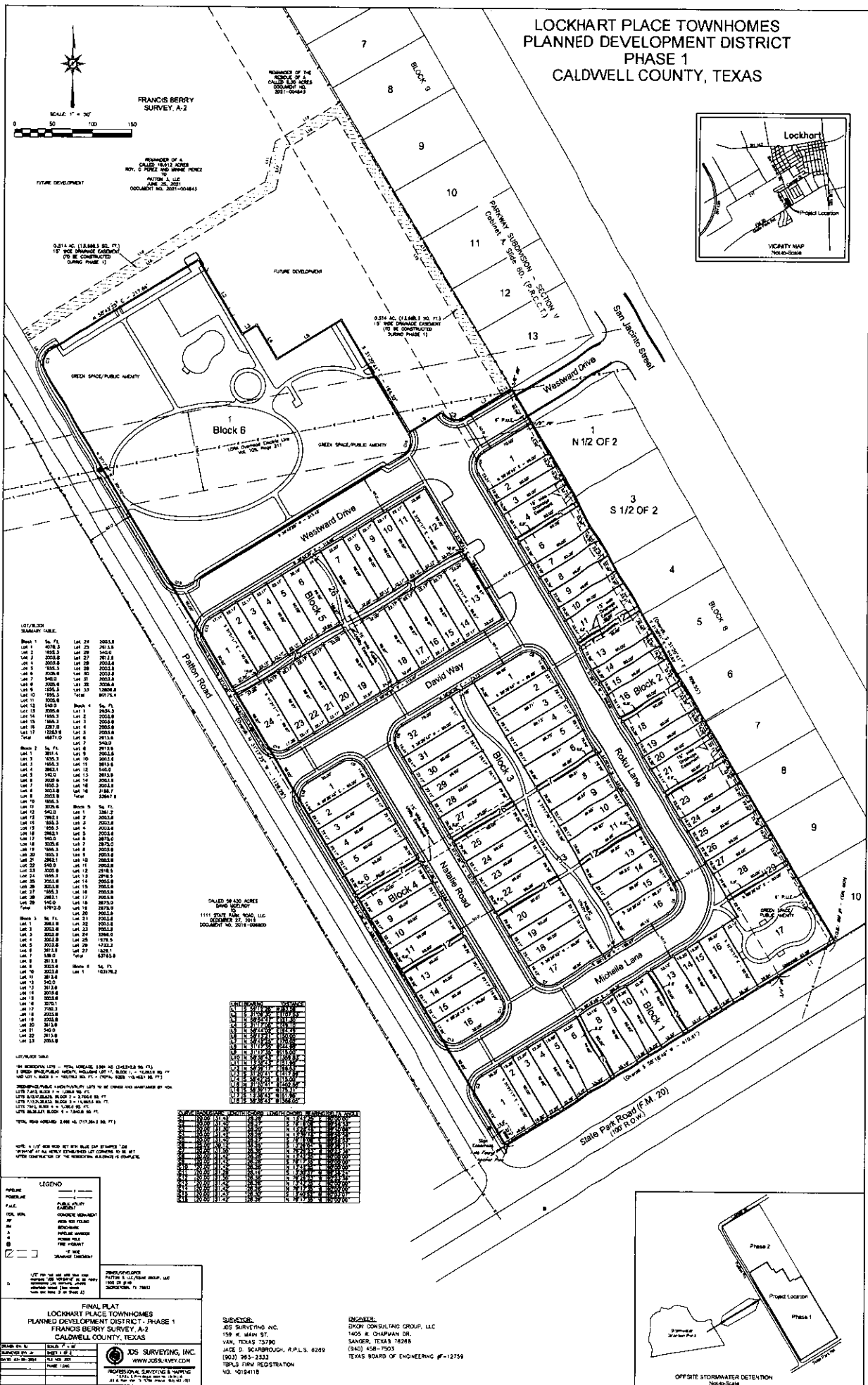
Sincerely,

A handwritten signature in blue ink that reads "William A. Wachel".

William Wachel, P.E.
Vice President
Design Management Services-Central

CC: Ricardo Pitti – Eikon
Ian Norfolk, P.E. – Eikon
Ticha Mlango, P.E. -C & M Engineering

VICINITY MAP
New South Wales



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 Jace Scarbrough
DAY-TIME TELEPHONE (903) 963-2333
E-MAIL jace.scarbrough@gmail.com

ADDRESS 159 W Main St, Van, TX 75790

ENGINEER NAME Ian Norfolk
DAY-TIME TELEPHONE 940-208-0177
E-MAIL inorfolk@eikoncg.com

ADDRESS _____

1405 W Chapman Drive
Sanger, Texas 76266

OWNER NAME Travis Krause/ Patton 3 LLC
DAY-TIME TELEPHONE 254 537 3623
E-MAIL travis@kbargroup.com

ADDRESS 1950 CR 146
Georgetown TX 78633

TYPE OF APPLICATION (check all that apply)

____ PRELIMINARY PLAT ____ SUBDIVISION DEVELOPMENT PLAN X FINAL PLAT
____ MINOR PLAT ____ REPLAT ____ MINOR REPLAT ____ RESUBDIVISION
____ AMENDING PLAT ____ DEVELOPMENT PLAT ____ VARIANCE

PROPERTY

SUBDIVISION NAME Lockhart Place Townhomes ^{Phase 1} 903 State Park Rd.
ADDRESS OR GENERAL LOCATION Patton Rd/Center Street/ State Park Rd ↓
LOCATED IN X CITY LIMITS ____ ETJ (COUNTY) ____ PDD
TOTAL LAND AREA 11.547 ACRE(S) PROPOSED NUMBER OF LOTS 104
ZONING CLASSIFICATION(S) PDD (townhouse)
PROPOSED USE OF LAND townhome development

19 non-
residential
lots
123
total lots

SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT, REPLAT, MINOR REPLAT, OR 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, Replats, Resubdivision Plats, Minor Plats, and Minor Replats are considered the same as Final Plats for the purposes 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.

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

Two copies after initial staff reviews (amending plats, minor plats, and minor replats).

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

APPLICATION FEE OF \$ 2,979.20 - Total paid for both Plats 1 & 2 PAYABLE TO THE CITY OF LOCKHART
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

Preliminary Plat or Development Plat	\$1,500.00, plus \$100.00 per acre
Final Plat, Replat, or Resubdivision	\$1,000.00, plus \$100.00 per acre
Amending Plat, Minor Plat, or Minor Replat not requiring a public meeting	\$750.00, plus \$100.00 per acre
Subdivision Variance	\$750.00 per variance requested
Recording fee for Final Plat, Replat, Resubdivision, Amending Plat, Minor Plat, or Minor Replat	\$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 can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. 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

12/13/2023

PRINTED NAME

Tracy Kruse

TELEPHONE

254 537 3623

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat and the engineering plans 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 the construction of any required public improvements has not commenced within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the Planning Director.

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 R01265551

DATE SUBMITTED 12/13/23

CASE NUMBER FP-24-01

DATE APPLICATION IS DEEMED COMPLETE 1/11/24

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 7/24/24 DECISION _____

CONDITIONS (IF ANY) _____

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) _____

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

TEXAS GAS SERVICE GAS COMPANY

APPLICABLE UTILITY SERVICE CODE(S) N/a

NAME OF ELECTRIC SERVICE PROVIDER City of Lockhart, Bluebonnet Electric

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes X No _____