

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, December 11, 2024  
Municipal Building – Glosserman Room  
308 W. San Antonio St.

## AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the November 13, 2024 meeting.
4. **ZC-24-08.** Hold a PUBLIC HEARING and consider a request by Talley J. Williams on behalf of Blackjack Block, LLC for a **Zoning Change** from AO Agricultural-Open Space District to RMD Residential Medium Density District on a total of 84.981 acres in the John A. Neill Survey, Abstract No. 20, located at 2500 FM 1322.
5. **FP-24-07.** Consider a request by Alan Balser for approval of a **Final Plat** for Meadow Lake Addition, consisting of 5.306 acres on property in the Byrd Lockhart Survey, Abstract No. 17, zoned RLD (Residential Low Density) and AO (Agricultural-Open Space), and located at 1107, 1109, 1111, and 1117 Silent Valley Road, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-76(b), to allow Lots 2, 3, and 4 to not abut an improved public street right-of-way, and a Variance to Chapter 52, "Subdivision Regulations", Sections 52-112(a)(1) and 52-113(a)(1), to allow for no parkland dedication or a fee in-lieu of parkland dedication.
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 2 p.m. on the 5<sup>th</sup> day of December, 2024.

**City of Lockhart  
Planning and Zoning Commission  
November 13, 2024**

**MINUTES**

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

**Members Absent:** Phil McBride

**Staff Present:** David 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 October 23, 2024, meeting.

*Commissioner Oliva moved to approve the October 23, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6 - 0.*

4. **ZC-24-07.** Hold a PUBLIC HEARING and consider a request by Mirza Tahir Baig on behalf of Buckhorn Holdings LLC for a **Zoning Change** from IL Industrial Light District to CHB Commercial Heavy Business District on a total of 2.321 acres known as Lockhart Industrial Park II, Lots 12 and 13, Resubdivision 2, located at 1701 and 1705 South Commerce Street.

David Fowler came forward to present the staff report which included location maps and aerials. He reported that the purpose of the zoning change is to allow development on 2.321 acres on the southwest corner of East Martin Luther King Industrial Boulevard and South Commerce Street (FM 1322). The proposed rezoning has been submitted because the applicant intends developing the property with retail uses that are not permitted in the site's current IL zoning. The site is vacant land with few if any trees and no flood plain present. No correspondence in opposition to or in support of the zoning change was received.

Applicant and civil engineer Mirza Baig came to the podium. He introduced himself as the developer's representative. He stated his client wants to develop a gas station, convenience store and general retail building. He stated, based on the studies done by his client, the site would be a good location for a gas station, especially with the coming residential growth in the area. He stated he has been in contact with TxDOT regarding future traffic access and improvements.

Mr. Fowler reported that staff recommended approval as the requested zoning would be compatible with nearby uses as well as emerging uses along that corridor.

Commissioner Oliva inquired about water runoff, specifically to where it would drain.

Mr. Fowler showed the location of a nearby water retention lot as a possibility or there might be on-site water detention. He also noted substantial traffic improvements coming, including traffic lights and turning lanes, as a result of future housing developments. There will be a traffic light at MLK Boulevard, Blackjack Road and possibly Bufkin Lane.

*Commissioner Oliva moved to recommend approval of ZC-24-07. Commissioner Lingvai 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.

Mr. Fowler reminded the Commission of the next meeting scheduled on December 11<sup>th</sup>. The Impact Fee meeting will occur the same day starting at 6:30 followed by the 7:00 Planning and Zoning meeting.

6. Adjournment.

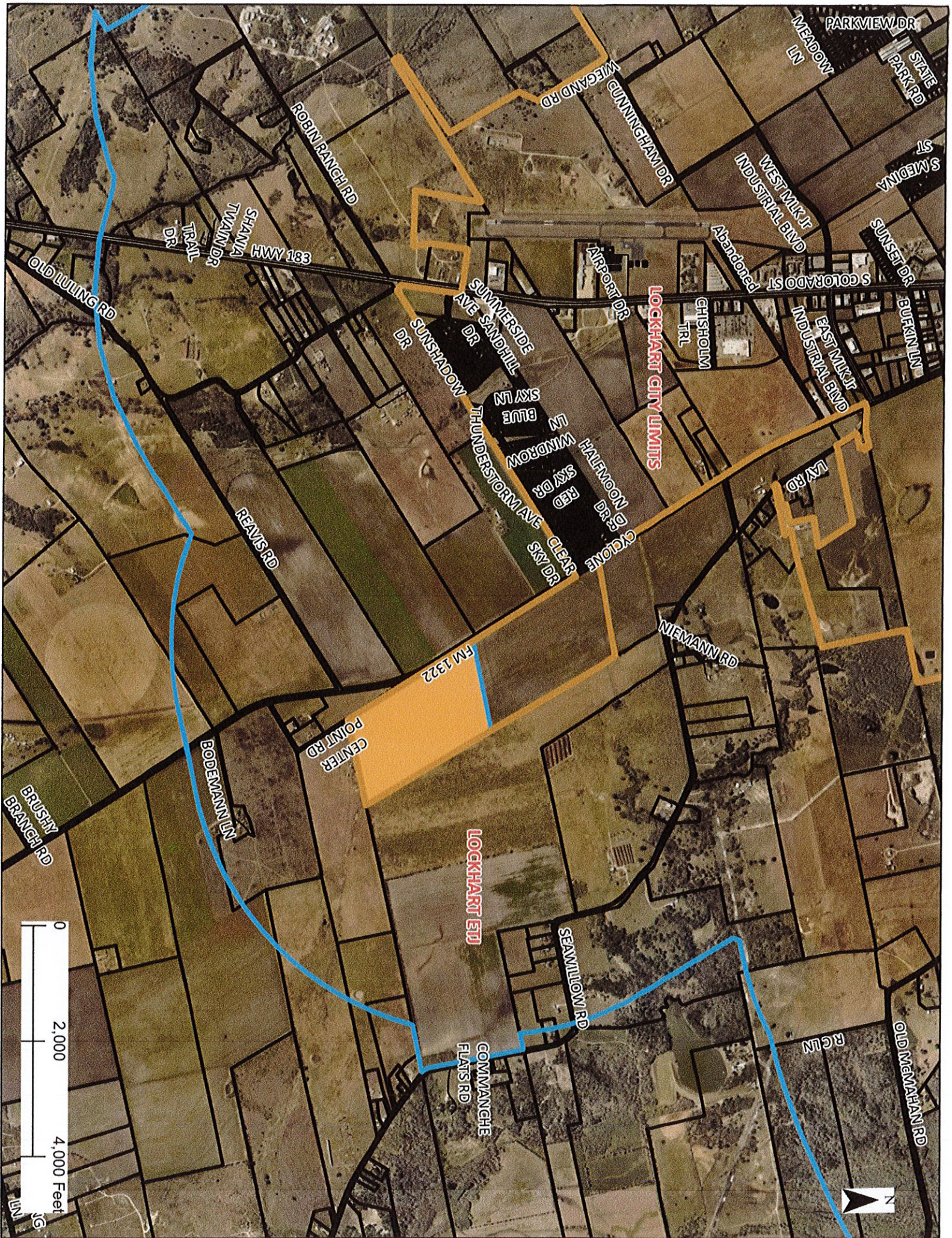
*Commissioner Peterson moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:27 p.m.*

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

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

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





PARKVIEW DR  
STATE PARK RD  
S MEDINA ST  
SUNSET DR  
BURNHAM LN  
EAST MLK JT  
INDUSTRIAL BND  
S COLORADO ST  
Abandoned  
CHISHOLM TRL  
AIRPORT DR  
CUNNINGHAM DR  
WEGAND RD  
MEADOW LN  
WEST MLK JT  
INDUSTRIAL BND

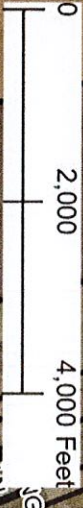
ROBIN RANCH RD  
SHANA TWIN DR  
TRAIL DR  
OLD LULING RD  
HWY 183

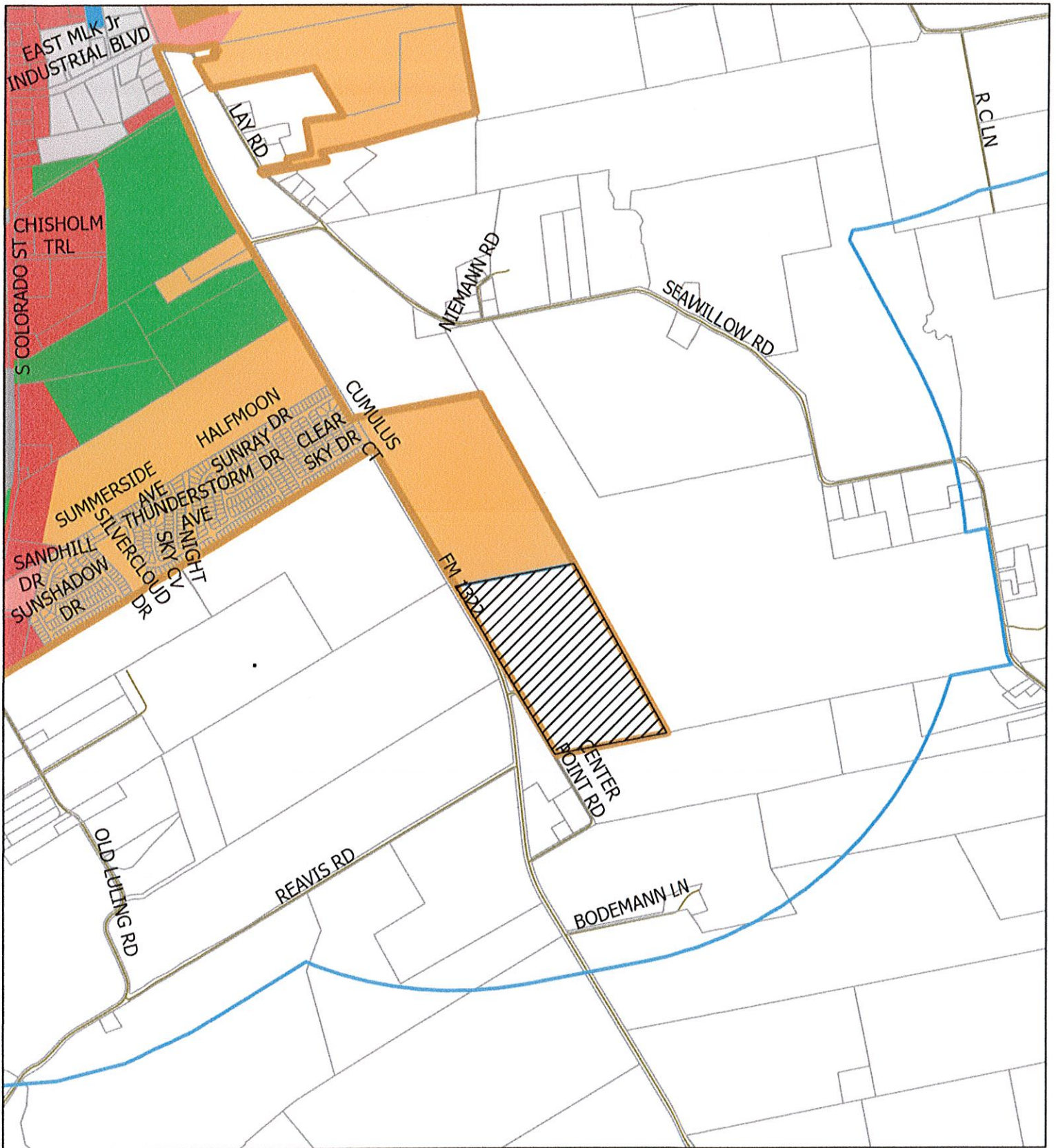
SUNSHADOW DR  
SUMMERSIDE AVE  
SANDHILL DR  
THUNDERSTORM LN  
BLUE SKY LN  
WINDROW LN  
RED SKY DR  
CYCLONE DR  
CLEAR SKY DR  
HALFMOON DR

LOCKHART CITY LIMITS

REAVIS RD  
BODENMANN LN  
CENTER POINT RD  
BRUSHY BRANCH RD

FM 1322  
NIEMANN RD  
SEAMLOW RD  
COMMANDER FLATS RD  
RC LN  
OLD MEMPHAN RD





Zoning Districts

**ZC-24-08**

**AO TO RMD**

**2500 FM1322**

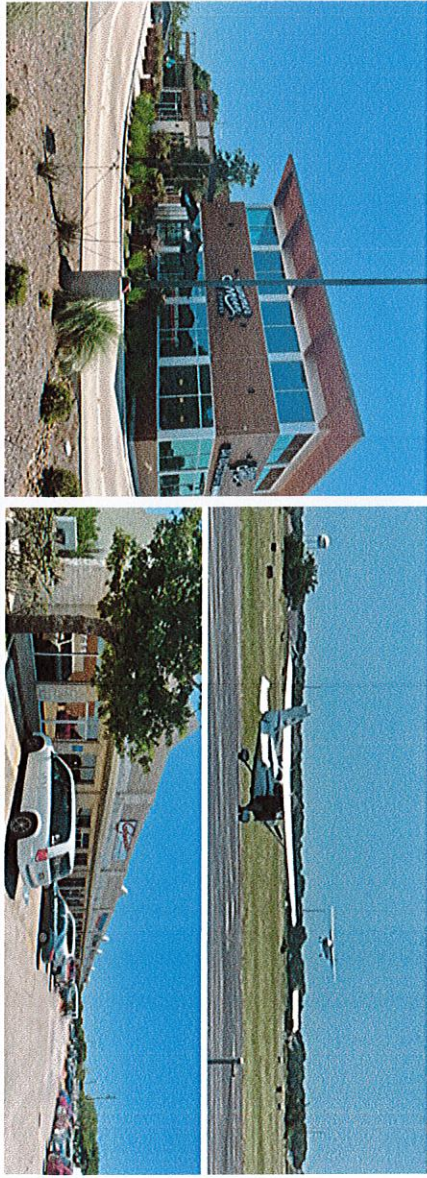
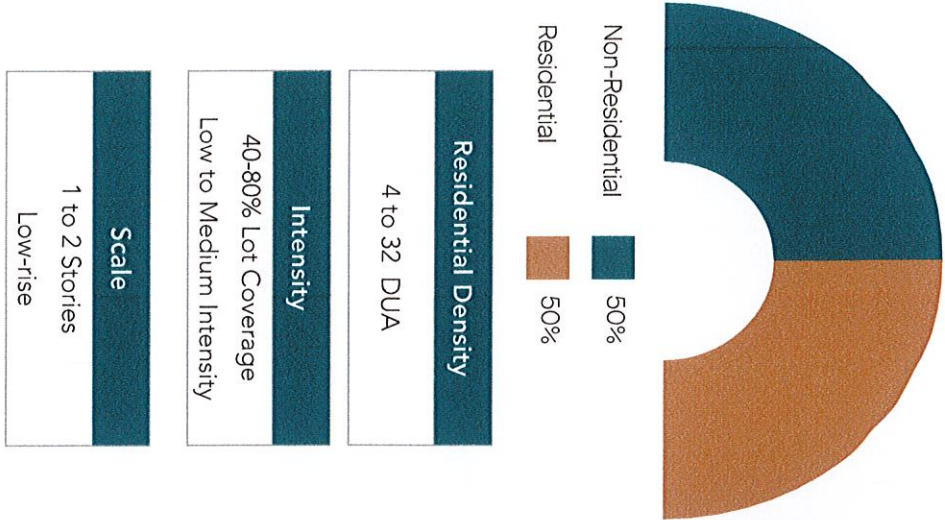


Scale 1" = 2000'

AO	MH
CCB	PDD
CHB	PI
CLB	RHD
CMB	RLD
IH	RMD
IL	

# Seawillow District

Anchored by the potential Seawillow mixed use development, this district provides a mix of low-density housing as well as employment and industrial uses along FM 1322.



Project Type & Appropriateness		Compatibility Considerations
SFD	●●●●●	
SFD + ADU	●●●●●	
SFA	●●●●●	Especially appropriate in local mixed use areas.
Small Multi-Family	●●●●○	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 Multi-Family	●●●●○	
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.

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director

REPORT DATE: December 5, 2024

PLANNING AND ZONING COMMISSION HEARING DATE: December 11, 2024

CITY COUNCIL HEARING DATE: December 17, 2024

REQUESTED CHANGE: AO to RMD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

CASE NUMBER: ZC-24-08

BACKGROUND DATA

APPLICANT: Talley J. Williams

OWNER: Blackjack Block, LLC

SITE LOCATION: 2400 FM 1322

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 84.981 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Seawillow District--Appropriate*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The property is scheduled to be annexed on December 17, 2024. Upon annexation, the property will be assigned AO Agricultural-Open Space zoning. The applicant proposes to rezone the subject property to develop a single-family residential subdivision. The initial AO zoning would allow single-family dwellings, but only on lots of one acre or larger. The RMD district has been selected, as the applicant intends to develop the subdivision consistent with the Single-Family 2 (SF-2) residential development type.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Subdivision under construction	RMD	<i>Seawillow District</i>
East	Vacant land, in Seawillow development	ETJ	<i>Seawillow District</i>
South	Agricultural use	ETJ	<i>Seawillow District</i>
West	Vacant land	ETJ	<i>Seawillow District</i>

TRANSITION OF ZONING DISTRICTS: There currently is a large block of RMD zoning to the north of the subject parcel in the form of section one of the Seawillow Development. This is the only portion of Seawillow that has been annexed to date. Other nearby areas are in the ETJ, including the rest of the Seawillow development area. Given that there is identical zoning adjacent and other nearby areas are likely to be the sites of residential or commercial development in the future, the transition of zoning districts reflected in the zoning pattern after the proposed zoning change will be appropriate.

**ADEQUACY OF INFRASTRUCTURE:** Adequate City water service is currently available in the FM 1322 right-of-way and is to be extended to the northern boundary of the site. City wastewater service will require a lengthy off-site extension along FM 1322 towards Blackjack Street (FM 20), which also will require the installation of a force main and lift station. This is planned as part of the development of the Seawillow development, and the developer of the subject property may be able to connect to this extension. Any subdivision of the property will require internal public streets, and stubs to neighboring properties and planned thoroughfares for connection to current and future development.

**POTENTIAL NEIGHBORHOOD IMPACT:** Because this is still a sparsely populated area, any adverse impact will likely be limited to increased traffic on FM 1322, and possibly streets within Seawillow phase one. TxDOT will require a traffic impact analysis for all new street intersections along FM 1322 and could require safety improvements (center left-turn lane, right-turn transition lanes, traffic signals, etc.) that would be the responsibility of the developer to provide.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed RMD zoning represents a land use listed as compatible within the Seawillow District in the comprehensive plan.

**ALTERNATIVE CLASSIFICATIONS:** None more appropriate.

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

**STAFF RECOMMENDATION:** Approval.

CITY OF  
**Lockhart**  
TEXAS

**ZONING CHANGE APPLICATION**

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

**APPLICANT/OWNER**

APPLICANT NAME Talley J. Williams  
DAY-TIME TELEPHONE 512-404-2234  
E-MAIL twilliams@mwswtexas.com

ADDRESS 221 W. 6th Street  
Suite 1300  
Austin, TX 78701

OWNER NAME Blackjack Block II, LLC  
DAY-TIME TELEPHONE (312) 263-4141  
E-MAIL svictor@dsiconsulting.com

ADDRESS 333 South Grand Ave  
Suite 4100  
Los Angeles, CA 90071

**PROPERTY**

2500 Fm 1322

ADDRESS OR GENERAL LOCATION Northeast of FM1322 and Center Point Rd

LEGAL DESCRIPTION (IF PLATTED) \_\_\_\_\_

SIZE 85 ACRE(S) LAND USE PLAN DESIGNATION Agricultural-open space

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant Land

PROPOSED NEW USE, IF ANY Single Family - 2 (SF2)

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION Agricultural-Open Space (AO)

TO PROPOSED ZONING CLASSIFICATION Residential Medium Density (RMD)

REASON FOR REQUEST To allow development of the Property as a single family residential community

## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

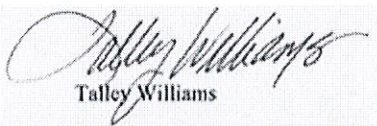
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

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

APPLICATION FEE OF \$ 10,250 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   
Talley Williams

DATE 9/23/2024

## OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER \_\_\_\_\_

DATE SUBMITTED 10/9/2024

CASE NUMBER ZC - 24 - 08

DATE NOTICES MAILED 11-22-2024

DATE NOTICE PUBLISHED 11-28-2024

PLANNING AND ZONING COMMISSION MEETING DATE Dec. 11, 2024

PLANNING AND ZONING COMMISSION RECOMMENDATION \_\_\_\_\_

CITY COUNCIL MEETING DATE \_\_\_\_\_

DECISION \_\_\_\_\_

## **OWNER AGENT AUTHORIZATION**

August 12, 2024

To: State of Texas  
Texas Department of Transportation  
City of Lockhart  
Caldwell County  
Lockhart Water and Sewer  
Aqua Water  
Bluebonnet Electric  
Centric Gas and Fiber  
Texas Gas  
AT&T Fiber  
Spectrum Fiber  
Any other governmental or quasi-governmental entity with jurisdiction over the Property

Re: 85 acres of land in the JOHN A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas,  
as more particularly described in Exhibit "A" attached hereto (the "*Property*")

To Whom It May Concern:

The undersigned, **Blackjack Block II, LLC**, a Texas limited liability company ("*Owner*"), as owner of the above reference Property, hereby authorizes **Continental Homes of Texas, L.P.**, a Texas limited partnership, to act as agent for Owner in (i) executing applications for and other documents pertaining to permits, entitlements, utility service commitments, and approvals, (ii) attending private and public meetings, (iii) appearing before the State of Texas, Texas Department of Transportation, Caldwell County Commissioners Court, City Council of Lockhart, Lockhart Water and Sewer Department, Aqua Water, Bluebonnet Electric, Centric Gas and Centric Fiber, Texas Gas, AT&T Fiber, Spectrum Fiber, or any other governmental or quasi-governmental entity with jurisdiction over the Property, and (iv) taking any other actions as may be deemed necessary in order to obtain approval of any necessary permits, entitlements, utility service commitments, and approvals with respect to the Property.

[SIGNATURES ON FOLLOWING PAGES]

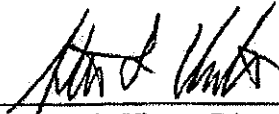
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OWNER

**Blackjack Block II, LLC**

(a Texas limited liability company)

By: Inevitable Tech Inc. (f/k/a Iron Ox., Inc.)  
(a Delaware corporation)  
*Its Sole Member*

By:   
Steven L. Victor, Director and  
Authorized Representative


STATE OF ILLINOIS

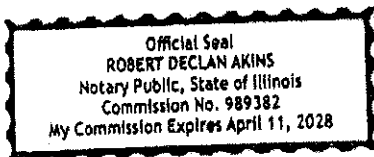
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COUNTY OF COOK

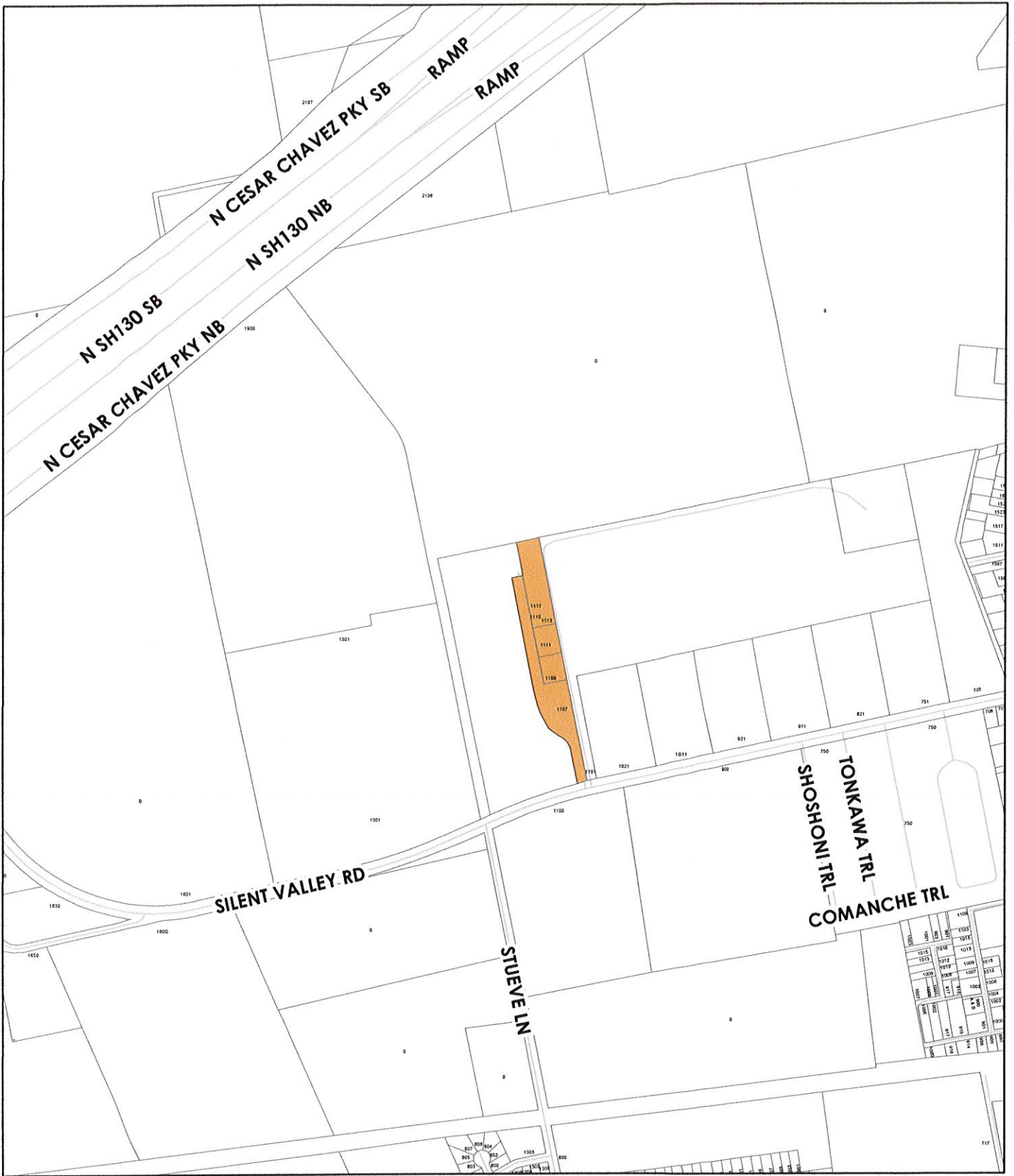
This instrument was acknowledged before me, the undersigned authority, this 21<sup>st</sup> day of August, 2024, by Steven L. Victor, Director and Authorized Representative of Inevitable Tech Inc. (f/k/a Iron Ox., Inc.), a Delaware corporation, Sole Member of Blackjack Block II, LLC, a Texas limited liability company, on behalf of said corporation and Blackjack Block II, LLC, a Texas limited liability company.

[SEAL]

  
Notary Public ★ State of Illinois







**FP-24-07**

MEADOW LAKE ADDITION

FINAL PLAT



scale 1" = 800'



SUBJECT PROPERTY



ZONING BOUNDARY



# PLANNING DEPARTMENT REPORT

# FINAL PLAT

## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Senior Planner

KW

CASE NUMBER: FP-24-07

REPORT DATE: December 3, 2024

PLANNING & ZONING COMMISSION DATE: December 11, 2024

STAFF RECOMMENDATION: **Approval of both the Plat and the two Subdivision Variance requests**

SUGGESTED CONDITIONS: None

## BACKGROUND DATA

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APPLICANT: Alan Balser

OWNERS: Alan and Pamela Balser (1107 Silent Valley Rd.), Anna Kieler (1109 Silent Valley Rd.), Joel and Natalie Douga (1111 Silent Valley Rd.), and Nicholas Hudgins (1117 Silent Valley Rd.)

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

SITE LOCATIONS: 1107, 1109, 1111, and 1117 Silent Valley Rd.

PROPOSED SUBDIVISION NAME: **Meadow Lake Addition**

SIZE OF PROPERTY: 5.306 acres

NUMBER OF LOTS: Four

EXISTING USE OF PROPERTY: Residential

ZONING CLASSIFICATIONS: RLD (Residential Low Density) and AO (Agricultural-Open Space)

## ANALYSIS OF ISSUES

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PROPOSED DEVELOPMENT: The Meadow Lake Addition Final Plat includes four residential lots on property located at the northwest corner of the intersection of Silent Valley Road and the private Meadow Lake Drive. The subject property includes four existing single-family residences, each on individual parcels, with the northernmost parcel also containing a duplex. The parcels proposed as Lots 2, 3, and 4 will be widened as part of the subdivision to include Meadow Lake Drive within their boundaries, with proposed Lot 1 to also contain its own portion of the road. A 60-foot-wide joint use access easement for Meadow Lake Drive is shown on the plat drawing, and was recorded by separate instrument in 1962, according to the applicant. Inclusion of the road within the subdivision boundaries will prevent the use of the road from traffic generated by future development of the larger parcel to the west owned by Mr. Balser. That parcel will utilize separate, future roadways for circulation, once developed. Meadow Lake Drive is for the continued, exclusive use of the four proposed subdivision lots, as stated in Surveyor's Note 6. A Zoning Variance (Case File # ZV-24-07) was approved by the Zoning Board of Adjustment on November 4, 2024, to allow a reduction in the minimum required lot width, depth, and area standards of the AO zoning district for the proposed Lots 2, 3, and 4. While these lots will remain nonconforming, their widening and resulting increase in area will make the lots more conforming to the AO standards upon approval of the subdivision plat. Sidewalks are not required for this subdivision, since the only subdivision frontage onto a public street right-of-way is the full, 60-foot width of the joint use access easement for Meadow Lake Drive along Silent Valley Road. According to the applicant, a road maintenance agreement will be developed for Meadow Lake Drive, which will be recorded either prior to, or at the time of, the recording of the plat (Surveyor's Note 7). Two Subdivision Variances, one to the parkland dedication requirement and the other to the requirement that each lot abut an improved public street right-of-way, have been requested with the application, as discussed below. The plat is considered a

Final Plat due to the variance requests, and would have otherwise been classified as an administratively-reviewed minor plat. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

**NEIGHBORHOOD COMPATIBILITY:** The subject property is located within an area transitioning to rural residential uses and vacant land, situated on the north side of Silent Valley Road and east of its intersection with Stueve Lane. The adjacent properties to the north and east are primarily zoned AO and are vacant, with the property to the east in seasonal agricultural use. The property to the south, located across Silent Valley Road from the subject property, is zoned RLD and Flood Hazard (FH), and contains a single-family residence alongside an agricultural use. The adjacent property to the west is owned by Mr. Balser as noted above, is zoned RLD, and is vacant, save for the portion that will become Lot 1, which contains a single-family residence.

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

**COMPLIANCE WITH STANDARDS:** The plat meets all applicable subdivision standards, with the exception of parkland dedication and lot frontage on an improved public street right-of-way. Subdivision Variances to these two components have been requested, as detailed below.

**CONCURRENT VARIANCES REQUESTED:** Two Subdivision Variances are requested with this application, as follows: (1) to the requirement that each lot abut an improved public street right-of-way along at least one property line, specified in Section 52-76(b) of the Subdivision Regulations, with no such frontage proposed for Lots 2, 3, and 4; and (2) to the requirement that parkland be dedicated in the amount of five percent of the total land area (Section 52-112(a)(1)) or that a fee in lieu of dedication be paid, equivalent to five percent of the market value of the total land area prior to development (Section 52-113(a)(1)), with no such dedication or fee in-lieu proposed. In the applicant's attached written statement addressing the variance criteria, it is explained that the current parcels have been accessed by the private Meadow Lake Drive for many years, as well as the fact that the homes on each proposed lot have also been in place for quite some time, with no plans to change the use of those lots. In addition, the applicant notes that the enlargement of the proposed Lots 2 through 4 to include Meadow Lake Drive within their boundaries will, along with Lot 1, prevent use of the road by traffic from future development on Mr. Balser's property to the west, thereby eliminating any conflict with the future development over this road.

The criteria for granting variances is set forth in Subdivision Regulations Section 52-3(a), as follows:

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;
4. The variance shall not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

Upon review of the two variance requests, Staff believes that they warrant approval, due to the longstanding nature of both the existing residential development within the subdivision and Meadow Lake Drive. The utilization of just one access point onto Silent Valley Road via Meadow Lake Drive for each proposed lot enhances traffic safety in comparison to the four access points onto Silent Valley Road that would be needed if each lot were required to abut this road. In addition, the proposed inclusion of Meadow Lake Drive fully within the boundaries of each proposed lot will prohibit use from future development on nearby properties and will prevent increased safety hazards from additional traffic utilizing the road.

# LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also a part of a tract of land called 17.228 acres and conveyed to Alan Balser and Pamela Balser by deed recorded in Instrument #2018-006381 of the Official Public Records of Caldwell County, Texas and also being all of a tract of land called 1.622 acres and conveyed to Nicholas Nathan Hudgins by deed recorded in Instrument #2020-005193 of the said Official Public Records and also being all of a tract of land called 0.5549 acres and conveyed to Joel Steven Douga and Natalie Brooke Douga by deed recorded in a Inst. #2023-002105 and described in Instrument #2022-009683 of the said Official Public Records and being also all of a tract of land called 0.5549 acres and conveyed to Anna M. Kieler by deed recorded in Volume 75 Page 482 of the said Official Public Records and a 60' Wide Joint Use Access Easement recorded in Volume 459 Page 797 of the said Official Public Records and being more particularly described as follows:

**BEGINNING**, at a capped iron pin found stamped HINKLE SURVEYORS in the East corner of the above mentioned 17.228 acre tract and the South corner of a tract of land called 38.920 acres and conveyed to Joel Garcia et ux by deed recorded in Instrument #2016-001048 of the said Official Public Records and in the curving NW line of Silent Valley Road (FM 2001) and in the East corner of the above mentioned access easement for the East corner this tract.

**THENCE** with a curve and the NW line of Silent Valley Road and the SE line of the said 17.228 acre tract and the SE line of the said access easement turning to the left and having a radius of 2904.82 feet and an arc length of 60.07 feet and the chord of which bears S 76°56'14" W 60.07 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the South corner of the said access easement for the South corner this tract.

**THENCE** over and across the said 17.228 acre tract and with the SW and NW lines of the said 60' access easement for the following six (6) courses:

(1) N 10°24'31" W 217.27 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the PC of curve. (2) With a curve turning to the left and having a radius of 104.09 feet and an arc length of 89.53 feet and the chord of which bears N 39°48'51" W 86.79 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the PRC of a curve. (3) With a reverse curve turning to the right having a radius of 196.08 feet and an arc length of 132.59 feet and the chord of which bears N 44°14'28" W 130.08 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the PRC of a curve. (4) With a compound curve turning to the right and having a radius of 843.81 feet and an arc length of 159.80 feet and the chord of which bears N 17°07'42" W 199.33 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for the PT of the said curve. (5) N 10°20'42" W 665.60 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the West corner of the said 60' access easement. (6) N 79°39'18" E 60.00 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the NE line of the said 17.228 acre tract and the SW line of the said 1.622 acre tract and the North terminus of the said 60' access easement for an ell corner this tract.

**THENCE** N 10°20'42" W with the NE line of the said 17.228 acre tract and the SW line of the said 1.622 acre tract 197.52 feet to a capped iron pin found stamped HINKLE SURVEYORS in the West corner of the said 17.228 acre tract and the North corner of the said 17.228 acre tract and the SE line of a tract of land called 228.120 acres and conveyed to Alan Wayne Balser et ux by deed recorded in Instrument #2017-005439 of the said Official Public Records for the most Northerly West corner this tract.

**THENCE** N 79°35'41" E with the NW line of the said 1.622 acre tract and the SE line of the said 228.120 acre tract 137.28 feet to a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing in the North corner of the said 1.622 acre tract and the West corner of the above mentioned 38.920 acre tract for the most Easterly North corner this tract.

**THENCE** S 10°15'00" E with the NE line of the said 1.622 acre tract and the NE line of the above mentioned Douga 0.5549 acre tract and the NE line of the above mentioned Kieler 0.5549 acre tract and the SW line of the above mentioned 38.920 acre tract 863.26 feet to a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing in the East corner of the said Kieler 0.5549 acre tract and the most Easterly North corner of the said 17.228 acre tract for an angle point this tract.

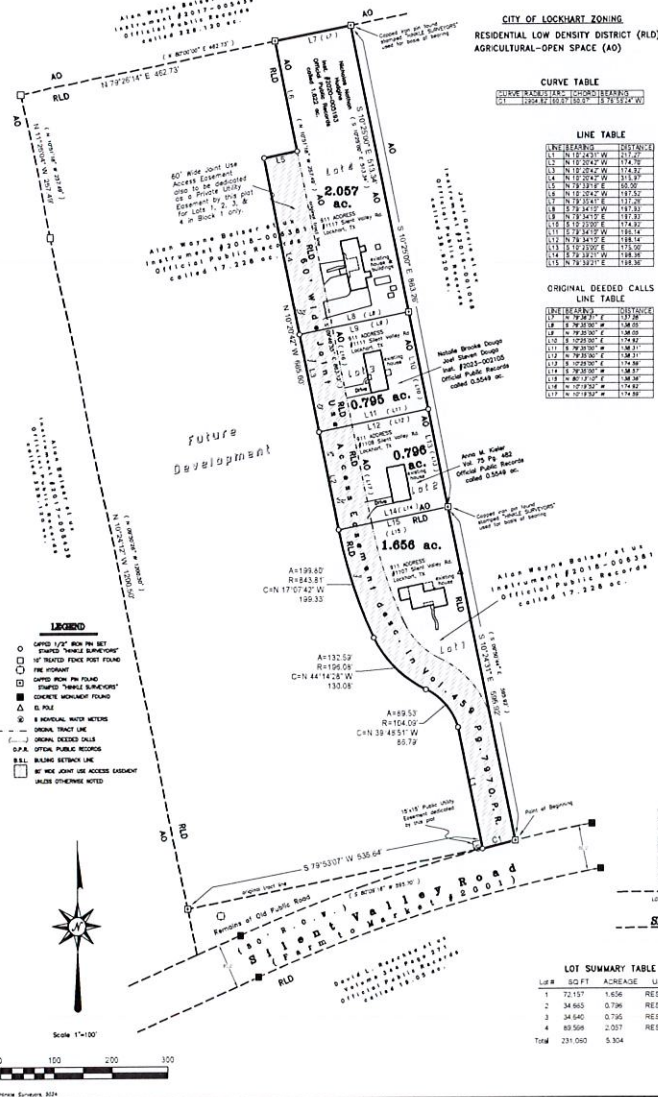
**THENCE** S 10°14'31" E with the NE line of the said 17.228 acre tract and the SW line of the said 38.920 acre tract 595.92 feet to the place of beginning containing 5.306 acres of land more or less.

STATE OF TEXAS  
COUNTY OF CALDWELL

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

IN WITNESS THEREOF, my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459



## MEADOW LAKE ADDITION

### Lots 1, 2, 3 and 4 in Block 1

A subdivision of 5.306 acres out of the Byrd Lockhart Survey  
A-17 in the City of Lockhart, Caldwell County, Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

That We, the undersigned owners of land being a part of 17.228 acres and conveyed to Alan Balser and Pamela Balser by deed recorded in Instrument #2018-006381 of the Official Public Records of Caldwell County, Texas and also being all of a tract of land called 1.622 acres and conveyed to Nicholas Nathan Hudgins by deed recorded in Instrument #2020-005193 of the said Official Public Records and also being all of a tract of land called 0.5549 acres and conveyed to Joel Steven Douga and Natalie Brooke Douga by deed recorded in a Inst. #2023-002105 and described in Instrument #2022-009683 of the said Official Public Records and being also all of a tract of land called 0.5549 acres and conveyed to Anna M. Kieler by deed recorded in Volume 75 Page 482 of the said Official Public Records and a 60' Wide Joint Use Access Easement recorded in Volume 459 Page 797 of the said Official Public Records, do hereby subdivide such property to be known as MEADOW LAKE ADDITION, of the City of Lockhart, and further reserve to the public all easements for the mutual use of all public utilities deriving to use the same, that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements.

DATE ALAN BASLER  
12740 HILLCREST RD. SUITE #220  
DALLAS, TEXAS 75230

DATE PAMELA BASLER  
12740 HILLCREST RD. SUITE #220  
DALLAS, TEXAS 75230

DATE NICHOLAS NATHAN HUDGINS  
1111 SILENT VALLEY RD.  
LOCKHART, TEXAS 78644

DATE JOEL STEVEN DOUGA  
1111 SILENT VALLEY RD.  
LOCKHART, TEXAS 78644

DATE ANNA M. KIELER  
1105 SILENT VALLEY RD.  
LOCKHART, TEXAS 78644

DATE NATALIE BROOKE DOUGA  
1111 SILENT VALLEY RD.  
LOCKHART, TEXAS 78644

STATE OF TEXAS  
COUNTY OF CALDWELL

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

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

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

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

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

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

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

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

Before me, the undersigned authority, personally appeared NATALIE BROOKE DOUGA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations stated herein.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

Before me, the undersigned authority, personally appeared ANNA M. KIELER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations stated herein.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Philip Ruiz, Chairman of the Planning and Zoning Commission of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOT FOR PUBLIC RELEASE

PHILIP RUIZ  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF CALDWELL

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

Teresa Rodriguez  
County Clerk, Caldwell County, Texas

## PRELIMINARY RESULTS

### SURVEYOR'S NOTES:

- 1) THE LOTS SHOWN ARE IN FLOOD ZONE "X" ACCORDING TO FEMA PANEL #4805900115E EFFECTIVE DATE JUNE 16, 2012 AND ARE APPROXIMATE AND CANNOT BE USED FOR THE PURPOSE OF INSURANCE. FLOOD ZONE "X" ARE NOT SHOWN IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FREQUENCY. WARNING: THIS FLOOD ZONE MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT IMPROVE THE PROPERTY OR THE IMPROVEMENTS THEREON WITH BE FREE FROM FLOODING OR FLOOD DAMAGE. ON SOME OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES.
- 2) LOT 1 IN BLOCK 1 IS ZONED RLD (Residential Low Density District) and Lots 2, 3, and 4 in Block 1 are zoned RLD and AO (Agricultural-Open Space).
- 3) Building Setbacks shall be in accordance with City of Lockhart Zoning Ordinance.
- 4) RECORD OWNERS OF LAND: Alan Balser, Pamela Balser, Nicholas Nathan Hudgins, Joel Steven Douga, Natalie Brooke Douga, and Anna M. Kieler. DESIGNER OF PLAT: Hinkle Surveyors, P.O. Box 1027, Lockhart, TX 78644. (512) 398-2000. DATE OF PREPARATION: May 2024. SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459. P.O. Box 1027, Lockhart, TX 78644. (512) 398-2000.
- 5) Boundary Closure: 1" in S18188; 1/8" Closure-1" in 47261; Lot 2 Closure-1" in 27211; Lot 3 Closure-1" in S18108; Lot 4 Closure-1" in S18254.
- 6) The Private Meadow Lake Drive within the 60' Wide Joint Use Access Easement shown on this plat is for the exclusive use of Lots 1, 2, 3, and 4, Block 1, Meadow Lake Addition.
- 7) A road maintenance agreement for the private Meadow Lake Drive will be recorded either prior to, or at the time of, the recording of this plat.
- 8) The 60' Wide Joint Use Access Easement recorded in Vol. 459 Pg. 797 of the Official Public Records of Caldwell County, Texas will also serve as the Private Utility Easement for Lots 1, 2, 3, and 4 in Block 1 only and a hereby dedicated by this plat.



LOT SUMMARY TABLE

LOT #	SQ. FT.	ACREAGE	USE
1	72,157	1.656	RESIDENTIAL
2	34,965	0.796	RESIDENTIAL
3	34,965	0.796	RESIDENTIAL
4	83,568	2.057	RESIDENTIAL
Total	231,655	5.306	

Call: 512-398-2000  
Fax: 512-398-2000  
Email: info@hinklesurveyors.com  
www.hinklesurveyors.com

FORM REGISTRATION NO. 100686-20

**HINKLE**  
SURVEYORS

P.O. Box 1027 1027 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-2000 Email: info@hinklesurveyors.com

# 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 L Hinkle

DAY-TIME TELEPHONE 512-398-2000

E-MAIL contact@hinklesurveyors.com

ENGINEER NAME none

DAY-TIME TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

ADDRESS P O Box 1027

Lockhart TX 78644

ADDRESS \_\_\_\_\_

OWNER NAME Alan Balser

DAY-TIME TELEPHONE 214-368-8025

E-MAIL awb@palaura.com

ADDRESS 12740 Hillcrest Dr

Suite 220

Dallas, TX 75230

## 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 Meadow Lake Addition 1107, 1108, 1113 & 1117 Silent Valley Rd.

ADDRESS OR GENERAL LOCATION Silent Valley Rd (Farm to Market 2001)

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

TOTAL LAND AREA 5.306 ACRE(S) PROPOSED NUMBER OF LOTS 4

ZONING CLASSIFICATION(S) RLD & AO

PROPOSED USE OF LAND 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 \$ 3,430.00 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
<u>Final Plat</u> , 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 <u>x 2</u> →	\$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 Alan Balser

DATE 9/27/2024

PRINTED NAME Alan Balser

TELEPHONE 214-368-8025

## 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) 52-113(a)(1) & 52-76(b) OF THE SUBDIVISION REGULATIONS  
CURRENT ORDINANCE REQUIREMENT(S) Each lot shall abut an improved public street right-of-way.  
51% of total land area for parkland dedication. 51% of market value of undeveloped land area for fee in-lieu of parkland.  
REQUESTED VARIANCE(S) No parkland dedication / Lots 2, 3, & 4  
or fee in-lieu of dedication  
will not abut an improved public street right-of-way.

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

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

## OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01327982

DATE SUBMITTED 10/11/24

CASE NUMBER FP 24-07

DATE APPLICATION IS DEEMED COMPLETE 11/6/24

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 12/11/24 DECISION —

CONDITIONS (IF ANY) —

## UTILITY SERVICE FORM

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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) \_\_\_\_\_

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### WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

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TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) Texas Gas

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

APPLICABLE UTILITY SERVICE CODE(S) \_\_\_\_\_

UNDERGROUND    Yes \_\_\_\_\_    No X

## SUBDIVISION VARIANCE REQUEST to:

~~Sidewalks, required road frontage, parkland fee and lot sizes.~~ <sup>dedication and fee in-lieu</sup>

- 1) *Special circumstances or conditions effect the land involved such that strict application of the provisions of the Code will deprive the applicant reasonable use of the land:*

Mr. Balser purchased 17.228 (PID NO: 13831) acres which included a house that is separated by Meadow Lake Drive from the other portion of the 17.228 acre tract, this is a private 60' easement called Meadow Lake Dr., dated 1962, that services 3 other residences. Meadow Lake Drive is a part of the 17.228 acres Mr Balser purchased and Meadow Lake Drive is a 60' easement created 1962 to service the following: (PID NO: 33428) a duplex, which was a one acre tract and is currently a total of 1.622 acre tract, this tract will become 2.057 acres after a portion of Meadow Lake Drive is conveyed to what will be Lot 4. Lot 4 is currently zoned as AO and does not want to change the Zoning, (PID NO: 33658) currently is described as 0.554 acre tract, after conveying a portion of Meadow Lake Drive this tract will become Lot 3 containing 0.795 acres of land, this parcel is zoned AO and does not want to change the zoning. (PID NO: 33638) currently is currently 0.554 acre and after conveying Meadow Lake Drive the tract will be called Lot <sup>2</sup>~~3~~ containing 0.796 acres of land, and is zoned AO and does not want to change the zoning. (PID NO 13831) called 17.228 acres is separated by Meadow Lake Drive and that portion of Meadow Lake Drive will convey and will become Lot 1 containing 1.656 acres of land and is zoned RLD, and will remain that Zoning.

- 2) *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant:*

The current property owners would like to move forward to resolve future issues with using the private driveway all parties have agreed to this process in order to move forward with owning the private access, a sidewalk is not necessary as the access drive currently in place will be privately owned by each of the 4 lots.

- 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;***  
This subdivision is consistent with the neighborhood and future growth. Parkland fee for these 4 lots would be unfair to the 17.228 acre owner as he is truly only a 1.656 acres, parkland fee will be calculated and required to be paid when the remaining parcel Phase II of the original 17 acres is developed.
- 4) *The variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provision of the Code;***  
This is to assure that the residents in this future subdivision that anything that may happen in Phase II of this 17.228 acres not will be allowed to use any portion of Meadow Lake Drive as a Street, they will own their portions of Meadow Lake Drive and it will no longer be a path for others to use.

Thank you,

ALAN BALSER

I, Anna M. Kieler, owner of Lot 2 in Block 1 of the Meadow Lake Addition Phase One hereby authorizes Alan Balser to submit on my behalf a platting request including my said Lot 2 to the Lockhart Planning and Zoning Commission.

I understand that said platting will not be valid until signed by me.

Regards,

A handwritten signature in black ink, appearing to read "Anna M. Kieler", written over a horizontal line.

Anna M. Kieler

We, Joel Steven Douga and Natalie Brooke Douga, owners of Lot 3 in Block 1 of the Meadow Lake Addition Phase One hereby authorizes Alan Balser to submit on our behalf a platting request including our said Lot 3 to the Lockhart Planning and Zoning Commission.


We understand that said platting will not be valid until signed by us.

Regards,



---

Joel Steven Douga



---

Natalie Brooke Douga

I, Nicholas Nathan Hudgins, owner of Lot 4 in Block 1 of the Meadow Lake Addition Phase One hereby authorizes Alan Balser to submit on my behalf a platting request including my said Lot 4 to the Lockhart Planning and Zoning Commission.

I understand that said platting will not be valid until signed by me.

Regards,

  
\_\_\_\_\_  
Nicholas Nathan Hudgins