

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, October 9, 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 25, 2024 meeting.
4. **SUP-24-10.** Hold a PUBLIC HEARING and consider a request by John Powell on behalf of Chaun Kim Lai for a **Specific Use Permit** to allow a **Bar, tavern, lounge or dance hall and Commercial outdoor recreation, entertainment, and amusement** use on 1.44 acres in the James George Survey, Abstract No. 9, zoned CHB Commercial Heavy Business District and located at 1408 South Colorado Street.
5. **FP-24-06.** Consider a request by Jeff Pence of Manumit Investment Group, LLC for approval of a **Final Plat** for Maple Park Section One-B, consisting of 9.942 acres in the Francis Berry Survey, Abstract 2, zoned PDD (Planned Development District), and located at the future Lincoln Lane, between Clear Fork Street and Maple Street.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 9:30 a.m. on the 3rd day of October, 2024.

**City of Lockhart
Planning and Zoning Commission
September 25, 2024**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Fowler, 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 September 11, 2024, meeting.

Commissioner Arnic moved to approve the September 11, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.

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

Staff member Kevin Waller introduced the subject property with maps, ariels and photos. Summerside Sections 7 is located between Summmerside Section 6 to the west with public improvements currently under constructions, and Section 8 to the east, also to be considered at the September 25th 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. 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 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.

Commission Arnica asked for details regarding the GBRA utility lots.

Mr. Waller answered, it is for the water utility company which has underground transmission lines that will be running through those two vacant lots.

Keith Schauer with Doucet and Associates, the engineer for the project started he was available to answer any project questions.

Commission Oliva asked, where stormwater would be captured

Mr. Schauer responded that all the drainage would be conveyed to the big pond in Section 6. There's a big retention pond in Sections 5 and 6, which has been constructed. Sections 7 and 8 would drain into that same pond.

Mr. Waller stated that Staff recommends approval with the condition to revise plat note 9 to be consistent with the plat drawing and specify a 20 foot wide natural gas pipeline easement to correct the 50 foot easement currently specified on the plat.

Commissioner Oliva moved to approve FP-24-04. Commissioner Arnica seconded, and the motion passed with a vote of 7 - 0.

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.**

Kevin Waller stated Summerside Section 8 is located between Summerside Section 7 to the west, which was considered in the previous agenda item, 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. 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 FM 1322 into the subdivision, in the form of 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.

Keith Schauer with Doucet and Associates, reintroduced himself.

Commissioner McBride questioned the grid pattern of the lots and asked why are there no cul-de-sacs?

Mr. Schauer responded it was the most efficient way to lay it out, the layout is similar to Section 4.

Mr. Waller stated Staff recommends approval without additional conditions.

Commissioner Oliva moved to approve FP-24-05. Commissioner Peterson seconded, and the motion passed with a vote of 7 - 0.

6. Hold a Public Hearing, presentation, discussion, and possible action regarding the draft Lockhart Looking Forward Comprehensive Plan.

Caitlin Admire of Freese and Nichols made a presentation regarding the intent and use of the comprehensive plan, emphasizing that it is not a legally binding document but serves as a high-level guide for policy and decision-making. She stated the plan aims to align growth with community values and needs. She clarified the comprehensive plan's role in guiding discussions and decisions within the planning and zoning commission. She summarized the project timeline, noting the extensive community engagement that has occurred over the past year and a half.

Chair Ruiz raised several concerns about the environmental justice policy and the thoroughfare plan's connectivity, suggesting a need for more detailed policy statements. Feedback included a desire for more detailed identity within the six proposed districts, as well as concerns about the narrow streets and parking reductions in the central business district. He posed questions regarding the methodology used for neighborhood assessments and the lack of mention of fair housing in the plan. The need for a hospital was highlighted, with a call for recognition of this priority in the goals section. He also raised concerns regarding the impact of growth on water and wastewater systems, with specific figures mentioned regarding necessary improvements. The implementation of the plan was questioned, particularly regarding the capacity of development services to manage the large number of proposed goals that had been assigned to that department.

Ms. Admire responded that many of the concerns are outside the scope of a comprehensive plan or are the result of choices made by City staff and the consultant. Small area planning is intended as a separate effort after the comprehensive plan, which is covered in the goals. The downtown, parks, and water/wastewater master plans are separate. This is meant to be high level or an umbrella plan.

Commissioner Lingvai asked for confirmation on the number of typical multi-family developments allowed per acre without a Specific Use Permit.

Mr. Fowler answered, without a Specific Use Permit it's 12, with a Special Use Permit is 24.

Commissioner Lingvai inquired, how would higher density be achieved in specific districts, particularly in the Central District, which has a maximum density of 24 units per acre?

Ms. Admire responded, you can get up to 24 units per acre with a townhome community.

Commissioner Lingvai inquired about the potential for higher density developments, with some districts allowing up to 32 units per acre.

The Commission as a group expressed a desire to explore how to achieve these density goals effectively.

Ms. Admire reiterated that the comprehensive plan is a guide during policy and decision making. She requested a list of Chair Ruiz's 17 comments and questions. She confirmed the Chair's concerns will be tracked, responses will be made and those responses will be provided to Council.

Commissioner Peterson moved to approve The Lockhart Looking Forward Comprehensive Plan. Commissioner Arnic seconded, and the motion passed with a vote of 6 – 0 with 1 abstention.

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

Mr. Fowler stated the next meeting will be held October 9th. At that meeting a revised SUP for 1408 S. Colorado St. and one plat will be presented.

8. Adjournment.

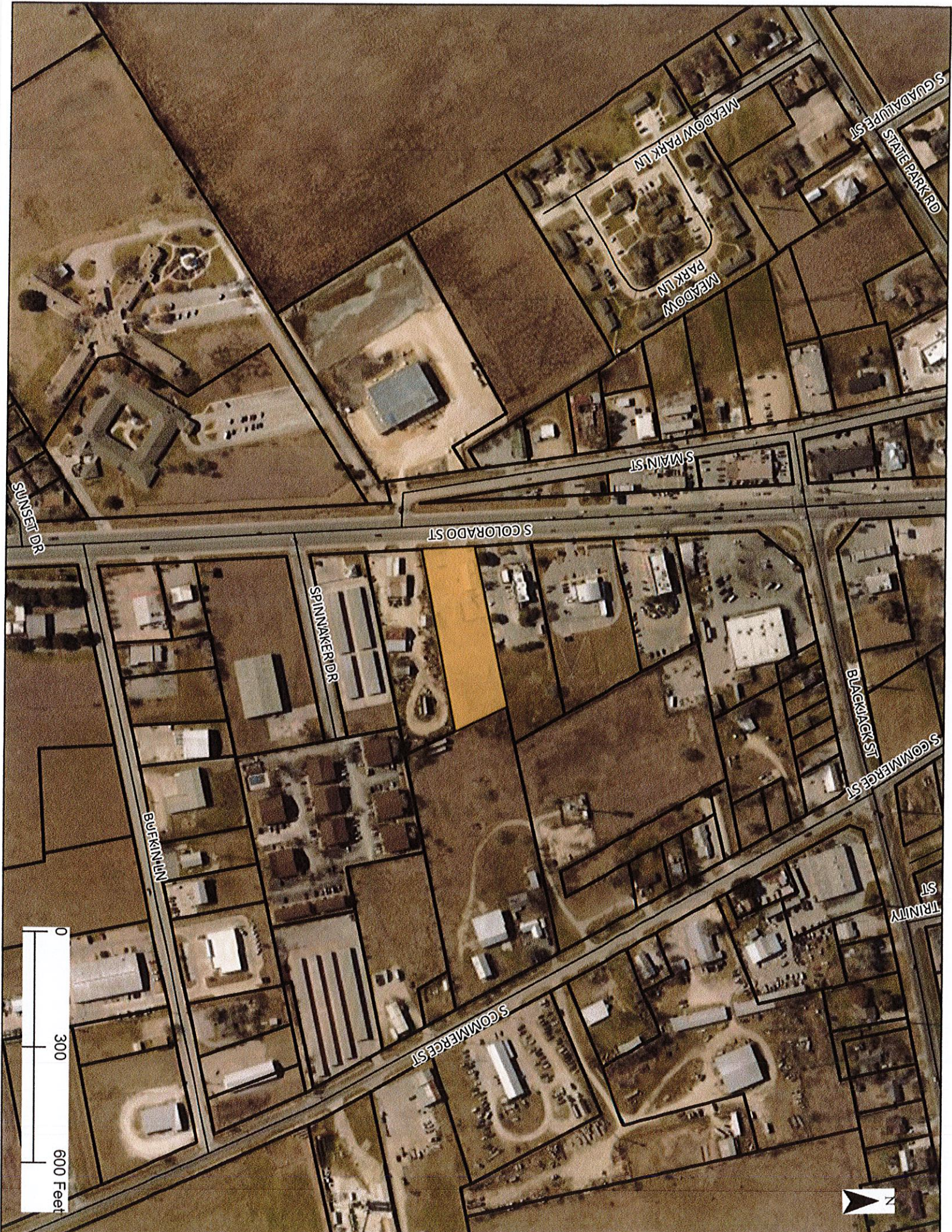
Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:30 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair





CASE SUMMARY

STAFF CONTACT: David Fowler, Planning Director

CASE NUMBER: SUP-24-10

REPORT DATE: October 3, 2024

PUBLIC HEARING DATE: October 9, 2024

APPLICANT'S REQUEST: Bar, Tavern, or Lounge and Commercial outdoor recreation and entertainment

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

BACKGROUND DATA

APPLICANT(S): John Powell

OWNER(S): Chuan Kim Lai

SITE LOCATION: 1408 South Colorado Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 1.491 acres

EXISTING USE OF PROPERTY: Vacant Commercial Building with second-story apartment

ZONING CLASSIFICATION: CHB Commercial Heavy Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The existing building on the subject property was recently occupied by a tobacco vaping and smoke shop, which had also received an SUP in 2020 for a bar use. The new occupant of the site is converting the indoor area to a bar but would like to add an additional 800-square foot building to serve the outdoor patio area. This building would be located to the east of the existing building, abutting the patio area. The proposed building would be 16 feet deep and 50 feet wide. The proposed layout shown that the new building would be a combination of a bar, kitchen/grill, storage, and a break room. As this new building would cause the bar use to exceed the scope of the previous SUP, a new SUP has been filed to cover the proposed additional facility.

NEIGHBORHOOD COMPATIBILITY: The site is in the main commercial corridor along South Colorado Street. Taco Bell is located adjacent to the north, and an auto service business is located adjacent to the south. The closest residential uses are a single-family dwelling facing South Commerce Street, roughly 400 feet behind the subject property, and The Landing apartments to the southeast at the end of Spinnaker Drive, roughly 300 feet to the southeast. The closest existing bar is at 312 Blackjack Street, at the intersection of Blackjack (FM 20) and South Commerce Street (FM 1322). Since the planned bar will have an outdoor component, the effect of the outdoor aspect of the use should be taken into account when deciding if the SUP is appropriate in this location.

COMPLIANCE WITH STANDARDS: The subject site was developed before many of our current standards, including off-street parking, were adopted. The plan submitted shows 21 parking spaces, including two accessible spaces. Based on the floor area of the building and the anticipated number of employees during the maximum shift, the current standard requires a minimum of 12 regular parking spaces, plus one per shift employee, plus one handicapped space. It is anticipated that during busier shifts the employees on site could meet or exceed the 9 employee spaces available, which may require more parking if the bar is popular. Since the parcel is significantly larger than the area occupied by the bar and parking lot, it should be relatively easy to add parking if business demands more parking spaces.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are adequate for the proposed use.

RESPONSE TO NOTIFICATION: None

STAFF RECOMMENDATION: ***Approval.***

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 John Powell

ADDRESS 214 Main St

DAY-TIME TELEPHONE 210-621-4990

Smithville, TX 78957

E-MAIL operations@wellgren.com

OWNER NAME Chuan Kim Lai

ADDRESS 1185 Four Seasons Farm Dr

DAY-TIME TELEPHONE 512-576-5191

Kyle, TX 78640

E-MAIL jhlai1999@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 1408 S Colorado, Lockhart

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 1.44 ACRE(S) ZONING CLASSIFICATION Commercial Heavy Business

EXISTING USE OF LAND AND/OR BUILDING(S) Empty

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT and Bars, taverns, lounges and dance halls Sports Bar Commercial outdoor entertainment

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.

Existing 2700 sq ft building will be an indoor sports bar and deli. Existing 4300 sq ft outside area will be used for an entertainment / game area. New 800 sq ft building will be a bar, grill, kitchen, concessions and storage area. Building occupancy is 95. Hours of operation will be 11am to 12pb

Sunday thru Thursday and 11am to 2am Friday & Saturday. Location has previously been a bar.

* for use outside in rear yard area for new building, existing bldg has sup for BAR

* Should be a need to increase parking lot

* new fence + building would require a building permit + stage area

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.

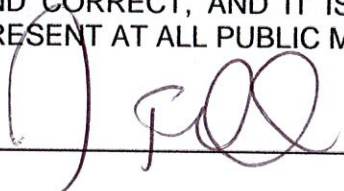
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

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 \$ 451.60 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 08/21/24

OFFICE USE ONLY

ACCEPTED BY David Fowler

RECEIPT NUMBER 01322420

DATE SUBMITTED 9-18-2024

CASE NUMBER SUP - 24 - 10

DATE NOTICES MAILED 9-23-2024

DATE NOTICE PUBLISHED 9-26-2024

PLANNING AND ZONING COMMISSION MEETING DATE 10-9-2024

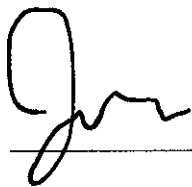
DECISION _____

CONDITIONS _____

August 21, 2024

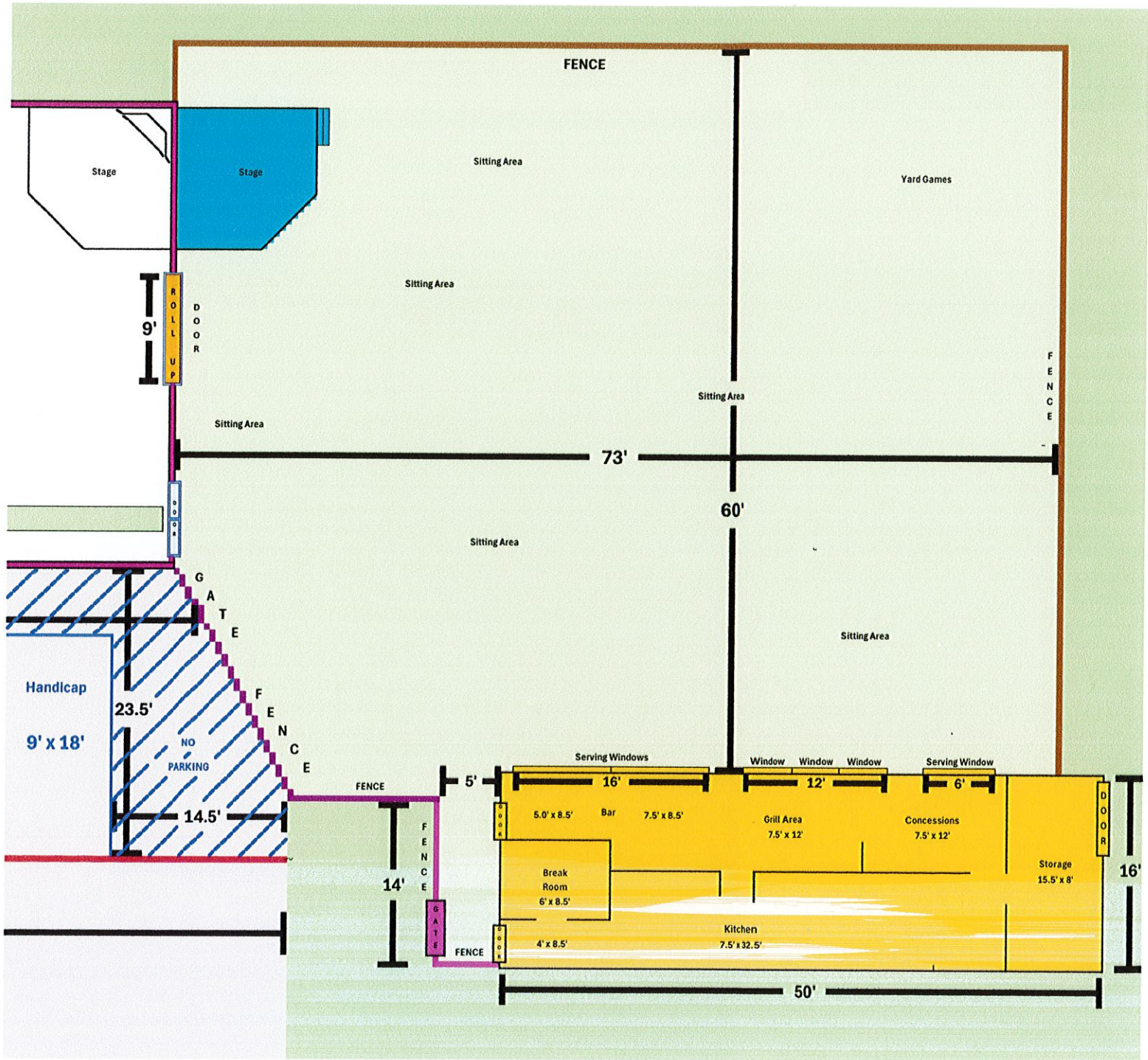
To Whom it May Concern:

I, Chuan Kim Lai, the owner of the property located at 1408 S Colorado St. and authorize John Powell of Game Day Sports Bar, the Leasee, to represent me for the Specific Use Permit Application dated 08-21-24.

A handwritten signature in black ink, appearing to be 'Chuan Kim Lai', written over a horizontal line.

Chuan Kim Lai

JHLai1999@gmail.com



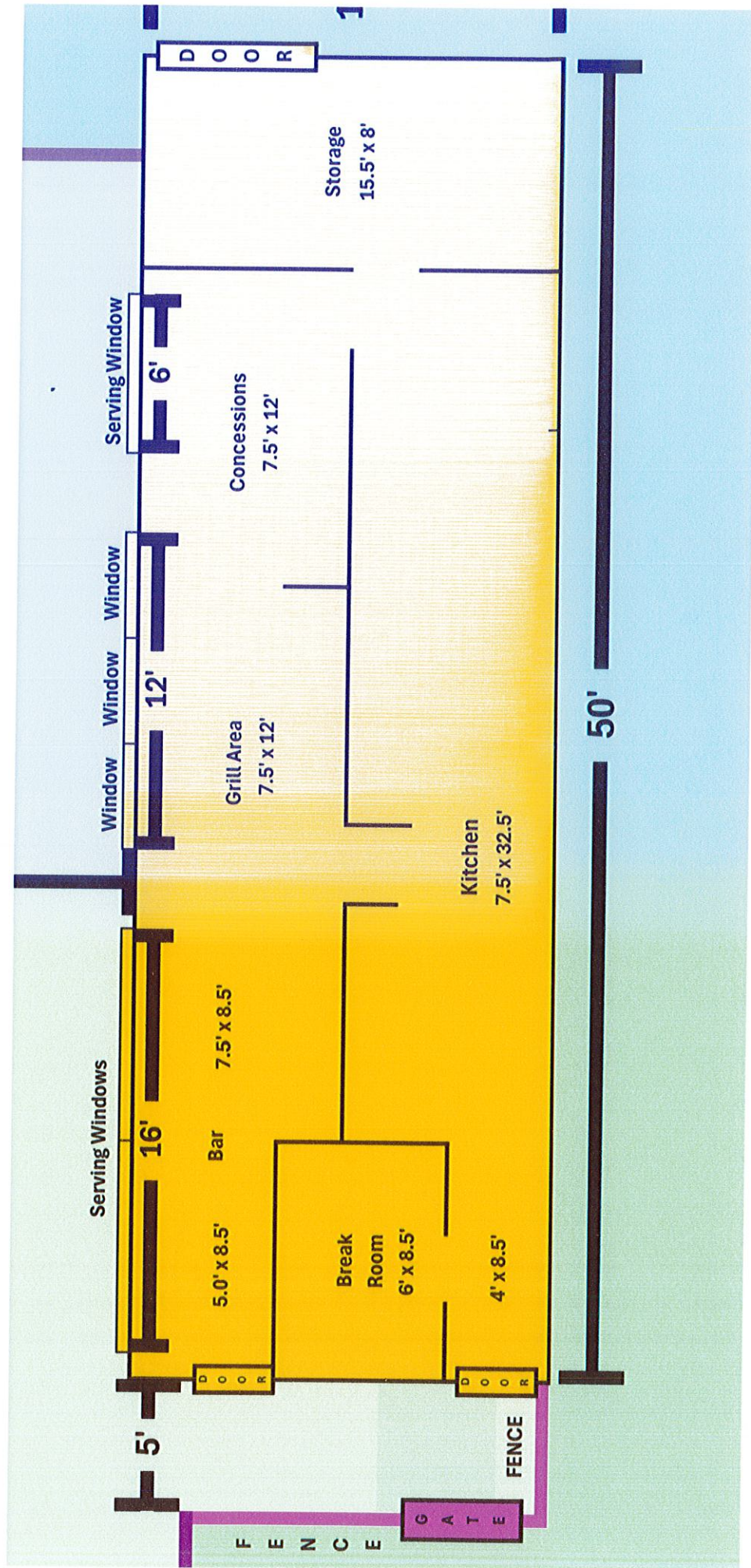
Scale 5 Ft

Add Fence/Gates
Repair Fence/Gate

Paint Outside Walls

Add Rollup Door
Add Outside Stage

Add Outside Bar/Kitchen/Storage Bldg

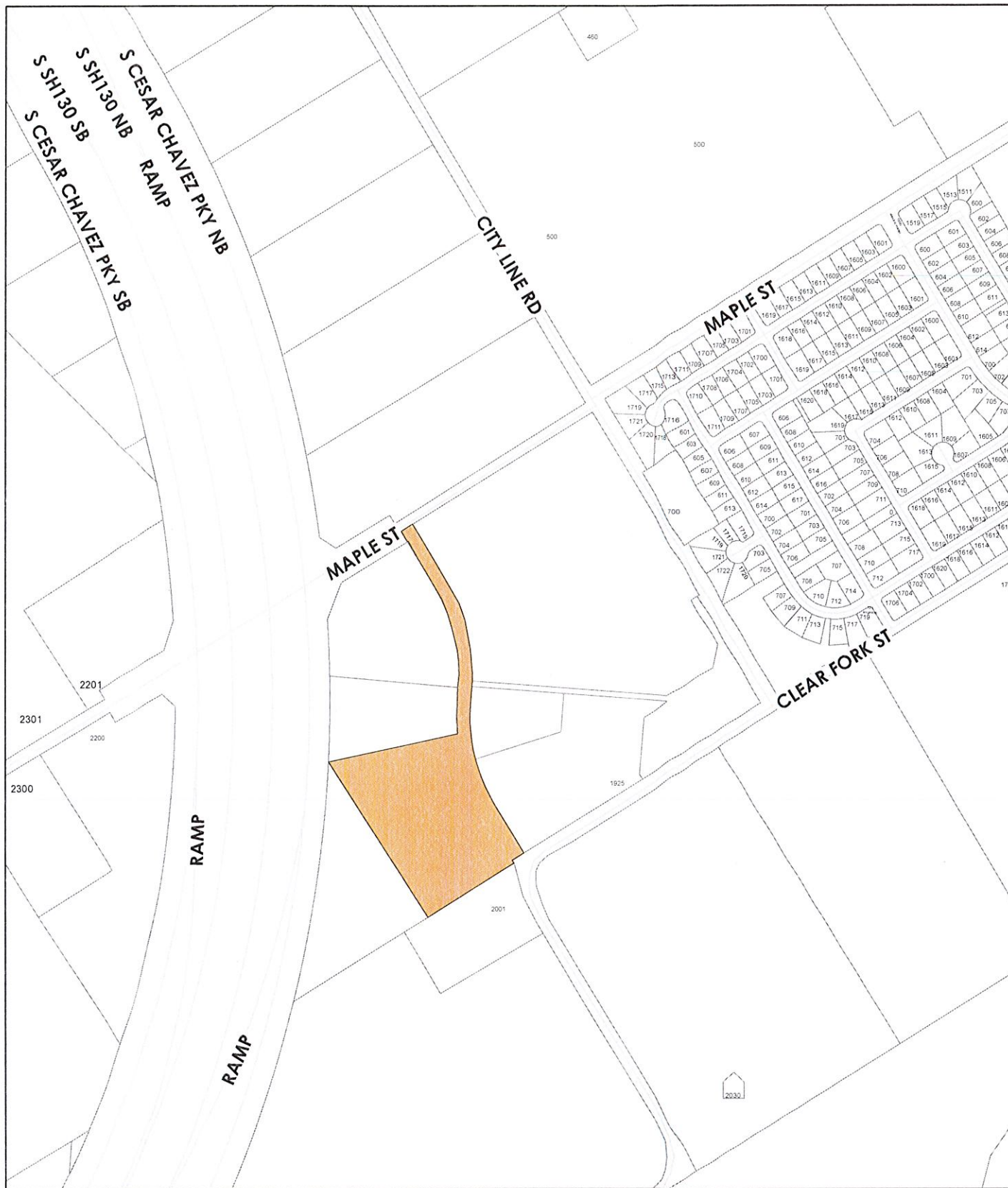












FP-24-06

MAPLE PARK SECTION ONE-B

FINAL PLAT



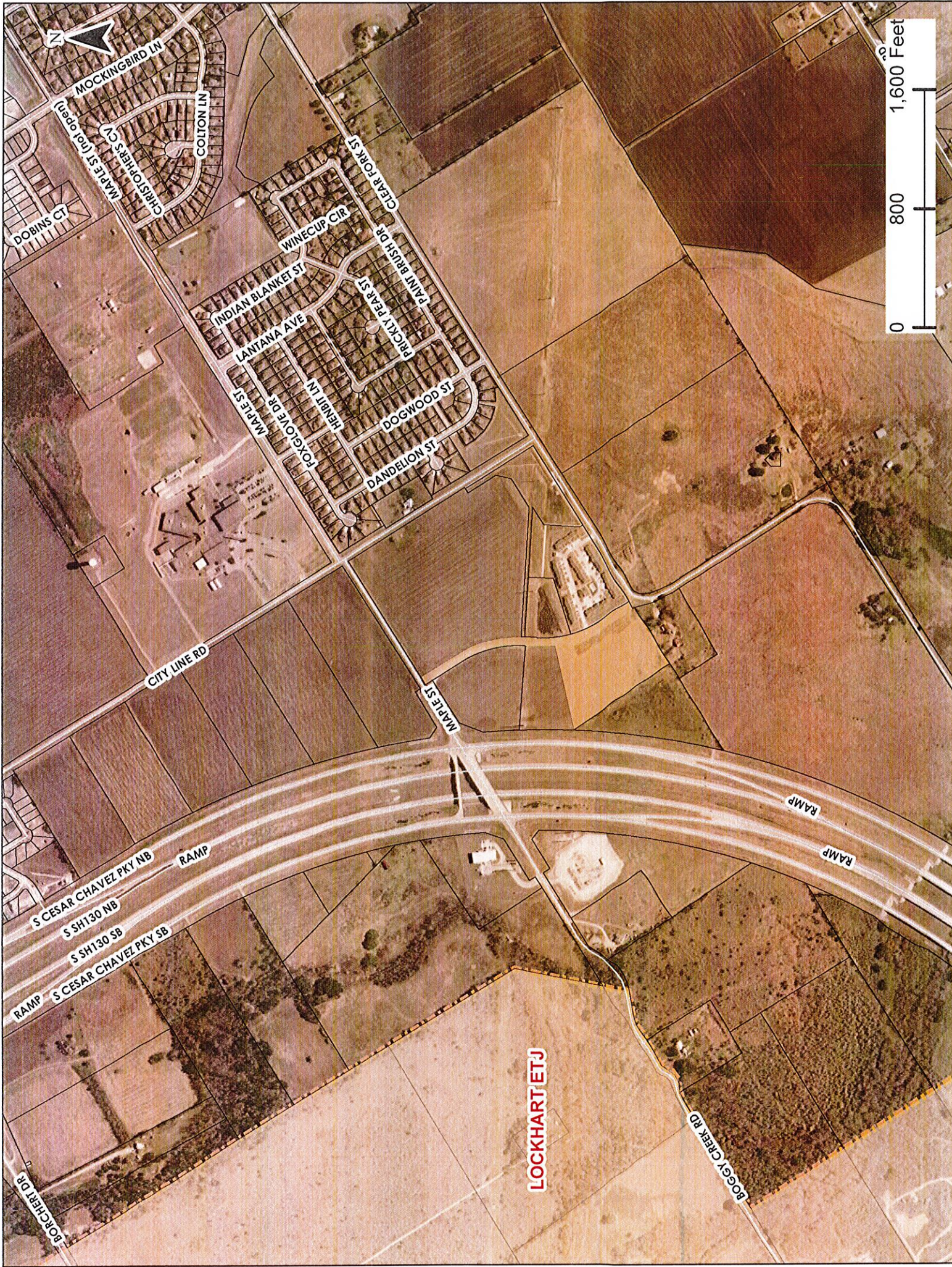
scale 1" = 600'



SUBJECT PROPERTY



ZONING BOUNDARY



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-24-06

REPORT DATE: October 2, 2024

PLANNING & ZONING COMMISSION DATE: October 9, 2024

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITION: The recording and labeling of the drainage easement instrument number on the plat, prior to construction of Lincoln Lane and recordation of the final plat.

BACKGROUND DATA

SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors

ENGINEER: R. Anne Gallup, P.E., Gallup Engineering, PLLC

OWNER: Manumit Investment Group, LLC

SITE LOCATION: Future Lincoln Lane, between Clear Fork Street and Maple Street

SUBDIVISION NAME: **Maple Park Section One-B**

SIZE OF PROPERTY: 9.942 acres

NUMBER OF PROPOSED LOTS: Three commercial lots and 2.134 acres dedicated for the construction of Lincoln Lane between Clear Fork Street and Maple Street

EXISTING USE OF PROPERTY: Undeveloped/seasonal agricultural use

ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This is Section One-B of Maple Park Planned Development District as depicted on the approved Preliminary Plat (PP-19-01) and PDD Development Plan (PDD-19-01). Although the preliminary plat identifies four commercial lots in Section One-B, the current proposal includes all but the northernmost lot in this section (Lot 4), which will be platted with Section One-A, according to the applicant. The last section within Maple Park to be approved was Section Three-A for the Maple Park Senior Village, the plat of which was recorded in September 2021. In addition to the three lots proposed with Section One-B, this proposal will also enable the subdivider to construct Lincoln Lane, which is included entirely within the boundaries of this section and will serve other phases of development within Maple Park. Lincoln Lane will extend through the development from Maple Street to Clear Fork Street, and is classified as a minor street with a 60-foot-wide right-of-way and a 40-foot paved width per Note 12. A four-foot-wide public sidewalk will be constructed along the Lincoln Lane frontage of each lot. A drainage easement is located within the west portion of each lot, which will convey stormwater from Lincoln Lane generally southward through the future Section One-A to the north and then through the commercial lots in Section One-B. The applicant has indicated that the easement will be conveyed by separate instrument, as one of the lots within Section One-A that is also affected by the easement is owned by a separate party. The recordation of the easement and labeling of the instrument number on the plat is a recommended condition of approval, prior to the construction of Lincoln Lane and recordation of the plat. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The Maple Park Senior Village is located to the east of the proposed lots, across from Lincoln Lane, with vacant land proposed for the future sections located east of Lincoln Lane northward to the future Maple Street intersection. To the south is a property in

single-family residential use. The adjacent property to the west is undeveloped, with SH-130 further west. The land to the north of the proposed commercial lots is the future Section One-A. The construction of Lincoln Lane with Section One-B will provide access to the proposed lots, as well as future commercial and residential uses within future sections of Maple Park.

FORM AND CONTENT: With Staff's recommended condition of approval for the recording and labeling of the drainage easement instrument number on the plat, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including the construction of Lincoln Lane, sidewalks, utilities, and stormwater drainage. As noted in the attached letter dated September 4, 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

September 4, 2023

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

RE: Lockhart Maple Park Section One Lincoln Lane Construction Plan Review

Dear David:

TRC received the following items for the above referenced project submitted by Gallup Engineering, PLLC. on August 21, 2024.

1. Civil Construction Plans.
2. Other supporting files submitted with the construction plans: Comment Response Letter, LCRA Approval Letter, Engineering Report, TxDOT Approval, Driveway Permit, and Utility Installation Permit.

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 black ink that reads "William A. Wachel".

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

CC: R. Anne Gallup, P.E., Gallup Engineering, PLLC.

LOT SUMMARY TABLE			
LOT #	50 FT	ACREAGE	USE

LOT SUMMARY TABLE			
LOT #	50 FT	ACREAGE	USE



Subdivision of 9.942 acres of land of the Francis Berry Survey A-2 in City of Lockhart, Caldwell County, Texas

Subdivision of 9.942 acres of land of the Francis Berry Survey A-2 in City of Lockhart, Caldwell County, Texas



DATE _____
 REPRESENTATIVE OF MARSHALL INVESTMENT GROUP, LLC
 BY (PRINT NAME) _____, (TITLE) _____

Table 1

30114055, Institute of Land Surveying and Mapping, 20
Dr. Jerry L. Hovde, Registered Professional Land Surveyor, State of Texas, hereby certifies that this plat is a true and correct representation of a survey made on
the ground under my direct supervision and is true and correct to the best of my knowledge.

Jerry L. Burke
Engineering Professional Licensure #5495

J. E. Anne Gallo, Registered Professional Engineer, State of Texas, freely certifies that proper engineering considerations have been given to the design of the engineering aspects of the subvoters in compliance with applicable city and state standards and regulations.

K. Ayres, *Cardiologist, M.D.*
Toward Engineered Professional Engineers 2794-95

STATE OF TEXAS
COUNTY OF ANDREW

in the State Records of Calaveras County, Towns in Calaveras State

Teresa Rodriguez
County Clerk, Caldwell County, Oregon

SECTION ONE D

subdivision of 9.942 acres of land

1000

4. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 460552C00009 EFFECTIVE DATE JUNE 19, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" WHICH IS AN AREA OUTSIDE THE 100-YR FLOODPLAIN.

7. CENTER AND WASTE WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LEBANON.

2. BLOCK 2, SECTION ONE-4 BY INDIVIDUAL, LOT OPENING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON EACH LOT

11. LOT CLOSURES, BOUNDARY: 1. IN 251107, LOT 1, BLOCK 2, SECTION ONE-4, 2. IN 251107, LOT 2, BLOCK 2, SECTION ONE-4, 3. IN

13. THE STEAMWATER DISTRIBUTION POINT FOR THE CHOCOMAINE BLUFF CRASH IS LOCATED BETWEEN THE STEAMWATER DISTRIBUTION POINTS OFFSHORE ON THE 13.1 MALE.

1071 16,000 1 SECTION ONE-R 1.27 ACRES
 1072 16,000 1 SECTION ONE-R 1.27 ACRES
 1073 16,000 1 SECTION ONE-R 1.27 ACRES

Public Records of Calaveras County, Texas and other counties in Volume 4-1 Page 623 of the said Official Public Records and being more particularly set forth in the said Volume 4-1 Page 623 of the said Official Public Records.

096, above and compared to the State of Texas by deed recorded in volume 562, page 616 of the said Official Public records. (241 130 MW) by an authorized agent.

market 27 seconds at 211.34 feet to a depth of 70.29 feet set clamped 10,401 SURVEYORS for the PT at the size curve.

[illegible]

14. A search of 181,200 sets for a capped 1/27 was not successful and a search of 144,783 sets for a capped 1/27 was not successful. It is noted that 5,127 degrees of freedom were used for the search of 181,200 sets and 4,752 degrees of freedom were used for the search of 144,783 sets.

[illegible]

Site

Address	Room	City
State	Zip	Country

Not to Scale

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 Jerry Hinkle, RPLS

DAY-TIME TELEPHONE 512-398-2000

E-MAIL contact@hinklesurveyors.com

ENGINEER NAME R. Anne Gallup, P.E.

DAY-TIME TELEPHONE 512-392-3816

E-MAIL anne@gallupengineering.com

OWNER NAME Manumit Investment Group, LLC

DAY-TIME TELEPHONE 239-272-8997

E-MAIL jpence@manumitig.com

ADDRESS P.O. Box 1027

1109 S. Main Street

Lockhart, Texas 78644

ADDRESS 174 S. Guadalupe Street, Suite 204

San Marcos, Texas 78666

ADDRESS P.O. Box 746

Lockhart, Texas 78644

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 Maple Park, Section One- B

ADDRESS OR GENERAL LOCATION Future Lincoln Lane, between Clearfork St. & Maple St.

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

TOTAL LAND AREA 9.942 ACRE(S) PROPOSED NUMBER OF LOTS 3

ZONING CLASSIFICATION(S) PDD

PROPOSED USE OF LAND Commercial

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 \$ 1,715.00 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 Jeffrey L. Pence

DATE 6-4-24

PRINTED NAME Jeffrey L. Pence

TELEPHONE (391)-272-8997

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat and the engineering plans for one or more sections is not submitted within 12 months of approval. Upon written request received prior to the expiration, a maximum of two six-month extensions may be considered by the Planning and Zoning Commission.

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

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPLIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE:

1. Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant reasonable use of the land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and,
4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER R01300156

DATE SUBMITTED 6/4/24

CASE NUMBER FP - 24 - 06

DATE APPLICATION IS DEEMED COMPLETE 6/18/24

DATE NOTICES MAILED _____ DATE NOTICE PUBLISHED _____
(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 10/9/24 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) A

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) C

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

APPLICABLE UTILITY SERVICE CODE(S) B

UNDERGROUND Yes X No