

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, January 22, 2025
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Election of Officers for 2025.
3. Citizen comments not related to an agenda item.
4. Consider the Minutes of the December 11, 2024 meeting.
5. **FP-24-09.** Consider a request by Blayne Stansberry for approval of a *revised Final Plat* for GAH Subdivision, consisting of 21.4366 acres on property in the Francis Berry Survey, Abstract No. 2, zoned CLB (Commercial Light Business) and RHD (Residential High Density), and located at 1505 S. Main St. and 221 W. MLK Jr. Industrial Blvd., including a Variance to Chapter 52, "Subdivision Regulations", Section 52-76(d), to allow two flag lots in place of the one flag lot limitation.
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 8:30 a.m. on the 15th day of January, 2025.

City of Lockhart
Planning and Zoning Commission
December 11, 2024

MINUTES

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

Members Absent: None

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

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the November 13, 2024, meeting.

Commissioner Haug moved to approve the November 13, 2024, minutes. Commissioner Oliva seconded, and the motion passed by a vote of 7 - 0.

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.

Staff member David Fowler introduced the subject property with maps and aerials. 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.

Currently, there 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.

Applicant Devin Kleinfelder, of DR Horton, 1542 Escarpment Rd. New Braunfels, TX, came forward. He stated he is planning on building a single-family residential development consisting of 363 units.

Mr. Fowler returned to the podium. He recommended approval of the subject zoning change application, stating that there is identical zoning adjacent to the subject property and other

nearby areas are likely to be the sites of similar residential or commercial development in the future. As such, the transition of zoning districts reflected in the zoning pattern after the proposed zoning change will be appropriate.

Commissioner Oliva moved to approve ZC-24-08 subject to annexation. Commissioner Lingvai seconded, and the motion passed with a vote of 7 - 0.

5. **FP-24-07. Consider a request by Alan Balsler 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 Light Density and AO, Agricultural Open Space, 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.**

Kevin Waller came to the podium to present the case. 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 subdivisions to include Meadow Lake Drive within their boundaries, with the 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 private 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. Balsler. 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 (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 required to be 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.

Two Subdivision Variances are requested with this application as follows: (1) to the requirement that each lot abuts 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 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. The applicant explains in a written statement 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 now 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 prevent use of the road by traffic from future development on Mr. Balsers' property to the west, thereby eliminating any conflict with the future development over this road.

Chair Ruiz asked how the parcels receive water and wastewater.

Mr. Waller answered that the units are on individual septic systems. Four water meters are located at the southwest corner of the property allowing for city water access. The waterline is a public access easement.

Chair Ruiz asked how the City would have access to the easements.

Mr. Waller stated that Plat Note 8 refers to a 60-foot joint use easement which will also serve as a private easement that the City can also use.

Chair Ruiz asked what size water line is installed at the site, especially for the sake of fire protection. He asked if considering the length of the drive, if another hydrant be installed

Mr. Waller, perhaps the applicant can answer that question.

Commissioner Oliva asked if Lots 2, 3 and 4 are nonconforming.

Mr. Waller responded that the lots are of insufficient size because the agricultural zoning district requires one-acre minimum lot size and 200 feet by 200 feet depth and width. That's what prompted the recent case before the Board of Adjustments.

Chair Ruiz asked what the justification was for potentially allowing no parkland dedication or a fee in-lieu of parkland.

Mr. Waller answered that staff believes that variance should be approved due to the lots being in existence for many years and because there will be no new residential impacts necessitating need for additional parkland.

Applicant Alan Balsers, 11166 Lawnhaven Road Dallas, TX, came to the podium. He stated he's trying to sell the house on lot 1, but first the house must be separated from the 17 acres; similar to lots 2, 3 and 4. He stated he has no current plans for development of the 17 acres. He currently owns the right-of-way but for safety reasons and to limit traffic he's agreed to assign Meadow Lake Drive to the property owners of lots 2, 3, 4 and eventually lot 1.

Chair Ruiz asked if given the location and distance of the fire hydrant from the houses, should another hydrant be installed.

Mr. Balsler responded, he will have no further rights to the property. It will be what is shown on the plat.

Linda Hinkle, 1109 S Main Street Lockhart TX, came forward to speak in favor of the request. Per the Public Works Department, the city does not maintain anything past the utility box. The water lines will all be privately owned within a private utility easement. All the property owners want Meadow Lake Drive to remain a private road. When the 17 acres is developed, the city will get parkland fees. There are a lot of benefits to this proposal.

Upon review of the two variance requests, staff recommends approval of both variances 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.

Commissioner Oliva stated his concern for the risk of grass fires, but he noted, there is a fire break behind the properties.

Commissioner Oliva moved to recommend approval of FP-24-07. Commissioner McBride seconded, and the motion passed with a vote of 7 - 0.

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

Mr. Fowler reminded the Commission that the next meeting is scheduled for January 8, 2025. There may be a plat submittal heard at that meeting. He stated at the last City Council Meeting a workshop was held regarding possible corridor overlays on major entrances into town, with the goal of protecting the appearance of those areas as they develop and eliminating undesirable land uses. City Council wants to proceed with the overlays and staff will be drafting a set of draft overlay restrictions next. The code revision will be coming through the Planning and Zoning Commission in early 2025.

Commissioner McBride inquired about the road construction bond that passed, specifically how it will affect the city.

Mr. Fowler responded that before the bond election, city staff met with contractors for Caldwell County and submitted to them a list of several roads (City Line and Windsor Road realignment, State Park Road/FM 20 rerouting, and a study to widen West San Antonio Street as examples) within or near the city limits, including some that are roadway impact fee projects. Several of the projects that City staff were incorporated into the list of projects for the election,

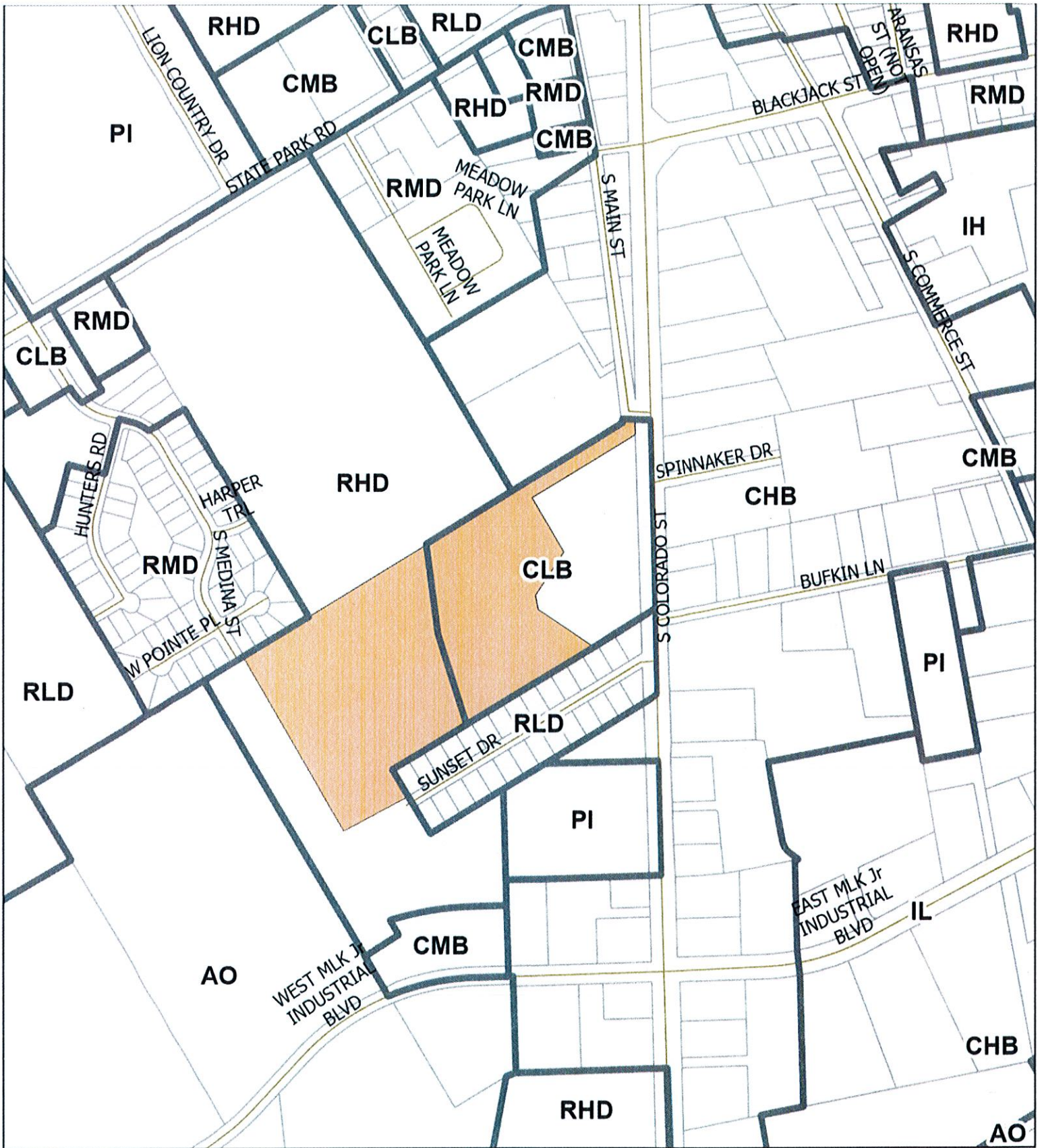
7. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:42 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair



FP-24-09

1505 S MAIN ST

GAH SUBDIVISION

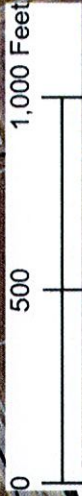


SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 600'



S COMMERCE ST

S COLORADO ST

S MAIN ST

BLACKJACK ST

SPINNAKER DR

BUCKLIN LN

EAST MLK JR

WEST MLK JR

INDUSTRIAL BLVD

MEADOW PARK LN
MEADOW PARK LN

SUNSET DR

COUNTRY DR
STATE PARK RD

S MEDINA ST

S MEDINA ST

HUNTERS RD

HARPER TRL

W PONTE PL
E PONTE PL

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: January 14, 2025
PLANNING & ZONING COMMISSION DATE: January 22, 2025
STAFF RECOMMENDATION: ***Approval of both the Plat and requested Variance***
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-24-09

BACKGROUND DATA

APPLICANT/ENGINEER: Blayne Stansberry, P.E., Stansberry Engineering Co.
SURVEYOR: Paul Guerrero, P.L.S., 4Ward Land Surveying
OWNERS: GAH Owner, LLC, c/o Steffen Waltz, and Lockhart QOZ Investments, LLC, c/o Steffen Waltz
SITE LOCATIONS: 1505 South Main St. and 221 W. MLK Jr. Industrial Blvd.
SUBDIVISION NAME: **GAH Subdivision**
SIZE OF SUBDIVISION PROPERTY: 21.4366 acres
NUMBER OF PROPOSED LOTS: Two
EXISTING USE OF PROPERTIES: Assisted living facility (1505 South Main St.) and undeveloped land (221 W. MLK Jr. Industrial Blvd.)
ZONING CLASSIFICATIONS: CLB (Commercial Light Business) and RHD (Residential High Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The proposal is for two lots, one of which includes the existing Golden Age Home building, with the other being undeveloped land. A new Golden Age Home facility is proposed to be constructed on the vacant lot, with the existing facility to be repurposed or redeveloped in the future, according to the applicant. Privately-owned and maintained park amenities, open to the public, are proposed to be provided, which will satisfy the parkland requirement per Section 52-112(g) of the Subdivision Regulations. These amenities, as reflected in Plat Note 7, include a playscape, pavilion, pickleball court, concrete walking paths, and 10 public parking spaces. The public amenities have been approved by the Parks Department Director, according to an email dated January 6, 2025. Other on-site amenities include a community building and pool, which will be for the exclusive use of the Golden Age Home residents. Four-foot-wide public sidewalks will be constructed along the subdivision frontages with the future South Medina Street and Sunset Drive extensions, according to Plat Note 9. A 6-foot fence or screen will be constructed along the Lot 1 boundary with other residential zoning districts, according to Note 8. Access to both proposed lots will be provided via a 60-foot-wide joint use access easement. In addition, a variance has been requested by the applicant to allow both proposed lots as flag lots, as outlined below. The current plat and variance request revises the plat and variance that was approved by the Commission in April 2022, the approval period of which expired in April 2023. The revised plat increases the depth of Lot 1 westward to the eastern boundary of the future right-of-way extension of South Medina Street. A City Council hearing will take place on Tuesday, January 21 for the abandonment of undeveloped rights-of-way, one of which currently exists on the western portion of proposed Lot 1 and was originally part of the development plans of a previous owner. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the west by the future Golden Eagle subdivision. The properties to the south include existing single-family residential development in the Southside Estates Phase 1 subdivision. Adjacent to the east is the Parkview Nursing and Rehabilitation Center, as well as South Colorado Street at the “flagpole” tip of the subject property. To the north are the POCO Loco Supermercado, a vacant property formerly proposed for multifamily development, the final plat approval period of which expired last October (Cavalry Subdivision), and the Hunters Pointe Subdivision. The applicant explains that most of the vehicular traffic generated by the new Golden Age facility will utilize the proposed extension of South Medina Street through the future Golden Eagle subdivision to the west, to access the new facility. Traffic to the new facility via the shared driveway through the flagpole portion of the proposed lots would be distributed onto South Main Street and indirectly onto South Colorado Street via an approximate 30-foot connection with South Main Street. However, an existing center turn lane along South Colorado Street will help alleviate traffic congestion for those turning left onto South Main Street and into the development. The applicant states that the existing Golden Age Home building generates 143 vehicular trips per day, and the new facility is projected to generate 420 trips per day. The net increase in traffic does not warrant a Traffic Impact Analysis, according to the applicant.

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

COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards. The applicant has requested a variance to allow two flag lots, as detailed below.

CONCURRENT VARIANCE REQUESTED: A variance is requested to the subdivision standard that allows only one flag lot “in the subdivision of an unplatted tract having a length to width ratio of 3:1 or greater into two lots...” (Section 52-76(d) of the Subdivision Regulations). The applicant explains that because of the current flaglot configuration of the subject property, a variance is necessary in order to subdivide the property, maintain frontage on a public street (South Colorado Street) for both lots, and allow the new lot to be developed independently of the existing lot. The applicant’s written statement addressing the four variance criteria below is attached to your packet materials.

The criteria for granting variances is set forth in Subdivision Regulations Section 52-50(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.

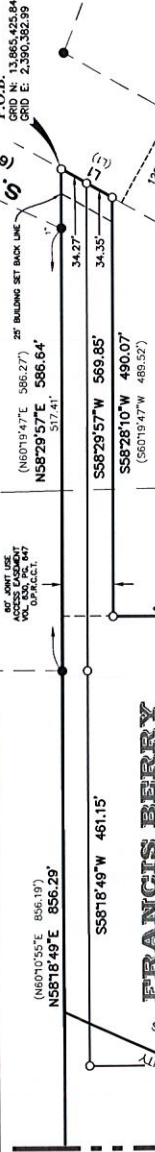
Upon review of the variance request, Staff believes that it warrants approval, since the only way to allow for access and development of the vacant area proposed as Lot 1 is to allow both lots as flag lots. Although the South Medina Street extension to the immediate west of the subdivision will occur at some point in the future, thereby providing additional access to the new Golden Age Home facility, that might not happen until after the new facility is constructed and in operation. In addition, the variance enables both proposed lots to utilize the same access point from the south terminus of South Main Street.

It should be noted that there is a demonstrated need for the South Medina Street and Sunset Drive extensions, not only for the future residents of a new Golden Age Home facility, but also for the residents of the South Side Estates subdivision to the south. The extensions would provide a safer route to areas north and west of the subdivision, including the high school for the South Side Estates residents, as opposed to continued use of South Colorado Street as the only means of ingress and egress. The proposed subdivision's west boundary abuts the future South Medina Street extension, and a portion of the south boundary abuts the Sunset Drive extension, both of which are on property also owned by the owner of the subdivision property.

GAH SUBDIVISION FINAL PLAT

21.4366 ACRES IN THE
City of Lockhart,
Caldwell County, Texas

LOCKHART RETAIL
SUBDIVISION
DOC. NO. 2018-006693
O.P.R.C.C.T.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND	
PROPERTY LINES	P.O.B. POINT OF BEGINNING
INTERIOR LOT LINES	VOLUME, PAGE
ADJACENT PROPERTY LINES	CABINET, SUBC
EXISTING EASEMENT LINES	CDG./SUD.
BUILDING SETBACK LINES	CDG. NO. / PLAT NUMBER
1" IRON ROD WITH "W" MARK	R.O.W.
BOUNDARY "CAP SET"	P.R.C.C.T.
1/2" IRON ROD FOUND (UNLESS NOTED)	OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
1" IRON PIPE FOUND (UNLESS NOTED)	DEED RECORDS, CALDWELL COUNTY, TEXAS
1/2" IRON ROD WITH "WHOLE"	CADWELL COUNTY, TEXAS
1/2" IRON ROD WITH "HALF"	DOC. NO. 2021-009965
1/2" IRON ROD WITH "QUARTER"	DOC. NO. 2021-009965
1/2" IRON ROD WITH "EIGHTH"	DOC. NO. 2021-009965
1/2" IRON ROD WITH "SIXTEENTH"	DOC. NO. 2021-009965

**FRANCIS BERRY
SURVEY
ABSTRACT NO. 2**

LOT 2
7.1401 ACRES
311,025 SQUARE FEET

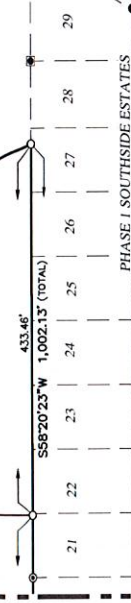
SAN ANTONIO LOCKHART
PROPERTIES, LLC.
CALLED 5.845 ACRES
DOC. NO. 2021-009965
O.P.R.C.C.T.

LOT	ACRES	SQ. FT.	LAND USE
1	14.2965	622,754	ASSISTED LIVING & INDEPENDENT LIVING
2	7.1401	311,025	ASSISTED LIVING
TOTAL	21.4366	933,779	

LINE #	DIRECTION	LENGTH
L1	S0225°45'E	68.62'
L2	S3259°51'W	207.62'
L3	S1210°51'E	57.79'
L4	S56°55'36"E	268.23'
L5	S3143°24'E	125.12'
L6	N76°26'12"W	9.08'

LINE #	DIRECTION	LENGTH
(L1)	S0037°06'E	68.64'
(L2)	S34°51'28"W	207.62'
(L3)	S1019°14'E	57.79'
(L4)	S55°03'59"E	268.23'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	40.00'	31.42'	45°00'00"	S81°03'48"W	30.61'
C2	40.00'	31.42'	45°00'00"	N53°56'12"W	30.61'



SUNSET DRIVE
(50' R.O.W.)

PHASE I SOUTHSIDE ESTATES -
BLOCK 1
VOLUME 343 PAGE 305
P.R.C.C.T.

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, PAUL N. GUERREDO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PREPARED AND CAUSED TO BE RECORDED AND MADE ON THE GROUND AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS UNDER MY SUPERVISION.

IN WITNESS WHEREOF, MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

PAUL N. GUERREDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5992
AWARD LAND SURVEYING
1000 W. BRIDGES BLVD., SUITE 200
AUSTIN, TEXAS 78748



AWARD
Land Surveying
PO Box 90876, Austin Texas 78769
INFO@AWARDS.COM (812) 537-2384
TBPELS FIRM #0174500

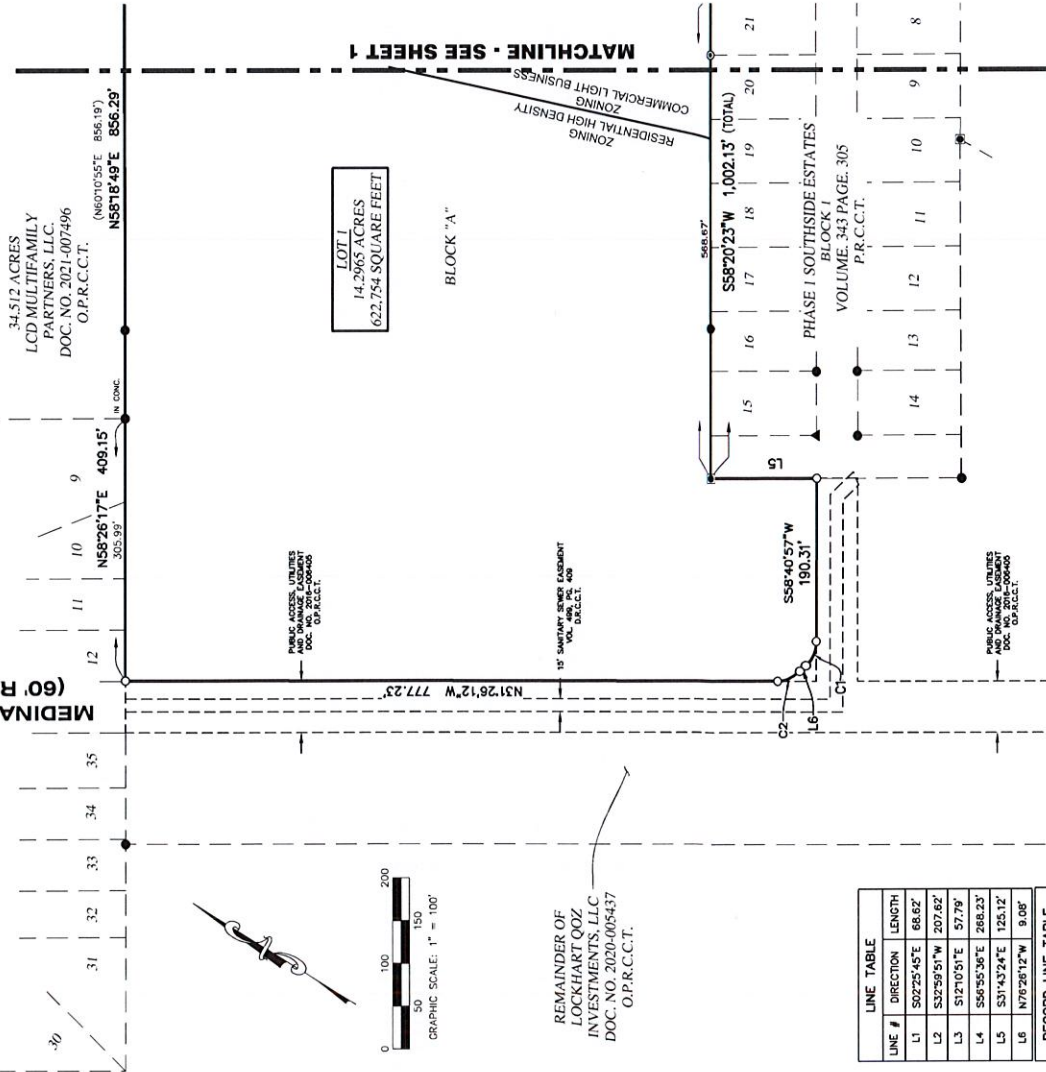
Date: 01/02/2025
Project: 01539
Scale: 1" = 100'
Sheet: 1 OF 3

GAH SUBDIVISION FINAL PLAT

21.4366 ACRES IN THE
City of Lockhart,
Caldwell County, Texas

HUNTERS POINTE
SUBDIVISION
BLOCK 4
C&A.SLD. 83
P.R.C.C.T.

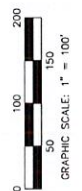
34.512 ACRES
LCD MULTIFAMILY
PARTNERS, LLC
DOC. NO. 2021-007496
O.P.R.C.C.T.



LOT I
14.2965 ACRES
622,754 SQUARE FEET

BLOCK "A"

MEDINA STREET
(60' R.O.W.)



REMAINDER OF
LOCKHART 002
INVESTMENTS, LLC
DOC. NO. 2020-005437
O.P.R.C.C.T.

LINE TABLE			RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S02°25'45"E	68.62'	(L1)	S00°37'06"E	68.64'
L2	S32°59'51"W	207.62'	(L2)	S34°51'28"W	207.62'
L3	S12°10'51"E	57.79'	(L3)	S10°19'14"E	57.79'
L4	S58°55'30"E	286.23'	(L4)	S55°03'59"E	286.23'
L5	S31°43'24"E	124.12'			
L6	N79°26'12"W	9.06'			

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	40.00'	31.42'	45°00'00"	S81°03'48"W	30.61'
C2	40.00'	31.42'	45°00'00"	N53°56'12"W	30.61'

WARD
Land Surveying
INCORPORATED

PO Box 90876, Austin Texas 78709
INFO@WARDLS.COM (512) 537-2384
TBPELS FIRM #0174200

Date: 01/02/2025
Project: 01539
Scale: 1" = 100'
Easement: DC
Tech: DK
Field Draw: N/A (7/1/24)
Survey Date: 01/2/2024
Sheet: 2 OF 3

CITY OF
Lockhart
TEXAS

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

SURVEYOR NAME 4Ward Land Surveying

ADDRESS 4120 Freidrich Lane, Suite 200

DAY-TIME TELEPHONE 737-285-3393

Austin, TX 78744

E-MAIL pguerrero@4wardls.com

ENGINEER NAME Stansberry Engineering Co.

ADDRESS PO Box 132

DAY-TIME TELEPHONE 512 / 292-8000

Manchaca, TX 78652

E-MAIL blayne@stansberryengineering.com

OWNER NAME GAH Owner, LLC

ADDRESS 1301 W 25TH ST, STE 510

DAY-TIME TELEPHONE (512) 600-8080

AUSTIN, TX 78705-4236

E-MAIL sewartz@dominionadvisors.com

TYPE OF PLAT

- PRELIMINARY PLAT SUBDIVISION DEVELOPMENT PLAN FINAL PLAT
- MINOR PLAT REPLAT MINOR REPLAT RESUBDIVISION
- AMENDING PLAT DEVELOPMENT PLAT VARIANCE

PROPOSED SUBDIVISION

SUBDIVISION NAME GAH Subdivision (Revised)

ADDRESS OR GENERAL LOCATION 1505 S Main St. and 221 W. MLK Jr. Industrial Blvd.

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 21.44 ACRE(S) PROPOSED NUMBER OF LOTS 2

ZONING CLASSIFICATION(S) CLB & RHD

PROPOSED USE OF LAND Assisted & Independent Living

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

IF THE APPLICATION IS FOR AN AMENDING PLAT, REPLAT, MINOR REPLAT, OR RESUBDIVISION – A COPY OF EXISTING DEED RESTRICTIONS OR RESTRICTIVE COVENANTS, IF ANY. N/A

IF THE APPLICATION IS FOR A FINAL PLAT INVOLVING PUBLIC IMPROVEMENTS – TWO FULL-SIZE PAPER COPIES OF THE ENGINEERING PLANS. N/A

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 \$ 3,143.66 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 Blayne Stansberry

DATE 10/31/2024

PRINTED NAME Blayne Stansberry, P.E.

TELEPHONE 512 / 292-8000

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.

VARIANCE TO SECTION(S) 52-76 (d) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) allows one flag lot provided that the street frontage of the flag lot is at least 25 feet and the width of the lot where any building is constructed is at least the minimum required by the applicable zoning district.

REQUESTED VARIANCE(S) to allow two flag lots, each with street frontage at least 30 feet wide.
The width of the lot where any building is exceeds minimum required by the applicable zoning district.

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.

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01333099

DATE SUBMITTED 11/8/24

CASE NUMBER FP-24-09

DATE APPLICATION IS DEEMED COMPLETE 11/22/24

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 1/22/25 DECISION _____

CONDITIONS (IF ANY) _____

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 & B Existing service is available from S. Colorado. in addition, the existing water line at current dead end of S. Medina will be extended within the existing easement.

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) B New line extended to existing line in PUE to west as part of site development improvements for new Golden Age Home building.

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) A

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

APPLICABLE UTILITY SERVICE CODE(S) A

UNDERGROUND Yes No



stansberry engineering

November 1, 2024

Mr. Kevin Waller
City of Lockhart
308 W. San Antonio St.
P.O. Box 239
Lockhart, TX 78644

RE: Golden Age Home, Subdivision Variance Request

Mr. Waller,

A variance to the subdivision regulations of Chapter 52, Section 76 of the City of Lockhart Code of Ordinances is requested. Sec. 52-76 states *“one flag lot may be approved in the subdivision of an extremely long and relatively narrow previously unplatted tract into two lots provided that the street frontage of the flag lot is at least 25 feet and the width of the lot where any building is constructed is at least the minimum required by the applicable zoning district.”*

Sec. 52-76 outlines four conditions for the Commission to consider when authorizing a variance.

- 1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.*

The existing 14.18 acre Golden Age Home tract is unplatted and currently exists in a flag lot configuration. The flagpole frontage dimension at S. Colorado St. is 68 feet with a 60 foot shared access easement along the “pole”. This access is shared with the adjacent 5.8-acre Parkview Nursing & Rehabilitation Center that fronts entirely on S. Colorado St.

This flagpole frontage is the sole access for the 14-acre Golden Age Home tract from S. Colorado St. and Main St. intersection.

Half of the existing Golden Age Home tract is vacant land. The existing facility sits on the east half of the 14 acre tract. The west 7-acre half of the tract is unused and cannot be subdivided and developed without an additional flag lot.

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

Creating two platted flag lots will allow the existing facility to be repurposed or redeveloped separately from the new Golden Age Home building which will not be achievable without the variance to create two separate lots.

- 3. Granting of the variance will not be detrimental to the public health, safety or welfare, and will not be injurious to other property in the area.*

The variance, if granted, will not be detrimental. The existing flag lot has sufficient width to be divided in two; the width of each resulting flag lot will exceed minimum code requirements and will not negatively affect access or frontage of other property in the area.

Furthermore, both flag lots and the adjacent Park View property will share the access driveway keeping the traffic circulation orderly for 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 this chapter.*

The subdivision of the existing flag lot into two flag lots will not prevent the orderly subdivision of other nearby property. Shared access will be maintained for the adjacent Park View property. Furthermore, the Park View tract has 730 feet of frontage on S. Colorado St. and could subdivide meeting code requirements for frontage and driveway spacing

In summary, the current unplatted tract is a flag lot with sufficient frontage to be divided into two flag lots, both exceeding code required minimum frontage. Shared access is provided to maintain driveway spacing requirements, and allow the development of the vacant area west of the existing facility without negatively impacting nearby property.

If you have any questions on the subdivision application or variance request, please contact me at 512 / 292-8000.

Sincerely,

Stansberry Engineering Co., Inc.

Blayne Stansberry

Blayne E. Stansberry, P.E.

