

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, October 29, 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 October 8, 2025 meeting.
4. 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) [Postponed from August 27, 2025]
5. PP-25-03. Consider a request by Brittany Beisert of HMT Engineering & Surveying for approval of a **Preliminary Plat and Subdivision Development Plan** for Sendero Subdivision, consisting of 84.981 acres in the John A. Neill Survey, Abstract Number 20, zoned RMD (Residential Medium Density), and located at 3249 F.M. 1322.
6. AP-25-01. Consider a request by Nick Sandlin of Sandlin Services, LLC, for approval of an **Amending Plat** for South Heights Addition, consisting of 2.049 acres in Block 3, Lots 5, 6, 7, and 8; and Block 5, Lots 1, 2, 16, 17, and parts of Lots 21 and 22, South Heights Addition, 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.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:00 p.m. on the 21st day of October, 2025.

**City of Lockhart
Planning and Zoning Commission
October 8, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Christine Banda, Betzy Torres, Fatema Akter

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.

David Fowler introduced the new Planner Fatema Akter and the new Development Services Assistant Betzy Torres to the commissioners.

2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the September 24, 2025, meeting.

Commissioner Haug moved to approve September 24, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 7-0.

4. ZC-25-05 Hold a PUBLIC HEARING and consider a request by Jiovanna Llamas for a Zoning Change from RMD Residential Medium Density District to CMB Commercial Medium Business District on all of Lots 30, 31, and 32 and part of Lots 16, 17, 18, 27, 28, and 29, Block 2, Navarro Addition, consisting of 0.3620 and located at 312 Laredo Street.

Mr. Fowler presented the staff report, which included case maps and photos of the subject property. He informed the commission that since the agenda packet was mailed out to the members that the existing home on the property had been demolished and removed from the subject property. The applicant is proposing a zoning change CMB Commercial Medium Business District, which is consistent with other nearby properties along the North Colorado Street corridor. The Lockhart Comprehensive Plan shows that retail and restaurant use are considered appropriate in the Plum Creek District where the subject property is located.

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

Jiovanna Llamas of 150 Witter Road and Edgar Llamas of 350 Old Luling Road said they were siblings that purchased the subject property in hopes of opening a drive-thru restaurant. They had spoken with TxDOT about adding a driveway along North Colorado Street, but were informed that they could not have a curb cut along that side of the property since they had other access points from Juan Street and East Navarro Street. They mentioned that they are working

on three concepts to address building setbacks, parking, and landscaping. They expressed to the commission that they have been involved with the community for a long time and plan to be good neighbors. They would like the commission to approve their request.

Commissioner Lingvai asked if a traffic study is required with the building permit.

Mr. Fowler said it is not usually required for a small single lot development.

Chair Ruiz expressed his concerns with traffic traveling through the neighborhood and delivery trucks.

Mr. Llamas said that they have thought about delivery issues, if they should arise, they could utilize their other locations where they own property if that would work better.

Commissioner Peterson asked what time their normal deliveries would be made.

Mr. Llamas said they come between 10 a.m. and noon.

Commissioner Lingvai asked what size truck was used for deliveries.

Mr. Llamas said the delivery with Sysco uses an 18-wheeler, while other deliveries are made with a smaller delivery truck.

Commissioner Lingvai asked if the owners spoke with the surrounding neighbors about their plan.

Mr. Llamas said he spoke with one owner, Patrick Davis, who was unopposed to the zoning change. He mentioned that most of the surrounding properties were rentals. He assured the commission that they would be good neighbors to the nearby residential area.

Chair Ruiz expressed his main concern was the nearby neighborhood and use of the residential streets for traffic.

Don O'Neil of 542 FM 672 said he is assisting the owners with a concept plan. He is in favor of the zoning change.

Elidia Castillo of 213 Laredo Street was concerned that there would be more traffic and is not in favor of the zoning change.

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

Mr. Fowler said that the subject property is oddly shaped and would have some design challenges, but it does meet the area requirements for commercial developments, including being more than double the minimum lot size. He stated that staff recommends approval.

The commissioners discussed the driveway placement, the land use, and concerns about the neighborhood.

Commissioner Oliva moved to recommend approval of ZC-25-05 to City Council. Commissioner Peterson seconded, and the motion passed with a vote of 6-1 with Chair Ruiz against.

5. Hold a PUBLIC HEARING and consider a proposed Text Amendment to Chapter 64 "Zoning" of the Lockhart Code of Ordinances, as follows:

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-197 "Regulations common to all to several districts to add a new subsection (k) "Residential noise standards."

Mr. Fowler informed the commission that this would add a new section creating a separate noise ordinance for residential districts and those nonresidential uses in those districts. This amendment would include a revision to Section 18-26 in the unreasonable noise prohibited in Chapter 18, Environment. He covered the text that would be added if the ordinance is approved. He said no opposition or feedback had been received since posting in the newspaper.

The Commission unanimously recommended the proposed Text Amendment to Chapter 64 "Zoning", Article VII "Zoning District and Standards" Section 64-197 "Regulations common to all or several districts" to add a new subsection (k) "Residential noise standards" for approval to City Council.

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

Mr. Fowler said their next meeting would be held on October 29th with one zoning case and possibly a plat.

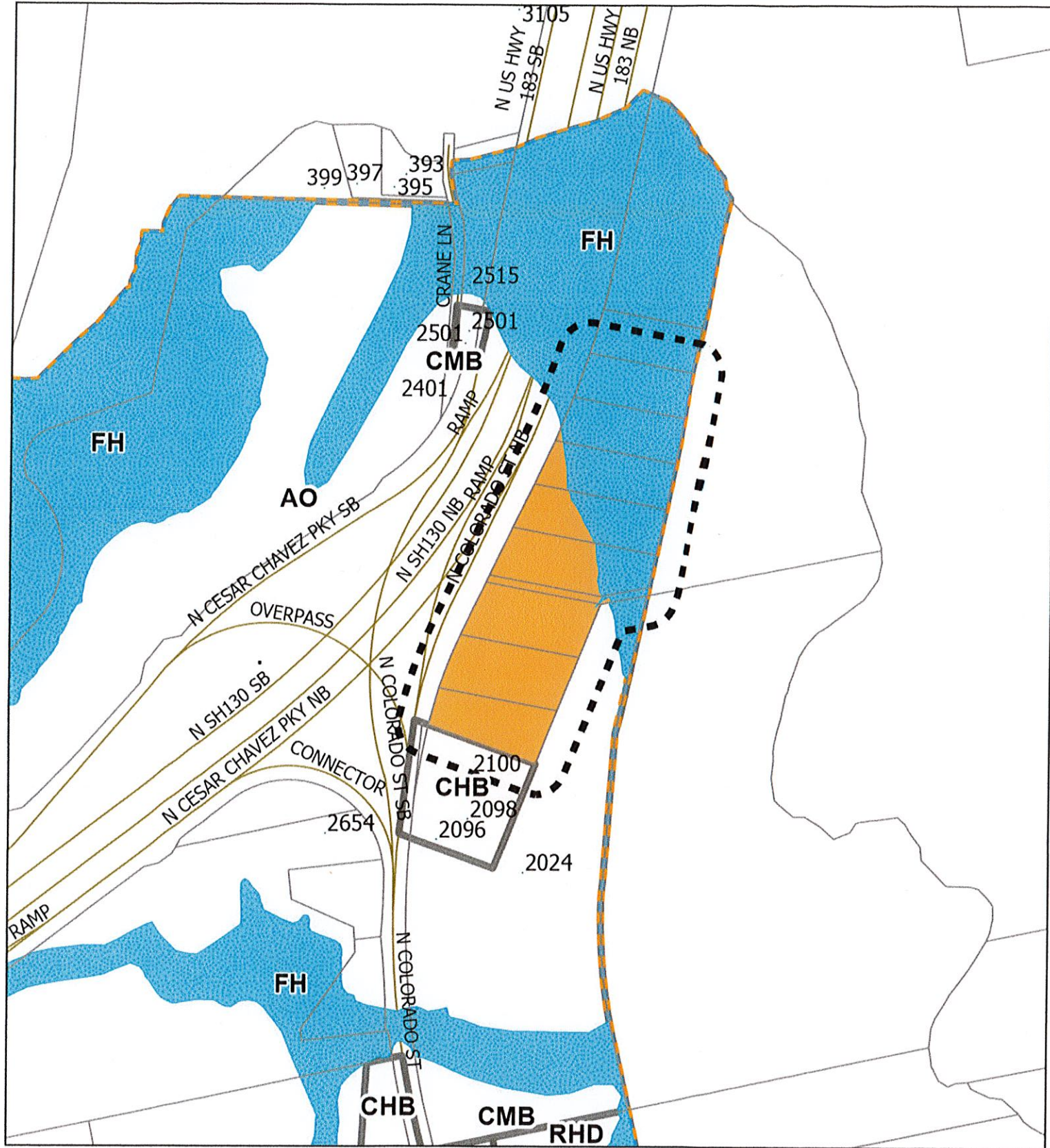
7. Adjournment.

Commissioner Oliva moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:53 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-25-04

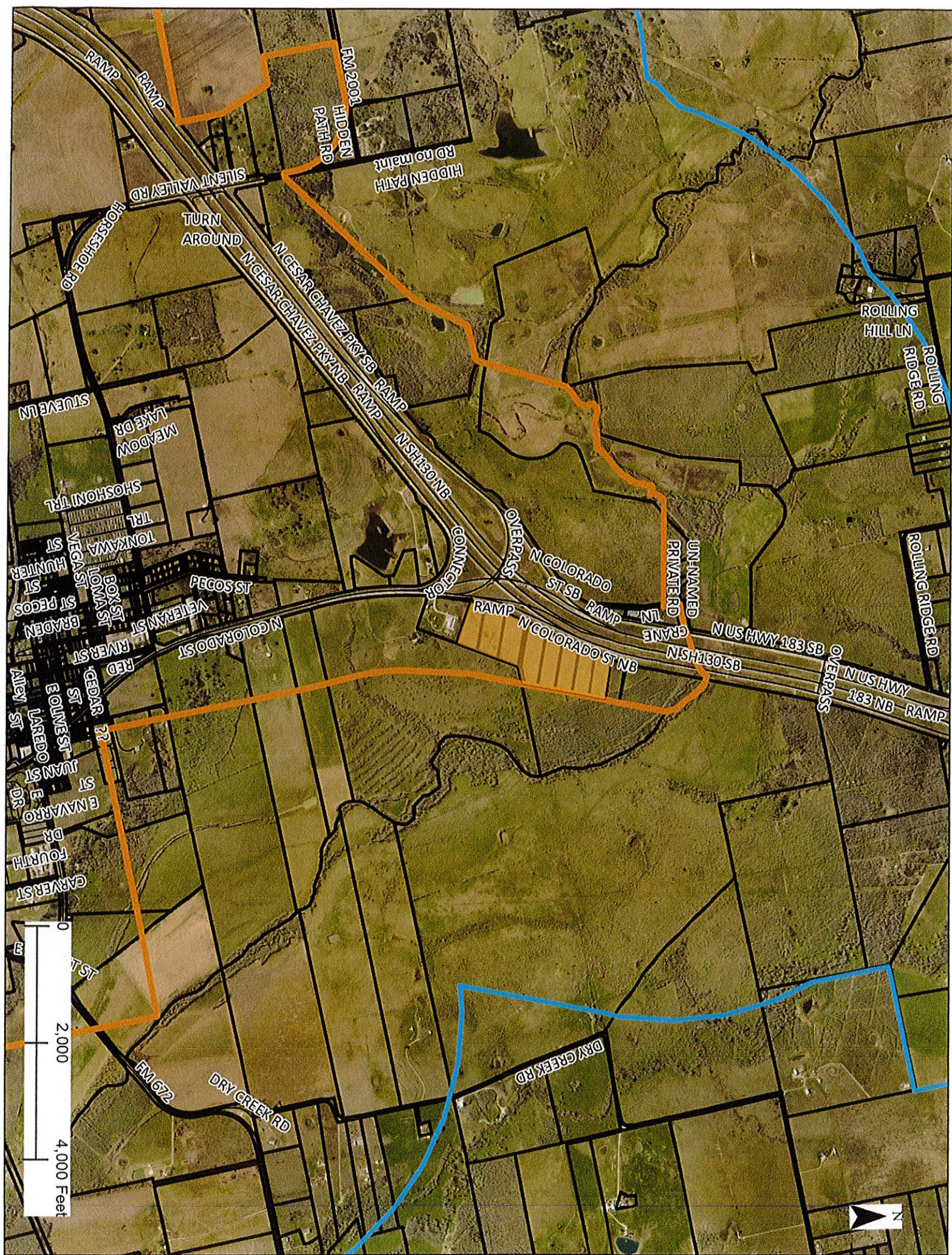
AO & FH TO RHD

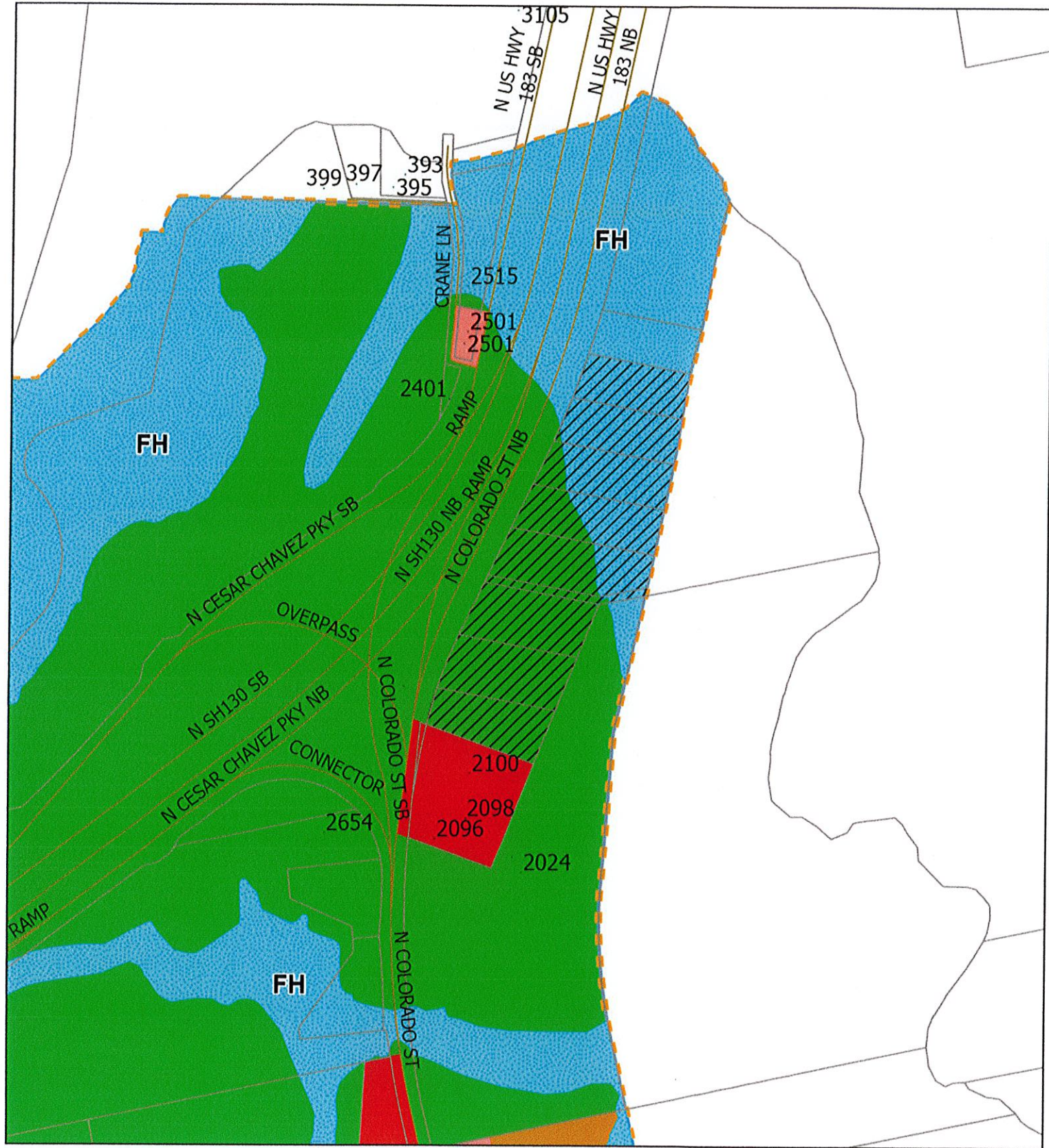
2100-2500 BLK N COLORADO STREET



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

Scale 1" = 1000'





ZC-25-04

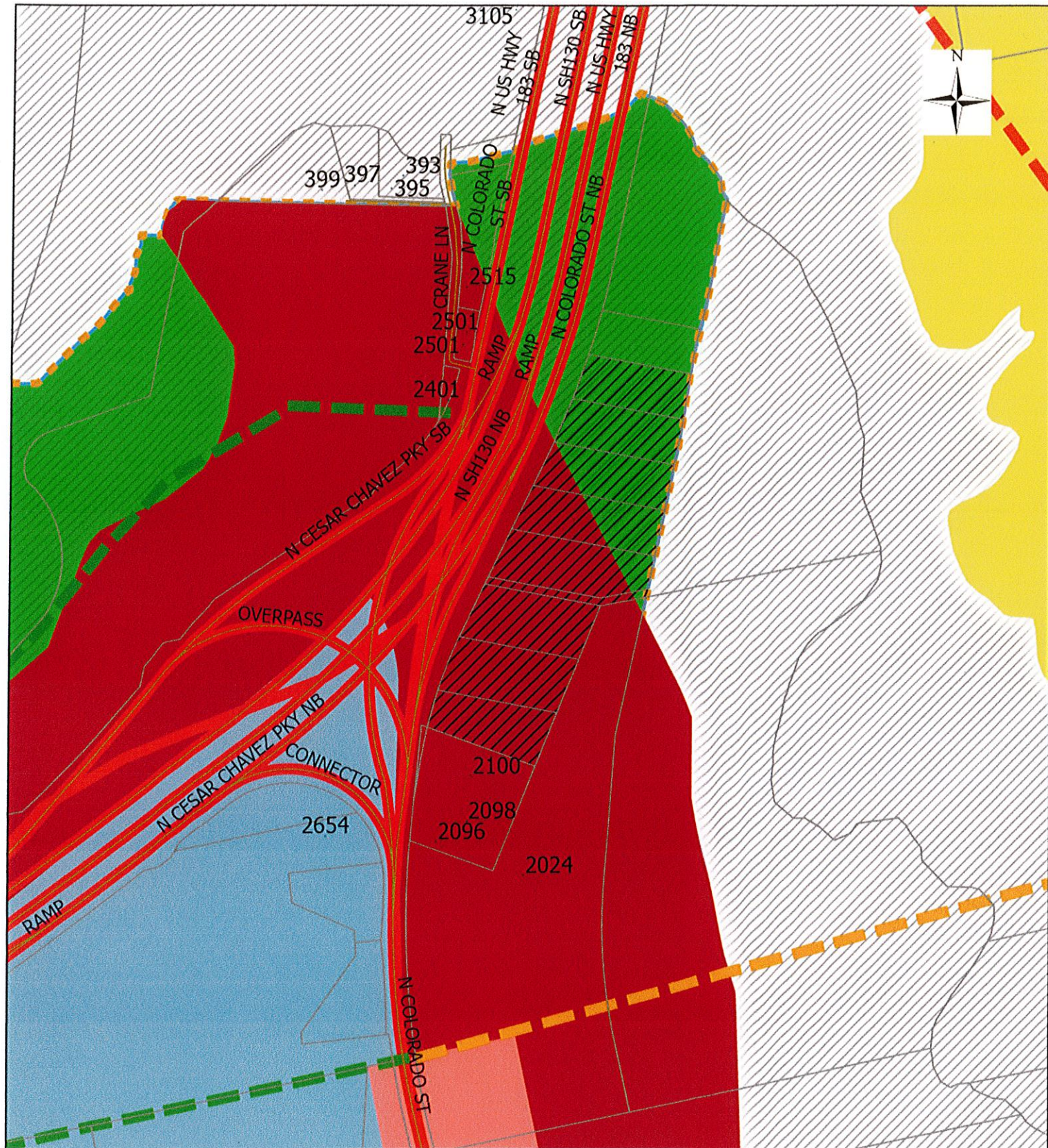
AO & FH TO RHD

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

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Planning Director

CASE NUMBER: ZC-25-04

REPORT DATE: August 20, 2025 (**Updated October 20, 2025**)

PLANNING AND ZONING COMMISSION HEARING DATE: October 29, 2025 (**Originally August 27, 2025**)

CITY COUNCIL HEARING DATE: November 18, 2025 (**Originally 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
North	Vacant, floodplain	ETJ	<i>Unplanned Area/Low Density Residential</i>
East	Vacant land, floodplain	ETJ	<i>Mixed Retail, Unplanned area</i>
South	Self-storage, residential, vacant land	CHB, AO	<i>Regional Corridor, Local Corridor</i>
West	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 have approved 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 subject property is not however part of the overall land use plan for the ETJ MUD, since it is within the city limits.

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, including 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

2100-2500 N Colorado St

ADDRESS OR GENERAL LOCATION 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)
	TXDOT R.O.W. - ACCESS DENIAL
	ABSTRACT LINE
	CITY OF LOCKHART ETJ LINE
	FEMA FLOOD LINE

1" = 400'

0' 200' 400'

N

A CALLED 6.014 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'
 $\Delta=7^{\circ}41'24"$
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.)

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

FND. TXDOT TYPE II MON.

L=654.82'
R=3000.00'
 $\Delta=12^{\circ}30'22"$
CB=N 19°01'12" E
CD=653.52'

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

N 71°02'38" W 756.93'

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

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

CITY OF LOCKHART
CITY OF LOCKHART ETJ

REMAINDER OF A
CALLED 8.188 ACRES
SPENCEWOOD, INC.
VOL. 634, PG. 556, O.P.R.C.C.T.

21.47 ACRES WITHIN
FEMA FLOOD ZONE "A"

50.07 ACRES
(21.47 ACRES
IN FLOODPLAIN)

FND. 1/2" I. ROD W/ CAP
"HINKLE SURVEYING"

FND. 1/2" I. ROD W/ CAP
"HINKLE SURVEYING"

FND. 1/2" I. ROD W/ CAP
"HINKLE SURVEYING"

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"HINKLE SURVEYING"

FND. 1/2" I. ROD W/ CAP
"HINKLE SURVEYING"

CALLLED 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.

S 78°34'00" W 300.64'
S 33°22'33" W 72.23'

S 11°27'55" W 55.71'

FND. 1/2" I. ROD W/ CAP "HINKLE SURVEYING"

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FND. 1/2" I. ROD W/ CAP "HINKLE SURVEYING"

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.



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

Scale 1" = 1500'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: October 21, 2025
PLANNING & ZONING COMMISSION DATE: October 29, 2025
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: PP-25-03

BACKGROUND DATA

APPLICANT AND ENGINEER: Brittany Beisert, P.E., HMT Engineering & Surveying
CURRENT OWNER: Blackjack Block II, LLC
SUBDIVIDER AND FUTURE OWNER: D.R. Horton, Inc., c/o Devin Kleinfelder
SURVEYOR: Dorothy Taylor, P.L.S., HMT Engineering & Surveying
SITE LOCATION: 3249 F.M. 1322
PROPOSED SUBDIVISION NAME: **Sendero Subdivision**
SIZE OF PROPERTY: 84.981 ac.
NUMBER OF LOTS: 386 single-family residential lots and 10 nonresidential lots consisting of a mixture of open space/parkland, utility, and drainage areas
EXISTING USE OF PROPERTY: Undeveloped
ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Sendero Subdivision Preliminary Plat and Subdivision Development Plan includes 396 total proposed lots, to be developed in 5 phases. Of those lots, 386 are for single-family residential use, with the remaining 10 being nonresidential lots consisting of a mixture of open space/parkland, utility, and drainage areas. The total parkland proposed across all phases is 8.842 acres, which exceeds the 8 percent requirement, or 6.8 acres, by 2.042 acres. This parkland acreage includes half the areas of the joint parkland/drainage lots, half being 3.02 acres, as allowed in Section 52-112(d) of the Subdivision Regulations. However, Section 52-111 establishes that the entire parkland requirement "...shall be satisfied at the time that the plat of the first phase or section is recorded." The applicant proposes 3.896 acres of parkland within Phase 1, and proposes to pay a fee in-lieu of the balance of the 6.8 acres required, being 2.904 acres, prior recordation of the final plat for the first phase (Park Note 2). According to Plat Notes 3 and 4, all nonresidential lots will be owned and maintained by a Homeowners' Association, with the park lots being open to the public. A playscape with a minimum of four functions will be provided on Lot 23, Block 7, within the boundaries of Phase 1, according to Park Note 1. Parking spaces for parkland areas will be provided within some or all of the four lots identified within the parking space note on Sheet 1, with more detailed information to be provided at the time of the final plat for the related phases. In email conversations with Parks Director Travis Hughes on September 23 and 29, 2025, Mr. Hughes informed Staff that the proposed parkland elements discussed above are acceptable. Within the subdivision, 13 new street rights-of-way are proposed, two of which are extensions of proposed streets in the proposed Seawillow Ranch Subdivision Phase 1A to the north, and one new stub-out is proposed (Sendero Boulevard) to the adjacent property to the east, being a future phase of Seawillow Ranch. Sidewalks are proposed on both sides of all internal streets, in addition to the property's frontages along both F.M. 1322 and

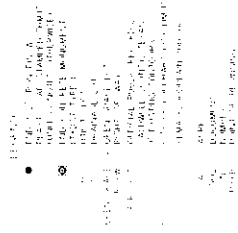
Center Point Road. According to Plat Note 5, a 6-foot-tall fence or wall will be constructed along the rear property line of all lots abutting the detention pond areas by the subdivider, prior to recordation of the final plat for each applicable phase. A 40-foot-wide right-of-way reservation area is located along the property's southern boundary, which is to be developed with a future collector street within this area and on the adjacent property to the south by the Seawillow Ranch developers in the future for access to that development. A small, 56.83 square-foot portion of the FEMA-mapped 100-year floodplain (approximate "A" zone) is located within the southeast corner of the subject property, which includes the right-of-way reservation area. The proposed plat is accompanied by a separate Subdivision Development Plan, which depicts the boundaries of the 5 phases in relation to the overall development. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The subject property is located in an area projected to experience rapid rates of growth in the future, including the Seawillow Ranch development adjacent to the north and east, Phases 5 through 8 of Summerside Subdivision across F.M. 1322 to the north, the Lay Ranch Subdivision further north, and the Riddle Subdivision to the north of Lay Ranch. The subject property is bordered to the north by Seawillow Ranch Phase 1A, currently under review in a slightly revised configuration from that approved previously, and to the east by subsequent, future phases of Seawillow Ranch. To the south of the subject property is a large parcel with a homesite and active cattle grazing in the City's Extraterritorial Jurisdiction (ETJ). The properties to the west, across Center Point Road and F.M. 1322, are also located within the ETJ and consist of pastureland and agricultural (dry crop) uses. The greatest impact of the proposed development would be increased traffic onto F.M. 1322. However, the proposed connections to the Seawillow development to the north and east, as well as the future collector street extension to Seawillow in the right-of-way reservation area along the property's south boundary, will provide circulation throughout the property and to adjoining properties when they develop in the future.

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 construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat for each phase, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

$$\begin{aligned} \mathbf{u}_1 &= \begin{bmatrix} 1 \\ 0 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{u}_2 = \begin{bmatrix} 0 \\ 1 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{u}_3 = \begin{bmatrix} 0 \\ 0 \\ 1 \\ 0 \end{bmatrix}, \quad \mathbf{u}_4 = \begin{bmatrix} 0 \\ 0 \\ 0 \\ 1 \end{bmatrix}, \\ \mathbf{v}_1 &= \begin{bmatrix} 1 \\ 0 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{v}_2 = \begin{bmatrix} 0 \\ 1 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{v}_3 = \begin{bmatrix} 0 \\ 0 \\ 1 \\ 0 \end{bmatrix}, \quad \mathbf{v}_4 = \begin{bmatrix} 0 \\ 0 \\ 0 \\ 1 \end{bmatrix}, \\ \mathbf{w}_1 &= \begin{bmatrix} 1 \\ 0 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{w}_2 = \begin{bmatrix} 0 \\ 1 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{w}_3 = \begin{bmatrix} 0 \\ 0 \\ 1 \\ 0 \end{bmatrix}, \quad \mathbf{w}_4 = \begin{bmatrix} 0 \\ 0 \\ 0 \\ 1 \end{bmatrix}, \\ \mathbf{z}_1 &= \begin{bmatrix} 1 \\ 0 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{z}_2 = \begin{bmatrix} 0 \\ 1 \\ 0 \\ 0 \end{bmatrix}, \quad \mathbf{z}_3 = \begin{bmatrix} 0 \\ 0 \\ 1 \\ 0 \end{bmatrix}, \quad \mathbf{z}_4 = \begin{bmatrix} 0 \\ 0 \\ 0 \\ 1 \end{bmatrix}, \end{aligned}$$


PARK AND PARKING SPACES

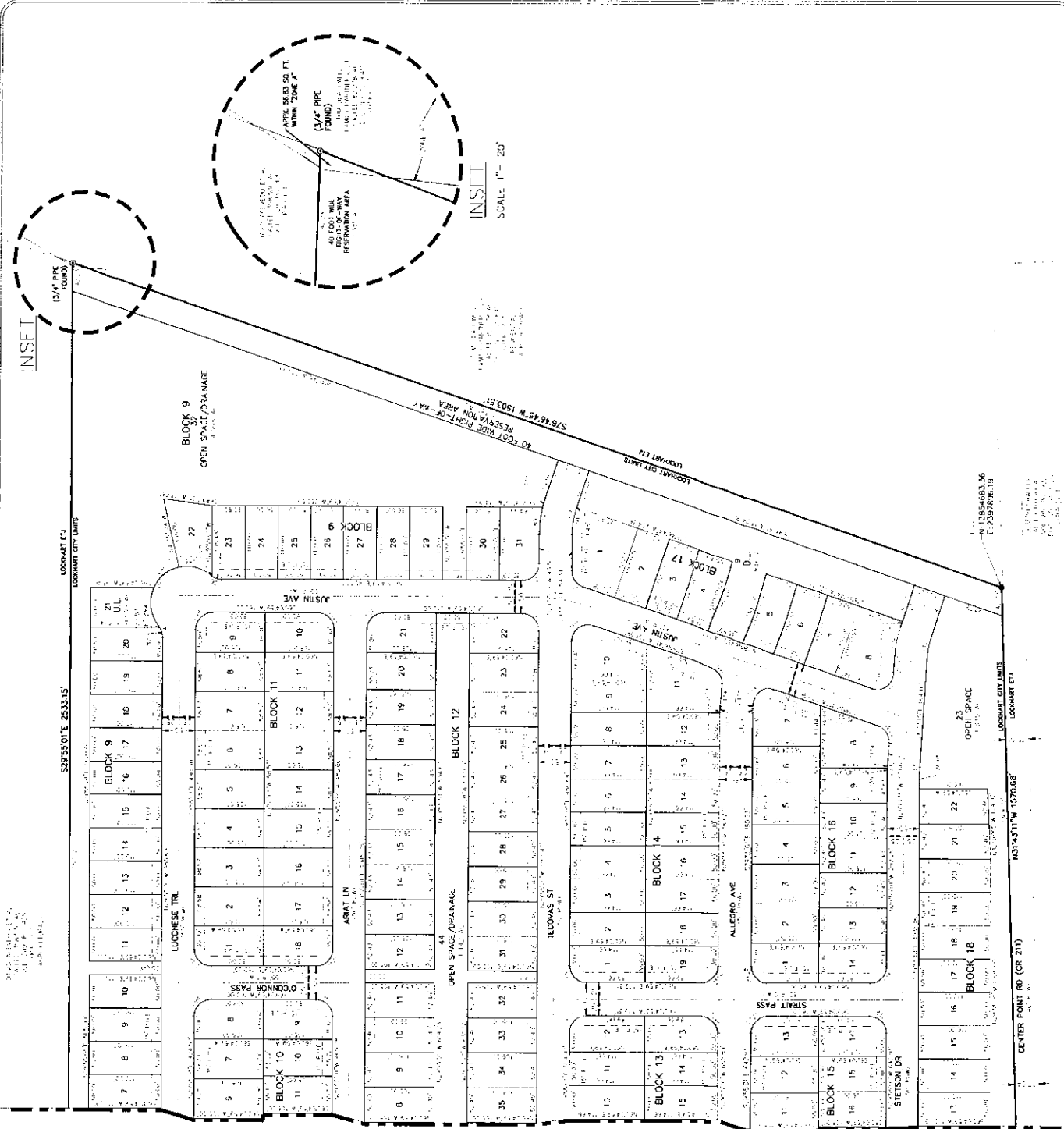


PLAT PRE-AR-0 October 1, 2025

100 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
BP&S FIRM F-10961
BP&S FIRM 10153600



MATCHLINE (SHEET 2 OF 4)



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 Dorothy Taylor

DAY-TIME TELEPHONE 830-625-8555

E-MAIL dorothyt@hmtnb.com

ENGINEER NAME Brittany Beisert

DAY-TIME TELEPHONE 830-625-8555

E-MAIL brittanyb@hmtnb.com

OWNER NAME Devin Kleinfelder

DAY-TIME TELEPHONE 210-859-1829

E-MAIL dlkleinfelder@drhorton.com

ADDRESS 290 S Castell Ave

Suite 100

New Braunfels, TX 78130

ADDRESS 290 S Castell Ave

Suite 100

New Braunfels, TX 78130

ADDRESS 1306 E McCarty Ln

Suite 100

San Marcos, TX 78666

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 Sendero Subdivision

ADDRESS OR GENERAL LOCATION 3249 FM 1322

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

TOTAL LAND AREA 84.981 ACRE(S) PROPOSED NUMBER OF LOTS 396 total;

ZONING CLASSIFICATION(S) SF-2 - RMD 386 SFR.

PROPOSED USE OF LAND Single Family Residential

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 \$ ~~9989~~ ^{9,998.10} 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 5-29-2025

PRINTED NAME

Brittany Beisert (agent)

TELEPHONE 830-625-8555

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) N/A

REQUESTED VARIANCE(S) N/A

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 201378505
DATE SUBMITTED 6/2/25 CASE NUMBER PP - 25 - 03
DATE APPLICATION IS DEEMED COMPLETE 7/9/25
DATE NOTICES MAILED — DATE NOTICE PUBLISHED —
(For certain Replats or Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 10/29/25 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 Water

APPLICABLE UTILITY SERVICE CODE(S) B

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart Wastewater

B

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) C

NAME OF **ELECTRIC SERVICE** PROVIDER Bluebonnet Electric

APPLICABLE UTILITY SERVICE CODE(S) B

UNDERGROUND Yes X No

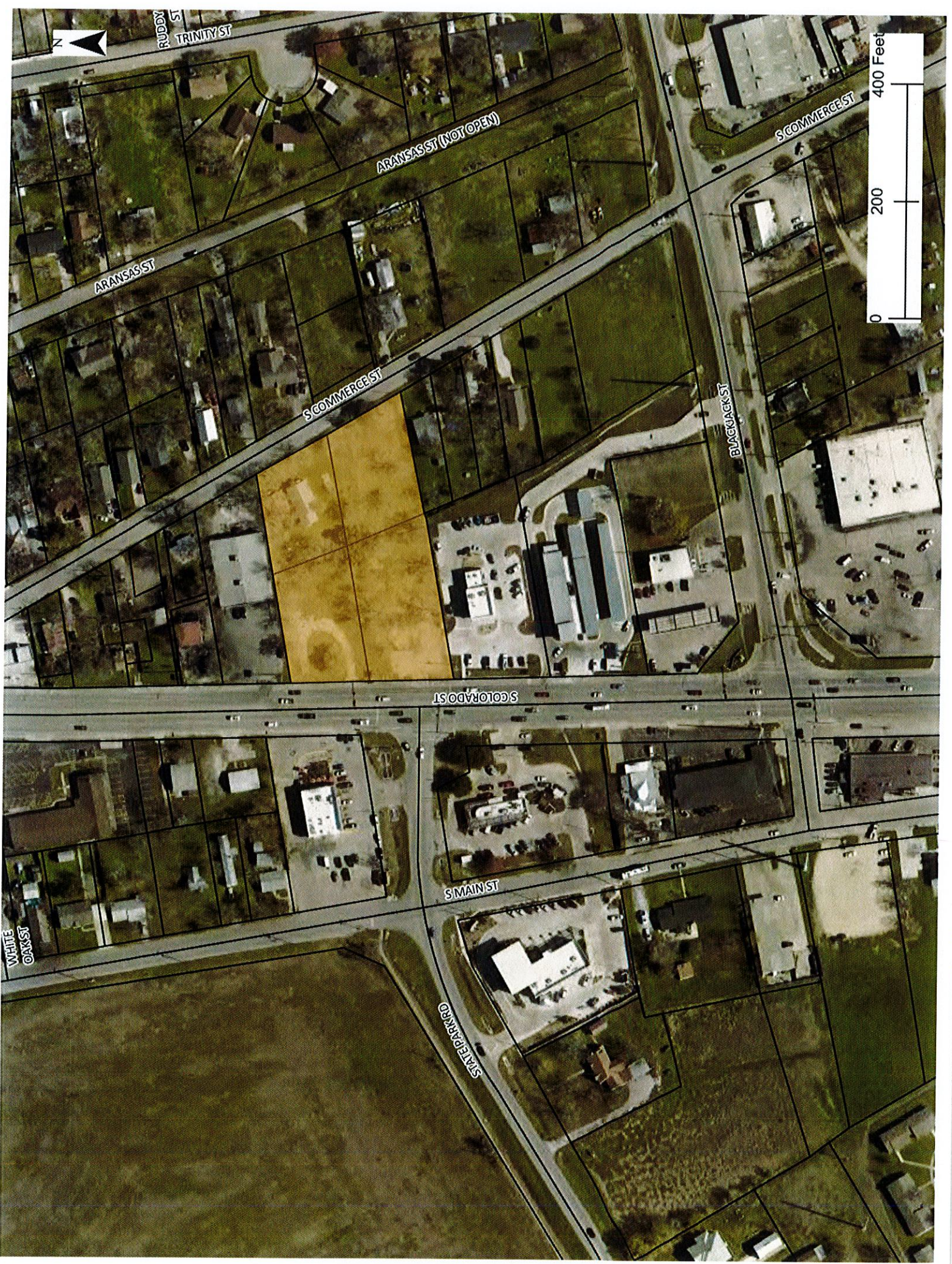


AP-25-01
SOUTH HEIGHTS ADDITION
 1120/1126 S COLORADO ST
 1021/115 S COMMERCE ST



- SUBJECT PROPERTY**
- ZONING BOUNDARY**

Scale 1" = 200'



PLANNING DEPARTMENT REPORT

AMENDING PLAT

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner

KW

CASE NUMBER: AP-25-01

REPORT DATE: October 20, 2025

PLANNING & ZONING COMMISSION DATE: October 29, 2025

STAFF RECOMMENDATION: **Approval, with the below conditions**

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 and labeled 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; removal of Note 5 (redundant with Note 4); and the renaming of the plat to Lockhart Plaza Subdivision, as originally named with the previously-approved final plat.

BACKGROUND DATA

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: **Amending Plat of South Heights Addition, Block 3, Lots 5, 6, 7, and 8; and Block 5, Lots 1, 2, 16, 17, and parts of Lots 21 and 22 (formerly known as 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

PROPOSED DEVELOPMENT: The South Heights Addition Amending 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. 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.

UPDATE 10/20/2025: The current Amending Plat proposal was submitted September 15, 2025, following the Commission's conditional approval of the Final Plat for the same proposal on August 27, 2025, and also following the applicant's withdrawal of the approved final plat on September 10. The

current proposal does not include a variance request to allow a partial right-of-way dedication along South Commerce Street, as was approved with the Final Plat at the August 2025 meeting. The applicant has made it clear on several occasions, including in an email to Staff on October 20, 2025, that the shared access connection in the property's southwest corner that was made a condition of approval by the Commission at the August meeting will not be provided, hence the current proposal without such connection. According to Section 52-39(c) of the Subdivision Regulations, if the City Manager or designee does not wish to approve an amending plat, it shall be presented to the Commission for approval or denial within three weeks of the City Manager's ruling. Following a conversation with the City Manager regarding the plat and shared access connection required as part of the conditional approval, Staff has been directed to present the currently proposed amending plat to the Commission, with the shared access connection once again specified as a condition of approval. According to conversations with the City Manager, the shared access connection is required in the interests of public safety, especially with regard to vehicular traffic exiting the property and negotiating a left-hand turn across two lanes of traffic onto State Park Road. With regard to the proposed plat, Staff would rather proceed with the recordation of the previously-approved Final Plat, as it was already considered and approved by the Commission with conditions, including the provision of the shared access connection.

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 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; (3) removal of Plat Note 5, which is redundant with Note 4; and (4) the renaming of the plat to Lockhart Plaza Subdivision, as originally named with the previously-approved final plat, for simplicity in identification. 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. The applicant has 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 and the City Manager, still recommends the shared access point and accompanying easement as a 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. It should also be noted that the shared access connection/easement listed as a condition of approval will also need to be reflected on the site plan when submitted for review.

CONCURRENT VARIANCES REQUESTED: None

AMENDING PLAT
SOUTH HEIGHTS ADDITION
BEING AN AMENDED PLAT OF LOTS 5 & 6, BLOCK 3, LOTS
1 & 2, BLOCK 5, LOTS 7 & 8, BLOCK 3 LOTS 16 & 17,
BLOCK 5 OF THE SOUTH HEIGHTS ADDITION
CITY OF LOCKHART
CALDWELL COUNTY, TEXAS

FATH CHAPEL, PENTECOSTAL CHURCH OF GOD
VOL. 206, PG. 172
LOTS NO. 16, BLOCK 2
SOUTH HEIGHTS ADDITION
VOL. 59, PG. 59

JOE CASTELLO ESTATE
LOTS NO. 17, BLOCK 2
SOUTH HEIGHTS ADDITION
VOL. 59, PG. 59

MARIA D. MORENO
2018-000837
LOTS NO. 15 & 16
BLOCK 2
SOUTH HEIGHTS ADDITION
VOL. 59, PG. 59

LOCKHART DO, LLC
2020-007550
LOTS NO. 9, 10, 11, 12, 13,
BLOCK 2
SOUTH HEIGHTS ADDITION
VOL. 59, PG. 59

STATE PARK ROAD

WATABURGER INC.
VOL. 424, PG. 78
PORTIONS OF LOTS NO. 2, 3,
4, 5, 18, 19, & 20
SOUTH HEIGHTS ADDITION
VOL. 59, PG. 59

LINE	BEARING	DISTANCE
1	S 89°24'43" E	7.86'
2	S 89°24'43" E	7.86'
3	N 78°24'43" E	12.33'
4	N 78°24'43" E	12.33'

ACQUIN PROPERTIES, LP
2021-001071
LOT 3, 4, 9, & 10, BLOCK 3
SOUTH HEIGHTS ADDITION LLC
VOL. 59, PAGE 59

ALLEN B. POLINSKY
0.272 ACRES
DOC. NO. 2022-008467
SOUTH HEIGHTS ADDITION
VOL. 28, PG. 241

EMILIO GUARDADO
0.284 ACRES
DOC. NO. 2023-005912
SOUTH HEIGHTS ADDITION
VOL. 28, PG. 241

PETER C. MOORE, ET UX
0.511 ACRES
DOC. NO. 2013-135337
PART OF LOT 5
SOUTH HEIGHTS ADDITION
VOL. 28, PG. 241

DANIEL L. MONDIEZ, ET UX
LOT 6, BLOCK
SOUTH HEIGHTS ADDITION
VOL. 58, PG. 58

EMILIO GUARDADO
DOC. NO. 2023-005912
LOTS 1 & 2
RE SUBDIVISION OF THE SOUTH
HEIGHTS ADDITION
VOL. 209, PG. 451

DORAY HILL, ET UX
DOC. NO. 2024-000580
LOT 15, BLOCK 3
SOUTH HEIGHTS ADDITION
VOL. 59, PG. 59

BOTTI LLC
DO. NO. 2024-000580
LOT 1
JACKSON FAMILY SUBDIVISION
CAB. R. SLIDE 100



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF MILAM
I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF ____ 20__

PRELIMINARY

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5952
STATE OF TEXAS
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS
COUNTY OF ____
I, TONY JORDAN, MANAGING MEMBER OF BROTHERS HOLDINGS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS LOCKHART PLAZA SUBDIVISION OF THE CITY OF LOCKHART, DO HERBY SUBDIVIDE SUCH PROPERTY AND FURTHER RESERVE TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF PUBLIC UTILITIES DESIRING TO USE THE SAME THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REPAIRED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE ON EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS.

TONY JORDAN
MANAGING MEMBER BROTHERS HOLDINGS, LLC
2110 W. SLAUGHTER LN
SUITE 107-108
AUSTIN, TEXAS 78748

STATE OF TEXAS
COUNTY OF ____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS ____ DAY OF ____ 20__, PERSONALLY APPEARED TONY JORDAN, MANAGING MEMBER OF BROTHERS HOLDINGS, LLC, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

L. STEVEN LEWIS, CITY MANAGER OF THE CITY OF LOCKHART, DO HERBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LOCKHART ON THE ____ DAY OF ____ 20__

CITY MANAGER, CITY OF LOCKHART

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH RED CAP
- MARKED "TRAIL RIPS 5952" (UNLESS OTHERWISE NOTED)
- SURVEY POINT
- BUILDING SETBACK LINE
- ORIGINAL LOT LINE
- ZONING LINE
- CURRENT PARCEL BOUNDARY

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

SCALE: 1" = 50 FEET

TOTAL LOT TOTAL SUBDIVISION ACRES: 2.049 ACRES

NOTES
1. NO LOT IN THE SUBDIVISION IS ENCRUMBED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4805050225E CALDWELL COUNTY, TEXAS, DATED JUNE 19, 2012, FOR CALDWELL COUNTY, TEXAS.
2. ZONING DISTRICT: COMMERCIAL, HEAVY BUSINESS (CHB) & COMMERCIAL, MEDIUM BUSINESS (CMB)
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.
4. GENERAL UTILITY EASEMENTS TRAVERSING THE SUBDIVISION PROPERTY IN THE ABANDONED JAPAN STREET, RED OAK STREET, AND 15-FOOT-WIDE ALLEY WERE LOCATED AND RELEASED ON APRIL 15, 2023 BY THE LOCKHART CITY COUNCIL THROUGH ORDINANCE NO. 2023-09.
5. GENERAL UTILITY EASEMENTS TRAVERSING THE SUBDIVISION PROPERTY IN ABANDONED JAPAN STREET, RED OAK STREET, AND 15-FOOT-WIDE ALLEY WERE LOCATED AND RELEASED ON APRIL 15, 2023 BY THE LOCKHART CITY COUNCIL THROUGH ORDINANCE NO. 2023-09.

STATE OF TEXAS
COUNTY OF ____
I, NICHOLAS SANDLIN, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF ____ 20__

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF CALDWELL
I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HERBY CERTIFY THAT THE FOREGOING INSTRUMENT, WITH ITS CERTIFICATES OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 20__ AT ____ O'CLOCK ____ AM AND DULY RECORDED THE ____ DAY OF ____ 20__ IN PLAT CABINET ____ AT SLIDE ____

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS



SURVEYING, INC.
828 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX 76687

AMENDING PLAT

BEING AN AMENDED PLAT OF LOTS 5 & 6, BLOCK 3, LOTS 1 & 2, BLOCK 5, LOTS 7 & 8, BLOCK 3 LOTS 16 & 17, BLOCK 5 OF THE SOUTH HEIGHTS ADDITION

Completion Date: 11/26/24 Drawn by: TT
Scale: 1"=50' Surveyed by: BL/KP
PROJECT NO. S24-344 Checked by: BL

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

X ____ AMENDING PLAT ____ DEVELOPMENT PLAT ____ VARIANCE

PROPERTY

SUBDIVISION NAME Lockhart Plaza Amending Plat

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

LOCATED IN X ____ CITY LIMITS ____ ETJ (COUNTY) ____ PDD

TOTAL LAND AREA 2.049 ACRE(S) PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) Commercial Heavy Business

PROPOSED USE OF LAND Retail/Office

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 \$ \$954.90 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	
Amending Plat, Minor Plat, or Minor Replat not requiring a public meeting	\$750.00, plus \$100.00 per acre X 2.049AC	= \$954.90
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 9/12/25

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) 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 Kerin Waller

RECEIPT NUMBER R01402046

DATE SUBMITTED 9/15/25

CASE NUMBER AP - 25 - 01

DATE APPLICATION IS DEEMED COMPLETE 9/22/25

DATE NOTICES MAILED

DATE NOTICE PUBLISHED

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 10/29/25 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 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 ☐