

## **PUBLIC NOTICE**

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, September 25, 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 September 11, 2024 meeting.
4. **FP 24-04.** Consider a request by Christopher Terry of Doucet & Associates on behalf of TCL Land Bank 4, for approval of a **Final Plat** for Summerside Section 7, consisting of 27.936 acres in the Esther Berry Survey, Abstract 1, zoned RMD (Residential Medium Density), and located on the 2100 Block of FM 1322.
5. **FP 24-05.** Consider a request by Christopher Terry of Doucet & Associates on behalf of TCL Land Bank 4, for approval of a **Final Plat** for Summerside Section 8, consisting of 19.813 acres in the Esther Berry Survey, Abstract 1, zoned RMD (Residential Medium Density), and located on the 2100 Block of FM 1322.
6. Hold a Public Hearing, presentation, discussion, and possible action regarding the draft Lockhart Looking Forward Comprehensive Plan.
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 2:30 p.m. on the 19<sup>th</sup> day of September, 2024.**

**City of Lockhart  
Planning and Zoning Commission  
September 11, 2024**

**MINUTES**

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

**Members Absent:** Manuel Oliva

**Staff Present:** David Fowler, 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 August 28, 2024, meeting.

*Commissioner Arnic moved to approve the August 28, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6-0.*

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.

Evan Olszewski presented the case. 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 characteristics of high-density multi-family residential would not have unusual adverse impacts. The site plan includes all major elements required to meet the applicable zoning standards. The subject parcel is not platted, so a subdivision plat, including streets and utility extensions must be approved and the improvements constructed prior to a building permit being submitted. The MF-2 design standards in Section 64-199(i)(2) will apply to the site. According to the submitted documents, the project would meet the parking and building requirements. The applicant has stated that the project will meet the 8% recreation space requirement of Section 64-199(i)(2), but that is not clear from the submitted plans. The site plan shows two planned entrances to Stueve Lane. The applicant must complete an extension of Stueve Lane from North Cesar Chavez parkway to the southern property line. Both water and wastewater infrastructure must be extended to the site by the developer.

Applicant Stan Jones, 21750 Hardy Oak Blvd. San Antonio, TX, provided an overview of the proposed project including a description of the location and amenities.

Commissioner McBride asked why there wasn't a playscape for kids.

Mr. Jones stated that his company had created a large astro turf area with outdoor beanbags where movies are shown near the pool at their Seguin project. He stated his company generally no longer installs playscapes due to lack of use during hot weather and due to high insurance costs. He stated the subject project would have a nice pool, bike paths and several things other than playscapes for the kids to do.

Commissioner Haug asked if there would be a dedicated kiddie pool or splashpad.

Mr. Jones stated that In Seguin his company built a large pool shelf with chairs and things which is the toddler area. He stated they don't have a splashpad in the plans, but said they could certainly look into one.

Chair Ruiz stated that playscapes are a high priority to the Commission. He noted the Commission has the authority to add conditions including a playscape.

Mr. Jones stated he is not opposed to a playscape by any means. He didn't know that was such a high priority, but if the Commission wanted one as a condition of approval, he would be happy to build one.

Chair Ruiz asked the applicant to confirm the 8% recreational space would be met as required in Section 64-199(i)(2)?

Mr. Jones stated yes, he had worked with an architect to make sure that amount of space was reserved on the site plan.

McBride asked how accessible the dumpsters would be for every apartment.

Mr. Jones stated there would be large compactors on site with valet trash pick-up. Tenants put their bag of garbage outside their door, and staff picks them up to take to the compactor.

Chair Ruiz reiterated to Commissions interest in the playscape and splashpad suggested by the other Commissioners.

Evan Olszewski stated that City staff recommended 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 as well as any other conditions the Commission requires.

Mr. Jones stated that the site plan was conceptual at this stage in terms of how some of the pieces fit together, but that the site plan will meet one hundred percent of that, we will meet the 8% threshold.

Commissioner McBride made a motion to approve SUP-24-09 with the conditions that the 8 percent recreational space requirement of Section 64-197(i)(2) is met and the conditions of adding a children's five function playscape with shade canopy.

*Commissioner McBride moved to approve SUP-24-09. Commissioner Arnic seconded, and the motion passed with a vote of 6 - 0.*

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

David Fowler stated the draft of the Lockhart Looking Forward Comprehensive Plan will be presented at the next meeting, along with possibly one or two subdivision plats.

6. Adjournment.

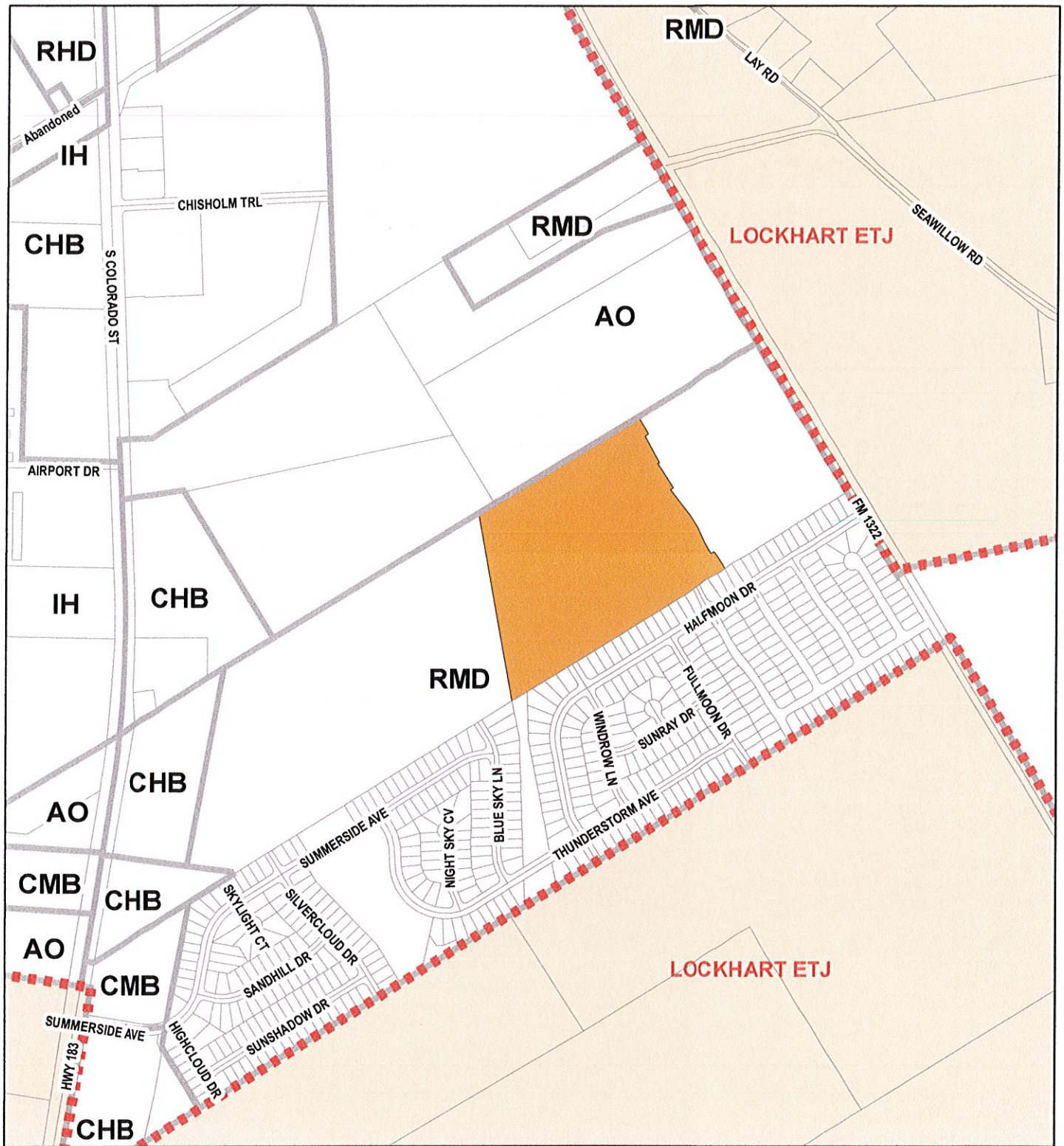
*Commissioner Arnica moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:32 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Romy Brossman, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair





**FP-24-04**

SUMMERSIDE SUBDIVISION

SECTION 7

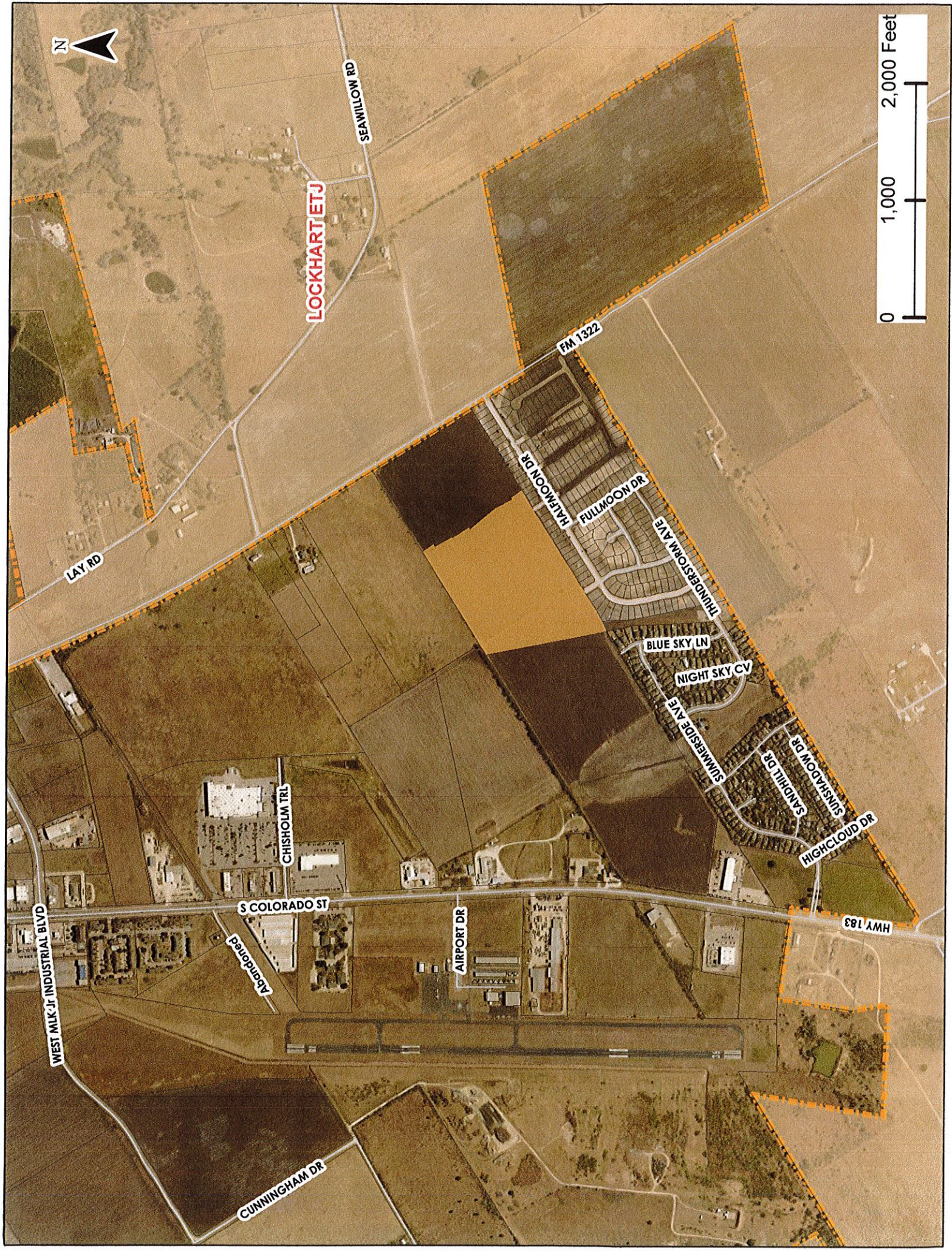
FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 800'





LOCKHART ETJ

SEAWILLOW RD

FM 1322

LAY RD

HALEMOON DR

FULLMOON DR

THUNDERSTORM AVE

BLUE SKY LN

NIGHT SKY CV

SUNNYSIDE AVE

SANDHILL DR

SUNSHADOW DR

HWY 183

HIGHCLOUD DR

S COLORADO ST

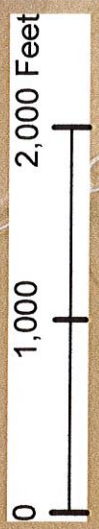
AIRPORT DR

CHISHOLM TRL

Abandoned

WEST MLK JR INDUSTRIAL BLVD

CUNNINGHAM DR





## CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-24-04

REPORT DATE: September 13, 2024

PLANNING & ZONING COMMISSION DATE: September 25, 2024

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITION: Revise General Note 9 to specify a 20-foot-wide natural gas pipeline easement, in place of the 50-foot easement specified.

## BACKGROUND DATA

SURVEYOR: Chris Terry, P.L.S., Doucet & Associates, Inc.

ENGINEER: J. Keith Schauer, P.E., Doucet & Associates, Inc.

APPLICANT: Victor Ostiguin, P.E., Doucet & Associates, Inc.

OWNER: TCL Land Bk 4 (2022), LP, c/o John D. Hutchinson (in partnership with Lennar Homes of Texas Land and Construction, Ltd.)

SITE LOCATION: 2100 Block of F.M. 1322

SUBDIVISION NAME: **Summerside Section 7**

SIZE OF PROPERTY: 27.936 acres

NUMBER OF LOTS: 117 single-family residential lots

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: RMD (Residential Medium Density)

## ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Summerside Section 7 is located between Summerside Section 6 to the west with public improvements currently under construction, and Section 8 to the east, also to be considered at the September 25 Commission meeting. The proposal includes 117 single-family residential lots, two parkland lots in the west portion of the subdivision, two GBRA utility lots along much of the north boundary of the subdivision, and 7 new public streets. Among these streets includes Silvercloud Drive, which will be extended from Section 6 and also extend into Section 8, along with Trade Winds Drive and Jet Stream Drive which will also extend into Section 8. Windrow Lane and Red Sky Drive will be extended from Section Three-A to the south. Sidewalks will be provided on one side of all internal streets, and a ten-foot-wide public hike and bike trail will be constructed on the south side of Silvercloud Drive, in accordance with the City's adopted Sidewalk and Trail Plan. The trail will also extend southward from Silvercloud Drive through the larger park lot (Lot 19, Block 10), and follow a portion of the south boundary of the subdivision to provide an access point to Section Three-A, as well as a south access point for Section 6. Although the Sidewalk and Trail Plan identifies the future Hike and Bike Trail along the south side of the subject property, the proposed trail alignment will primarily be located in the northern portion of the subdivision, which better corresponds with the proposed lot and street layouts. The two parkland lots in the west portion of the subdivision will be open to the public, and owned and maintained by the City. A multi-function playscape will be installed on the larger park lot, outside of the oil and gas pipeline easements traversing that lot.

NEIGHBORHOOD COMPATIBILITY: An undeveloped property zoned Agricultural-Open Space (AO) is located adjacent to the north of the subject property. The proposed Section 8 is located to the east. The existing, mostly-developed Section Three-A is located to the south. To the west is Section 6 under development, as mentioned previously. The greatest impact of the proposed development would be increased traffic, primarily on F.M. 1322. However, turning lane improvements will be provided along F.M. 1322 into the development via Section 8, and the Silvercloud Drive extension from Section 6 will provide an eventual connection to South Colorado Street to the west.

FORM AND CONTENT: With the suggested condition of approval to revise General Note 9 to specify a 20-foot-wide natural gas pipeline easement, in place of the 50-foot easement specified, in accordance with the plat drawing, the plat will comply with all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, hike and bike trails, utilities, stormwater drainage, and parkland. As noted in the attached letter dated February 20, 2023, 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

February 20, 2023

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

**RE: Lockhart – Summerside Section 7 & 8 Engineering Plan Review**

Dear David,

TRC received the following items for the above referenced project submitted by Doucet & Associates on January 31, 2023.

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". The signature is fluid and cursive, with the first name "William" and last name "Wachel" clearly visible.

William Wachel, P.E.  
Deputy Director  
Design Management Services

CC: Keith Schauer, P.E. Doucet & Associates  
Victor Ostiguin, P.E. Doucet & Associates



LINE	BEARING	DISTANCE
L1	S31°38'07"E	125.00'
L2	S58°23'53"W	23.57'
L3	S31°38'07"E	165.00'
L4	S89°23'53"W	12.84'
L5	S31°38'07"E	165.00'
L6	S58°23'53"W	20.71'
L7	S31°38'07"E	147.91'
L8	N89°22'24"E	17.00'
L9	S31°38'07"E	115.00'
L10	S89°23'53"W	5.02'
L11	N31°38'07"W	28.27'
L12	S31°38'07"E	74.38'
L13	S31°38'07"E	60.00'
L14	S31°38'07"E	80.00'
L15	S31°38'07"E	80.00'
L16	S31°38'07"E	80.00'
L17	S31°38'07"E	80.00'
L18	S31°38'07"E	100.00'
L19	S31°38'07"E	100.00'
L20	S31°38'07"E	11.48'
L21	S31°38'07"E	14.07'
L22	S02°02'39"E	7.36'

ESTHER BERRY SURVEY  
ABSTRACT NO. 1

TOLAND BK 4 (2023), LP  
CALLED 101.7 ACRES  
DOC. NO. 2023-005700  
O.P.R.C.C.T.

(NO RECORDING INFORMATION FOUND)  
FMA 1332  
(VARIABLE RECORDING INFORMATION FOUND)

# SUMMERSIDE SECTION 7 CITY OF LOCKHART, CALDWELL COUNTY, TEXAS

**DOUCET**  
A Kleinfelder Company  
Civil Engineering // Entitlements // Geospatial  
7401 E. Highway 71 W. Ste. 160  
Lockhart, TX 78754  
www.doucetengineering.com  
TBEF Firm Number: 3937  
Survey Date: 12/02/2017

Date: 09/27/2024  
Scale: 1" = 100'  
Drawn by: SWP  
Reviewed: CT  
Project: 1636-007  
Sheet: 1 OF 2  
Field Book: N/A  
Party Code: 3937  
Survey Date: 12/02/2017

RESIDENTIAL LOTS	ACRES
17	18.340
STORMWATER DETENTION LOTS	0
LANDSCAPE LOTS	0
UTILITY LOTS	0
PARK LOT/OPEN SPACE	2
TOTAL NUMBER OF LOTS	17
ROOF-TO-ROOF	5,917
TOTAL OVERALL ACRES	27.936

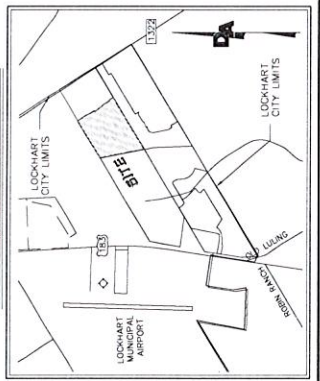
STREET NAME	SO. R. W. WIDTH	LINEAR FEET
SILVERCLOUD DRIVE	50' R.O.W.	1,073
WINDROW LANE	50' R.O.W.	935
SKY DRIVE	50' R.O.W.	945
RED SKY DRIVE	50' R.O.W.	1,400
WIND CHILL COURT	100' DAME TER R.O.W.	4,862
TOTAL		4,862

BUILDING SETBACK LINES:  
SIDE STREET LINES 15 FEET  
REAR LOT LINES 10 FEET  
FRONT LOT LINES 10 FEET

SUMMERSIDE SECTION 3A  
CABINET D, PG. 77  
P.R.C.C.T.

15' PUBLIC  
ACCESS EASEMENT  
AND CONSTRUCTION EASEMENT  
DOC. NO. 2021-000547  
O.P.R.C.C.T.

VICINITY MAP



**LEGEND**

PHASE LINE  
EXISTING PROPERTY LINE  
EXISTING EASEMENT  
APPROXIMATE PROPERTY LINE  
APPROXIMATE EXISTING OL LINE  
HIDE AND BITE TRAIL  
SIDEWALK (SEE FUND)  
1/2" DIP AND WITH  
POINT OF BEGINNING  
CONCRETE MONUMENT SET  
DOUGLAS NUMBER  
VOLUME  
PAGE  
BUILDING SETBACK LINE  
RIGHT-OF-WAY EASEMENT  
PLAT RECORDS  
CABINET D, PG. 77  
CABINET D, PG. 77  
CABINET D, PG. 77  
CABINET D, PG. 77

**PHASE LINE**

EXISTING PROPERTY LINE  
EXISTING EASEMENT  
APPROXIMATE PROPERTY LINE  
APPROXIMATE EXISTING OL LINE  
HIDE AND BITE TRAIL  
SIDEWALK (SEE FUND)  
1/2" DIP AND WITH  
POINT OF BEGINNING  
CONCRETE MONUMENT SET  
DOUGLAS NUMBER  
VOLUME  
PAGE  
BUILDING SETBACK LINE  
RIGHT-OF-WAY EASEMENT  
PLAT RECORDS  
CABINET D, PG. 77  
CABINET D, PG. 77  
CABINET D, PG. 77  
CABINET D, PG. 77

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.24'	160.00'	77.454°	S35°14'33"E	20.23'
C2	39.37'	25.00'	90.000°	S13°23'53"W	35.36'
C3	39.37'	25.00'	90.000°	S76°36'07"E	35.36'
C4	38.39'	25.00'	87.9544°	S14°24'50"W	34.73'
C5	121.03'	285.00'	24.9153°	S17°24'55"E	120.12'
C6	37.87'	25.00'	86.4740°	S48°56'01"E	34.35'
C7	64.49'	125.00'	29.3328°	N31°01'17"E	63.77'
C8	39.37'	25.00'	90.000°	S13°23'53"W	35.36'
C9	21.03'	25.00'	48.7123°	S55°41'49"E	20.41'
C10	24.119'	50.00'	27.6224°	S58°23'53"W	66.67'
C11	21.03'	25.00'	48.7124°	N07°50'26"W	20.41'
C12	39.37'	25.00'	90.000°	N76°46'07"W	35.36'
C13	39.37'	25.00'	29.3328°	S23°01'17"E	89.28'
C14	39.37'	25.00'	90.000°	S42°57'21"W	35.36'
C15	47.58'	125.00'	27.4834°	S12°56'56"E	47.29'
C16	42.66'	25.00'	97.4623°	S72°44'34"E	37.67'
C17	39.37'	25.00'	90.000°	N13°22'24"E	35.36'
C18	39.37'	25.00'	90.000°	S76°36'07"E	35.36'
C19	39.37'	25.00'	90.000°	N13°22'24"E	35.36'
C20	41.22'	25.00'	94.7735°	N74°22'07"W	36.70'
C21	76.66'	175.00'	23.0553°	N43°55'36"W	76.05'
C22	118.75'	230.00'	29.3456°	N16°50'07"W	117.44'
C23	38.07'	25.00'	87.9133°	S14°44'06"W	34.52'
C24	105.57'	225.00'	26.5301°	S15°59'10"E	104.61'
C25	80.46'	180.00'	25.3638°	S14°50'58"E	79.79'
C26	41.00'	25.00'	93.5819°	S74°38'26"E	35.56'
C27	37.58'	25.00'	88.0721°	N15°18'44"E	34.14'
C28	78.51'	175.00'	29.4217°	N43°53'46"W	77.85'
C29	108.99'	235.00'	26.3425°	N15°19'52"W	108.02'
C30	40.37'	25.00'	93.9303°	N75°08'36"W	38.26'
C31	51.16'	10.00'	29.3456°	S16°50'07"E	5.11'
C32	206.35'	400.00'	29.3328°	S16°49'23"E	204.07'

SUMMERSIDE SUBDIVISION  
SECTION 2  
CABINET D, PG. 76  
P.R.C.C.T.

MEDICAL CENTER ALF, LP  
CALLED 30.530 ACRES  
DOC. NO. 2022-002592  
O.P.R.C.C.T.

20' GRPA WATER  
LINE EASEMENT  
VOL. 400, PG. 300  
O.P.R.C.C.T.

WELLS BRANCH REAL ESTATE, LLC  
CALLED 35.428 ACRES  
DOC. NO. 2022-006465  
O.P.R.C.C.T.

TOLAND BK 4 (2023), LP  
CALLED 101.7 ACRES  
DOC. NO. 2023-005700  
O.P.R.C.C.T.

APPROXIMATE LOCATION OF  
NATURAL GAS LINE FOR B.T. IN  
TEXAS RAILROAD COMMISSION DISTRICT  
NO. 10, PER VOLUME 125, PAGE 471, O.P.R.C.C.T.

APPROXIMATE LOCATION OF  
REFINED OIL PRODUCT PIPELINE  
IN TEXAS RAILROAD COMMISSION DISTRICT  
NO. 10, PER VOLUME 125, PAGE 471, O.P.R.C.C.T.

50' WIDE AIRLINE EASEMENT  
(DEDICATED BY PLAT)



# 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 Chirstopher W. Terry

DAY-TIME TELEPHONE (210) 469-4564

E-MAIL cterry@kleinfelder.com

ENGINEER NAME Keith Schauer, P.E.

DAY-TIME TELEPHONE (512) 583-2672

E-MAIL kschauer@kleinfelder

OWNER NAME LENNAR

DAY-TIME TELEPHONE (512) 945-4665

E-MAIL bill.barton@lennar.com

ADDRESS Doucet

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS Doucet

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS 13620 N FM 620

Bldg. B, Suite 150

Austin, Texas 78717

### TYPE OF APPLICATION (check all that apply)

☐ PRELIMINARY PLAT ☐ SUBDIVISION DEVELOPMENT PLAN ☒ FINAL PLAT

☐ MINOR PLAT ☐ REPLAT ☐ MINOR REPLAT ☐ RESUBDIVISION

☐ AMENDING PLAT ☐ DEVELOPMENT PLAT ☐ VARIANCE

### PROPERTY

SUBDIVISION NAME Summerside Section 7

ADDRESS OR GENERAL LOCATION US 183 South at Gulf Stream Drive - 2100 Block F.M. 1322

LOCATED IN ☒ CITY LIMITS ☐ ETJ (COUNTY) ☐ PDD

TOTAL LAND AREA 27.936 ACRE(S) PROPOSED NUMBER OF LOTS 117

ZONING CLASSIFICATION(S) Residential Medium Density single-family lots (121 total lots)

PROPOSED USE OF LAND Single Family Residential



## SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT, 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 \$ 3793.60 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 Victor Ostiguin Silva  
Digitally signed by Victor Ostiguin Silva  
DN: c=US, E=vostiguin@kleinfelder.com,  
O=Doucet, CN=Victor Ostiguin Silva  
Date: 2024.04.24 13:12:24 -0500

PRINTED NAME Victor Ostiguin

DATE 4/24/24

TELEPHONE (512) 566-4076



## 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 Karin Waller

RECEIPT NUMBER R01293668

DATE SUBMITTED 5/12/24

CASE NUMBER FP - 24 - 04

DATE APPLICATION IS DEEMED COMPLETE 5/18/24

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 9/25/24 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) A

---

### WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

A

---

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) Centric

A

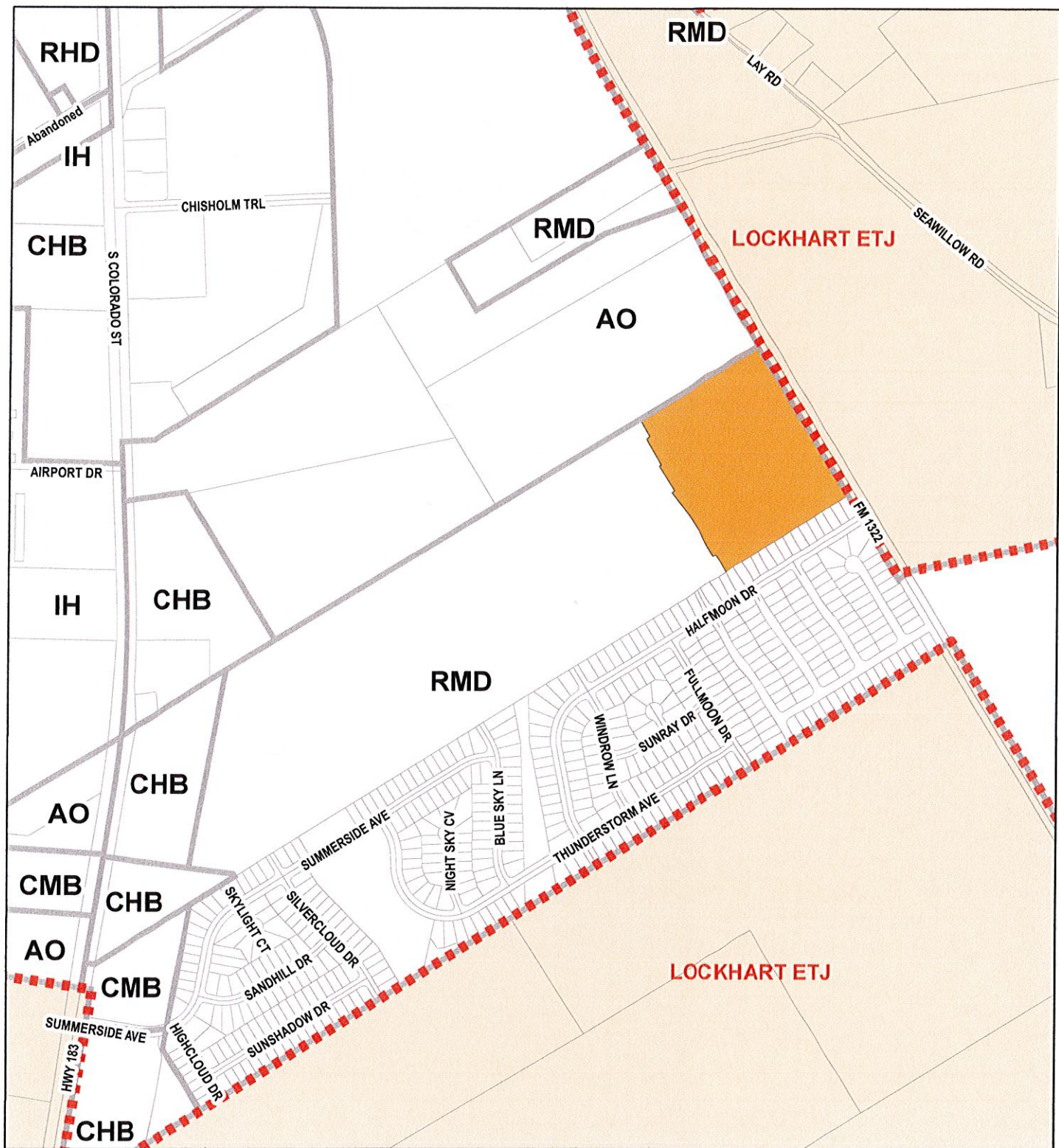
---

NAME OF **ELECTRIC SERVICE** PROVIDER Bluebonnet Electric Cooperative

APPLICABLE UTILITY SERVICE CODE(S) A

UNDERGROUND    Yes X    No





**FP-24-05**

SUMMERSIDE SUBDIVISION

SECTION 8

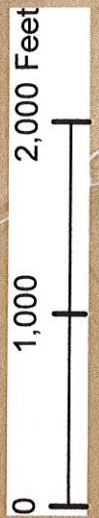
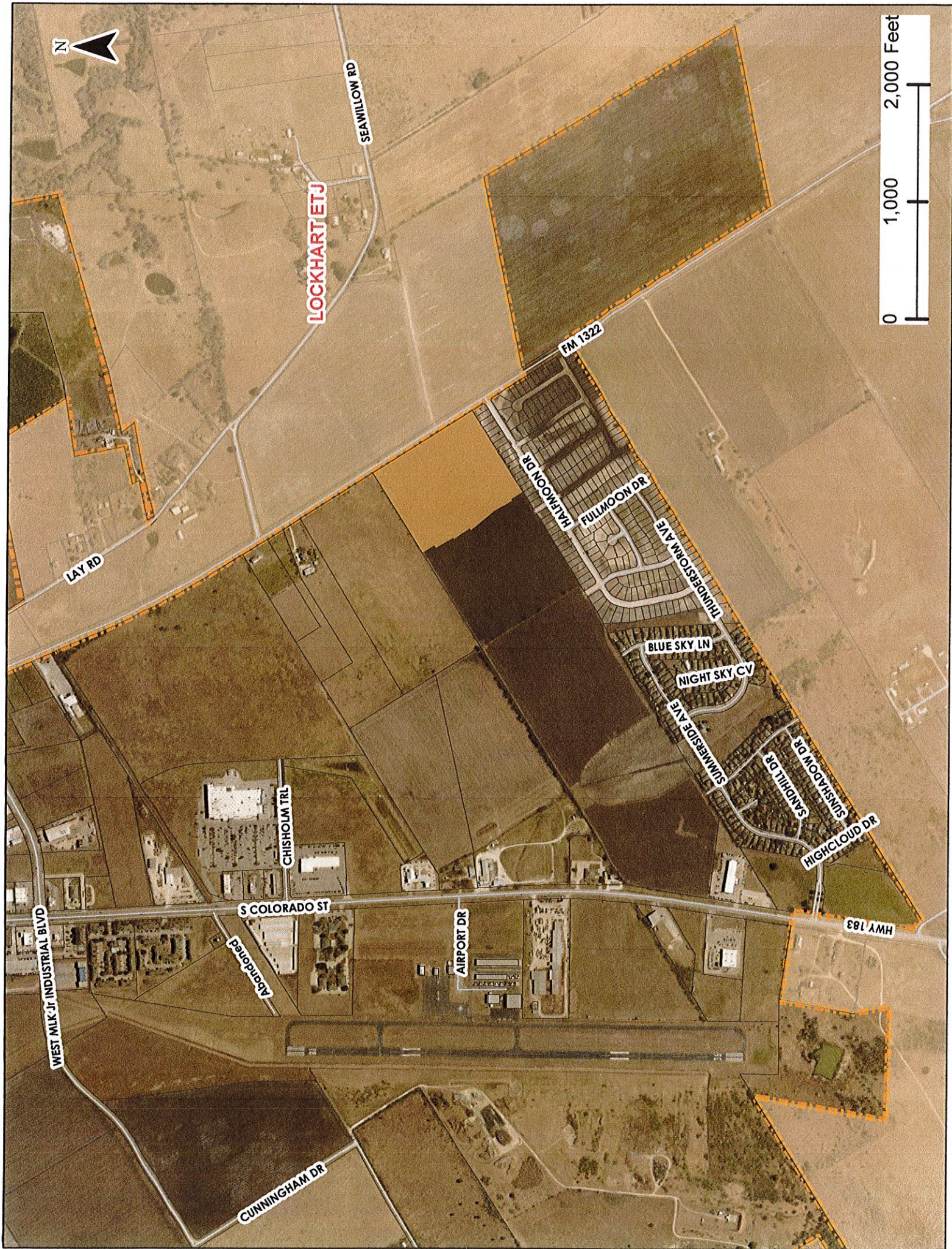
FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 800'







## CASE SUMMARY

---

STAFF CONTACT: Kevin Waller, Senior Planner *KW*  
REPORT DATE: September 13, 2024  
PLANNING & ZONING COMMISSION DATE: September 25, 2024  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-24-05

## BACKGROUND DATA

---

SURVEYOR: Chris Terry, P.L.S., Doucet & Associates, Inc.  
ENGINEER: J. Keith Schauer, P.E., Doucet & Associates, Inc.  
APPLICANT: Victor Ostiguin, P.E., Doucet & Associates, Inc.  
OWNER: TCL Land Bk 4 (2022), LP, c/o John D. Hutchinson (in partnership with Lennar Homes of Texas Land and Construction, Ltd.)  
SITE LOCATION: 2100 Block of F.M. 1322  
SUBDIVISION NAME: **Summerside Section 8**  
SIZE OF PROPERTY: 19.813 acres  
NUMBER OF LOTS: 104 single-family residential lots  
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use  
ZONING CLASSIFICATION: RMD (Residential Medium Density)

## ANALYSIS OF ISSUES

---

PROPOSED DEVELOPMENT: Summerside Section 8 is located between Summerside Section 7 to the west, also to be considered at the September 25 Commission meeting, and F.M. 1322 to the east. The proposal includes 104 single-family residential lots, two GBRA utility lots along the north boundary of the subdivision, and 6 new public streets. Three of these streets will be extensions of Silvercloud Drive, Trade Winds Drive, and Jet Stream Drive from the adjacent Summerside Section 7. Sidewalks will be provided on one side of all internal streets, and a ten-foot-wide public hike and bike trail will be constructed on the south side of Silvercloud Drive, in accordance with the City's adopted Sidewalk and Trail Plan. Although the Sidewalk and Trail Plan identifies the future Hike and Bike Trail along the south side of the subject property, the proposed trail alignment will be located in the northern portion of the subdivision, which better corresponds with the proposed lot and street layouts. Parkland requirements for Section 8 have been provided within the boundaries of previous sections of the overall subdivision, according to a review of the approved Preliminary Plat. Highway turning lane improvements along F.M. 1322 into the subdivision, being a southbound deceleration lane, will be constructed in accordance with TxDOT requirements, prior to the recording of the Section 8 plat, as specified in General Note 11 on Sheet 2.

NEIGHBORHOOD COMPATIBILITY: An undeveloped property zoned Agricultural-Open Space (AO) is located adjacent to the north of the subject property. Another undeveloped property is located across F.M. 1322 to the east, which is outside of the City limits and within the Extraterritorial Jurisdiction (ETJ). The existing, mostly-developed Section Three-A is located to the south. To the west is the proposed Section 7, as mentioned previously. The greatest impact of the proposed development would be increased traffic, primarily on F.M. 1322. However, turning lane improvements will be provided along F.M. 1322 into the development, and the Silvercloud Drive and

Trade Winds Drive extensions into Section 7 will provide an eventual connection to South Colorado Street to the west.

FORM AND CONTENT: The plat complies with all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, hike and bike trails, utilities, stormwater drainage, and parkland. As noted in the attached letter dated February 20, 2023, 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

February 20, 2023

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

**RE: Lockhart – Summerside Section 7 & 8 Engineering Plan Review**

Dear David,

TRC received the following items for the above referenced project submitted by Doucet & Associates on January 31, 2023.

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 cursive script that reads "William A. Wachel".

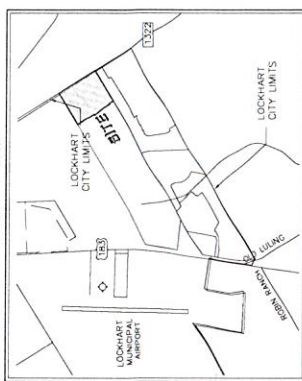
William Wachel, P.E.  
Deputy Director  
Design Management Services

CC: Keith Schauer, P.E. Doucet & Associates  
Victor Ostiguin, P.E. Doucet & Associates





LEGEND	
_____	PHASE LINE
_____	EXISTING EASEMENT LINE
_____	ADJOINER PROPERTY LINE
_____	EXISTING EASEMENT LINE
_____	COUCHART CITY LIMIT LINE
_____	HOSE AND BIRE TRAIL
_____	SOURCE: HOOD FOUND (UNLESS NOTED)
_____	POINT OF BEGINNING
_____	SECTION NUMBER
_____	VOLUME
_____	PAGE
_____	BUILDING SETBACK LINE
_____	ADJOINER PROPERTY LINE
_____	PUBLIC UTILITY EASEMENT
_____	PLAT RECORDS, TARRANT COUNTY, TEXAS
_____	PLAT RECORDS, DALLAS COUNTY, TEXAS
_____	PLAT RECORDS, PUBLIC RECORDS, DALLAS COUNTY, TEXAS
_____	DEED RECORDS, TARRANT COUNTY, TEXAS
_____	DEED RECORDS, DALLAS COUNTY, TEXAS
_____	DIRECT



**DOUCET**  
A Kleinfelder Company  
Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W. Ste. 160  
Austin, TX 78735, Tel: (512)-883-2600  
Fax: (512)-883-2601  
E-mail: doucet@kleinfelder.com  
TIME FIRM Number: 3937  
TBELS FIRM Number: 10194551

STREET NAME	R.O.W. WIDTH	LINEAR FEET
SILVERCLOUD DRIVE	50' R.O.W.	854
WATERSPOUT DRIVE	50' R.O.W.	721
SANDSTONE STREET	50' R.O.W.	871
TRIPLE STREAM DRIVE	50' R.O.W.	700
ARCTIC AIR DRIVE	50' R.O.W.	721
PARADE WINDS DRIVE	50' R.O.W.	119
TOTAL		3,985



**BUILDING SETBACK LINES:**  
FRONT LOT LINE: 20 FEET  
SIDE STREET LINES: 15 FEET  
SIDE LOT LINES: 5 FEET  
REAR LOT LINE: 10 FEET



# 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 Chirstopher W. Terry

DAY-TIME TELEPHONE (210) 469-4564

E-MAIL cterry@kleinfelder.com

ENGINEER NAME Keith Schauer, P.E.

DAY-TIME TELEPHONE (512) 583-2672

E-MAIL kschauer@kleinfelder

OWNER NAME LENNAR

DAY-TIME TELEPHONE (512) 945-4665

E-MAIL bill.barton@lennar.com

ADDRESS Doucet

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS Doucet

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS 13620 N FM 620

Bldg. B, Suite 150

Austin, Texas 78717

### TYPE OF APPLICATION (check all that apply)

☐ PRELIMINARY PLAT    ☐ SUBDIVISION DEVELOPMENT PLAN    ☒ FINAL PLAT  
☐ MINOR PLAT    ☐ REPLAT    ☐ MINOR REPLAT    ☐ RESUBDIVISION  
☐ AMENDING PLAT    ☐ DEVELOPMENT PLAT    ☐ VARIANCE

### PROPERTY

SUBDIVISION NAME Summerside Section 8

ADDRESS OR GENERAL LOCATION F.M. 1322 intersection with - 2100 Block F.M. 1322

LOCATED IN ☒ CITY LIMITS    ☐ ETJ (COUNTY)    ☐ PDD

TOTAL LAND AREA 19.813 ACRE(S)

PROPOSED NUMBER OF LOTS 104  
single family lots  
and two utility lots  
= 106 total lots

ZONING CLASSIFICATION(S) Residential Medium Density

PROPOSED USE OF LAND Single Family Residential



## SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT, 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 \$2981.30 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 Victor Ostiguin Silva  
Digitally signed by Victor Ostiguin Silva  
DN: C=US, E=vostiguin@kleinfelder.com,  
O=Doucet, CN=Victor Ostiguin Silva  
Date: 2024.04.24 13:11:53-05'00'

DATE 4/24/24

PRINTED NAME Victor Ostiguin

TELEPHONE (512) 566-4076



## 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 Kerin Waller

RECEIPT NUMBER R01293667

DATE SUBMITTED 5/2/24

CASE NUMBER FP - 24 - 05

DATE APPLICATION IS DEEMED COMPLETE 5/8/24

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 9/25/24 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) A

---

## WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

A

---

## TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) Centric

A

---

NAME OF **ELECTRIC SERVICE** PROVIDER Bluebonnet Electric Cooperative

APPLICABLE UTILITY SERVICE CODE(S) A

UNDERGROUND    Yes X    No

**TO:** Planning and Zoning Commission  
**FROM:** David Fowler, AICP, Planning Director  
**SUBJECT:** Draft Comprehensive Plan Public Hearing  
**DATE:** September 19, 2024

The hearing to be held at the September 25<sup>th</sup> meeting represents the culmination of Nearly a year and a half of work to create a new comprehensive plan for the City of Lockhart. A presentation highlighting the comprehensive planning process and its key findings is included in the packet. The full plan is available at [www.planlockharttx.com](http://www.planlockharttx.com).

At this hearing Freese and Nichols staff will present an overview of the findings of the plan, followed by a public hearing. After the hearing, the Commissioners may either recommend adoption of the plan to City Council or request any changes the Commission believes need to be made. If the Commission believes itself unable to make a recommendation of adoption, a follow-up hearing could be scheduled for the October 9<sup>th</sup> meeting. The intended date for consideration and possible adoption at a City Council meeting is October 15.



CITY OF LOCKHART COMPREHENSIVE PLAN

# Lockhart

Looking Forward

Planning and Zoning Commission  
September 25, 2024

## Agenda

- ① Intent and Use of the Comp Plan
- ② Process Review
- ③ Document Overview
- ④ Future Land Use Plan (FLUP)

# Why we do Comprehensive Planning

- We **cannot stop** development
- We **cannot control** growth
- If we don't plan for it, **growth will still come**
- We **CAN** use planning to help **influence and guide growth** in a way that we think will be in the public's best interest

"If you don't have a plan for where you are going, you may end up somewhere else."  
— Abraham Lincoln

"If you want to predict the future, create it."  
— Peter Drucker

## What is a Comprehensive Plan?

### IT IS NOT...

- Legally binding
- A zoning ordinance
- A detailed workplan for all City departments

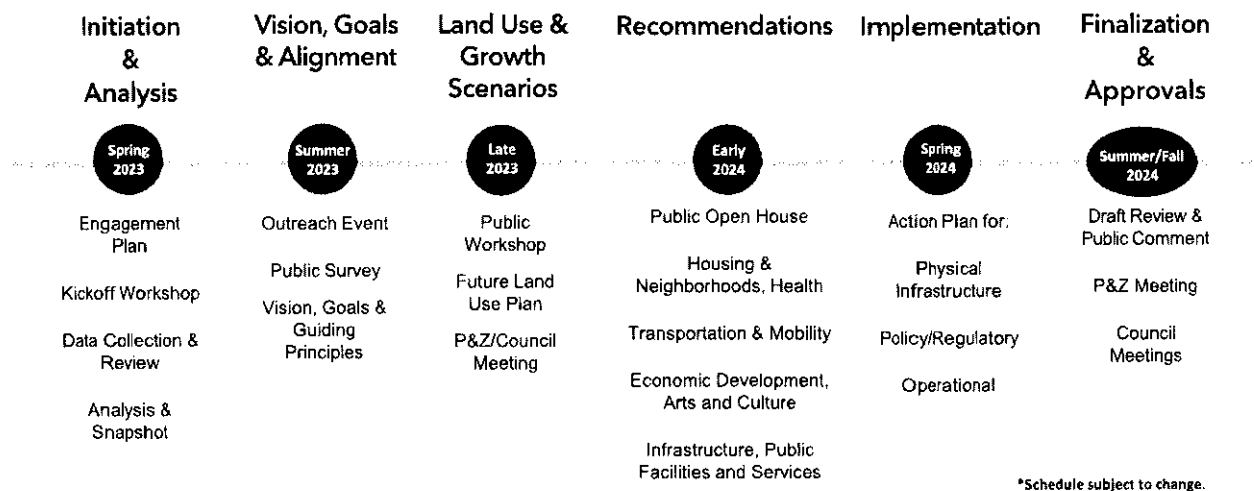
### IT IS...

- A high-level statement that guides policy and decision-making for all City departments and Administrators
- Guidance for City and departmental budgeting and workplans
- Reflection of the community's long-term vision
- Basis for subsequent ordinances and regulations
- Constrained by State Law

# Using this Plan

City Staff	P&Z	City Council	Business Community	Residents
<ul style="list-style-type: none"> <li>• Guiding <b>everyday decisions</b> across all departments, aligning all City staff towards a single vision.</li> <li>• Assists in major <b>policy and budget decisions</b>.</li> <li>• Utilized in reviews of <b>zoning cases</b>.</li> <li>• Planning for future <b>facility and Infrastructure needs</b> and proactive maintenance/updates.</li> <li>• Provides <b>justification and prioritization</b> for City projects and programs that align with the Plan.</li> <li>• Provide the basis for <b>updating city codes and ordinances</b>.</li> </ul>	<ul style="list-style-type: none"> <li>• Aid in <b>discussing and reviewing zoning cases and other development decisions</b>.</li> <li>• Provides <b>justification for zoning case recommendations</b>.</li> <li>• Allows for the <b>balancing of the community needs and values with individual interests</b>.</li> </ul>	<ul style="list-style-type: none"> <li>• Annual reporting allows Council to track whether the City is <b>achieving or falling short of its goals</b>.</li> <li>• Allows for <b>alignment of public goals</b>.</li> <li>• <b>More efficient use of City resources</b>.</li> <li>• When discussing zoning cases, development decisions, and other major topics related to <b>land use policy</b>.</li> <li>• Aid in aligning Lockhart's plans with <b>surrounding jurisdictional entities</b>.</li> <li>• Can act as the basis for the <b>City's Strategic Planning</b>.</li> </ul>	<ul style="list-style-type: none"> <li>• Developers, potential property buyers, businesses, and other interested parties can <b>better understand the intended future development patterns</b> in Lockhart when making decisions.</li> <li>• Property owners and developers can <b>propose developments that better align with the goals of the community</b>.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Engages and educates community members and stakeholders</b> in planning for their City's future.</li> <li>• Aids in <b>shaping the desired outcomes and appearance of the community</b>, enhancing quality of life for residents.</li> <li>• Annual reporting allows community members to <b>keep the City accountable</b> in achieving its goals.</li> </ul>

# Project Schedule





- **5 CPSC Meetings**
- **7 Stakeholder Conversations**
  - City Staff
  - Local Small Business
  - Real Estate Professionals
  - Faith-Based/NPO Groups
  - City Dept Directors
  - P&Z Briefing
  - Lockhart ISD
- **4 Public Outreach Events**
  - Courthouse Nights 8/18/23
  - Mini Open House 9/14/23
  - Public Land Use Scenario Workshop 10/16/23
  - Public Open House 3/18/24
- **Online Community Survey**
  - Open August 11 – September 11 (4 weeks)
  - 127 survey responses + 70 map comments
  - 1080 unique website visitors
- **CHARM Workshop**

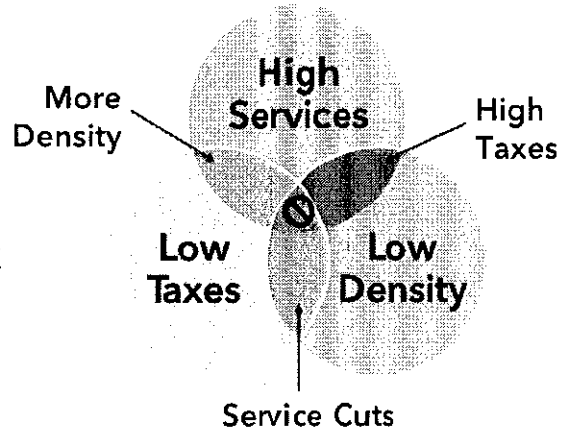


## Engagement Themes

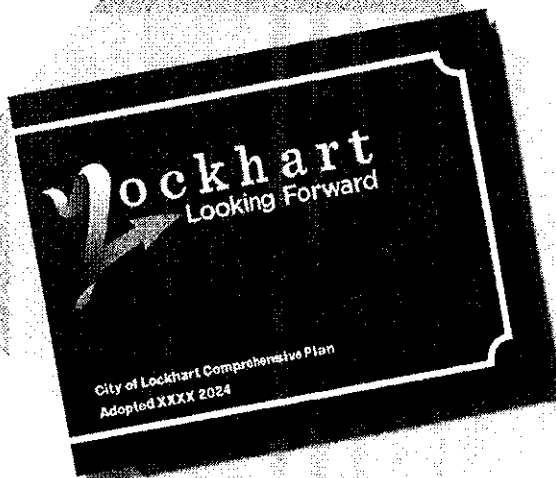
- **Roadways**
  - General Maintenance
  - Traffic, Local vs Regional
  - Multi-modal Safety
- **Focus on Downtown**
- **Affordability/Attainability**
- **Safety**
- **Dining & Entertainment, Medical Services, Food Access/Grocery**
- **Destinations & Things to Do in addition to Downtown & BBQ**
  - State Park as an Asset
  - Recreational Facilities & Programs
  - Museums, Visitors Center
- **Flooding**
- **Jobs, specifically with higher wages**

# What does "responsible" growth mean in Lockhart?

- No detrimental tradeoffs
- Long-term commitment to the community/City
- Good neighbors
- Continuous positive feedback loop and improvement of relationships and outcomes

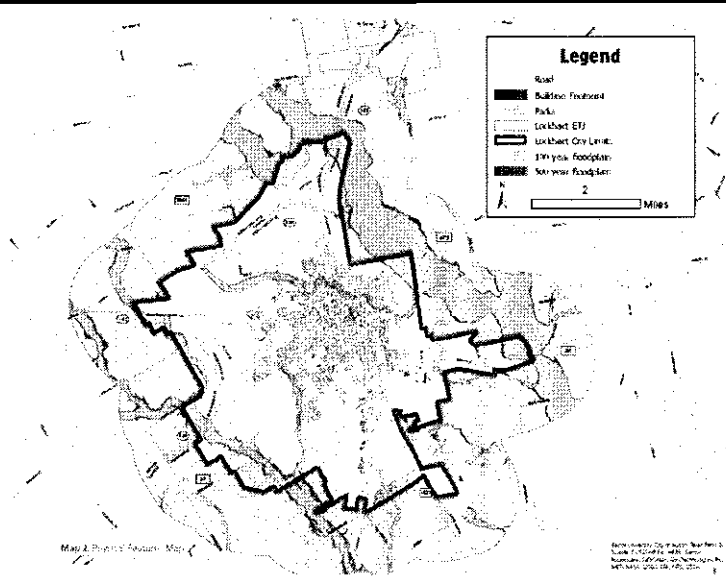


- Community Snapshot
- Land Use & Development
- Complete Communities
- Transportation & Mobility
- Economic Development
- Public Facilities & Infrastructure
- Implementation
- Appendices
  - Engagement Summaries
  - Background Data & Information
  - Land Use Supplemental Information



# Lockhart Community Emergency Preparedness Plan

- History
- Physical Features
- Existing Plans & Frameworks
- Demographics
- Vision & Guiding Principles



## Resilience

- **Resilience:** Preparing communities to respond to and recover from impacts
  - Mitigation: reducing the causes
  - Adaptation: preventing or reducing damage

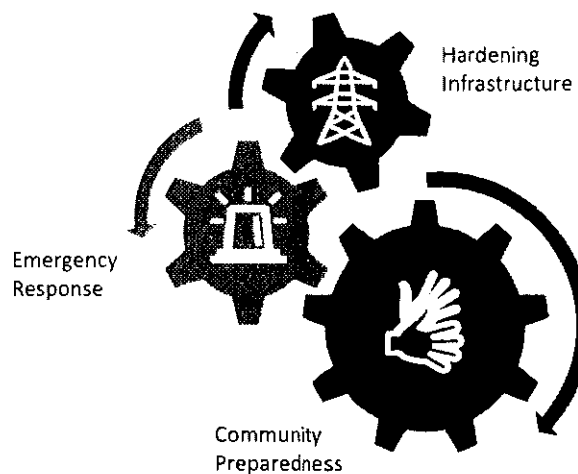
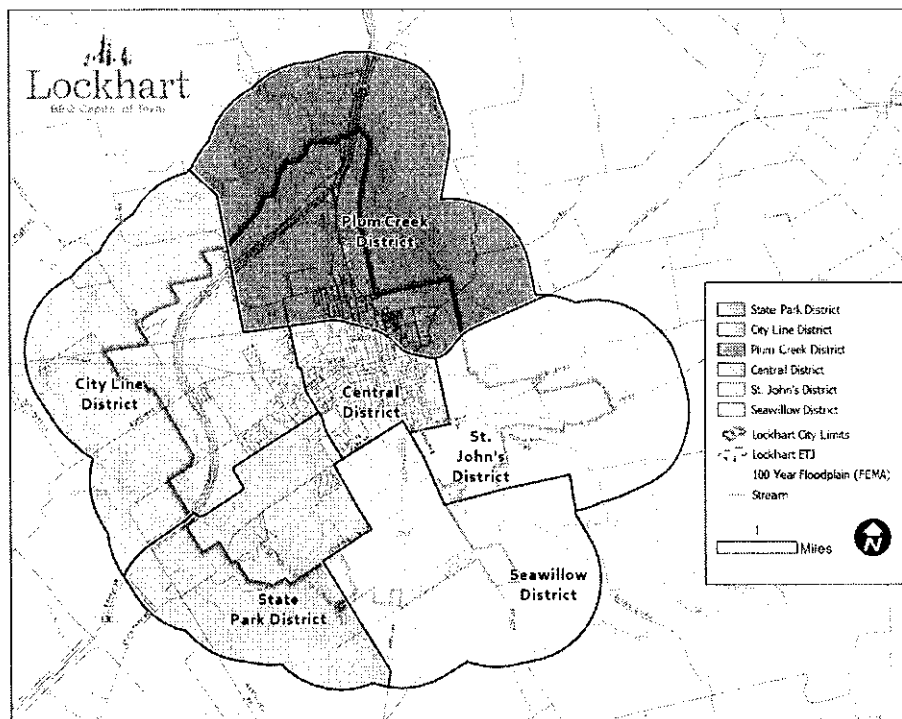
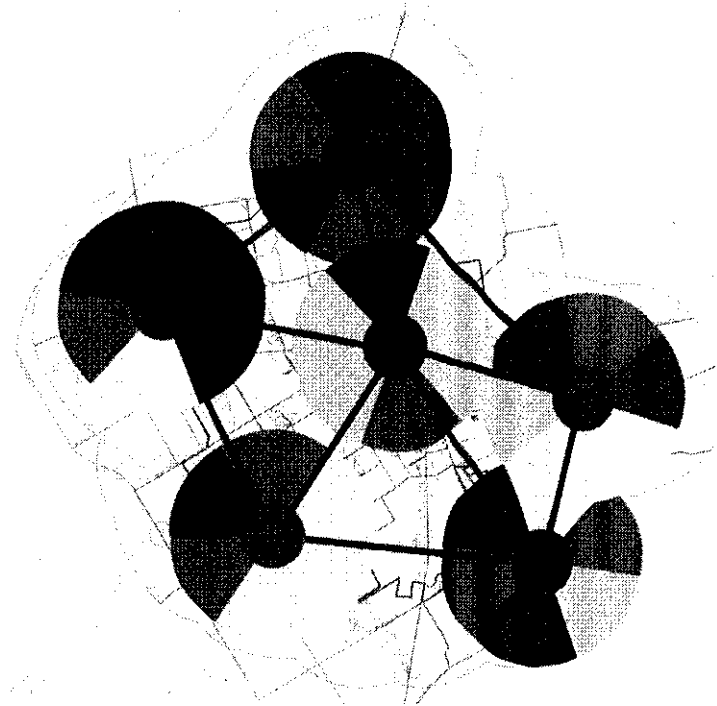
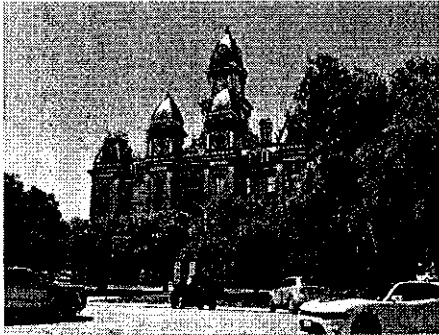


Figure 18: "Hub and Spoke" Land Use Model for the City of Lockhart

-  Mixed-Use Hub
-  Specialty Hub
-  Green Hub
-  Regional Spoke
-  Local Spoke
-  Green Spoke
-  Low-density Residential
-  Mid-density Infill
-  Multi-family
-  Retail
-  Employment & Light Industrial
-  Industrial
-  Green Space



# Future Land Use Districts



Intensity	Scale
50-100% Lot Coverage Medium to High Intensity	1-3 Stories Low to Mid-Rise
Residential Density	
4 to 24 DU	

## CENTRAL DISTRICT

Project Type & Appropriateness	Compatibility Considerations
SFD	●●●●
SFD + ADU	●●●●
SFA	●●●●
Small Multifamily	●●●○
Large Multifamily	○○○○
Retail/Entertainment	●●●●
Office	●●●○
Light Industrial	●○○○
Heavy Industrial	○○○○

Most appropriate close to the downtown core area or along corridors.

Neighborhood-serving and local scale retail and entertainment uses are appropriate along corridors and in strategic locations within neighborhoods, as long as it does not pose a nuisance to residential uses. Higher intensity of these uses are appropriate in the downtown local mixed use areas.

Office uses are most appropriate on secondary frontages and upper floors.

Light Industrial uses should be those that drive pedestrian traffic and are supportive of culture and heritage, such as artisan studios.

# Future Land Use Districts



Intensity	Scale
40-60% Lot Coverage Low Intensity	1-2 Stories Low-Rise
Residential Density	
4 to 12 DU	

## ST. JOHN'S DISTRICT

Project Type & Appropriateness	Compatibility Considerations
SFD	●●●●
SFD + ADU	●●●●
SFA	●●●○
Small Multifamily	●●○○
Large Multifamily	●●○○
Retail/Entertainment	●○○○
Office	●●●○
Light Industrial	●●○○
Heavy Industrial	○○○○

Especially appropriate in the local mixed use areas.

Appropriate closer to local corridors and multi-family areas. Not appropriate in cases where it creates significant difference in scale to adjacent residential uses.

Appropriate in multi-family areas.

Neighborhood-serving and local scale retail and entertainment uses are appropriate in the local mixed use areas and strategic locations within neighborhoods, as long as it does not pose a nuisance to residential uses.

Neighborhood-serving and local scale office uses are appropriate in strategic locations within neighborhoods.

Appropriate where existing and along Blackjack Street.

# Future Land Use Districts



**Intensity**  
40-80% Lot Coverage  
Low to Medium Intensity

**Scale**  
1-2 Stories  
Low-Rise

## Residential Density

4 to 32 DU

## SEAWILLOW DISTRICT

Project Type & Appropriateness	Compatibility Considerations
SFD	●●●●
SFD + ADU	●●●●
SFA	●●●● Especially appropriate in the local mixed use areas.
Small Multifamily	●●●○ Appropriate closer to local corridors and multi-family areas. Not appropriate in cases where it creates significant difference in scale to adjacent residential uses.
Large Multifamily	●●●○
Retail/Entertainment	●●●○ Neighborhood-serving and local scale retail and entertainment uses are appropriate in local mixed use areas. More intense uses are appropriate along local corridors. Uses that are more likely to generate nuisances should be located away from residential uses.
Office	●●●○ Appropriate in employment and industrial areas.
Light Industrial	●●●○
Heavy Industrial	●○○○ Industrial uses that are more likely to generate nuisances should be located away from residential uses.

# Future Land Use Districts



**Intensity**  
60-80% Lot Coverage  
Medium Intensity

**Scale**  
1-5 Stories  
Low to Mid-Rise

## Residential Density

4 to 32 DU

## PLUM CREEK DISTRICT

Project Type & Appropriateness	Compatibility Considerations
SFD	●●●○ Most appropriate in mid-density infill areas.
SFD + ADU	●●●○ Most appropriate in mid-density infill areas.
SFA	●●●○ Most appropriate in regional mixed use areas.
Small Multifamily	●●●○ Most appropriate in regional mixed use, multi-family and local corridor areas.
Large Multifamily	●●●○ Most appropriate in regional mixed use, multi-family and regional corridor areas.
Retail/Entertainment	●●●○ Appropriate for regional mixed use and regional corridor areas.
Office	●●●○ Appropriate for regional mixed use, regional corridor, employment and industrial areas.
Light Industrial	●●●○ Very light industrial such as flex office uses are appropriate in regional corridor and employment areas.
Heavy Industrial	○○○○ Industrial uses that are more likely to generate nuisances should be located away from residential uses.

# Future Land Use Districts



## Intensity

50-80% Lot Coverage  
Medium Intensity

## Scale

1-5 Stories  
Low to Mid-Rise

## Residential Density

4 to 12 DU

## CITY LINE DISTRICT

Project Type & Appropriateness		Compatibility Considerations
SFD	●●●○	Appropriate in low-density residential areas.
SFD + ADU	●●●○	Appropriate in low-density residential areas.
SFA	●●●○	Most appropriate in regional mixed use areas.
Small Multifamily	●●●○	Most appropriate in regional mixed use areas.
Large Multifamily	●●●●	Most appropriate in regional mixed use and regional corridor areas.
Retail/Entertainment	●●●●	Appropriate for regional mixed use and regional corridor areas.
Office	●●●●	Appropriate for regional mixed use, regional corridor, employment and industrial areas.
Light Industrial	●●●●	Very light industrial such as flex office uses are appropriate in regional corridor and employment areas.
Heavy Industrial	●●●○	Industrial uses that are more likely to generate nuisances should be located away from residential uses.

# Future Land Use Districts



## Intensity

40-60% Lot Coverage  
Medium Intensity

## Scale

1-5 Stories  
Low-Rise

## Residential Density

0 to 12 DU

## STATE PARK DISTRICT

Project Type & Appropriateness		Compatibility Considerations
SFD	●●●●	Appropriate in low-density residential areas.
SFD + ADU	●●●○	Appropriate in low-density residential areas.
SFA	●●●○	Most appropriate in regional mixed use areas.
Small Multifamily	●●●○	Most appropriate in regional mixed use areas.
Large Multifamily	●○○○	Most appropriate in regional mixed use, multi-family, and regional corridor areas.
Retail/Entertainment	●●○○	Appropriate for regional mixed use and regional corridor areas.
Office	●●○○	Appropriate for regional mixed use, regional corridor, and employment areas.
Light Industrial	●●○○	Very light industrial such as flex office uses are appropriate in regional corridor and employment areas.
Heavy Industrial	○○○○	

# Growth Capacity Study

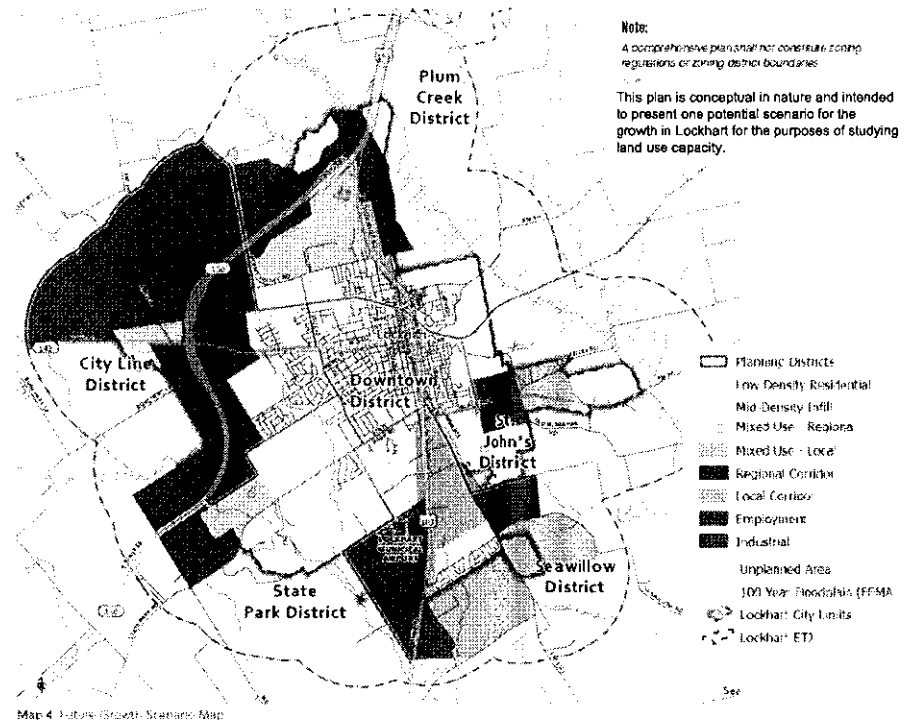


Figure 22. Maximum Buildout within the Districts (including existing)

District	Total Dwelling Units	Total Employment	Total Population
City Line	6,395	28,476	11,213
St. John's	5,432	4,045	13,955
Downtown	2,630	2,866	6,959
Plum Creek	9,598	17,486	19,565
Seawillow	7,266	15,313	15,536
State Park	7,343	6,072	19,123
<b>Total</b>	<b>38,664</b>	<b>74,258</b>	<b>86,352</b>

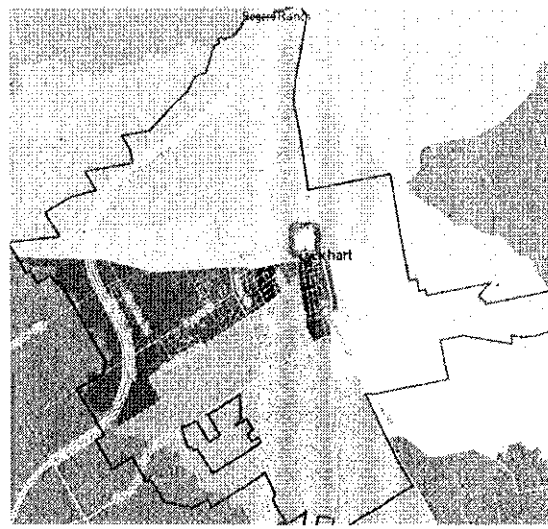
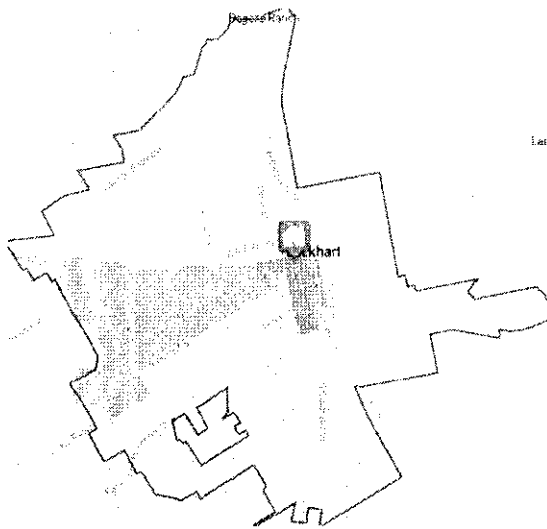
Figure 23. Lockhart Growth Scenarios

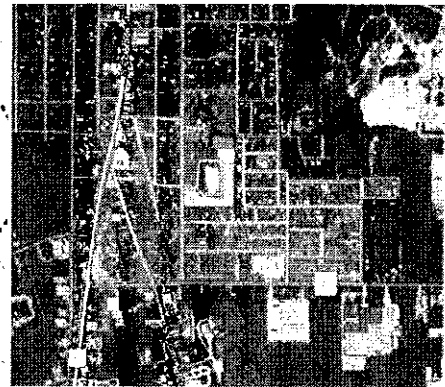
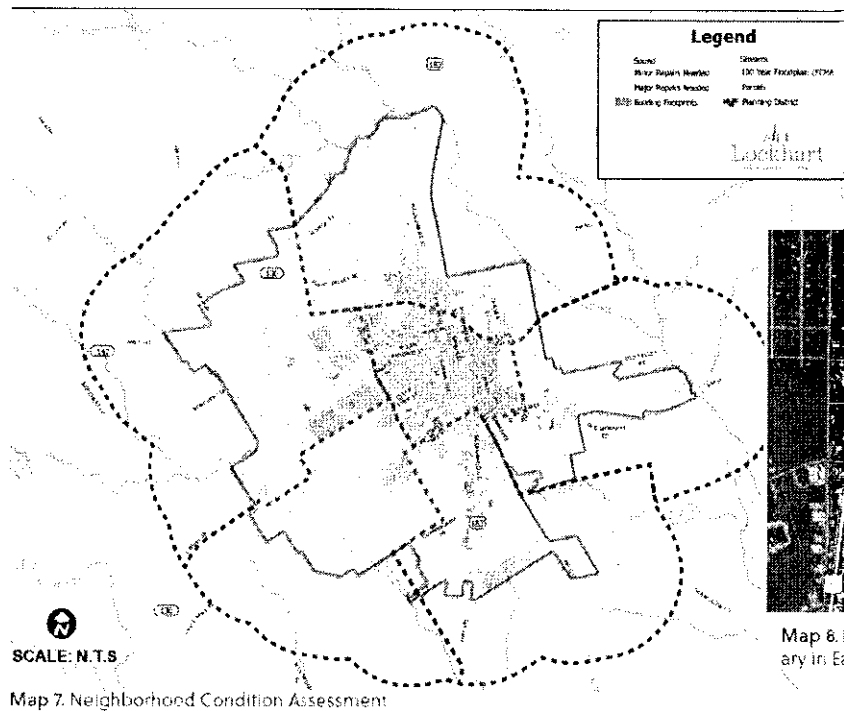
Year	2.5% CAGR	3.5% CAGR	5% CAGR	8% CAGR
2023	15,021	15,021	15,021	15,021
2025	15,781	16,935	16,561	16,878
2030	17,855	18,029	21,136	22,586
2035	20,202	20,399	26,076	30,225
2040	22,858	23,079	34,428	40,448
2045	25,860	26,112	43,940	54,129
2050	29,258	29,543	56,080	72,436
2055	33,103	33,426	71,574	96,936
2060	37,453	37,818	91,349	129,723



# Comprehensive Community Assessment

- Housing Stock & Supply
- Affordability & Attainability
- Neighborhood Condition Assessment
- Small Area Planning
- Health Outcomes & Environmental Justice
- District Completeness Profiles & Opportunities

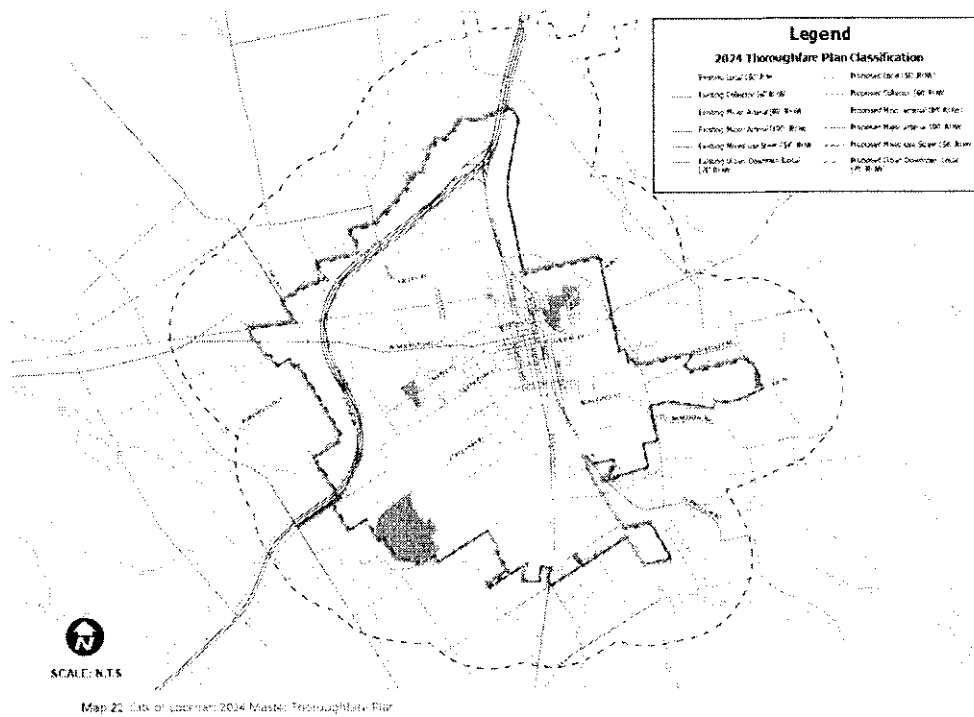




## Transportation Planning

- Updated Master Thoroughfare Plan
- Street cross-sections and alternative configurations
- Transportation Planning Toolbox
- Active Transportation Plan & Bikeway Design Standards

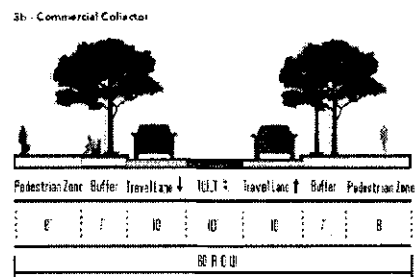
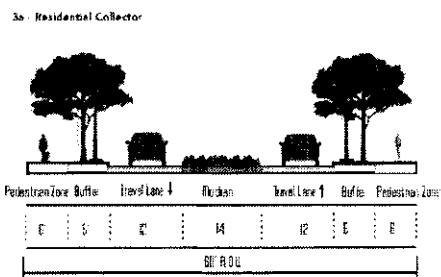
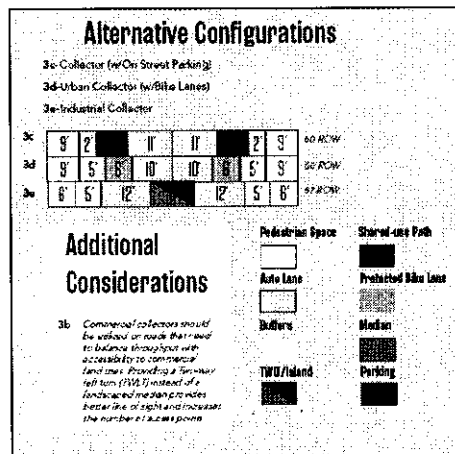




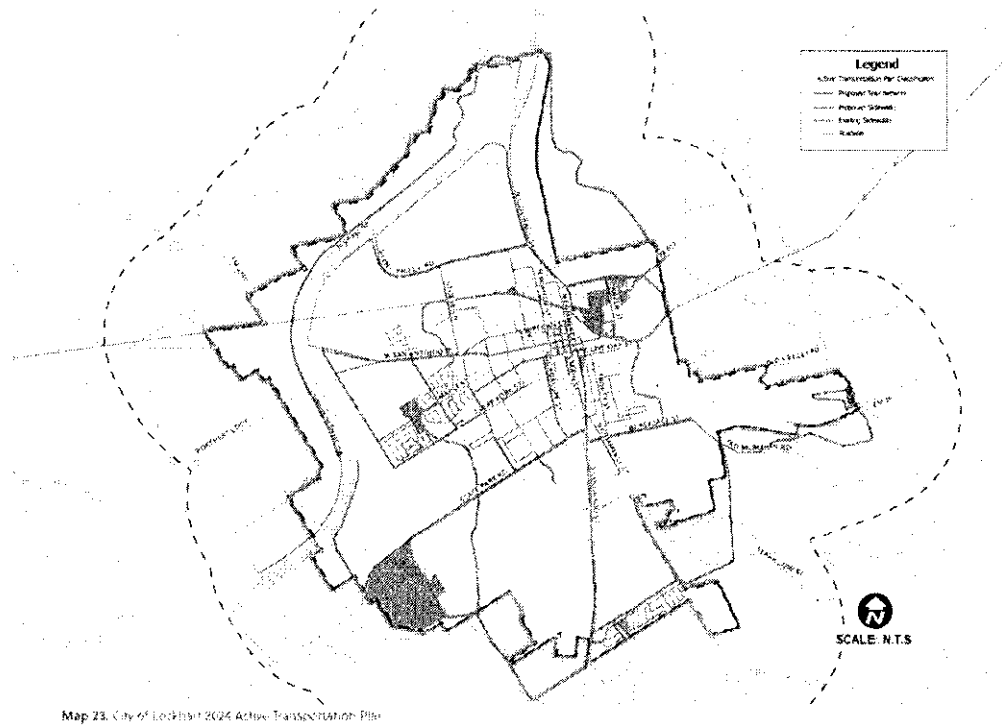
## Collector - Typical 60' ROW

A collector street is a type of road that serves as an intermediate link between local streets and arterial roads, providing connectivity within a neighborhood or district and facilitating traffic flow to and from arterial roads. Typically wider than local streets, collectors are designed to handle moderate traffic volumes and provide access to residential, commercial, and industrial areas.

In terms of design, a collector street often features one to two travel lanes in each direction, with a center turn lane or median for left-turning vehicles at intersections. Sidewalks are typically present on both sides of the street, providing safe pathways for pedestrians. Collector streets may also include features such as bike lanes or shared-use paths to accommodate cyclists. Street lighting and landscaping are common and serve to enhance the aesthetic appeal and safety of the street.

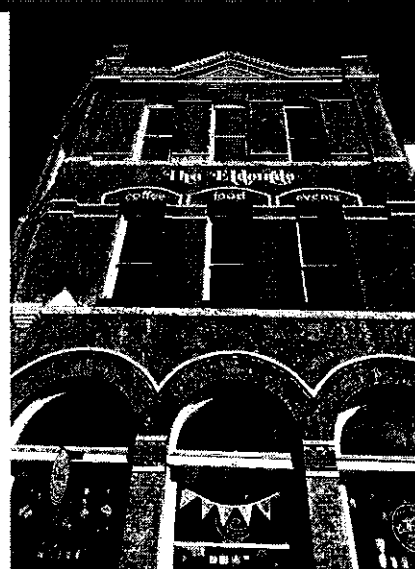






## Future Vision: Downtown Lockhart

- Economic and Market Analyses
- Historic and Cultural Assets
- Economic Development Strategies
- Sustainable Business Retention and Attraction
- Downtown Lockhart Catalyst Sites



# Economic Development

## City-wide Strategies

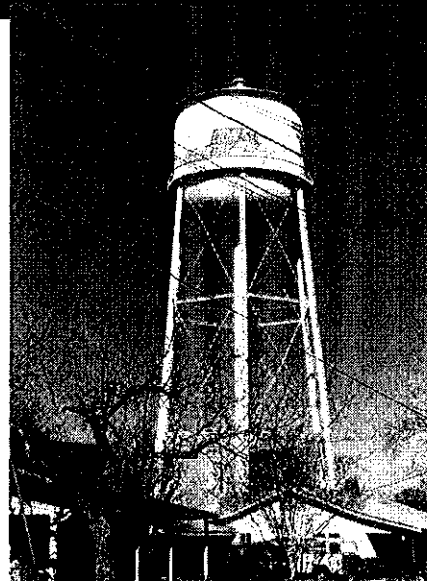
- Implementation of the LEDC's Target Industry Plan, with additional considerations
- Development that Pays for Itself
- Local Training and Upskilling, Higher Education Initiatives
- Expand Retail and Business Offerings
- Support Local and Small Businesses
- Sustainable Business Retention and Attraction
- Tourism

## Enhance Downtown and Arts & Cultural Offerings

- Downtown Improvement Plan
- Hotel & Conference Center
- Cultural District Designation
- Arts Festival
- Arts & Culture Center
- Outdoor Venue

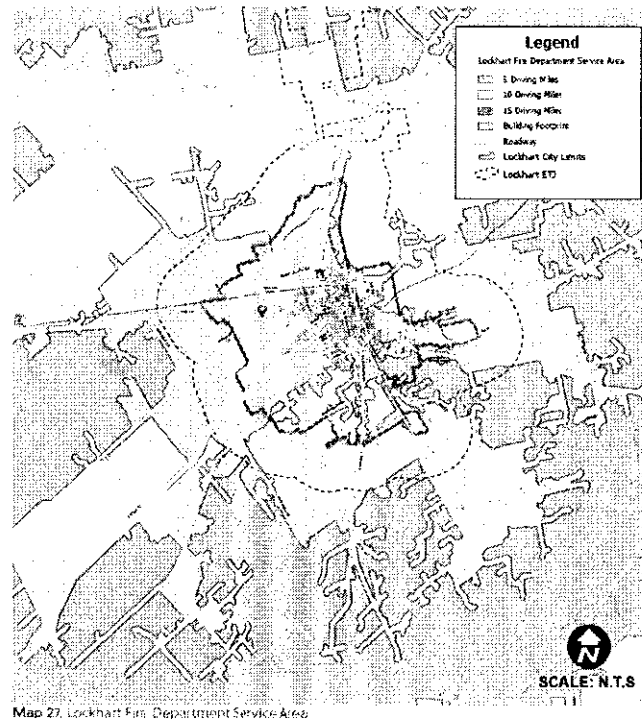
## Water and Wastewater Management

- Public Facilities
- Facility Resilience
- Public Safety and Medical Facilities
- Water and Wastewater Systems
- Water Quality and Innovative Stormwater Management
- The One Water Approach



# Facility Needs

- New City Hall
- Recreation Center
- Animal Services Facility
- City IT Network and Technology Upgrades
- Address Parkland Deficiencies
- Expand Library Services
- Class 02 ISO Rating
- CRS Program Participation



# Utility Needs

- Additional elevated storage capacity & pumping capacity recommended by 2034
- New water lines to support additional growth
- Replacement of cast-iron pipelines
- Additional lift stations and infrastructure to serve FM 20 East, Pecan Branch, Boggy Creek, Plum Creek, and South Commerce.
- Replacement of clay tile pipe in the system to reduce infiltration and inflow into the collection system
- Inspection and maintenance program to prioritize areas for rehabilitation
- Water Auditing

**The water treatment ground storage capacity will meet system demands through 2034.**

**The wastewater treatment plants have adequate capacity to meet projected wastewater flows through 2034.**



## Developing the Plan

- Maintenance of the Plan
- Implementation Strategies
- Actions matrix for each topical chapter



Actions



Responsible Party



Metrics & Targets



Prioritization

## Lockhart

Looking Forward

### Next Steps

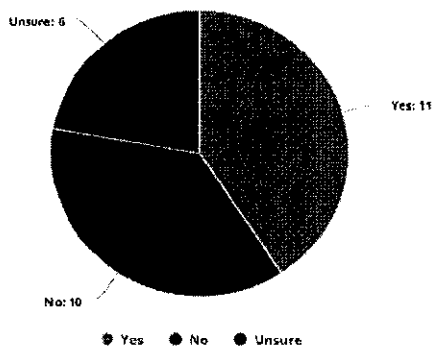
- ❖ Revisions & Finalization
- ❖ Public Review & Comment of Draft Plan (closes October 9)
- ❖ Council Meetings (October 15)

[www.PlanLockhartTx.com](http://www.PlanLockhartTx.com)

Or scan  
the QR  
Code



Q2. Overall, do you generally support the direction for Lockhart being presented in this plan?



Q3. Please provide any comments or feedback you have on the draft plan here. These will be provided to the Lockhart City Council.

Do you overall support the direction of this plan?	Open Comments/Feedback
Yes	
Yes	
Yes	
Yes	"Pre-Lockhart" on page 15 is offensive by implying that the Tonkawa no longer exist. This reinforces a harmful and false narrative that Native Americans have been eradicated and are not a significant part of American life today. The Tonkawa are alive and well. They are a federally recognized tribe with 718 members today: <a href="https://tonkawatribe.com/about/">https://tonkawatribe.com/about/</a> . I think there is a way to re-word this section to be more accurate and less offensive. Also no history of St. John's colony is included, however one of the hub and spoke districts is named after it.
Yes	
Yes	Overall, excellent work on the plan (by many of my former colleagues). It's easy to understand, detailed, and considers a lot of important issues. I strongly agree on: <ol style="list-style-type: none"> <li>1. Avoiding short-term incentives to attract commercial growth</li> <li>2. Encouraging or requiring LID practices for stormwater management</li> <li>3. Reduced or eliminated parking minimums</li> <li>4. Development of a trails master plan. I am particularly interested in seeing a safe pedestrian/bike path that connects to Lockhart State Park.</li> <li>5. Infill and redevelopment incentives</li> </ol> <p>One thing I would like to see in the plan is for the city to develop and track a metric (e.g. tax-value-per-acre) for proposed new developments as a way to consider whether "the activity taking place on that city's land is creating enough wealth to support the infrastructure and services needed for that place to continue to exist and thrive." (<a href="https://www.strongtowns.org/journal/2020/8/7/youre-ready-to-dothemath-in-your-own-town">https://www.strongtowns.org/journal/2020/8/7/youre-ready-to-dothemath-in-your-own-town</a>) Perhaps sometime in the future, this could be used as a criterion for approval of development permits, and it would be great to have the past data if that time comes.</p> <p>Thanks for all the hard work!</p>
Yes	It's encouraging to see that the town I'm living in is moving forward. A swim and recreation center to hold events would be a wonderful addition. Programs for children and adults exercise dance social.
Yes	
Yes	Concerned around execution of plan and water resources. How will the city balance economic and education opportunities for the current Lockhart community or are they going to be gentrified like other cities? For those who live outside ETJ lines, what coordination and care will be there for traffic and roadway? How will this also invest in LISD for equitable education?
Yes	Please keep noise levels in mind when planning growth. Thank you.
Yes	
Unsure	
Unsure	I moved here 8 years ago because it was a quaint little town. Homes were 175k. Crime was minimal. Now my car and several others have been vandalized many times. Most homes are 450k and up. I can barely afford to live there anymore. Multi story apartments are going up like crazy and renting for 1500 and up. Homelessness is on the rise. Traffic is ridiculous because nothing has been done to update the roads, besides more traffic lights which makes everything worse. Until the infrastructure is improved I don't think the city is ready for the influx of people.
Unsure	I would like to see something about small businesses operating from home and curbside parking in those areas. Also better enforcement of backflow management to protect our water supply. A lot of the surrounding communities have annual requirements for testing the irrigation backflow devices and building isolation backflow devices.
Unsure	We need a big HEB plus with a big parking lot. And a better traffic plan.
Unsure	I'm disappointed in the plans limited 2060 scale and narrow direction on fundamental infrastructure. We can't keep approving high occupancy development while operating on our current feudal constraints. We need.... a hospital-not clinics, a city loop-not a four lane clogged artery, perishable food- alternatives, scalable police support, a real solution to the High school. What we have now is congestion and limited services and what the plan reveals is sidewalks and trees. We are trying to shove a size 13 foot into a size 10 shoe. Progressive pressure is busting our seams, lets properly prepare with 50 year plan that illuminates a foundation with limitless potential.
Unsure	
No	
No	Leaning towards a city filled with strangers and no accountability. No longer support or wish to live in a misrepresented poorly managed "small town". Waiting for it to fail.

No I think the council needs to focus on how dangerous the JR High parking is when school lets out. Also, the ridiculous carpool lanes for Navarro and Clearfork. I am poor you to go watch how dangerous it is for us to pick up our kids in the safety of students trying to cross the street even at the crosswalk.

No Loosing the small town feel, the crime rate is rising, the community feels more like Austin than Lockhart

No Lockhart had the small town charm. That charm is dwindling very fast. Schools over crowded. 183 is a parking lot come 5:00 and it's most of all getting attention it doesn't need. Lockhart has been my home town. I was born here.

No

No It honestly feels/looks as if we're trying to become the next Cedar Park or Leander, and both of those cities basically priced out the majority of lower to mid middle class citizens.

No This plan means nothing without a budget and how the money will be obtained.

Is this real? You want me to read 100 plus pages then just answer yes or no? This seems like a joke.