

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, August 27, 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 July 23, 2025 meeting.
4. SUP-25-10. Hold a PUBLIC HEARING and consider a request by Steven Mazurka on behalf of Veterans Dignity Village, Inc. for a Specific Use Permit to allow two Group Homes as a use on 0.469 acres in the Francis Berry Survey, Abstract No. 2, part of Lot 6 , Block B of North's Addition, zoned RMD Residential Medium Density and located at 649 Fir Lane.
5. ZC-25-04. Hold a PUBLIC HEARING and consider a request by Spencer Gourley with Spencewood, Inc. for a **Zoning Change** from *AO Agricultural-Open Space District and FH Flood Hazard District* to *RHD Residential High Density District* on a total of 50.07 acres in the W.C. Williams Survey, Abstract No. 300 and Miles G. Dikes Survey, Abstract No. 6, and located at 2100-2500 North Colorado Street (US Highway 183).
6. Hold a PUBLIC HEARING and consider a proposed **Zoning Text Amendment** amending Chapter 64, "Zoning" of the Lockhart Code of Ordinances as follows:

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-196, "Establishment of Zoning Districts" subsections (e) "Residential medium density district (RMD) (formerly R-2)" and (f) "Residential high density district (RHD) (formerly R-3)" to remove Manufactured Homes as a use allowed with the approval of a Specific Use Permit; and

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-200 "Same—Manufactured homes and modular dwellings" to remove parts of subsection (a) regarding requirements for the installation of manufactured homes on individual residential lots not within manufactured home parks.

7. FP-25-04. Consider a request by Nick Sandlin, P.E., of Sandlin Services, LLC, for approval of a **Final Plat** for Lockhart Plaza Subdivision, consisting of 2.049 acres, zoned CHB (Commercial Heavy Business) and CMB (Commercial Medium Business), and located at 1120 South Colorado St., 1126 South Colorado St., 1021 South Commerce St., and 1105 South Commerce St., including a Variance to Chapter 52, "Subdivision Regulations", Section 52-62 and Section 52-72(e), to allow for 5 feet of right-of-way dedication along the property's South Commerce Street frontage where between 15.25 feet and 15.85 feet would normally be required.
8. Consider a request by Austin Davis of Lockhart 1322, LLC for approval of a **6-month extension of the Preliminary Plat approval period** (PP-23-03) for Lay Ranch Subdivision, consisting of 92.52 acres in the in the James George Survey, Abstract Number 9, zoned RMD (Residential Medium Density), and located at 200 Lay Rd. and 370 Lay Rd.

9. PV-25-01. Consider a request by Hugo Elizondo, Jr., P.E., C.F.M., of Cuatro Consultants, Ltd., for approval of a **Plat Variance** to allow a 12-month extension to August 28, 2026, after a 6-month extension to August 28, 2025, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on February 28, 2024, of the Final Plat of Blackjack Grove Subdivision on 13.761 acres, zoned RMD (Residential Medium Density), and located at 1519 Blackjack St. and 1541 Lover's Ln.
10. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
11. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00a.m. on the 21<sup>st</sup> day of August, 2025.**

**City of Lockhart  
Planning and Zoning Commission  
July 23, 2025**

**MINUTES**

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

**Members Absent:** Manuel Oliva

**Staff Present:** David Fowler, Kevin Waller, Christine Banda

**Visitors/Citizens Addressing the Commission:** None

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the June 25, 2025 meeting.

*Commissioner Haug moved to approve June 25, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.*

4. Consider a request by Andrew Campbell and Mariella Quintanilla, for approval of a 5-foot-tall cedar-wood fence with 50 percent opacity, to be setback 5 feet from the front property line along West Market Street, as provided for in Chapter 12, "Buildings and Building Regulations", Section 12-491(3), of the Lockhart Code of Ordinances for fences within the front building setback area in nonresidential zoning districts, on a property zoned CMB Commercial Medium Business District and located at 117 Cibilo Street.

Kevin Waller came forward with the presentation. He showed maps of the location and described the neighboring properties. He explained where the fence would be located and that it would encroach the front yard building setback along West Market Street, which was the reason the commission needed to approve it.

Chair Ruiz asked if cedar post was a permissible material to use for fencing.

Mr. Waller said yes it was allowed in all zoning districts.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

Andrew Campbell of 416 South Guadalupe Street said he also brought a letter of support from the owner of Ace Hardware which was adjacent to the subject property. He said that the fence would be decorative and modest in size and would allow reasonable security. The cedar post construction would be like natural parks and inviting to the community.

Tamara Carlise and Donna Blair of 831 West San Antonio Street said they were in favor of the fence.

Chair Ruiz asked for any other speakers, seeing none, he closed the public hearing and asked for staff's recommendations.

Mr. Waller said that there was another email provided to the commissioners that was in favor of the fence from a neighboring property owner Donna Townsen. He said that staff recommends approval of the proposed fence.

*Commissioner Lingvai moved to approve. Commissioner Haug seconded, and the motion passed with a vote of 6-0.*

5. Discuss possible amendment to Chapter 64, Zoning, of the Lockhart Code of Ordinances, to prohibit new manufactured homes in the RMD and RHD zoning districts.

David Fowler came forward to present changes to the city's text amendments relating to Manufactured Homes in residential districts. He informed them that after the City Council meeting regarding a recently approved manufactured home on Cedar Street a council member contacted city staff to see if the removal of provisions which allow manufactured housing with a specific use permit in the RMD and RHD zoning districts was possible. It was discussed at the July 15<sup>th</sup> City Council meeting, where Council directed staff to review the current ordinance and draft ordinance revisions eliminating manufactured housing in residential zoning districts if possible. Mr. Fowler mentioned a bill that was recently passed by the 2025 Texas Legislature. SB 785 would not allow the City's current practice of requiring an SUP for a manufactured house in any district in which other residential property types do not require an SUP. He explained that since the city has a Manufactured Home zoning district within the zoning code and the district is applied to several areas of land within the City's boundaries, the City could remove manufactured homes as a potential use in the two residential zoning districts in which they are allowed. He stated that the change to the text amendments in Chapter 64-196 and the removal of Chapter 64-200 should be on the next scheduled meeting for Planning and Zoning on August 13<sup>th</sup> so that they are approved before SB 785 goes into effect, which would keep the City in compliance with state law.

Commissioner Peterson asked if there are more properties for which SUP for MH are expected in the future.

Mr. Fowler said no, not at this time. He said that tonight's review is only for discussion and that ordinance changes will be presented to the Commission at the next meeting for recommendation to City Council.

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

Mr. Fowler reported that the next meeting is scheduled for August 13<sup>th</sup> but no applications have been received, however there could be a plat for their next meeting. He also gave the commission updates on a recently zoning change request for which they recommended denial but City Council approved. He also noted the Maple Park PDD that went before City Council was



denied, and that a recently approved ADU had received an appeal to City Council which will be heard at their August 19<sup>th</sup> meeting.

7. Adjournment.

*Commissioner Haug moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:41 p.m.*

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

\_\_\_\_\_  
Christine Banda, Recording Secretary

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









**CASE SUMMARY**

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STAFF CONTACT: David Fowler, Planning Director

CASE NUMBER: SUP-25-10

REPORT DATE: August 20, 2025

PUBLIC HEARING DATE: August 27, 2025

APPLICANT'S REQUEST: Group Home

STAFF RECOMMENDATION: ***Approval if no significant opposition***

SUGGESTED CONDITIONS: None.

**BACKGROUND DATA**

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APPLICANT(S): Steven Mazurka

OWNER(S): 711 CTR LLC

SITE LOCATION: 649 Fir Lane

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 0.469 acres

EXISTING USE OF PROPERTY: Vacant with existing barn/shed building

ZONING CLASSIFICATION: RMD Residential Medium Density District

**ANALYSIS OF ISSUES**

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**CHARACTERISTICS OF PROPOSED USE:** The applicant proposes to build two small group home buildings for occupancy by veterans as transitional housing. The applicant proposes to place two cabins on the site, each would house two residents. The elevations for which have been included in the application submission. The two proposed residential buildings would be located to the rear (north) of the barn structure located at the southeast corner of the lot. The site plan also shows a pavilion, a garden and a central driveway leading towards the houses near the rear of the lot. While no parking spaces are clearly labeled on the plan, there are two areas shown on the site plan that would appear to be likely locations for parking. The RMD district allows group homes upon approval of a Specific Use Permit, as is true for other uses allowed or permitted in the PI Public and Institutional zoning district.

**NEIGHBORHOOD COMPATIBILITY:** The property is located on the north side of Fir Lane, one lot east of the intersection with Rio Grande Street. The surrounding area is zoned RMD, but other zoning districts are located nearby to the south and east. The neighborhood consists of homes of varying sizes and ages, with multifamily housing present near the intersection of Rio Grande and San Antonio Streets. The size of the subject property is generally typical of lots in the general area. While there are no other similar uses in the immediate vicinity, there are senior housing facilities within 1-2 blocks of the site.

**COMPLIANCE WITH STANDARDS:** there are no minimum standards for either the PI district of the group home use, so context is extremely appropriate when determining the appropriateness of the proposed use and applying any conditions of approval. There are no parking or setback requirements, but the Commission may set minimum parking spaces as a condition of approval. A recent request for a zoning variance which would have allowed the existing barn building to be converted to occupiable space was denied earlier this year, so that building may only be used in its current condition. The specification of the two proposed cottage structures was not included in the submission. Such structures would need to comply with the city's building code, as would any other proposed construction on the site.

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

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

STAFF RECOMMENDATION: Staff recommends ***Approval if no significant opposition is present***. If approving the subdivision, staff recommends the Commission require at least one parking space for each resident on site. Staff also reiterates that due to the denial of the variance request to allow conversion of the barn building into occupiable space, that building must remain in its current space and cannot be converted to office space, meeting rooms and other uses to support the proposed group home as the applicant had originally attended. An additional issue about which the Commission may want questions is the overall mission and operational details of the proposed facility, as no overall statement has been provided as part of the application.

# SPECIFIC USE PERMIT APPLICATION

CITY OF

# Lockhart

TEXAS

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

## APPLICANT/OWNER

APPLICANT NAME VETERANS DIGNITY Village INC ADDRESS 649 FIR LANE

DAY-TIME TELEPHONE 513 938 2428 LOCKHART TX 78644

E-MAIL Steven@VetsdignityVillage.org

OWNER NAME 711 Center LLC ADDRESS 711 Center St

DAY-TIME TELEPHONE 239 248 9085 LOCKHART

E-MAIL Steven@mazurka.com TX 78644

## PROPERTY

ADDRESS OR GENERAL LOCATION 649 FIR LANE LOCKHART TX 78644

LEGAL DESCRIPTION (IF PLATTED) NORTH BLOCK B, PART of Lot 6

SIZE 1/2 ACRE(S) ZONING CLASSIFICATION RMD

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

## REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT GROUP HOME

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.

2 residential units, 2 RESIDENTS ea (4) Approx 1500 SF TOTAL

1 WAREHOUSE - DRY STORAGE

1 outdoor Pavilion Approx 520 SF (16x32)

## 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 \$ 320.00 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 Steven Magruder

DATE 8-1-25

## OFFICE USE ONLY

ACCEPTED BY 8-1-2025

RECEIPT NUMBER 01391856

DATE SUBMITTED D. Fowler

CASE NUMBER SUP - 25 - 10

DATE NOTICES MAILED 8-11-2025

DATE NOTICE PUBLISHED 8-14-2025

PLANNING AND ZONING COMMISSION MEETING DATE 8-27-2025

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

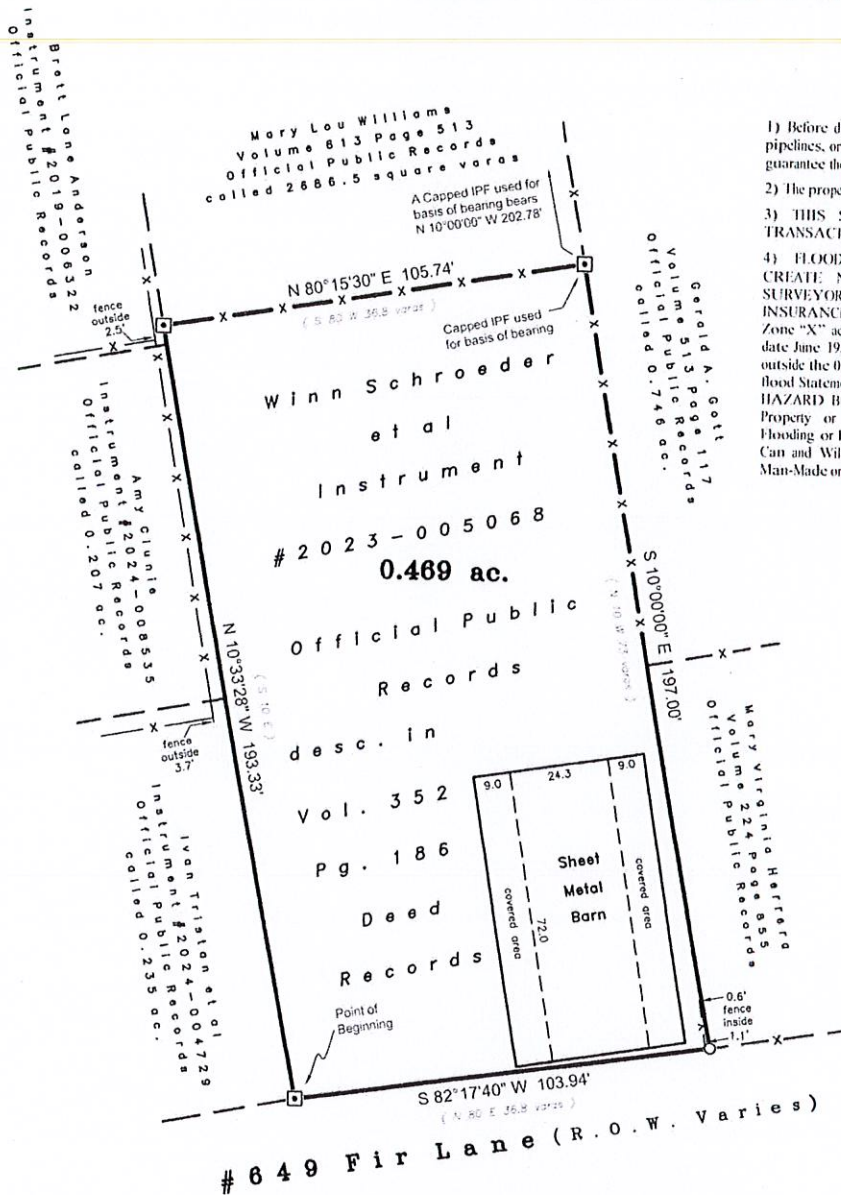
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# City of Lockhart Caldwell County, Texas

## Francis Berry Survey A-2

### North's Addition Part of Lot 6 in Block B



#### General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0120E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood statement, as determined by a F.I.U.D. - F.L.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.



Scale 1"=30'

G.F.#24-2905-D  
911 ADDRESS: 649 Fir Lane  
Lockhart, Texas 78644

#### SURVEY DRAWING

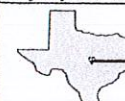
Showing a 0.469 acre tract of land out of the Francis Berry Survey A-2 and part of Lot 6 in Block B of North's Addition in the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume Q Page 498 of the Deed Records of Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on January 23, 2025, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Corridor Title, Dripping Springs, Texas, G.F. #24-2905-D effective date December 15, 2024, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON 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 TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature shall be considered official and relied upon by the user.



#### LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
  - ◻ CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
  - (---) ORIGINAL DEEDED CALLS
  - X- FENCES MEANDER
- UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JHJ LH
Job No. 20250231-FirLane	Drawing: 20250231-FirLane.dwg
Date: January 2025	Word Disk: Begin 01012025
Surveyed By: JHJ JDB	Autocad Disk: Begin 01012025



**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



old A. Gott  
me 513 Page 117  
Public Records  
011000.74600.

GARDEN  
Winn Schroeder  
Capped IPF used  
for basis of bearing

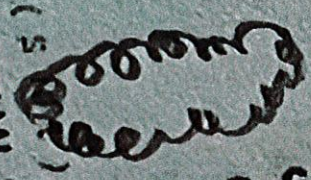
pasodol  
pasodol  
Proposed

S 10°00'00"E 197.00'

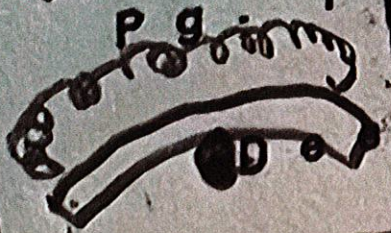
(N 10° W 75.00' varies)

Volume  
Official Public

N 10°33'28" W 193.33'



desc.  
RPA 1110A



Point of Beginning



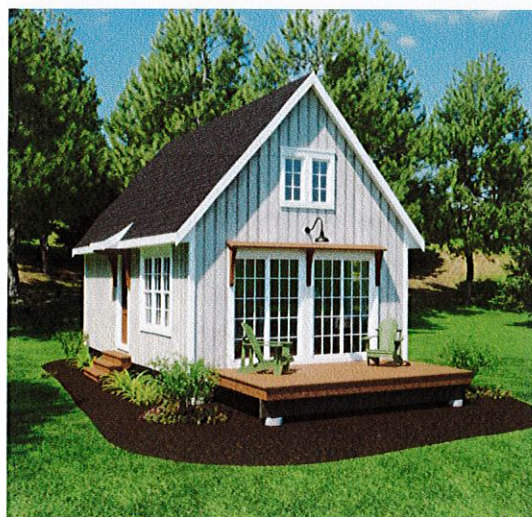
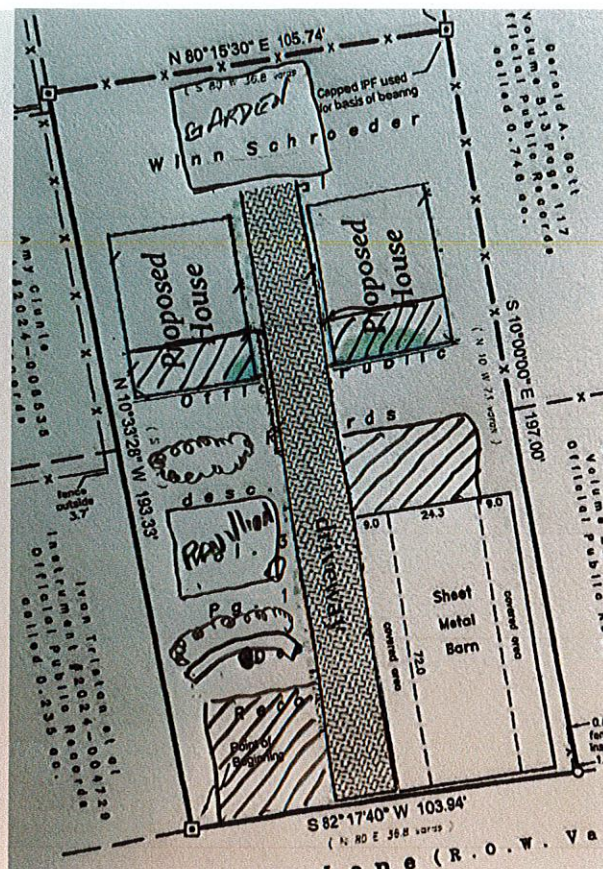
9.0 24.3 9.0  
72.0  
Sheet Metal Barn  
covered area

S 82°17'40" W 103.94'

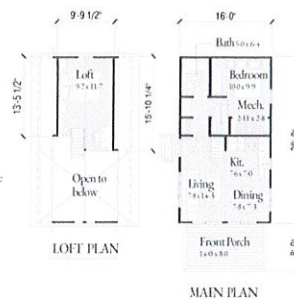
AMY 011010-008555  
Instrument  
Official Public Records  
collected 0.23500.  
Ivan Trilston 0101  
2024-004729

fence outside 3.7

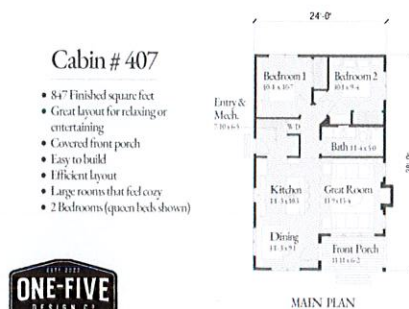




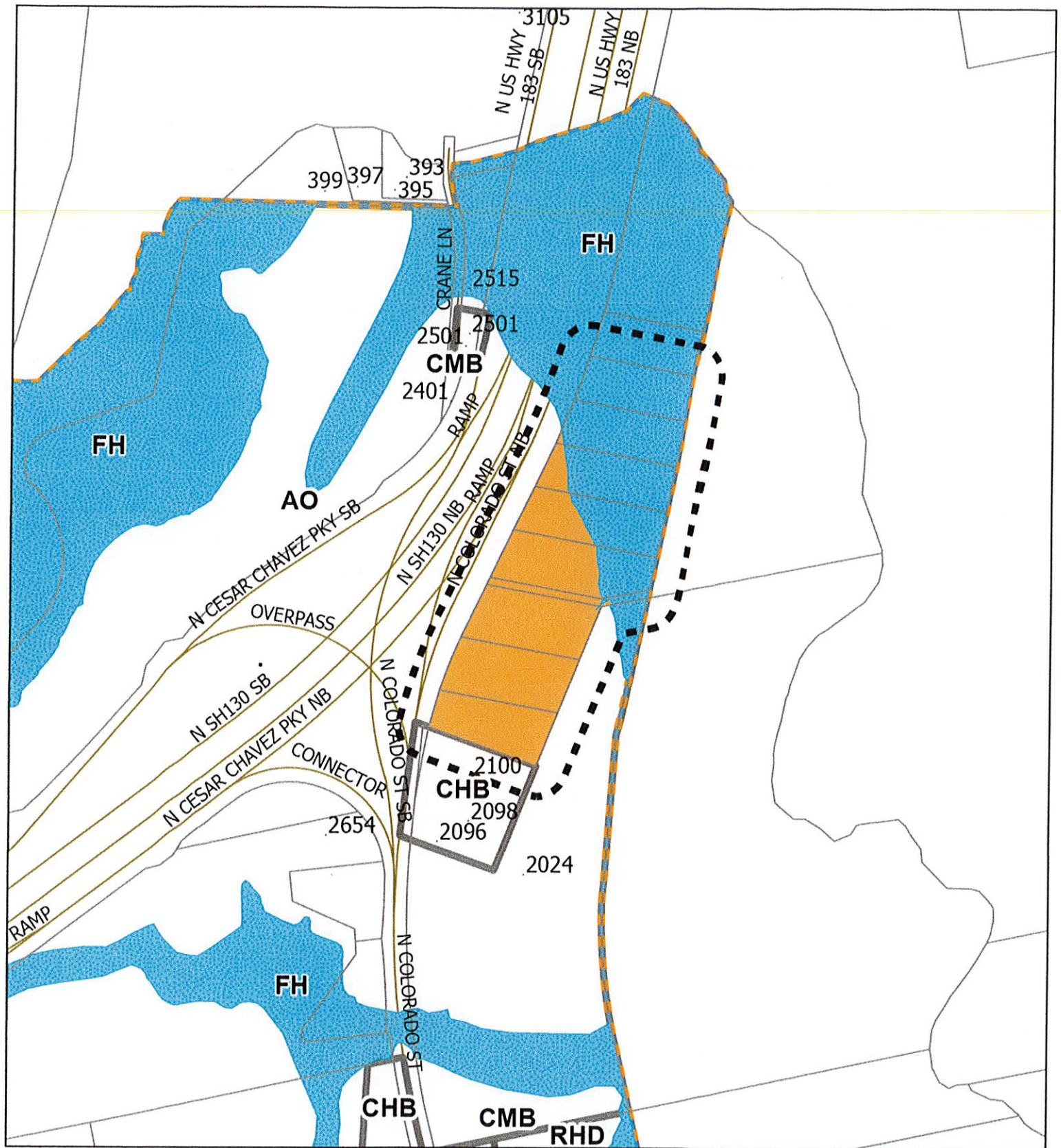
- 578 Finished square feet
- Great layout for relaxing or entertaining
- Large front porch
- Easy to build
- Efficient layout
- Large rooms that feel cozy
- Designed to use standard size appliances and fixtures



- 847 Finished square feet
- Great layout for relaxing or entertaining
- Covered front porch
- Easy to build
- Efficient layout
- Large rooms that feel cozy
- 2 Bedrooms (queen beds shown)







## ZC-25-04

AO & FH TO RHD

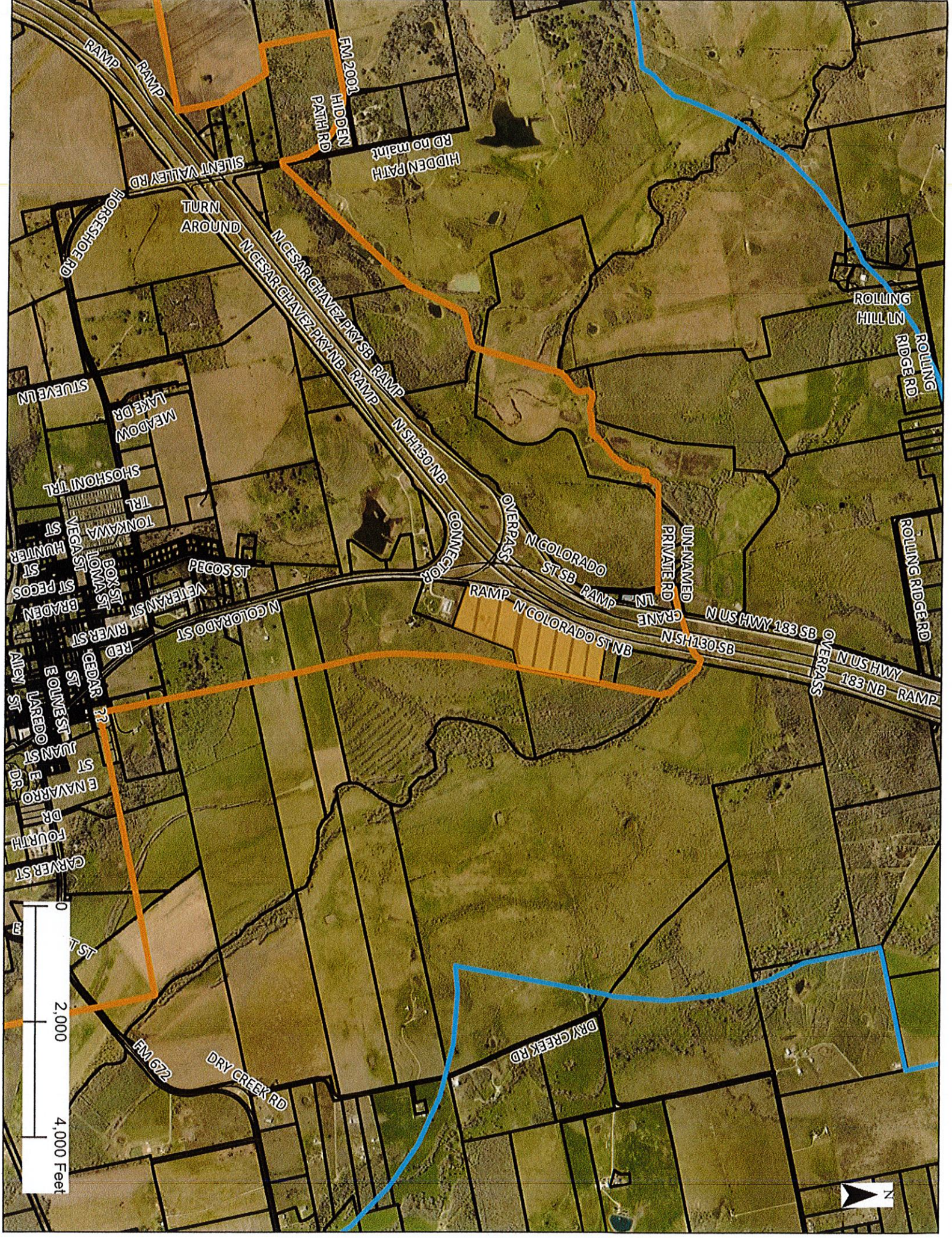
2100-2500 BLK N COLORADO STREET



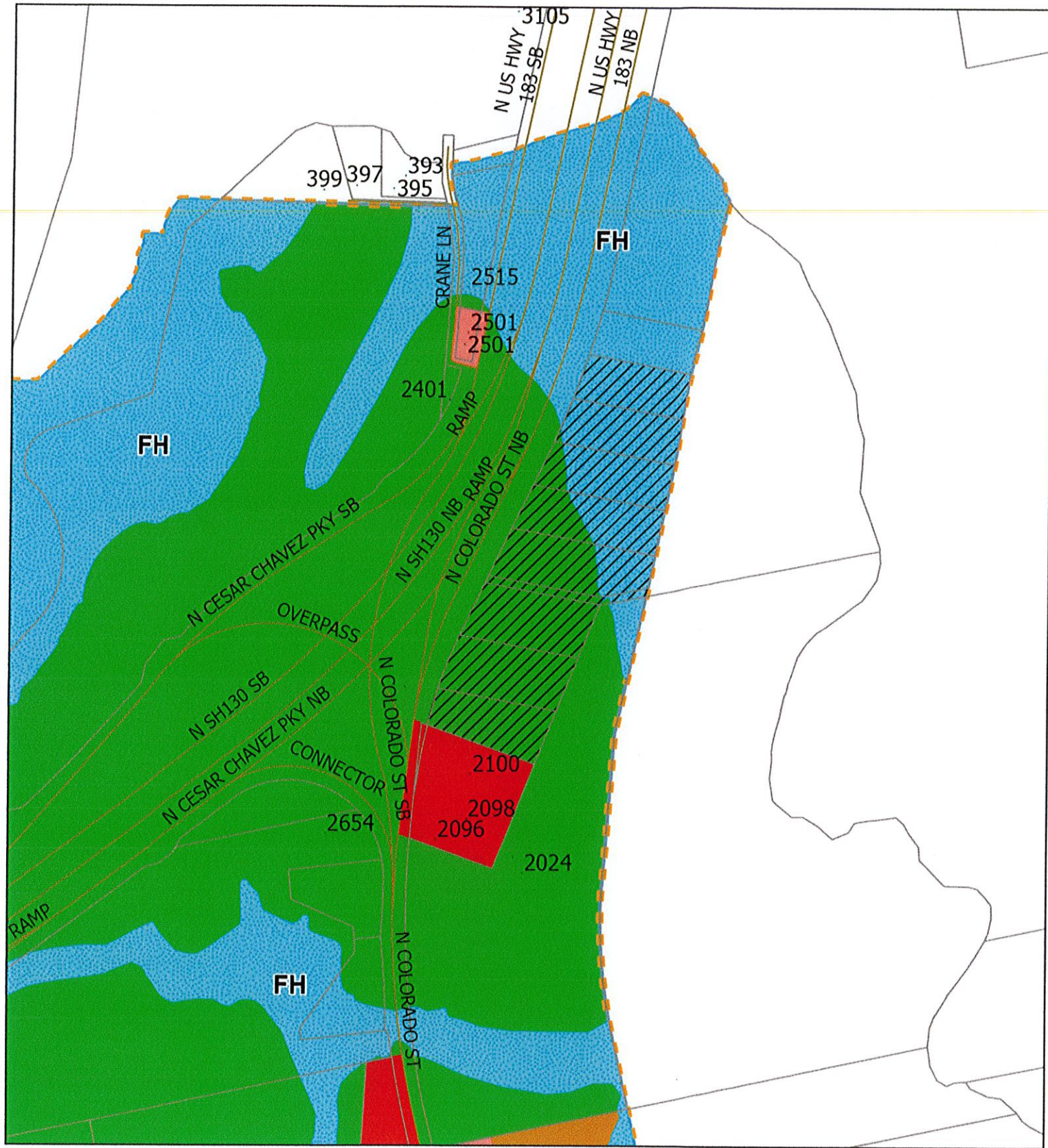
- SUBJECT PROPERTY
- ZONING BOUNDARY
- LOCKHART CITY LIMITS
- 200 FT BUFFER

Scale 1" = 1000'









## ZC-25-04

AO & FH TO RHD

2100-2500 BLK N COLORADO STREET

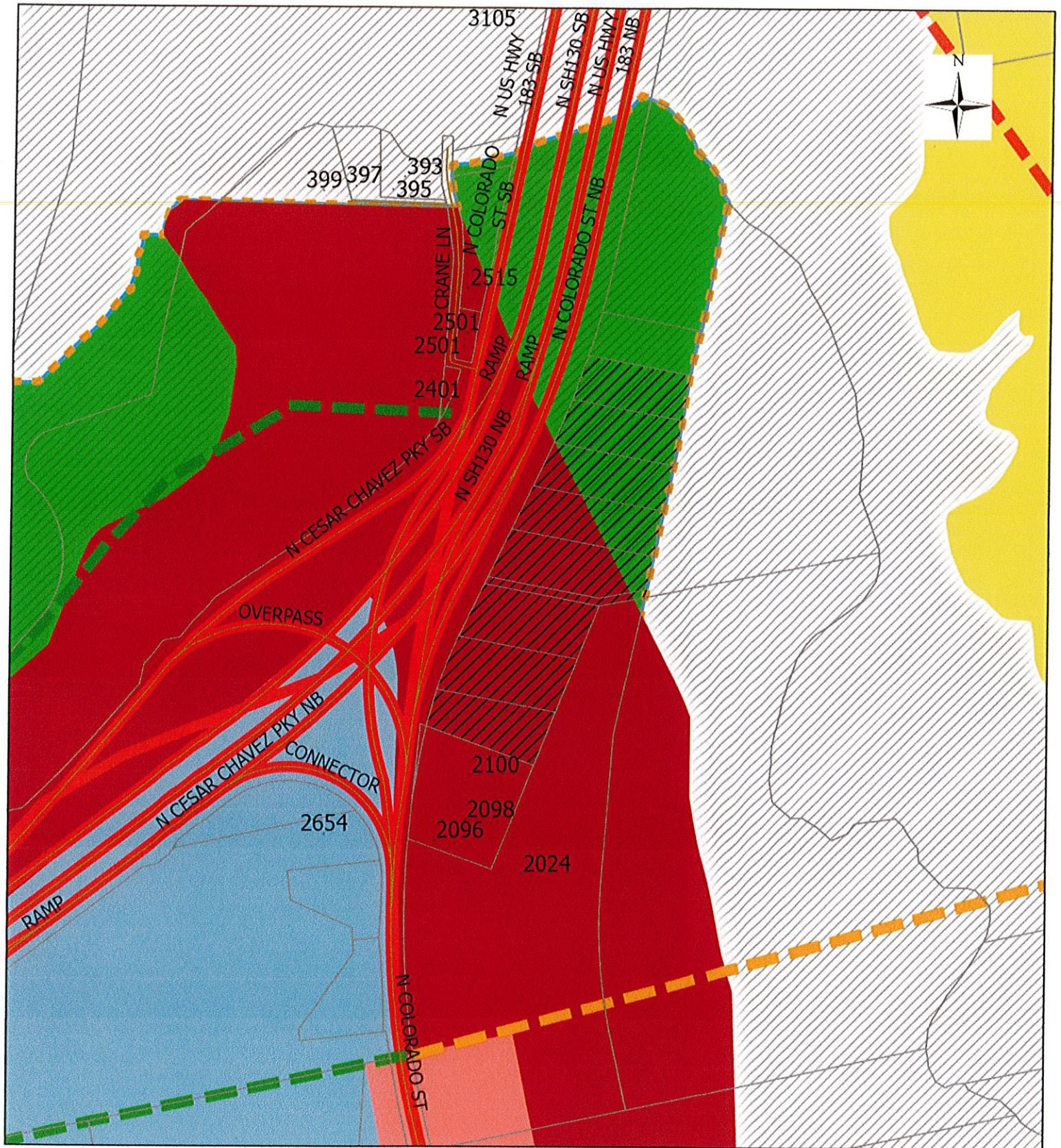


### ZONING

- AO
- CHB
- CMB
- RHD

Scale 1" = 1000'





## FUTURE LANDUSE & THOROUGHFARES

AO & FH TO RHD

2100-2500 BLK  
N COLORADO STREET

### 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, Planning Director

CASE NUMBER: ZC-25-04

REPORT DATE: August 20, 2025

PLANNING AND ZONING COMMISSION HEARING DATE: August 27, 2025

CITY COUNCIL HEARING DATE: September 16, 2025

REQUESTED CHANGE: AO Agricultural-Open Space and FH Floodplain Hazard to RHD Residential High Density

STAFF RECOMMENDATION: ***Approval of AO to RHD unless significant opposition is received, Denial of FH to RHD.***

## BACKGROUND DATA

APPLICANT: Spencewood Inc.

OWNER: Spencer Gourley

SITE LOCATION: 2100-2500 North Colorado Street

LEGAL DESCRIPTION: Metes and bounds within the W.C. Williams and Miles G. Dikes Surveys

SIZE OF PROPERTY: 50.07 acres

EXISTING USE OF PROPERTY: Agricultural/Vacant

LAND USE PLAN DESIGNATION: *Plum Creek District, Regional Corridor/Unplanned Area*

## ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The Applicant seeks a zoning change to Residential High Density for a multifamily residential development and possible daycare center. The site's current mix of Agricultural-Open Space zoning district and Flood Hazard District does not allow this use.

### AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
<b>North</b>	Vacant, floodplain	ETJ	<i>Unplanned Area/Low Density Residential</i>
<b>East</b>	Vacant land, floodplain	ETJ	<i>Mixed Retail, Unplanned area</i>
<b>South</b>	Self-storage, residential, vacant land	CHB, AO	<i>Regional Corridor, Local Corridor</i>
<b>West</b>	South Cesar Chavez Parkway, SH 130	AO/CMB	<i>Residential Medium Density/ROW</i>

TRANSITION OF ZONING DISTRICTS: The surrounding properties are mostly agricultural commercial in nature. The area immediately to the north of the subject parcel is in the ETJ, and is largely in the 100-year floodplain. The area to the south of the property is zoned either Commercial Heavy Business or Agricultural-Open Space and are in the local and regional corridor areas of the future land use plan Map. The area to the east is largely vacant or agricultural, with most of the area either in the Unplanned area/floodplain or Low Density Residential areas on the Future Growth Scenario map. To the west, the property is mostly agricultural or floodplain except for the church and daycare center located northwest of the intersection of SH 130 and US 183/Colorado Street.

The subject property is part of the area included in the draft development agreement for a planned master planned community on over 1,000 acres in the areas to the north and east of the intersection of Colorado Street/ US 183. This development is expected to have over 3,700 housing units and a mix of commercial

development, parks, amenity centers, and a possible elementary school site. This development is expected to mostly remain in the City's ETJ and to be part of a MUD that would be created after the City and County approve the development agreement. The plan is for the MUD to utilize City water and wastewater services. The subject property is also the possible site of a possible entrance to the rest of the development from US 183.

The Applicant proposes to build a multifamily development on the site, and has indicated that they will likely request an SUP for the MF-2 development type and a daycare center. This mix of uses would not create any transition issues with existing properties, as the nearest active use is a self-storage facility to the south.

**ADEQUACY OF INFRASTRUCTURE:** The site is currently served by City water service. Wastewater service would be dependent upon the City and applicant reaching terms regarding the extension of wastewater service to the area to serve the MUD, creating a new trunk line to the Larremore Wastewater Treatment plant.

**POTENTIAL NEIGHBORHOOD IMPACT:** Considering the mixture of existing land uses, zoning classifications, and future land use designations on the Land Use Plan map in the area around the property, the characteristics of multi-family residential would not have unusually adverse impacts on neighboring properties, especially as the area to the east is planned to be a mixed-use residential development. However, the site is in an area that is a gateway to the city as one approaches from the north. City Council has expressed interest in a corridor overlay zone being added along entrances to the city from major highways. Even if the rezoning request is approved, the commission can lessen the possible impact of development of the site by limiting buildings on the site to two stories when reviewing any SUP requests for apartments that may be submitted.

Regarding the proximity of the site to amenities, the nearest schools are Plum Creek Elementary, Lockhart Junior High, and Lockhart High School. The closest park is City Park to the south. There are no sidewalks in the area.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed Residential High Density zoning classification is generally consistent with the Future Land Use Plan, which designates the subject property as on a regional corridor within the Plum Creek District. However, the Unplanned Area was not anticipated as an area to be developed, due to its location within the floodplain.

**ALTERNATIVE CLASSIFICATIONS:** Residential High Density zoning only being applied to the part of the subject area not located within the Flood Hazard District.

**RESPONSE TO NOTIFICATION:** Staff has received one office visit from a neighbor near the ETJ boundary who has expressed concern about changing the zoning of the Flood Hazard area.

**STAFF RECOMMENDATION:** Staff believes that the proposed rezoning to RHD is potentially an acceptable solution for the subject property based on its highway location and its location near the entrance to a large master planned community. However, the development agreement under consideration has never explicitly stated that the intended use for the subject area was to be multifamily, and City Council has not yet approved the development agreement or agreed to an overall land use plan for the development, including the area under consideration. Therefore, it might be premature to change the zoning for the parcel, especially the area that is within the Flood Hazard area.



Another reason the flood hazard area should not be rezoned is that within the Flood Hazard District, development types permitted in adjacent non-floodplain areas are allowed with the granting of an SUP and floodplain development permit. This process would be partially disrupted by changing the zoning away from Flood Hazard District. As such, staff is particularly opposed to this aspect of the proposed rezoning.

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 SPENCEWOOD INC

ADDRESS 1231 W SAN ANTONIO ST

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

SAN MARCOS, TX 78666-4136

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

OWNER NAME Spencer Gourley

ADDRESS 1231 W SAN ANTONIO ST

DAY-TIME TELEPHONE 512-732-0367

SAN MARCOS, TX 78666-4136

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

### PROPERTY

ADDRESS OR GENERAL LOCATION 2100-2500 N Colorado St  
N HWY 183 LOCKHART, TX 78644

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

SIZE 50.07 ACRE(S)

LAND USE PLAN DESIGNATION AGRICULTURAL

EXISTING USE OF LAND AND/OR BUILDING(S) AGRICULTURAL-OPEN SPACE; FLOOD HAZARD DISTRICT

PROPOSED NEW USE, IF ANY RHD, with SUP for MF-2 and Child Care

### REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AGRICULTURAL-OPEN SPACE & FLOOD HAZARD DISTRICT

TO PROPOSED ZONING CLASSIFICATION RHD, with SUP for MF-2 & Child Care

REASON FOR REQUEST The reason for the request is to change the land use from ag to accommodate residential high density uses within the Property.

## 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 \$ 7,760.50 PAYABLE TO THE CITY OF LOCKHART

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 8-4-2025

## OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 0139330

DATE SUBMITTED 8/6/2025

CASE NUMBER ZC 25 04

DATE NOTICES MAILED 8-11-2025

DATE NOTICE PUBLISHED 8-14-2025

PLANNING AND ZONING COMMISSION MEETING DATE 8-27-2025

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

CITY COUNCIL MEETING DATE 9-16-2025

DECISION \_\_\_\_\_

# SKETCH TO ACCOMPANY M&B DESCRIPTION

## LEGEND

DOC.	DOCUMENT
FND.	FOUND
I.	IRON
NO.	NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
	FOUND TXDOT ALUMINUM MON. (UNLESS OTHERWISE NOTED)
	CALCULATED POINT
	TXDOT R.O.W. - ACCESS DEMAL
	ABSTRACT LINE
	CITY OF LOCKHART ETJ LINE
	FEMA FLOOD LINE

1" = 400'

0' 200' 400'



(A) CALLED 8.014 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 579, O.P.R.C.C.T.

(B) REMAINDER OF A  
CALLED 8.014 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 586, O.P.R.C.C.T.

(C) REMAINDER OF A  
CALLED 8.708 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 593, O.P.R.C.C.T.

(D) REMAINDER OF A  
CALLED 57.315 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 543, O.P.R.C.C.T.

(E) REMAINDER OF A  
CALLED 9.988 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 601, O.P.R.C.C.T.

(F) REMAINDER OF A  
CALLED 9.484 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 551, O.P.R.C.C.T.

(G) REMAINDER OF A  
CALLED 9.391 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 558, O.P.R.C.C.T.

(H) REMAINDER OF A  
CALLED 9.329 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 565, O.P.R.C.C.T.

(I) REMAINDER OF A  
CALLED 9.304 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 572, O.P.R.C.C.T.

L=736.98'  
R=5491.00'  
Δ=7°41'24"  
CB=N 21°25'41" E  
CD=736.43'

FND. TXDOT TYPE II MON.

S.H. 130  
A CONTROLLED ACCESS HIGHWAY  
(VARIABLE WIDTH R.O.W.)

50.07 ACRES  
(21.47 ACRES  
IN FLOODPLAIN)

W.C. WILLIAMS SURVEY NO. 62  
ABSTRACT NO. 300

FND. TXDOT TYPE II MON.

L=654.82'  
R=3000.00'  
Δ=12°30'22"  
CB=N 19°01'12" E  
CD=653.52'

P.O.B.  
FND. TXDOT ALUM. MON.

N 71°02'38" W 756.93'

FND. 1/2" I. ROD W/ICAP "HINKLE SURVEYORS"

CALLED 11.497 ACRES  
LION COUNTRY STORAGE, LLC  
DOC. NO. 140834, O.P.R.C.C.T.

FND. 1/2" I. ROD W/ICAP "HINKLE SURVEYORS"

REMAINDER OF A  
CALLED 8.188 ACRES  
SPENCEWOOD, INC.  
VOL. 634, PG. 586, O.P.R.C.C.T.

21.47 ACRES WITHIN  
FEMA FLOOD ZONE "A"

21.47 ACRES WITHIN  
FEMA FLOOD ZONE "A"

21.47 ACRES WITHIN  
FEMA FLOOD ZONE "A"

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FEMA FLOOD ZONE "A"

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FEMA FLOOD ZONE "A"

21.47 ACRES WITHIN  
FEMA FLOOD ZONE "A"

CALLED 204.145 ACRES  
LA FAMILIA PARTNERSHIP, LTD.  
VOL. 228, PG. 493, O.P.R.C.C.T.  
FURTHER DESCRIBED IN  
VOL. 413, PG. 694, O.P.R.C.C.T.

PLUM CREEK

CITY OF LOCKHART  
CITY OF LOCKHART ETJ



SUMMIT GEOMATICS, INC.  
4603 N STAHL PARK SUITE 103  
SAN ANTONIO, TEXAS 78217  
Tel: 210-971-4870 | summit-geomatics.com  
TBPELS FIRM NO. 10194657

SKETCH OF  
50.07 ACRES OF LAND  
SITUATED IN THE  
W.C. WILLIAMS SURVEY NO. 62, A-300  
MILES G. DIKES SURVEY NO. 9, A-6  
CALDWELL COUNTY, TEXAS

SCALE	JOB NO.	DATE	SHEET
1"=400'	24.0329	08/05/2025	4 OF 4

## GENERAL NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. PROPERTY LIES IN ZONE "A" AND UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CALDWELL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48055C0120E, EFFECTIVE DATE JUNE 19, 2012. FLOODLINES SHOWN HEREON WERE OBTAINED FROM THE FEMA GIS DATASET.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.



**TO:** Planning and Zoning Commission  
**FROM:** David Fowler, AICP, Planning Director  
**SUBJECT:** Proposed Manufactured Housing Ordinance revisions  
**DATE:** August 20, 2025

Following the City Council hearing regarding the appeal of Council's denial of the proposed manufactured home at 105 Cedar Street, Council member John Castillo contacted City staff regarding removing the provisions that allow Manufactured housing with a Specific Use Permit in the RMD and RHD zoning districts. The Council member's request was discussed at the July 15<sup>th</sup>, 2025 City Council meeting, and Council directed staff to review the current ordinance and draft ordinance revisions eliminating manufactured housing in residential zoning districts if possible. The Planning and Zoning Commission discussed this possibility at its July 23<sup>rd</sup> meeting.

As discussed at the previous meeting, the City needed to account for the passage of SB 785 during the 2025 Texas Legislature session. This bill would not allow the City's current practice to continue in which an SUP is required for a manufactured house in any zoning district in the in which other residential property types do not require an SUP. After consulting with the City Attorney, City staff confirmed that the City could remove manufactured homes as an SUP use in the two residential zoning districts in which they are allowed, due to the fact that Lockhart does have the MF (Manufactured Home) zoning district within its zoning code and the district has been applied to an area of land within the City's boundaries.

The proposed text amendment removes manufactured homes as a use that can be permitted with an SUP from the RMD and RHD zoning districts though an edit to the section showing which uses require an SUP. The text amendment also would remove language from section 64-200(a) which stated that a new manufactured home could be allowed on an existing single-family lot. The rest of that section would remain intact to provide standards by which the owner of an existing manufactured home could replace a previously established manufactured home on a lot which such a home existed prior to the passage of the proposed text amendment, as state law allows a manufactured or mobile home to be replaced once, even if non-conforming. The item has been notified to be heard August 27<sup>th</sup> at P&Z and September 16<sup>th</sup> at City Council.

**Sec. 64-196. Establishment of zoning districts.**

: ...

- (e) *Residential medium density district (RMD) (formerly R-2)*. This district provides medium population density areas within the city which allows for tracts with either single or multiple dwelling units, having a single principal structure with necessary accessory buildings for residential purposes and associated specific uses.

(1) Development types allowed in this district:

- a. Single-family-1, SF-1.
- b. Single-family-2, SF-2.
- c. Duplex family-1, DF-1.
- d. Patio home-1, PH-1.

(2) The following development types permitted within this district require a specific use permit:

- a. Townhouse-1, TH-1.
- b. Patio home-2, PH-2.
- c. Combined family-1, CF-1.
- d. Condominium-1, CM-1.
- e. Duplex family-2, DF-2.

(3) The following uses are allowed by-right:

- a. Dwellings of the development type allowed within this district.
- b. Home occupations.
- c. Accessory dwelling unit—Limited.
- d. Temporary real estate sales office in a structure intended for permanent occupancy as a dwelling in a new subdivision.

(4) The following uses require a specific use permit:

- a. Dwellings of the development type permitted within this district.
- b. ~~Manufactured home, in accordance with the standards in subsection 64-200(a) and subject to the requirements of appendix II for the MH district.~~
- c. Child care center, in detached structure only.
- d. All uses permitted in the public and institutional district.
- e. All uses permitted in the planned development district.

- f. Wireless telecommunication facility—Low impact, subject to the requirements of section 64-202.
  - g. Lodging or boarding house.
  - h. Bed and breakfast inn.
  - i. Accessory dwelling unit—General.
- (f) *Residential high density district (RHD) (formerly R-3)*. This district provides high population density areas within the city which allow for tracts with either single or multiple dwelling units, with either single or multiple principal structures with necessary accessory buildings for residential purposes and associated specific uses.
  - (1) Development types allowed within this district:
    - a. Single-family-1, SF-1.
    - b. Single-family-2, SF-2.
    - c. Duplex family-1, DF-1.
    - d. Duplex family-2, DF-2.
    - e. Patio home-1, PH-1.
    - f. Patio home-2, PH-2.
    - g. Combined family-1, CF-1.
    - h. Townhouse-1, TH-1.
    - i. Condominium-1, CM-1.
    - j. Multifamily-1, MF-1.
  - (2) The following development types permitted within this district require a specific use permit:
    - a. Combined family-2, CF-2.
    - b. Townhouse-2, TH-2.
    - c. Condominium-2, CM-2.
    - d. Multifamily-2, MF-2.
  - (3) The following uses are allowed by-right:
    - a. Dwellings of the development type allowed within this district.
    - b. Home occupations, except in MF-2.
    - c. Lodging or boarding house.
    - d. Bed and breakfast inn.
    - e. Accessory dwelling unit—Limited.

- f. Accessory dwelling unit—General.
  - g. Temporary real estate sales office in a structure intended for permanent occupancy as a dwelling in a new subdivision.
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  - c. Child care center, in detached structure only.
  - d. All uses permitted in the public and institutional district.
  - e. All uses permitted in the planned development district.
  - f. Wireless telecommunication facility—Low impact, subject to the requirements of section 64-202.

**64-200. Same—Manufactured homes and modular dwellings.**

- (a) ~~The installation of a manufactured home on an individual residential lot not within a manufactured home park shall comply with the following standards, except as noted.~~ An existing nonconforming mobile or manufactured home be replaced in the same location with a manufactured home, as defined in section 64-2, not complying with one or more of the following standards if such replacement home is a newer model, is at least as large as the prior manufactured home, and as a minimum complies with subsections (3), (4), (6), (7), and (8), below. This exception does not require approval of a specific use permit, but may be used only once at the same location unless the reason for replacement is damage caused by fire or natural disaster.
- (1) The home shall be a new HUD-Code manufactured home not previously installed or occupied in any other location.
  - (2) Except where limited by the width of lots pre-existing on [effective date of adoption], the widest horizontal dimension of manufactured homes must face the street.
  - (3) The frame shall be supported by and tied to a foundation and anchoring system meeting the current requirements of the Texas Manufactured Housing Standards Act as administered by the Texas Department of Housing and Community Affairs, Manufactured Housing Division, or successor agency.
  - (4) Axle and hitch assemblies shall be removed at the time of placement on the foundation.
  - (5) The finished floor of the manufactured home shall be no more than 25 inches above the average adjacent ground level at the foundation on all sides visible from an



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abutting street, or from a lot containing a site-built single-family dwelling, except where the floor must be higher in order to be a minimum of 12 inches above the top of the highest abutting street curb or street crown if no curb. If necessary to maintain a minimum of 18 inches required for clearance between the ground and bottom of floor joists, the foundation may be recessed in a pit that is provided with a proper drainage system approved by a registered professional engineer, or by raising the grade of the earth in the yards where needed adjacent to the structure.

- (6) A stoop, porch, patio or deck must be provided at each entrance to the manufactured home.
  - (7) The space between ground level and the manufactured home's floor level shall be skirted with nondegradable materials compatible in color, style and texture with the exterior of the home if a concrete foundation does not already enclose that space.
  - (8) Site-built attached additions must be compatible in color, style and materials with the exterior of the manufactured home.
  - (9) The owner shall cancel the personal property title on the manufactured home so that it can be rendered as real property for the purpose of ownership, taxes, insurance and financing.
  - (10) The land and structure shall be under the same ownership.
- (b) The installation of a manufactured home on a leased space in a manufactured home park shall comply with the following standards:
- (1) The frame shall be supported by and tied to a foundation and anchoring system meeting the current requirements of the Texas Manufactured Housing Standards Act as administered by the Texas Department of Housing and Community Affairs, Manufactured Housing Division, or successor agency.
  - (2) A stoop, porch, patio or deck must be provided at each entrance to the manufactured home.
  - (3) The space between ground level and the manufactured home's floor level shall be skirted with nondegradable materials compatible in color, style and texture with the exterior of the home.
  - (4) Site-built attached additions must be compatible in color, style and materials with the exterior of the manufactured home.
- (c) The installation of a modular dwelling shall comply with the following standards, in addition to the regulations and codes normally applicable to site-built dwellings:

- 
- (1) The dwelling and lot shall have an estimated taxable value after installation of the dwelling equal to or greater than the median taxable value for each single-family dwelling located within 300 feet of the lot on which the modular home is proposed to be located, as determined by the most recent certified tax appraisal roll.
  - (2) The exterior siding, roofing, roof pitch, foundation fascia, and fenestration shall be compatible with single-family dwellings located within 300 feet of the lot on which the modular home is to be located.

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## Manufactured Housing Text amendment—Clean version

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### Sec. 64-196. Establishment of zoning districts.

: ...

- (e) *Residential medium density district (RMD) (formerly R-2)*. This district provides medium population density areas within the city which allows for tracts with either single or multiple dwelling units, having a single principal structure with necessary accessory buildings for residential purposes and associated specific uses.

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- a. Single-family-1, SF-1.
- b. Single-family-2, SF-2.
- c. Duplex family-1, DF-1.
- d. Patio home-1, PH-1.

(2) The following development types permitted within this district require a specific use permit:

- a. Townhouse-1, TH-1.
- b. Patio home-2, PH-2.
- c. Combined family-1, CF-1.
- d. Condominium-1, CM-1.
- e. Duplex family-2, DF-2.

(3) The following uses are allowed by-right:

- a. Dwellings of the development type allowed within this district.
- b. Home occupations.
- c. Accessory dwelling unit—Limited.
- d. Temporary real estate sales office in a structure intended for permanent occupancy as a dwelling in a new subdivision.

(4) The following uses require a specific use permit:

- a) Dwellings of the development type permitted within this district.
- b) Child care center, in detached structure only.
- c) All uses permitted in the public and institutional district.
- d) All uses permitted in the planned development district.
- e) Wireless telecommunication facility—Low impact, subject to the requirements of section 64-202.
- f) Lodging or boarding house.

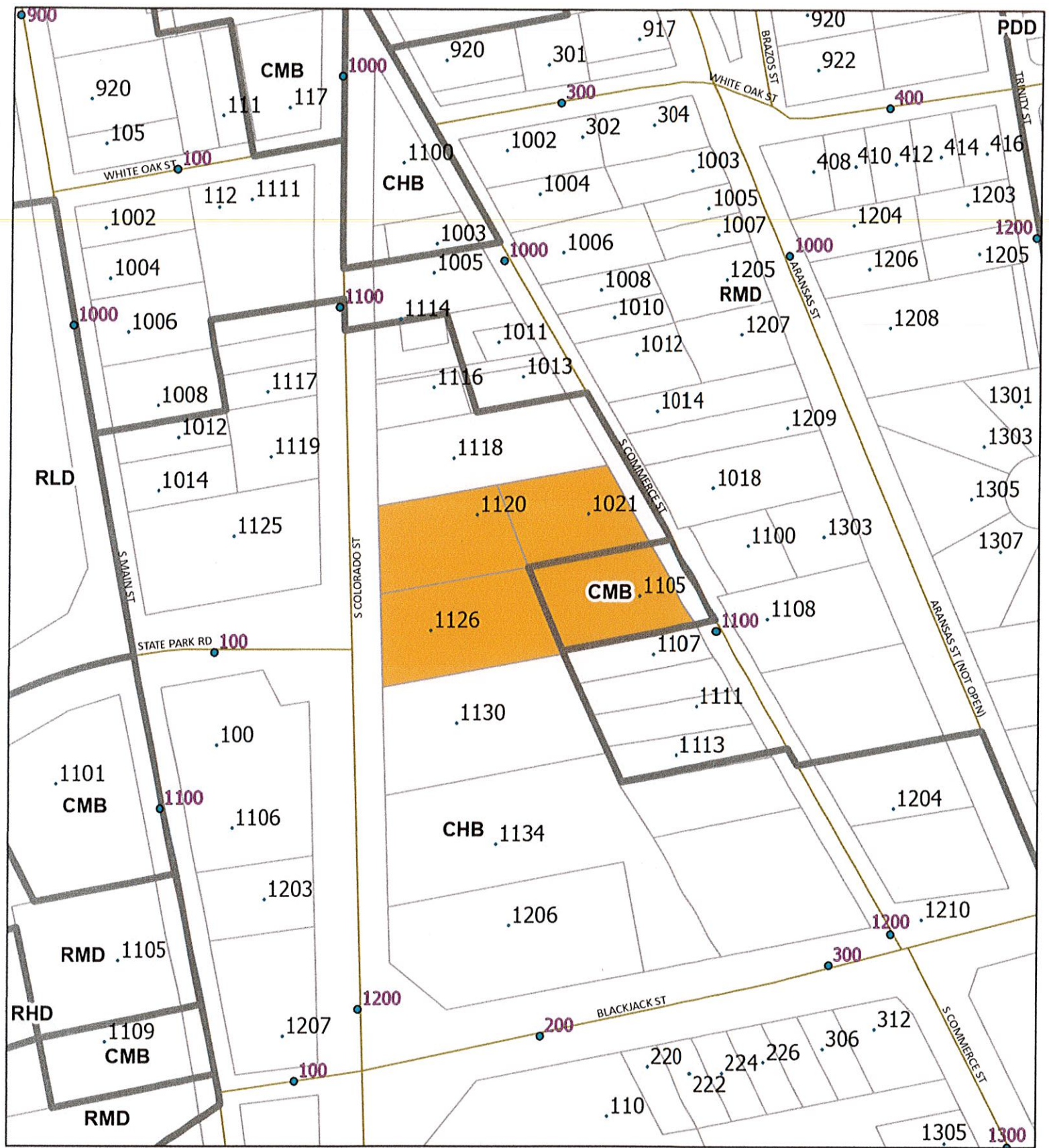
- g) Bed and breakfast inn.
  - h) Accessory dwelling unit—General.
- (f) *Residential high density district (RHD) (formerly R-3)*. This district provides high population density areas within the city which allow for tracts with either single or multiple dwelling units, with either single or multiple principal structures with necessary accessory buildings for residential purposes and associated specific uses.
- (1) Development types allowed within this district:
- a. Single-family-1, SF-1.
  - b. Single-family-2, SF-2.
  - c. Duplex family-1, DF-1.
  - d. Duplex family-2, DF-2.
  - e. Patio home-1, PH-1.
  - f. Patio home-2, PH-2.
  - g. Combined family-1, CF-1.
  - h. Townhouse-1, TH-1.
  - i. Condominium-1, CM-1.
  - j. Multifamily-1, MF-1.
- (2) The following development types permitted within this district require a specific use permit:
- a. Combined family-2, CF-2.
  - b. Townhouse-2, TH-2.
  - c. Condominium-2, CM-2.
  - d. Multifamily-2, MF-2.
- (3) The following uses are allowed by-right:
- a. Dwellings of the development type allowed within this district.
  - b. Home occupations, except in MF-2.
  - c. Lodging or boarding house.
  - d. Bed and breakfast inn.
  - e. Accessory dwelling unit—Limited.
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  - d) All uses permitted in the planned development district.
  - e) Wireless telecommunication facility—Low impact, subject to the requirements of section 64-202.

**64-200. Same—Manufactured homes and modular dwellings.**

- (a) An existing nonconforming mobile or manufactured home be replaced in the same location with a manufactured home, as defined in section 64-2, not complying with one or more of the following standards if such replacement home is a newer model, is at least as large as the prior manufactured home, and as a minimum complies with subsections (3), (4), (6), (7), and (8), below. This exception does not require approval of a specific use permit, but may be used only once at the same location unless the reason for replacement is damage caused by fire or natural disaster.
- (1) The home shall be a new HUD-Code manufactured home not previously installed or occupied in any other location.
  - (2) Except where limited by the width of lots pre-existing on [effective date of adoption], the widest horizontal dimension of manufactured homes must face the street.
  - (3) The frame shall be supported by and tied to a foundation and anchoring system meeting the current requirements of the Texas Manufactured Housing Standards Act as administered by the Texas Department of Housing and Community Affairs, Manufactured Housing Division, or successor agency.
  - (4) Axle and hitch assemblies shall be removed at the time of placement on the foundation.
  - (5) The finished floor of the manufactured home shall be no more than 25 inches above the average adjacent ground level at the foundation on all sides visible from an abutting street, or from a lot containing a site-built single-family dwelling, except where the floor must be higher in order to be a minimum of 12 inches above the top of the highest abutting street curb or street crown if no curb. If necessary to maintain a minimum of 18 inches required for clearance between the ground and bottom of floor joists, the foundation may be recessed in a pit that is provided with a proper drainage system approved by a registered professional engineer, or by raising the grade of the earth in the yards where needed adjacent to the structure.

- 
- (6) A stoop, porch, patio or deck must be provided at each entrance to the manufactured home.
  - (7) The space between ground level and the manufactured home's floor level shall be skirted with nondegradable materials compatible in color, style and texture with the exterior of the home if a concrete foundation does not already enclose that space.
  - (8) Site-built attached additions must be compatible in color, style and materials with the exterior of the manufactured home.
  - (9) The owner shall cancel the personal property title on the manufactured home so that it can be rendered as real property for the purpose of ownership, taxes, insurance and financing.
  - (10) The land and structure shall be under the same ownership.
- (b) The installation of a manufactured home on a leased space in a manufactured home park shall comply with the following standards:
- (1) The frame shall be supported by and tied to a foundation and anchoring system meeting the current requirements of the Texas Manufactured Housing Standards Act as administered by the Texas Department of Housing and Community Affairs, Manufactured Housing Division, or successor agency.
  - (2) A stoop, porch, patio or deck must be provided at each entrance to the manufactured home.
  - (3) The space between ground level and the manufactured home's floor level shall be skirted with nondegradable materials compatible in color, style and texture with the exterior of the home.
  - (4) Site-built attached additions must be compatible in color, style and materials with the exterior of the manufactured home.
- (c) The installation of a modular dwelling shall comply with the following standards, in addition to the regulations and codes normally applicable to site-built dwellings:
- (1) The dwelling and lot shall have an estimated taxable value after installation of the dwelling equal to or greater than the median taxable value for each single-family dwelling located within 300 feet of the lot on which the modular home is proposed to be located, as determined by the most recent certified tax appraisal roll.
  - (2) The exterior siding, roofing, roof pitch, foundation fascia, and fenestration shall be compatible with single-family dwellings located within 300 feet of the lot on which the modular home is to be located.
-



**FP-25-04**

**LOCKHART PLAZA SUBDIVISION**

**1120/1126 S COLORADO ST  
1021/1105 S COMMERCE ST**



Scale 1" = 200'

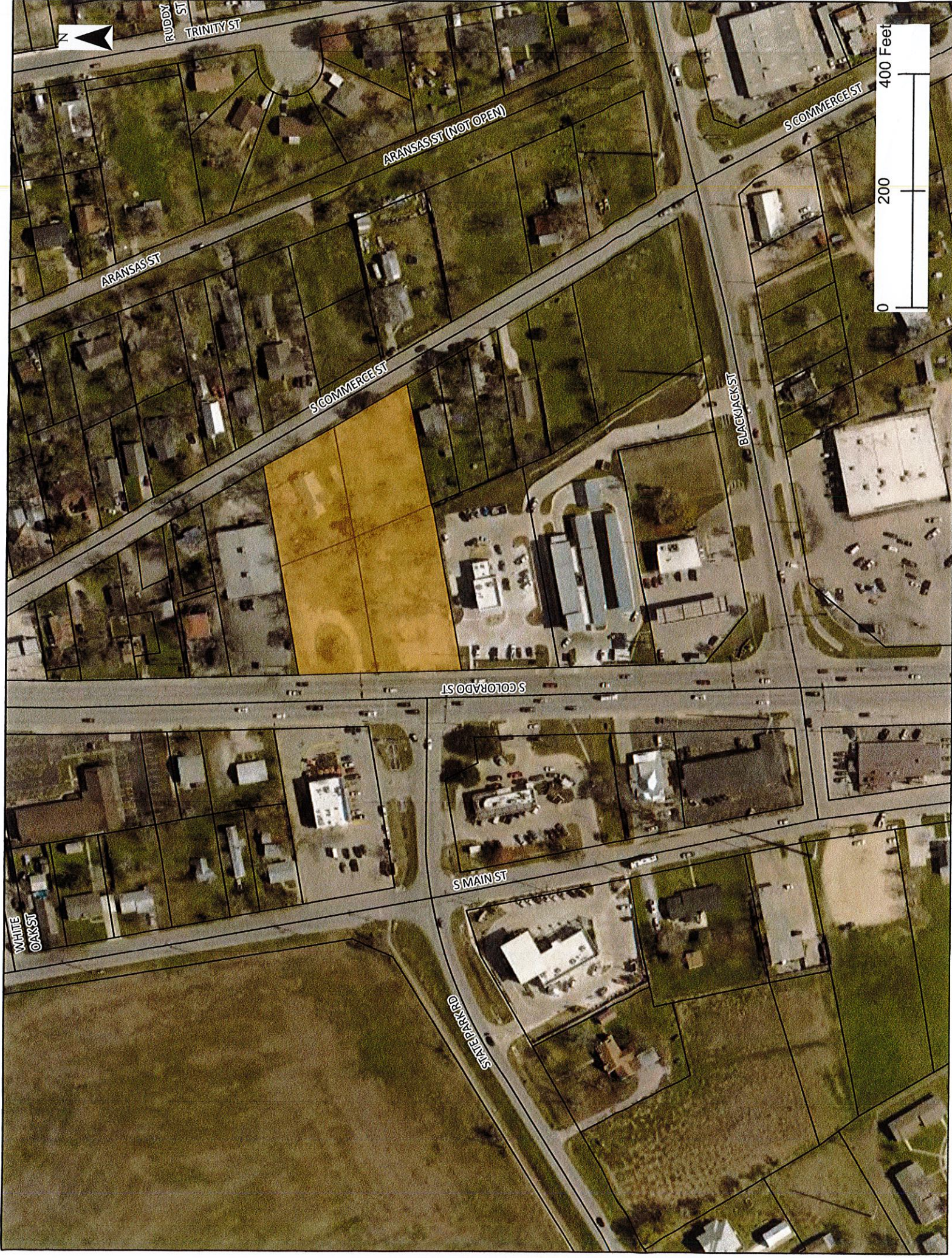


**SUBJECT PROPERTY**



**ZONING BOUNDARY**





RUDDY ST  
TRINITY ST

ARANSAS ST (NOT OPEN)

ARANSAS ST

S COMMERCE ST

S COMMERCE ST

BLACKJACK ST

S COLORADO ST

S MAIN ST

STATE PARK RD

WHITE  
OAK ST



## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Senior Planner

KW

CASE NUMBER: FP-25-04

REPORT DATE: August 21, 2025

PLANNING & ZONING COMMISSION DATE: August 27, 2025

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

SUGGESTED CONDITIONS: The construction of a shared access connection in the southwest corner of the property to allow for through access to adjoining property, to be addressed in a new plat note, with a related easement shown on the plat drawing, both prior to recordation of the plat; removal of the existing residential structures on the property, prior to recordation of the plat, to be shown in a new plat note; and removal of Note 5 (redundant).

## BACKGROUND DATA

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APPLICANT AND ENGINEER: Nick Sandlin, P.E., Sandlin Services, LLC

OWNER: Tony Jacob, Brothers Holdings, LLC

SURVEYOR: Bradley Lipscomb, P.L.S., Triad Surveying, Inc.

SITE LOCATION: 1120 South Colorado St., 1126 South Colorado St., 1021 South Commerce St., and 1105 South Commerce St.

PROPOSED SUBDIVISION NAME: **Lockhart Plaza Subdivision**

SIZE OF PROPERTY: 2.049 ac.

NUMBER OF LOTS: One commercial lot

EXISTING USE OF PROPERTY: Three of the four subject parcels are vacant, with two residential structures on the fourth subject (northeast) parcel

ZONING CLASSIFICATIONS: CHB (Commercial Heavy Business) and CMB (Commercial Medium Business)

## ANALYSIS OF ISSUES

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PROPOSED DEVELOPMENT: The Lockhart Plaza Final Plat includes the aggregation of four parcels into one proposed, commercial lot, located east of the intersection of South Colorado Street and State Park Road. According to the application, the property will be used for retail and office space. The applicant plans to remove the existing residential structures on the current northeast parcel, which will be made a condition of approval, prior to the recordation of the plat. Sidewalks are not required for this subdivision along the property's South Commerce Street frontage, according to Subdivision Regulations Section 52-77(d)(3), since sidewalks were not required when the original subdivision was platted (Volume 59, Page 59 of the Caldwell County records; date unknown) and the proposal involves no more than four lots from the original plat. It should also be noted that a sidewalk currently exists along the property frontage of South Colorado Street. Public utility easements traversing the subdivision property in the abandoned Lapan Street, Red Oak Street, and 15-foot-wide alley were vacated by the City Council on April 15, 2025 (Ordinance No. 2025-09), as addressed in Plat Note 4. A Subdivision Variance to the right-of-way dedication requirement for South Commerce Street, to allow for a five-foot right-of-way dedication in place of the required dedication of between 15.25 feet and 15.85 feet (due to a variable-width right-of-way), has been requested with the application, as discussed below. The plat is considered a Final Plat, due to the variance request, and would have otherwise been classified as an administratively-reviewed amending plat.

**NEIGHBORHOOD COMPATIBILITY:** The Wendy's property is adjacent to the south of the subject property, zoned CHB, with a residential property zoned RMD (Residential Medium Density) also located to the south. The Family Dollar property, zoned CHB, is located on the adjacent property to the north. South Colorado Street abuts the subject property to the west, while South Commerce Street is located to the east.

**FORM AND CONTENT:** With the following recommended conditions of approval, the plat will conform to all minimum requirements for form and content: (1) the construction of a shared access connection in the southwest corner of the property to allow for through access to adjoining property, to be addressed in a new plat note, with a related easement shown and labeled on the plat drawing, both prior to recordation of the plat; (2) removal of the existing residential structures on the property, with a note added to the plat accordingly, prior to recordation; and (3) removal of Plat Note 5, which is redundant with Note 4. With regard to the shared access connection and easement, both the Planning and Public Works departments have been in contact with the applicant regarding the importance of these needed elements. The shared access has been identified as an important linkage that would allow for a connection to the existing Wendy's stub to the south and cross-access with that property and the Whitewater car wash property further south, allowing for an ultimate connection to Blackjack Street through the car wash lot, thereby alleviating congestion on South Colorado Street. The shared access point would also allow traffic on both Wendy's and the car wash lots to safely access South Colorado Street at the existing, lighted intersection, instead of negotiating two lanes of traffic for a very short distance in order to make a left-hand turn at State Park Road for northbound travelers. In recent email and phone conversations, however, the applicant has made it clear that they would not agree to provide this access. The applicant explains that Staff has not provided an ordinance citation to require the access, and that the applicant does not want additional cut-through traffic on the subject property. The applicant has also shared an email from TxDOT which states that the shared access point will not be required by TxDOT. TxDOT did note in the email that a left-turn lane into the site, however, will be required. Despite the applicant's concerns, Staff, along with Public Works, will still recommend the shared access point and accompanying easement as a recommended condition of approval, in the interests of traffic circulation and public safety in a busy section of the Colorado Street corridor.

**COMPLIANCE WITH STANDARDS:** Existing water and sewer laterals are located along both the South Colorado Street and South Commerce Street frontages of the subject property. With water and sewer available to serve the proposed lot, the plat will meet all applicable subdivision standards.

**CONCURRENT VARIANCE REQUESTED:** A Subdivision Variance is requested with this application to the right-of-way dedication requirement specified in Section 52-72(e) of the Subdivision Regulations to allow for 5 feet of dedication along the property's South Commerce Street frontage, where between 15.25 feet and 15.85 feet (due to a variable-width right-of-way) would normally be required. The right-of-way dedication requirement represents half of the deficiency for the 80-foot Minor Arterial Street right-of-way classification identified in the City's 2045 Thoroughfare Plan. In the applicant's attached written statement addressing the variance criteria, as well as in phone conversations with Staff, it is explained that the variance is being requested in order to allow for proper engineering and development of the site, including vehicular circulation, which would not be feasible without the requested reduction in dedication to 5 feet. The applicant also explains that requiring the full right-of-way dedication would result in a "detrimental impact to the neighbors"; however, it is not explained what this impact would be. In an August 14, 2025 email discussion with Public Works Director Sean Kelley, Mr. Kelley informed Staff that he is in favor of the variance request, if the shared access is provided in the southwest corner of the property as discussed above. Absent the shared access, Mr. Kelley does not support the variance.

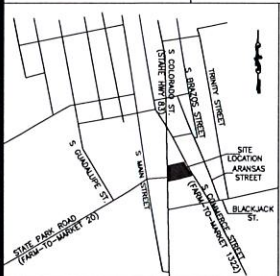
The criteria for granting variances is set forth in Subdivision Regulations Section 52-50(a), as follows:

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

Upon review of the variance request, Staff believes that it warrants approval, with the recommended condition of the shared access point in the property's southwest corner, in agreement with the Public Works Department. Staff believes that the applicant's desire to allow for full development of the site, supported by the variance request, would be enhanced by the shared access, which would complement the new development with safe and effective circulation for the subject and surrounding properties. Without the provision of the shared access, Staff does not support the granting of the variance to allow the 5-foot right-of-way dedication.



END PAGE



<p align="center"><b>FINAL PLAT</b>  <b>LOCKHART PLAZA</b>  <b>SUBDIVISION</b></p>	
Completion Date: 11/26/24	Drawn by: TT
Scale: 1"=50'	Surveyed by: BL/KP

# 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 Bradley Lipscomb, RPLS

ADDRESS 528 Co Rd 325, Rockdale, TX 76567

DAY-TIME TELEPHONE 254-228-9271

E-MAIL brad@triadsurveying.com

ENGINEER NAME Nick Sandlin, PE

ADDRESS 9111 Jollyville Rd Suite 212, Austin, TX 78759

DAY-TIME TELEPHONE 806-679-7303

E-MAIL operations@sandlinservices.com

OWNER NAME Tony Jacob

ADDRESS 2110 W. Slaughter Ln.Ste. 107/106 Austin, TX 78748

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

E-MAIL kaiserjacob@gmail.com

### 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 Lockhart Plaza Final Plat

ADDRESS OR GENERAL LOCATION 1120/1126 S. Colorado St.; 1021/1105 S Commerce St.

LOCATED IN ☒ CITY LIMITS      \_\_\_\_ ETJ (COUNTY)      \_\_\_\_ PDD

TOTAL LAND AREA 2.049 ACRE(S)

PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) Commercial Heavy Business / Commercial Medium Business

PROPOSED USE OF LAND Retail/Office



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

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

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

IF THE APPLICATION IS FOR, OR INCLUDES, A SUBDIVISION CODE VARIANCE – COMPLETED VARIANCE SECTION ON NEXT PAGE AND REQUIRED STATEMENT NOTED THEREIN.

PLAT DOCUMENTS, AS FOLLOWS, CONTAINING THE INFORMATION REQUIRED IN ARTICLE 23-6. (Amending Plats, Replats, Resubdivision Plats, Minor Plats, and Minor Replats are considered the same as Final Plats for the purposes of content and format). All plat copies shall be full-size paper copies.

One copy for staff's completeness review; six copies after plat is deemed complete.

12 copies after initial staff reviews above (preliminary plats, final plats, replats, and resubdivisions).

Two copies after initial staff reviews (amending plats, minor plats, and minor replats).

Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat, resubdivision, final plat, minor plat, or minor replat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

**APPLICATION FEE OF \$ 1,204.90 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 X 2.049AC	= \$1,204.90
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 Nick Sandlin

DATE 5/15/25

PRINTED NAME Nick Sandlin, PE

TELEPHONE 806-679-7303

## 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) Sec. 52-62 & 52-72(e) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) Right-Of-Way Dedication consistent with the 2045 Thoroughfare Plan resulting in a 15.25'-15.85' ROW dedication along Commerce St. and

REQUESTED VARIANCE(S) See written statement outlining the variance request from the Right-Of-Way dedication for the 1 lot final plat 5 feet of right-of-way dedication along S. Commerce St.

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: dedicate half of any deficient right-of-way.

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

## OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER R01353772 & R01378540

DATE SUBMITTED 2/11/25 (original submission) CASE NUMBER FP 25-04

DATE APPLICATION IS DEEMED COMPLETE 3/4/25 (original submission)

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

PLANNING AND ZONING COMMISSION MEETING DATE 8/27/25 DECISION       

CONDITIONS (IF ANY)

THIS FORM SHOULD BE COMPLETED BY THE APPLICANT, AFTER CONSULTING WITH THE UTILITY SERVICE PROVIDERS LISTED BELOW, FOR ALL PLATS, EXCEPT AMENDING PLATS, AND FINAL PLATS THAT ARE CONSISTENT WITH APPROVED PRELIMINARY PLATS. THE FOLLOWING UTILITY SERVICE CODES ARE TO BE INDICATED, AS APPLICABLE, IN THE SPACE PROVIDED BELOW.

- A Adequate service is currently available to the proposed subdivision.
- B Adequate service is not currently available, but arrangements *have* been made to provide it.
- C Adequate service is not available, and arrangements have *not* been made to provide it from the utility.
- D Additional easements are needed for the utility within the subject property.

---

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

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

---

**WASTEWATER SERVICE** City of Lockhart

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

---

TEXAS GAS SERVICE **GAS COMPANY**

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

---

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

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

UNDERGROUND Yes ☐ No ☐



May 20, 2025

City of Lockhart Planning & Development Services  
ATTN: David Fowler  
308 West San Antonio St.  
Lockhart, TX 78644

**AP-25-01 – Lockhart Plaza Final Plat – *Subdivision Variance for ROW Dedication***

Dear Planning Staff,

On behalf of the Owner, Brothers Holdings, LLC, we respectfully request a variance from the required dedication of right-of-way (ROW) along Commerce St. as specified in the City of Lockhart's Subdivision Regulations Section 52-62 and Thoroughfare Plan, in conjunction with the plat application for the Lockhart Plaza Final Plat located at approximately 1021 & 1105 Commerce Street, Lockhart, TX 78644.

This variance is requested due to unique site conditions that, if the dedication were enforced, would cause a disproportionate impact to the reasonable use of the property in light of the existing, adjacent Right-Of-Way available to the City. In accordance with the City's requirements, we offer the following information in support of the variance request:

**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.**

Enforcing the full ROW dedication would reduce usable site area needed for circulation and infrastructure, significantly impacting reasonable development in this area. The surrounding area is a mix of commercial buildings and residential uses that create an existing circumstance where the full ROW proposed is not feasible, nor desirable in this short section of Commerce Street. Detrimental impact to the neighbors would be likely should the ROW-take be enforced in the area of our project. Regardless of the ROW-take, we plan to conform to the code on all other matters with regards to Commerce Street and expect our development to provide a buffer from the various uses to the Main Thoroughfare.

Although relatively flat, this site presents stormwater management challenges due to limited depth and slope with the need to accommodate appropriate detention volumes with this requested land retainage. This will allow the site to be designed in a more natural slope, than if the land was dedicated for expansion that we do not foresee feasible in this location, due to the aforementioned impact to the neighborhood

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

The dedication of additional ROW along Commerce Street would shift the lot line in a way that is inconsistent with adjacent properties, creating an irregular frontage. This would reduce the buildable area, complicate site access, and constrain the ability to construct a commercial building with compliant access, circulation, and parking. The applicant is seeking to retain the right to develop the site under current zoning and infrastructure standards without being subject to excessive dedication requirements not imposed on neighboring properties.

**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.**

The proposed ROW configuration still allows for safe vehicular access and efficient ingress/egress to the site. Maintaining a consistent lot line with adjacent properties also preserves a more unified streetscape and allows for greater flexibility in providing pedestrian access and landscape enhancements. Additionally, any future roadway expansion would require coordinated dedication along the entire corridor, not just from this single property, making this isolated dedication ineffective and inequitable.

**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.**

This request applies only to this specific parcel. The property owner's approach has involved the coordinated acquisition of multiple lots, and all surrounding parcels are already platted and developed. As such, this variance does not affect the subdivision potential of other lands in the area, nor does it disrupt the broader intentions of the City's Thoroughfare Plan.

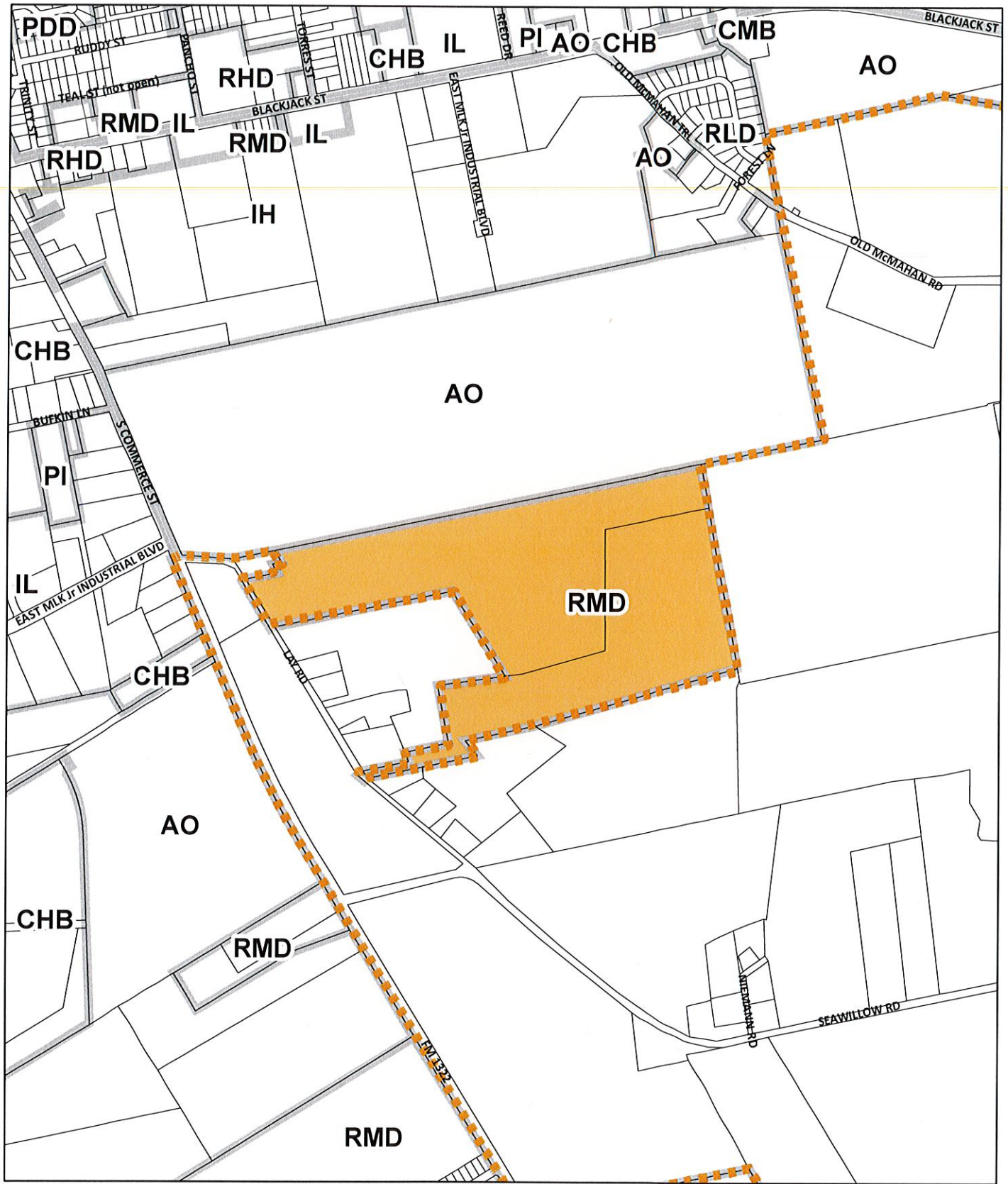
We respectfully request the City's consideration of this variance based on the above findings and the technical constraints of the property. Please let us know if additional documentation is required.

We appreciate your consideration of this waiver request. Should you have any questions or need anything further at this time, please contact me at (806) 679-7303.

Sincerely,



Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356






**PP-23-03**

200 & 370 LAY RD

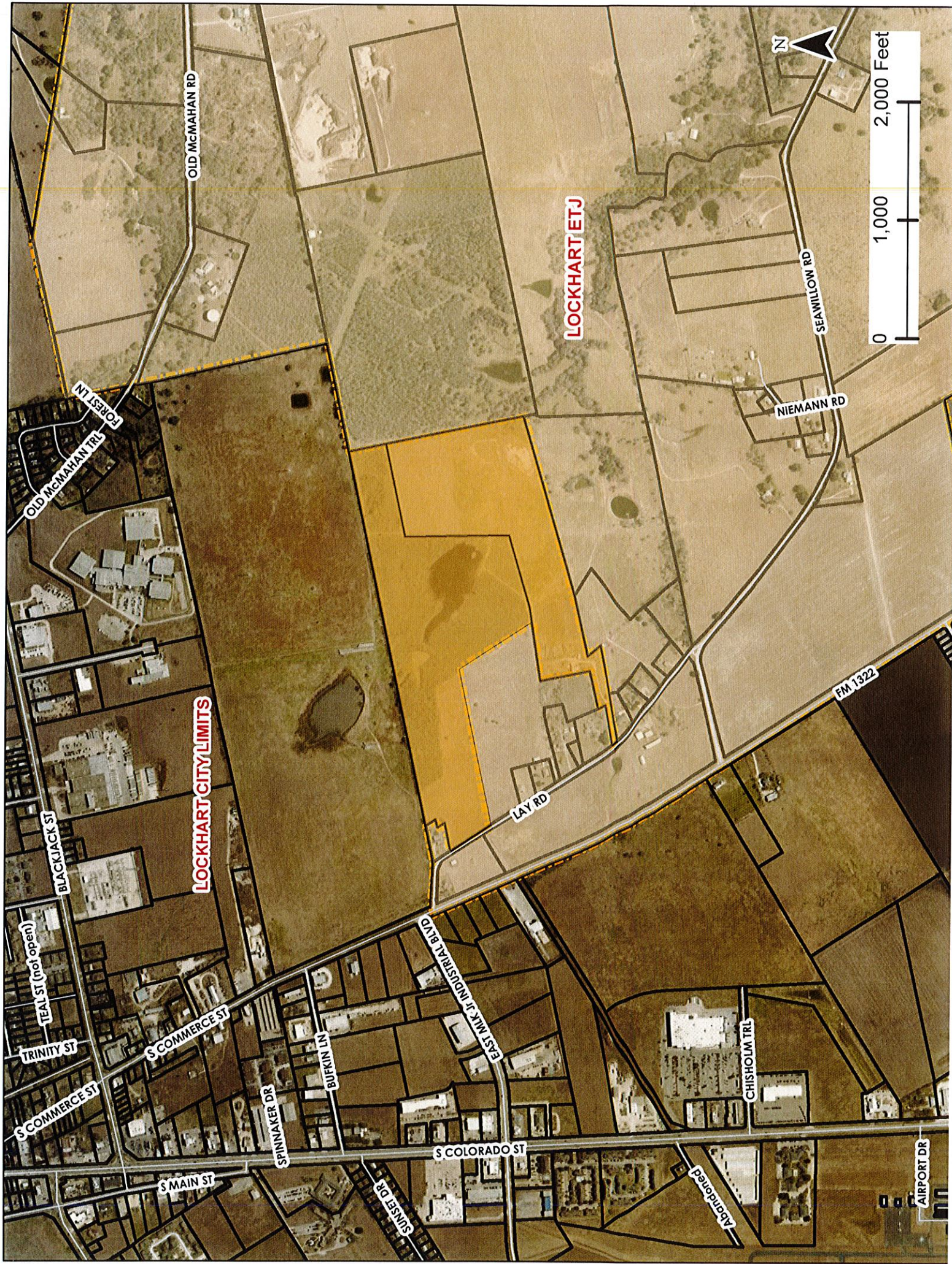
LAY RANCH SUBDIVISION



-  SUBJECT PROPERTY
-  ZONING DISTRICT
-  CITY LIMITS

scale 1" = 1,000'





LOCKHART CITY LIMITS

LOCKHART ETJ





**TO:** Planning and Zoning Commission

**FROM:** Kevin Waller, Senior Planner *KW*

**SUBJECT:** Agenda Item 8

**DATE:** August 20, 2025

Agenda Item 8: Consider a request by Austin Davis of Lockhart 1322, LLC for approval of a **6-month extension of the Preliminary Plat approval period** (PP-23-03) for Lay Ranch Subdivision, consisting of 92.52 acres in the in the James George Survey, Abstract Number 9, zoned RMD (Residential Medium Density), and located at 200 Lay Rd. and 370 Lay Rd.

The Lay Ranch Subdivision Preliminary Plat and Subdivision Development Plan was approved by the Commission on August 28, 2024 (Case File # PP-23-03). The applicant proposes to extend the Preliminary Plat approval period by 6 months, in accordance with Section 52-33(i) of the Subdivision Regulations, and explains that additional time is needed to coordinate with the school district and/or emergency services district for a potential school site or emergency services site on the adjacent property to the north, also owned by the applicant and in the review process for a preliminary plat. Please refer to the attached extension request letter submitted via email, dated August 7, 2025, as well as additional email correspondence of August 20, 2025. According to Section 52-33(i), the Commission must consider any extensions of the approval period. The current preliminary plat approval period will expire on August 28, 2025, and approval of the extension would allow the plat to remain valid until February 27, 2026. If the extension is approved and the Final Plat for the first proposed phase is not submitted by the February 27 date, a second extension request could be submitted and considered by the Commission, in accordance with Section 52-33(i).

## Kevin Waller

---

**From:** Austin Davis <austind.realty@gmail.com>  
**Sent:** Wednesday, August 20, 2025 1:35 PM  
**To:** Kevin Waller  
**Cc:** Brian Williams  
**Subject:** Re: Written Extension Request of Preliminary Plat Approval Period

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

---

I believe they would both be on the riddle property.

Best Regards,

Austin Davis  
817-823-9359

Sent from my iPhone

On Aug 20, 2025, at 1:11 PM, Kevin Waller <kwaller@lockhart-tx.org> wrote:

Austin, thanks. For the Emergency Services District site, would that be located on the Lay Ranch property (with the school site on the Riddle property)?

Kevin

**From:** Austin Davis <austind.realty@gmail.com>  
**Sent:** Wednesday, August 20, 2025 1:08 PM  
**To:** Kevin Waller <kwaller@lockhart-tx.org>  
**Cc:** Brian Williams <bwilliams@grayengineeringinc.com>  
**Subject:** Re: Written Extension Request of Preliminary Plat Approval Period

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

---

We are also in talks with the ESD for a possible site. If we move forward with either the school or esd site then it could change the layout. So we don't want to finalize the plat until we confirm these items.

Is that what you're looking for?

Thank you so much Kevin!



Best Regards,

Austin Davis  
817-823-9359

Sent from my iPhone

On Aug 20, 2025, at 12:30 PM, Kevin Waller <kwaller@lockhart-tx.org> wrote:

Hi Austin:

Good to see you recently. I just wanted to see if you could clarify the reason for the preliminary plat approval period extension request for Lay Ranch. I know you had mentioned the potential school site for the Riddle Subdivision- would this be located at the southwest corner of the Riddle property, near the Lay Ranch boundary? If you could just explain how that is impacting the submission of the final plat (phase 1) for Lay Ranch, that would be great. Please let me know today, if possible. Thanks!

Kevin

**From:** Austin Davis <austind.realty@gmail.com>

**Sent:** Thursday, August 7, 2025 2:34 PM

**To:** Kevin Waller <kwaller@lockhart-tx.org>; David Fowler <dfowler@lockhart-tx.org>

**Subject:** Written Extension Request of Preliminary Plat Approval Period

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

David and Kevin,

We would like to ask to extend the preliminary plat approval period by 6 months please. We are working with the school district for a possible school site within the commercial portion of the Riddle tract.

Thank you gentlemen. I hope you have a great rest of your week.

Best Regards,

Austin Davis  
Home and Land Equity  
817-823-9359

[Austin@homeandlandequity.com](mailto:Austin@homeandlandequity.com)

[www.homeandlandequity.com](http://www.homeandlandequity.com)

<~WRD0000.jpg>

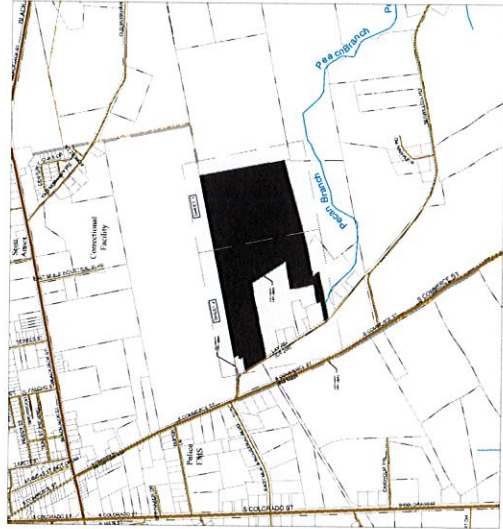
"The leader in selling acreage properties"

*We help acreage home sellers maximize equity, even an additional 6 figures  
through a proven proprietary assessment process!*

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# LAY RANCH SUBDIVISION PRELIMINARY PLAT AND SUBDIVISION DEVELOPMENT PLAN

OWNER	LOCHART 1322 LLC 2560 CEDAR HOLLOW RD SUITE 140 AUSTIN, TEXAS 78728 PHONE (817) 824-3559 austind@lochart1322.com
ENGINEER	GRAY ENGINEERING INC. (ATTN: NICK MARINO, P.E.) 14000 MARINO DRIVE, SUITE 140 AUSTIN, TEXAS 78728 PHONE (512) 452-2071 nmarino@grayengineering.com
SURVEYOR	4WARD LAND SURVEYING LLC (JASON WARD, RPS-3) PO BOX 59878 AUSTIN, TEXAS 78759 PHONE (512) 512-2284
SUBMITTAL DATE	07/20/2024
NUMBER OF BLOCKS	16
UNGATED FEET OF NEW STREETS	15,204 LF
NUMBER OF LOTS BY TYPE	136 SINGLE FAMILY 7 OPEN SPACE / LANDSCAPE 4 OPEN SPACE / DRAINAGE 3 OPEN SPACE / UTILITY 1 OPEN SPACE / FIRE ACCESS 4 OPEN SPACE / DRAINAGE / JOINT PARKLAND
SITE ACREAGE	10.53 AC.
ACREAGE BY LOT TYPE	136 SINGLE FAMILY: 51.84 AC. OPEN SPACE / LANDSCAPE: 2.66 AC. OPEN SPACE / DRAINAGE: 0.823 AC. OPEN SPACE / UTILITY: 0.73 AC. OPEN SPACE / FIRE ACCESS: 2.14 AC. OPEN SPACE / DRAINAGE / JOINT PARKLAND: 15.87 AC. TOTAL: 74.00 AC. (74.00 AC. LESS 63.47 AC. OFFSET BY WITH THE EXCEPTION OF WATER AND SANITARY LATERALS
PATENT SURVEY	A009 GEORGE JAMES, ACRES 39.00 A009 GEORGE JAMES, ACRES 39.52



VICINITY MAP 1" = 1000'

Sheet Number	Sheet Title
1	COVER
2	PLAT DRAWING (1 OF 2)
3	PLAT DRAWING (2 OF 2)
4	LOT TABLES

LOTS BY PHASE
PHASE 1: 100 SINGLE FAMILY LOTS
PHASE 2: 126 SINGLE FAMILY LOTS
PHASE 3: 136 SINGLE FAMILY LOTS

8834 N. Capital of Texas Hwy., Suite 140  
Austin, Texas 78739  
(512) 452-0071  
FAX (512) 452-0933  
GRAY  
ENGINEERING  
TRIPLETS FIRM #2936

LAY RANCH SUBDIVISION  
PRELIMINARY PLAT AND  
SUBDIVISION DEVELOPMENT  
PLAN

NO.	BY	DATE	REVISION DESCRIPTION
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COVER

PROJECT NO. 1623-10-01  
DESIGNED BY: AM  
DRAWN BY: MC  
CHECKED BY: BW

NOTES:  
1. THIS DRAWING IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONVEYANCE OF INTEREST IN THE LAND WITHOUT THE APPROVAL OF THE COMMISSIONER OF THE TEXAS DEPARTMENT OF AGRICULTURE.







NOTICE  
ATTENTION OF A  
SEALED DRAWING  
WITHOUT PROPER  
NOTIFICATION TO THE  
RESPONSIBLE ENGINEER  
IS A VIOLATION OF THE  
TEXAS ENGINEERING  
PRACTICE ACT.

PROJECT NO 1653-1947  
DESIGNED BY NIM  
DRAWN BY MC

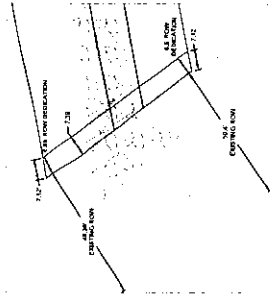
PLAT DRAVING (1 OF 2)

LAY RANCH SUBDIVISION  
PRELIMINARY PLAT AND  
SUBDIVISION DEVELOPMENT  
PLAN

[illegible]

**GRAY ENGINEERING**  
8334 N. Capital of Texas Hwy.,  
Suite 140  
Austin, Texas 78759  
(512) 452-0371  
FAX (512) 454-0931  
TOPERS FIRM #2946

### ROW DEFORMATION INSET DETAIL

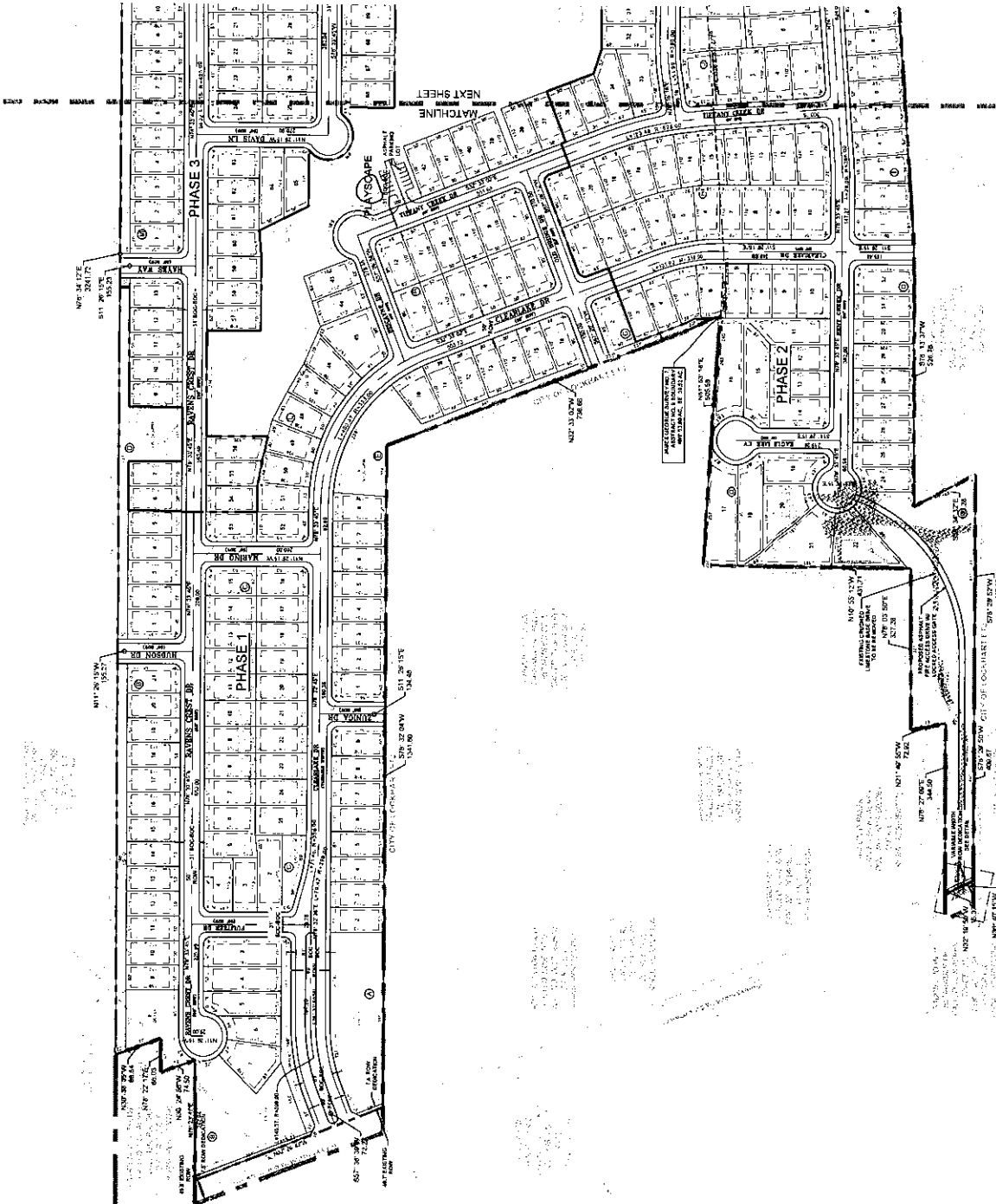
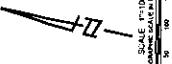


- OS - OPEN SPACE
- LS - LANDSCAPE
- D - DRAINAGE
- U - UTILITY
- APRES - ADJACENT PART

[illegible]

## GENERAL NOTES

1	LOT NUMBER	LEASE
(A)		
	RECORD NUMBER	
	PROPERTY AND PHASE BOUNDARY LINE	
	LEFT RIGHT LINE	
	DATE	
	FIRST NAME CONTAINS	
	BUILDING LOT	
	NEAREST CITY/TOWN	
	TO PUBLIC UTILITY (SEWER)	
	SPECIAL NAME REQUIRED OF CALIFORNIA COUNTY TOWNS	
	DISPATCH	
	RECEIVED CALIFORNIA COUNTY TOWNS	



**DRAWN BY INC**


3

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**DANCEY**

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September 5, 2024

Austin Davis  
Lockhart 1322, LLC  
2899 Cedar Hollow Rd.  
Georgetown, TX 78628

Dear Mr. Davis:

On August 28, 2024, the Lockhart Planning and Zoning Commission unanimously **approved** (6-0) your request for a Preliminary Plat and Subdivision Development Plan for **Lay Ranch Subdivision** (PP-23-03), consisting of 92.52 acres, located at 200 Lay Road and 370 Lay Road. The Commission's approval also included the two Variance requests, as follows: (1) to Sections 52-72(i)(2) and 52-72(p), to allow for a 31-foot paved width for the proposed reconstruction of Lay Road from the future Clearlake Drive intersection to the South Commerce Street intersection, in place of the 41-foot paved width required for Collector Streets; and (2) to Section 52-112(f), to allow for 12.3 percent of the perimeter of the large park lot (Lot 12, Block L) to contain frontage on an improved public street right-of-way, in place of the 25 percent required for public parkland over one acre in size. The Commission's approval of the plat was also subject to the following conditions: (1) include the phrase "Subdivision Development Plan" in the plat title at the top of Sheet 1 and to the sidebar on all four sheets, which will identify the subdivision as a phased development, as recommended by Staff; and (2) the posting of fiscal surety for the reconstruction of Lay Road for the additional 10 feet of width beyond the 31 feet to be constructed, to allow for the eventual, full 41-foot paved width from the future Clearlake Drive intersection to the South Commerce Street intersection as required for Collector Streets. Note that the fiscal surety would be posted at the time of the construction of the public improvements for the first phase, prior to recordation of the final plat for that phase. Please submit one full-size paper copy of the plat with the revision to the plat title noted above to our office within two weeks of the date of this letter (a digital copy may be emailed to me ahead of time for proofing.)

Following the preliminary plat process, the next step will be preparation of the final plat and engineering plans for each phase. Pursuant to Subdivision Regulations Section 52-33(i), approval of the preliminary plat shall be effective for no more than 12 months before the final plat and engineering plans are submitted for approval. For the purposes of your proposal, the deadline to submit the final plat is **August 28, 2025**.

If you have any questions, please contact me by phone at 512-398-3461, Ext. 2400, or by email at [kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org).

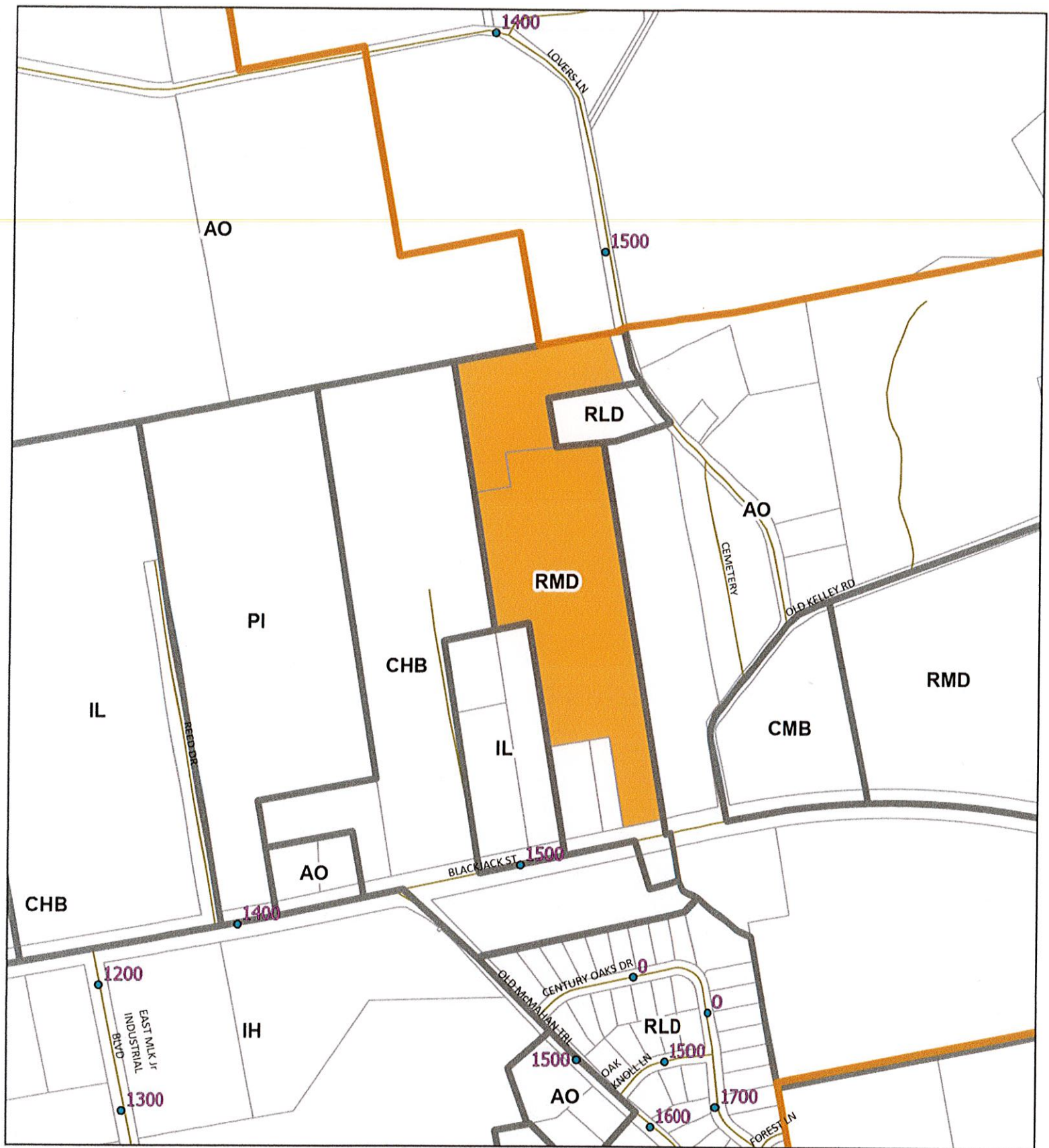
Sincerely,



Kevin Waller  
Senior Planner

Cc: Nick Marino, P.E., Gray Engineering, Inc.  
Brian Williams, P.E., Gray Engineering, Inc.  
Jason Ward, P.L.S., 4Ward Land Surveying, LLC  
David Fowler, Planning Director  
Christine Banda, Planning/GIS Technician





PV-25-01

BLACKJACK GROVE SUBDIVISION  
 2<sup>nd</sup> Extension of Final Plat Approval Period

1519 BLACKJACK ST &  
 1541 LOVERS LANE



Scale 1" = 500'



SUBJECT PROPERTY

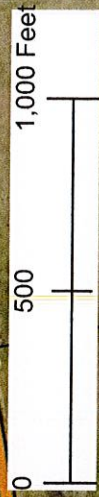


ZONING BOUNDARY



CITY LIMITS





Cemetery Rd

Cemetery

Lovers Ln

Blackjack St

Century Oaks Dr

Oak Knoll Ln

Old McManis Trl

Reed Dr

East Mlk Jr Industrial Blvd

Valdez St

Fourth St

Fifth St



**CASE SUMMARY**

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STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: PV-25-01

REPORT DATE: August 20, 2025

PLANNING &amp; ZONING COMMISSION DATE: August 27, 2025

APPLICANT'S REQUEST: A second extension, being 12 months, of the final plat approval period

STAFF RECOMMENDATION: **Approval**SUGGESTED CONDITIONS: Approval of a 6-month extension, in lieu of the requested 12-month extension; and no further extensions be granted.**BACKGROUND DATA**

---

ENGINEER AND APPLICANT: Hugo Elizondo, Jr., P.E., C.F.M., Cuatro Consultants, Ltd.

SURVEYOR: George E. Lucas, P.L.S., Celco Surveying

OWNER: James Cotton, 2401 C.R. 219, LLC

SITE LOCATION: 1519 Blackjack Street and 1541 Lover's Lane

SUBDIVISION NAME: Blackjack Grove Subdivision

SIZE OF PROPERTY: 13.76 acres

NUMBER OF LOTS: 57 single-family residential lots and one stormwater detention lot

EXISTING USE OF PROPERTY: Undeveloped

ZONING CLASSIFICATION: RMD (Residential Medium Density)

**ANALYSIS OF ISSUES**

---

PROPOSED VARIANCE: The Blackjack Grove Subdivision Final Plat was approved by the Commission on February 28, 2024. On February 14, 2025, a one-time, six-month extension to the final plat approval period was granted by the Planning Director (letter attached) upon request by the applicant, in accordance with Section 52-35(e) of the Subdivision Regulations. With that extension, the deadline to begin construction of the required public improvements was extended to August 28, 2025. The applicant now requests a second extension of time, being 12 months (one year), to begin construction of the public improvements, for a proposed deadline of August 28, 2026. Since this is the second extension request, and Section 52-35(e) only allows for one, 6-month extension, a variance to the Subdivision Regulations must first be approved by the Commission, prior to approval of any additional extensions. Similar requests for a second extension of the Final Plat approval period were also submitted and approved for Summerside Sections 5 and 6, as well as Cavalry Subdivision along the south side of State Park Road.

AREA CHARACTERISTICS: The subject property is bordered to the east by a vacant parcel, as well as two properties in single-family residential use. The neighboring properties to the south, including one across Blackjack Street, are also developed with single-family residences. A vacant parcel is located to the west, as well as one in commercial use. The two properties to the north are both large parcels with a single-family residence on each, zoned Agricultural-Open Space (AO) (west parcel), and unzoned (ETJ) (east parcel). Of these two parcels, the west parcel is owned by the applicant. This property was originally included within the boundaries of the subdivision proposal. A proposed zoning change to RMD for that property, however, was denied by the City Council on October 18,

2022, and it was subsequently excluded from the subdivision boundaries. The proposed subdivision will derive access from both Blackjack Street and Lover's Lane, which will improve traffic circulation into the development compared with a single access point and help minimize congestion. Approval from TxDOT for the new internal street approach onto Blackjack Street is required, prior to construction.

**SPECIAL CIRCUMSTANCES:** The applicant explains that negotiations and mediation with the Guadalupe-Blanco River Authority (GBRA), which plans to extend a water line through the property, have significantly delayed the planned construction of the public improvements.

**PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT:** Although the applicant does not lose a substantial property right by adhering to the previous 6-month extension approval to August 28, 2025, approval of a second extension would allow the initiation of development of the property to be preserved for an additional six months, a timeframe Staff determines to be reasonable.

**EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY:** A second, 6-month extension of time to begin construction of the subdivision improvements will have no adverse impacts on surrounding properties or on public safety.

**EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND:** Approval of a second extension of the final plat approval period will not limit the potential for subdivision or development of other land in the area.

**ALTERNATIVES:** The applicant could initiate the construction process as an alternative to the proposed variance by August 28, 2025, but has instead requested a 12-month, second extension of time to do so. The GBRA water line negotiations, as previously noted, present complications with adhering to the current deadline to begin construction. Although the applicant has requested a 12-month extension, Staff believes that a 6-month extension is a reasonable timeframe, which is consistent with the length of time allowed for the one-time extension provided in Section 52-35(e).

**SUGGESTED CONDITIONS:** In addition to the suggested condition for a 6-month extension in lieu of the requested 12 months, Staff recommends that if the extension request is approved, no further extensions be granted in the future.





August 6, 2025

Kevin Waller, Senior Planner  
City of Lockhart Development Services  
308 W. San Antonio St.  
Lockhart, Texas 78644

**RE: BLACKJACK GROVE SUBDIVISION  
CITY OF LOCKHART, TEXAS  
CCL 22-026**

**Subject: PLAT APPROVAL EXTENSION VARIANCE REQUEST**

Dear Mr. Waller:

The Final Plat approval period expires if the construction of any required public improvements has not commenced within 12 months of approval. One six-month extension may be considered by the Planning Director.

Per the City of Lockhart Plat Application, we provide the following evidence for the variance request.

1. The Guadalupe-Blanco River Authority (GBRA) has a planned water line which includes this Site. Negotiations and mediation were necessary to determine the final path of the waterline through the Project, thus delaying the Project significantly. The strict application of Code would deprive the applicant of reasonable use of the land, to construct approved improvements.
2. The variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant. The applicant has approved Construction Drawings and a Final Plat, compliant with Code.
3. An extension of the approval period is not a risk to public health, safety, or welfare and will not prove injurious to other property in the area.
4. An extension of the approval period will not prevent the orderly subdivision of the adjacent properties to the west.

Therefore, we request a variance from the one time six-month extension to allow an additional twelve-month extension.

Please advise if you have questions on this matter.

Sincerely,



Karch Bickham, P.E.  
Project Manager



CITY OF

# Lockhart

TEXAS

(512) 398-3461 • FAX (512) 398-5103  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

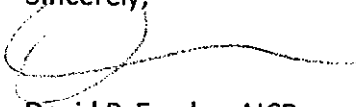
February 14, 2025

Jimbo Cotton  
P.O. Box 5708  
Austin, TX 78763

Dear Mr. Cotton:

This is your notice that the requested 6-month extension to begin construction of the public improvements for Blackjack Grove Subdivision, following approval of the Final Plat on February 28, 2024 is approved, in accordance with Section 52-35(e) of the Subdivision Regulations. The Final Plat will remain valid until August 28, 2025. No further extensions can be granted, so construction of the public improvements should commence before that date. If construction hasn't begun by then, a new application for the Final Plat will have to be submitted for Planning and Zoning Commission approval.

Sincerely,



David P. Fowler, AICP  
Planning Director

Cc: Hugo Elizondo, Jr., P.E., Cuatro Consultants, Ltd.  
Chris Elizondo, Cuatro Consultants, Ltd.  
Karch Bickham, E.I.T., Cuatro Consultants, Ltd.  
George E. Lucas, P.L.S., Celco Surveying  
Christine Banda, Planning/GIS Technician  
Sean Kelley, Public Works Director

**2401 CR 219, LLC  
502 Baylor Street  
Austin, Texas 78703  
(512) 467-4056**

February 13, 2025

Mr. Kevin Waller  
Senior Planner  
City of Lockhart Development Services  
308 W. San Antonio Street  
Lockhart, Texas 78644

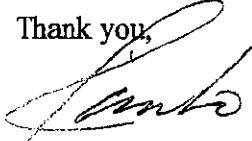
*via email to: kwaller@lockhart-tx.org*

RE Final Plat FP-23-06  
Blackjack Grove Subdivision  
1519 Blackjack Street and 1514 Lovers Lane  
Lockhart, Texas

Dear Mr. Waller:

On behalf of 2401 CR 219, LLC, I respectfully request a formal one-time extension of the approval period for the Final Plat FP-23-06. The approval period is set to expire on February 28, 2025, as approved by the City of Lockhart Planning and Zoning Commission on February 28, 2024. Per the City of Lockhart Code of Ordinances, a one-time 6-month extension is available upon formal request. We are currently negotiating a settlement with the Guadalupe Blanco River Authority on the location of a waterline easement.

Thank you,



Jimbo Cotton  
Managing Member

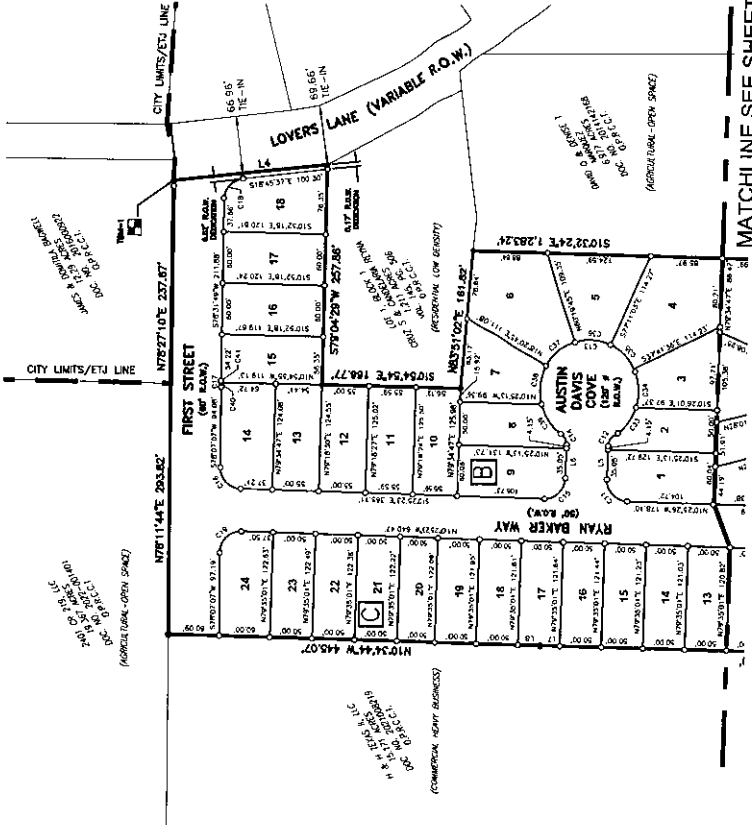


# FINAL PLAT OF **BLACKJACK GROVE SUBDIVISION** OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, AND LOT 2, REYNA ACRES SUBDIVISION CALDWELL COUNTY, TEXAS 13.76 ACRES

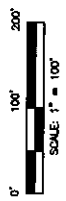
LAND USE CHART			
ZONING - RMD	NUMBER OF LOTS	ACREAGE	
RESIDENTIAL (MEDIUM DENSITY)	57	9.678 ACRES	
DRAINAGE	1	0.783 ACRES	
STREET R.O.W.	1	3.300 ACRES	
TOTAL	1	13.761 ACRES	
AVERAGE SINGLE FAMILY LOT SIZE	N/A	0.189 ACRES	

PLAT DESIGNER:  
 HUGO BLONHOO, JR., P.E., C.F.M.  
 REGISTERED PROFESSIONAL ENGINEER NO. 69781  
 CUDRO CONSULTANTS, CO., P.C.  
 200 MARCOSS, TEXAS 78666

LOCATION MAP  
 SCALE: 1"=1,500'



MATCHLINE SEE SHEET 2



- LEGEND**
- DENOTES BENCHMARK (SEE NOTE)
  - DENOTES 1/2" ST. SK. SET
  - DENOTES 1/2" ST. SK. FND.
  - PROPERTY LINE OR R.O.W. LINE
  - LOT LINE OR R.O.W. LINE
  - UTILITY OR DRAINAGE EASEMENTS
  - OPTIONAL PUBLIC RECORDS
  - CALDWELL COUNTY TOWNS
  - C.P.A.C.C.T.
  - BLOCK DEFINITION

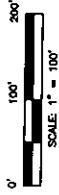
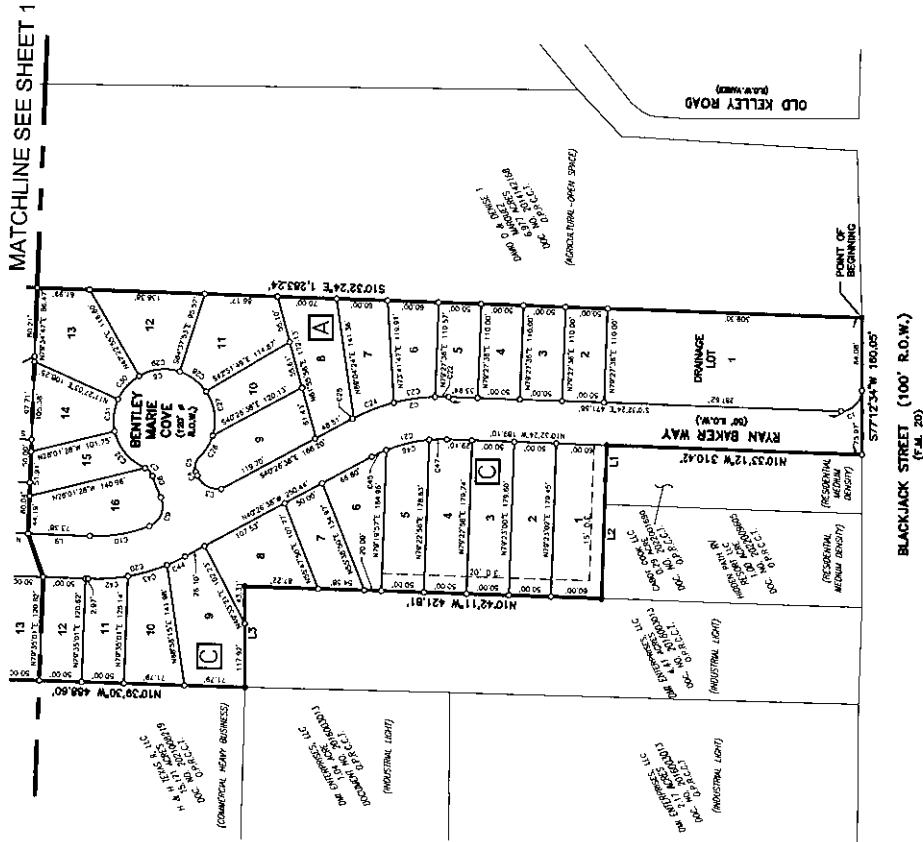
**BENCHMARK INFORMATION**

BM-1  
 1/2" IRON ROD FOUND  
 NORTHING- 13,884,472.86  
 EASTING- 2,384,200.80  
 ELEVATION- 815.38'  
 DATUM- NAD 83  
 BEARING- 104.50°  
 SOUTH- 104.50°  
 SOUTH- 104.50°

- NOTES**
- STREETS SHALL APPLY
  - FRONT YARD - 20 FT.
  - SIDE STREET - 15 FT.
  - SIDE YARD - 5 FT.
  - REAR YARD - 10 FT.
  - UNLESS SHOWN OTHERWISE
  - ALL LOTS SHALL BE VACATED
  - FRONT YARD - 15 FT.
  - SIDE STREET - 15 FT.
  - SIDE YARD - 5 FT.
  - REAR YARD - 7.5 FT.

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 DATE: 12-20-2023

FINAL PLAT OF  
**BLACKJACK GROVE SUBDIVISION**  
 OUT OF THE JAMES GEORGE SURVEY NO. 7,  
 ABSTRACT NO. 9, AND LOT 2, REYNA ACRES SUBDIVISION  
 CALDWELL COUNTY, TEXAS  
 13.76 ACRES



**LEGEND**

- DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. IR. SET
- DENOTES 1/2" ST. IR. END
- PROPERTY LINE OR R.O.W. LINE
- LOT LINE OR R.O.W. LINE
- UTILITY OR DRAINAGE EASEMENTS
- OFFICIAL PUBLIC RECORDS
- CALDWELL COUNTY TEXAS
- O.P.A.C.C.T.
- BLOCK DEFINITION



FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

DATE: 12-20-2023



## 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 George E. Lucas  
DAY-TIME TELEPHONE (512) 635-4857  
E-MAIL george@celcosurveying.com

ADDRESS 18018 Overlook Loop, Ste. 105  
San Antonio, TX 78259

ENGINEER NAME Hugo Elizondo, Jr., P.E., C.F.M.  
DAY-TIME TELEPHONE (512) 565-9040  
E-MAIL hugo@cuatroconsultants.com

ADDRESS 120 Riverwalk Drive, Suite 208  
San Marcos, TX 78666

OWNER NAME Jimbo Cotton  
DAY-TIME TELEPHONE (512) 784-3015  
E-MAIL jimbo@matexas.com

ADDRESS PO Box 5708  
Austin, TX 78763

### 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 Blackjack Grove Subdivision  
ADDRESS OR GENERAL LOCATION 1400 Lovers Lane, Lockhart, TX 78644  
LOCATED IN ☒ CITY LIMITS      ☐ ETJ (COUNTY)      ☐ PDD  
TOTAL LAND AREA 13.76 ACRE(S)      PROPOSED NUMBER OF LOTS 57  
ZONING CLASSIFICATION(S) Residential Medium Density  
PROPOSED USE OF LAND Single family subdivision



## **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 \$ 750.00 PAYABLE TO THE CITY OF LOCKHART  
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

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

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

SIGNATURE   
PRINTED NAME Hugo Elizondo, Jr., P.E., C.F.M.

DATE 8/17/25  
TELEPHONE (512) 565-9040



## 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) Section 52-35.(e) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) One six-month extension for Final Plat approval period.

REQUESTED VARIANCE(S) A twelve-month extension for Final Plat approval period

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

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

## OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01398565X

DATE SUBMITTED 8/18/25

CASE NUMBER PV 25-01

DATE APPLICATION IS DEEMED COMPLETE N/A

DATE NOTICES MAILED                     

DATE NOTICE PUBLISHED                     

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 8/27/25 DECISION                     

CONDITIONS (IF ANY)

## UTILITY SERVICE FORM

THIS FORM SHOULD BE COMPLETED BY THE APPLICANT, AFTER CONSULTING WITH THE UTILITY SERVICE PROVIDERS LISTED BELOW, FOR ALL PLATS, EXCEPT AMENDING PLATS, AND FINAL PLATS THAT ARE CONSISTENT WITH APPROVED PRELIMINARY PLATS. THE FOLLOWING UTILITY SERVICE CODES ARE TO BE INDICATED, AS APPLICABLE, IN THE SPACE PROVIDED BELOW.

- A Adequate service is currently available to the proposed subdivision.
- B Adequate service is not currently available, but arrangements *have* been made to provide it.
- C Adequate service is not available, and arrangements have *not* been made to provide it from the utility.
- D Additional easements are needed for the utility within the subject property.

---

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

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

---

### WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

---

TEXAS GAS SERVICE **GAS COMPANY**

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

---

NAME OF **ELECTRIC SERVICE** PROVIDER Bluebonnet Electric Cooperative

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

UNDERGROUND    Yes X    No \_\_\_\_\_