

## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, September 10, 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 August 27, 2025 meeting.
4. SUP-25-11. Hold a PUBLIC HEARING and consider a request by Heather Garner on behalf of Brian Rodgers for a *Specific Use Permit* to allow an **Eating Establishment** as a use on 1.381 acres in the Francis Berry Survey, Abstract No. 2, zoned CLB Commercial Light Business District and located in a commercial lease space at 1100 State Park Road, Suite 108.
5. FP-25-03. Consider a request by Alexander Steadman of Kimley-Horn and Associates, Inc., for approval of a **Final Plat** for One Living Planned Development, consisting of 23.395 acres, zoned PDD (Planned Development District), and located at 711 City Line Rd.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00 a.m. on the 4th day of September, 2025.

**City of Lockhart  
Planning and Zoning Commission  
August 27, 2025**

**MINUTES**

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

**Members Absent:** Ron Peterson

**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 July 23, 2025, meeting.

*Commissioner Arnic moved to approve July 23, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.*

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.

David Fowler presented the staff report. He informed the commission that the applicant had applied for a variance to use the existing barn on the site, but the variance was denied. There is a new electric panel, and a new fence that was built without obtaining any permits on the property. He detailed the submitted site plan, which showed two small cottages, a garden and a pavilion. There would be one parking space in front of each cottage and some parking spaces at the entrance of the property. The small cottages would need to meet building code. The intention of the property is to be used as transitional housing for veterans. He stated he has received extensive opposition to the SUP. A map was created showing 49 percent of property owners within the 200-foot notification areas were opposed. Three additional emails expressing opposition were received the day of the meeting after the map had been made.

Chair Ruiz asked what the parking requirement was for this type of project.

Mr. Fowler said that the proposed use is listed in the PI Public and Institutional district, which can be allowed with the approval of an SUP. For this type of PI uses, parking requirements are at the Commission's discretion, since no set parking are requirements are provided for PI uses.

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

The applicant, Colonel Steven Mazurka of 711 Center Street, spoke first. He said that the organization is a nonprofit that would provide transitional housing and support services for Caldwell County. This would address homelessness and at-risk veterans. He claimed that 64 homeless individuals in Caldwell County have been identified, and 29 are verified to be veterans. Mr. Mazurka said his program would provide job training, mental health, and health services for the veterans as well as help them to integrate back into society. This would involve efforts both on the subject site, as well as in other locations. This is their first initial project that would have two homes less than 1,000 square feet each to provide short term housing for the veterans. He said that he proposes six parking spaces total and indicated the parking areas on the site plan. He stated that the homes would have two occupants at a time in each unit.

Commissioner Oliva asked why the barn would stay in its current state and location.

Mr. Mazurka said he tried to get approval to make modifications to it, but it was denied so he can only use it for storage. He mentioned that no contractors he contacted would move it.

Commissioner Lingvai asked how the veterans would receive their services, since Mr. Mazurka described the Veteran's Dignity Village as a "virtual community."

Mr. Mazurka said they would have to go to where the services are offered.

Commissioner McBride was a little confused why these were just not typical rental homes.

Mr. Mazurka said they are only targeted towards veterans, and they would be supplied by state and federal grants that fund housing. The veterans would pay a nominal fee for rent.

Chair Ruiz asked how long this nonprofit had been in business and whether staff would be located on the property. He also said that the commission could impose more parking.

Mr. Mazurka said it just started this year and that this is their first project. There would be no staff on site, all would be located off site and that the veterans would need transportation to get to their appointments. Transportation would be provided privately or using CARTS transportation. He understood that the commission could impose conditions on the SUP.

Chair Ruiz asked if there were any other speakers on behalf of the applicant to come forward.

Courtney Bosch of 1107 West Live Oak said she herself was a veteran and supports the SUP.

Lee Rust of 1205 Blackjack Street said he represents the Caldwell County Homeless Coalition, and they will help the Colonel if he obtains approval for the SUP. They are in support of the SUP.

David Schneider of 407 Cibola Street said he serves as the treasurer for the nonprofit. He stated he would like the commission to please consider this project, which he supports.

Sheila Greenwood of 1007 Crockett Street said she is with the nonprofit organization. She was in favor of the project.

Frank Fox of 351 West Pecan Street said this project would help people and he supports it.

Larry Jackson of 1502 Hunters Road said he was a 22-year veteran and a volunteer with this organization, and he is in favor of the project.

Chair Ruiz asked for any other speakers in opposition to come forward.

Paul Rodriguez of 518 Caribbean said he was here on behalf of his mother Amelia Rizzuto who owns property that abuts the subject property on Fir Lane. He wanted to express that he respects all veterans. He would like the commission to really view what is being asked by the applicant. The applicant wants to put a homeless shelter in a good neighborhood. There could be issues with their mental state no matter what the situation. For a transitional home there should always be supervision on the property. He stated he feels this type of project is not compatible with the neighborhood. He said that the existing barn has been located on the property since before he was born. He thought the proposed project would adversely affect the neighborhood, and he would like for the commissioners to consider a denial for this application. He noted that there are the V.A., the VFW, and the American Legion that can help serve these veterans.

Amy Clunie of 208 North Rio Grande said her property abuts the applicants. She is in strong opposition to the proposed SUP. She believes the applicant had not been transparent with his project and that it is not a fully developed plan.

Travis Tober of 703 West San Antonio Street said he was in opposition.

Gerald Gott of 644 Bois d'Arc Street said this is a homeless shelter for veterans. He is opposed to the proposed project.

Mary Herrera said she is in opposition.

Chair Ruiz asked the applicant to come back if he wished to speak.

Mr. Mazurka said he understood the neighbors' concerns and believes there is confusion about what his project is about. This organization would help the veterans get back on their feet and back into society.

Commissioner Haug asked Mr. Mazurka if he communicated with the community for other sources of assistance and to get more details for the surrounding neighbors.

Mr. Mazurka said they are working with various groups in the community that are helping with vetting the veterans that would be eligible for their program. They are still working on the specifics of the criteria each would have to meet.

Commissioner McBride asked if Mr. Mazurka owned the property.

Mr. Mazurka said yes.

Chair Ruiz closed the public hearing and asked for staff recommendations.

Mr. Fower said that staff recommended approval unless there was large opposition to the SUP. He stated that the opposition expressed in the petition was large enough to allow the Commission to use for a ground for denial. He also cited the lack of detail of both the site plan and the program's operational plan that has been received. He stated that if the Commission was interested in potentially approving the application, they should ask for better articulation of the site plan and operational plan for the project.

There was commission discussion about whether a duplex could be built and then he could rent those out, Mr. Fowler noted that the site is large enough for a duplex to be allowed by right.

*Commissioner Lingvai moved to deny SUP-25-10. Commissioner Oliva seconded, and the motion failed with a vote of 6-0.*

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 HWY 183).

Mr. Fowler said that the applicant requested their item be postponed and the public hearing held at the commission's meeting to be held on a rescheduled date of Wednesday, October 29<sup>th</sup>.

The Commission agreed.

6. Hold a PUBLIC HEARING and consider a proposed Zoning Text Amendment amending Chapter 64, "Zoning" of the Lockhart Code of Ordinance 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 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.

Mr. Fowler presented the changes to Chapter 64 "Zoning" that would occur regarding the removal of Specific Use Permit to allow manufactured housing in the RMD and RHD zoning districts. The proposed legislation would also remove a section that described the requirements for placing manufactured homes on single-family lots. These changes would go before City Council for final approval.

*Commissioner McBride moved to approve the recommended changes to the zoning ordinance for City Council. Commissioner Haug seconded, and the motion passed with a vote of 6-0.*

7. FP 24-04. 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 Street, 1126 South Colorado Street, 1021 South Commerce Street, and 115 South Commerce Street, 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.

Kevin Waller presented his staff report. The applicant is requesting 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 normally-required dedication of between 15.25 feet and 15.85 feet due to the variable width along South Commerce Street.

Sean Kelley, the Public Works Director, came forward to explain. He said that normally the right-of-way along South Commerce Street should be 80 feet, but with development already in place the City might not be able to achieve more right-of-way without eminent domain. He said staff had been working with the applicant on the variance and to have the applicant provide shared access to the adjacent property to the south to help alleviate traffic issues.

There was more discussion between Mr. Kelley and the commissioners about the right-of-way and the requested joint access.

Mr. Fowler explained that the city had agreed upon the 5-foot dedication with joint access as an alternative to providing the full right of way dedication. He stated that the Commission could also approve the plat while denying the variance, in which case the full ROW dedication would be required.

Chair Ruiz asked for the applicant to come forward.

Nick Sandlin said he was the professional engineer for the plat. He explained that the owner does not want the two properties connected. He said that TxDOT was not requesting it. They do not believe joint access would relieve any traffic issues. He stated that they are not trying to be difficult and that the owner expressed if they had to do joint access that they would not be able to move forward with their project.

Chair Ruiz asked for any other speakers seeing none he asked for staff recommendations.

Mr. Waller said that staff recommends approval of both the plat and the subdivision variance request with the conditions that the construction of a shared access connection between the adjoining property be addressed with a new plat note related to the easement shown on the plat prior to recording of the plat. And the removal of the existing residential structures prior to recording the plat also to be shown with a new plat note and the removal of Note 5.

*Commissioner Arnica moved to approve FP-25-04 with staff's recommended conditions. Commissioner McBride seconded, and the motion passed with a vote of 6-0.*

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 James George Survey, Abstract No. 9, zoned RMD (Residential Medium Density), and located at 200 Lay Road and 370 Lay Road.

Mr. Waller came forward for the staff report. The applicant is requesting an additional 6-month extension because they are potentially looking at providing school and emergency services sites that could potentially affect the site layout. This extension would allow them until February 27, 2026, for the first phase of the final plat to be submitted.

Chair Ruiz asked for the applicant to come forward.

Seth Mearig, CEO with Gray Civil Engineering of 8834 North Capital of Texas Highway, Austin said they had been working with the Riddle Tract located to north of their property in conjunction with the utility infrastructure and the Seawillow project, so they need more time to tie up loose ends.

Chair Ruiz asked for staff recommendations.

Mr. Waller said that staff recommends approval.

*Commissioner Lingvai to approve PP-23-03 for 6-month extension. Commissioner Haug seconded, and the motion passed with a vote of 6-0.*

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 25, 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 Street and 1541 Lover's Lane.

Mr. Waller presented the staff report. The applicant is requesting their second extension. The new extension would be August 28, 2026.

Chair Ruiz asked for the applicant to come forward.

Hugo Elizondo said he is the engineer for the subdivision. He said they have been working with GBRA for over a year and half on a pipeline through the site which has delayed moving forward with the plat.

Chair Ruiz asked for staff's recommendations.

Mr. Waller recommends approval of the extension with two conditions. The extension is only for six months instead of 12 months and there would be no further extensions to be granted.

*Commissioner Oliva moved to approve PV-25-01 with staff's recommended conditions. Commissioner Arnic seconded, and the motion passed with a vote of 6-0.*

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

Mr. Fowler said the next meeting would be held on September 10<sup>th</sup> with one SUP and one plat.

11. Adjournment.

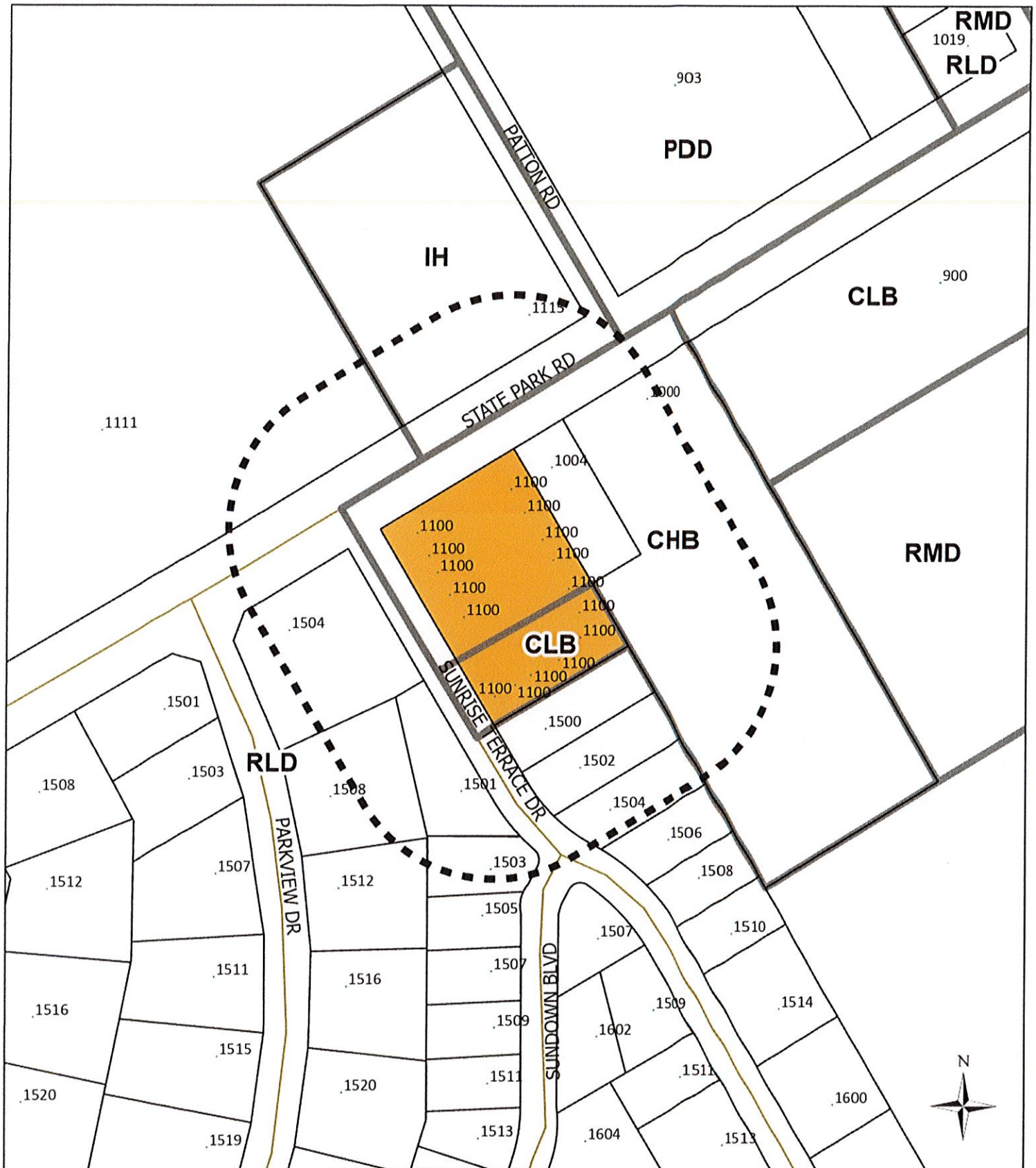
*Commissioner Haug moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:58 p.m.*

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

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

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





**SUP-25-11**

1100 STATE PARK RD, STE 108

EATING ESTABLISHMENT



**SUBJECT PROPERTY**



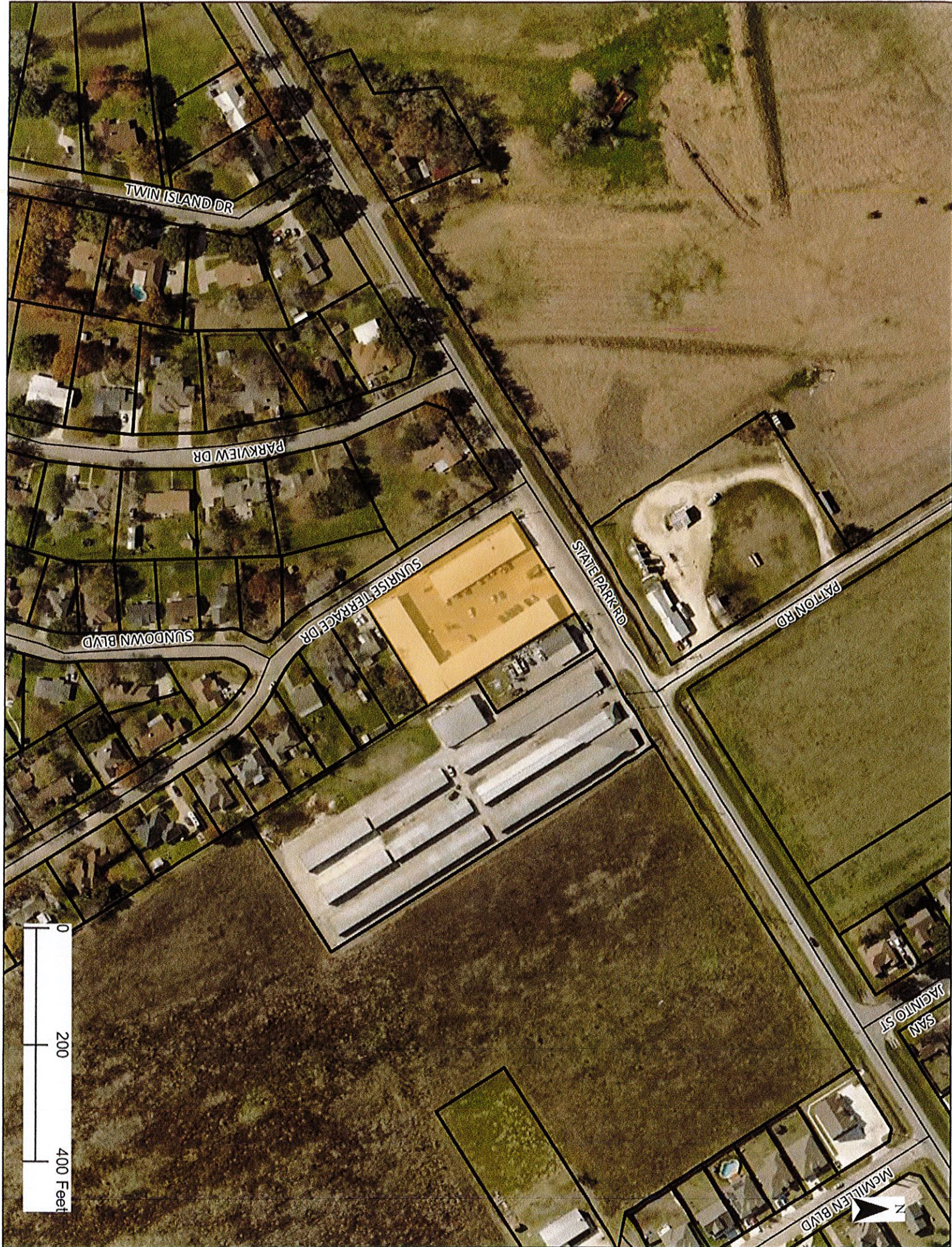
**ZONING BOUNDARY**



**200 FT BUFFER**

Scale 1" = 200'







**CASE SUMMARY**

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STAFF CONTACT: David Fowler, Planning Director  
REPORT DATE: September 4, 2025  
PUBLIC HEARING DATE: September 10, 2025  
APPLICANT'S REQUEST: Restaurant/eating establishment  
STAFF RECOMMENDATION: **Approval.**  
SUGGESTED CONDITIONS: None.

CASE NUMBER: SUP-25-11

**BACKGROUND DATA**

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APPLICANT(S): Heather Garner  
OWNER(S): Brian Rodgers (Park Plaza)  
SITE LOCATION: 1100 State Park Road, Suite 108  
LEGAL DESCRIPTION: Metes and bounds  
SIZE OF PROPERTY: 1.381 acres  
EXISTING USE OF PROPERTY: Commercial  
ZONING CLASSIFICATION: CLB

**ANALYSIS OF ISSUES**

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**CHARACTERISTICS OF PROPOSED USE:** The subject property contains two commercial buildings. The south part of the L-shaped building that is the site of the SUP application is zoned CLB, while the remainder of that building and all of the smaller west building are both zoned CHB. The applicant wishes to open a tea business that will sell both prepared tea drinks and packaged tea. The attached site plan shows the proposed location within the site area.

**NEIGHBORHOOD COMPATIBILITY:** The commercial center in which this use is proposed contains a mix of retail and restaurant uses, as well as one large church which takes up most of the building along the eastern boundary of the lot. The fronts of all of the lease spaces face a common parking lot, so very little of the activity in the commercial center is visible from the single-family homes in the neighborhood south and west of the subject property. The property adjacent to the east contains a self-storage use and is zoned accordingly. Because the subject property has previously been used for both commercial and church purposes for many years with no known adverse impact, the tea business can be considered a compatible use.

**COMPLIANCE WITH STANDARDS:** The primary consideration for eating establishments is typically off-street parking. The city's requirement for all commercial uses other than hotels is one parking space per 300 square feet. The existing shared parking lot contains a total of 67 regular spaces and three handicapped spaces, which meets the parking requirements, seeing the center's overall 23,000 square feet of building area.

**ADEQUACY OF INFRASTRUCTURE:** All required utilities are currently available.

**ALTERNATIVES:** None more appropriate.

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

CITY OF

# Lockhart

TEXAS

## SPECIFIC USE PERMIT APPLICATION

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

### APPLICANT/OWNER

APPLICANT NAME Heather Garner

ADDRESS 1300 FM 672

DAY-TIME TELEPHONE 737-335-5990

Lockhart, TX 78644

E-MAIL heatherlynnngarner@yahoo.com

OWNER NAME Brian Rodgers

ADDRESS 1112 West 9<sup>th</sup> Street

DAY-TIME TELEPHONE 512-496-5838

Austin, TX 78703

E-MAIL brianx19rodgers@gmail.com

### PROPERTY

ADDRESS OR GENERAL LOCATION 1100 State Park Rd. Ste. 108 Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) Francis Berry Survey A-2

SIZE 1.381 ACRE(S)

ZONING CLASSIFICATION Commerical Light

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

### REQUESTED SPECIFIC USE Eating Sctabishment

PROPOSED USE REQUIRING PERMIT ~~food establishment/restaurant~~

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.

1,000 sq ft.

herbal tea, mainly to-go. there are two employees with room for growth.

hours are wednesday and thursday 11am-6pm.

friday and saturday 11am-8pm and sunday 11am-3pm.

## 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 \$ \$457 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 Heather Garner

DATE 7/31/2025

## OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 01395858

DATE SUBMITTED 8/19/2025

CASE NUMBER SUP - 25 - 11

DATE NOTICES MAILED 8-25-2025

DATE NOTICE PUBLISHED 8-28-2025

PLANNING AND ZONING COMMISSION MEETING DATE 9/10/2025

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

July 30, 2025

City of Lockhart  
308 W San Antonio  
Lockhart, TX 78644

Re: SUP Application

Dear City of Lockhart,  
Heather Garner, owner of Fablewood Apothecary and Tea Co. has informed me that my permission is needed to apply for a Special Use Permit for Ste #108 at 1100 State Park Rd in the Park Plaza Shops. This letter from me, the owner, shall serve as my agreement to allow her to apply for a Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Brian Rodgers".

Brian Rodgers  
1112 West 9th Street  
Austin, TX 78703  
(512) 496-5838  
Brianx19rodgers@gmail.com



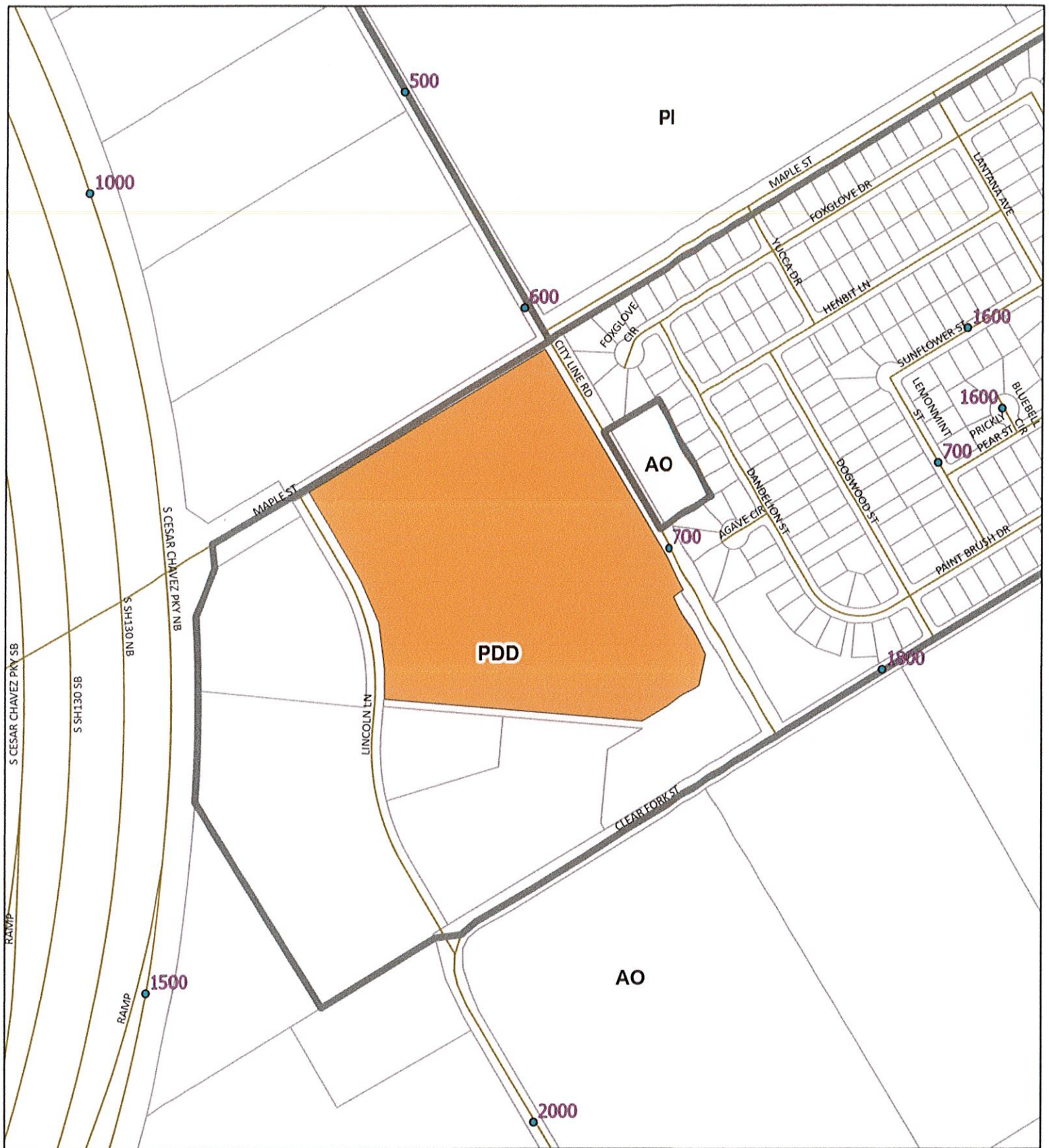
[illegible]











**FP-25-03**

711 CITY LINE RD

ONE LIVING PLANNED DEVELOPMENT



**SUBJECT PROPERTY**



**ZONING BOUNDARY**

Scale 1" = 500'







## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-25-03

REPORT DATE: September 4, 2025

PLANNING & ZONING COMMISSION MEETING DATE: September 10, 2025

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

## BACKGROUND DATA

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

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

CURRENT OWNER: Jeff Pence, Manumit Investment Group, LLC

FUTURE OWNER: ZK One, LLC, c/o Zoe Kimmelman

SITE LOCATION: 711 City Line Road

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

SIZE OF PROPERTY: 23.395 acres

NUMBER OF LOTS: Two multifamily residential lots

EXISTING USE OF PROPERTY: Undeveloped/Seasonal Agricultural Use

ZONING CLASSIFICATION: PDD (Planned Development District)

## ANALYSIS OF ISSUES

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**PROPOSED DEVELOPMENT:** The One Living Planned Development Final Plat includes two lots, to each contain single-story multifamily residential rental uses. The Preliminary Plat (PP-25-01) was approved by the Commission on February 26, 2025, and the accompanying Planned Development District Development Plan and zoning change request (PDD-24-04 and ZC-24-09, respectively) was approved by the City Council on March 4, 2025. The subject property is located within the former boundaries of Phases 2 and 4 of Maple Park Planned Development that was previously approved for single-family residential and commercial uses, respectively. Four-foot-wide public sidewalks will be constructed along the property's Maple Street and future Lincoln Lane frontages, with a six-foot-wide sidewalk to be constructed along the City Line Road frontage. A fee in-lieu of parkland dedication, as well as a fee in-lieu of the construction of community facility improvements, is proposed to be paid to the City by the subdivider, prior to recordation of the final plat. The fees in-lieu have been determined to be acceptable by the Parks Department Director. The segment of Maple Street abutting the subdivision, between City Line Road and Lincoln Lane, will be improved to Collector Street standards by the subdivider, prior to recordation of the final plat.

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

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

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including the reconstruction of Maple Street, sidewalks, utilities, and parkland (fee in-lieu). As noted in the attached letter dated August 1, 2025, the City Engineer has approved the engineering plans for the Maple Street improvements adjacent the property's north boundary.

CONCURRENT VARIANCES REQUESTED: None



505 East Huntland Drive  
Suite 250  
Austin, Texas 78752

T 512.454.8716  
TRCcompanies.com  
T.B.P.E. #F-8632

August 1, 2025

Mr. David Fowler, City Planner  
City of Lockhart  
P.O. Box 239  
Lockhart, Texas 78644

**RE: Lockhart Maple Street Improvements - Review**

Dear David:

TRC received the following items for the above referenced project submitted by Kimley-Horn on July 21, 2025.

1. Construction Plans dated July 21, 2025.

Our review finds that these documents have been prepared in general conformance with the Lockhart Subdivision Code and Chapter 22 Article 3 of the City of Lockhart Drainage and Flood Control Ordinance.

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Lockhart must rely on the adequacy of the Design Engineer that prepared the documents and all responsibility for the plans and submitted documents shall remain with the Design Engineer.

If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink that reads "William A. Wachel". The signature is fluid and cursive, with a long horizontal stroke at the end.

William Wachel, P.E.  
Regional Vice President  
Central Region

CC: AC Steadman, P.E., Kimley-Horn





# SUBDIVISION PLAT APPLICATION

CITY OF  
**Lockhart**  
TEXAS

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

## APPLICANTS

**SURVEYOR NAME** Shaun Piepkorn  
**DAY-TIME TELEPHONE** 682-235-9512  
**E-MAIL** shaun.piepkorn@kimley-horn.com

**ADDRESS** 110 Interstate 20 Frontage  
Weatherford, TX 76086

**ENGINEER NAME** Alexander C. Steadman  
**DAY-TIME TELEPHONE** 512-418-4508  
**E-MAIL** ac.steadman@kimley-horn.com

**ADDRESS** 10814 Jollyville Road  
Campus IV, Suite 200  
Austin, Texas 78759

**OWNER NAME** Manumit Investment Group, LLC  
**DAY-TIME TELEPHONE** 239-272-8997  
**E-MAIL** spence@manumitig.com

**ADDRESS** PO Box 746  
Lockhart, TX 78644

## TYPE OF APPLICATION (check all that apply)

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

## PROPERTY

**SUBDIVISION NAME** One Living Planned Development  
**ADDRESS OR GENERAL LOCATION** 711 City Line Road  
**LOCATED IN** ☒ CITY LIMITS    ☐ ETJ (COUNTY)    ☒ PDD  
**TOTAL LAND AREA** 23.395 ACRE(S)    **PROPOSED NUMBER OF LOTS** 2  
**ZONING CLASSIFICATION(S)** Planned Development District (2025-05)  
**PROPOSED USE OF LAND** Single-Family Rental Community



## **SUBMITTAL REQUIREMENTS**

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

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

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

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

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

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

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

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

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

**APPLICATION FEE OF \$3,339.50 PAYABLE TO THE CITY OF LOCKHART**  
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

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

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

SIGNATURE 

DATE 05/16/2025

PRINTED NAME AC Steadman

TELEPHONE 512-418-4508

## **PLAT APPROVAL PERIODS**

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

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

## **SUBDIVISION VARIANCE (for variance applications, only)**

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

CURRENT ORDINANCE REQUIREMENT(S) \_\_\_\_\_

REQUESTED VARIANCE(S) \_\_\_\_\_

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

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

## **OFFICE USE ONLY**

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01376210

DATE SUBMITTED 5/22/25

CASE NUMBER FP 25 03

DATE APPLICATION IS DEEMED COMPLETE 6/9/25

DATE NOTICES MAILED \_\_\_\_\_

DATE NOTICE PUBLISHED \_\_\_\_\_

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 9/10/25 DECISION \_\_\_\_\_

CONDITIONS (IF ANY) \_\_\_\_\_