

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, June 25, 2025
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the June 11, 2025 meeting.
4. SUP-25-09. Hold a PUBLIC HEARING and consider a request by Earl and Kimberly Landry for a **Specific Use Permit** to allow an *Accessory Dwelling Unit (General Type)* on 0.322 acres on Lot 1-A, Block 1, Replat of Attal Addition, zoned RMD (Residential Medium Density), and located at 614 East Live Oak St.
5. ZC-25-03. Hold a PUBLIC HEARING and consider a request by Caroline Kiefer, on behalf of Belinda Gillis, for a **Zoning Change** from *RHD (Residential High Density)* to *CLB (Commercial Light Business)* on 0.142 acres on Lot 1, Block 1, RMSR Subdivision, and located at 115 South Guadalupe St.
6. ZC-24-03 and PDD-24-02. Hold a PUBLIC HEARING and consider a request by Jeffrey Pence of Manumit Investment Group, LLC, for a **Zoning Change** from *PDD (Planned Development District)* to *PDD (Planned Development District)*, including a PDD Development Plan for Maple Park Planned Development, on 32.84 acres in the Francis Berry Survey, Abstract No. 2, and located in the 1300-1400 Block of South Cesar Chavez Parkway Northbound, the 2000 Block of Maple Street, and the 1900-2000 Block of Clear Fork Street.
7. PP-24-01. Consider a request by Jeffrey Pence of Manumit Investment Group, LLC, for approval of a **Preliminary Plat** for *Maple Park Planned Development*, consisting of 32.84 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 in the 1300-1400 Block of South Cesar Chavez Parkway Northbound, the 2000 Block of Maple Street, and the 1900-2000 Block of Clear Fork Street.
8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
9. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 12:00 p.m. on the 18th day of June, 2025.

City of Lockhart
Planning and Zoning Commission
June 11, 2025

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Romy Brossman

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 6:59 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 28, 2025 meeting.

Commissioner Haug moved to approve the May 28, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 5 - 0.

Commissioner Oliva arrived to the meeting.

4. **SUP-25-08.** Hold a PUBLIC HEARING and consider a request by Charles Hickman on behalf of Guadalupe-Blanco River Authority (GBRA) for a **Specific Use Permit** to allow a *Public Utility or Other Quasi-Governmental Facility* on 4.593 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned AO Agricultural-Open Space District located at 1251 Silent Valley Road (FM) 2001.

Commissioner Peterson joined the meeting.

David Fowler presented the case to the Commission. GBRA, the Applicant, proposes to build a Potable Water Booster Pump station at the subject property. This use requires a Specific Use Permit in the AO zoning district, as it is a use permitted in the PI Public and Institutional zoning district. All PI uses require SUPs in the AO zoning district. The proposed improvements would include a booster pump station building, a chlorine facility, an above-ground storage tank, a retention pond, a backup generator and other meters and pipes necessary for site operation. Construction of the project is currently underway. An easement was created to get to the site, but it has yet to be recorded. The parcel on which the proposed use would be located appears to have divided by deed, without a subdivision plat being created, in violation of the City's subdivision ordinance.

The Commission voiced concern that the creation of the subdivision was not done properly, easements were not recorded, a plan review has not occurred, and permits have not been issued for this project.

Mr. Fowler shared that this project has been anticipated by the City and perhaps the Applicant was unaware of procedures needed for formal approval. Mr. Fowler confirmed, permits have yet to be issued, but the application process has been started.

GBRA representative Charles Hickman, 2225 E. Common St. New Braunfels, TX, came to the podium. He stated GBRA and the City of Lockhart have been in discussions about this project since 2018. He stated that City management and Council have been aware of this project's development for several years. Mr. Hickman confirmed GBRA has received access easements and that they are currently being recorded. A contract was signed with the City to deliver water through the project being constructed. Mr. Hickman stated that by the City signing the contract for the facility, GBRA felt that sufficient permission for the project had been received.

Mr. Fowler confirmed that GBRA is now going through the permitting process and recommended approval subject to three conditions, all of which involved the applicant obtaining formal City approvals and permits for the project consistent with City requirements.

Chair Ruiz identified the purpose of the Planning and Zoning Commission. He stated that a member of GBRA should have researched the requirements of the City to make sure all permitting requirements were met.

The Commission and Staff discussed three recommendations for the project, including driveway paving, meeting non-residential appearance requirements, as well as going through required plan reviews, permitting and inspections processes.

*Commissioner Arnic moved to approve **SUP-25-08** with the 3 conditions recommended by Staff including paving an asphalt driveway. Commissioner Peterson seconded, and the motion passed with a vote of 6 - 1.*

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

Mr. Fowler reminded the Commission of the next meeting scheduled on June 25th. Items will include the Maple Park Travel Plaza, a Zoning Case and an SUP for and ADU. Mr. Fowler later added in an e-mail to the Commissioners that the Impact Fee Advisory Committee will also need to meet on June 25th at 6:30 PM.

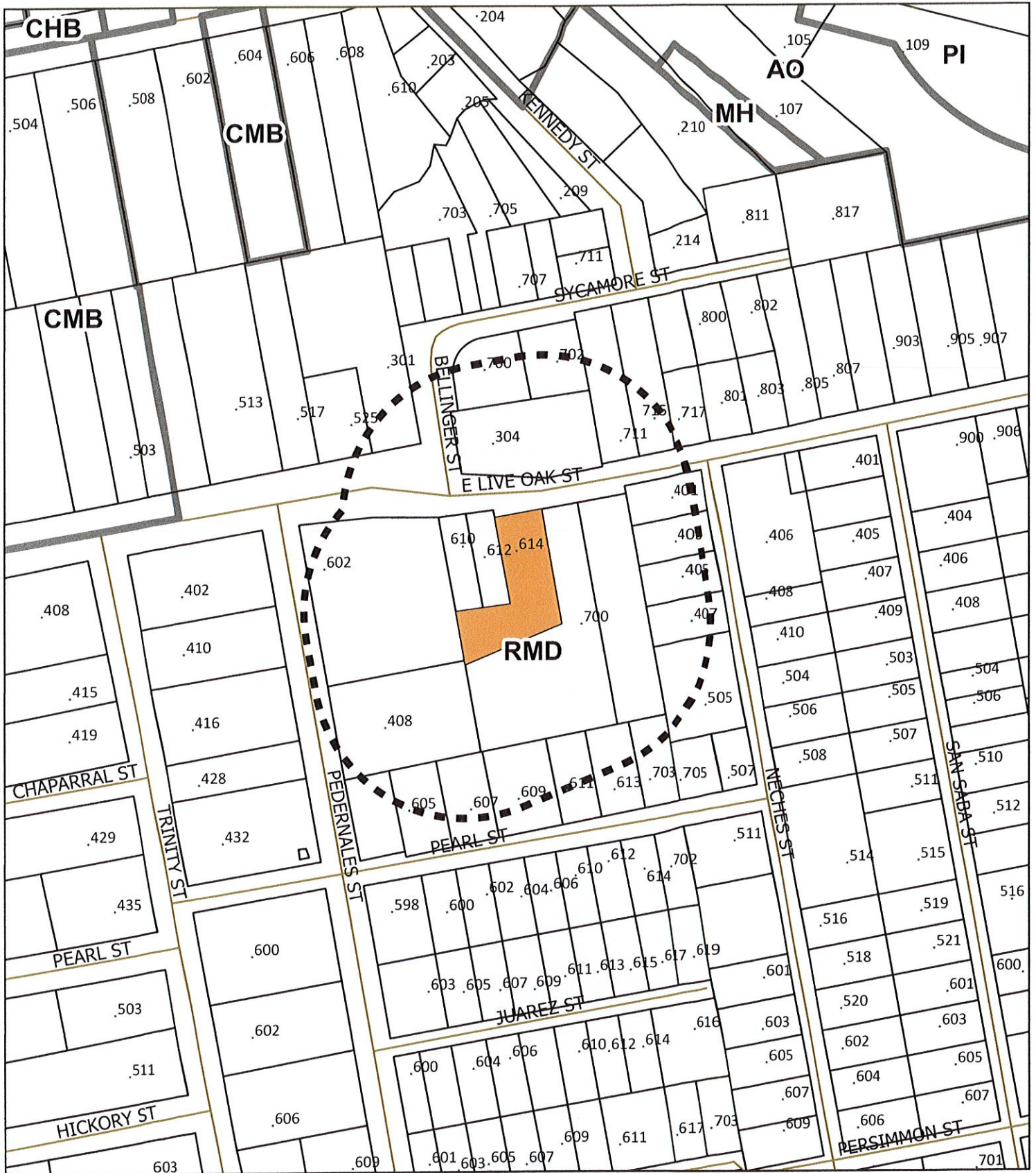
6. Adjournment.

Commissioner Lingvai moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:45 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair



SUP-25-09

614 E LIVE OAK ST

ADU-GENERAL TYPE



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER

Scale 1" = 200'



SAN SABA ST

NECHES ST

SYCAMORE ST

BELLINGER ST

E LIVE OAK ST

PEARL ST

PEDERNALES ST

TRINITY ST

CHAPARRAL ST

0 100 200 Feet

CASE SUMMARY

STAFF CONTACT: David Fowler, Planning Director

CASE NUMBER: SUP-25-04

REPORT DATE: June 18, 2025

PUBLIC HEARING DATE: June 25, 2025

APPLICANT'S REQUEST: Accessory Dwelling Unit – General

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Provide two paved off-street parking spaces for the main dwelling unit.

BACKGROUND DATA

APPLICANT(S): Earl and Kimberly Landry

OWNER(S): Same

SITE LOCATION: 614 East Live Oak Street

LEGAL DESCRIPTION: Lot 1-A, Block 1, Replat of Attal Addition

SIZE OF PROPERTY: 0.322 acres

EXISTING USE OF PROPERTY: Single-family dwelling

ZONING CLASSIFICATION: RMD Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The applicant proposes to build a new Accessory Dwelling Unit -- General. The RMD district allows the Accessory Dwelling Unit – General use upon approval of a Specific Use Permit. The maximum floor area allowed for an ADU-General is 1,000 square feet or one half of the square footage of the main structure, whichever is greater. The proposed ADU is 1,000 square feet, which is allowable even though the main dwelling is 996 square feet in area. The property is a lot on the south side of Live Oak, south of the intersection with Bellinger Street. The ADU would be located to the rear (southwest) of the main house.

NEIGHBORHOOD COMPATIBILITY: The surrounding area is zoned RMD, but other zoning districts appear as one travels closer to Colorado Street. The neighborhood consists generally of modest homes of varying sizes and ages. The size of the subject property is somewhat larger than most other lots in the general area. Most lots in the surrounding area do not include accessory structures, mostly due to the smaller size of most lots in the neighborhood.

COMPLIANCE WITH STANDARDS: Accessory Dwelling Unit – General is allowed only on lots having at least the minimum size and dimensions as is required for a by-right duplex. The subject property exceeds that standard. The ADU is also required to have at least two off-street parking spaces in addition to the minimum required parking for the principal dwelling. The primary house has three bedrooms, which requires two off-street parking spaces, so a total of four parking spaces are required. The drawings submitted with the SUP application show two parking spaces for the ADU, but do not show the required parking for the main house. The ADU spaces would be accessed via a shared driveway for both residences. There appears to be sufficient room to add the required off-street spaces for the main house.

ADEQUACY OF INFRASTRUCTURE: Utilities are existing and adequate for the proposed use.

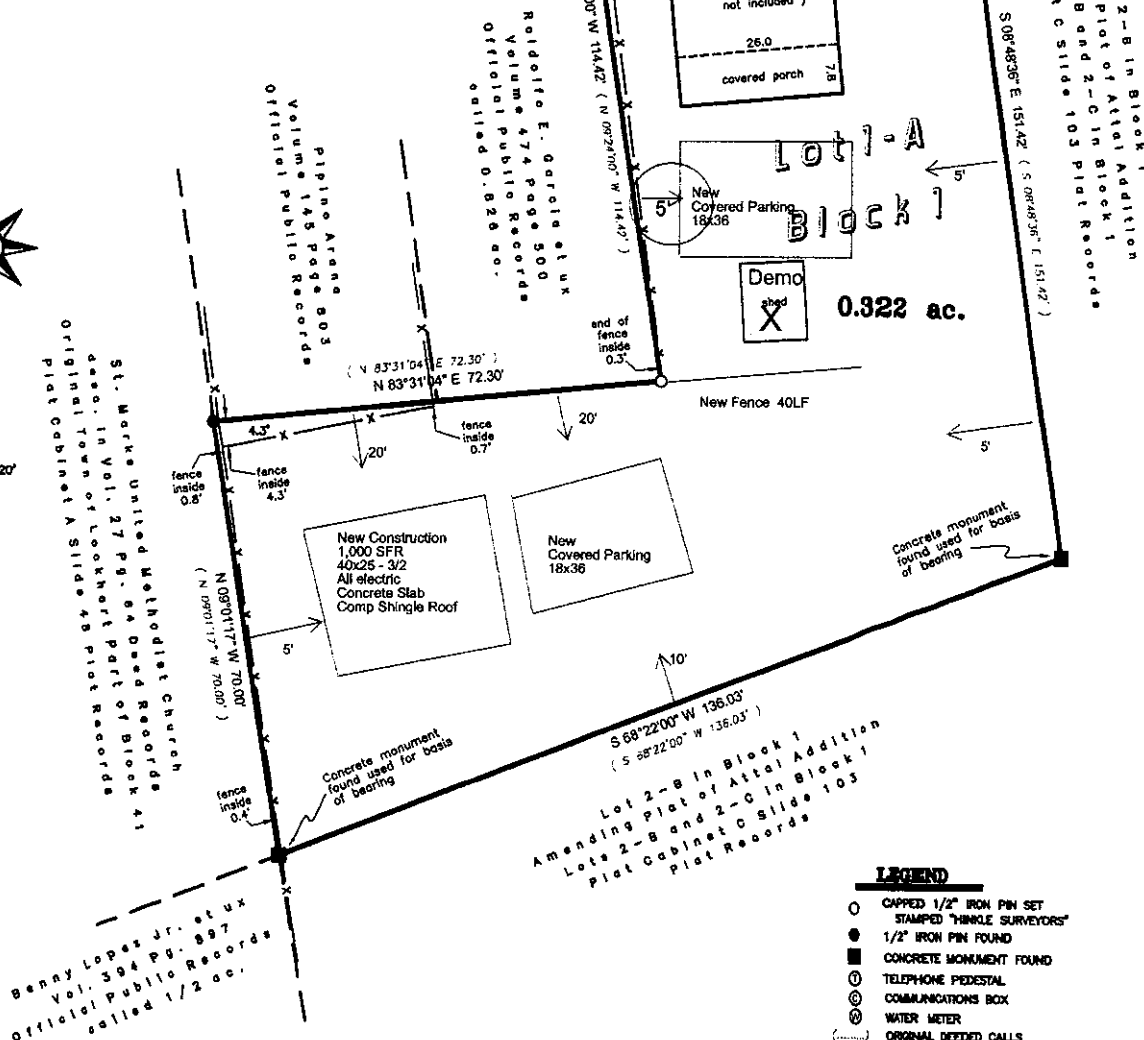
RESPONSE TO NOTIFICATION: None as of the date of this report.

STAFF RECOMMENDATION: Staff recommends **Approval**. An alternative would be an Accessory Dwelling Unit – Limited, which would be allowed by-right, but this ADU type has a limit of 600 square feet or one half the floor area of the principal dwelling, whichever is greater. However, because the proposed ADU is planned to be larger than 600 square feet, the ADU General type would be required, so it would not fit into the limited category.

General Notes

-

Scale 1"=20'



SURVEY DRAWING

Showing Lot 1-A in Block 1 of the REPLAT OF ATTAL ADITION in the City of Lockhart, Caldwell County, Texas, according to the map or plat thereof recorded in Plat Cabinet B Slide 59 of the Plat Records of Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on April 17, 2025, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Field Book: d.d.	Drawn By: J.H. LH
Job No. 20251081--LiveOak	Drawing: 20251081.dwg
Date: April 2025	Word Date: Begin 04012025
Surveyed By: J.H. JOB	Autocad Date: Begin 04012025



HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00

Total Living Area =
1,104 Sq. Ft.
Total Cov. Porch Area =
484 Sq. Ft.
Total Slab Area =
1,588 Sq. Ft.



**Marin
Custom
Designs**

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Designs for
Diverse Lifestyles**
Office: (713) 291-6740
caronamarine@aol.com

The measurements, dimensions, and other specifications shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the

**LA DRY
P
REMODELING**

107 W. Cone Street
Gonzales, TX 78629
Office: (830) 832-3163
www.la-dry.com

Owner Info:
Mr. & Mrs.
Earl Landry
614 E. Live Oak St.
Lockhart, TX
78644
Caldwell County



***NOTE:**
Top of finished floor slab to be a minimum of 12" above the center of the street (and/or per City of Lockhart requirements.)

***** Contractor shall provide positive drain flow to front of property towards street by providing swales from behind new structure and between properties.**

Legal Description:
Lot 1-A, Block 1
Replat of Attal Addition
City of Lockhart, Caldwell County

GRADING NOTE:
Owner and/or contractor will provide additional fill dirt towards rear of property so as to raise rear of property and lower in front so as to drain water towards front of property.

CITY OF

Lockhart
TEXAS

SPECIFIC USE PERMIT APPLICATION

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

APPLICANT/OWNER

APPLICANT NAME Earl Landry Jr / Kimberly Landry

ADDRESS 107 W Cone Street

DAY-TIME TELEPHONE 830/832-3163 & 832-1792

Gonzales TX 78629

E-MAIL earljlandryjr@gmail.com

OWNER NAME Earl J Landry Jr

ADDRESS 107 W Cone Street

DAY-TIME TELEPHONE 830/832-3163

Gonzales, TX 78629

E-MAIL earljlandryjr@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 614 E Live Oak Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED) Attal Addn, Replat, Lot 1A, Replat

SIZE .322 ACRE(S)

ZONING CLASSIFICATION RMD

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

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Residential ADU - General Type

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

1000 sqft - 3 bedrooms 12 baths w/covered
parking

SUBMITTAL REQUIREMENTS

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

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

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500,
APPLICATION FEE OF \$ 298.30 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 Eul J. Lundy

DATE 5/27/25

OFFICE USE ONLY

ACCEPTED BY C. Bander

RECEIPT NUMBER 01377342

DATE SUBMITTED 5-27-2025

CASE NUMBER SUP - 25 - 09

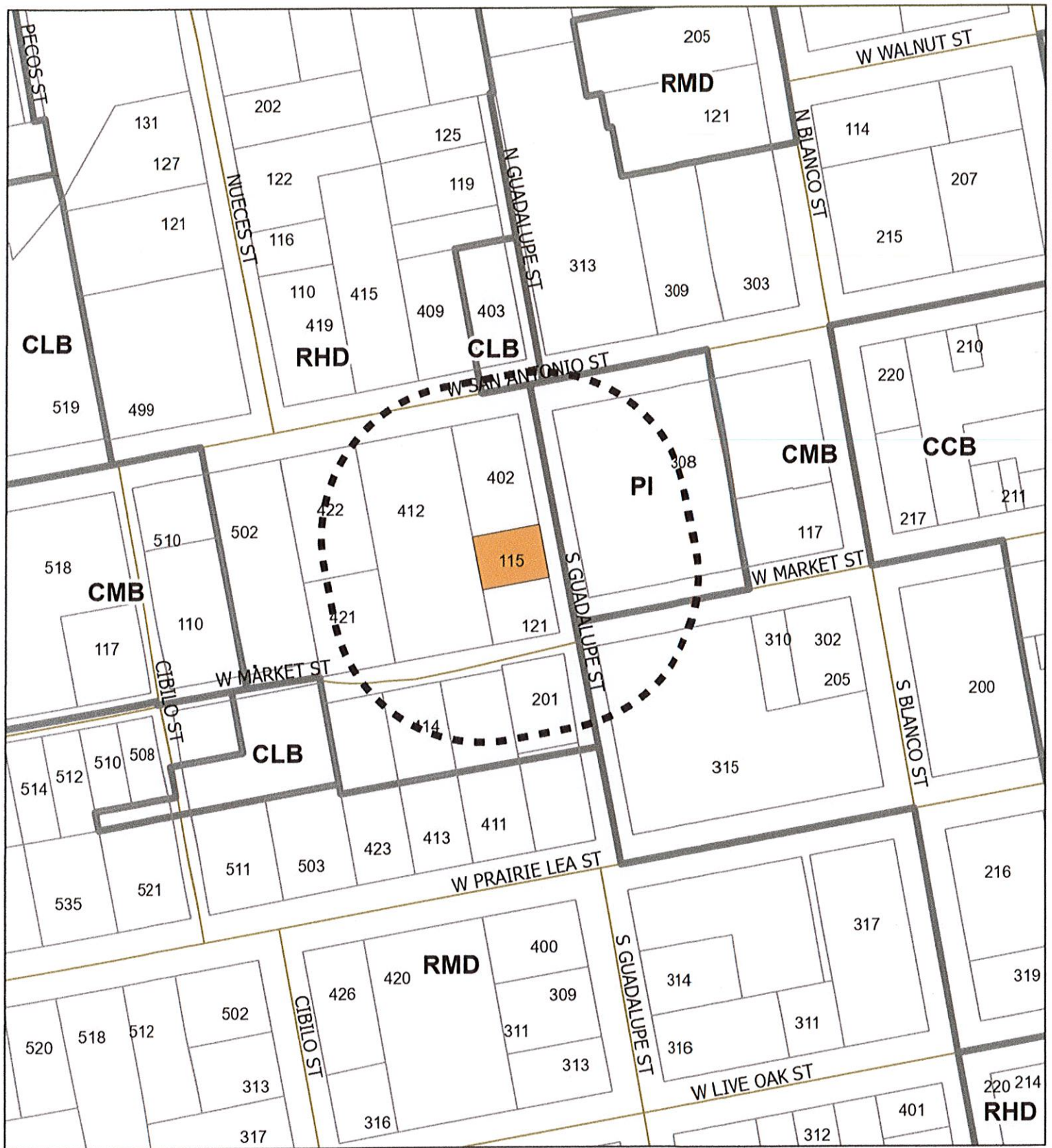
DATE NOTICES MAILED 6/6/2025

DATE NOTICE PUBLISHED 6-12-2025

PLANNING AND ZONING COMMISSION MEETING DATE 6-25-2025

DECISION _____

CONDITIONS _____



ZC-25-03

RHD TO CLB

115 GUADALUPE ST



Scale 1" = 200'



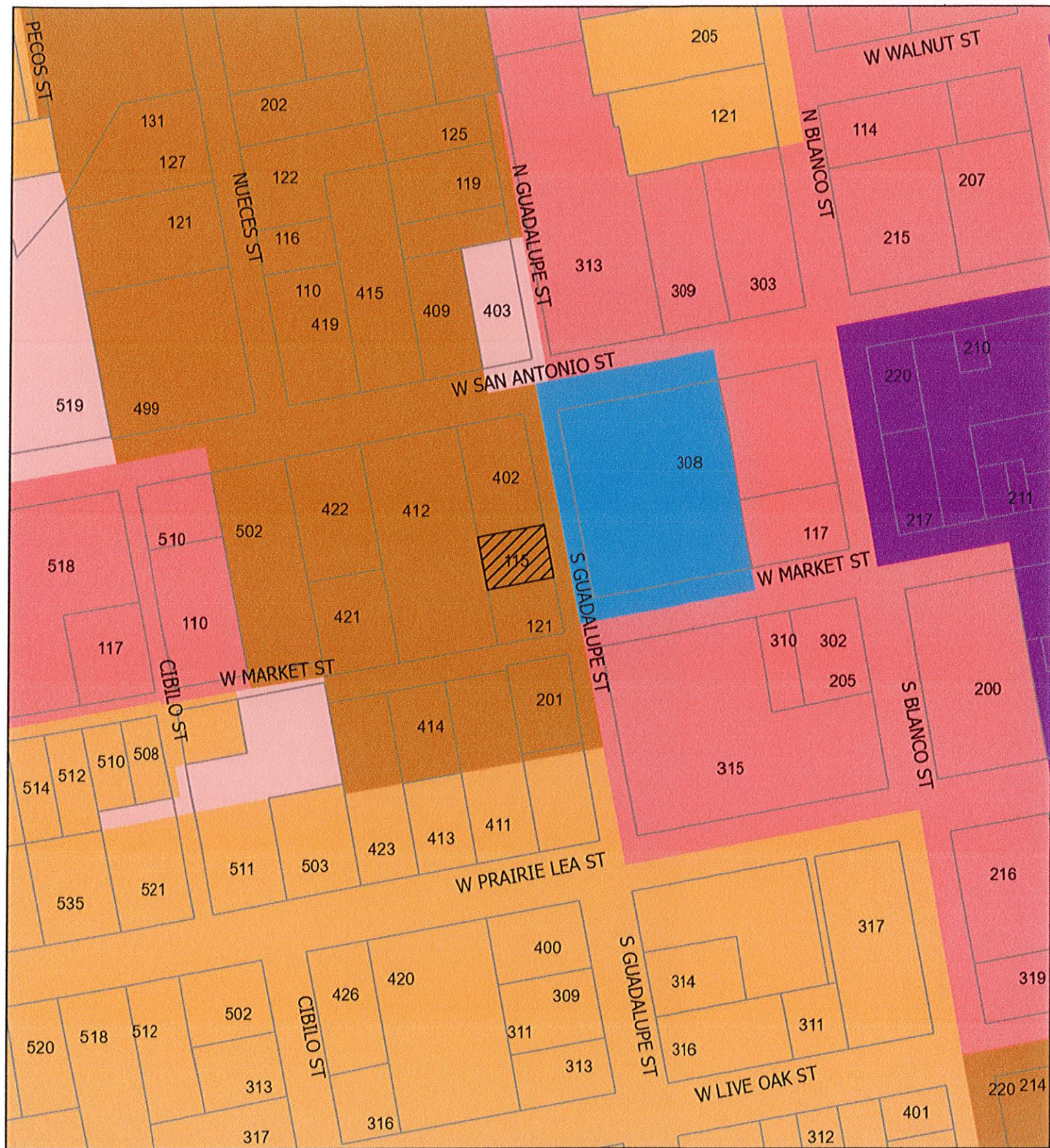
SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER



ZC-25-03

RHD TO CLB

115 GUADALUPE ST



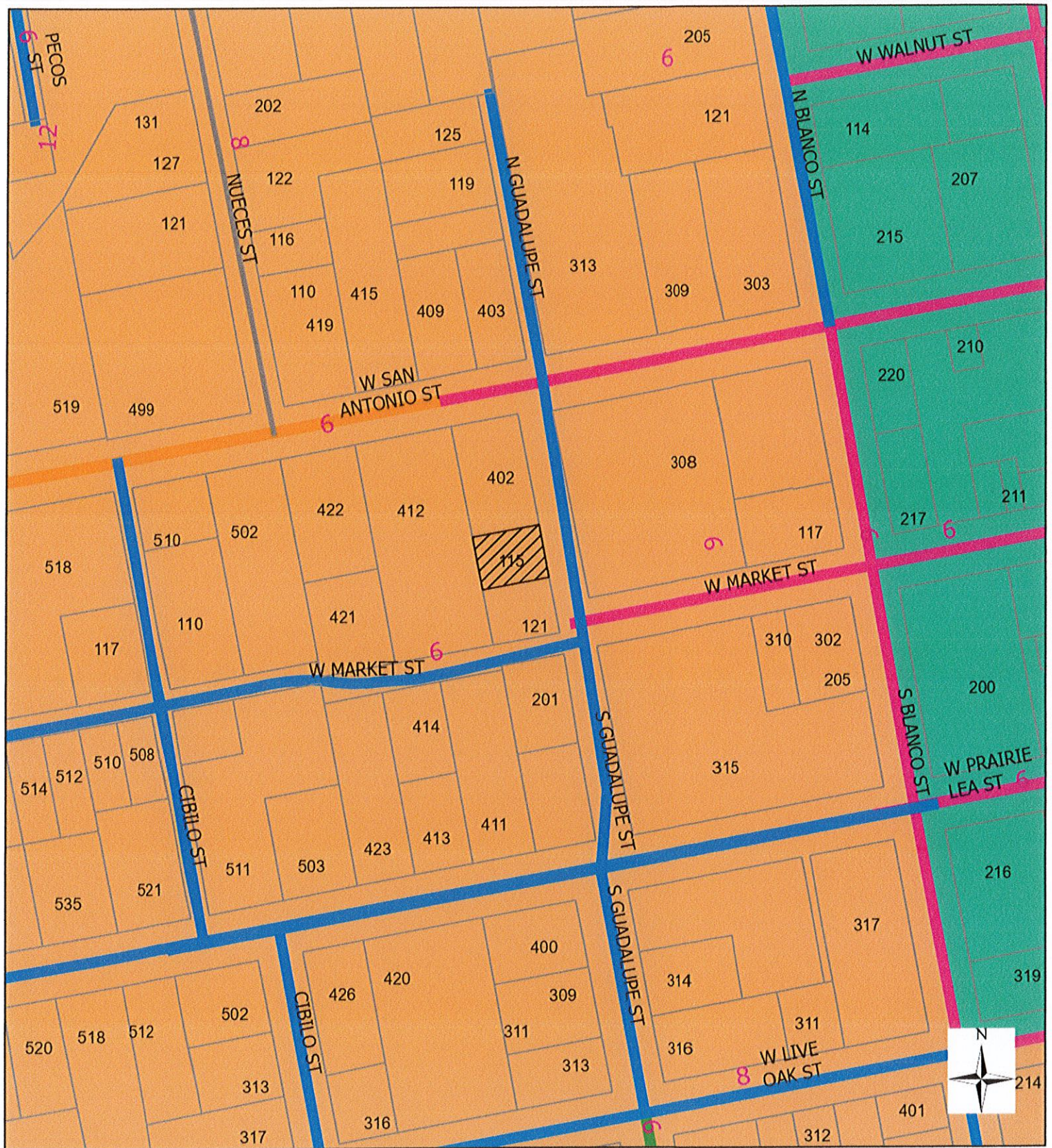
ZONING

- CCB
- CLB
- CMB

PI

- RHD
- RMD

Scale 1" = 200'



FUTURE LANDUSE & THOROUGHFARES

RHD TO CLB

115 GUADALUPE ST

Future Land Use

- Low Density Residential
- Mid-Density Infill
- Mixed Use - Regional
- Mixed Use - Local

- Regional Corridor
- Local Corridor
- Employment
- Industrial
- Unplanned Area
- Thoroughfares**
- Major Arterial

- Minor Arterial
- Collector
- Urban Downtown Local
- Mixed-use Street
- Local
- Proposed Major arterial

- Proposed Minor arterial
- Proposed Collector
- Proposed Urban Downtown Local
- Proposed Mixed-use Street
- Proposed Local



CASE SUMMARY

STAFF: David Fowler, AICP, Planning Director

CASE NUMBER: ZC-25-03

REPORT DATE: June 18, 2025

PLANNING & ZONING COMMISSION HEARING DATE: June 25, 2025

CITY COUNCIL HEARING DATE: July 1, 2025

REQUESTED CHANGE: RHD to CLB

STAFF RECOMMENDATION: *Staff believes that there are valid reasons for both approval and denial.*

PLANNING & ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT(S): Caroline Kiefer Bell

OWNER(S): Belinda Gillis

SITE LOCATION: 115 S. Guadalupe St.

LEGAL DESCRIPTION: Lot 1, Block 1, RMSR Subdivision

SIZE OF PROPERTY: 0.142 acre

EXISTING USE OF PROPERTY: One residential building

LAND USE PLAN DESIGNATION: Central District, Medium Density Infill

ANALYSIS OF ISSUES

REASON FOR REQUESTED CHANGE: Although the subject property has been zoned high density residential at least since 1974, the existing building had long been used for commercial and storage purposes. However, because it has not been used as a business for a period greatly exceeding six months, and has been disconnected from utilities so long that there is no account on record for it, commercial use is no longer grandfathered and the property would have to be converted to a residential use that is allowed in the RHD district. Due to the size of the lot, the only possible residential use would be a single-family dwelling. However, the owner wishes to make the building available for occupancy by a low intensity commercial use such as an office or barber/beauty shop. The same rezoning of the subject property was attempted in 2014, when the Planning and Zoning Commission voted 4-1, with one abstention, to recommend approval. The City Council voted 4-3 in favor, but approval failed due to the fact that a written protest by owners of more than 20 percent of the land area within 200 feet required a supermajority of at least six favorable votes. In 2019, The City Council voted to deny the same request after the Planning and Commission's vote on a motion to recommend denial failed due to a 3-3 tie, with one member absent.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Land Use Plan
North	Single-family residential, Office, Church	RHD, CLB, CMB	Mid-density infill, Central District
East	City hall	PI	Mixed Use - Local, Central District
South	Single-family residential, Church	RHD, CMB	Mid-density infill, Central District
West	Single-family residential	RHD	Mid-density infill, Central District

TRANSITION OF ZONING DISTRICTS: Although there is no other commercial zoning abutting the subject property, the attorney's office at 403 West San Antonio Street, which is nearby to the north, is zoned CLB, and both the nearby Methodist and Baptist churches are zoned CMB. Also, there is commercial zoning at the west end of the same block containing the subject property. Nevertheless, this rezoning would break a long-established boundary where Guadalupe Street generally divides nonresidential development on the east side from residential development on the west side.

ADEQUACY OF INFRASTRUCTURE: Existing street access and utilities are adequate.

POTENTIAL NEIGHBORHOOD IMPACT: If commercial zoning is to be located adjacent to or near any residential classification, CLB would generally have the least adverse impact on the area due to the limited type of uses allowed by-right, such as offices, studios, barber and beauty shops, and day care centers, any of which could provide neighborhood services that are within walking distance of residences. Although more intense specific uses are allowed, such as restaurants, retail stores, banks, and mixed-use buildings, they must be reviewed on a case-by-case basis in a public hearing for an SUP, whereby the owners of all property within 200 feet are notified and have an opportunity to express their opinion. The small size of the subject property and existing building, though, will undoubtedly limit the type and intensity of any commercial uses that would be allowed in this location by the proposed CLB zoning. In fact, in terms of mixed-use development this location is ideal for a small neighborhood-oriented business that could conveniently serve residents of the area. However, it should be noted that the location of the small residential structure of the lot would make providing off-street parking for a commercial use in a manner that complies with City requirements difficult without moving the structure's location on the lot.

CONSISTENCY WITH COMPREHENSIVE PLAN: The requested CLB zoning classification does not conflict with the Mid-Density Infill future land use map designation of the property or the list of compatible uses in the Central District in the Comprehensive Plan.

ALTERNATIVE CLASSIFICATIONS: None. The existing RHD zoning is most consistent with surrounding properties.

PRECEDENT: Because this zoning change encroaches across a relatively firm boundary between nonresidential zoning classifications and a residential classification where there is no existing commercial zoning abutting the property, this might be viewed as an undesirable precedent bordering on spot zoning. A rezoning from RHD to CLB was previously approved for a house on a single lot to be converted to an attorney's office located at 403 West San Antonio Street, where it was a similar encroachment of commercial zoning across Guadalupe Street. However, that property fronts on an arterial street, and was already adjacent to existing CMB commercial zoning on the east side of Guadalupe Street.

RESPONSE TO NOTIFICATION: Staff received one visit at City Hall wherein a resident expressed opposition to the zoning change.

STAFF RECOMMENDATION: Staff believes that a small neighborhood-oriented business such as an office or personal service establishment could be appropriate at this location but also recognizes that opposition by owners of adjacent property should carry significant weight in the decision. The small size of the property will limit the intensity of any potential commercial use, and businesses such as a retail store or restaurant are not allowed without another public hearing process involving approval of a specific use permit by the Planning and Zoning Commission.

Vicinity Map
(Not to Scale)



RMSR Subdivision

City of Lockhart, Caldwell County, Texas
0.142 ac. out of Lot 3 in Block 45
Original Town of Lockhart

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Lot 3 in Block 45 of the Original Town of Lockhart and being also a part of a tract of land conveyed to Robert Menzies, Sr., by deed recorded in Volume 299 Page 299 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the West line of S. Guadalupe Street and in the East line of the above mentioned Mendez tract and in the SE corner of a tract of land conveyed to Elizabeth Bethes by deed recorded in Volume 490 Page 399 of the Official Records of Caldwell County, Texas for the NE corner this tract and from which point the intersection of the West line of S. Guadalupe Street and the South line of W. San Antonio Street bears N 09 degrees 23 minutes 12 seconds W 147.51 feet.

THENCE S 09 degrees 23 minutes 12 seconds E with the West line of S. Guadalupe Street and the East line of the said Mendez tract 70.20 feet to a 1/2" iron pin found in the SE corner of the said Mendez tract and the NE corner of a tract of land conveyed to Roberto Moreno by deed recorded in Volume 358 Page 703 of the said Official Records for the SE corner this tract.

THENCE S 80 degrees 00 minutes 00 seconds W with the South line of the said Mendez tract and the North line of the above mentioned Moreno tract 88.00 feet to a 1/2" iron pin found in the SW corner of the said Mendez tract and the NW corner of the said Moreno tract and the East line of a tract of land conveyed to Ronda A. Reagan by deed recorded in Volume 530 Page 880 of the said Official Records for the SW corner this tract.

THENCE N 10 degrees 00 minutes 00 seconds W with the West line of the said Mendez tract and the East line of the said Reagan tract 70.20 feet to a 1/2" iron pin found used for basis of bearing marking the SW corner of the above mentioned Bethes tract for the NW corner this tract and from which point a 1/2" iron pin found marking the NW corner of the said Bethes tract bears N 10 degrees 00 minutes 00 seconds W 147.50 feet.

THENCE N 80 degrees 00 minutes 00 seconds E over and across the said Mendez tract and with the South line of the said Bethes tract 88.75 feet to the place of beginning containing 0.142 acres of land more or less.

SURVEYOR'S NOTES:

- (The Lot shown lies in Flood Zone "X," The City of Lockhart has adopted Zone "X" to be no special flood hazard, according to FEMA Panel #480995-0002-C dated January 17, 1991.
- Lot 1 Block 1 and all abutting properties are zoned RHD
- RECORD OWNER OF LAND: Robert Menzies, Sr.
DESIGNER OF PLAT: Claude Hinkle Surveyors, PO Box 1027 Lockhart TX 78644
(512) 398-2000
DATE OF PREPARATION: June 2008
SURVEYOR OF PLAT: Jerry L. Hinkle, R.P.L.S., #5459 PO Box 1027 Lockhart TX 78644 (512) 398-2000

STATE OF TEXAS
COUNTY OF CALDWELL

I, the undersigned owner of the land shown on this plat recorded in Volume 299 Page 199 of the Deed Records of Caldwell County, Texas and designated as Lot 3 in Block 1 of RMSR SUBDIVISION in the City of Lockhart, Caldwell County, Texas do hereby dedicate to the use of the public forever, the streets and alleys shown hereon, and further reserves to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full and uninterrupted access along such easements.

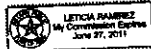
4 8 2010
DATE

Robert Menzies, Sr.
ROBERT MENZIES, SR.
200 E. MARKET STREET
LOCKHART, TEXAS 78644

STATE OF TEXAS
COUNTY OF CALDWELL

Before me, the undersigned authority, personally appeared ROBERT MENZIES Sr., known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purpose and considerations stated hereon.

Given under my hand and seal of office this 8 day of April, 2010



Leticia Ramirez
Notary Public in and for the State of Texas
Leticia Ramirez
Printed Name of Notary and Notary Stamp
6-27-2011
Date Notary Commission Expires

STATE OF TEXAS
COUNTY OF CALDWELL

I, Vance Rodgers, Vance Rodgers, City Manager of the City of Lockhart certify that this plat was approved by the City of Lockhart on this 8th day of April, 2010

Vance Rodgers
Vance Rodgers
City Manager

STATE OF TEXAS
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered public surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this 21st day of August, 2008.

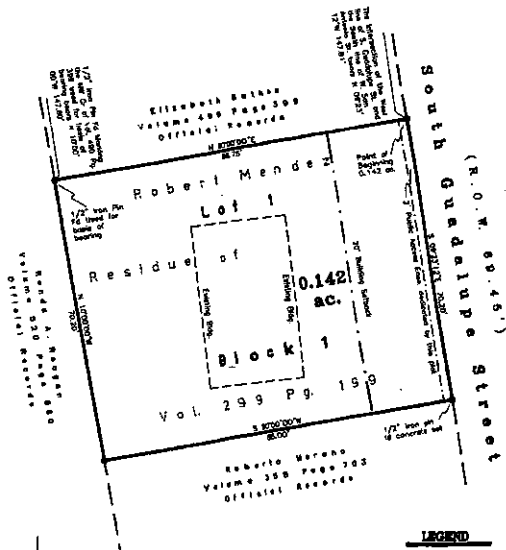


Jerry L. Hinkle
JERRY L. HINKLE
Registered Professional
Land Surveyor #5459

STATE OF TEXAS
COUNTY OF CALDWELL

I, Nina S. Sells, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the 15th day of April, 2010, at 11:30 o'clock A.M. and duly recorded on the 15th day of April, 2010, in the Plat Records of Caldwell County, Texas in Volume 5-115 at Page

Nina S. Sells
Nina S. Sells
County Clerk



LEGEND
• 1/2" BOX FOR SET
• 1/2" BOX FOR RECORD
UNLESS OTHERWISE NOTED

Field Book d.c.	Drawn By J.H. JOE
Job No. 081781	Drawing: 081781-1.dwg
Date: June 24, 2008	Word Desc: Begin 080105
Surveyed By J.H. JOE	AutoCAD Desc: Begin 080108

Claude Hinkle Surveyors
Claude Hinkle Surveyors
P. O. Box 1027
Lockhart, Texas 78644
(512) 398-2000

Scale 1"=20'

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 CAROLINE RIEFER ADDRESS 196 Kellogg Ct
DAY-TIME TELEPHONE 815 980 8703 DALE TX 78616
E-MAIL CAROLINERIEFER2020@gmail.com
OWNER NAME Belinda Gillis ADDRESS Guadalupe St.
DAY-TIME TELEPHONE 512 738 0616 78616
E-MAIL mendezalhairbonds@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 115 Guadalupe
LEGAL DESCRIPTION (IF PLATTED) Lot 1 Block 1 of RMSR SUBDIVISION
SIZE .14 ACRE(S) LAND USE PLAN DESIGNATION LIGHT COMMERCIAL
EXISTING USE OF LAND AND/OR BUILDING(S) Residential / VACANT / COMMERCIAL
PROPOSED NEW USE, IF ANY Light Commercial / Gym.

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium density
TO PROPOSED ZONING CLASSIFICATION Light Commercial / Medium density
REASON FOR REQUEST Over the course of the last 9 months all serious inquiries on this property have been for commercial use. A non-intrusive business operating here would be the highest and best use.

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.

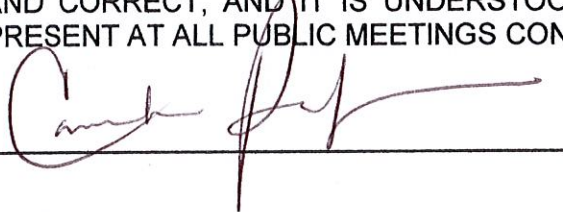
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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 PAYABLE TO THE CITY OF LOCKHART. \$271.00

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

5/23/2025

OFFICE USE ONLY

ACCEPTED BY

David Fowler

RECEIPT NUMBER

01377158

DATE SUBMITTED

5/27/2025

CASE NUMBER ZC -

25 - 03

DATE NOTICES MAILED

6/6/25

DATE NOTICE PUBLISHED

6-12-2025

PLANNING AND ZONING COMMISSION MEETING DATE

6-25-2025

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

DECISION

Representation Authorization for Rezoning Application: 115 Guadalupe St.

I, Belinda Gillis, give permission for Caroline Kiefer to represent me in regard to the rezoning application for 115 Guadalupe St. Lockhart. The property is currently zoned residential. Due to the growth in Lockhart, and after having the property listed for sale over last 7 months, it has become clear through buyer interest, that the highest and best use for this property would be light commercial.

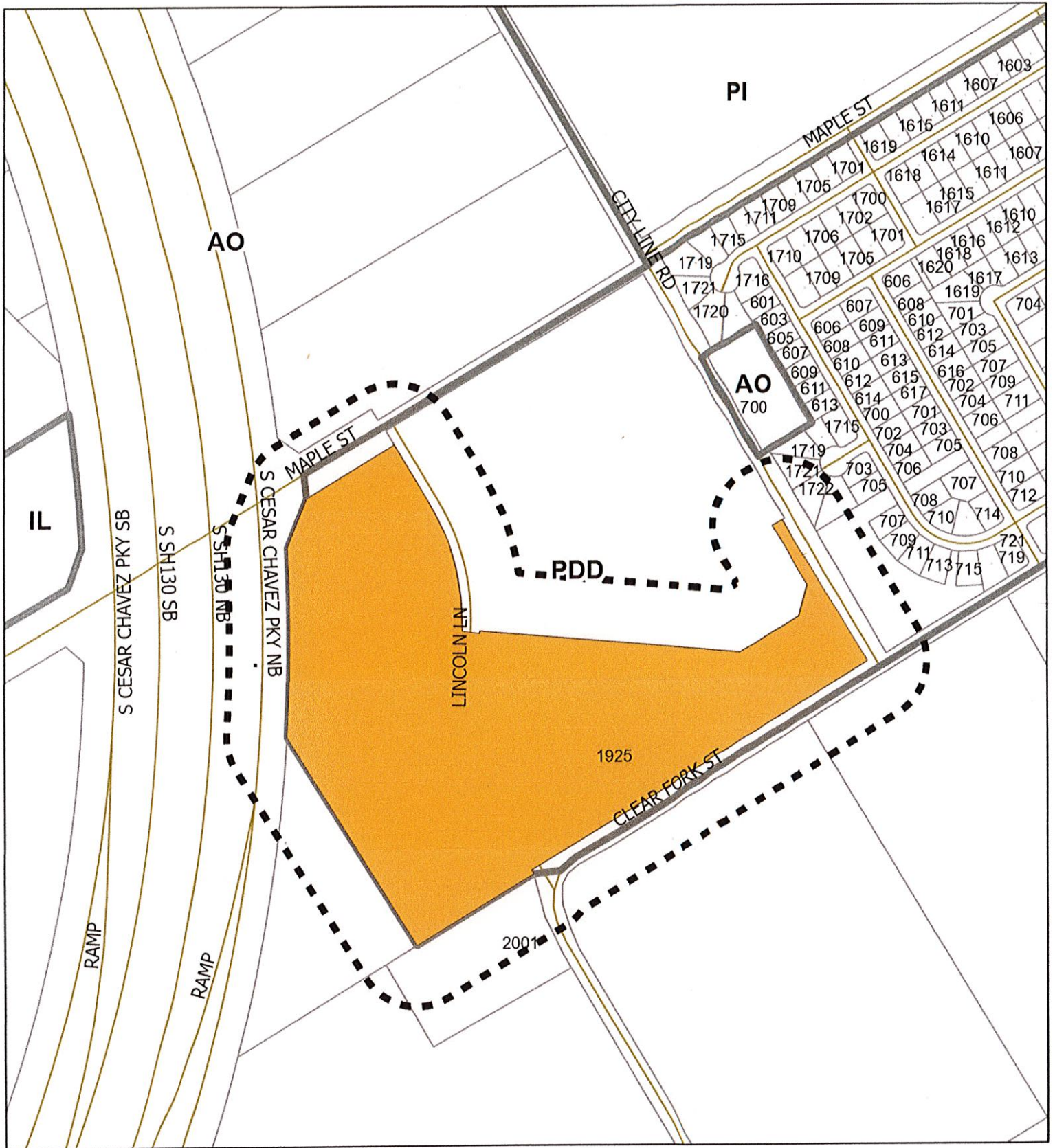
I certify that I am the owner of this property and have also provided the survey for the property as required for this rezoning application.

Authenticate
Belinda Gillis Date: 05/02/25

Belinda Gillis

Authenticate
Caroline Kiefer Date: 05/01/25

Caroline Kiefer



ZC-24-03 & PDD-24-02

PDD TO PDD

700-1000 BLK CITY LINE RD



Scale 1" = 500'



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT BUFFER



ZC-24-03 & PDD-24-02

PDD TO PDD

700-1000 BLK CITY LINE RD



Scale 1" = 500'

ZONING

	AO
	IL
	PDD
	PI

CASE SUMMARY

STAFF: David Fowler, AICP. Planning Director

CASE NUMBER: ZC-24-03/PDD-24-02

REPORT DATE: June 18, 2025

PLANNING & ZONING COMMISSION HEARING DATE: June 25, 2025

CITY COUNCIL HEARING DATE: July 1, 2025

REQUESTED CHANGE: PDD to PDD

STAFF RECOMMENDATION: *Denial*

PLANNING & ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT(S): JES Development Co., Inc.

OWNER(S): Manumit Investment Group, LLC, Fortune Four Investment, LLC

SITE LOCATION: 1300-1400 Block of South Cesar Chavez Parkway Northbound, 2000 Block of Maple Street, 1900-2000 Block Clear Fork Street,

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 32.84 acres

EXISTING USE OF PROPERTY: Vacant land, senior housing

LAND USE PLAN DESIGNATION: City Line District

ANALYSIS OF ISSUES

CASE HISTORY: The subject property was rezoned from AO to PDD (Planned Development District) in 2012 concurrently with adoption of the associated development plan for a mixed-use project. In addition, a preliminary plat was approved, and a final plat for Section One consisting of 19.748 acres between Cesar Chavez Parkway and the proposed new Lincoln Lane was approved in February 2013. In 2017 the owner subsequently proposed to change some land uses, the most significant of which was replacing the previous area designated as apartments to 103 small single-family homes lots that were on smaller lots than the typical SF-2 development type found in most residential subdivisions. That change resulted in a revised preliminary plat as well as the zoning change from the original PDD to the revised PDD, which was approved by the City Council in July 2017 along with concurrent revisions to the associated PDD development plan. The uses on the 2017 plan, in addition to the smaller lot single-family residential area, included offices, office-warehouses, retail specialty stores, a gas station, five restaurants, a hotel, and self-storage warehousing. In 2018, the owner proposed another change which altered the preliminary plat as well as the PDD Development Plan and required rezoning from the previous PDD to the revised PDD. The area designated for office/warehouse buildings was changed to two lots containing a total of 72 multifamily dwelling units, with one of the lots containing 48 units intended for senior housing, and the number of single-family lots was reduced to 100. The other uses remained the same. In 2019, the owner successfully applied to increase the total number of multifamily units to 86, including a minor increase in the number of units intended for senior housing to 56.

REASON FOR REQUESTED CHANGE: In January 2024, the applicant filed an application with the intent to construct a travel plaza/convenience store use at the southeast corner of Maple Street and Cesar Chavez/SH 130. This application was not advanced for several months due to both incompleteness and lack of signatures from the required land owners. Combined with other recent changes in the area, the intended development of the area requires a revision of the PDD for several reasons:

- 1) As the Truck Stop or Travel Plaza use (labeled a convenience store in most recent submissions) was not a permitted use in Chapter 64 of the Lockhart Code of Ordinances at the time of passage of the last revision of the PDD, the PDD must be revised to allow the new proposed land use.
- 2) The 2019 and earlier version of the PDD did not depict direct driveway access to Cesar Chavez Parkway/SH 130 frontage road.
- 3) The proposed location of the driveway entrance to the site along Cesar Chavez also affects the trail to be located along SH 130, exposing trail users to traffic entering the site after exiting SH 130 northbound using the Maple Street exit.
- 4) With the approval of ZC-24-09/PDD 24-04 on March 4, 2025, 23.395 acres at the southwest corner of City Line Road and Maple Street have been removed from the previous boundaries of the PDD, removing the former single-family area and one of the commercial areas. The area that was removed is now part of a separate PDD in which a build-to-rent townhouse development will be constructed.

The revised version of the PDD development plan no longer contains the area at the southwest corner of City Line Road and Maple Street. The new PDD covers 32.84 acres, down from the 56 acres the previous version of the PDD covered. As such, the revised PDD no longer contains any single-family housing. The light-medium commercial and general commercial areas that were located along the south side of Maple Street east of Lincoln Lane in the past versions of the PDD are also removed with the loss of the area covered in PDD 24-04 from the Maple Mark PDD. The existing senior housing northeast of the intersection of Clearfork Street and Lincoln Lane remains, as does the planned second phase of the senior housing development, to be located immediately north of the existing housing, to be accessed from Lincoln Lane.

The general commercial area west of Lincoln Lane that was included in previous versions of the PDD returns to this version of the PDD with two significant changes:

- 1) The general commercial use is now expanded to include the "Convenience Store" (Travel Center in previous submissions) use, in the northern Section One-A. The Convenience use is defined as having hospitality, fuel and service facilities, truck parking, restaurant and other food and beverage services, fuel pumps, and other retail shop offerings. The Convenience Store use as defined is the most recent submission distinguishes itself from the previously-allowed gas station use by having truck parking. After discussions with City staff, elected officials and nearby residents, the proposed convenience store use no longer allows for trucker-only facilities such as showers, beds, and eating facilities not open to the general public, which would have made the site decidedly a travel center/truck stop. The proposed convenience store use still does allow for truck parking, however. In response to concerns from nearby residents, the applicant proposes requiring the truck parking area to be served with cameras that will be placed between each parking space. Additionally, the truck parking has been placed at the southern end of the convenience store site, so it will not abut any residential areas. To meet the City's updated PDD standards, the PDD Plan includes a conceptual site plan set showing the layout of the proposed convenience store site, including building elevations, location of two fuel canopies, landscaping and the location of both passenger vehicle and truck parking.
- 2) The overall traffic circulation layout of the PDD has been significantly altered to allow for direct entry to the site from SH 130/Cesar Chavez Boulevard. This driveway appears to be designed to access the Convenience Store parcel and the parcel immediately to the south, which is envisioned as a possible site for a hotel. This site access differs greatly from previous versions of the PDD, which did not have driveway access to SH 130 and instead were designed around the internal areas of the site being served by Lincoln Lane. This driveway entrance was granted by the TxDOT Bastrop office, who were unaware that the driveway location had not been approved

in the existing and previous versions of the PDD. This proposed change not only significantly alters the overall vehicular circulation pattern for the development, it also creates a potential point of conflict with the trail system along the east side of SH 130/Cesar Chavez. In the PDD drawing one can see that despite also having an east-west trail leg that connects Cesar Chavez to Lincoln Lane, the plan also shows the trail along Cesar Chavez continuing north towards Maple Street, crossing the proposed driveway entrance from Cesar Chavez. Staff does not recommend this potentially dangerous conflict for approval, instead recommending that the trail segment north of the driveway be relocated to the east side of Lincoln Lane. The applicant has opted to leave the trail in place north of the driveway entrance, stating that staff's preferred relocation of the trail is no longer possible due to the property on the east side of Lincoln Lane being removed from the Maple Park PDD. Staff believes that their preferred option could potentially be achieved in collaboration the owners of the One Living PDD on the east side of Lincoln Lane.

PLANNED DEVELOPMENT DISTRICT STANDARDS

In addition to the changes above, the PDD plan contains a separate document covering other standards for the proposed PDD. The document details the other standards as required in the City's PDD ordinance, including lighting, landscaping, building height, architectural, setbacks and other key factors. With very few exceptions, the standards other than allowing the Convenience Store use are identical to City standards as seen in the CHB Commercial Heavy business and RHD Residential High Density Districts.

SURROUNDING LAND USES

	Existing Use	Zoning	Land Use Plan
North	Vacant land, junior high school	AO, PI	City Line District, Regional Corridor
East	Vacant land, single-family residential	PDD	City Line District, Regional Corridor/Mid-density Infill
South	Vacant land, scattered homes	AO	State Park District, Low Density Residential
West	SH-130, vacant land	AO	City Line District, Regional Corridor

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts must be the development plan. The proposed PDD revision arguably creates a higher-intensity use at the PDD's northeast corner, with the proposed location of a travel center/convenience store in that area. This section of the PDD would be separated from existing neighborhoods and the nearby school by the rental housing development to be built along the west side of City Line Road.

ADEQUACY OF INFRASTRUCTURE: Access is available from Clear Fork Street, City Line Road, Maple Street, and Lincoln Lane, the internal street that is now under construction. The applicant is constructing Lincoln Lane to City standards. Utility lines and drainage facilities are in place, and sidewalks will be constructed as the individual phases of the subdivision are developed.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed mix of uses will likely add traffic on the abutting streets, but the amount has not been quantified through a traffic study. Since the proposed driveway entrance on SH 130/Cesar Chavez Boulevard only would serve northbound traffic, visitors to the travel center/convenience store from southbound SH 130 would need to use Maple Street and Lincoln Lane, including track traffic. This could potentially be disruptive to the planned residential development to the east of Lincoln Lane as well as to Lockhart Junior High traffic during peak school traffic hours. Other

impacts such as noise and night lighting would be expected to occur primarily in association with the proposed commercial uses on the west side of the development, along Cesar Chavez Parkway (SH-130) where it would potentially affect the planned residential development east of Lincoln Lane and the existing single-family neighborhood east of City Line Road. The included site plan shows several shade trees planned along the western frontage of Lincoln Lane to soften the appearance of the travel center/convenience store site and screen the truck parking area.

FORM AND CONTENT: The PDD development plan conforms to all minimum requirements for form and content requirements for a PDD submission. The travel center/convenience store has not been reviewed for adequate turn radii for truck movements on site.

CONSISTENCY WITH COMPREHENSIVE PLAN: The PDD development plan indicates a mixture of land uses, all of which are generally consistent with the City Line District and Regional Corridor area of the Future Growth Scenario map in the 2024 Lockhart Looking Forward Comprehensive Plan. Despite the general consistency with the plan, any proposed land use change should be evaluated for its impact on nearby residents, institutional uses, and other contextual factors. The major conflict with the current and previous iterations of City comprehensive Plans is the location of a major highway entrance that crosses a segment of the trail system that has long been planned. As stated elsewhere in this report, if the entrance from northbound SH 130 is to be included as proposed, staff recommends relocation of the segment of the trail north of the driveway entrance to avoid potentially dangerous interaction between cyclists and pedestrians and the truck traffic that would be entering the site from the freeway exit.

ALTERNATIVE CLASSIFICATIONS: The most obvious alternative classification would be to leave the existing PDD in place. Alternatively, rezoning to individual conventional zoning districts would potentially be possible for the commercial lots and multifamily residential area. The proposed travel plaza use would require an SUP if the proposed site of that use were to be zoned to Commercial Heavy Business.

RESPONSE TO NOTIFICATION: City staff and elected officials have been contacted numerous times regarding the project following a real estate sign stating that a travel plaza was coming to the site appearing in 2024. Several residents of the Meadows at Clearfork neighborhood have stated their objection to the travel plaza use in a location that is near both their neighborhood and Lockhart Junior High School, stating concerns over light pollution, noise, and criminal activity that could result from the use. This opposition to the project has included statements made during citizen comment items at City Council meetings.

RECOMMENDATION: City staff does not recommend approval of the changes to the Maple Park PDD as submitted, due to the conflict of the proposed driveway entrance with the planned trail along the east side the SH 130 access road. City staff also believes that the driveway entrance to the site along Cesar Chavez could be dangerous due to the short distance from the end of the Maple Street Exit ramp and the location of the driveway, especially since the site is being designed to attract 18-wheel trucks. While TxDOT approved the driveway permit for the entrance from SH 130, they stated that they did not take the types and mix of vehicles potentially entering the site into account. Similarly, the level of opposition that staff has received to the travel center use (as originally named) suggests that the part of the site at the corner of Maple Street and Cesar Chavez being developed as a convenience store/gas station oriented to Lincoln Lane traffic as originally intended would have a much lower impact on the surrounding neighborhoods and schools.

APPLICANT/OWNER

APPLICANT NAME Manumit Investment Group, LLC

DAY-TIME TELEPHONE 239-272-8997

E-MAIL jpence@manumitig.com

ADDRESS P.O. Box 746

Lockhart, Texas 78644

OWNER NAME Manumit Investment Group, LLC

DAY-TIME TELEPHONE 239-272-8997

E-MAIL jpence@manumitig.com

ADDRESS P.O. Box 746

Lockhart, Texas 78644

PROPERTY

ADDRESS OR GENERAL LOCATION Southwest Intersection of Maple Street and City Line Road

LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds

SIZE 56.24 ACRE(S)

LAND USE PLAN DESIGNATION PDD

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant except for Lot 1 and 2, Section Three-A (platted)

PROPOSED NEW USE, IF ANY NO CHANGE

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION PDD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST Revised PDD to reflect

Shared Access Easement to Lot 1, Section One-A

from the SH130 Right of Way; Re-route of Hike and Bike Trail along

Lincoln Lane (east side), SH130 Right of Way and within Lot 4 of Section One-B

and Lot 1 of Section Three-B

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 \$ 9,656 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 Jelby L. Pence

DATE 1-25-24

OFFICE USE ONLY

ACCEPTED BY Kerin Waller

RECEIPT NUMBER R01273934

DATE SUBMITTED 1/25/24

CASE NUMBER ZC - 24 - 03

DATE NOTICES MAILED ~~6-26-2024~~
6-28-2024

DATE NOTICE PUBLISHED ~~2-15-2024~~ 6-12-25

PLANNING AND ZONING COMMISSION MEETING DATE ~~2-28-2024~~ 6-25-2025

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 7-1-2025

DECISION _____



Fortune Four Investment, LLC

4406 Logan Ridge Drive

Cedar Park, TX 78613

April 11, 2025

City of Lockhart
Planning Department

To Whom It May Concern,

This letter serves as authorization for Manumit Investment Group, LLC to submit a Planned Development District (PDD) application on behalf of Fortune Four Investment, LLC for the approximately 6-acre property located in the current Maple Park PDD owned by Fortune Four Investment, LLC.

If you have any questions or require additional information, please do not hesitate to contact us directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Sohil Maknojia".

Sohil Maknojia

Manager

Fortune Four Investment, LLC

sohilhmak@gmail.com

(512)665-1815

Kevin Waller

From: Jim Markel <jmarkel@jesholdings.com>
Sent: Monday, April 15, 2024 11:33 AM
To: Kevin Waller
Cc: Jeff Pence; Jill Lafferty
Subject: PDD Zoning Change Maple Park - Acknowledgement

Kevin,

I am emailing as the owner's representative of Maple Park and Maple Park Manor to acknowledge the PDD zoning change application filed by the master developer. The master developer has shared with us their plans to modify the current master plan by requesting a shared access easement from the right turn lane on SH130, modification of hike and bike trail because of adding the turn lane, and modification of the hike and bike trail in the LCRA easement. If we need to provide additional information or another form of acknowledgement, please let us know.

Thanks,

Jim Markel

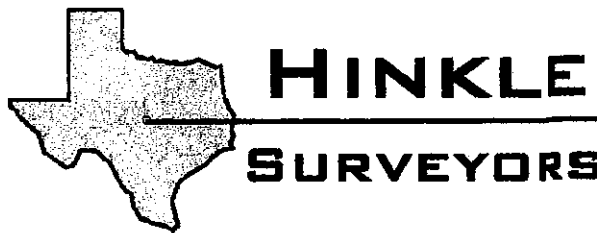


Jim Markel
Director of Acquisitions and Development

JES Holdings, LLC | www.jesholdings.com
3290 Northside Parkway NW, Suite 300, Atlanta, GA 30327
Office 404-841-2227 | Mobile 601-329-3459
jmarkel@jesholdings.com

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WARNING: Although the sender has taken reasonable precautions, the recipient should check this email and any attachments for the presence of viruses. JES does not accept any liability for breach of security, error or virus that may result from the transmission of this message.



All of a certain tract or parcel of land situated in the Caldwell County, Texas and being a part of the Frances Berry Survey A-2 and being also a part of a tract of land called 56.691 acres and conveyed to Manumit Investment Group, LLC and described in Instrument #122814, 122815, and 122816 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped iron pin found in the South corner of the above mentioned 56.691 and the apparent NW line of a tract of land called 2 acres and conveyed to Leonard Scott by deed recorded in Volume 196 Page 269 of the Deed Records of Caldwell County, Texas and in the apparent East corner of a tract of land called 50 acres and convey to Leonard Scott by deed recorded in Volume 204 Page 362 of the Deed Records of Caldwell County, Texas for the South corner this tract.

THENCE N 32 degrees 42 minutes 50 seconds W with the SW line of the said 56.691 acre tract and the apparent NE line of a tract of the above mentioned 50 acre tract **808.44 feet** to a 1/2" iron pin found used for basis of bearing (direct tie) in the apparent East corner of a tract of land called 26.502 acre tract and conveyed to The State of Texas by deed recorded in Volume 574 Page 631 and in the South corner of a tract of land called 4.090 acres and conveyed to the State of Texas by deed recorded in Volume 572 Page 676 of the said Official Records for an exterior corner this tract.

THENCE over and across the said 56.691 acre tract and with the East and SE and NE lines of the above mentioned 4.090 acre tract for the following (4) four courses:

- (1) With a curve turning to the left having a radius of **5436.00 feet** and an arc length of **620.50 feet** and the chord of which bears **N 00 degrees 24 minutes 23 seconds W 620.16 feet** to a concrete monument found for the end of the said curve.
- (2) **N 21 degrees 08 minutes 15 seconds E 172.48 feet** to a concrete monument found for an angle point this tract.
- (3) **N 58 degrees 32 minutes 24 seconds E 339.82 feet** to a concrete monument found for an ell corner this tract.
- (4) **N 31 degrees 27 minutes 36 seconds W 50.07 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the newly dedicated SE line of Maple Street for the most Northerly West corner this tract.

THENCE N 58 degrees 30 minutes 28 seconds E with the newly dedicated SE line of Maple Street and over and across the said 56.691 acre tract **978.59 feet** to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the intersection of the newly dedicated SE line of Maple Street and the newly dedicated SW line of City Line Road for the North corner this tract.

THENCE S 31 degrees 22 minutes 40 seconds E with the newly dedicated SW line of City Line Road and over and across the said 56.691 acre tract **1474.08 feet** to a capped 1/2" iron pin set in the intersection of the newly dedicated SW line of City Line Road and the NW line of Old Fentress Road for the East corner this tract.

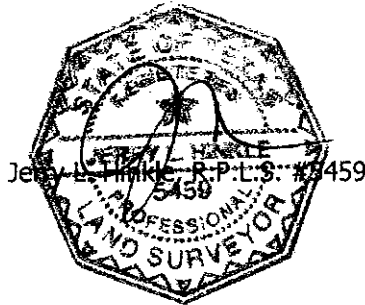
THENCE S 58 degrees 23 minutes 29 seconds W with the NW line of Old Fentress Road and with the NW line of the said 0.505 acre tract **1306.72 feet** to a 8" treated fence corner post found in an exterior corner of Old Fentress Road for an ell corner this tract.



THENCE S 30 degrees 31 minutes 48 seconds E with the SW line of Old Fentress Road **15.15 feet** to a 8" treated fence corner post found in the apparent North corner of the above mentioned Scott 2 acre tract and in an exterior corner of the said 56.691 acre tract for an exterior corner this tract.

THENCE S 58 degrees 14 minutes 56 seconds W with the SE line of the 56.691 acre tract and the apparent NW line of the above mentioned Scott 2 acre tract **448.56 feet** to the place of beginning containing **56.239 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on June 6, 2017. ***THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.*** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



CASE SUMMARY

STAFF: David Fowler, AICP, Planning Director

CASE NUMBER: ZC-24-03/PDD-24-02

REPORT DATE: June 18, 2025

PLANNING & ZONING COMMISSION HEARING DATE: June 25, 2025

CITY COUNCIL HEARING DATE: July 1, 2025

REQUESTED CHANGE: PDD to PDD

STAFF RECOMMENDATION: *Denial*

PLANNING & ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT(S): JES Development Co., Inc.

OWNER(S): Manumit Investment Group, LLC, Fortune Four Investment, LLC

SITE LOCATION: 1300-1400 Block of South Cesar Chavez Parkway Northbound, 2000 Block of Maple Street, 1900-2000 Block Clear Fork Street,

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- 3) The proposed location of the driveway entrance to the site along Cesar Chavez also affects the trail to be located along SH 130, exposing trail users to traffic entering the site after exiting SH 130 northbound using the Maple Street exit.
- 4) With the approval of ZC-24-09/PDD 24-04 on March 4, 2025, 23.395 acres at the southwest corner of City Line Road and Maple Street have been removed from the previous boundaries of the PDD, removing the former single-family area and one of the commercial areas. The area that was removed is now part of a separate PDD in which a build-to-rent townhouse development will be constructed.

The revised version of the PDD development plan no longer contains the area at the southwest corner of City Line Road and Maple Street. The new PDD covers 32.84 acres, down from the 56 acres the previous version of the PDD covered. As such, the revised PDD no longer contains any single-family housing. The light-medium commercial and general commercial areas that were located along the south side of Maple Street east of Lincoln Lane in the past versions of the PDD are also removed with the loss of the area covered in PDD 24-04 from the Maple Mark PDD. The existing senior housing northeast of the intersection of Clearfork Street and Lincoln Lane remains, as does the planned second phase of the senior housing development, to be located immediately north of the existing housing, to be accessed from Lincoln Lane.

The general commercial area west of Lincoln Lane that was included in previous versions of the PDD returns to this version of the PDD with two significant changes:

- 1) The general commercial use is now expanded to include the "Travel Center" use, in the northern Section One-A. The Travel Center use is defined as having hospitality, fuel and service facilities, truck parking, restaurant and other food and beverage services, fuel pumps, and other retail shop offerings. The travel center use distinguishes itself from the previously-allowed gas station use by having truck parking. After discussions with City staff, elected officials and nearby residents, the proposed travel center use no longer allows for trucker-only facilities such as showers, beds, and eating facilities not open to the general public. The use still does allow for truck parking, however. In response to concerns from nearby residents, the applicant proposes requiring the truck parking area to be served cameras that will be placed between each parking space. Additionally the truck parking has been placed at the southern end of the travel center site, so it will not abut any residential areas. To meet the City's updated PDD standards, the PDD Plan includes a conceptual site plan set showing the layout of the proposed travel center site, including building elevations, location of two fuel canopies, landscaping and the location of both passenger vehicle and truck parking.
- 2) The overall traffic circulation layout of the PDD has been significantly altered to allow for direct entry to the site from SH 130/Cesar Chavez Boulevard. This driveway appears to be designed to access the Travel center parcel and the parcel immediately to the south, which is envisioned as a possible site for a hotel. This site access differs greatly from previous versions of the PDD, which did not have driveway access to SH 130 and instead were designed around the internal areas of the site being served by Lincoln Lane. This driveway entrance was granted by the TxDOT Bastrop office, who were unaware that the driveway location had not been approved in the existing and previous versions of the PDD. This proposed change not only significantly alters the overall vehicular circulation pattern for the development, it also creates a potential point of conflict

with the trail system along the east side of SH 130/Cesar Chavez. In the PDD drawing one can see that despite also having an east-west trail leg that connects Cesar Chavez to Lincoln Lane, the plan also shows the trail along Cesar Chavez continuing north towards Maple Street, crossing the proposed driveway entrance from Cesar Chavez. Staff does not recommend this potentially dangerous conflict for approval, instead recommending that the trail segment north of the driveway be relocated to the east side of Lincoln Lane. The applicant has opted to leave the trail in place north of the driveway entrance, stating that staff's preferred relocation of the trail is no longer possible due to the property on the east side of Lincoln Lane being removed from the Maple Park PDD. Staff believes that their preferred option could potentially be achieved in collaboration the owners of the One Living PDD on the east side of Lincoln Lane.

PLANNED DEVELOPMENT DISTRICT STANDARDS

In addition to the changes above, the PDD plan contains a separate document covering other standards for the proposed PDD. The document details the other standards as required in the City's PDD ordinance, including lighting, landscaping, building height, architectural, setbacks and other key factors. With very few exceptions, the standards other than allowing the Travel Center use are identical to City standards as seen in the CHB Commercial Heavy business and RHD Residential High Density Districts.

SURROUNDING LAND USES

	Existing Use	Zoning	Land Use Plan
North	Vacant land, junior high school	AO, PI	City Line District, Regional Corridor
East	Vacant land, single-family residential	PDD	City Line District, Regional Corridor/Mid-density Infill
South	Vacant land, scattered homes	AO	State Park District, Low Density Residential
West	SH-130, vacant land	AO	City Line District, Regional Corridor

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts must be the development plan. The proposed PDD revision arguably creates a higher-intensity use at the PDD's northeast corner, with the proposed location of a travel center in that area. This section of the PDD would be separated from existing neighborhoods and the nearby school by the rental housing development to be built along the west side of City Line Road.

ADEQUACY OF INFRASTRUCTURE: Access is available from Clear Fork Street, City Line Road, Maple Street, and Lincoln Lane, the internal street that is now under construction. The applicant is constructing Lincoln Lane to City standards. Utility lines and drainage facilities are in place, and sidewalks will be constructed as the individual phases of the subdivision are developed.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed mix of uses will likely add traffic on the abutting streets, but the amount has not been quantified through a traffic study. Since the proposed driveway entrance on SH 130/Cesar Chavez Boulevard only would serve northbound traffic, visitors to the Travel Center from southbound SH 130 would need to use Maple Street and Lincoln Lane, including track traffic. This could potentially be disruptive to the planned residential development to the east of Lincoln Lane as well as to Lockhart Junior High traffic during peak school traffic hours. Other impacts such as noise and night lighting would be expected to occur primarily in association with the proposed commercial uses on the west side of the development, along Cesar Chavez Parkway (SH-130) where it would potentially affect the planned residential development east of Lincoln Lane and the existing single-family neighborhood east of City Line Road. The included site plan shows several shade trees

planned along the western frontage of Lincoln Lane to soften the appearance of the travel center site and screen the truck parking area.

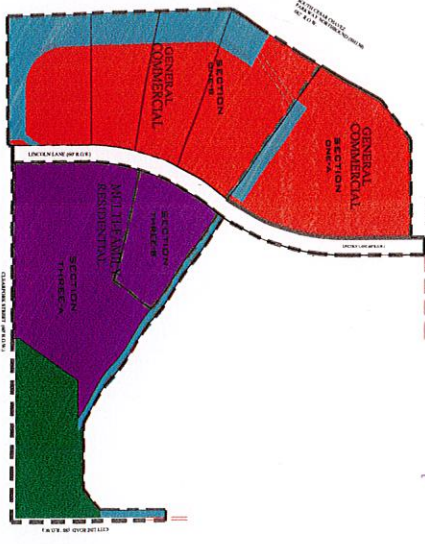
FORM AND CONTENT: The PDD development plan conforms to all minimum requirements for form and content requirements for a PDD submission.

CONSISTENCY WITH COMPREHENSIVE PLAN: The PDD development plan indicates a mixture of land uses, all of which are generally consistent with the City Line District and Regional Corridor area of the Future Growth Scenario map in the 2024 Lockhart Looking Forward Comprehensive Plan. Despite the general consistency with the plan, any proposed land use change should be evaluated for its impact on nearby residents, institutional uses, and other contextual factors. The major conflict with the current and previous iterations of City comprehensive Plans is the location of a major highway entrance that crosses a segment of the trail system that has long been planned. As stated elsewhere in this report, if the entrance from northbound SH 130 is to be included as proposed, staff recommends relocation of the segment of the trail north of the driveway entrance to avoid potentially dangerous interaction between cyclists and pedestrians and the truck traffic that would be entering the site from the freeway exit.

ALTERNATIVE CLASSIFICATIONS: The most obvious alternative classification would be to leave the existing PDD in place. Alternatively, rezoning to individual conventional zoning districts would potentially be possible for the commercial lots and multifamily residential area. The proposed travel plaza use would require an SUP if the proposed site of that use were to be zoned to Commercial Heavy Business.

RESPONSE TO NOTIFICATION: City staff and elected officials have been contacted numerous times regarding the project following a real estate sign stating that a travel plaza was coming to the site appearing in 2024. Several residents of the Meadows at Clearfork neighborhood have stated their objection to the travel plaza use in a location that is near both their neighborhood and Lockhart Junior High School, stating concerns over light pollution, noise, and criminal activity that could result from the use. This opposition to the project has included statements made during citizen comment items at City Council meetings.

RECOMMENDATION: City staff does not recommend approval of the changes to the Maple Park PDD as submitted, due to the conflict of the proposed driveway entrance with the planned trail along the east side the SH 130 access road. City staff also believes that the driveway entrance to the site along Cesar Chavez could be dangerous due to the short distance from the end of the Maple Street Exit ramp and the location of the driveway, especially since the site is being designed to attract 18-wheel trucks. While TxDOT approved the driveway permit for the entrance from SH 130, they stated that they did not take the types and mix of vehicles potentially entering the site into account. Similarly, the level of opposition that staff has received to the travel center use suggests that the part of the site at the corner of Maple Street and Cesar Chavez being developed as a convenience store/gas station as originally intended would have a much lower impact on the surrounding neighborhoods and schools.



LAND USE MAP AND DEVELOPMENT PHASE PLAN
 1" = 200'

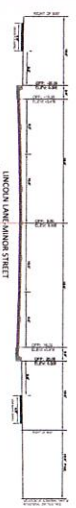
NOTES:

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TABLE 1: LAND USE TABLE MAPLE PARK PDD

USE	NUMBER OF LOTS (UNITS)	ACRES
GENERAL COMMERCIAL	5	17.61
MULTI-FAMILY RESIDENTIAL	2 (66 UNITS)	9.18
STORMWATER DETENTION/PARKLAND (LOT 2, SECTION THREE-A)	1	3.91
PUBLIC LAND DEDICATION:		
PUBLIC RIGHT OF WAY	LINCOLN LANE	2.14
TOTAL	8	32.84



PLANNED DEVELOPMENT DISTRICT (PDD) DEVELOPMENT PLAN
 SCALE: 1" = 100'

STREET LIGHT

HIKE AND BIKE TRAIL

SIDEWALKS

PAVEMENT

STORMWATER PONDS AND DRAINAGE BASINMENTS

GREENSPACE

MULTI-FAMILY RESIDENTIAL BUILDING

GENERAL COMMERCIAL

PARKLAND AND STORMWATER DETENTION

MAPLE PARK, PLANNED DEVELOPMENT DISTRICT STANDARDS

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INTRODUCTION

SUMMARY

PROJECT LOCATION AND DESCRIPTION

Maple Park is located within the western city limits of Lockhart, Texas at the intersection of SH130 and Maple Street. The northern corner of the site is located at the southeast intersection of Maple Street and South Cesar Chavez Parkway Northbound (SH130) and approximately 920-feet west from the intersection of Maple Street and City Line Road. The southeast corner of the site is located at the northwest intersection of Clear Fork Street and City Line Road. Refer to Appendix I for the location of Maple Park within the city of Lockhart.

For this PDD amendment refer to Appendix 3 for the PDD Development Plan, which shows the layout of the zoning districts described within this document. The project boundary is 32.84 acres as provided by metes and bounds description provided in Appendix 2 to this document. The Preliminary Plat, provided in Appendix 4, shows the lot layout of the 32.84-acre PDD, which consists of Section One-A and Section One-B for the General Commercial District, and, Section Three-A and Three-B for the Multi-family District.

SITE HISTORY

Prior to the development of Maple Park, the historical use of the property was primarily agricultural. The planned use of the property has been mixed use (commercial and residential) with PDD zoning approval by the Lockhart City Council on July 3, 2012. The PDD zoning for Maple Park currently consists of a boundary area of 56.29 acres, which has undergone several revisions with the last PDD zoning approval by City Council being August 6, 2019. Minor revisions were made to the PDD which were approved by the Lockhart Planning and Zoning Commission on January 22, 2020, which did not require a zoning amendment or approval by Lockhart City Council.

EXISTING USES/ZONING

The Maple Park Planned Development District is partially developed with multi-family residential apartment buildings for senior living located on Lot 1 of Section Three-A and an open space/regional stormwater detention area of Lot 2, Section Three-A. Lot 2 of Section Three-A is dedicated to the city of Lockhart.

SURROUNDING USES

The surrounding land is generally vacant (agricultural), residential or public institutional. North of Maple Street, the land area is vacant and used for agricultural

purposes; Northeast of the intersection of Maple Street and City Line Road is the location of the Lockhart High School ; East of City Line Road, the area is developed as a single-family residential subdivision; South of Clear Fork Street, the area is generally vacant and used for agricultural or single-family home; South Cesar Chavez Parkway Northbound (SH130) is located on the West of the property.

DEVELOPMENT PLAN

LAND USE PLAN

PROPOSED USES AND DENSITY

Maple Park is a 32.84-acre mixed use development featuring General Commercial development on the west side along South Ceasar Chavez Parkway Northbound (SH130) and Multi-Family Residential development located at the east side of Lincoln Lane. Maple Park is split by Lincoln Lane, a minor commercial street. Refer to Appendix 3 for the PDD Development Plan.

Table I, Land Use Table, Maple Park PDD (provided below) lists the anticipated number of dwelling units and anticipated gross acreages by base zoning district and land use category.

TABLE I, LAND USE TABLE, MAPLE PARK PDD		
USE	NUMBER OF LOTS (UNITS)	ACRES
GENERAL COMMERCIAL	5	17.61
MULTI-FAMILY RESIDENTIAL	2 (86 UNITS)	9.18
STORMWATER DETENTION/PARKLAND (LOT 2, SECTION THREE-A)	1	3.91
PUBLIC LAND DEDICATION:		
PUBLIC RIGHT OF WAY	LINCOLN LANE	2.14
TOTAL:	8 (86 UNITS)	32.84

PHASING PROGRAM

The development of the PDD relies on the installation of the public infrastructure to service the property such as water, wastewater, roadways, and electricity. The water and wastewater utility has been installed for the project and the next phase of the project will consist of the installation of the following public improvements to include the construction of Lincoln Lane, the underground electrical distribution, and stormwater drainage infrastructure and detention. After the public installation is accepted by the city of Lockhart, development platting can occur then building permits can be issued for the current projects in Section One-A and Section Three-B. Site development is generally not phased since the lots are purchased by developers and owners of differing entities. In tandem with the construction of the public improvements, the SH130 driveway access will be constructed to TXDOT and SH130 Concession Company requirements. This SH130 driveway is a secondary access point to Section One-A and One-B.

BENEFITS AND ADVANTAGES

Maple Park is a neighborhood plan with interconnecting sidewalks, as well as hike and bike trails that connect to open spaces and commercial uses located within the district for the enjoyment of the community.

The current proposed PDD plan includes additional restrictions and requirements, above normal commercial zoning. By adding these additional restrictions and requirements it inherently makes the forthcoming lots and building designs superior. In addition, the plan has created parkland and green space for the city. The current owners within the PDD have made a monetary contribution to enhance the parkland areas and are extending the hike and bike trail to the parkland and adding additional sidewalks for enhanced pedestrian connectivity between the residential and commercial uses and the parkland.

The plan also includes constructing a new city street, Lincoln Lane. The roadway section of Lincoln Lane exceeds the city standard for a minor street, having a 60-foot wide right of way and a 40 foot wide travel section (back of curb to back of curb).

Finally, the plan adds a direct driveway connection to SH130 keeping highway traffic contained within the general commercial use areas along the highway and reducing traffic on city and residential streets.

SERVICES AND INFRASTRUCTURE

WATER AND WASTE WATER

In 2017, water and wastewater utilities were constructed for the development. The extension of wastewater was made to the existing city of Lockhart wastewater system located approximately 2,575 feet east of City Line Road on Clear Fork Street. A 12-inch wastewater main (oversized for future connection north of Maple Park) was installed along Lincoln Lane and parallel to the LCRA easement for a total length of 4,747 feet.

A 10-inch water main (1,586 feet) is located along Lincoln Lane connecting to a 12-inch main located at Maple Street and to an 8-inch main located within Clear Fork Street. The 8-inch main (1,355 feet) was constructed during the development of Section Three-A and connects to the 12-inch main located on City Line Road.

OTHER UTILITIES AND SERVICES

The electrical distribution for Section One-A, One-B, Three-A, and Three-B will connect to the underground electrical distribution system installed within the Lincoln Lane right of way. The construction of the electrical distribution will comply with the Construction Plans that were reviewed and approved by the City Engineer on September 4, 2024.

STORMWATER DETENTION

Stormwater detention facilities are provided regionally. The stormwater detention facilities are designed to conform to the City of Lockhart drainage and flood control ordinance, Chapter 22.

Section One-A and One-B: Stormwater detention facilities are provided in drainage easements located within the Sections as defined by recorded plat and separate instrument. The stormwater detention is designed for the following impervious condition of each lot as follows:

- a. Lot 1, Block 1, Section One-A = 4.46 acres
- b. Lot 1, Block 1 Section One-B = 1.46 acres
- c. Lot 2, Block 1 Section One-B = 1.27 acres
- d. Lot 3, Block 1, Section One-B = 1.50 acres
- e. Lot 4, Block 1, Section One-B = 2.23 acres
- f. Lot 1, Block 1, Section Three-B = 0.35 acres (partial lot development)

Section Three-A and Three-B: Stormwater detention facilities are provided in Lot 2, Section Three-A. The stormwater detention is designed for the following impervious conditions as follows:

- a. Section Three-A and Three-B = 4.03 acres
- b. Additional Impervious Cover from Adjoining Property located North the Lot 2, Section Three-A = 14.27 acres (proposed with additional stormwater detention required)

TRANSPORTATION

- Circulation of traffic via primary access will occur via Lincoln Lane for Section Three-B, Section One-A and Section One-B.
- Circulation of traffic via secondary access will occur onto Lincoln Lane for Section Three-A.
- Circulation of traffic via secondary access will occur via the SH130 major commercial driveway access for Section One-A and Section One-B.
- Circulation of traffic to the SH130 major commercial driveway from Section One-A, will occur via a shared access easement located within Section One-B.

STREET DESIGN

- All public streets built within the Maple Park PDD shall be built to the City of Lockhart Construction Standards in effect on the submittal date of this PDD. The construction of Lincoln Lane will comply with the Construction Plans that were reviewed and approved by the City Engineer on September 4, 2024.
- Regarding the shared access easement located on Section One-B, providing access to Section One-A, the access will be constructed to meet the geometric design criteria of projected vehicle types and trips generated by the use. The pavement section will be

designed per the recommendations of a geotechnical engineer. The easement will be maintained by the owner of Section One-A.

- Private access, driveways, and parking lots shall be constructed and maintained per the owner and/or developer's requirements. Developments will allow for public access via fire lanes required by the International Fire Code or Building Code.

MAINTENANCE OF STREETS AND COMMON AREAS

- Lincoln Lane is a public street and will be maintained by the city of Lockhart.
- Lot 1, Section Three A is an open space/parkland/regional stormwater detention facility dedicated to the city of Lockhart and maintained by the city of Lockhart.
- Drainage easements located in Section One-A and One-B are recorded by separate instruments by the property owners and will be maintained by the city of Lockhart.
- The shared access easement on Lot 4, of Section One-B shall be maintained by the lot owners of Section One-A and Section One-B.

DEVELOPMENT REQUIREMENTS

PURPOSE AND INTENT

The requirements of the development serve as the primary mechanism for implementation of the land uses for Maple Park PDD. The regulations contained herein provide an appropriate degree of flexibility to anticipate future needs and compatibility among land uses. For this PDD, specific development standards are established for the General Commercial and Multi-Family Residential base zoning districts.

GENERAL PROVISIONS

All construction and development within the PDD shall comply with the applicable provisions of the City of Lockhart Codes and Construction Standards as of the submittal date, except as modified within this PDD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understood in the PDD, then those regulations and standards of the city of Lockhart that are applicable for the most similar issue, condition, or situation shall apply as determined by the Lockhart Planning Director.

The PDD may be amended by the same procedure as it was adopted by ordinance or as otherwise allowed within this PDD. Each amendment shall include all sections or portions of the PDD that are affected by the change.

Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the PDD, it shall be the duty of the City of Lockhart Planning Director to determine if said use is (a) consistent with the intent of the zone; and (b) compatible with other listed permitted uses.

At the time of site plan, construction plan, or building permit review, plans shall be submitted detailing building placement and other details, which must be in conformance with the PDD design guidelines, as applicable, for residential and/or commercial structures.

Land use designations have been assigned to each area identified on the PDD. Land use schedule provisions include land use designation, average density, maximum units and estimated gross acreages. To ensure the orderly growth of the community, land use areas within the PDD shall be developed within the dwelling counts allowed for each land use designation.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final access alignments and/or grading or hydrology hazards specified by the city of Lockhart will occur during the technical review in the platting process and shall not require an amendment to the PDD. Maximum dwelling unit counts will not thereby

be affected. The PDD residential dwelling unit maximum for the multifamily district shall be 86 dwelling units.

DEFINITIONS

Convenience Store: Drive-in convenience store and restaurant offering fuel services for both non-commercial and commercial vehicles with truck parking, located at such property, including, restaurant, food and beverage services facilities, fuel pumps, facilities for the storage and distribution of petroleum products, retail shops.

Senior Living: Age-restricted independent community living for seniors.

Submittal Date: January 25, 2024, the day the PDD application was originally submitted to the City for the current revision of the PDD.

Governing Development Regulations: Development of the Property shall be governed by :

- The Maple Park PDD Development Plan;
- the Maple Park PDD District Plan Standards document for the Property adopted in accordance with the Zoning Ordinance;
- The City of Lockhart's Codes and Regulations, dated January 25, 2024, as amended and in effect on the Submittal Date;
- construction plans and final plats for portions of the property that are approved from time to time by the City.
- If it is further agreed and understood that no ordinance or regulation adopted by the City after the Submittal Date shall in any manner impair the rights of the developers of Maple Park under this Agreement provided that (1) any ordinance or regulation exempted by Chapter 245 of the Texas Local Government Code may be enforced on the Property; and (2) ordinances or regulations adopted pursuant to a requirement of State or Federal law may be enforced on the Property.

GENERAL COMMERCIAL DISTRICT

Purpose

The General Commercial District is established to provide commercial uses at the SH130 side of the development. Businesses should use landscaping or other buffering techniques to minimize their impact on the adjacent uses.

General Commercial District: Permitting TXDOT, SH130 Concession Company, or LCRA

Individual owners of property within the Maple Park PDD shall be responsible for notifying state or utility entities regarding changes in use, new and/or revised improvements not covered by the existing permits or no objection letters currently issued. Current permits or “no objection” letters are as follows:

- Major Commercial access driveway On SH130 in Caldwell County located at TRM 0475 -0.166 issued by TXDOT (approved by SH130 Concession Company), July 2, 2024
- No objection letter dated June 28, 2024 concerning “Proposed stormwater line in the right-of-way of LCRA Transmission Services Corporation (LCRA TSC) Electric Transmission Line T601 Clear Fork to Lockhart, 69kV, Easement E00000183-97, Caldwell County, Texas.”

Authorized Uses

For the purposes of this PDD development plan, the land use labeled General Commercial shall mean the uses listed below:

Section One-A:

- Convenience store offering fuel services for both non-commercial and commercial vehicles, drive-in restaurant, drive-in convenience store, and truck parking.
- Uses listed in Section One-B

Section One-B:

- Hotel
- Eating establishments of any type, including on-premise consumption of alcoholic beverages.
- Restaurants and drive-in convenience stores which provide goods and services primarily within this district.
- Mixed-use building.
- Financial institution with drive-up service.
- Retail stores, including sales of vehicle fuel and/or alcoholic beverages.
- Warehousing for local sales and distribution.
- Self-storage warehouse facility.

Lot Development Standards

- Minimum Lot area = 6,000 sq.ft.
- Minimum Lot Dimensions (feet) Width/Depth = 60ft/100 feet
- Maximum Lot Coverage with Structures = 75%

- Minimum Building Setback from Property Line (feet) = Street (25 ft); Interior Side (5 feet); Corner Side (10 feet); Rear (20 feet)

Building Height and Design Requirements

The height of all buildings will not exceed 60 feet.

Off-street Parking Standards, Minimum Requirements:

- General parking standard, 1 per shift person plus 1 per each 300 sq.ft. of floor area
- Warehousing and Self-Storage: 1 space per 2,000 sq.ft. of Gross Floor Area; for office/professional spaces use general parking standard
- Hotel: 1.2 spaces per room

Signage

All signs shall comply with the City of Lockhart Sign Ordinance

Additional Development Standards concerning Lot 1, Section One-A

- Maximum Parking Spaces: The property shall have no more than fifteen (15) designated parking spaces suitable for 18-wheeler trucks. There will be no paid parking provided at this location at any time.
- Security Cameras: Security cameras must be installed and maintained between the truck parking spaces to ensure safety and surveillance.
- Prohibition of Showers: No shower facilities shall be permitted on the property.
- Prohibition of Lounge Areas: No lounge or rest area facilities for truck drivers shall be constructed or operated on the property.

LANDSCAPING – Bonus Features:

- Integrated planter or wing-walls that incorporate landscape or seating areas.
- Architectural feature: Decorative tile work integrated into each exterior wall facing an abutting street.
- The use of at least two different finish materials on all exterior walls visible from any abutting street, whereby each material covers at least 30 percent of the visible wall area, excluding the cumulative area of windows and doors.
- There will be one or more outdoor courtyards or patios containing seating facilities and one or more amenities such as landscaping, shade, arbor, or fountain.
- All parking lots located no closer to any abutting street than any wall of the main building.
- At least ten percent of the site area landscaped with vegetative groundcover or xeriscaping, where the site area is defined as the lot or parcel, or portion thereof within the boundary of the developed area, as indicated on the site plan for the use or uses receiving bonus feature credit.
- If the owner is not required to place the screening walls, then the owner will adhere to the following requirement: Evergreen shrubbery having a mature height of at least four feet, landscaped earth berm, decorative wall, or a combination thereof, at least four feet high as measured from the parking lot surface, and having an opacity of at least 60

percent, along the frontage of all parking lots abutting a street. Shrubbery may be at least three feet high when planted or, if irrigated, may be two feet high when planted.

Concept Plans, Section One-A

Concept plans for the development of Section One-A are provided in Appendix 5.

MULTI-FAMILY RESIDENTIAL DISTRICT

Purpose

The Multi-Family Residential District of this PDD is intended for the development of apartments for senior living on Lot 1, Section Three-A and Lot 1, Section Three-B

Multi-family District: LCRA, No Objection

Individual owners of property within the Maple Park PDD, Multi-Family Residential District shall be responsible for notifying state or utility entities regarding changes in use, new and/or revised improvements not covered by the existing permits or no objection letters currently issued. Current permits or “no objection” letters are as follows:

- No objection letter dated January 29, 2020 concerning “Proposed water utility line, drainage channel and storm water culvert pipes in the right-of-way of LCRA Transmission Services Corporation (LCRA TSC) Electric Transmission Line T601 Clear Fork to Lockhart, 69kV, E00000183-97, Caldwell County, Texas”
- No objection letter dated June 27, 2024 concerning “Proposed pedestrian trail, parking, drive aisle, grading, fire lane signs and landscaping in the right-of-way of LCRA Transmission Services Corporation (LCRA TSC) Electric Transmission Line T601 Clear Fork to Lockhart, 69kV, Easement E0000183-97, Caldwell County, Texas.

Authorized Uses

Permitted uses include multi-family apartments for senior living.

Lot Development Standards

1. Minimum Lot area = 20,000 sq.ft.
2. Minimum Lot Dimensions (feet) Width/Depth = 160ft/126 feet
3. Maximum Lot Coverage with Structures = 50%
4. Minimum Building Setback from Property Line (feet), as follows:
 - a. Lot 1, Section Three-A: front = 20 feet; rear= 20 feet; and street side at (Lincoln Lane) = 15 feet, and side (without street) = 15 feet.
 - b. Lot 1, Section Three-B: front = 15 feet; rear= 25 feet; and side = 15 feet at south and 20 feet at north.

Building Height and Design Requirements

The height of all buildings will not exceed 60 feet.

Off-street Parking Standards

Section Three-A: 85 parking spaces for 56 multifamily units; 10 spaces for the clubhouse, for a total of 95 proposed spaces per Special Exception approved by the Lockhart Zoning Board of Adjustment, October 7, 2019.

Section Three-B: Parking Standards are provided below:

<i>PARKING NOTE</i>	
<hr/>	
<u>REQUIRED PARKING</u>	
30 UNITS @ 2 STALLS PER UNIT	= 60 SPACES
1 ADDITIONAL STALL PER 4 UNITS	= 8 SPACES
	<hr/>
	TOTAL REQUIRED = 68 SPACES
<u>PROVIDED PARKING</u>	
STANDARD	= 62 SPACES
ACCESSIBLE	= 6 SPACES
	<hr/>
	TOTAL PROVIDED = 68 SPACES
*ALL PARKING SHALL BE UNCOVERED	

Signage

All signs shall comply with the City of Lockhart Sign Ordinance

Concept Plans, Section Three-B

Concept plans for the development of Section Three-B are provided in Appendix 6.

NON-RESIDENTIAL STANDARDS APPLICABLE TO BOTH DISTRICTS

All non-residential development sites and enclosed buildings (other than residential dwellings and residential or agricultural accessory buildings) in Maple Park are subject to the city of Lockhart appearance standards (Section 64-203, Nonresidential appearance standards) for outdoor site development and exterior building design in effect on the date of approval of this PDD development plan. If there are two or more buildings on the same site, their appearance should be consistent regarding these features. Buildings 300 square feet or less in gross floor area are exempt from these standards.

HIKE AND BIKE TRAIL STANDARDS

All hike and bike trails shall be constructed per the city of Lockhart Construction Standards. The following public hike and bike trails will be constructed within the Maple Park PDD:

A TEN-FEET WIDE PUBLIC HIKE AND BIKE TRAIL SHALL BE CONSTRUCTED BY THE SUBDIVIDER, PRIOR TO RECORDATION OF THE FINAL PLAT AS FOLLOWS:

(A) ALONG THE SOUTH CESAR CHAVEZ PARKWAY NORTHBOUND FRONTAGE OF SECTION ONE-B, AS SHOWN ON THE PLANNED DEVELOPMENT DISTRICT PLAN DRAWING; AND

(B) IN OTHER LOCATIONS (EXCEPT FOR SECTION ONE-A), AS ILLUSTRATED BY EASEMENT ON THE PRELIMINARY PLAT AND PDD DEVELOPMENT PLAN DRAWINGS, EXCEPT WHERE ALREADY CONSTRUCTED.

A TEN-FEET WIDE PUBLIC HIKE AND BIKE TRAIL SHALL BE CONSTRUCTED ALONG THE SOUTH CESAR CHAVEZ PARKWAY NORTHBOUND FRONTAGE OF SECTION ONE-A AS SHOWN ON THE PLANNED DEVELOPMENT DISTRICT PLAN DRAWING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON THE LOT. A PUBLIC ACCESS EASEMENT SHALL BE ADDED TO THE LOT OF SECTION ONE-A, SHOULD THE CONSTRUCTION OF THE HIKE AND BIKE TRAIL IN THE RIGHT-OF-WAY OF SOUTH CESAR CHAVEZ PARKWAY NORTHBOUND NOT BE FEASIBLE.

STREET STANDARDS

All public streets built within the Maple Park PDD shall be built to the City of Lockhart Construction Standards in effect on the submittal date of this PDD.

Regarding the shared access easement located on Section One-B, providing access to Section One-A, the access will be constructed to meet the projected vehicle types and quantities and will be designed per the recommendations of a geotechnical engineer. The easement will be maintained by the lot owners of Section One-A and One-B.

Private accesses, driveways, and parking lots shall be constructed and maintained by the owner and/or developers requirements. Developments will allow for public access via fire lanes required by the International Fire Code.

PUBLIC SIDEWALK REQUIREMENTS

All sidewalks shall be constructed per the city of Lockhart Construction Standards. The following public sidewalks will be constructed within the Maple Park PDD:

- A four-foot-wide (minimum) public sidewalk shall be constructed along the Maple Street frontage of Lot 1, Block 1, Section One-A, between Lincoln lane and South Cesar Chavez Parkway Northbound, by the lot owners, prior to issuance of a certificate of occupancy for any structure on each lot.
- A four-foot-wide public sidewalk shall be constructed along both sides of Lincoln Lane, except where there will be a hike and bike trail as shown on the Planned Development District Development Plan drawing, by individual lot owners, prior to issuance of a certificate of occupancy for any structure on each lot.

LIGHTING STANDARDS APPLICABLE TO BOTH DISTRICTS

All proposed outdoor lighting shall be dark-sky compliant and comply with the City of Lockhart Code of Ordinances.

STORM WATER DRAINAGE

Drainage Plans and Reports for the development of each lot shall be prepared in accordance with the City of Lockhart drainage and flood control ordinance, Chapter 22 and Subdivision Regulations, Chapter 52, Section 52-80(b) Flood hazard. The finished floor elevation of each building will be a minimum of 1 foot above the highest adjacent curb or the finish grade of the ground surface at the perimeter of the building will have positive grade sloping away from the building (or shall be provided with drainage swale adjustment) such that the structure does not flood.

IMPLEMENTATION

PURPOSE

Development of Maple Park will be implemented in conformance with the regulations and guidance contained within the PDD Development Plan, the PDD Development Standards, the city of Lockhart Codes and Regulations, and other further agreements. This section outlines the procedures for administration of the provisions contained herein and the phasing plan for the development of Maple Park.

PHASING PROGRAM

The primary intention of a phasing program is to relate infrastructure requirements to site development. Phasing of the development of Maple Park is reliant on the installation of adequate infrastructure to serve the development.

The platting of the lots within Maple Park are dependent upon (1) the installation of the public improvements within the Lincoln Lane right of way to include roadway, electrical distribution, and drainage improvements; and (2) the installation of the stormwater detention facility defined by drainage easements identified on the Preliminary Plat and Final Plat within Section One-A and One-B. [The plans and final plat for the construction of these improvements by the Planning and Zoning Commission on October 9, 2024].

The platting of the lots within the General Commercial District is also reliant on the secondary access to South Cesar Chavez Parkway Northbound [The driveway permit for the construction of a Major Commercial access driveway approved by TXDOT and the SH130 Concession Company on July 2, 2024]

The Maple Park PDD allows for flexibility in project site development because the actual sequence of development may be affected by numerous factors not now predictable including modifications to the Land Use due to final engineering processes, owner preferences/requirements or changes in the economy or market.

GENERAL ADMINISTRATION AND AMENDMENTS

The PDD shall be administered and enforced by the City of Lockhart Planning Department, in accordance with the provisions of the City of Lockhart Codes and Regulations. If there is a conflict in city ordinances, Section 64-199(g) will apply.

In addition to the administrative amendments or changes allowed by the city of Lockhart Codes and Regulations, the following changes to explicit provisions in the Maple Park PDD may be made administratively by City Staff, subject to appeal to the Planning and Zoning Board and, subsequently, the City Council:

- The addition of new information to the Maple Park PDD maps or text that does not change the effect of any regulations or guidelines.
- Changes to the community infrastructure, i.e., drainage, water or wastewater systems, which do not have the effect of increasing or decreasing capacity in the Maple Park PDD area or substantially changing the PDD Development Plan.
- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly list as permitted.

The PDD shall be implemented through the submittal, review, and approval of plats, site construction plans, and building permits. These permit applications shall be considered for approval subject to conformance with the City of Lockhart Codes and Regulations, the PDD Development Plan, and The PDD Development Standards.

All proposed projects within the Maple Park PDD shall be required to have an administratively approved site plan and recorded final plat prior to issuance of building permits or concurrent with subdivision construction, specific use permits or any other permit for the property. The site plan review procedure is necessary for the following reasons:

- To ensure consistency with the Maple Park PDD and all implementing ordinances
- To promote the highest contemporary standards of the site
- To adapt to specific or special development conditions that occur from time to time while continuing to implement the Maple Park PDD and Development Standards.
- To facilitate complete documentation of land use entitlements authorized and the conditions pertinent thereto.
- To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

Site construction plans and drainage report will be submitted for the site development application for City review and comment.

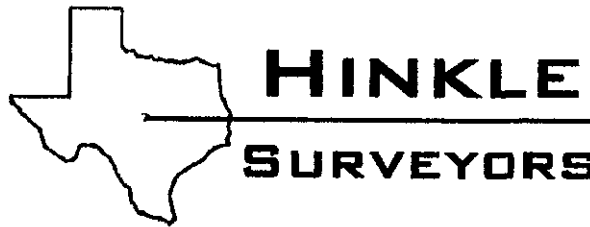
Applicants should ensure that they have obtained a copy of the Maple Park PDD and Development Standards.

Upon determination by the Planning Director that a site plan complies with the provisions of the Maple Park PDD and Development Standards, City staff shall issue the building permits in accordance with the approved site plan.

Major, non-exempt, amendments to the Maple Park PDD and development Standards may be accomplished as necessary in the same manner it was adopted by ordinance.

APPENDIX 1
SITE LOCATION MAP

APPENDIX 2
LEGAL DESCRIPTION
MAPLE PARK PDD



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Francis Berry Survey A-2 and being also a part of a tract of land called 56.691 acres and conveyed to Manumit Investment Group, LLC., Instrument #122814, #122815 and #122816 of the Official Public Records of Caldwell County, Texas and further described in Volume 411 Page 823 of the said Official Public Records and being also all of a tract of land called 6.030 acres and conveyed to Fortune Four Investment, LLC by deed recorded in Instrument #2023-007984 of the said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found in the South corner of the above mentioned 56.691 and the apparent NW line of a tract of land called 2 acres and conveyed to Leonard Scott by deed recorded in Volume 196 Page 269 of the Deed Records of Caldwell County, Texas and in the apparent East corner of a tract of land called 50 acres and conveyed to Leonard Scott by deed recorded in Volume 204 Page 362 of the Deed Records of Caldwell County, Texas for the South corner this tract.

THENCE N 31 degrees 24 minutes 41 seconds W with the SW line of the said 56.691 acre tract and the apparent NE line of the above mentioned 50 acre tract 808.44 feet to a concrete monument found used for basis of bearing (direct tie) in the apparent East corner of a tract of land called 26.502 acre tract and conveyed to The State of Texas by deed recorded in Volume 574 Page 631 of the said Official Public Records and in the South corner of a tract of land called 4.090 acres and conveyed to the State of Texas by deed recorded in Volume 572 Page 676 of the said Official Public Records (SH 130 ROW) for an exterior corner this tract.

THENCE over and across the said 56.691 acre tract and with the East and SE and NE lines of the above mentioned 4.090 acre tract (East Line of SH 130 ROW) for the following (4) four courses:

- (1) With a curve turning to the left having a radius of 5436.00 feet and an arc length of 620.50 feet and the chord of which bears N 00 degrees 53 minutes 47 seconds E 620.16 feet to a concrete monument found for the end of the said curve.
- (2) N 22 degrees 26 minutes 24 seconds E 172.48 feet to a concrete monument found for an angle point this tract.
- (3) N 59 degrees 50 minutes 33 seconds E 339.82 feet to a concrete monument found for an ell corner this tract.
- (4) N 30 degrees 09 minutes 27 seconds W 50.07 feet to a concrete monument found used for basis of bearing (direct tie) in the SE line of Maple Street and in the newly dedicated SE line of Maple Street for the most Northerly West corner this tract.

THENCE N 59 degrees 47 minutes 22 seconds E with the SE line of the newly dedicated Maple Street 60.01 feet to a capped 1/2" iron pin set for the North corner this tract.

THENCE in a Southeasterly direction for the following two (2) courses:

- (1) S 30 degrees 09 minutes 27 seconds E 282.95 feet to a capped 1/2" iron pin set in the PC of a curve.
- (2) With a curve turning to the right having a radius of 780.00 feet and an arc length of 461.28 feet and the chord of which bears S 13 degrees 12 minutes 56 seconds E 454.59 feet to a concrete monument found in the North corner of Maple Park Section Three-A as recorded in Plat Cabinet D Slide 30 of the Plat Records of Caldwell County, Texas for an ell corner this tract.

THENCE with the NE and NW lines of the said Section Three-A and over and across the said 56.691 acre tract for the following five (5) courses:

- (1) S 84 degrees 25 minutes 09 seconds E 873.03 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") for an angle point this tract.
- (2) N 59 degrees 55 minutes 27 seconds E 230.70 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") for an ell corner this tract.
- (3) N 15 degrees 01 minutes 53 seconds E 105.81 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") for an exterior corner this tract.
- (4) N 30 degrees 04 minutes 33 seconds W 224.68 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") for an exterior corner this tract.
- (5) N 59 degrees 55 minutes 27 seconds E 35.00 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") in the SW line of City Line Road for the most Easterly North corner this tract.

THENCE S 30 degrees 04 minutes 33 seconds E with the SW line of City Line Road 544.71 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") in the intersection of the SW line of City Line Road and the NW line of Clearfork Street and the SE line of the said 56.691 acre tract for the East corner this tract.



THENCE S 59 degrees 41 minutes 42 seconds W with the NW line of Clearfork Street and the SE line of the said 56.691 acre tract 1306.87 feet to a 8" treated fence post found in an ell corner of the said 56.691 acre tract and an exterior corner of the said Clearfork Street for an ell corner this tract.

THENCE S 29 degrees 50 minutes 05 seconds E with the SW line of the said Clearfork Street (a.k.a. Old Fentress Road) 15.19 feet to a 8" treated fence corner post found in the apparent North corner of the above mentioned Scott 2 acre tract and in an exterior corner of the said 56.691 acre tract for an exterior corner this tract.

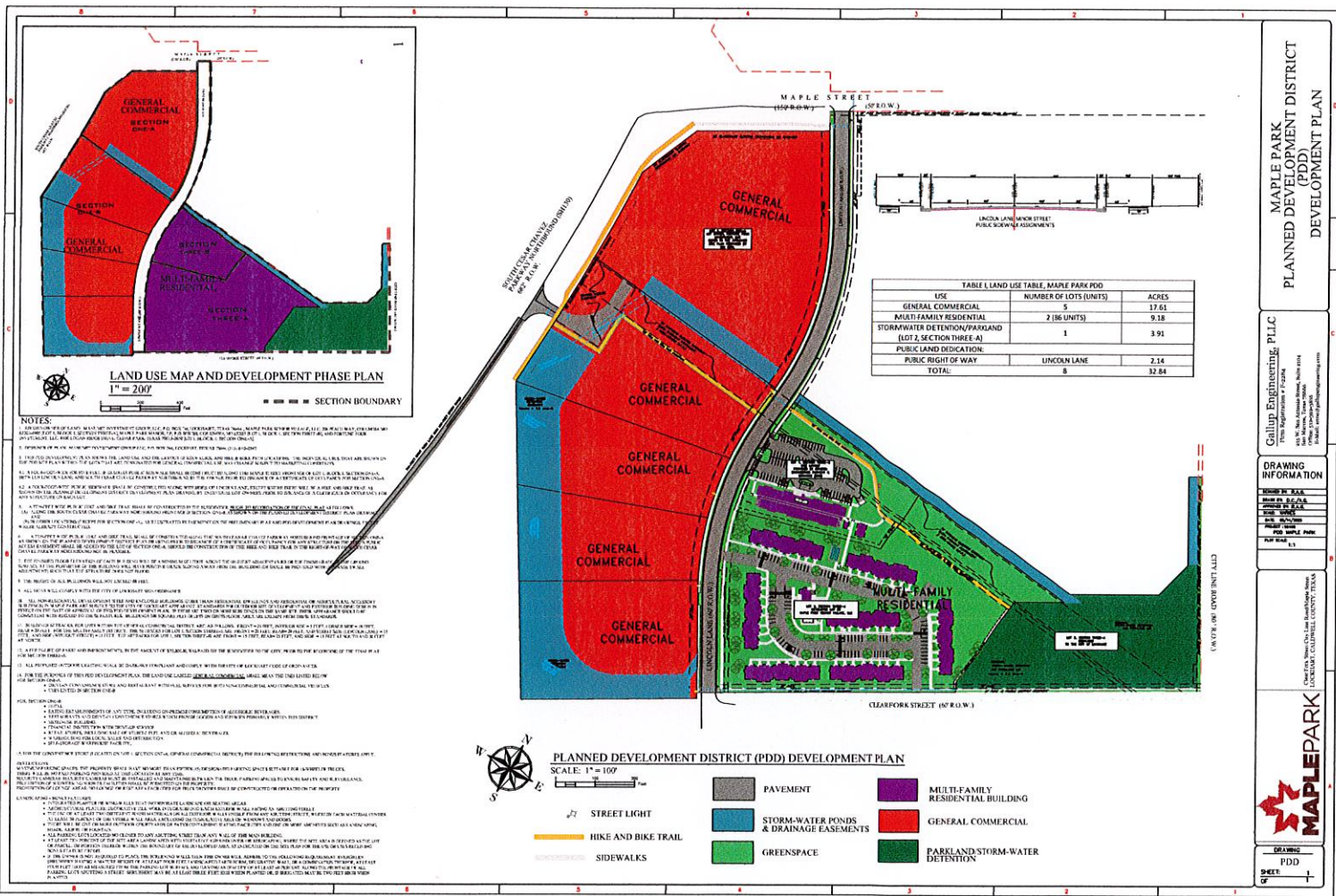
THENCE S 59 degrees 33 minutes 05 seconds W with the SE line of the 56.691 acre tract and the apparent NW line of the above mentioned Scott 2 acre tract 448.56 feet to the place of beginning containing **32.843 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on February 24, 2025. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



APPENDIX 3

MAPLE PARK PDD DEVELOPMENT PLAN



MAPLE PARK
PLANNED DEVELOPMENT DISTRICT
(PDD)
DEVELOPMENT PLAN

Gallup Engineering, PLLC
1000 West 10th Street, Suite 100
Bismarck, ND 58102
701.223.1234
www.gallupengineering.com

DRAWING INFORMATION
DRAWN BY: J. B. B. B.
CHECKED BY: J. B. B. B.
DATE: 10/1/2017
SCALE: AS SHOWN
SHEET: 1 OF 1

MAPLE PARK
PLANNED DEVELOPMENT DISTRICT
(PDD)
DEVELOPMENT PLAN
SHEET 1 OF 1

APPENDIX 4
PRELIMINARY PLAT

APPENDIX 5
MAPLE PARK, SECTION ONE-A
CONCEPTUAL PROJECT DESIGN DOCUMENTS

Pac-Clad
Metal Cladding Fascia
TERRACOTA



Pac-Clad
Metal Cladding Fascia
SIERRA TAN



Pac-Clad
Metal Cladding Fascia
ALMOND



Pac-Clad
hor. metal siding
SILVER



Pac-Clad
Metal Cladding &
Column Cover
TAN TIMBER



Pac-Clad
Modular panels

Regal White (New)



Copper Penny



Pac-Clad
Modular panels

Clear Anodized



Copper Penny



**KUDOS CONVENIENCE STORE
BUILDING COLOR**

PAC-CLAD Modular Panel & Profile

PAC-CLAD Corrugated Panel & Profile

FLUSH PANEL

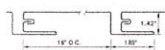
PAC-CLAD Flush Panel & Profile



MODULAR AL Metal Wall Panel & Siding Systems



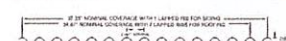
MATERIALS	MAXIMUM DIMENSIONS
3003 Aluminum	24" x 12" x .032"
3003 Aluminum	24" x 12" x .024"
3003 Aluminum	24" x 12" x .020"
3003 Aluminum	24" x 12" x .016"



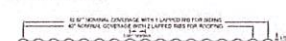
800 PAC-CLAD 1-800-CLAD-0000

© 2014 Exterior Associates

7/8" CORRUGATED



1/2" CORRUGATED



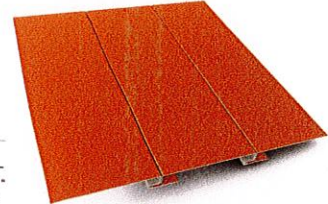
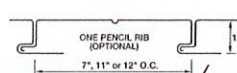
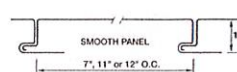
Notes: The 1/2" and 1/8" systems are not recommended for use in the same panel. If used, the 1/2" system should be used in the same panel. The 1/8" system should be used in the same panel. The 1/2" system should be used in the same panel. The 1/8" system should be used in the same panel.

MATERIALS

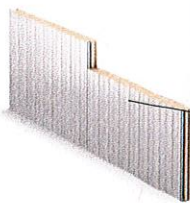
.032 aluminum	24 gauge steel
.040 aluminum*	22 gauge steel*

SPECS

7", 11", or 12" O.C. 1" High



PAC-CLAD Insulated Metal Wall Panel System



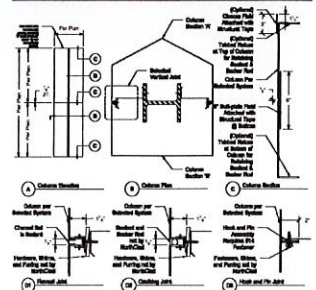
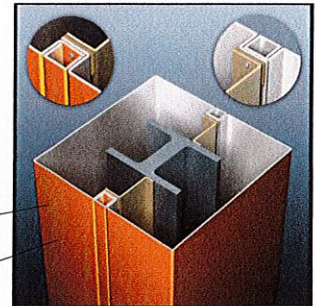
MESA-LDK

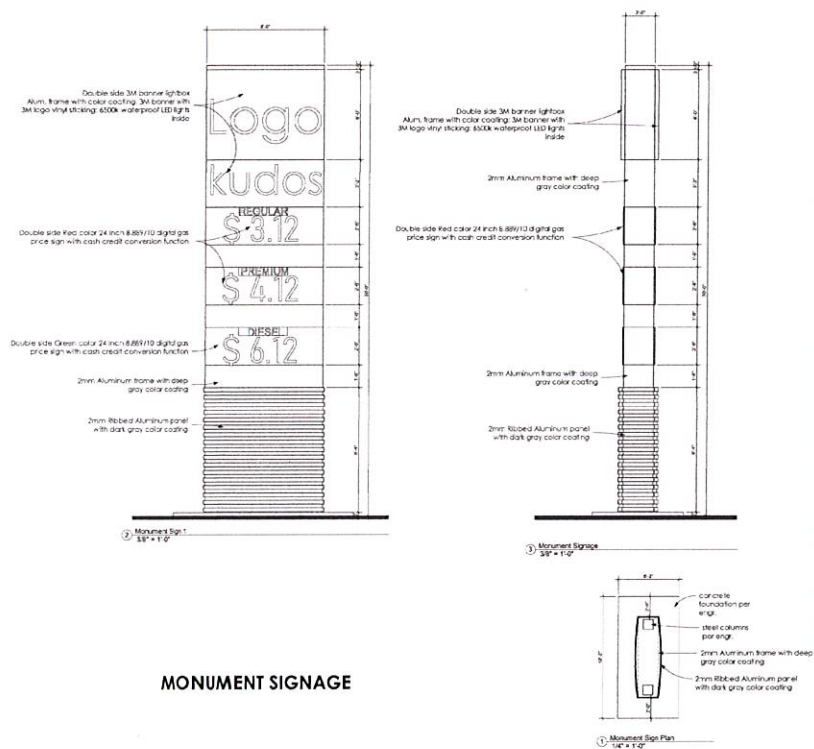
- Coverage width: 42-inch
- Thickness: 2, 2.5, 3, 4, 5, 6-inch
- Length: 8'-0" to 53'-0"
- Exterior gauges: 23, 24, 22
- Interior gauge: 26



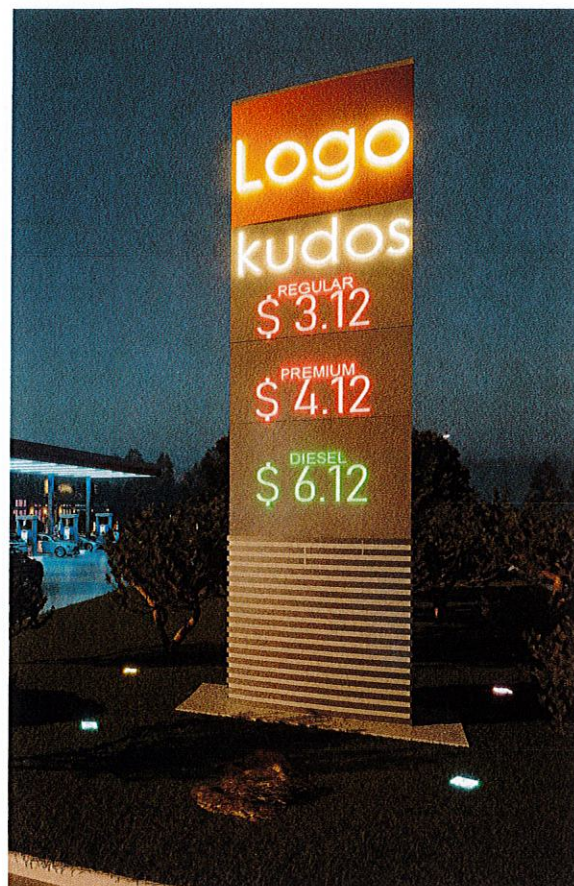
KUDOS CONVENIENCE STORE MATERIAL LIST & PHOTOS

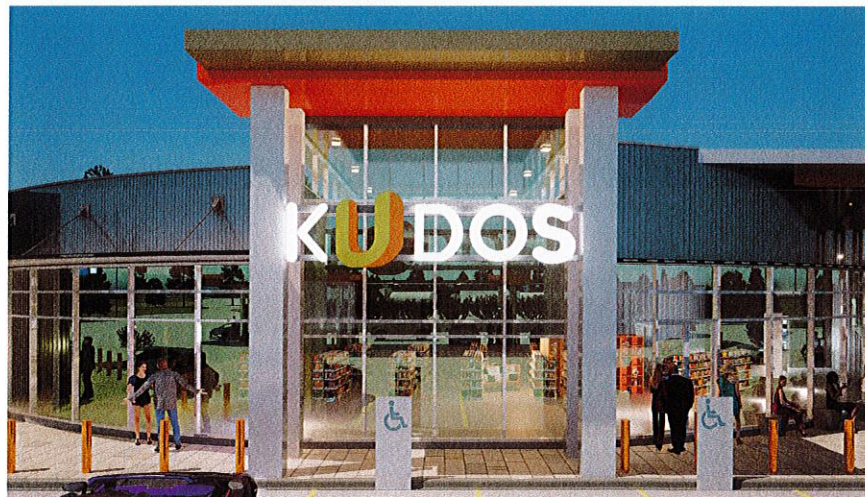
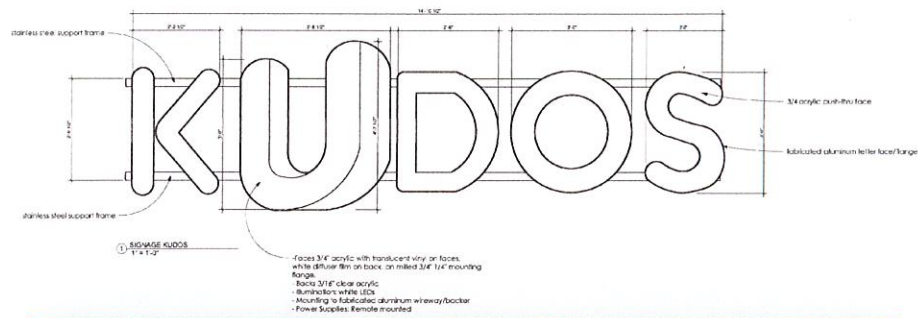
PAC-CLAD Column Cover & Detail





MONUMENT SIGNAGE





KUDOS BUILDING SIGNAGE

Landscape Requirements & Tabulations

Vicinity Map



Plant List

Ref	Qty	Common Name	Botanical Name	Size	Details	Remarks
01	2	Cedar Elm	Ulmus crinitata	2" Cal.	8'-10' Ht.	4" width Full, Symmetrical, Uniform Height and Spread
04	4	Grape Hyacinth	Lepidodermis indica	38 Gal.	6'-7' Ht.	4" width Full and Symmetrical
05	140	Green Cloud Sage	Leucophyllum frutescens	5 Gal.	1'-2' Ht.	4" width Full and Symmetrical, 40" x 40"
06	3	Live Oak	Quercus virginiana	2" Cal.	8'-10' Ht.	4" width Full, Symmetrical, Uniform Height and Spread
07	8	Mexican Sycamore	Platanus mexicana	2" Cal.	8'-10' Ht.	4" width Full, Symmetrical, Uniform Height and Spread
08	4	Mountain Oak	Quercus polymorpha	2" Cal.	8'-10' Ht.	4" width Full, Symmetrical, Uniform Height and Spread
09	24	Red Bud	Cercis canadensis	38 gal.	5'-6' Ht.	4" width Full, Symmetrical, Uniform Height and Spread
10	57	Thymus	Thymus	5 Gal.	1'-2' Ht.	4" width Full and Symmetrical
11		Steel Edging				1" x 4" x 8" Recess Steel Edging
12		Common Bermuda				

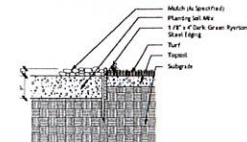
Required Landscape Area

(Min. Safety Requirements)

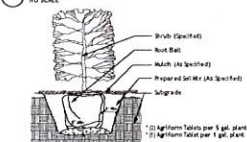
Total Lot Area	261,427 sq. ft.
10% Required Landscape	26,143 sq. ft.
Hydrated Mulch	5,301 sq. ft.
Decomposed Granite	4,201 sq. ft.
Grass (Grass)	1,641 sq. ft.
Square Footage of Landscape Provided	11,143 sq. ft.
Percentage of Landscape Provided	42.6%

For the convenience of any construction contractor, Contractor shall verify that existing location is correct and that any underground utilities are marked and located prior to any excavation. CALL 800-485-7329 for more information. The information shown on this plan has been provided by the Owner, Architect, or Civil Engineer. C2 Landscape, Inc. is not responsible for the accuracy of this information and is using the information provided to prepare this Landscape Plan.

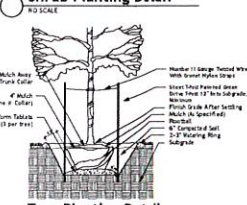
The Landscape Contractor shall verify all species of plants and quantities shown on the plan and is responsible for including in the site plan, planting, or installation of all items shown. Any errors on the plan, or quantities should be brought to the attention of the Landscape Architect for the Contractor prior to installation of any item.



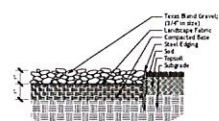
Steel Edging Detail



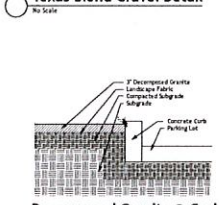
Shrub Planting Detail



Tree Planting Detail



Texas Blend Gravel Detail



Decomposed Granite @ Curb Detail

General Notes

1. All quantities shown on plans to be verified by Landscape Contractor. Landscape Contractor shall be responsible for installing all landscape materials.
2. Landscape Contractor shall coordinate with the Landscape Plan and Specifications and shall be responsible for the requirements listed therein.
3. Landscape Contractor shall coordinate with the location of all water lines and irrigation lines and shall be responsible for the requirements listed therein.
4. All plants shall comply with the American Standard for Nursery Stock, by the American Association of Nurserymen, Inc.
5. All final grading and planting of the landscape shall be approved by the Landscape Architect prior to installation of any plants or soil. All grading and planting shall be completed by the Landscape Contractor. Erosion or damage to areas which may cause maintenance problems shall be corrected by the Landscape Contractor. Items shall be installed to 100% height and completed to 100% spread.
6. All plants shall be free of any insects, diseases and weeds to plants 2" below surface, which is or edging.
7. All plants shall be installed to a depth of 1" with 100% root material to 100% height and 100% spread.
8. All plants shall be installed to a depth of 1" with 100% root material to 100% height and 100% spread.
9. All plants shall be installed to a depth of 1" with 100% root material to 100% height and 100% spread.
10. Landscape Contractor shall maintain all trees, shrubs, grass and soil areas in a healthy state under the contract until acceptance by the owner. All tree maintenance period, after acceptance, shall be included in the contract.
11. Trees shall be watered 1 year from acceptance of contract. Shrubs and grasses shall be watered 1 month in the same period.
12. All container grown shrubs and grasses shall be healthy, vigorous, well-rooted and established in the container in which they are growing.
13. Landscape Contractor shall be provided throughout project and shall provide 100% coverage at all times for all items.

Hydrated Notes

1. Hydrated Notes
 - a. Item which has become wet, moldy and otherwise damaged in transit, or in storage will not be acceptable.
 - b. All grass seed shall be fresh, rich and green seed of the latest crop, mixed in the full range of proportionately weight and meeting the standard of standard pure live seed, purity and germination.
 - c. Items and shall have the following minimum ratios:
 - Summer Mix:
 - Quartzite Sand (100% Clean) 50%
 - Grass Seed 50%
 - Winter Mix:
 - Quartzite Sand (100% Clean) 50%
 - Grass Seed 50%
 - d. 100% Hydrated Notes shall be used for all items.
 - e. 100% Hydrated Notes shall be used for all items.
 - f. 100% Hydrated Notes shall be used for all items.
 - g. 100% Hydrated Notes shall be used for all items.
 - h. 100% Hydrated Notes shall be used for all items.
 - i. 100% Hydrated Notes shall be used for all items.
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 - m. 100% Hydrated Notes shall be used for all items.
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 - y. 100% Hydrated Notes shall be used for all items.
 - z. 100% Hydrated Notes shall be used for all items.

Lockhart C-Store

Lockhart, Texas 76044

down by one

checked by you

date: June 4, 2022

landscape notes & details

L.I.O

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 San Antonio, Texas 78202
 202.368.5454 tel
www.c2store.com

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are in higher prices for the
 January 10
 availability is
 date price 4.2022

disposition makes to details

L3.0

APPENDIX 6

MAPLE PARK, SECTION THREE-B

CONCEPTUAL PROJECT DESIGN INFORMATION

PROJECT DESIGN INFORMATION

NEW CONSTRUCTION: YES

ZONING: PDD

CODE:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2009 ACCESSIBILITY CODE ICC/ANSI 117.1
2018 IECC ENERGY CODE

OCCUPANCY GROUP: R-2

TYPE OF CONSTRUCTION: TYPE VA

BUILDING SUMMARY:

ONE (1) TOTAL BUILDINGS
HEIGHT: 35' - 2"

<u>SQUARE FOOTAGES:</u>	<u>GROSS</u> (COVERED)	<u>GROSS</u> (ENCLOSED)	<u>NET</u> (HEATED)
<u>APARTMENT BLDG</u>	27,819 S.F.	22,385 S.F.	1,467 S.F.
FIRST FLOOR	13,899 S.F.	11,187 S.F.	728 S.F.
SECOND FLOOR	13,920 S.F.	11,198 S.F.	739 S.F.

ENERGY CONSERVATION: SEE CODE REVIEW

UNIT SUMMARY: OVERALL UNIT TOTAL = 30

UNITS

TYPE "A" UNITS (5% OF TOTAL)	(1) UNIT - ONE BEDROOM
	(1) UNIT - TWO BEDROOM
H/MI UNITS (2% OF TOTAL)	(1) UNITS - ONE BEDROOM
<u>TYPE "B" UNITS</u>	(22) UNITS - ONE BEDROOM
	<u>(5) UNITS - TWO BEDROOM</u>
TOTAL UNITS	(30) UNITS

<u>SQUARE FOOTAGE:</u>	<u>GROSS</u>	<u>NET</u>
TYPE "A" - 1 BEDROOM	658 S.F.	608 S.F.
TYPE "B" - 1 BEDROOM	658 S.F.	608 S.F.
TYPE "A" - 2 BEDROOM	850 S.F.	792 S.F.
TYPE "B" - 2 BEDROOM	850 S.F.	792 S.F.
TYPE "B" - 2 BEDROOM (UNIQUE)	858 S.F.	803 S.F.

REFERENCE GOES FOR GENERAL NOTES

MATERIAL LEGEND

STUCCO	STUCCO
FACE BRICK	FACE BRICK
LINENOTE	LINENOTE
1" PREPARED FIBER LAF BOARD	1" PREPARED FIBER LAF BOARD
1/2" PREPARED FIBER LAF BOARD	1/2" PREPARED FIBER LAF BOARD
1/4" PREPARED FIBER LAF BOARD	1/4" PREPARED FIBER LAF BOARD
1/8" PREPARED FIBER LAF BOARD	1/8" PREPARED FIBER LAF BOARD
1/16" PREPARED FIBER LAF BOARD	1/16" PREPARED FIBER LAF BOARD
1/32" PREPARED FIBER LAF BOARD	1/32" PREPARED FIBER LAF BOARD
1/64" PREPARED FIBER LAF BOARD	1/64" PREPARED FIBER LAF BOARD
1/128" PREPARED FIBER LAF BOARD	1/128" PREPARED FIBER LAF BOARD
1/256" PREPARED FIBER LAF BOARD	1/256" PREPARED FIBER LAF BOARD
1/512" PREPARED FIBER LAF BOARD	1/512" PREPARED FIBER LAF BOARD
1/1024" PREPARED FIBER LAF BOARD	1/1024" PREPARED FIBER LAF BOARD
1/2048" PREPARED FIBER LAF BOARD	1/2048" PREPARED FIBER LAF BOARD
1/4096" PREPARED FIBER LAF BOARD	1/4096" PREPARED FIBER LAF BOARD
1/8192" PREPARED FIBER LAF BOARD	1/8192" PREPARED FIBER LAF BOARD
1/16384" PREPARED FIBER LAF BOARD	1/16384" PREPARED FIBER LAF BOARD
1/32768" PREPARED FIBER LAF BOARD	1/32768" PREPARED FIBER LAF BOARD
1/65536" PREPARED FIBER LAF BOARD	1/65536" PREPARED FIBER LAF BOARD
1/131072" PREPARED FIBER LAF BOARD	1/131072" PREPARED FIBER LAF BOARD
1/262144" PREPARED FIBER LAF BOARD	1/262144" PREPARED FIBER LAF BOARD
1/524288" PREPARED FIBER LAF BOARD	1/524288" PREPARED FIBER LAF BOARD
1/1048576" PREPARED FIBER LAF BOARD	1/1048576" PREPARED FIBER LAF BOARD
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C5 TRASH ENCLOSURE SECTION

(D4) MAINTENANCE SHED SECTION

(D3) MAINTENANCE SHED FLOOR PLAN

D1 MAINTENANCE SHED FRONT ELEVATION

C1 MAINTENANCE SHED SIDE ELEVATION

REF: TRASH ENCLOSURE ELEVATIONS

B3 TRASH ENCLOSURE SECTION 2

82 MONUMENT SIGN PLAN

A5 TRASH ENCLOSURE PLAN

A4 MONUMENT SIGN SECTION 2

A3 MONUMENT SIGN SECTION

A2 MONUMENT SIGN FRONT ELEVATION
 $34' \times 7.5'$

POINTS ISSUED
65,262% 100% CONSTRUCTION
TAKING INTO

 **rosemann
& Associates** INC.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Grand Boulevard
Suite 610
New York, NY 10017-1404
Tel: 212.672.1418
Fax: 212.672.1419
www.rosemann.com
25 Rosemann Lane, Suite 202
New York, NY 10017-1404

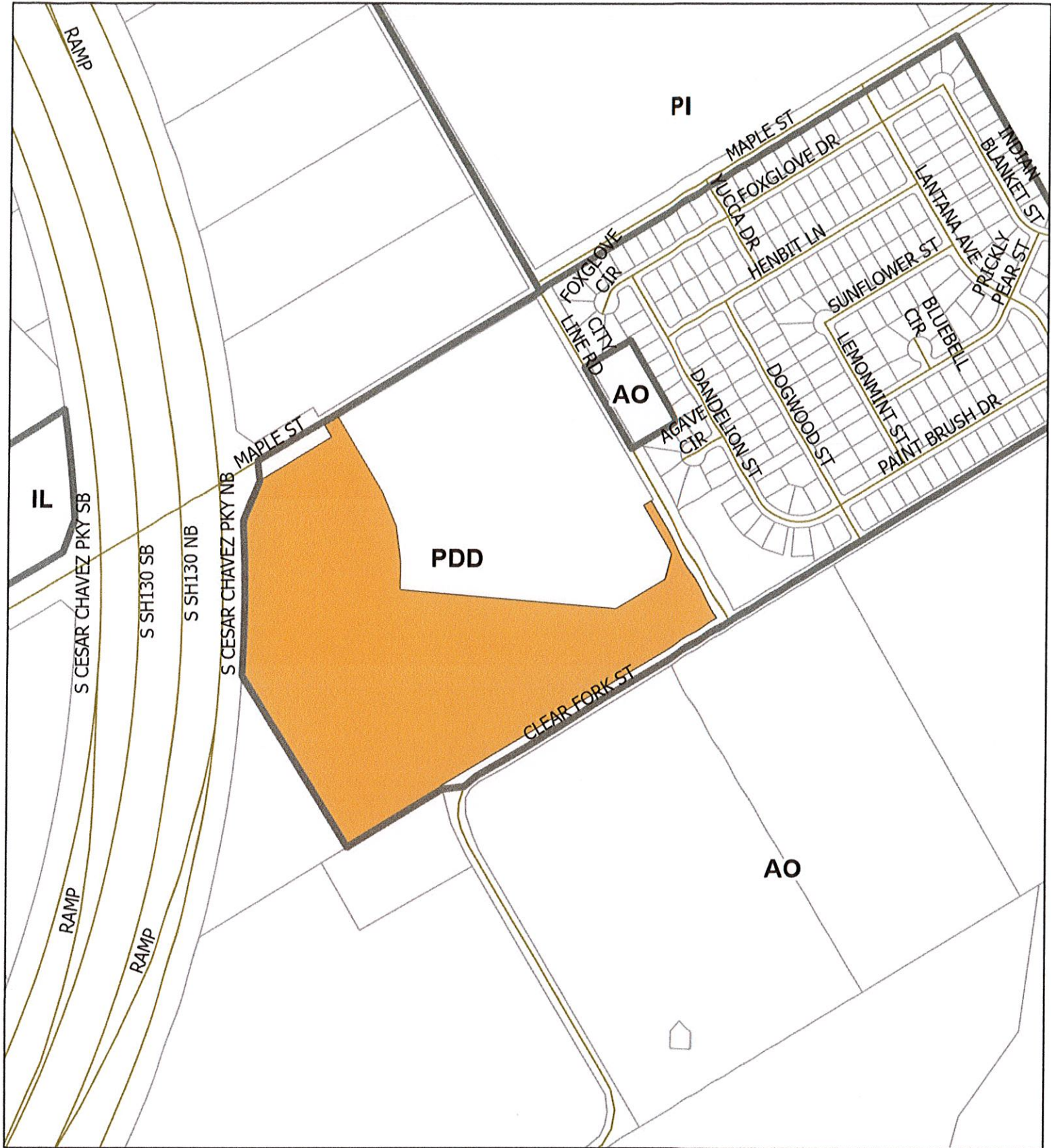
MAPLE PARK MANOR
LOCKHART, TX

SHEET TITLE
ARCHITECTURAL SITE AND NOTES

PROJECT NUMBER: 20031

SHEET NUMBER

AS-101



PP-24-01

*1300 - 1400 block Cesar Chavez Pkwy.
 2000 block Maple St.
 1900 - 2000 block Clear Fork St.*

MAPLE PARK



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 600'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW* CASE NUMBER: PP-24-01
REPORT DATE: June 17, 2025
PLANNING & ZONING COMMISSION DATE: June 25, 2025
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: Incorporation of Staff's review comments emailed to applicant on June 10, 2025 (enclosed), and adherence to PDD Development Plan

BACKGROUND DATA

ENGINEER: R. Anne Gallup, P.E., Gallup Engineering
SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors
OWNERS: Manumit Investment Group, LLC, Fortune Four Investment, LLC, Maple Park Senior Village, LLC, Maple Park Manor, LP, City of Lockhart
SITE LOCATION: 1300-1400 Block of South Cesar Chavez Parkway Northbound, 2000 Block of Maple Street, and 1900-2000 Block of Clear Fork Street
PROPOSED SUBDIVISION NAME: **Maple Park Planned Development**
SIZE OF PROPERTY: 32.84 acres
NUMBER OF LOTS: 8 total lots (5 general commercial lots, two multifamily residential lots, one parkland and stormwater detention lot, and one new street right-of-way (Lincoln Lane))
EXISTING USES OF PROPERTY: Multifamily residential, parkland and stormwater detention, and seasonal agricultural use
ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

BACKGROUND: In May 2012 the Commission approved PP-12-01, which was combined with a preliminary PDD development plan and different in layout from the currently proposed preliminary plat and PDD development plan. Subsequently, in June the Commission recommended approval of ZC-12-03 and PDD-12-01, which were the rezoning of the property from AO to PDD and the final PDD development plan. Those were then adopted by the City Council in July 2012. Following these approvals, the Commission approved FP-13-01 on February 13, 2013, which was the final plat of Section One of the proposed planned development district at that time. Since approval of both preliminary and final plats is valid for 12 months, those approvals expired before the construction of the subdivision improvements could be started. Subsequently, the owner reapplied for the same proposal in July 2014. The Commission approved both the preliminary plat (PP-14-01) for the entire development and the final plat (FP-14-04) for Section One on August 13, 2014. The zoning change and PDD development plan remained in effect from the previous proposal and did not have to be reconsidered with the plats. Subsequently, the owner later reapplied with a revised development configuration in May 2017 (PDD-17-01 and ZC-17-11), followed by yet another revised configuration in November 2017 (PP-17-04, PDD-18-01, and ZC-18-03). In June 2018, the owner applied to revise the configuration further, which divided Section Three into two subsections, Three-A and Three-B, requiring a new preliminary plat (PP-18-03). In May 2019, the owner proposed to divide Section One into two subsections, One-A and One-B, as well as the expansion of Section Three-A to include the parkland and stormwater detention area, requiring yet another new preliminary plat (PP-19-01). This proposal also

included the addition of two four-foot wide pedestrian paths within six-foot wide pedestrian access easements within Sections Two-B and Three-A, as well as the demarcation of a 53-foot by 53-foot area for parkland improvements on Lot 2, Block 1, Section Three-A. In addition, the hike/bike trail was relocated from the north side of the LCRA easement to the south side. In November 2023, the lot identified with the current proposal as Lot 1, Block 1, Section One-A was unlawfully sold by deed to the lot's current owner, prior to approval and recordation of a final plat. In March 2024, Lot 1, Block 1, Section Three-B was sold by deed to the current owner of that lot, also prior to approval and recordation of a final plat. Most recently, Sections Two and Four, which were proposed to contain single-family residential and commercial uses, were separated from the Maple Park Planned Development to become a new Planned Development, known as One Living (Case File #PP-25-01, PDD-24-04, and ZC-24-09). The One Living development includes two lots to each contain single-story multifamily residential rental uses. The Preliminary Plat for One Living was approved by the Commission in February 2025, the PDD Development Plan and associated Zoning Change was approved by the City Council in March 2025, and the One Living Final Plat is currently in the technical review stage.

CURRENT PROPOSAL: The applicant now proposes revisions to the most recently approved Planned Development District Development Plan, which necessitates a new Preliminary Plat. Those revisions include plans for a travel plaza on proposed Lot 1, Block 1, Section One-A; a new, direct driveway access from the South Cesar Chavez Parkway Northbound frontage road, shown within a shared access easement on the plat; relocation of a portion of the hike and bike trail along the frontage road around the shared access easement for safety reasons; and the removal of the former Sections Two and Four due to the new One Living Planned Development, as discussed above.

NEIGHBORHOOD COMPATIBILITY: The proposed One Living Planned Development, as well as Section Two of The Meadows at Clear Fork subdivision, are located to the east of the Maple Park development, with the Meadows at Clear Fork located across City Line Road. Maple Park is bordered on the southwest by a single-family residence, and to the south by mostly vacant land zoned AO (Agricultural-Open Space) and a single homesite. The subject property is bordered to the west by vacant land and South Cesar Chavez Parkway Northbound. To the north is the One Living property and a vacant parcel in seasonal agricultural use across Maple Street. Lockhart Junior High School is located in the vicinity, on the northeast corner of Maple Street and City Line Road. The greatest impact of the proposed development would be increased traffic on the abutting streets. Lincoln Lane, located within Section One-B, once constructed, will allow for traffic circulation throughout the development, including access for One Living, and will also provide a new connection between Maple Street and Clear Fork Street.

FORM AND CONTENT: Once Staff's final review comments are addressed (see Comments 1, 2, 4, 5, and 6 in the attached letter dated June 10, 2025), which is a recommended condition of approval, the preliminary plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: Once Staff's final review comments are addressed (see Comment 3 in the attached letter referenced above, pertaining to the needed improvements to Maple Street), and with adherence of the plat to the PDD Development Plan, both as recommended conditions of approval, the proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat for each phase, which is the next stage after the preliminary plat process. It should be noted that the final plat for Section Three-A has already been recorded, and that for Section One-B has been approved, but not yet recorded.

CONCURRENT VARIANCES REQUESTED: None

June 10, 2025

Jeffrey Pence
Manumit Investment Group, LLC
P.O. Box 746
Lockhart, TX 78644

Dear Mr. Pence:

Following a subsequent technical review of the revised layout of the Maple Park Planned Development Preliminary Plat and Subdivision Development Plan (Case File #PP-24-01), resubmitted on June 4, 2025, we have the following comments (note that some of the below comments also apply to the Planned Development District Development Plan):

- 1) **Use Types:** A new sentence should be added to the end of the setback note (Note 8), to read:
"The two districts specified above are shown on the Planned Development District Development Plan."
- 2) **Section Boundaries:** The section boundary for Section One-B should be revised to reflect the actual boundary of that section, as shown on the approved Maple Park Section One-B Final Plat (Lots 1 through 3, and the entirety of Lincoln Lane). It is presumed that what is currently shown as Lot 4, Section One-B would then be added to Section One-A. Section One-B was approved as three lots, plus the entirety of Lincoln Lane, as noted above, and did not include a Lot 4. What is now shown as Lot 4 can be added to the Section One-A final plat, when submitted, with the owners of both lots simply added to that plat. All references to Lot 4 on the current preliminary plat, including within the plat drawing, should be updated to include this lot as the new Lot 2, Block One of Section One-A. Please note that this lot need not be developed at the same time as Lot 1, Section One-A. Alternatively, this lot can be made a stand-alone lot in a new, separate section/phase. The lot cannot, however, be included within the already-approved Section One-B, as noted above, unless Section One-B is resubmitted as a new final plat that includes this lot. The reference to this lot as being located within Section One-B in the color drawing in the upper-left corner of the PDD Development Plan will also need to be updated in that document accordingly.
- 3) **Maple Street:** As discussed during our May 1, 2025 Teams meeting, that portion of Maple Street abutting the subdivision will need to be improved to City standards. A new plat note should be added, to state: "The subdivider shall improve that segment of Maple Street abutting the subdivision, between Lincoln Lane and South Cesar Chavez Parkway Northbound, to City standards, with acceptance by the City, prior to recordation of the Final Plat for Section One-A." Please note that there is no mechanism provided in the Subdivision Regulations for the

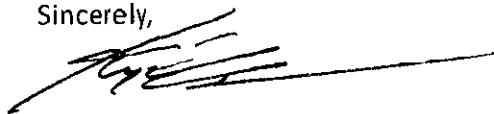
bonding of public improvements; refer to Subdivision Regulations Section 52-204 that requires the construction and acceptance of such improvements by the City, prior to recordation of a subdivision plat. The only provision that would permit bonding would be through a separate agreement with the City, such as a development agreement.

- 4) **Ownership (PDD Development Plan)**: Please correct the P.O. Box number of Maple Park Manor, the owner of the proposed Lot 1, Block 1, Section Three-B, in Note 1 of the PDD Development Plan, to 7688, as was corrected in the most recent version of the preliminary plat.
- 5) **Sidewalks**: Note 14.2 should be revised in its entirety to read as follows: "A four-foot-wide public sidewalk shall be constructed along both sides of Lincoln Lane, except where there will be a hike and bike trail as shown on the Planned Development District Development Plan drawing. The sidewalk along the west side of Lincoln Lane shall be constructed by individual lot owners, prior to issuance of a Certificate of Occupancy for any structure on each lot. The sidewalk along the east side of Lincoln Lane shall be constructed by individual lot owners at the time of construction of Lincoln Lane. The sidewalk along the Lincoln Lane frontage of Lot 2, Block 1, Section Three-A shall also be constructed at the time of construction of Lincoln Lane." In addition, Note 4.2 in the PDD Development Plan should also be revised in its entirety to read as above.
- 6) **Hike and Bike Trail**: The second line of Note 16 should be revised, as follows: "...district development plan drawing by individual lot owners, prior to issuance of a certificate of occupancy for any structure on each lot." At the beginning of the third line, lot should be lots, since Section One-A should contain two lots (see Comment 2, above). A new sentence should be added to the end of Note 16, to read: "The trail shall also be constructed in other locations, as illustrated by easement on the preliminary plat and pdd development plan drawings, except where already constructed." Note 15 can then be removed (re-number notes below it), since those details are all included in Note 16 (which becomes the new Note 15). In addition, Note 6 in the PDD Development Plan should also be revised to match the revised Note 16 in the preliminary plat, with Note 5 in the development plan to be removed (re-number notes below it), since those details are all included in Note 6 (which becomes the new Note 5).

When the above revisions have been completed, please provide a digital, .pdf version of both the Preliminary Plat and PDD Development Plan to me via email for review. Once we have confirmed that the revisions are complete, we will ask for 12 full-size paper copies of the revised plat and pdd development plan for the Planning and Zoning Commission meeting of June 25, 2025.

If you have any questions, please contact me by phone at 512-398-3461, Ext. 2400, or via email.

Sincerely,



Kevin Waller
Senior Planner

Cc: R. Anne Gallup, P.E., Gallup Engineering, PLLC; Jerry Hinkle, P.L.S., Hinkle Surveyors; Jay Remley, Manumit Investment Group, LLC; David Fowler, Planning Director

SUBDIVISION PLAT APPLICATION

CITY OF

Lockhart

TEXAS

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

APPLICANTS

SURVEYOR NAME Jerry Hinkle, R.P.L.S

DAY-TIME TELEPHONE 512-398-2000

E-MAIL contact@hinklesurveyors.com

ENGINEER NAME R. Anne Gallup, P.E.

DAY-TIME TELEPHONE 512-392-3816

E-MAIL anne@gallupengineering.com

OWNER NAME Manumit Investment Group, LLC

DAY-TIME TELEPHONE 239-272-8997

E-MAIL jpence@manumitig.com

ADDRESS Hinkle Surveyors

1109 S Main Street

Lockhart, Texas 78644

ADDRESS Gallup Engineering, PLLC

174 S. Guadalupe Street, Suite 204

San Marcos, Texas 78666

ADDRESS

P.O. Box 746

Lockhart, Texas 78644

TYPE OF APPLICATION (check all that apply)

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

PROPERTY

SUBDIVISION NAME MAPLE PARK

ADDRESS OR GENERAL LOCATION Southwest Intersection of Maple Street and City Line Road

LOCATED IN

☒ CITY LIMITS

☐ ETJ (COUNTY)

☒ PDD

TOTAL LAND AREA 32.84 ACRE(S)

PROPOSED NUMBER OF LOTS 8

ZONING CLASSIFICATION(S) PDD

PROPOSED USE OF LAND PDD

*1300 - 1400 Blk. Cesar Chavez Plank.
2000 Block Maple St.
1900 - 2000 Block. Cesar Chavez St.*

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 \$ 7,114 PAYABLE TO THE CITY OF LOCKHART
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

Preliminary Plat or Development Plat	\$1,500.00, plus \$100.00 per acre
Final Plat, Replat, or Resubdivision	\$1,000.00, plus \$100.00 per acre
Amending Plat, Minor Plat, or Minor Replat not requiring a public meeting	\$750.00, plus \$100.00 per acre
Subdivision Variance	\$750.00 per variance requested
Recording fee for Final Plat, Replat, Resubdivision, Amending Plat, Minor Plat, or Minor Replat	\$71.00 for the first sheet, and \$50.00 for each additional sheet (payable to the Caldwell County Clerk)

To the best of my knowledge, this application and associated documents conform to all requirements of the City of Lockhart Subdivision Regulations. By signing below I agree that if any part of this plat and/or associated construction plans is found to be incorrect, incomplete, or otherwise deficient with regard to applicable City standards, the deadline imposed by the Texas Local Government Code, Section 212.009, for approval or denial of the plat and/or associated construction plans by the City within 30 days of the date this application is deemed complete can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. I further agree that if any part of this plat and/or associated construction plans remains deficient at such time that the plat and/or associated construction plans cannot be approved prior to the expiration of the second 30 days, the plat or construction plans will be subject to denial by the approval authority. It is understood that I or another representative should be present at all public meetings concerning this application.

SIGNATURE Jeffrey L. Pence

PRINTED NAME Jeffrey L. Pence

DATE 1-25-04

TELEPHONE (239) 272-8997

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Walker RECEIPT NUMBER R01273938

DATE SUBMITTED 1/25/24 (revised configuration submitted 2/3/25) CASE NUMBER PP 24-01

DATE APPLICATION IS DEEMED COMPLETE 2/5/24

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

PLANNING AND ZONING COMMISSION MEETING DATE 6/25/25 DECISION _____

CONDITIONS (IF ANY) _____