

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, November 12, 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 29, 2025 meeting.
4. ZC-25-06 and PDD-25-01. A request by Luke Caraway with ViewPoint Engineering on behalf of RODG DT Seawillow Prop Co, LLC a Zoning Change from RMD Residential Medium Density District to PDD Planned Development on a total of 89.775 acres in the John A. Neill League, Abstract No. 20, located at 2400 FM 1322. The PDD Development Plan shows the proposed land uses and other features of the site and may be reviewed upon request through the Planning Department office.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00 a.m. on the 6th day of November, 2025.

**City of Lockhart
Planning and Zoning Commission
October 29, 2025**

MINUTES

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

Members Absent: Rick Arnic

Staff Present: David Fowler, Kevin Waller, 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.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the October 8, 2025, meeting.

Commissioner Haug moved to approve October 8, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

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]

Mr. Fowler shared that the applicant asked to postpone the public hearing to January 28, 2026, since the adjacent development agreement is still under negotiation and moved the public hearing January 28, 2026.

Chair Ruiz approved the postponement of the case to the set meeting date.

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.

Mr. Waller presented the staff report with maps. There will be a total of five phases, 396 lots, of which 386 are residential homes. The plat also showed 8.8 acres of park space, which would exceed the amount required for park land once all five phases are completed.

Chair Ruiz asked if any of the commissioners had any questions for staff.

Commissioner McBride asked if this subdivision was under the new ordinance of the required carport or garage.

Mr. Waller said yes, it is under the new ordinance.

Chair Ruiz asked for the applicant to come forward.

Devin Kleinfelder of 1542 Escarpment New Braunfels, TX informed the commission that he was a representative of Dr Horton.

Chair Ruiz asked if he had any comments

Mr. Kleinfelder said he plans to take care of the subdivision like Vintage Springs and go above and beyond the base city requirements.

Chair Ruiz asked if anyone else was here for support or on behalf.

Brittany Beisert of 290 S Castell Ave. New Braunfels, engineer for the plat, said she was here for support of Dr Horton.

Chair Ruiz asked if there were any other speakers, and seeing none he asked for staff's recommendation.

Mr. Waller recommends approval because the submitted plat meets all criteria for a preliminary plat.

Chair Ruiz opened discussion with the commissioners.

Commissioner Peterson asked if there are any plans to improve FM 1322.

Mr. Fowler said FM 1322 will have upgrades once phase one of the Seawillow subdivision is completed. Also, the County approved a road bond which will help with improvements.

Ms. Beisert also commented that FM 1322 is a TxDOT road and believes they will be widening that road.

Commissioner Oliva motioned recommending approval of PP-25-03. Commissioner Lingvai seconded, and the motion passed unanimously with a vote of 6-0.

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.

Mr. Waller presented the case, showing four total properties to be proposed to be consolidated into one lot for office and retail purposes. An earlier version of the plat was brought to the

Commission earlier this year with a variance request for reduce right-of-way of Commerce Street. That plat was withdrawn by applicant shortly after it was approved. A New amending plat was submitted by the applicant in order to circumvent the approved condition that a shared access easement be created to allow driveway access to the property to the south. The City Manager reviewed the plat and decided that the lack of shared access easement was concerning and he would not approve the plat administratively as submitted.

Mr. Fowler stated that last time this was in P&Z that is was recommended to provide the shared access, but the applicant refused and reason why it went to the City Manager who then agreed that the connection to the south was necessary, agreeing with the planning team and public works. planning team and public works, especially because the site's Colorado Street access lines up with State Park Road. The planning team stated they would prefer the previously approved plat to be reactivated rather than the subject amending plat.

Mr. Waller states that staff recommended that the previously approved plat should be approved with the condition of the shared driveway easement.

Chair Ruiz asked for the applicant to come forward.

Laci Ehlers of 4301 Gold Creek, Austin, TX said she was the legal counsel for property owner. She said their engineer had shown that the shared driveway does not provide a safer option and asked that the be approved as submitted with no conditions.

Chair Ruiz called for any other speakers for or against the plat. Seeing none he asked for staff's recommendation.

Mr. Waller recommends approval with four conditions as follows.

1. Shared access connection in the lot's southwest Corner.
2. Removal of the existing residential structures on the property.
3. Removal of note 5, which is redundant with note 4.
4. Renaming the plat to its original Lockhart Plaza Subdivision name.

Chair Ruiz opened discussion for commission.

Commissioner Oliva said he does not see why conditions of shared access should be put on this property owner.

Mr. Fowler expressed that the proposed connection would be an access management strategy to help replace a dangerous turn into a safer one through the subject property.

Chair Ruiz asked for a motion.

Commissioner McBride moved to recommend approval of AP-25-01 with the four conditions. Chair Ruiz seconded, and the motion failed for approval with a vote of 2-3-1 with Commissioner Peterson abstention, and Commissioners Lingvai, Oliva and Haug against.

Commissioners and staff talked about the conditions of the plat and what to do next since the motion died.

Chair Ruiz asked if there were any more comments and allowed the applicant to speak again.

Ms. Ehlers approached again and said that another motion could be made by the commissioners.

Chair Ruiz said the item is still active and asked if the commissioners had any questions for staff or guidance.

Commissioner Lingvai asked when a traffic engineering study would be done.

Mr. Fowler stated that since it is a TxDOT road the state leads the project review. The City would not require a full traffic study for such a small site.

Chair Ruiz asked for motion.

Commissioner Haug moved to recommend approval of AP-25-01 with no conditions. Commissioner Lingvai seconded, the motion passed for approval with a vote of 3-2-1 with Commissioners Ruiz, McBride against, and Commissioner Peterson abstention.

7. 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 November 12th with a Planned Development District application preceded by an impact fee advisory committee meeting.

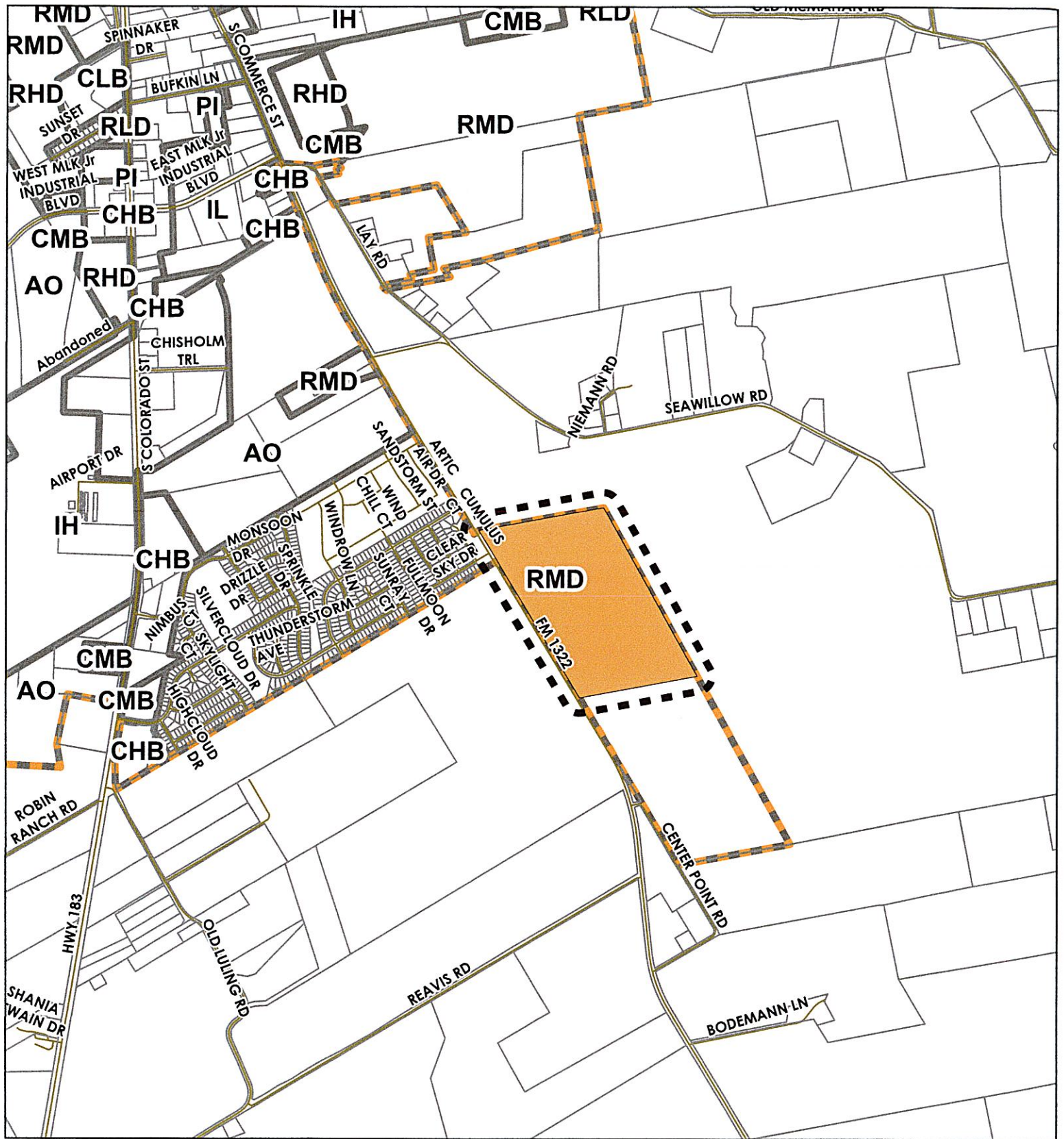
8. Adjournment.

Commissioner Oliva moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:50 p.m.

Approved: _____
(date)

Betzy Torres, Recording Secretary

Philip Ruiz, Chair



ZC-25-05 & PDD-25-01

RMD TO PDD

2400 FM 1322



Scale 1" = 2000'



SUBJECT PROPERTY



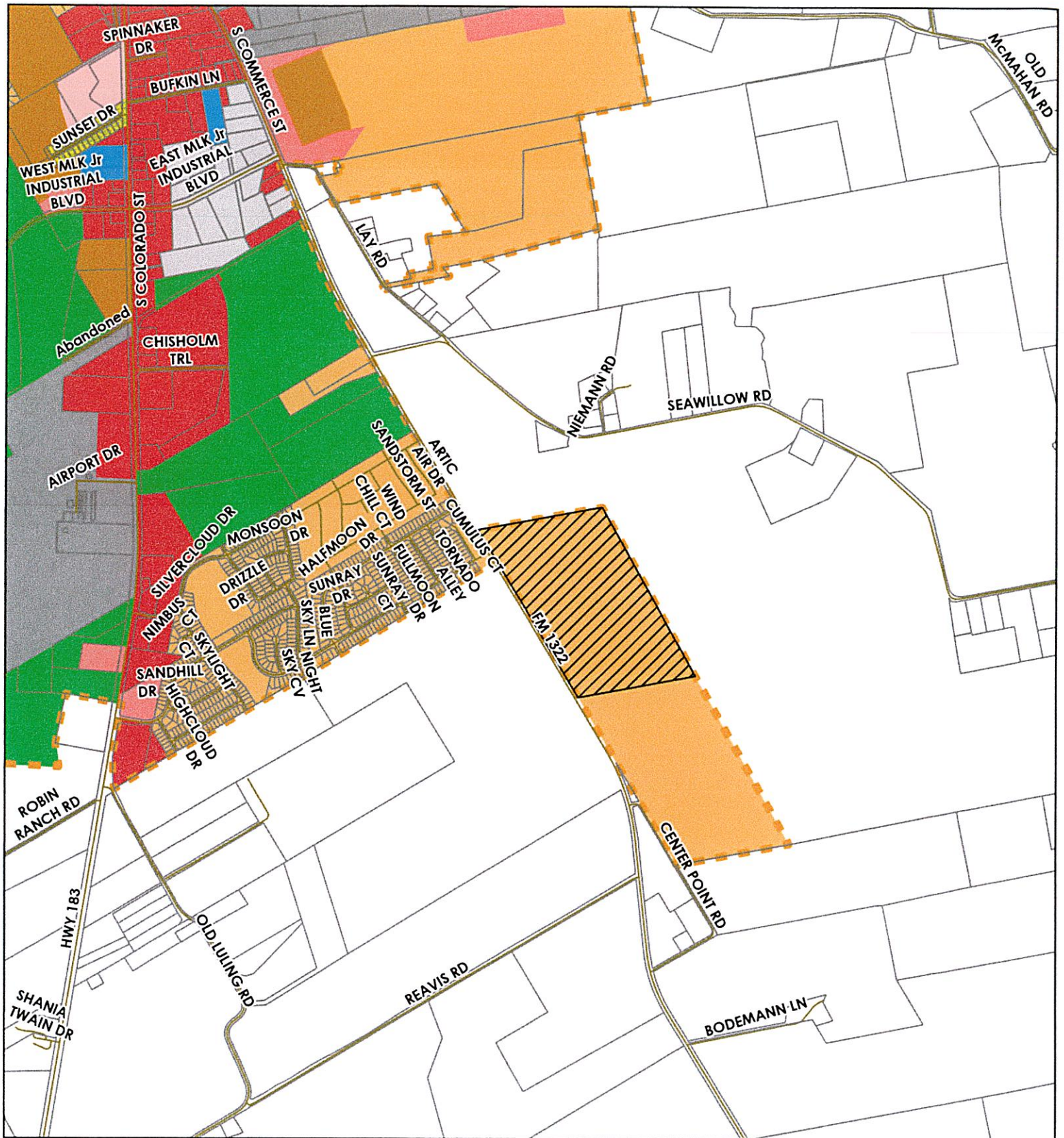
LOCKHART CITY LIMITS



ZONING BOUNDARY



200 FT BUFFER



ZC-25-05 & PDD-25-01

RMD TO PDD

2400 FM 1322



Scale 1" = 2000'

ZONING

	AO
	CHB
	CLB
	CMB
	IH

	IL
	PI
	RHD
	RLD
	RMD

Scale 1" = 2000'

PLANNING DEPARTMENT REPORT

PDD ZONING/DEVELOPMENT PLAN

CASE SUMMARY

STAFF CONTACT: David Fowler, AICP, Planning Director CASE NUMBER: ZC-25-06 and PDD-25-01
REPORT DATE: November 6, 2025
PLANNING & ZONING COMMISSION DATE: November 12, 2025
CITY COUNCIL DATE: December 2, 2025
STAFF RECOMMENDATION: ***Approval, at the discretion of the Commissioners***
SUGGESTED CONDITIONS: None

BACKGROUND DATA

ENGINEER: Luke Caraway, Viewpoint Engineering
SURVEYOR: Casey W. Faircloth
APPLICANT: Luke Caraway, Viewpoint Engineering
OWNER: RODG DT Seawillow Prop Co, LLC
SITE LOCATION: 2400 FM 1322
SUBDIVISION NAME: 89.769 acres in the John Neill Survey, Abstract 20
SIZE OF PROPERTY: 89.775 acres
NUMBER OF LOTS: One
EXISTING USE OF PROPERTY: Vacant (subdivision under construction)
ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Zoning Change ZC-25-06 is a request for rezoning from RMD to PDD. The case is to be considered simultaneously with Planned Development District case PDD-25-01, which is a new Planned Development District for Phase One of the Seawillow Development Agreement Area. The property's current zoning is RMD Residential Medium Density District. The proposed PDD is proposed to allow variations of the SF-2 single-family lot type that would not be permissible otherwise, while also allowing limited non-residential uses in specific areas of the development. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan.

The proposed development is 89.775 acres with 390 total lots. Circulation would be provided through a series of roads within the subdivision. External access will be provided by two street connections to FM 1322, with two stubs provided to the east to access future phases of areas within the Seawillow Development agreement and two stubs to south to connect to the recently approved Sendero preliminary plat area.

The main modifications to the base zoning that have been requested fall into two main categories: Changing the lot coverages and setbacks for residential lots and allowing for limited commercial uses in the park area shown on Exhibit C. For the residential lot standards, the PDD proposes allowing a greater building coverage on all lots—55 percent building coverage is proposed, which exceeds the 40 percent limit for the SF-2 development type, which is the typical development type within the development's current RMD zoning. This request would apply for both lot types proposed. For most lots, labeled as "Typical SF Lots," this change in building coverage paired with a minimum parking requirement of two off-street parking spaces per residence rather than adding more required spaces for each bedroom in excess of three bedrooms are the only proposed changes to the code. For a smaller category, labeled "PDD Deep

Setback Garage Lots,” which is proposed to apply to 24 lots, the PDD proposes reduced side and rear setbacks for garages. These lots, which are designed around driveways shared by two lots, would allow five-foot rear setbacks and zero-foot side setbacks for rear detached garages. The standard 10-foot rear setback and five-foot side setbacks would apply for all other structures, such as houses, sheds and accessory dwelling units. The revised lot standards, and a comparison to the standard SF-2 lot requirements, can be found in Section G of the PDD plan, and is reproduced below:

Development Type	Max. Dwelling Units Per Structure	Min. Lot Area (sq. ft.)	Max. Dwelling Units per Gross Acre	Min. Lot Dimensions (ft.) Width / Depth	Max. Percent Lot Coverage With Buildings	Min. Building Setback From Property Line (ft.)			Max. Height Stories Feet	Min. Off-Street Parking Spaces Per Dwelling Unit Excluding Garages
						Street*	Side	Rear		
SF-2 Single-family 2	1	5,500	7	50 / 105	40	20	5	10	2.5 stories	2, plus 1 for each additional bedroom over 3 per dwelling unit
PDD Typical SF Lots	Same	Same	Same	Same	55	Same	Same	Same	Same	2
PDD Deep Setback Garage Lots	Same	Same	Same	Same	55	Same	5 (0 for garage)	10 (5 for garage)	Same	2

In terms of the second main change requested in the PDD, Section E. details that in addition to the allowed uses within the RMD zoning district, the PDD would allow portable food establishments and eating establishments of any type, including sales of alcoholic beverages, within the park area located near Moxie Way and Allegro Avenue. Related to this change in allowed uses, no off-street parking would be required for any of the so-called accessory retail uses under 2,000 square feet. As is stated in Section F.5., these uses will not require off-street parking, instead relying on foot traffic and on-street parking.

In addition to changes to the zoning and SF-2 development type standards, the PDD also proposes a relaxation in required roof pitch compared to the required roof pitch detailed in the Development Agreement. This change, detailed in Section G.2. would reduce the required roof pitch from 8/12 to 6/12 for the main roofs, which are not part of porches or decorative extensions. Staff does not believe this standard needs to be amended ,as it only applied to later sections of the Seawillow Development

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed uses are consistent with the Lockhart Looking Forward Comprehensive Plan. Single Family Detached and Retail and Restaurant are both considered to be appropriate in the Seawillow District.

NEIGHBORHOOD COMPATIBILITY: The subject property lies east across FM 1322 from Summerside, a single-family development. To the south is the site of the Sendero Development, which will connect via two stub streets to be created in the Seawillow subdivision. To the east are future sections of the approved Seawillow Development Agreement. The area to the north is undeveloped in the ETJ and not part of the Seawillow Master Plan.

The proposed development should not have significant changes in traffic compared to a traditional subdivision, except for the possibility of increased traffic from the addition of commercial uses to the development.

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

COMPLIANCE WITH STANDARDS: The main purpose of the proposed PDD development plan is a specified set of variations from the base development standards which apply to site's current RMD zoning district, while also allowing limited commercial uses in the area. Other than those standards, the base standards found in Chapter 64 would apply to the site.

ADDITIONAL REQUIREMENTS: None

STAFF RECOMMENDATION: **Approval, at the Commissioners' discretion.** While some of the changes appear minor at face value, several of the proposed changes may have significant impacts. The proposed allowance for greater building coverage of the residential lots could result in greater stormwater runoff compared to the base SF-2 development type standards. This could require a revised engineering submission for the subdivision, especially pertaining to stormwater runoff and detention in the affected area. From discussions with the applicant, it appears that many of the proposed changes stem from builders wanting to place specific product types on lots to be purchased from the applicant. The specificity of the proposed changes make it appear that the PDD request is more driven by negotiations with builders rather than a desire to create a higher overall standard of development.

It should also be noted that the PDD does not appear to offer any evidence of a higher overall standard of development compared to the base zoning requirements, as there are not enhanced standards being offered to offset the several relaxations of base standards being proposed. Greater lot coverages, reduced setbacks, reduced parking, and lowered roof pitches are all relaxations of existing zoning standards, not upgrades. Instead of raising standards, the PDD application seems to be driven by a desire to put larger structures on a given lot while also allowing uses typically not found in residentially zoned areas.

One additional concern is that the addition of food sales, possibly including sales of alcohol, in the park area could create issues of noise, traffic, lack of parking, and littering if the food facilities attract significant visitors from outside the immediate vicinity. It should be noted that the area labeled "activated park space" in Exhibit C is only slightly larger than two corner residential lots within the subdivision plat, which could create potential nuisances for abutting and nearby residential properties. For these reasons, staff does not necessarily recommend denial but does not strongly recommend approval either.

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

Athn Luke Caraway

APPLICANT NAME ViewPoint Engineering

ADDRESS 2121 E. 6th St.

DAY-TIME TELEPHONE 512-779-9464

Austin, TX 78702, Ste. 203

E-MAIL lwcaraway@gmail.com

OWNER NAME RODG DT Seawillow Prop Co LLC

ADDRESS 2121 E. 6th St.

DAY-TIME TELEPHONE 210-859-3343

Austin, TX 78702, Ste. 203

E-MAIL tom@redoakvc.com

PROPERTY

ADDRESS OR GENERAL LOCATION FM 1322 Lockhart, Tx

LEGAL DESCRIPTION (IF PLATTED) John A. Neill Abstract No. 20

SIZE 89.775 ACRE(S)

LAND USE PLAN DESIGNATION _____

EXISTING USE OF LAND AND/OR BUILDING(S) Single-Family under construction

PROPOSED NEW USE, IF ANY Single-Family Development

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density District (RMD)

TO PROPOSED ZONING CLASSIFICATION Planned Development

REASON FOR REQUEST The reason for this request is for a zoning change from RMD to Planned Development.

Please note the overall lot dimensions still follow RMD district standards. The proposed design standards

are specifically tied to modifications to building setbacks and building coverage requirements. In the PD design statement

our team will provide additional explanations on how the requested design modifications to the code serve to enhance the development.

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 \$ 11,000 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 DocuSigned by:
Tom Staub
C895E324FC124D5... Tom Staub

DATE 10/10/2025

OFFICE USE ONLY

ACCEPTED BY Dana Fowler

RECEIPT NUMBER 0408592

DATE SUBMITTED 10-13-2025

CASE NUMBER ZC - 25 - 06

DATE NOTICES MAILED 10/27/2025 ^{B.T}

DATE NOTICE PUBLISHED 10-30-2025

PLANNING AND ZONING COMMISSION MEETING DATE 11-12-2025

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE _____

DECISION _____

“EXHIBIT A - DESIGN STATEMENT”

REVISED

Seawillow Ranch Phase One Planned Development District

A. PROPERTY

The “Seawillow Ranch” tract is located at on FM 1322 and encompasses approximately 589 acres. The Phase One portion of the tract encompasses approximately 89 acres and is the subject tract of this Planned Development District (PDD), herein defined as the “property”.

B. PURPOSE

The overall project proposes a mixed-use development including different residential lot types and commercial development. The Phase One portion of the project consists of single family lots and open space maintained by the homeowner’s association (HOA). The development is proposing several lot standards and design criteria different from the Lockhart Development Code. However, it is doing so with enhanced design initiatives around public streets and open spaces which will transform the look of the neighborhood in the most public facing portions of the site. The community will also contain enhanced design initiatives that will greatly enhance walkability throughout the community. This is achieved primarily by reducing auto-oriented architecture along the key collector corridor and an approach to open space design that distributes pocket parks throughout the development.

This PDD serves to augment and/or modify the standards for development outlined in Chapters 52 and 64 of City of Lockhart’s Code of Ordinances in order to implement the vision for the property and ensure cohesive, quality development not otherwise feasible by utilizing the base zoning district.

This Exhibit A - Design Statement is a summary of the development and design standards for the property. Exhibit B - Development Plan indicates the PDD boundary, street, lot and open space and activated park arrangement. Exhibit C – Zoning Plan indicates the sections of lots with additional standards. Exhibit D – Deep Setback Garage Lot Design Exhibit, illustrates the lot details of that particular lot configuration.

C. APPLICABILITY AND BASE ZONING

The base zoning for this PDD is the Residential Medium Density district (RMD) of which Single-Family-2 (SF-2) is the base Development Type. In the case that this Design Statement does not address a specific item, the City of Lockhart’s Code of Ordinances shall apply. In the event of a conflict between the regulations of this PDD and the regulations of the base zoning district, the PDD standards shall control. Per Section 64-166 - Planned Development District (PDD) of the Lockhart Code of

Ordinances the following are reasons for alternative standards in a Planned Development District, of which this PDD meets the criteria for 1, 2, 3, 6 and 7.

- (1) To provide for a superior design of lots or buildings.
- (2) To provide for increased recreation and/or open space opportunities for public use.
- (3) To provide amenities or features that would be of special benefit to the property users or the community.
- (4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, views, and wildlife habitats.
- (5) To protect or preserve existing historical buildings, structures, features or places.
- (6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.
- (7) To meet or exceed the present standards of this article.

The approved Seawillow Development and Public Improvement Agreement applicable to "Seawillow Ranch" shall continue to apply to this PDD area with the exception of the specific Development Standards indicated in Section F of this Exhibit A.

D. DEVELOPMENT PLAN

A Development Plan is attached to this Design Statement titled Exhibit B to illustrate the land use and design intent for the property. The Development Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, proposed building, parking and pond locations and configurations are subject to refinement at the time of Site Plan review. The Development Plan depicts a series of lots, streets and landscaping that may be developed in phases, provided the minimum requirements of the PDD district are proportionally met with each phase. Approval of this PDD, Design Statement, and Development Plan does not constitute approval of a Site Plan.

E. PERMITTED USES

The permitted uses for Residential Medium Density district (RMD) are permitted uses within this PD area.

In addition, the following Accessory Uses are permitted within the activated park, open space lot at Moxie Way and Allegro Avenue:

- Portable food establishments
- Eating establishments of any type, including on-premise consumption of alcoholic beverages

F. DEVELOPMENT STANDARDS

The following development standards are deviations from: the Development Agreement for the site, or the base zoning and the existing Code of Ordinances. The standard is followed by the existing provision (if one exists) as well as an explanation for why the standard facilitates superior design.

1. Lot Coverage with Buildings

Required: SF-2 is 40% maximum lot coverage with buildings.

Provided: PDD Standard is 55% maximum building coverage.

Explanation: Increasing this standard allows for larger, higher quality homes on typical lot sizes, consistent with common market practice.

2. Residential Standards Compliance with Seawillow Development Agreement

Required: All residential uses contemplated in this PDD shall adhere design standards presented for residential uses in Exhibit E, sections II.f-h of the Seawillow Development and Public Improvement Agreement, with the exception of Section II.ii.d - Roof Pitches which requires a minimum roof pitch of 8/12 except on porches or decorative extensions which must be a minimum of 4/12.

Provided: PDD Standard is a minimum roof pitch of 6/12 except on porches or decorative extensions which must be a minimum of 4/12.

Explanation: By reducing the minimum roof pitch it allows for broader architectural typologies including Craftsman and Farmhouse designs. This helps ensure there is not monotonous single family home design.

3. Non-Residential Compliance with Seawillow Development Agreement

Required: All accessory uses contemplated in this PDD shall adhere design standards presented for non-residential uses in Exhibit E, sections II.f-h of the Seawillow Development and Public Improvement Agreement, with the exception of Section II.iii.c- Building Articulation which requires "Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building facade length."

Provided: PDD Standard would provide an exception to the requirement for buildings for accessory uses with a façade less than 50'.

Explanation: This PDD excludes building articulation previously included in the Seawillow Development Agreement because the proposed building is a small building which will not exceed 1,500 square feet and will serve permitted accessory uses within an activated park, open space lot.

4. Deep Setback Garage Lot Configuration

Required: There are no allowance for a "Deep Setback Garage" configuration within the City of Lockhart Code of Ordinances.

Provided: Along Moxie Way there is allowance for a "Deep Setback Garage" configuration that allows for a shared driveway that serves two lots with the garages pushed to the rear portion of the lot. (See Exhibit D - Deep Setback Garage Lot Design Exhibit)

- Garages can be attached or detached to the garage of the neighboring unit
- 10' minimum Front Building Setback for the occupiable space of the home with the garage setback to the rear of the lot.
- 5' minimum rear setback for garages and accessory structures.

Explanation: The “Deep Setback Garage” configuration allows for more architectural diversity and lessens auto-oriented design along the entry collector, and less driveway cuts and garages/cars removed from view. This also allows for a more extensive front porch design. Front porches are believed to enhance the look of the public streetscape and promote more community interaction. This request includes only 26 lots in phase 1. This accounts for only 6.2% of phase 1 lots.

5. Parking Requirements for Accessory Uses

Required: Appendix II. CMB Uses require 1 off-street parking space per shift person and per each 300 sq. ft. of floor area.

Provided: Off-street parking is not required for any accessory residential uses under 2,000 sq. ft. Parking for the accessory uses will be provided on the adjacent Moxie Way in appropriate on-street parking spaces.

Explanation: Accessory uses in the activated park, open space lot at Moxie Way and Allegro Avenue, which may include a food truck and/or small retail sales will be embedded in the neighborhood accessible without vehicles and is adjacent to sufficient on-street parking for additional vehicular users.

G. REVISED LOT STANDARDS TABLE

This Revised Lot Standards Table reflect the deviations from the base zoning and/or existing Code of Ordinances.

Development Type	Max. Dwelling Units Per Structure	Min. Lot Area (sq. ft.)	Max. Dwelling Units per Gross Acre	Min. Lot Dimensions (ft.) Width / Depth	Max. Percent Lot Coverage With Buildings	Min. Building Setback From Property Line (ft.)			Max. Height Stories Feet	Min. Off-Street Parking Spaces Per Dwelling Unit Excluding Garages
						Street*	Side	Rear		
SF-2 Single-family 2	1	5,500	7	50 / 105	40	20	5	10	2.5 stories	2, plus 1 for each additional bedroom over 3 per dwelling unit
PDD Typical SF Lots	Same	Same	Same	Same	55	Same	Same	Same	Same	2
PDD Deep Setback Garage Lots	Same	Same	Same	Same	55	Same	5 (0 for garage)	10 (5 for garage)	Same	2

*When a corner lot, the street setback shall be 20 ft. minimum on one street, and 15 ft. minimum on the other.

LIST OF EXHIBITS

Exhibit A - PDD Design Statement

Exhibit B - Development Plan

Exhibit C - Zoning Plan

Exhibit D - Deep Setback Garage Lot Design Exhibit

Exhibit B - Development Plan

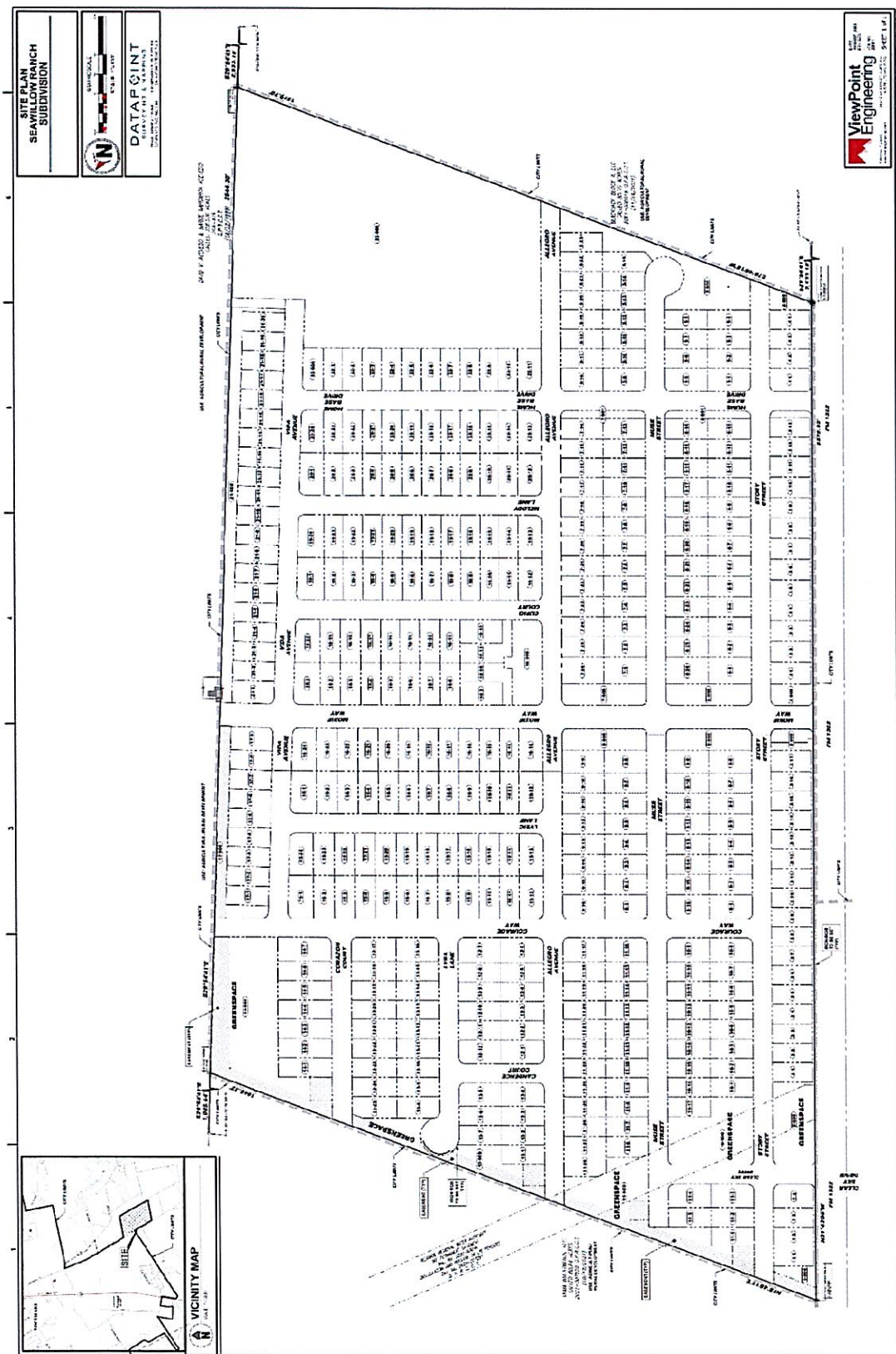


Exhibit C - Zoning Plan



Exhibit D - Deep Setback Garage Lot Design Exhibit

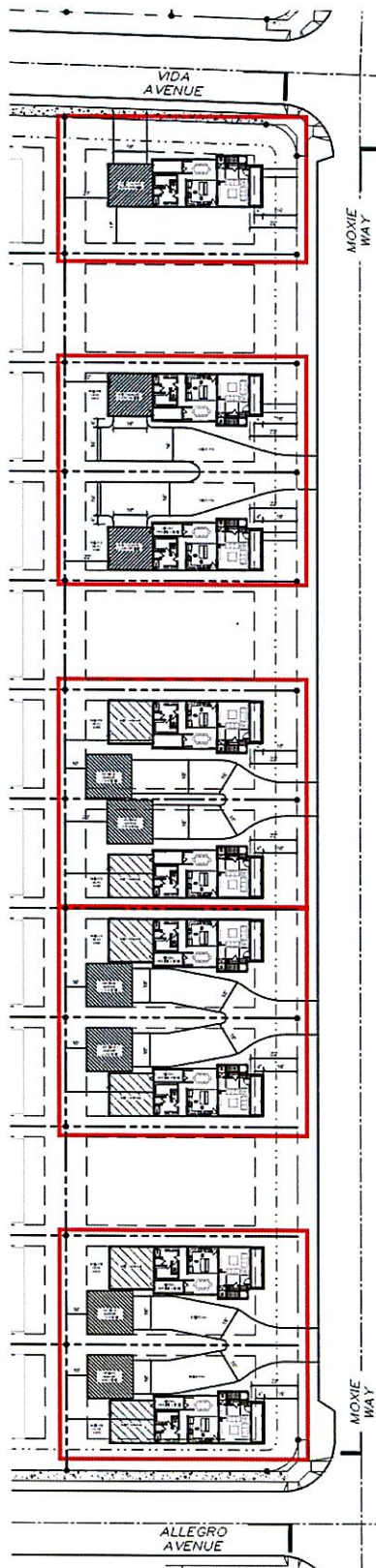
**Option B:
Corner Condition**
Garage door shifts to side of house for a straight-in approach off of Vida Avenue or Allegro Avenue, versus Moxie Way

**Option B:
Interior Condition**
Garage door shifts to side of house for a side approach off of driveway. Both homes can utilize a side approach, or 1 home can be side approach and the other straight-in.

**Option A.2:
Interior Condition**
Garage shifts to property line, air gap distance TBD by builder. When shifted to the property line, there is enough space for garages to be fully detached if desired. Garages are offset from each other to create varied architecture. Zero lot line condition required. Additional fire ratings likely required at exterior wall and portions of roofing assembly if garages maintain < 10' separation; to be confirmed by builder. Garage can be attached or detached; builder to confirm all required ratings.

**Option A.1:
Interior Condition**
Garage shifts to building setback line. Garage can be attached or detached. Exterior breezeway / patio likely requires modification to ensure ease of entry into garage.

**Option A.1:
Corner Condition**
Same configuration as A.1 Interior Condition if straight in approach off of Vida Avenue or Allegro Avenue is not feasible / desired.





Example of Deep Setback Garage Lot Configuration

Sec. 64-166. - Planned development district (PDD).

- (a) *Purpose:* The PDD allows flexibility to the city development standards for development that fulfills the city comprehensive planning policies and is superior in quality to that allowable under the current standards. Planned development districts consist of a mix of land use types and public spaces planned and constructed as cohesive, context-sensitive, and consistent districts. Unless clearly stated in the ordinance creating the PDD district, the development project must comply with all applicable city regulations. PDD districts are intended to implement generally the goals and objectives of the city's comprehensive plan. PDD districts are also intended to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:
- (1) To provide for a superior design of lots or buildings.
 - (2) To provide for increased recreation and/or open space opportunities for public use.
 - (3) To provide amenities or features that would be of special benefit to the property users or the community.
 - (4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, views, and wildlife habitats.
 - (5) To protect or preserve existing historical buildings, structures, features or places.
 - (6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.
 - (7) To meet or exceed the present standards of this article.
- (b) Development standards for each PDD shall be set forth in an ordinance granting the PDD and may include, but shall not be limited to the following:
- (1) A list of land uses, including uses approved by right and/or subject to a specific use permit.
 - (2) Density, lot area, lot width, lot depth, setbacks, yard depths and widths, impervious coverage, and floor area ratio.
 - (3) Building height, and design.
 - (4) Required parking standards based upon expected land uses.
 - (5) Street access and internal circulation.
 - (6) Streetscaping, fencing/screening, landscaping.
 - (7) Types and locations of accessory buildings.
 - (8) Types and area of signage.
 - (9) Street and on-site lighting.
 - (10) Management associations and maintenance responsibilities.
 - (11) Other requirements as the city council may deem appropriate.

- (c) The planned development district, being a special form of subdivision, will adhere to the design, construction, platting, approval, and recording requirements of the city subdivision ordinance, chapter 52, except as modified below.
- (d) A preliminary development plan and a final development plan shall accompany the preliminary plat and the final plat, as appropriate. The development plan shall include, as a minimum, the following:
 - (1) Proposed public and private rights-of-way and easements.
 - (2) Location of each proposed land use or sub-district if multiple land uses or districts are proposed.
 - (3) Location of each proposed structure, exterior dimensions, number of stories, gross floor area, location of entrances and loading points thereto, walks, and parking facilities.
 - (4) Conceptual images of building elevations.
 - (5) Driving lanes, parking areas, loading areas, fire lanes, and service areas for both private and public use.
 - (6) All walks, malls, and open areas for use of tenants and visitors or for public use.
 - (7) Location and height of each screening wall, fence or planting area.
 - (8) Location, height and orientation of each sign. Compliance with the city sign ordinance, chapter 46, is required.
 - (9) Exterior lighting fixtures for areas, entrances and signs.
 - (10) A drainage plan providing location, details, appropriate elevations, finish floor elevations of proposed structures, slabs, and curbs not defining street lines. Any structures required to conform to the drainage and flood control ordinance, chapter 22, shall be shown. Any off-site facilities necessary to provide adequate drainage shall be shown along with any necessary structures and easements required.
- (e) As most of the structures erected within a planned development district are not in fact constructed at the time of the construction of the infrastructure, detailed building plans for such proposed structures will not be required to accompany such development plan.

(Ord. No. 90-03, pt. 2, 3-6-90; Code 1982, § 28-6-6; Ord. No. 2023-23, § III, 11-21-23)

Sec. 64-199. - Additional requirements for planned development district.

- (a) The minimum site area for a PDD is five acres, unless located in the courthouse square historical overlay district.
- (b) To provide for the additional cost to the city for administration, review, and inspection of both the preliminary and the final development plans of a PDD, a separate fee which shall be established by the council, shall accompany such development plans.

- (c) In order to minimize the potential negative effects of partial completion of a PDD, the preliminary and final development plans shall each be divided into phases of development. Development phases shall be designed such that each shall constitute a completed unit and shall not require any other completed phase to allow development or use. Phases shall not divide lots, blocks, or street centerlines. Final plats shall be filed for record only for those phases completed.
- (d) The city may rezone in a manner deemed by the city to be most compatible any or all portions of those phases abandoned or not developed within the timeframe provided by the specific use permit. Failure to complete development within the specified time limit shall rescind and vacate such specific use permit.
- (e) Private streets, drives and easements shall be constructed to city standards, shall be maintained by the developer, owner, or an association, and shall grant a right-of-way to the city for use. Such streets, drives, and easements shall be shown on the subdivision plat as well as on the development plans and shall be so indicated. Deed restrictions shall delineate maintenance and repair responsibilities for private streets, drives, easements, and for all other common areas and facilities.
- (f) To ensure adequate streets, drives, parking and loading area within the PDD and to provide data concerning the effect of such traffic flow and upon the streets adjoining the PDD, a study of traffic density and flow shall be completed by an appropriate professional, at the expense of the developer, and submitted with both the preliminary and final development plans.
- (g) The requirements of this chapter and of the city subdivision ordinance are intended to be complimentary and to be fulfilled concurrently. When requirements of such ordinances conflict, the commission, upon advice from the zoning administrator and the city engineer, shall determine which standard shall prevail.
- (h) The final development plan and the subdivision plat of a PDD are integral elements of the district designation. The use areas within the PDD are subject to adherence to the development plan. Any change in the final development plan shall be considered a zoning change, and requires city council approval of a revised PDD.

(Code 1982, § 28-7-4; Ord. No. 90-03, pt. 2, 3-6-90; Ord. No. 2023-23, § V, 11-21-23)