

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, September 11, 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 August 28, 2024 meeting.
4. **SUP-24-09.** Hold a PUBLIC HEARING and consider a request by Stan Jones of Oxeye Investments, LLC on behalf of Paravel Lockhart I, LLC for a **Specific Use Permit** to allow a *MF-2 Residential Development Type* on 13 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located at 1900 North Cesar Chavez Parkway Northbound.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 2:00 p.m. on the 5th day of September, 2024.

**City of Lockhart
Planning and Zoning Commission
August 28, 2024**

MINUTES

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

Members Absent: Ron Peterson

Staff Present: David Fowler, Kevin Waller, Evan Olszewski, Romy Brossman

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the July 24, 2024, meeting.

Commissioner Oliva moved to approve the July 24, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6-0.

4. **ZC-24-06.** Hold a PUBLIC HEARING and consider a request by the Marilyn Riddle Trust for a **Zoning Change** from *AO Agricultural-Open Space District* to *CMB Commercial Medium Business, RMD Residential Medium Density, and RHD Residential High Density Districts* on 177.78 acres in the James George Survey, Abstract Number 9, located in the 1500, 1600, and 1700 blocks of South Commerce Street.

David Fowler detailed the location of the subject property along FM 1322/South Commerce Street and briefly described the topography of the property. He provided site pictures, maps and aerials. The purpose of the zoning change is to create a mix of uses on the property including single and multi-family residential and medium intensity commercial. The site's current Agricultural-Open Space zoning district does not allow any of these uses. Surrounding properties are zoned industrial (light and heavy), institutional, commercial, agricultural and Residential Low Density and residential medium density. Many of the industrial uses to the north have a setback between active parts of the site and the subject property. The Coleman Unit prison has active areas closer to the subject property, which has led the applicant to propose a commercial area adjacent to the prison to buffer the proposed residential areas. The proposed Residential High Density zone would serve as a buffer between the commercial along South Commerce Street and the residential area to the east.

The applicant proposes a layout including 17.8117 acres of commercial in the CMB Commercial Medium Business District along FM 1322, with an area of 17.7206 acres of RHD residential High Density District to the east of the FM 1322 frontage. The remainder of the property is proposed to be zoned RMD Residential Medium density, except for 10.1838 acres of RMD immediately south of the prison.

Mr. Fowler reported that staff received one letter of concern regarding the proposed development from the owner of a concrete plant located to the north of the site on the east side of South Commerce Street. The applicant's plan proposes the area adjacent to the concrete plant be zoned Commercial Medium Business to separate the residential uses from the concrete plant.

Applicant Brett Corwin of 5853 McNaughton, Kyle, TX approached the podium. He reported that he and his team have studied the property, considered its challenges and have incorporated recommendations from city staff in the plan. The applicant believes the conceptual layout that was shared with the commission is "workable and fits with what's going on in the area."

Commissioner Oliva inquired about the number of houses and shared concern for water runoff specifically in relation to other future, nearby housing developments.

The applicant reported working with engineers who looked at the plans and topography to figure out where the water is going to go. They designed retention ponds so downstream neighbors are going to see at least the same if not less flow coming on them. The existing stock tank is not a natural feature and will be graded over. The site drains to the south and would have multiple retention ponds along the south then it starts to drain toward McMahan.

Melissa Castro, representative of Texas Materials at 1422 S. Commerce St, adjacent to the subject property, approached the podium. She requested confirmation that the previously mentioned letter will go into the public record. It was sent, she said, to be neighborly to the land to be developed. It does ease their worries a bit that commercial business will border their property. She stated the plant does have air and water permits that are active at the site. The air permit by rule is a kind of grandfathering of the newer permit standards currently in place. She stated her company wants to minimize any complaints of dust, whether from commercial or residential, that's our only concern.

Commissioner Ruiz confirmed the letter will be entered into the public record.

Mr. Fowler reported that City staff recommends approval of the proposed rezoning to CMB, RHD and RMD as an acceptable solution for the subject property based upon existing adjacent uses and planned uses on nearby parcels.

Commissioner Oliva asked if the residential portion of the project changes, could the whole property be built commercial?

Mr. Fowler responded, no, the property would need to be rezoned. He noted, the streets were designed as zoning boundaries, based upon the City thoroughfare plan.

Commissioner Oliva moved to approve ZC-24-06. Commissioner Arnic seconded, and the motion passed with a vote of 6 - 0.

5. **SUP-24-06.** Hold a PUBLIC HEARING and consider a request by Taylor Burge on property owned by Philip Ducloux for a **Specific Use Permit** to allow a *Bar, Tavern or Lounge* use on 0.124 acres in the Original Town of Lockhart, Block 13, part of Lot 1, zoned CCB Commercial Central Business District, located at 104 East Market Street.

Planner Evan Olszewski approached the podium. He presented the location of the property with maps, ariels and photos. The proposed use is a tequila bar with light food and an indoor/outdoor occupancy of 60, operating between 9 a.m. and 10 p.m. Monday through Thursday, 9 a.m. to 12 a.m. Friday and Saturday, and 10 a.m. to 6 p.m. Sundays. He presented the interior design layout

including seating, kitchen and prep space. No significant problems have been identified with the proposed use. Street parking is shared for all shops downtown. The inhabitants of the apartment above the proposed bar submitted no objections. A letter in support from another downtown business owner was received. The owner of the property has made it known he is not personally involved with the proposed business. He did, however, give his authorization for the SUP application. No other feedback from the public was received.

Applicant Austin Burge, 406 Church St. Lockhart, TX introduced himself as one of the owners/operators of Chaparral Coffee, located at 106 E. Market St., which has been in business for 9 years. Chaparral Coffee offers morning fare. The concept for the new, proposed business is to offer afternoon/evening hospitality service such as cocktails, beer, light meals and snacks. There are no plans to be open late.

Mr. Olszewski reported, because the proposal meets the requirements of the code, staff recommends approval.

Commissioner Haug moved to approve SUP-24-06. Commissioner Oliva seconded, and the motion passed with a vote of 6 - 0.

6. **SUP-24-08.** Hold a PUBLIC HEARING and consider a request by Cesar Ochoa, Jr. on behalf of Cesar Ochoa, Sr., for a **Specific Use Permit** to allow a *Manufactured Home* use on 0.458 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 1001 Perez Street.

Evan Olszewski reported that this item is a request for a manufactured home in the RMD district which requires an SUP and is subject to lot size and other standards in our code. He presented images and ariels. The subject property backs up to an existing manufactured home park to the north and is located in an older neighborhood that has a variety of housing types. When SUP applications are received for manufactured homes, staff verifies that the lot is in conformance with Appendix II of the Zoning Code or whether the property may have exemptions from some of the size standards due to the age of the lot. In this case the lot is wide and meets all standards as is. The lot dimensions are approximately 128 feet by 156 feet. The site plan shows the proposed manufactured home is 32 feet by 56 feet with two, 3 feet by 4 feet porches at each entrance, meeting code requirements. All setbacks and lot square footage requirements are met by this site plan. Per our code the long face of the manufactured home is situated facing the street. There is an 18 feet by 18 feet parking pad which also meets code requirements.

Staff sent letters to surrounding property owners and placed a sign on the site, and did not receive letters from the public either in support or in opposition of the proposal.

Commissioner Ruiz asked if the manufactured home will be owner occupied or rented.

To which Mr. Olszewski responded, it's his understanding that the applicant is the son of the property owner and planned to live in the house.

Cesar Ochoa, Jr., 909 Brass St. Austin, TX, stated he wants to put a manufactured home on a lot his father has owned for almost 30 years. He and his future wife want to raise their son here in

Lockhart. He would like to build a house, but currently he is financially limited, and a manufactured home is the better option at the moment.

Commissioner Oliva explained people come in for manufactured homes they often quickly become rentals. After that, things start to go downhill quickly. That's why a lot of people are against manufactured homes. This is a great area for a manufactured home because the site abuts the Silent Valley community, but that makes for a hard decision.

Mr. Ochoa shared that many of his family members live in Lockhart and that he spent a lot of time here growing up. And that he wants to stay here, it's where he wants to be.

Based on review, the proposed use, the site and the applicable regulations staff finds that this proposal meets the requirements of the code and recommends approval.

Chair Ruiz informed the Commission that he is very familiar with the area. Historically, there were many manufactured homes in that part of town. Over time the city removed them and that's why it looks so nice now, that's why it looks so peaceful. I would hate to see us go back on what took 40 years to clear out ... substandard, dilapidated homes in the area. That's just my opinion.

Commissioner McBride asked if City Council has expressed interest in expanding where manufactured homes are allowed?

To which Mr. Fowler answered he has not received word they are considering expanding where manufactured homes would be allowed.

Commissioner McBride stated his thought is the City wouldn't have a manufactures home zoning district if our city fathers wanted us to have more manufactured homes outside of specific areas. He stated he would not be supportive of the SUP.

Commissioner Lingvai moved to deny SUP-24-08. Commissioner McBride seconded, and the motion passed with a vote 5-0 with 1 abstention.

7. **PP-23-03.** Consider a request by Austin Davis of Lockhart 1322, LLC, for approval of a **Preliminary Plat and Subdivision Development Plan** for Lay Ranch Subdivision, consisting of 92.52 acres in the James George Survey, Abstract Number 9, zoned RMD (Residential Medium Density), and located at 200 Lay Road and 370 Lay Road, including two Variances to Chapter 52, "Subdivision Regulations", as follows: (1) Sections 52-72(i)(2) and 52-72(p), to allow for a 31-foot paved width for the proposed reconstruction of Lay Road, in place of the 41-foot paved width required for Collector Streets; and (2) Section 52-112(f), to allow for 12.3 percent of the perimeter of a park lot to contain frontage on an improved public street right-of-way, in place of the 25 percent required for public parkland over one acre in size.

Kevin Waller presented an overview of the plat. The project would be developed in three phases. Two subdivision variances have been requested. The first variance is to allow for a 31-foot paved width for the proposed reconstruction of Lay Road in place of the 41-foot paved width requirement for Collector Streets. The second variance is to allow for 12.3 percent of the perimeter of the large park lot (Lot 12, Block L) to contain frontage on an improved public street right-of-way, in place of the 25 percent required for public parkland over one acre in size. In a

written letter the applicant states due to the limited, approximately 46 feet, of right-of-way width from the subject property to the South Commerce Street intersection, reconstruction of the street to the Collector Street standard of a 41-foot paved width is not feasible. The application also states that the reconstruction, although not to the full 41-foot Collector width, will widen the existing pavement from approximately 18 feet to 31 feet, measured from back-of-curb to back-of-curb, with new curb, gutter and drainage improvements. In the applicant's written statement addressing the variance criteria for the parkland perimeter percentage along a public street right-of-way, that applicant notes that the large park lot has 11 unique access points to public streets. In designing the park with additional access points than originally planned to reach the current 11, combined with the unique shape of the park lot, the overall perimeter of the park increased such that the percentage of parkland fronting a public street decreased. Although the perimeter of this lot does not contain 25 percent street frontage, but rather 12.3 percent, the park will include a playscape and parking lot, in addition to the numerous access points cited.

Chair Ruiz stated his concerns that the engineer couldn't "figure out" 25 percent coverage on this property and the roadway is too small for 600-700 people traveling.

Austin Davis approached the podium and gave a brief description of the community.

Brian Williams, 121 Gabriel's Loop, Georgetown, TX, from Gray Engineering introduced himself. He stated, regarding the parkland, he couldn't meet the minimum frontage requirements but, in conversation with city staff, they didn't want us to break it off into a separate lot, creating less parkland. He instead proposes one larger lot that is much bigger than the minimum acreage but does not meet the frontage requirements.

Mr. Williams also stated that Lay Road currently is about 18 feet wide, the width is variable, and it is not in the best condition. Right now there is about 46 feet of right-of-way along Lay Road. They are dedicating the requirement needed to meet that ultimate cross section. In the reduced right-of-way between our frontage and S. Commerce Street you cannot fit a larger road because of the back-of-curb dimension then behind the back-of-curb you have other construction elements, but a 46-47-foot right-of-way with a 31-foot road would be a huge improvement. A 31-foot road is consistent with the required local street section. As adjacent property owners start developing their properties they will dedicate the share of the required right-of-way, allowing the road to be widened to its ultimate size.

Austin Davis stated he spoke with all three landowners. All were apprehensive to me buying the right-of-way.

Linda Hinkle, 1109 S. Main St. Lockhart, TX, came to the podium. She stated she thought it is a good idea to allow the road to be widened, even if it would still be short of City standards and that that if anyone else develops along the way they would dedicate right-of-way.

Staff recommends approval for each variance plus the condition to include "Subdivision Development Plan" in the plat title. Approval is recommended due to the support of the Public Works Director for the proposed 31-foot paved width for Lay Road within an area of limited right-of-way width and due to the large park lot's numerous access points and planned parkland amenities.

Commissioner Lingvai added the condition of fiscal being posted for entire road width as the applicant had offered.

Commissioner Haug moved to approve PP-23-23. Commissioner Lingvai seconded, and the motion passed with a vote of 5 - 1.

8. **FP-24-07.** Consider a request by Edgar Llamas for approval of a **Final Plat** for Antonio M. Juarez Addition Lot 3, Block One, consisting of 0.252 acres, zoned RMD (Residential Medium Density), and located at 507 China Street, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-72(e), to allow for 2.88 feet of right-of-way dedication along the property's China Street frontage where 3.35 feet would normally be required.

Kevin Waller presented the plat. He stated that sidewalks are not required for this subdivision and no sidewalks currently exist along the street frontages. A variance to the right-of-way dedication requirement for West China Street has been requested with the application. The variance is being requested to allow both proposed lots to have conforming depths and areas which without the variance would result in substandard lots. Public Works Director, Sean Kelley informed Staff he has no objections to the variance request.

Applicant Lilliana Llamas, 350 Old Luling Rd. Lockhart, TX came to the podium. She and her brother hope to split the lot and intend to live in the homes built there.

Mr. Waller stated Staff recommends approval due to the support from the Public Works Director which would allow both proposed lots to conform to the minimum area and dimensional standards.

Commissioner Oliva moved to approve FP-24-07. Commissioner Arnic seconded, and the motion passed with a vote of 6 - 0.

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

David Fowler stated corridor overlays on scenic entryways into town as a potential, forthcoming agenda item. He also mentioned that one SUP and one plat expected to be heard at the next meeting. At the second meeting in September, the Comp Plan draft will also be presented.

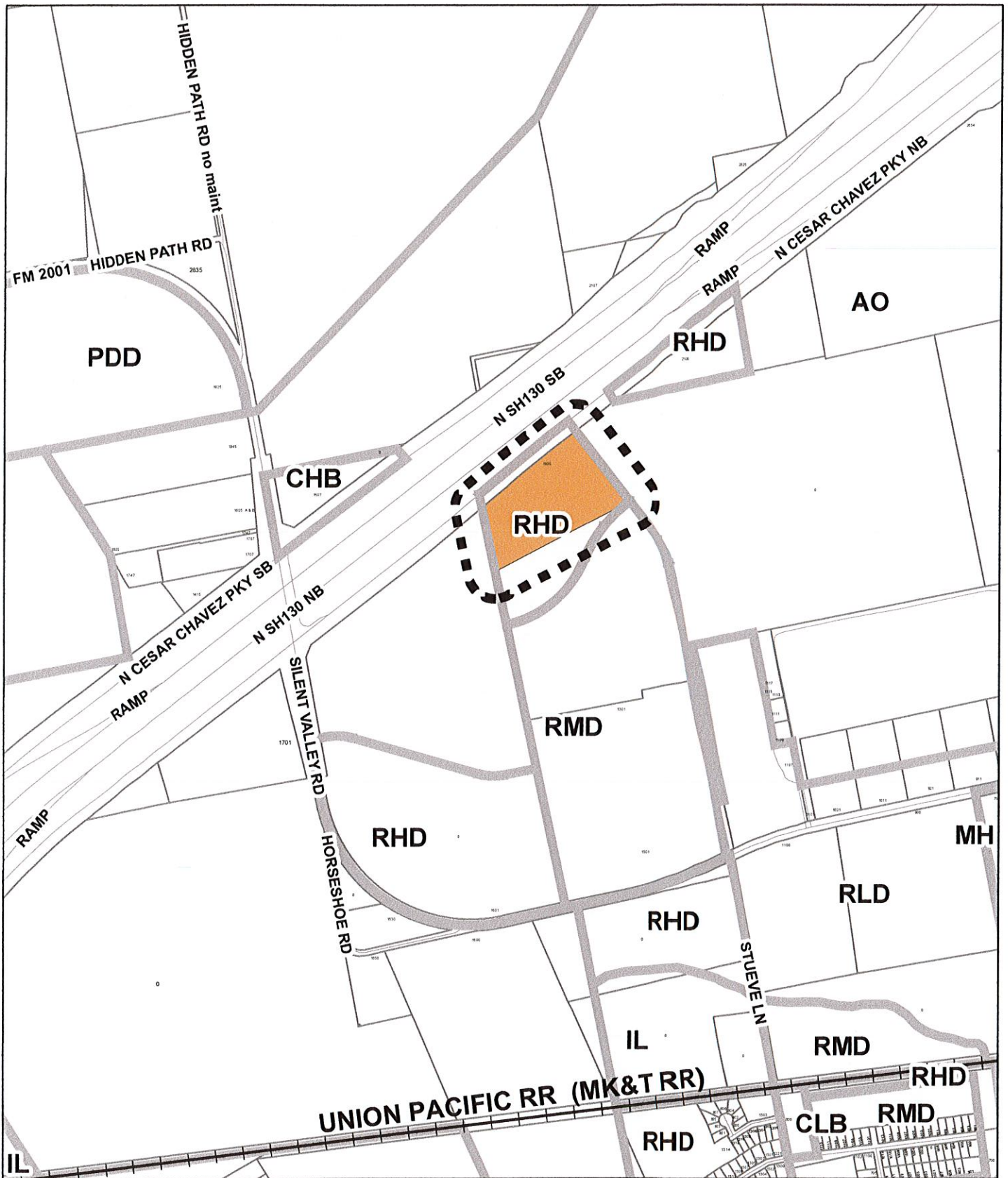
10. Adjournment.

Commissioner Arnic moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:31 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair



SUP-24-09

1900 N CESAR CHAVEZ PKWY NB

MF-2 DEVELOPMENT TYPE



scale 1" = 1000'

 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER



CASE SUMMARY

STAFF CONTACT: Evan Olszewski, AICP, Planner

CASE NUMBER: SUP-24-09

REPORT DATE: September 4, 2024

PUBLIC HEARING DATE: September 11, 2024

APPLICANT'S REQUEST: MF-2 Residential Development Type

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Confirm that the 8% recreational space requirement of Section 64-197(i)(2) is met.

BACKGROUND DATA

APPLICANT(S): Stan Jones, Oxeye Investments, LLC

OWNER(S): Paravel Lockhart I, LLC

SITE LOCATION: 1900 North Cesar Chavez Parkway Northbound

LEGAL DESCRIPTION: Metes and bounds; 13 acres in the Cornelius Crenshaw Survey, Abstract No. 68

SIZE OF PROPERTY: 13 acres

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATION: RHD

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant proposes to build a 288-unit apartment complex on the site. The applicant has proposed the MF-2 development type, which allows for up to 24 units per acre. This development type requires an SUP in the RHD zoning district. The proposed development shows 288 dwelling units in 12 buildings, for a density of 22.15 units per acre. The proposed development has a mix of one- to three-bedroom units and a clubhouse with pool, dog park, and other amenities.

NEIGHBORHOOD COMPATIBILITY: Considering the mixture of existing land uses, zoning classifications, and future land use designations on the Land Use Plan map in the area around the property, the characteristics of high density multi-family residential would not have unusual adverse impacts. Currently, the closest existing uses are single-family residences on Meadow Lake Drive far to the southeast. The property is bounded by the North Cesar Chavez Parkway to the north and by vacant land to the south, east, and west.

COMPLIANCE WITH STANDARDS: The site plan includes all major elements required to meet the applicable zoning standards. The site plan has been proposed to meet the required 2 parking spaces per residential unit. The permit set for the complex will be required to have accessible spaces equal to two percent of the overall amount of spaces. The subject parcel is not platted, so subdivision plans, including streets and utility extensions must be approved and the improvements constructed prior to a building permit set being submitted. Finally, the MF-2 design standards in Section 64-199(i)(2) apply to the site. According to the submitted documents, the project would meet the requirements for: 30% covered parking, no parking between the street and buildings, vertical articulation through the use of varied materials on the building facades, and horizontal articulation of the building facades. The Applicant has

stated that the project will meet the 8% recreation space requirement of Section 64-197(i)(2), but that is not clear from the submitted plans.

ADEQUACY OF INFRASTRUCTURE: The site plan shows two planned entrances on Stueve Lane. The applicant must complete an extension of Stueve Lane from North Cesar Chavez Parkway to the southern property line. TxDOT may also likely require improvements to mitigate the impact of traffic at the new Stueve Lane intersection. A six-inch wastewater line south of the railroad track at the Stueve Lane and Silent Valley Road intersection. A twelve-inch water line reaches the same intersection from Silent Valley Road. Both water and wastewater infrastructure must be extended to the site by the developer. The waterline extension is in the city's CIP program as item W-22 and the wastewater extension, project S-15 extends a few hundred feet north of the Silent Valley Road and Stueve Lane intersection. The applicant and engineers have been working with City staff to determine the best option for conveying water and wastewater from the site to the City's network.

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

STAFF RECOMMENDATION: Staff recommends **Approval** of this request, subject to the condition that the Applicant confirms that the 8% recreational space requirement of Section 64-197(i)(2) is met.

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 Oxeye Investments LLC ADDRESS 21750 Hardy Oak
 DAY-TIME TELEPHONE 210-843-6066 *Stan Jones* Suite 102-280
 E-MAIL stan@oxeye.com San Antonio TX 78258

OWNER NAME Paravel Lockhart I ADDRESS 1509 Old W 38th St. Ste. 3
 DAY-TIME TELEPHONE (512) 934-8923 Austin, TX 78731
 E-MAIL cthigpen@paravelcap.com; gwelch@paravelcap.com

PROPERTY

ADDRESS OR GENERAL LOCATION Between 1301 Silent Valley Rd & Toll Road 130 Lockhart, TX 78644
1400 N Cesar Chavez Hwy N/3
 LEGAL DESCRIPTION (IF PLATTED) see attached
 SIZE 13 ACRE(S) ZONING CLASSIFICATION RHD
 EXISTING USE OF LAND AND/OR BUILDING(S) Agriculture

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT RHD, MF-2

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.

See 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.

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 \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500,
APPLICATION FEE OF \$ 2,200⁰² 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 08/09/2024

OFFICE USE ONLY

ACCEPTED BY Evan Ciszewski

RECEIPT NUMBER 01315836

DATE SUBMITTED 8/14/2024

CASE NUMBER SUP - 29 - 09

DATE NOTICES MAILED 8-26-2024

DATE NOTICE PUBLISHED 8-29-24

PLANNING AND ZONING COMMISSION MEETING DATE 9/11/2024

DECISION _____

CONDITIONS _____

8/12/2024

Specific Use Permit Application - Requested Use Characteristics
Zoning change requested from MF1 to MF2

Location: Between 1301 Silent Valley Rd and Toll Rd 130
Lockhart TX 78644

Characteristics of Proposed Use:

- 3 story, walk-up Garden Style buildings on 13 acres
- Approximately 288 Units with a mix of 1, 2, and 3 bedroom units with an average size of 840 sqft.
- Interior unit features to include upgraded white cabinets, granite countertops, stainless steel appliances, full-size washer and dryers in every unit, and modern flooring.
- Private yards, enclosed garages, and covered parking will be unique to this project.
- Hours of Operation: M-F 8 to 5, Saturday 10 to 4, Closed Sunday
- Approximate number of FT jobs – 5 to 7
- *Amenities:*
 - State-of-the-art Clubhouse including a large gym, Grab-n-Go Mini Store, shared coworking space, package delivery lockers, custom kitchen and club area, and convenient outdoor patio and living area
 - Outdoor amenities to include but not limited to:
 - Resort style pool and outdoor living area
 - Cabana with grills and Pool-side living space
 - Turf area with outdoor bean bags
 - Dog park and dog wash station
 - Pickle Ball courts
 - Corn Hole courts
 - Several BBQ and outdoor living areas sprinkled throughout the complex

LOCKHART APARTMENTS LOCKHART, TEXAS

POTENTIAL SITE AMENITIES FOR 8% RECREATION SPACE

- POOL & SUNDECK
- FITNESS CENTER
- PET EXERCISE PARK
- CABANA & GRILL PARK
- PUTTING GREENS
- WALKING & BIKING TRAIL
- GAME AREA WITH CORNHOLE COURT

TOTAL 43,302 S.F.

SITE DATA

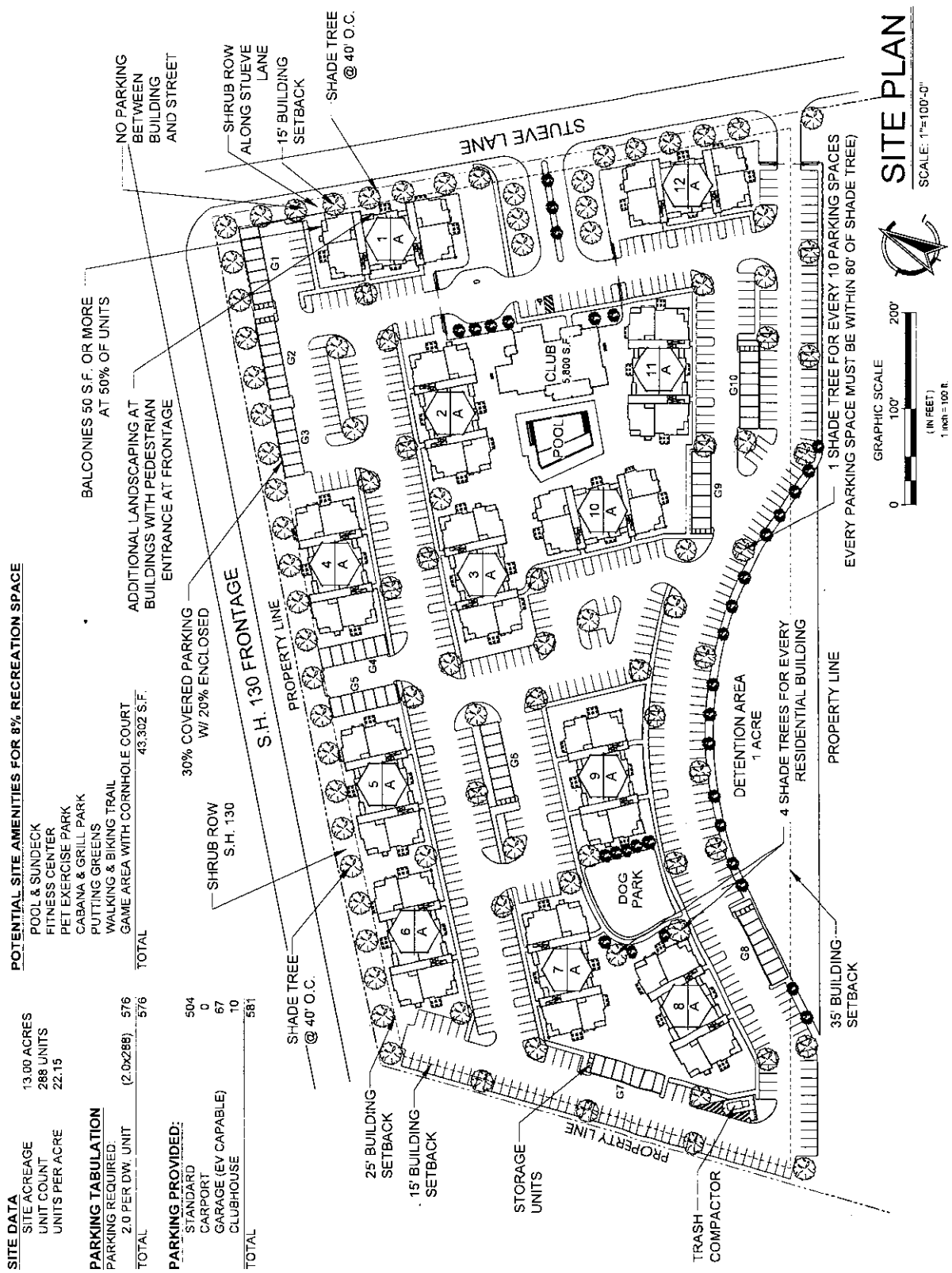
SITE ACREAGE 13.00 ACRES
UNIT COUNT 288 UNITS
UNITS PER ACRE 22.15

PARKING TABULATION

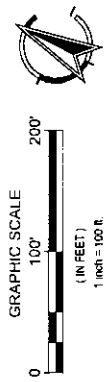
PARKING REQUIRED:
2.0 PER DW. UNIT 576
TOTAL 576

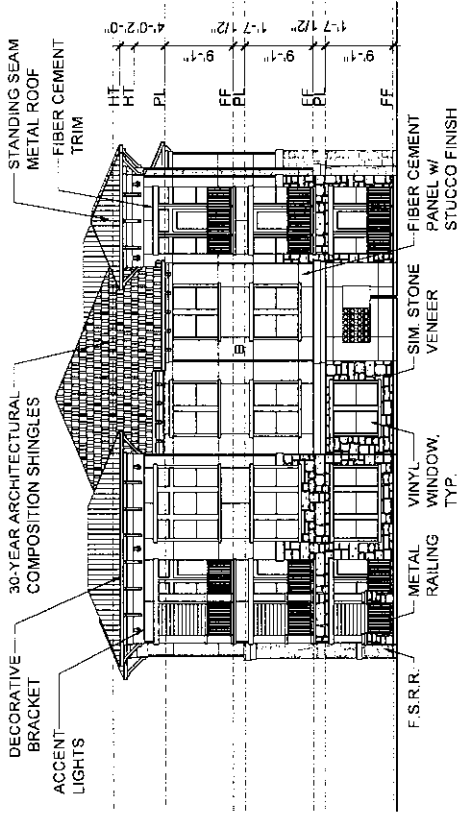
PARKING PROVIDED:

STANDARD 504
CARPORT 0
GARAGE (EV CAPABLE) 67
CLUBHOUSE 10
TOTAL 581

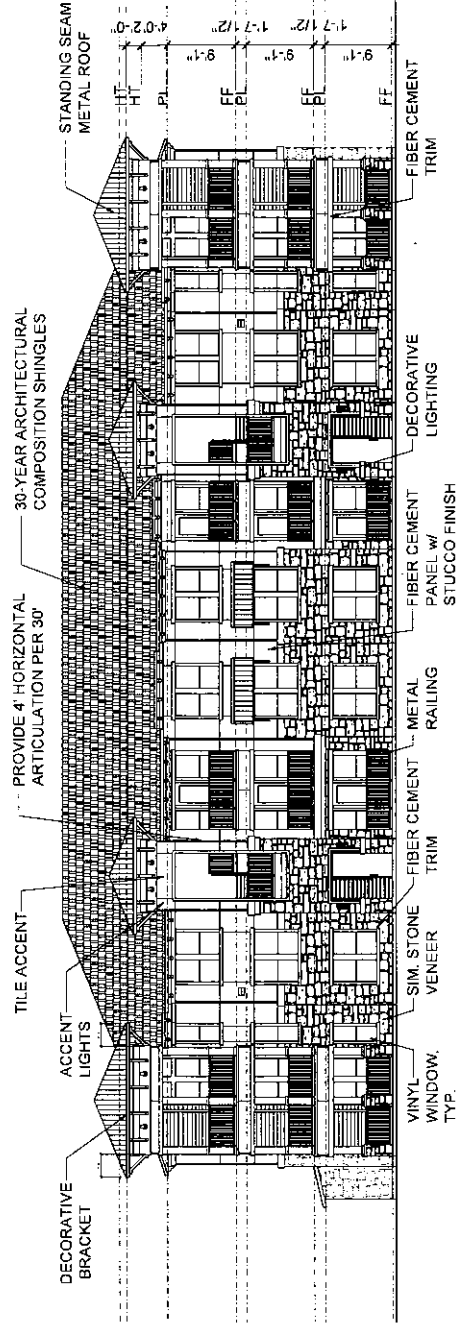


SITE PLAN
SCALE: 1"=100'-0"





02 BUILDING TYPE 'A' - RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"
12 REQD

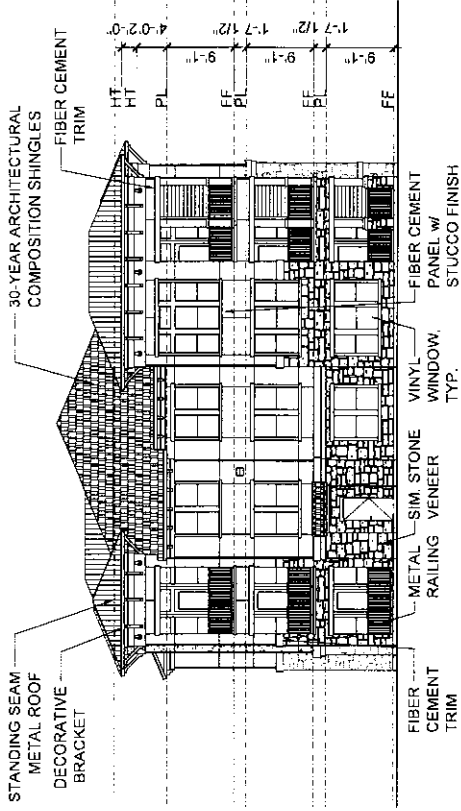


01 BUILDING TYPE 'A' - FRONT ELEVATION
SCALE: 1/16" = 1'-0"
12 REQD

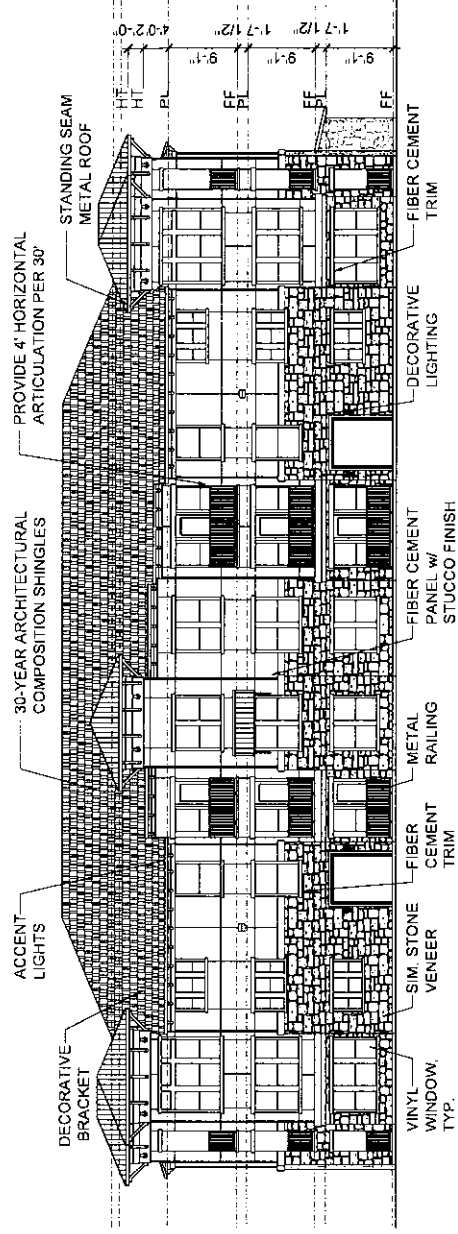
LOCKHART APARTMENTS LOCKHART, TEXAS

DATE: 06.09.24

A3.4
BUILDING A
ELEVATION
Copyright © 2024



02 BUILDING TYPE 'A' - LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"
12 REQD



01 BUILDING TYPE 'A' - REAR ELEVATION
SCALE: 1/16" = 1'-0"
12 REQD



August 21, 2024

To Whom It May Concern:

I, Curtis Thigpen, on behalf of Paravel Lockhart I, LLC authorize Stan Jones of Oxeye Development as the applicant for the SUP application pertaining to the 13-acre tract located between 1301 Silent Valley Rd and Toll Rd 130 in Lockhart, TX.

Thanks,

A handwritten signature in blue ink, appearing to read "Curtis Thigpen", is written over a light blue horizontal line.

Curtis Thigpen
Managing Principal

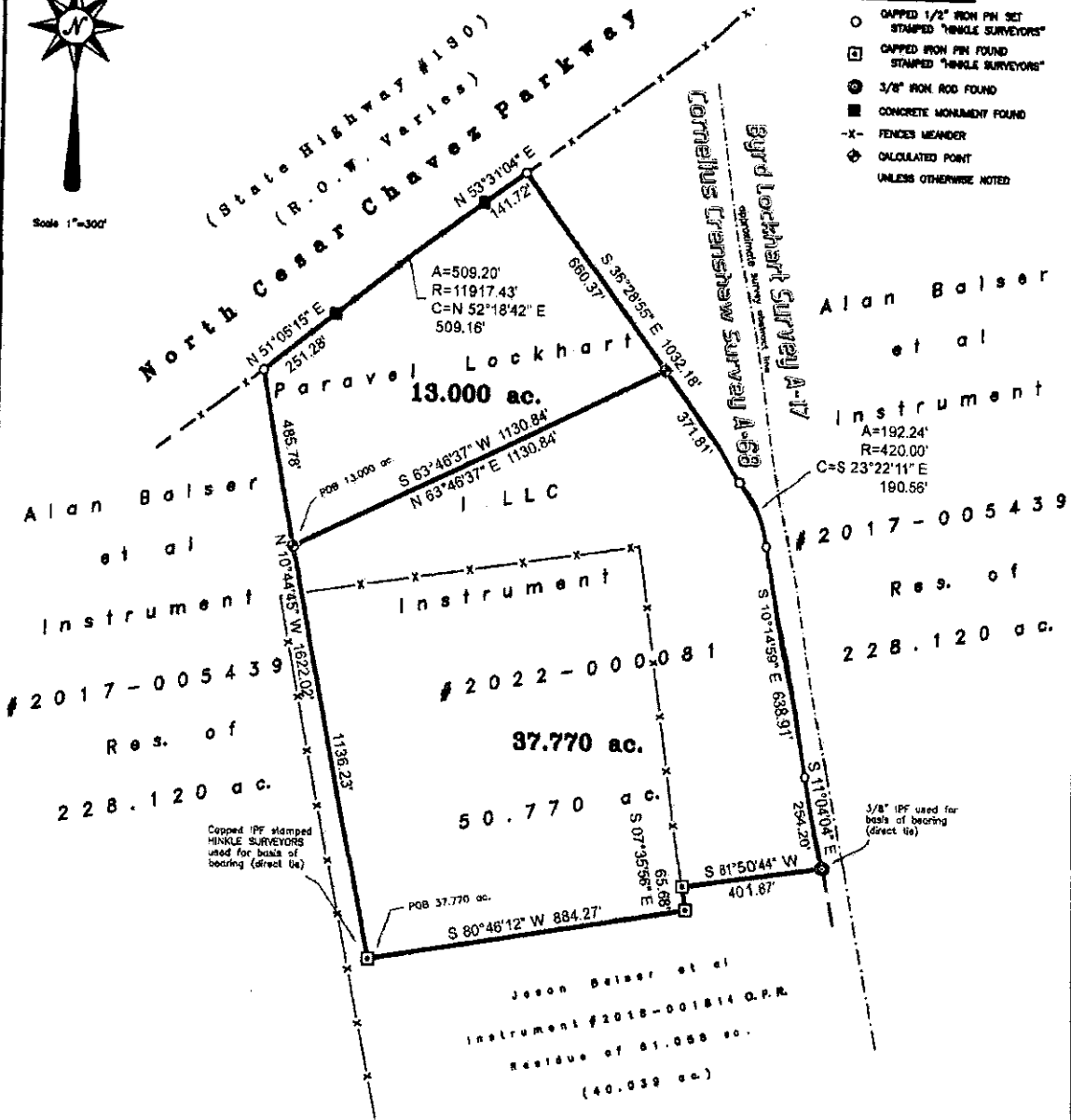
City of Lockhart Caldwell County, Texas
Cornelius Crenshaw Survey A-68



Scale 1"=300'

LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
- 3/8" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- X- FENCES MEANDER
- ◇ CALCULATED POINT UNLESS OTHERWISE NOTED



Zoning Sketch

(Cannot be used for conveyance)



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Cornelius Crenshaw Survey A-68 and being also a part of a tract of land called 50.770 acres and conveyed to Paravel Lockhart I LLC as recorded in Instrument #2022-000081 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a calculated point in the West line of the above mentioned 50.770 acre tract and the East line of a tract of land called 228.120 acres and conveyed to Alan Balsler et al by deed recorded in Instrument #2017-005439 of the said Official Public Records for the SW corner this tract and from which point a capped iron pin found stamped "HINKLE SURVEYORS" used for basis of bearing (direct tie) in the SW corner of the above mentioned 50.770 acre tract and the NW corner of a Residue tract called 40.039 acres and conveyed to Jason Balsler et al by deed recorded in Instrument #2018-006381 of the said Official Public Records bears S 10°44'45" E 1136.23 feet.

THENCE N 10 degrees 44 minutes 45 seconds W partially along the West line of the said 50.770 acre tract and over and across the said 228.120 acre tract **485.78 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the NW line of the said 228.120 acre tract and the SE line of North Cesar Chavez Parkway (a.k.a. State Highway #130) and in the NW corner of the said 50.770 acre tract for the NW corner this tract.

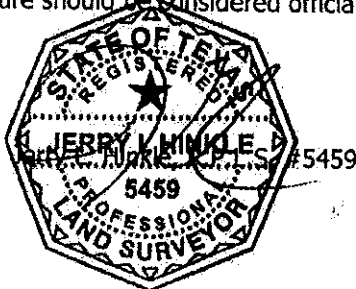
THENCE with the NW line of the said 228.120 acre tract and the NW line of the said 50.770 acre tract and the SE line of North Cesar Chavez Parkway for the following three courses:

- (1) **N 51 degrees 05 minutes 15 seconds E 251.28 feet** to a calculated point in the PC of a curve.
- (2) With a curve turning to the left having a radius of **11917.43 feet** and an arc length of **509.20 feet** and the chord of which bears **N 52 degrees 18 minutes 42 seconds E 509.16 feet** to a calculated point for the PT of the said curve.
- (3) **N 53 degrees 31 minutes 04 seconds E 141.72 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the NE corner of the said 50.770 acre tract for the NE corner this tract.

THENCE S 36 degrees 28 minutes 55 seconds E with the East line of the said 50.770 acre tract and entering the said 228.120 acre tract **660.37 feet** to a calculated point for the SE corner this tract.

THENCE S 63 degrees 46 minutes 37 seconds W over and across the said 50.770 acre tract **1130.84 feet** to the place of beginning containing **13.000 acres** of land more or less.

I hereby certify that the foregoing field notes were prepared for zoning purposes only and are not to be relied upon for transfer of title or used for conveyance and prepared on August 15, 2024. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



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