

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, February 26, 2025
Municipal Building – Glosserman Room
308 W. San Antonio St.

AMENDED AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the February 12, 2025 meeting.
4. **ZC-24-09 and PDD-24-04.** Hold a PUBLIC HEARING and consider a request by Michele Haussmann of Land Use Solutions on behalf of Manumit Investment Group, LLC for a **Zoning Change** from PDD Planned Development District to PDD Planned Development District and the approval of a **Planned Development District Development Plan** on a total of 23.395 acres in the Francis Berry Survey, Abstract No. 2, and located at 711 City Line Road.
5. **PP-25-01.** Consider a request by Michele Haussmann of Land Use Solutions for approval of a **Preliminary Plat** for One Living Planned Development, consisting of 23.395 acres in the Francis Berry Survey, Abstract No. 2, proposed to be rezoned from PDD (Planned Development District) to PDD (Planned Development District), and located at 711 City Line Road.
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 21st day of February, 2025.

**City of Lockhart
Planning and Zoning Commission
February 12, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Evan Olszewski, Romy Brossman

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the January 22, 2025 meeting.¹

Commissioner Oliva moved to approve the January 22, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7 - 0.

4. SUP-25-01. Hold a PUBLIC HEARING and consider a request by Anna Bermudez and Kenneth Price for a **Specific Use Permit** to allow an Accessory Dwelling Unit (General Type) on Lot 1, Block 1, Bermudez-Price Subdivision, consisting of 0.712 acres zoned RMD Residential Medium Density District, located at 820 North Blanco Street.

Chair Ruiz asked for confirmation on the withdrawal of SUP-25-01.

Mr. Fowler confirmed the application has been permanently withdrawn based on information that staff identified after the application was received. It was determined an SUP is not required.

5. SUP-25-02. Hold a PUBLIC HEARING and consider a request by Alysa Grissom with Texas Freelance Paralegals, LLC, for a **Specific Use Permit** to allow a Veterinary Hospital and Kennel on 0.724 acres in the Original of Town Lockhart, Block 43, part of Lot 4, zoned CHB Commercial Heavy Business District, located at 605 East Market Street.

Mr. Olszewski presented a summary of the application. The Applicant requested a Specific Use Permit for the Veterinary Hospitals and Kennels use to allow a dog daycare and grooming establishment named "Chisholm Tails" in the warehouse comprising the rear half of the existing office. The Applicant submitted a site plan showing the proposed business' location on the site and identifying the part of the building that will house the grooming business. The existing office will remain in the front half of the building and Chisholm Tails will have an entrance on the eastern side. All kennels and grooming facilities would be indoors. The larger, rear portion of the lot has been fenced for a dog run. Parking is located at the front of the

building and on the eastern side, and up to two additional spaces could be included between the building and with western property line.

Four striped parking spaces are provided facing the building's East Market Street frontage. Two are provided on the eastern side of the building. Based on the 3,600 square-foot size of the building, 16 parking spaces (including one handicapped-accessible space) are required under the district's standards. The site as currently configured has six parking spaces. Changing parking standards and building additions over the years have caused several parking variances to be presented to the Zoning Board of Adjustment. The most recent case affecting the property, ZV-13-04, granted a variance from sixteen to four spaces at the time the building was expanded to its current size. The staff report for that case accounted for the challenging topography of the site, which declines at the rear of the building, and the pre-existing placement of the building on the lot which makes additional parking in front not possible. This decision granted the variance to the entirety of the 605 East Market Street property, which means it applies to the rear portion of the building. However, since the applicant's proposed use may generate more traffic than the existing office, proposes to employ seven to twelve people (though the Applicant states only two will be present at each shift), and must share parking with the existing office, Staff strongly recommended finding additional parking options for the business.

Based on this recommendation, the Applicant negotiated a lease with the property owner at the retail store directly south across East Market Street for an additional four parking spaces. The Applicant has also stated that adding parking along the building's west driveway is possible. There are currently ten leased and striped spaces. Staff estimates a total of 12 spaces are feasible including the area to the west of the building. This arrangement technically satisfies the parking requirement and would maximize on-site parking, provide seven spaces for pick-ups and drop-offs (assuming the four spaces in front are used by the office and two are used by Chisholm Tails employees.)

Staff recommends Approval, with the requirement that the Applicant adds two horizontal parking spaces to the west driveway and paints the six on-site parking spaces (one ADA-accessible with signage.)

Chair Ruiz requested a review of the existing parking on the site.

Mr. Olszewski stated four in the front and two on either side of the building for a total of eight on-site parking spaces.

Chair Ruiz noted the lease for additional parking states four available parking spots, not five.

Mr. Olszewski reported the total available parking spaces would then be twelve. Because of the variance that applies to the property only four parking spaces are required. Staff recommended the Applicant find additional spaces because of the traffic that would be caused by the use. The actual total requirement is four which is satisfied.

Chair Ruiz noted the attached parking lease is only month-to-month and could be terminated at any time by either party. He wondered if an SUP is issued and parking spaces are lost what will the parking alternative be, and would the applicant lose the SUP in that instance.

Mr. Olszewski stated in that event the property will still be in compliance under the variance, but Mr. Fowler clarified that the Commission has the ability to set parking requirements over the level of the earlier variance if they see fit.

Commissioner Lingvai asked, was the parking variance granted to the property or the business?

Staff confirmed, typically the variance is granted to the property. Parking is based on zoning and square footage of the building. However, since a new use was under consideration the Commission could require more parking than the reduced amount specified in the variance.

Commissioners discussed the logistics and timing of pick-ups and drop-offs for the dog daycare.

Chair Ruiz reported concern over vehicles backing out on the street and the increased traffic on East Market Street.

The Commission discussed possible conditions that could be added to the SUP and the possible actions the Commission could take regarding variances that are out of date and no longer feasible.

Staff members confirmed the 2013 variance decision letter cited the low-impact nature of the business that was there. The Commission may decide that more parking is required based on the change of use.

Applicant Alysa Grissom, 8612 Taylorsville Rd. Dale TX, we hope to open a dog boarding kennel, dog daycare and dog washing service.

The Commission and Applicant discussed the Chisholm Tails' business plan including staffing, dog capacity, potential licensing, fencing, noise, and neighbor relationships. Also, discussed were the terms of the month-to-month parking lease. The Applicant noted other parking locations that may be alternatives if the current lease is terminated. Parking on East Market Street was also discussed.

Chair Ruiz reiterated his concern for parking if the month-to-month parking lease is terminated.

Regarding on-street parking, Mr. Fowler stated on-street parking may be allowed in the area, but it may not be counted to meet parking requirements for the property.

Valerie Hicks, Manager of Chisholm Tails, 3530 FM1854, Dale TX, came to the podium in support. She explained, typically customers come in, drop their dog off, and leave, so parking wouldn't fill up. However, she did state that it is a possibility that everyone would come at once. She stated she has worked in dog facilities and that usually has not been the case. Customers can drop off their dogs anytime. A customer's time starts when they arrive, so a customer does not have to be there at a specific time to get their value.

Mr. Olszewski returned to the podium stating, staff finds the application meets the requirement of the code. Approval is recommended with the Condition that two horizontal spaces are added to the western driveway and that the six existing parking spaces are striped. To this, the Commission can add other Conditions.

The Commission discussed possible conditions with staff.

Commissioner Lingvai moved to approve SUP-25-02 with the Conditions that two horizontal spaces are added to the western driveway, the six existing parking spaces are striped and that a total of twelve parking spaces are provided. Commissioner Peterson seconded, and the motion passed with a vote of 6 - 1.

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

Mr. Fowler announced the next meeting will be February 26, 2025. The item on the agenda will be a Planned Development District with an accompanying preliminary plat.

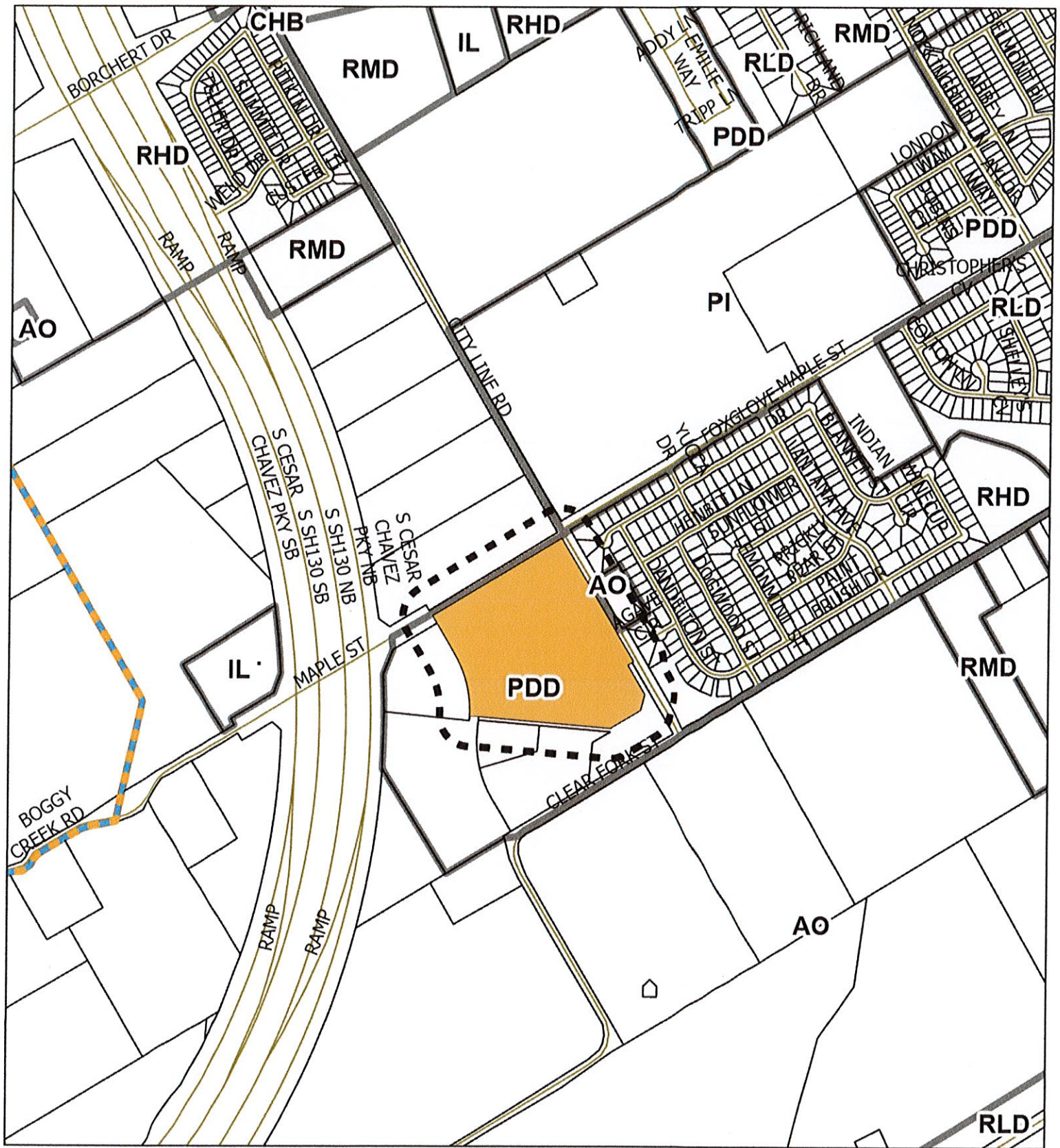
7. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:46 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair



ZC-24-09

PDD TO PDD

1800 BLK MAPLE ST & 700 BLK CITY LINE RD



SUBJECT PROPERTY

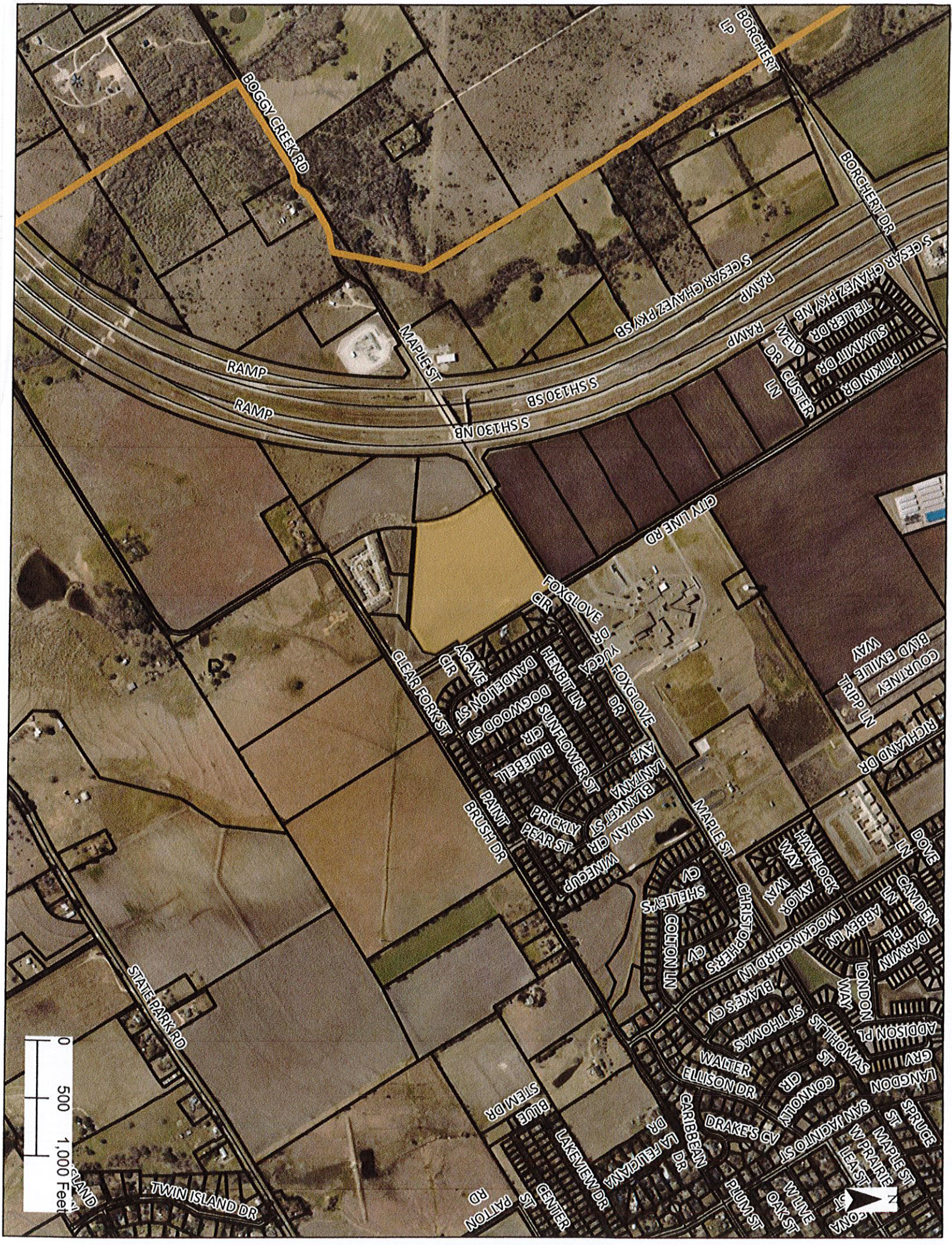


ZONING BOUNDARY



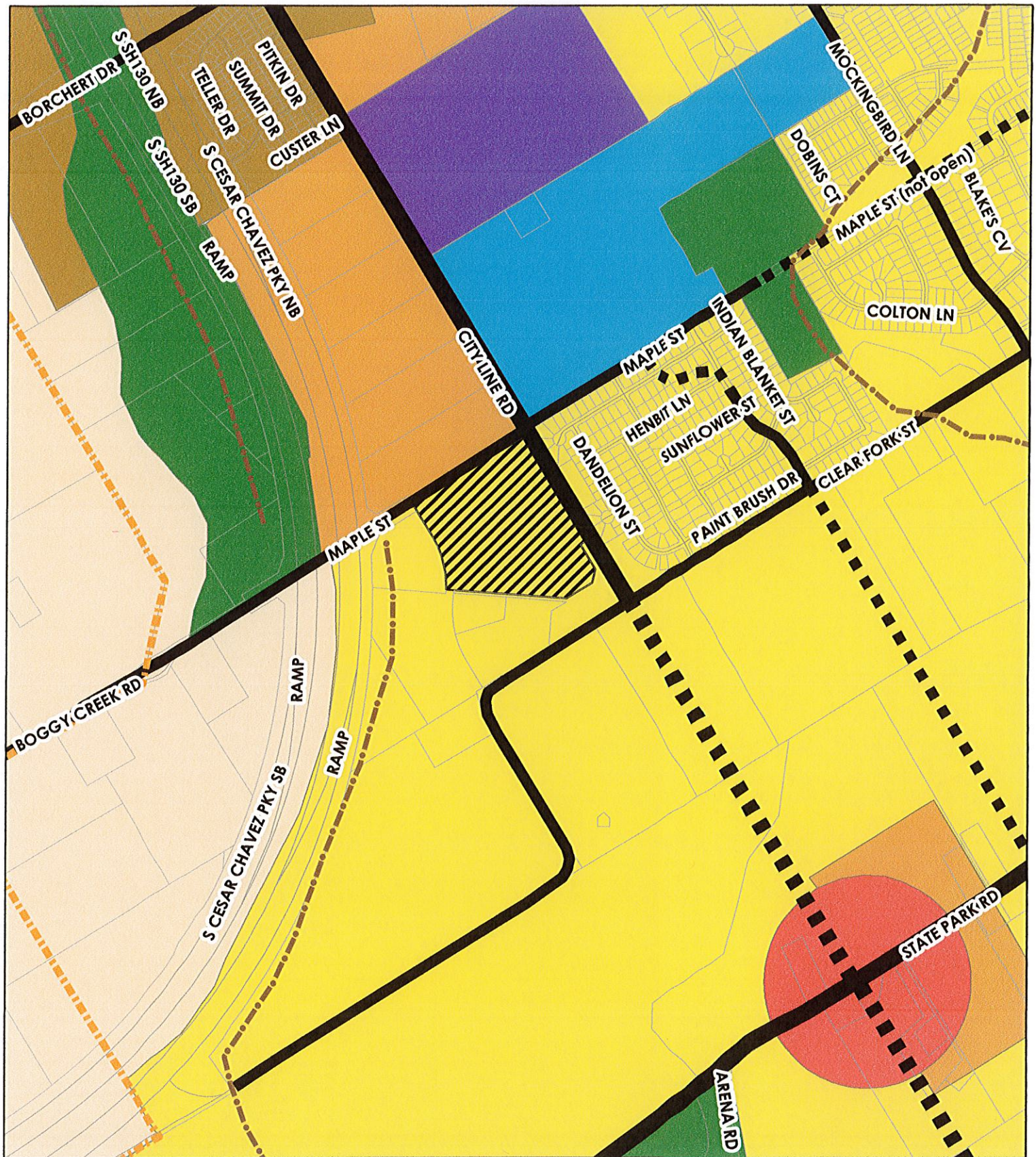
LOCKHART CITY LIMITS

Scale 1" = 1,000'



0
500
1,000 Feet





FUTURE LANDUSE & THOROUGHFARES

PDD TO PDD

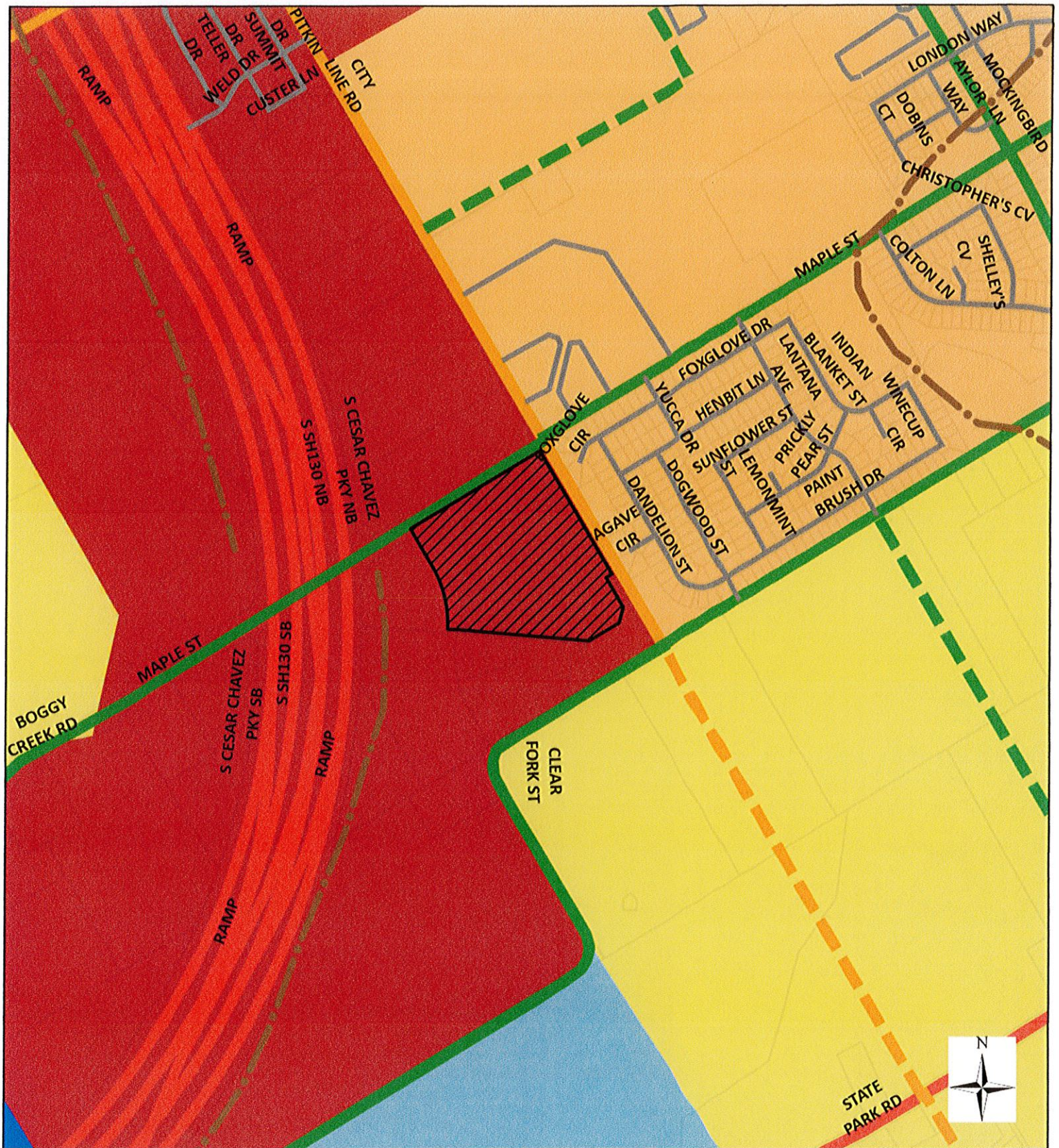
2500 FM 1322

1800 BLK MAPLE ST & 700 BLK CITY LINE RD



- HIKE/BIKE TRAIL
- EXISTING COLLECTOR
- EXISTING ARTERIAL
- FUTURE COLLECTOR
- FUTURE ARTERIAL
- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

scale 1" = 1,000'



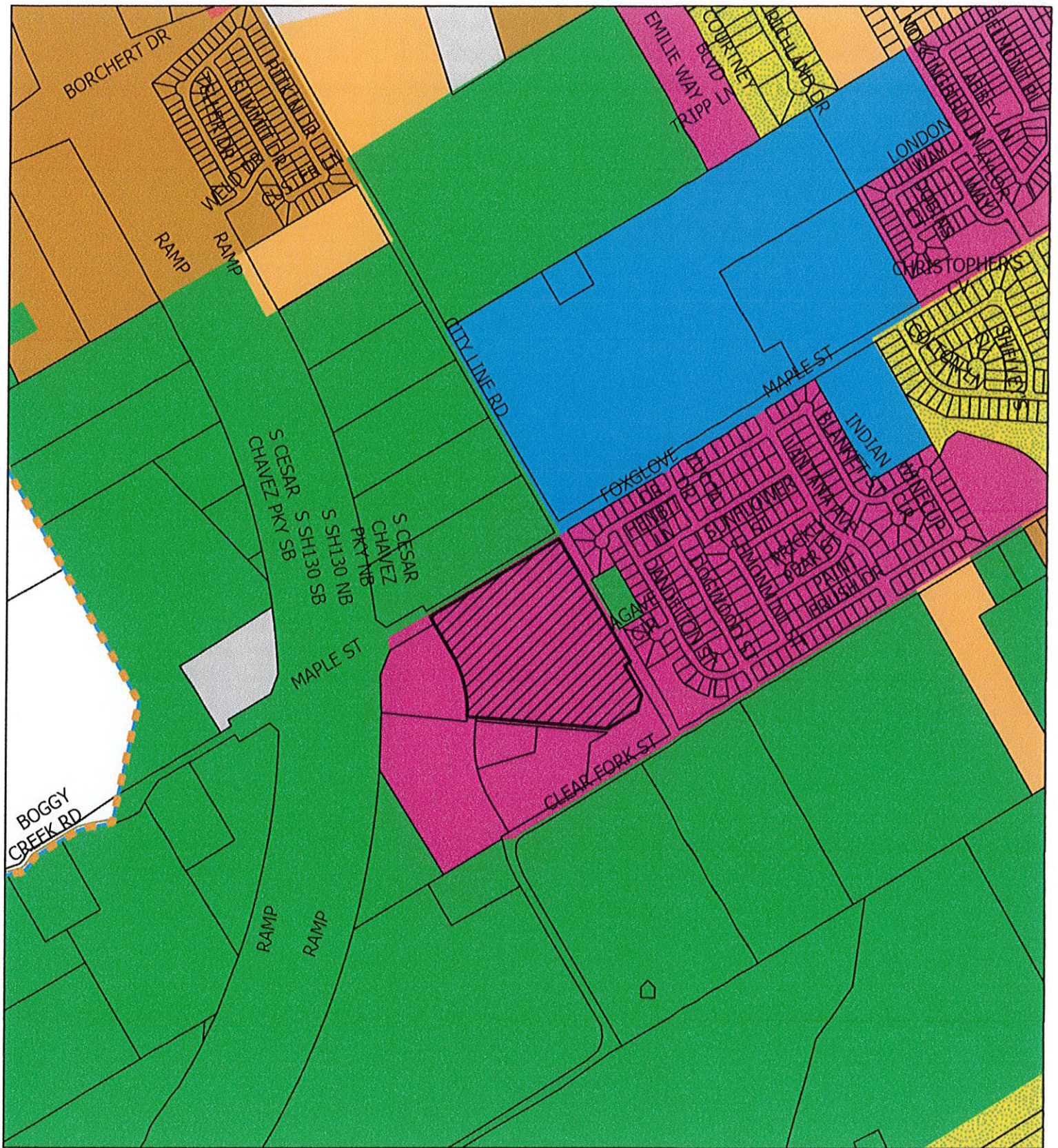
FUTURE LANDUSE & THOROUGHFARES

PDD TO PDD

1800 BLK MAPLE ST
& 700 BLK CITY LINE RD

Future Land Use		Thoroughfares	
	Low Density Residential		Local Corridor
	Mid-Density Infill		Employment
	Mixed Use - Regional		Industrial
	Mixed Use - Local		Unplanned Area
	Regional Corridor		Major Arterial
			Minor Arterial
			Collector
			Local
			Proposed Minor arterial
			Proposed Collector
			Hike Running Trail

Scale 1" = 1,000'



ZC-24-09

PDD TO PDD

1800 BLK MAPLE ST & 700 BLK CITY LINE RD



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

Scale 1" = 1,000'

CASE SUMMARY

STAFF CONTACT: David Fowler, AICP, Planning Director CASE NUMBER: ZC-24-09 and PDD-24-04
REPORT DATE: February 19, 2025
PLANNING & ZONING COMMISSION DATE: February 26, 2025
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: Clarification that sidewalks are required along all three public street frontages, including a six-foot sidewalk along City Line Road.

BACKGROUND DATA

ENGINEER: A.C. Steadman, Kimley Horn Engineering
SURVEYOR: Kimley Horn Engineering
APPLICANT: Michele Haussmann, Land Use Solutions
OWNER: Manumit Investment Group, LLC
SITE LOCATION: 1800 Block of Maple Street and 700 Block of City Line Road
SUBDIVISION NAME: 23.395 acres in the Francis Berry Survey Abstract No. 2
SIZE OF PROPERTY: 23.395 acres
NUMBER OF LOTS: Two
EXISTING USE OF PROPERTY: Vacant/Agricultural
ZONING CLASSIFICATION: PDD (Planned Development District, PDD-19-01)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Zoning Change ZC-24-09 is a request for rezoning from PDD to PDD. The case is to be considered simultaneously with Planned Development District case PDD-24-04, which is a new Planned Development District called One Living. The property's current zoning is PDD under the Maple Park PDD (PDD-19-01). The proposed PDD would remove the subject property from the Maple Park PDD and make it the sole area of a new PDD. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan.

The proposed development is 23.395 acres with 150 one-story single-family rental units grouped into structures each having between two and six units. The project is proposed to be designed and managed similarly to how multifamily projects are, but with a single-family neighborhood appearance. The PDD's 150 units will be placed upon 14.25 acres, for a total density of seven units per acre. The site plan shows 0.65 acres of accessory uses, for purposes like amenities, a pool, and mailroom. Additionally, 5.95 acres are designated for private open space. Circulation is provided by 24-foot-wide private drives with four-foot pedestrian paths and connections to City Line Road, Maple Street, and the future Lincoln Lane. The proposed project will have a continuous perimeter fence along the public right-of-way, with breaks for project entry points.

The project's plat shows that the development will be broken into two lots of 5.448 acres and 17.947 acres. The large lot on the western side of the site will contain homes, the open space area, and the section designated for accessory uses. The small lot will feature homes only. The Applicant has stated that the project will consist of two lots to assist with financing the project.

Design features of the proposed PDD describe a community with one-story buildings, joined in two to six-unit clusters. Shade trees are included at one per unit and one per 40 feet of public street frontage. The

units will have landscaping at the unpaved portions of the building facades. Each unit will have four off-street parking spaces – two in the driveway and two in the attached garage; there will be no on-street parking allowed on the PDD's private drives. The dwelling units will meet two of the 64-197(i) design standards and will meet additional material and design requirements on a list developed by the Applicant. Additional details of the development's characteristics are in the table below, copied from the PDD District Regulations draft. The PDD package includes descriptions for 40-square foot monument signs at development entrances. There are additional signs described for leasing, parking, speed limit, and circulation signs.

Development Type	Max. Dwelling Unit Per Structure	Building Coverage	Max. Dwelling Units Total	Min. Lot Area (acres)	Min. Lot Dimensions (ft.) Width Depth	Max. dwelling units per acre	Min. Building Setback (ft.)			Max. Height Stories Feet	Min. Off-Street Parking Spaces Per Dwelling Unit
							Front from Private Drive to Building	Side from Building to Building	Rear from Building to Building or Building to Property Boundary along ROW		
SFR, Single-family rental	7	50%	150	5	120 125	7	15	10	40	1 story	2 garage spaces and 2 driveway spaces per unit and 20% of total number of units

Pedestrian circulation within the development will be provided by a four-foot-wide path on one side of all private drives. Open space is provided in excess of the eight percent required for multifamily uses and additional amenity spaces will be provided for residents. Connection of the proposed pedestrian paths and amenity space to the City's planned hike/bike trail to the northeast of the property will be provided to the nearest alignment possible. Visitor parking will be provided at one space per 20% of the development's units. Although not listed in the PDD, sidewalks will be required along all public streets which the development will abut.

The proposed PDD has access on City Line Road, Maple Street, and on the future Lincoln Lane. Because Lincoln Lane is part of the neighboring PDD and there is no guarantee of its completion date, the PDD development standards are written to ensure that the project can proceed with access to the former two roads and stub out the proposed Lincoln Lane connection. The PDD also includes a clause allowing for the dwelling units to be constructed in multiple phases, as mentioned above. This is further detailed to note that an access easement will be established between the phases to allow for utilities and ingress/egress.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed use is consistent the Single-Family attached or Large Multi-Family land use categories in the Lockhart Looking Forward Comprehensive Plan. Both land uses are considered appropriate within the City Line District in which the property is located.

NEIGHBORHOOD COMPATIBILITY: The subject property lies west across City Line Road from a single-family residence facing City Line Road and from a cul-de-sac within the Clearfork Meadows single-family subdivision. To the south is a senior living facility similar in appearance to the proposed development. There is additional space between the subject property and the senior living facility which is intended to be an expansion of the facility at a later date. To the northeast of the property is Lockhart Jr. High School. To the west is the proposed Lincoln Lane and future commercial development of the Maple Park PDD. The area across Maple Street to the north is undeveloped.

The greatest impact of the proposed project will likely be traffic generated by the dwelling units. The trip generation of the proposed use will be lower than the commercial use previously proposed for the site under the Maple Park PDD. The development is proposed to be dark-sky compliant, so the impact of night lighting should not be an issue. Including denser residential uses between the commercial SH-130 frontage and the existing neighborhoods will provide a buffer to the area east of City Line Road.

FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content. There are no deficiencies.

COMPLIANCE WITH STANDARDS: The proposed development will dedicate a five-foot-wide section along Maple Street and a ten-foot-wide section along City Line Road to meet the ROW width standards for the subject property's frontage. A public sidewalk will be built along the public street frontages as noted on the property's preliminary plat. Additionally, a sidewalk along Lincoln Lane is planned to be constructed when the roadway is built. The proposed PDD standards are designed to exceed the regular single-family and multifamily design and parking standards. The proposed lot, landscaping, and sign standards are coordinated with the overall project design to achieve a cohesive neighborhood.

ADDITIONAL REQUIREMENTS: None

STAFF RECOMMENDATION: Approval, with the condition that sidewalks are required along all existing and future street frontages.

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 Michele Haussmann
DAY-TIME TELEPHONE 512-212-4114
E-MAIL michele@landusesolutionstx.com

ADDRESS 5612 Parade Ridge
Austin, TX
78731

OWNER NAME Manumit Investment Group, LLC.
DAY-TIME TELEPHONE Manumit Investment Group, LLC.
E-MAIL Manumit Investment Group, LLC.

ADDRESS P. O. BOX 7 46
Lockhart, TX 78644

PROPERTY

1800 B11C * 700 B11C

ADDRESS OR GENERAL LOCATION Maple Park and City Line Road

LEGAL DESCRIPTION (IF PLATTED) 23.395 acre track of land situated in the Francis Berry Survey Abstract No. 2, Galdwell County, Texas

SIZE 23.395 ACRE(S) LAND USE PLAN DESIGNATION Residential, Low Density

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

PROPOSED NEW USE, IF ANY Single Family Rental Community

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION PDD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST See enclosed Applicant's Summary Letter

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 \$ 4,759.²⁵ 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 11-6-24

OFFICE USE ONLY

ACCEPTED BY EVAN OLSZEWSKI

RECEIPT NUMBER R01332026

DATE SUBMITTED 11/6/2024

CASE NUMBER ZC - 24 - 09

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED PDD-24 - 04

PLANNING AND ZONING COMMISSION MEETING DATE _____

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE _____

DECISION _____

Date 11/6/2024

Mr. David Fowler, Planning Director

City of Lockhart

VIA Electronic Delivery David.Fowler@Lockhart-tx.org

Re: Representative Authorization for Zoning and Subdivision Applications for Project known as One Living consisting of approximately 23.395 acres located at the southwest corner of the intersection of Maple Street and City Line in the City of Lockhart, Caldwell County, Texas ("Property")

Dear Mr. Fowler:

The purpose of this correspondence is to provide authorization to Michele Haussmann with Land Use Solutions and AC Steadman with Kimley Horn to act as representatives in the Zoning and Subdivision applications for the above stated Property.

I hereby declare that I represent the owner of the property associated with the requested Zoning and Subdivision applications and have authority to assign the designated representative.

Sincerely,

Manumit Investment Group, LLC

By: Jeffrey L Pence
Name: Jeffrey L Pence
Title: Owner

Planned Development District (PDD)

ONE LIVING DEVELOPMENT STANDARDS 12-20-24

The following Development Standards (“Development Standards”) shall be applicable within the Property. To the extent that any of the Development Standards conflict with City (“City”) of Lockhart Ordinances, these Development Standards shall control. Elements of the City Code unchanged by these Development Standards apply as written on the effective date of this PDD ordinance. All development activity undertaken on the Property shall comply with this Agreement, the PDD Development Plan, all attachments hereto, and with all City subdivision and construction codes and requirements, except as modified herein. Capitalized terms contained herein shall be defined as indicated in these Development Standards, these Development Standards, as reflected on the PDD Development Plan or as defined in the City Code of Ordinances, depending upon context. Unless explicitly stated otherwise, all the requirements prescribed herein shall be considered as the minimum requirement.

I. DISTRICT BOUNDARIES

The Property boundary is described in the final subdivision plat attached as Exhibit A and generally depicted on the PDD Development Plan attached as Exhibit B.

II. RESIDENTIAL REGULATIONS

The single family rental community known as One Living (“SFR Community”) to be developed on the Property will include a variety of unit types and building types. The regulations are as follows.

A. DEFINITIONS

1. *Single-family Rental Community (SFR Community)* - Residential community with residential units that may be detached or attached, are located on one or more platted lots under one or more ownership entities, for rent, and commonly operated and maintained by the ownership entities. For purposes of defining the land use for applicable impact fees, including but not limited to, parkland dedication, building permit, water and wastewater tap, etc., the land use is Multifamily
2. *Private Drive* -- Private Drives will provide access throughout the SFR Community, will be designed to meet dimensional requirements shown in Exhibit C and are not required to be constructed to City public street standards. Public streets are not required in the SFR Community. The buildings and units may abut a Private Drive and are not required to abut a dedicated public street.
3. *Accessory Uses to Single Family Rental* -- Uses that are incidental to and part of the SFR community, including but not

limited to, amenities, swimming pool, mail kiosk, outdoor dining and cooking, outdoor activities, maintenance garage, maintenance building, greenhouse, leasing office, and model unit.

4. *Open Space* – Private open space areas are shown on the PDD Development Plan. Private open space areas may include Accessory Uses to Single Family Rental uses, utilities, pedestrian paths, paths, trees, landscaping, lighting, signage, amenities, and drainage facilities.
5. *Conceptual Renderings and Floor Plans* – Conceptual renderings and floor plans are for the purposes of illustrating the mass and scale of the residential buildings and units and not for regulatory purposes, such as required architectural requirements, dimensions, style, materials, or elements.
6. *City Code of Ordinances* – City of Lockhart Code of Ordinances as of the effective date of the PDD Ordinance.

B. PERMITTED USES

1. Single Family Rental
2. Accessory Uses to Single Family Rental
3. Open Space
4. Drainage Facilities

C. SITE DEVELOPMENT REGULATIONS

1. Specific requirements for SFR Community table

Development Type	Max. Dwelling Units Per Structure	Building Coverage	Max. Dwelling units Total	Min. Lot Area (acres)	Min. Lot Dimensions (ft) Width Depth	Max. dwelling units per acre	Min. Building Setback (ft)			Max. Height Stories Feet	Min. Off-Street Parking Spaces Per Dwelling Unit
							Front from Private Drive to Building	Side from Building to Building	Rear from Building to Building or Building to Property Boundary along ROW		
SFR, Single-family rental	7	50%	150	5	120 125	7	15	10	40	1 story	2 garage spaces and 2 driveway spaces per unit and 20% of total number of units

III. DEVELOPMENT DESIGN STANDARDS:

A. Private Drives, Access to Public ROW

1. Private Drives will be twenty six (26) feet wide as shown on Exhibit C Private Drives Cross Section.
 - a. Vehicular lanes will be eleven (11) feet in width.
 - b. Pedestrian paths will be four (4) feet in width.
 - c. Private Drives will be designed to comply with the City International Fire Code ("IFC") with local amendments. Section 503.3 notes that striping, signs or other markings can be provided when approved by the fire code official. For illustrative purposes only, Exhibit C includes red markings as an example of the location of the fire markings, which can be provided as markings and/or signage.
2. The locations of the Private Drives shown on the PDD Development Plan are conceptual and can be amended administratively.
3. Private Drives are for private use of the SFR Community and will not include public access, except for emergency access.
4. Access to public ROW is shown on the PDD Development Plan.

B. One or Multiple Lot Subdivision Plat

1. The SFR Community may be developed on one or more platted lot(s).
2. The buildings and units may abut Private Drives.
3. The platted lot(s) shall abut public right-of-way ("ROW").
4. A minimum of two connections to public ROW will be provided. One connection to Maple Street and one connection to City Line Road.

C. Open Space and Pedestrian Path

1. Open Space will be provided for the use of the SFR Community residents. Open Space may include, but is not limited to, Accessory Uses to Single Family Rental, utilities, pedestrian paths, paths, trees, landscaping, signage, amenities, and drainage facilities. The required Open Space is two (2) acres, which exceeds the City Code open space requirement of eight percent (8%) of the total land area intended for residential use up to and including a gross density of seven (7) units per acre for subdivisions over twenty (20) acres.
2. The amenities provided in the SFR Community will include a swimming pool and Open Space for outdoor activities. The SFR Community may include other amenities in the Open Space such as outdoor seating.
3. A pedestrian path will be provided on one side of the Private Drives and will be four (4) feet wide.
4. The pedestrian path will connect to the north and east to align with the future hike/bike trail to the extent possible.
5. The pedestrian paths are for private use of the SFR Community and will not include public access, except for emergency access. Signage will be included stating

the pedestrian paths are private.

D. Lighting Standards

1. SFR Community will comply with the City's Dark Sky Ordinance as of the effective date of the PDD Ordinance.
2. Lighting Plan(s) will be submitted as part of the building permit process.

E. Landscaping and Screening

1. Section 64-197. h(2) applies with the following exceptions:
 - a. Section 64-197 h(2)b does not apply
 - b. Section 64-197 h(2) d,e and f are superseded by the following landscaping and screening regulations.
 - i. A Minimum of one shade tree of at least three inches caliper planted per residential unit in the SFR Community.
 - ii. Buildings will provide foundation plantings along building front facades not covered by driveways or pedestrian paths. Plantings will include combinations of deciduous and evergreen shrubs and perennials
 - iii. A shade tree of at least three inches caliper at planting must be provided for each forty (40) feet of public street frontage.

Southern (Zone 7)

SCIENTIFIC NAME	COMMON NAME
SHADE TREES	
<i>Acer rubrum</i> 'October Glory'	October Glory Maple
<i>Liquidambar styraciflua</i>	American Sweetgum
<i>Platanus occidentalis</i>	American Sycamore
<i>Quercus alba</i> or <i>bicolor</i>	White or Swamp White Oak
<i>Quercus lyrata</i>	Overcup Oak
STREET TREES	
<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple
<i>Acer buergerianum</i>	Trident Maple
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Ulmus parvifolia</i> 'Bosque'	Bosque Chinese Elm
<i>Quercus phellos</i>	Willow Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova
ORNAMENTAL TREES	
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Magnolia stellata</i>	Star Magnolia
<i>Prunus x yedoensis</i>	Yoshino Cherry
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry
EVERGREEN TREES	
<i>Cryptomeria japonica</i>	Japanese Cedar
<i>Cupressus arizonica</i> 'Carolina Sapphire'	Carolina Sapphire Arizona Cypress
<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Bracken's Southern Magnolia
<i>Quercus virginiana</i>	Live Oak
<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae
EVERGREEN SHRUBS	
<i>Azalea indica</i> 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Azalea
<i>Buxus</i> 'Wintergreen'	Wintergreen Boxwood
<i>Cleyera japonica</i>	Japanese Cleyera
<i>Distylium</i> 'Vintage Jade'	Vintage Jade Distylium
<i>Ilex cornuta</i> 'Carissa'	Carissa Holly
<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Holly
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly
DECIDUOUS SHRUBS	
<i>Abelia x grandiflora</i>	Glossy Abelia
<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry
<i>Euonymus alatus</i>	Burning Bush
<i>Hydrangea</i> var.	Hydrangea
<i>Spiraea</i> var.	Spiraea
<i>Viburnum carlesii</i>	Koreanspice Viburnum
PERENNIALS AND ORNAMENTAL GRASSES	
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Dryopteris erythrosora</i>	Autumn Fern
<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily
<i>Hosta</i> 'Patriot'	Patriot Hosta
<i>Liriope muscari</i> variegata	Varigated Lillyturf
<i>Miscanthus sinensis</i> 'Morning Light' or 'Purpurescens'	Morning Light or Purple Maiden Grass
<i>Muhlenbergia capillaris</i>	Pink Muhly Grass
<i>Pennisetum alopecuroides</i>	Fountain Grass
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-eyed Susan
*NOTE: New markets may warrant alternative plant selection due to availability and hardiness	

2. The development will include a continuous perimeter fence, which shall be installed along the public right-of-way. Refer to Exhibit F in the PDD Development Plan. At designated entry points, the fence design and/or height may be modified or reduced to provide a welcoming entry experience. Where appropriate, the fence requirement at these entry points may be exempted.

F. Parking

1. Section 64-197(g) is superseded by the following parking regulations.
 - a. Each unit will have four (4) parking spaces: two (2) garage spaces and two (2) driveway spaces.
 - b. Parking within the Private Drives is prohibited.
 - c. Visitor parking is provided at a minimum of 20% of the total number of units. Visitor parking will be distributed throughout the four quadrants of the community.
 - d. Parking will not be allowed between the public ROW and the rear of buildings

G. Building and Architectural

1. The buildings and architectural elements shown on the Conceptual Renderings and Floor Plans in Exhibit D are for illustrative purposes only and not intended to be design and architectural requirements.
2. The SFR Community will incorporate at least two (2) of the design standards listed in section 64-197(i)(1)(b) and comply with the following.
 - a. Exterior materials may include:
 - i. Stone Veneer – Accent areas on front elevations
 - ii. Roof-
 1. Dimensional 30-year asphalt shingles- Weathered wood
 2. Asphalt or laminate Shingle Roof
 - iii. High-quality vinyl siding (of at least .042 inches (42 mils) in thickness) and trim in the following profiles:
 1. Horizontal lap siding
 2. High-quality vinyl molded to replicate wood shakes
 3. Vinyl corner trim
 4. Vinyl decorative Louvers and
 - iv. Front and side elevations of all principal structures may incorporate vinyl siding with a combination of stone veneer and shake siding accents.
 - v. Rear elevations of all principal structures may incorporate vinyl siding.

- vi. Garage doors may be carriage style, raised panel pan steel doors with and without windows and shall be a minimum of 16 feet in width
- vii. Carriage-style lighting fixtures may be provided on both sides of the garage door of each unit
- viii. Elevations may also include variations in the siding color palate.
- ix. 3D-printed concrete Walls
- x. Metal or cement board sidings with faux wood finish.
- xi. Vinyl or fiberglass windows and sliders.

H. Signage

- 1. Signage will comply with RHD zoning district standards for signage.
- 2. Identification signage will be constructed at the entrances in monument style and will be enhanced with landscaping. The identification signage will incorporate the building materials and color palette used in the SFR Community.
- 3. Standard Monument Signage Example
 - a. 40 Square Foot Double-Sided Sign
 - i. Aluminum Sign Cabinet
 - 1. Aluminum painted
 - 2. Internally illuminated with 120v
 - ii. Dimensional Elements
 - 1. "SFR Community": 3" deep channel letters, internally lit
 - 2. Neighborhoods: ½" push through, internally lit
 - 3. Tree: 3" deep channel, internally lit
 - i. Returns of letters to be white
 - iii. Aluminum or 3D Printed Base
 - 1. Aluminum Base with "cut granite" or 3D Printed Base
 - 2. High Density Urethane (HDU) attached
 - 3. HDU panel matches prototype sign design
 - iv. Location

- 1. Oriented perpendicular to the Right of Way
- b. 12 Square Foot Double-Sided Sign
 - i. Polymetal Sign Blade
 - 1. Aluminum painted
 - 2. Installed on two metal 4x4' posts

I. Sign Standards

- 1. Standards are to reflect most case scenarios; however, the civil plan should be referred to for any additional requirements.
 - a. Speed limit and accessible signs are regulatory and not branded.
 - b. Accessible signs are required to be 60" from base to bottom of sign.
 - c. Speed Limit
 - i. 12MPH
 - ii. 1 sign per entryway
 - d. Street Parking Prohibited
 - i. 1 sign per entryway
 - ii. Attach below Speed Limit
 - e. Accessible Signs
 - i. New signs include van accessible wording
 - ii. 1 per accessible spot
 - 1. Mail Kiosk mandatory
 - 2. Parking by office mandatory
 - f. Pond Signs
 - i. 1 sign per basin
 - ii. Size and access points may require additional sign
 - g. Solicitation, etc.
 - i. 1 sign per neighborhood
 - h. Visitor Parking
 - i. 1 visitor parking sign for 5 or less spots.
 - ii. 2 visitor parking signs for 6 or more spots
 - i. Fines Placard
 - i. As required by civil/municipality

J. Sign Process

- 1. Lease Up Communities
 - a. Construction manager to complete inventory list
 - b. Order signs through sign vendor
 - c. Sign vendor installs
 - i. All internal signs are at 60" to base and on a white sleeved post
 - d. Install on a 4 x 4 sleeved post
 - i. With exception to stop signs and street blades.

K. Stabilized:

- 1. Order replacement signs through Redwood Sign Portal
- 2. Replacement signs (not including accessible) install at current height
- 3. Install on a white 4 x 4 sleeved post
 - a. With exception to stop signs and street blades.
 - b.

L. Fencing

1. Perimeter fencing will be provided as described in Section III. E.
2. Fencing will be provided around the swimming pool with a minimum height of four (4) feet per City Code.

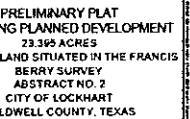
IV. PHASING AND PUBLIC ROADWAY CONSTRUCTION

- A. The SFR Community may be developed in one or multiple phases, without committing or showing a specific phase line(s) within the PDD Development Plan.
 1. An access easement shall be established between the two lots to provide shared ingress, egress, and any necessary utilities for both phases.
- B. The SFR Community abutting Lincoln Lane is not responsible for participating in the dedication of ROW and cost participation of Lincoln Lane roadway construction.
- C. The SFR Community may be developed, constructed and a certificate of occupancy may be issued prior to the dedication of ROW and construction of Lincoln Lane provided that the other points of access to public ROW's depicted on the PDD Development Plan are open and accessible.
- D. The ROW dedication on Maple Street and City Line Road occurred in 2019 via recorded document number 2019-004099. The ROW dedications along Maple Street and City Line Road of five (5) feet and ten (10) feet, respectively, are shown on the Preliminary Plat (PP-19-01) and the PDD Development Plan.

V. EXHIBITS

- A. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:
 1. Exhibit A: Legal Description - Final Plat
 2. Exhibit B: PDD Development Plan
 3. Exhibit C: Private Drives and International Fire Code (IFC) Requirements with Local Amendments for Reference
 4. Exhibit D: Conceptual Renderings and Floor Plans
 5. Exhibit E: Signage
 6. Exhibit F: Fence Example

NOTE: This is to show the property under contract and the final plat will be included once completed



Kimley»Horn

801 Cherry Street, Unit 11 & 1200 Portland, Maine 04102		Tel. No. (207) 255-0911 cable 1-5-10-10-10	
<u>Sent</u> 1/1/77	<u>Drawn by</u> DMD	<u>Checked by</u> FVF	<u>File No.</u> 200-10000

BEING a 23.395 acre (1,019,076 square foot) tract of land situated in the Francis Berry Survey, Abstract No. 2, Caldwell County, Texas, and being a portion of a called 56.691 acre tract of land described in the General Warranty Deeds to Manumit Investment Group, LLC recorded in Document Nos. 122814, 122815 and 122816 of the Official Public Records of Caldwell County, Texas, said 23.395 acre (1,019,076 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set for the intersection of the southeast right-of-way line of Maple Street (variable width right-of-way) with the southwest right-of-way line of City Line Road (80' right-of-way), said 5/8-inch iron rod with cap stamped "KHA" also being an interior corner of a called 0.452 acre tract of land described in the Warranty Deed to the City of Lockhart recorded in Document No. 2019-004099 of said Official Public Records of Caldwell County, Texas;

THENCE South 31 degrees 24 minutes 48 seconds East, with a common southwesterly line of said City Line Road and the southeasterly line of the said called 0.452 acre tract of land, a distance of 929.09 feet to a 1/2-inch iron rod with cap stamped "HINKLE" found for the northernmost corner of Lot 2, Block 1, Maple Park Section Three-A, an addition to the City of Lockhart, Caldwell County, Texas recorded in Cabinet A, Slide 30 of the Plat Records of Caldwell County, Texas;

THENCE South 58 degrees 35 minutes 12 seconds West, with a northwest line of said Lot 2, a distance of 34.98 feet to a 1/2-inch iron rod with cap stamped "HINKLE" found for the northernmost northwest corner of said Lot 2;

THENCE South 31 degrees 24 minutes 48 seconds East, with a southwest line of said Lot 2, a distance of 224.68 feet to a 1/2-inch iron rod with cap stamped "HINKLE" found for corner;

THENCE South 13 degrees 41 minutes 38 seconds West, with the north line of said Lot 2, a distance of 105.81 feet to a 1/2-inch iron rod with cap stamped "HINKLE" found for corner;

THENCE South 58 degrees 32 minutes 59 seconds West, with the north line of said Lot 2, a distance of 230.81 feet to a 1/2-inch iron rod with cap stamped "HINKLE" found for corner;

THENCE North 85 degrees 45 minutes 24 seconds West, with the north line of said Lot 2, a distance of 873.06 feet to a 1/2-inch iron rod with cap stamped "HINKLE" found for the westernmost northwest corner of said Lot 2, said 1/2-inch iron rod with cap stamped "HINKLE" also being at the beginning of a non-tangent curve to the left with a radius of 780.00 feet, a central angle of 33 degrees 53 minutes 13 seconds, and a chord bearing and distance of North 14 degrees 33 minutes 08 seconds West, a chord distance of 454.63 feet, said 1/2-inch iron rod with cap stamped "HINKLE" also being in the east right-of-way line of proposed Lincoln Lane (a proposed 60' right-of-way);

THENCE Northwesterly, with the east right-of-way line of said proposed Lincoln Lane, with said non-tangent curve to the left, an arc distance of 461.32 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 31 degrees 29 minutes 43 seconds West, with the east right-of-way line of said proposed Lincoln Lane, a distance of 282.76 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the common southeast right-of-way line of said Maple Street and the southeast line of the said called 0.452 acre tract;

THENCE North 58 degrees 28 minutes 20 seconds East, with the common southeast right-of-way line of said Maple Street and the southeast line of the said called 0.452 acre tract of land, a distance of 918.68 feet to the **POINT OF BEGINNING** and containing 1,019,076 square feet or 23.395 acres of land, more or less.

Note: Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), South Central Zone (4204) based on observations made on September 30, 2024. Distances are surface values using a grid to surface factor 1.00013.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this legal description accurately represents the property from an survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Kimley-Horn and Associates, Inc.
November 4, 2024
TBPELS Firm No. 10194040



PDD DEVELOPMENT PLAN

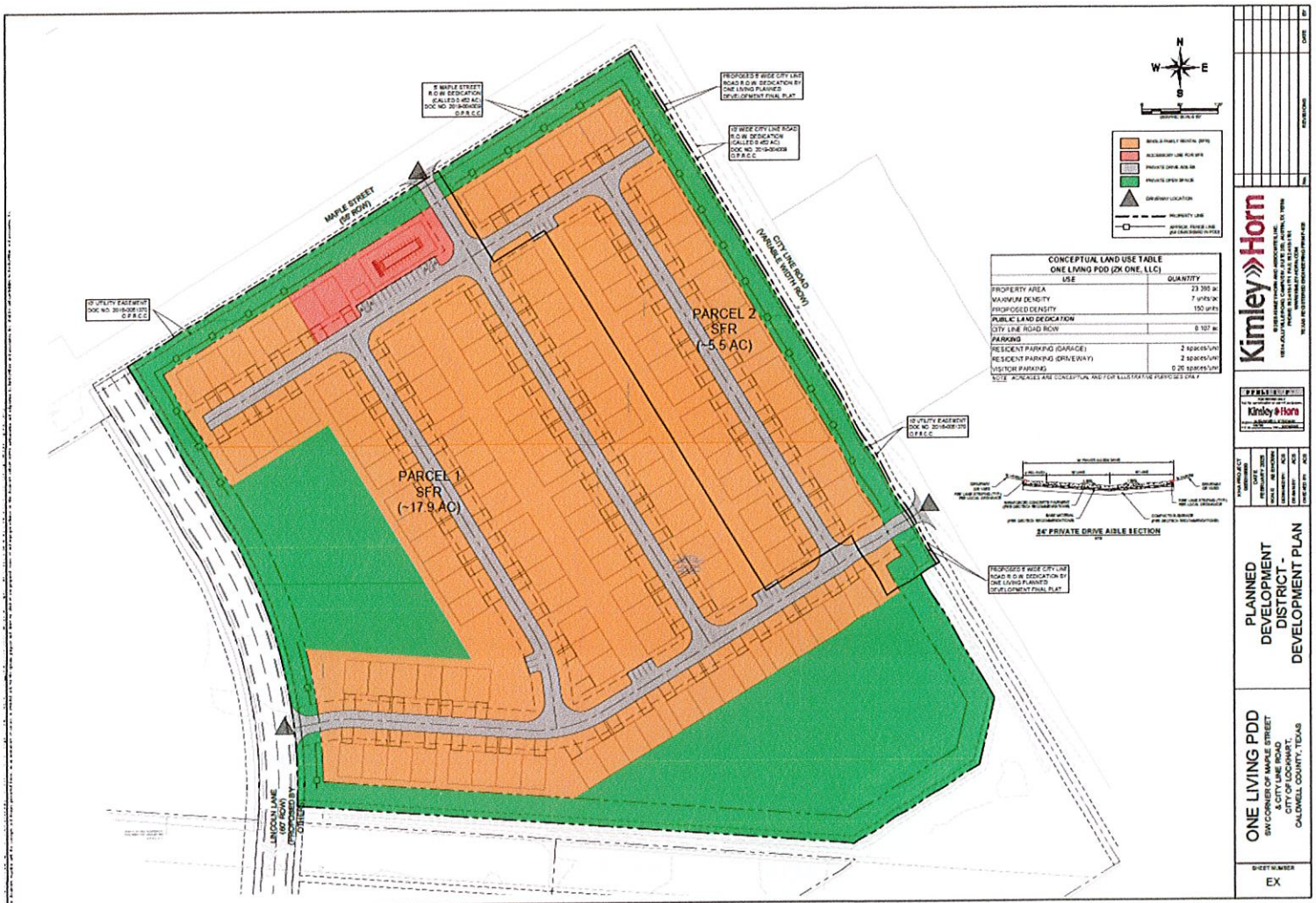


EXHIBIT C

PRIVATE DRIVES CROSS-SECTION

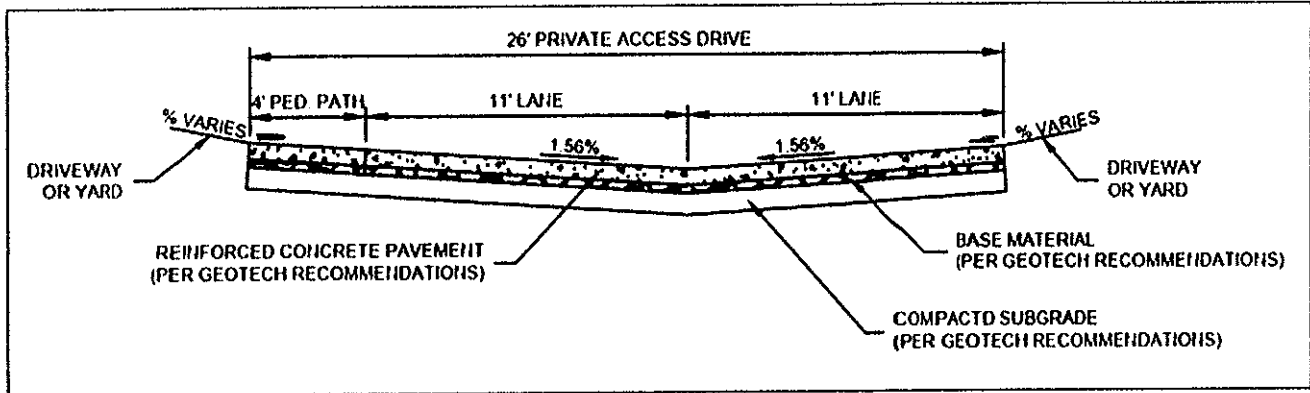


EXHIBIT D

CONCEPTUAL
RENDERINGS AND
FLOOR PLANS

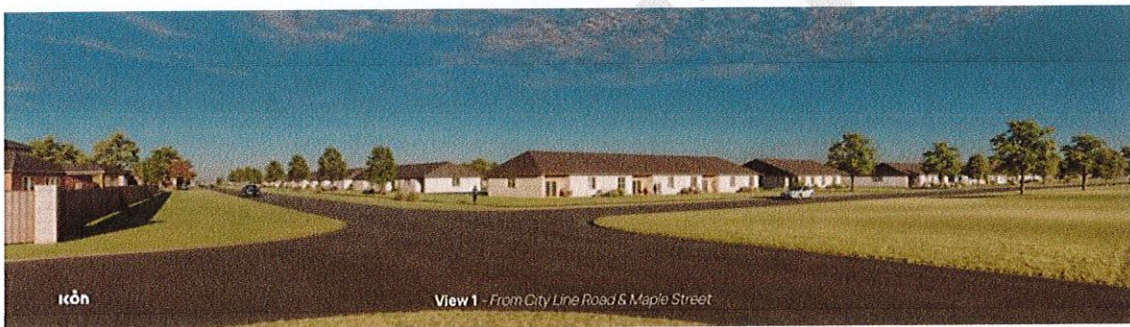


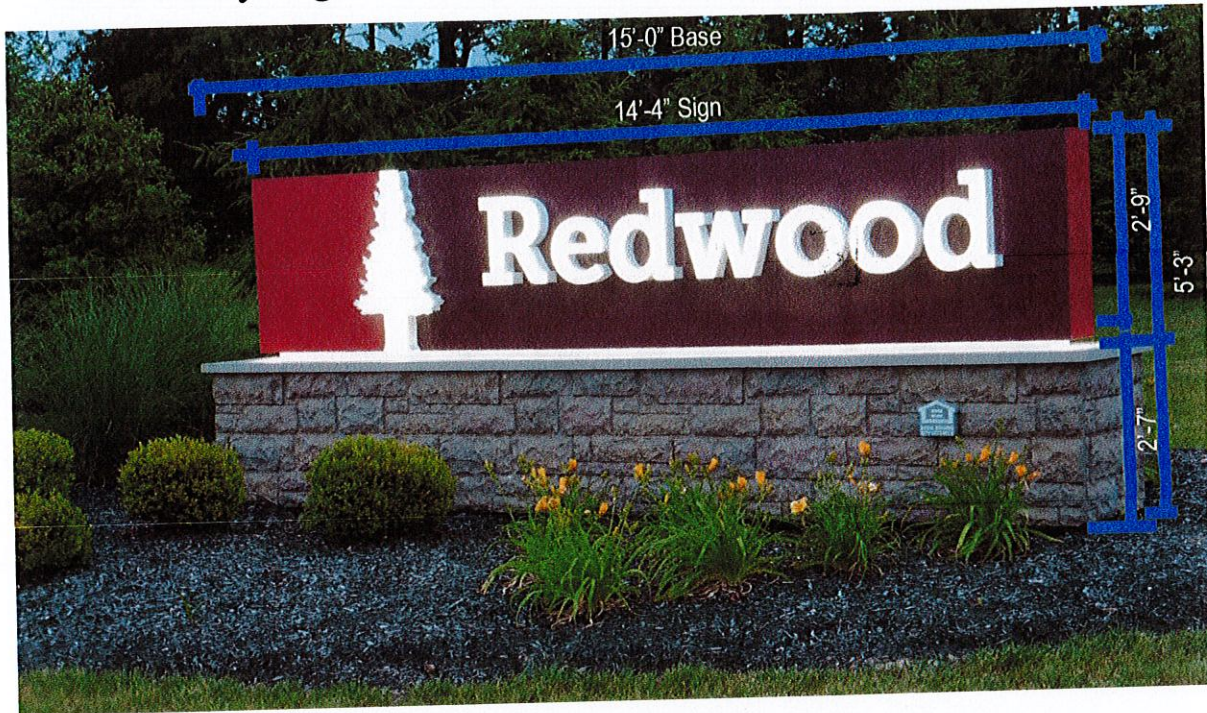






EXHIBIT E
SIGNAGE

Main Entry Sign on Maple Street – 40 square feet



Entry Signs other than Main Entry Sign – 12 square feet

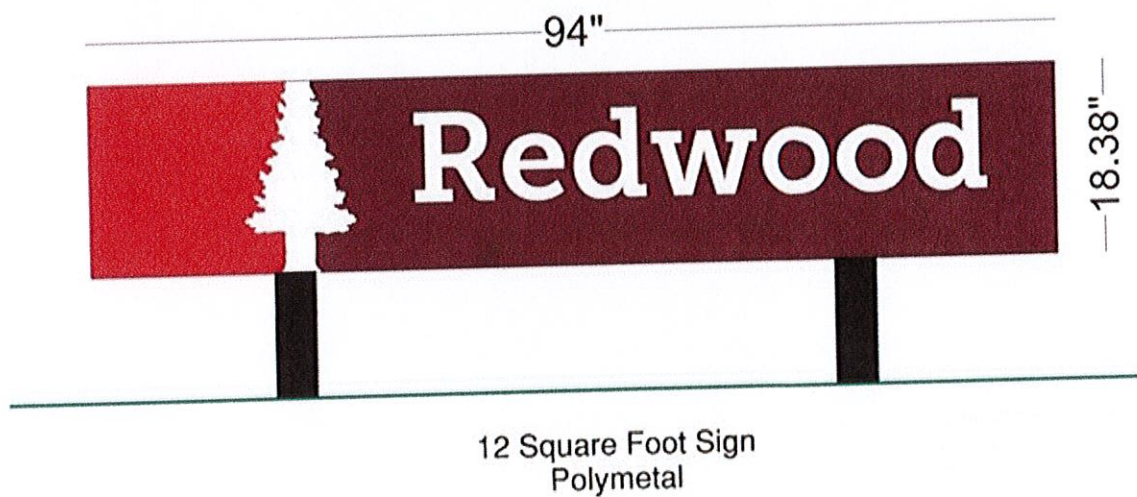
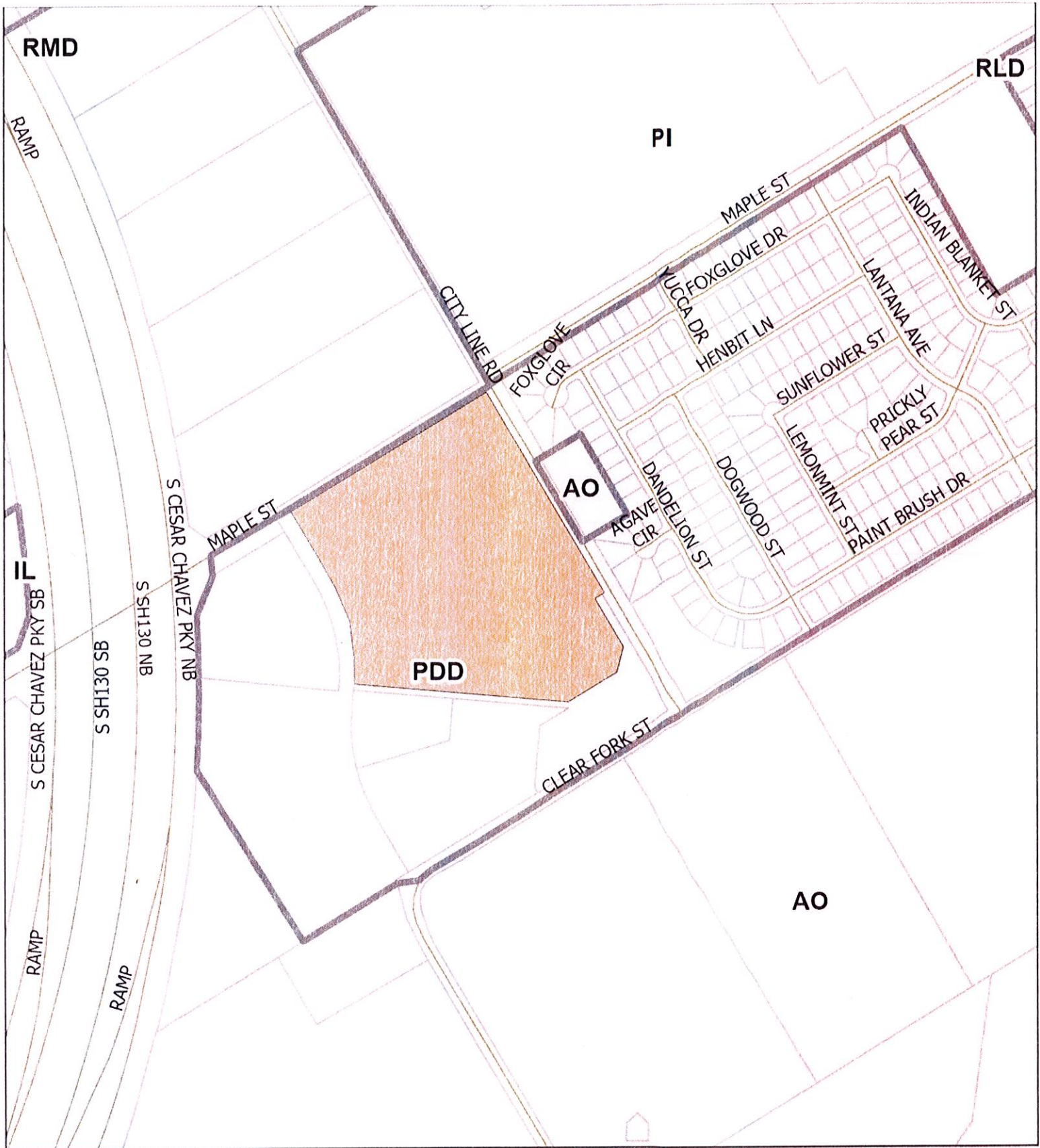


EXHIBIT F
Fencing Example





PP-25-01

711 CITY LINE ROAD

ONE LIVING PDD

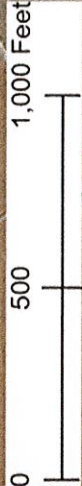


SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 600'



PLANNING DEPARTMENT REPORT

PRELIMINARY PLAT

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner

KW

CASE NUMBER: PP-25-01

REPORT DATE: February 20, 2025

PLANNING & ZONING COMMISSION DATE: February 26, 2025

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITION: Revise Plat Note 4 to require construction of a 6-foot-wide public sidewalk along the property's City Line Road frontage

BACKGROUND DATA

APPLICANT: Michele Haussmann, Land Use Solutions

ENGINEER: Alexander Steadman, P.E., Kimley-Horn and Associates, Inc.

SURVEYOR: Shaun Piepkorn, P.L.S., Kimley-Horn and Associates, Inc.

OWNER: Jeff Pence, Manumit Investment Group, LLC

SITE LOCATION: 711 City Line Road

PROPOSED SUBDIVISION NAME: **One Living Planned Development**

SIZE OF PROPERTY: 23.395 acres

NUMBER OF LOTS: Two multifamily residential lots

EXISTING USE OF PROPERTY: Undeveloped/Seasonal Agricultural Use

ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The One Living Planned Development Preliminary Plat accompanies the PDD Development Plan and Zoning Change request (PDD-24-04 and ZC-24-09, respectively) from PDD (Planned Development District) to PDD for the same property. The subject property is located within the former boundaries of Phases 2 and 4 of Maple Park Planned Development that was previously approved for single-family residential and commercial uses, respectively. The proposed One Living plat includes two lots to each contain single-story multifamily residential rental uses. Four-foot-wide public sidewalks will be constructed along the property's Maple Street and future Lincoln Lane frontages, with a six-foot sidewalk to be constructed along the City Line Road frontage. A fee in-lieu of parkland dedication, as well as a fee in-lieu of construction of community facility improvements, is proposed to be paid to the City by the subdivider, prior to recordation of the final plat. The fees in-lieu have been determined to be acceptable by the Parks Department Director. The segment of Maple Street abutting the subdivision, between City Line Road and Lincoln Lane, will be improved to Collector Street standards by the subdivider, prior to recordation of the final plat.

NEIGHBORHOOD COMPATIBILITY: The property to the north, across Maple Street, is vacant and in seasonal agricultural use. The properties to the east, across City Line Road, are in single-family residential use and primarily associated with The Meadows at Clear Fork Section Two. The adjacent property to the south is the parkland and stormwater drainage lot for the Maple Park development. The property to the west, across the future Lincoln Lane, is a planned lot within Maple Park that will contain a general commercial use. The required improvements to Maple Street, as well as construction of Lincoln Lane, will help mitigate traffic impacts associated with the new development. The entirety of Lincoln Lane is located within the recently approved Maple Park Section One-B final plat, the construction of which is expected soon.

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

COMPLIANCE WITH STANDARDS: A condition of approval is recommended to revise Plat Note 4 to require the construction of a six-foot-wide public sidewalk along the property's City Line Road frontage, in place of the four-foot sidewalk currently shown. This road is classified as a Minor Arterial Street, pursuant to the 2045 Thoroughfare Plan. With this condition, the proposed development will meet all applicable subdivision standards, including the reconstruction of Maple Street, sidewalks, utilities, and parkland (fee in-lieu). The final engineering design must be completed prior to the Commission's consideration of the final plat, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

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 Shaun Marvin Piepkorn

DAY-TIME TELEPHONE (817) 335-6511

E-MAIL shaun.piepkorn@kimley-horn.com

ENGINEER NAME ALEXANDER C. STEADMAN

DAY-TIME TELEPHONE 512-418-4508

E-MAIL AC.Steadman@kimley-horn.com

OWNER NAME Manumit Investment Group, LLC.

DAY-TIME TELEPHONE 512-212-4114

E-MAIL michele@landusesolutionstx.com

ADDRESS 801 Cherry St, Unit 11

Suite 1300 Fort Worth,

Texas 76102

ADDRESS 10814 Jollyville Road

Campus IV, Suite 200

Austin, TX 78759

ADDRESS P. O. BOX 7 46

Lockhart, TX 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 One Living Planned Development

ADDRESS OR GENERAL LOCATION 711 City Line Road
west side of the 700-1000 block of City Line Road

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

TOTAL LAND AREA 23.395 ACRE(S) PROPOSED NUMBER OF LOTS 2

ZONING CLASSIFICATION(S) PDD

PROPOSED USE OF LAND Single Family Rental Community

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 \$ 3,339.50 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 Michele Haussmann

DATE 11-6-24

PRINTED NAME Michele Haussmann TELEPHONE 512-507-5267

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 EVAN OLSZEWSKI

RECEIPT NUMBER R01332626

DATE SUBMITTED 11/6/2024

CASE NUMBER PP - 25 - 01

DATE APPLICATION IS DEEMED COMPLETE 11/12/24

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 2/26/25 DECISION _____

CONDITIONS (IF ANY) _____

Date 11/6/2024

Mr. David Fowler, Planning Director

City of Lockhart

VIA Electronic Delivery David.Fowler@Lockhart-tx.org

Re: Representative Authorization for Zoning and Subdivision Applications for Project known as One Living consisting of approximately 23.395 acres located at the southwest corner of the intersection of Maple Street and City Line in the City of Lockhart, Caldwell County, Texas ("Property")

Dear Mr. Fowler:

The purpose of this correspondence is to provide authorization to Michele Haussmann with Land Use Solutions and AC Steadman with Kimley Horn to act as representatives in the Zoning and Subdivision applications for the above stated Property.

I hereby declare that I represent the owner of the property associated with the requested Zoning and Subdivision applications and have authority to assign the designated representative.

Sincerely,

Manumit Investment Group, LLC

By:

Jeffrey L Pence

Name:

Jeffrey L Pence

Title:

Owner