

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, January 14, 2026
Municipal Building – Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Election of Chair and Vice-chair for calendar year 2026.
3. Citizen comments not related to an agenda item.
4. Consider the Minutes of the November 12, 2025 meeting.
5. **FP-25-02.** Consider a request by Luke Caraway for approval of a **Final Plat** for Seawillow Ranch Planned Development Phase 1A, consisting of 49.614 acres on property in the John A. Neill Survey, Abstract No. 20, zoned PDD (Planned Development District), and located in the 2200 to 2400 Block of F.M. 1322, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-76(d), to allow two flag lots in place of the one flag lot limitation.
6. **FP-25-04.** Consider a request by Joshua Armendariz for approval of a **Final Plat** for Maple Park Planned Development Section Three-B, consisting of 2.239 acres on property in the Francis Berry Survey, Abstract No. 2, zoned PDD (Planned Development District), and located at 916 Lincoln Ln.
7. Presentation and discussion of proposed text amendments regarding entry corridor zoning, commercial landscaping, street connectivity, and sidewalks.
8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
9. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:00 p.m. on the 8th day of January, 2026.

**City of Lockhart
Planning and Zoning Commission
November 12, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Betzy Torres, Fatema Akter

Visitors/Citizens Addressing the Commission: Chelsea Nowlin, Tom Staub, Luke Caraway

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, Chairman Ruiz went over the procedure of the meeting.
3. Consider the Minutes of the October 29, 2025, meeting.

Commissioner Oliva moved to approve October 29, 2025 minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.

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.

Mr. Fowler presented the staff report, which included case maps and photos of the subject property. He stated the applicant is proposing a rezoning from RMD (Residential Medium Density) to PDD (Planned Development District), considered together with the PDD Development Plan PDD-25-01 for Phase One of the Seawillow Development which will have 390 lots on just under 90 acres. The PDD would allow for modified SF-2 single-family standards and limited non-residential uses. The approved preliminary plat has two road connections to FM 1322 and four stubs to future phases or neighboring developments (two east, two south). The most notable feature of the PDD would be its allowance of an increased building coverage from 40% to 55% of lot area for all single-family residential units. The PDD also proposes requiring two off-street parking spaces per home, with no additional spaces for houses with 4 or more bedrooms. The PDD also proposes setback changes for front setbacks for houses and side and rear setbacks for garages on 26 lots identified as "deep setback garage" lots. The overall proposal generally aligns

with the Lockhart Looking Forward Comprehensive Plan, which supports single and multi-family residential and a range of commercial uses in the Seawillow District. Traffic impacts stemming from the PDD are expected to be minimal, aside from potential increases from limited commercial uses being allowed on the site. The PDD plan meets all form and content requirements and mainly seeks variations from base RMD standards, primarily in terms of higher lot coverage, reduced setbacks, reduced parking, and lower roof pitches, while also allowing small-scale commercial uses.

Mr. Fowler said he received three emails regarding the proposed PDD, two in favor of the zoning change and one against.

STAFF RECOMMENDATION: Approval, at the Commissioners' discretion.

Chairman Ruiz asked if the commissioners had any questions for staff.

Commissioner McBride asked what is the reasoning for 40% to 55% building coverage space, is it for the garages?

Mr. Fowler said in his conversation with the applicants it was a potential homebuilder that could purchase lots from the developer requesting the increased lot size, to allow for houses with larger footprints on each lot.

Commissioner Lingvai asked if the reduced setbacks for the rear and side in the deep setback garage units are only for the garages. Mr. Fowler said yes.

Commissioner Lingvai asked if with the increased coverage would the drainage be adequate and considered with the increase to 55 percent lot coverage. Mr. Fowler said his assumption is yes since the construction drawings are still under review, likely taking into account the proposed increased lot coverage.

Commissioner Lingvai also asked if there would be a permanent restaurant.

Mr. Fowler said that it could be a permanent restaurant with no required parking, only on-street parking would be required.

Commissioner McBride asked why the applicant has requested to remove the parking spaces for the homes for larger homes with over 3 bedrooms. Mr. Fowler said he has not been given a reason for this proposed change in parking standards from the applicant.

Commissioner Peterson stated that on-street parking is not unusual, especially for a restaurant in a local neighborhood.

Commissioner Oliva said he does not agree with the proposed 6/12 roof pitch and the setbacks proposed.

Mr. Fowler said that an 8/12 roof pitch is a requirement for the other phases of the development but not this one, so the requested roof pitch standard is voluntary.

Chair Ruiz asked where in our City have we had other communities similar to this one, because he has not seen a PDD with so many requests for these specifications? He stated he feels the requested increased in lot coverage from 40 to 55 percent is a nonstarter, as are the reduced setbacks, the reduction in parking space, and he is not on board with seeing a restaurant in a residential community.

Mr. Fowler responded that the city has not seen a similar PDD in terms of what is being proposed yet but other PDD proposals that included modified lot standards included Meadows at Clearfork, and Trinity Square.

Chair Ruiz asked if any other commissioners had any questions.

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

Tom Staub of 2121 6th Street, Austin, TX shared that they are asking for this request to enhance the quality of residential development in Lockhart. The restaurant use they are requesting is likely a coffee shop with pizza, working with the local Chaparral Coffee to keep it local. Reasoning for the 10ft setbacks, to promote walkability and give more front porch areas and more common area for neighbors to interact.

Mr. Staub mentioned he wanted to create an alternative to DR Horton and Lennar as the largest builders in Lockhart, characterizing them as having low investment in neighborhood parks and using duplicative designs. He claimed his company has done research showing local residents stated that want to socially connect and be outdoors, and have trails for walks with family and pets. They want a diversity of homes that are not just "affordable" 26 homes they want to show the different flare and promoting walkability. Mr. Staub promoted Stylecraft builders as potentially bringing higher quality homes to the Lockhart market, while offering a variety of models.

Commissioner McBride asked if the development would have sidewalks on both sides of the streets, to which Mr. Luke Caraway answered yes.

Commissioner Lingvai asked if the front yard setback is only for 26 homes. Mr. Staub answered that is correct, the reduced setback request is only for the Deep Setback Garage lot type.

Commissioner McBride: what will the smallest home be? What percentage of the homes do you see being 4 or 5 bedrooms? Mr. Staub said the smallest homes would be 1,600 square feet with

3 bedrooms and 2 baths. He sees only 20 percent of the homes being over 3 bedrooms due to statistics showing people having fewer children in recent years.

Engineer Luke Caraway 197 Stockman Dr. Dripping Springs, Tx

Mr. Caraway addresses that the drainage calculations are based on an assumption of 65 percent impervious coverage. He clarified that the roof pitch was only requested to provide more diverse housing. The coffee shop is planned to be 1,200 square feet and will not affect parking since requirement for that size would be 4 parking spaces (plus employee spaces) and that is why they opted to use street parking and none of the proposed street parking spaces are facing or near any of the residential homes.

Co with the 26 homes condensed and roof pitch does not seem to make it any better than the DR Horton or Lennar. Mr. Caraway replied that homes are not any different with setbacks only the garages are requiring the setbacks.

Chair Ruiz stated it feels like a compressed neighborhood due to the higher lot coverage and asked if they can design houses with the current code. Mr. Staub stated the two builders they are wanting to bring in would only build if the 55 percent lot coverage allowance was approved.

Mr. Caraway added that the Coffee shop is in addition to the required park area and sees it as a bonus to the community.

Commissioner Peterson likes the experience this community brings and thinks a coffee shop within walking distance would bring positive benefits for the residents.

Commissioner McBride wants to know how the remaining homes being built aside from the 26 will be better than Dr Horton and Lennar.

Mr. Staub said there will be around 18-24 different elevations with the different builders and the requirements the builders will have to follow that come into this community will make it better.

Chair Ruiz opened the public hearing and asked if anyone in attendance was in support or opposition.

Chelsea Nowlin of 2218 Cumulus Court, Lockhart, expressed that she was in opposition because she does not see this as an affordable community. Being the owner of a Lennar house, she liked the affordability. She feels the proposed development would not help the local community and its infrastructure.

Commissioners asked if there were any other attendees who would like to speak. Seeing none, he asked the applicant to make any closing statements.

Mr. Staub said he wants to bring something different to Lockhart and has been successful in Seguin. He raised the question who does Lockhart want to be long term? Who does Lockhart want to cater to? Do we want high quality? He acknowledged his development would be different than others the city has seen to date.

Mr. Caraway stated we know affordability is a huge issue, but people will always leave the affordability once they are ready for the upgrade, giving this diversity will keep people in Lockhart.

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

Commissioner Peterson asked about the parks aside from the coffee area.

Mr. Staub answered that they are investing 1.4 million dollars on parks when only \$150,000 is the requirement. Their investment would include dog parks, green space, a pond, and playscapes.

Mr. Fowler stated that staff recommends approval at the discretion of the Commission and gave another quick overview of the changes the applicant is asking for.

Commissioner Lingvai asked if the 40 percent vs 55 percent change request is just building coverage, not total impervious coverage.

Mr. Fowler said yes, the requested 55 percent is for building coverage only.

Commissioner Oliva stated he wanted to add as a condition that the request 6/12 roof pitch be raised to 8/12 roof pitch, which matched the requirement in the Seawillow Development Agreement.

Commissioner Peterson stated that he believes the proposed PDD is different from some of the past PDD proposals Lockhart has seen and stated he believes it would be appealing to those who do not have many housing choices in Lockhart, especially the lack of higher-end homes.

Chair Ruiz asked commissioner to discuss the proposed PDD in anticipation of making a motion.

Commissioner McBride said that for the past 10 years the builders have come in and they have all requested that some items be changed to building or site design requirements in a development, but he ends up seeing less parking and fewer sidewalks.

Commissioner Peterson stated the purpose for a PDD is to create flexibility.

Commissioner Haug agreed with commissioner Peterson.

Chair Ruiz stated he thought Trinity Square was a monstrosity and it was approved. He felt that it inadvisable to relax the codes to suit developers' interests.

Commissioner Oliva moved to recommend approval of ZC-25-06 to City Council with conditions of not to allow the 10 foot set back in front, not to allow the zero foot set back on the sides, not to allow 55% building coverage and the raising the required the roof pitch at 8/12 and the 5 ft setback for the back is only for garages. Commissioner McBride seconded, and the motion failed with a vote of 3-4 with Chair Ruiz, Peterson, Lingvai and Haug against.

Commissioner Peterson moved to recommend approval of ZC-25-06 to City Council with no conditions. Commissioner Lingvai seconded, and the motion passed with a vote of 4-3 with Chair Ruiz, and Commissioners McBride and Arnic against.

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

Mr. Fowler said the next meeting is scheduled for December 10th but no applications for items requiring public hearings had yet been received.

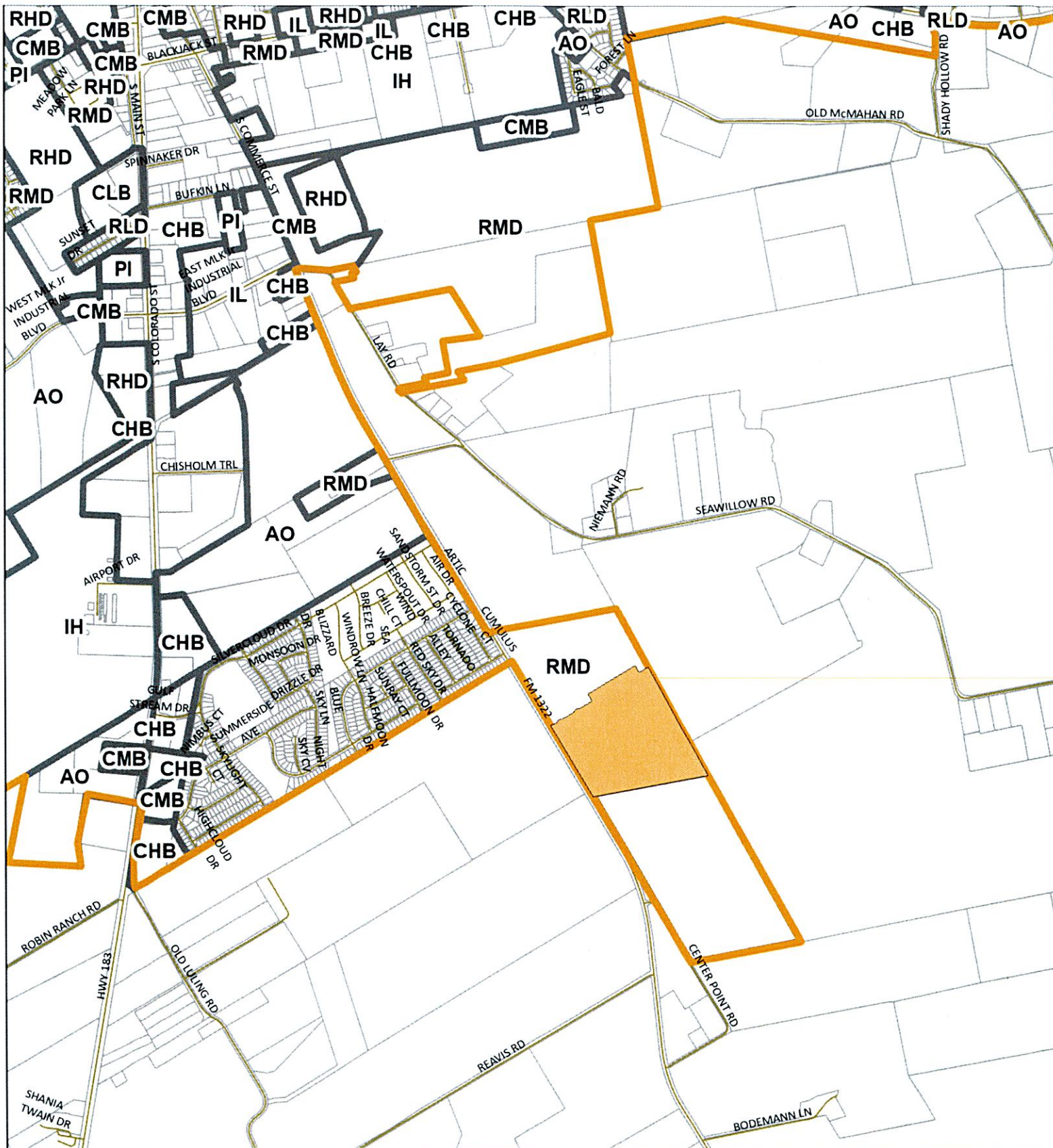
6. Adjournment.

Commissioner Haug moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:50 p.m.

Approved: _____
(date)

Betzy Torres, Recording Secretary

Philip Ruiz, Chair



FP-25-02

2200 - 2400 FM 1322

SEAWILLOW RANCH PHASE 1 A



- SUBJECT PROPERTY
- ZONING BOUNDARY
- CITY LIMITS

Scale 1" = 2000'



PLANNING DEPARTMENT REPORT

FINAL PLAT

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner

KW

CASE NUMBER: FP-25-02

REPORT DATE: January 8, 2026

PLANNING & ZONING COMMISSION DATE: January 14, 2026

STAFF RECOMMENDATION: ***Approval of the plat and Subdivision Variance request***

SUGGESTED CONDITIONS: Change of plat title to "Seawillow Ranch Planned Development Phase 1A";
addition of new plat note to require construction of a left-turn lane with
the public improvements, prior to recordation of the plat.

BACKGROUND DATA

APPLICANT AND ENGINEER: Luke Caraway, P.E., ViewPoint Engineering

SURVEYOR: Matt Tomerlin, P.L.S., DataPoint Surveying & Mapping

OWNER: Tom Staub, Founder and CEO, RedOak Development Group

SITE LOCATION: 2200-2400 Block F.M. 1322

SUBDIVISION NAME: **Seawillow Ranch Phase 1A**

SIZE OF PROPERTY: 49.614 acres

NUMBER OF PROPOSED LOTS: 213 (see description below)

EXISTING USE OF PROPERTY: Undeveloped

ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Seawillow Ranch Subdivision Preliminary Plat (PP-22-08) was approved by the Commission on March 8, 2023, to be developed in a single phase. The current Final Plat proposal includes 213 total lots on 49.614 acres, with 203 single-family residential lots and 10 nonresidential lots consisting of 9 park lots and one joint parkland and stormwater detention lot. A previous version of the final plat was approved by the Commission on October 11, 2023, which included a broader area known simply as Seawillow Ranch, which occupies what will now be Phase 1A and the future Phase 1B. This original plat included 423 total lots on 89.775 acres. The final plat has been revised to the current proposal, due to the zoning change approval to a Planned Development District (PDD) on the property, approved by the City Council on December 2, 2025 (Case File # ZC-25-06 and PDD-25-01). In addition to a revised lot and street layout, the approved PDD allowed variations of the SF-2 single-family lot type that would not otherwise be permissible, while also allowing limited non-residential uses in specific areas of the development. Essentially, the lot coverages for all residential lots and the setbacks for some of these lots have been changed, as well as an allowance for limited commercial uses in the parkland area identified as Lot 21, Block 18. With regard to the proposed Phase 1A final plat, the total parkland proposed is 7.222 acres, which exceeds the 8 percent requirement for both Phase 1A and the future Phase 1B. This parkland acreage includes half the area of the joint parkland/stormwater detention lot, half being 4.991 acres, as allowed in Section 52-112(d) of the Subdivision Regulations. According to Plat Note 7, the parkland area is for public use, and will be owned and maintained by the Homeowners' Association. According to Plat Note 8, a multi-function playscape will be provided on Lot 32, Block 21, outside of the stormwater detention area, with another playscape to be provided in the future Phase 1B. Two parking lots will be provided for the parkland area on Lot 32, Block 21, with a total of 10 parking

spaces, including two handicapped spaces. The number of parking spaces has been deemed acceptable by the Parks Department Director. Within Phase 1A, 8 new street rights-of-way are proposed, including three stub-outs to adjacent properties to the east and south. Sidewalks are proposed on both sides of all internal streets. Certain lots within Blocks 16 and 18 will contain shared driveways with associated easements, which will allow for the placement of garages set back from the house, with the option for the garages to be attached to one another across property lines, according to Plat Note 11. A variance to allow for two flag lots has been requested with the application, as detailed below. The subdivision's perimeter corner closure, along with the proposed street names, have been confirmed as acceptable with the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The property is bordered to the north by the future Section 1B of Seawillow Ranch, with subsequent future phases of the development located to the east. The adjacent property to the south is the future Sendero Subdivision, of which the final plat for Phase 1 is currently under review. The property to the west, across F.M. 1322, includes a parcel containing a single-family residential use and a large agricultural field. The greatest impact of the proposed development would be increased traffic on the abutting F.M. 1322. However, Phase 1A at build-out will provide two access points onto F.M. 1322, one of which will be constructed to Collector Street standards (identified as "Moxie Way" on the plat drawing). In addition, the three proposed stub-outs to the east and south of the subject property will provide even greater connectivity when the adjoining properties develop in the future. According to a discussion with the applicant on October 4, 2023, TxDOT has approved the Traffic Impact Analysis, with a dedicated left turn lane to be constructed along the full length of the subject property frontage of F.M. 1322/South Commerce Street, including tapering, and no right-turn/deceleration lanes are warranted. The left turn lane must be constructed with the public improvements, prior to recordation of the plat, with a related plat note recommended as a condition of approval.

FORM AND CONTENT: Staff recommends a condition of approval to change the plat title to "Seawillow Ranch Planned Development Phase 1A" in all areas shown. With this revision, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: Staff recommends a condition of approval to add a new plat note to require the construction of a left-turn lane along F.M. 1322/South Commerce Street, as prescribed by TxDOT, by the subdivider with the public improvements, prior to recordation of the plat. With this condition, the plat will comply with all applicable subdivision standards, including construction of new streets where required, the provision of public sidewalks, utilities, stormwater drainage, and parkland. As noted in the attached letter dated May 1, 2025, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCE REQUESTED: A variance is requested to the subdivision standard that allows only one flag lot "in the subdivision of an unplatted tract having a length to width ratio of 3:1 or greater into two lots..." (Section 52-76(d) of the Subdivision Regulations). Although the overall subject property has a length to width ratio of less than 3:1, the applicant clearly proposes two flag lots within Block 18. The applicant explains that allowing two flag lots will create a more visually aesthetic and neighborhood-friendly design, which will allow four lots at the west end of Block 18 to face a community park area along a central route through the development, rather than an orientation perpendicular to the park that faces streets on opposite sides. According to the applicant, these four lots will each contain a model home, which will face the park and thereby enhance the

marketability of the development. The applicant's written statement addressing the four variance criteria below is attached to your packet materials.

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

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

Upon review of the variance request to allow two flag lots, Staff believes that it warrants approval, as the variance will allow for more of a neighborhood-friendly design in a configuration that fronts one of the development's main parkland amenities along a centralized street, thereby minimizing the isolation of the park at the end of the block in relation to nearby homes. No adverse impacts to adjoining properties are anticipated as a result of the variance. In addition, the two flag lot design at this location was part of the approved Planned Development District discussed above.



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

May 1, 2025

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

RE: Lockhart Seawillow Amended Construction Plan - Review

Dear David:

TRC received the following items for the above referenced project submitted by Viewpoint Engineering on May 1, 2025.

1. Amended Construction Plans.

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

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

Lockhart Seawillow Amended Construction plans are approved contingent upon receipt of a copy of TxDOT RULIS Approval for the amended force main plans.

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

Sincerely,

A handwritten signature in blue ink that reads "William A. Wachel".

William Wachel, P.E.
Regional Vice President
Central Region
Civil, Municipal & Facilities

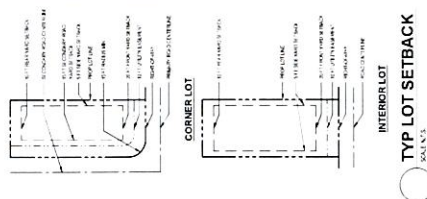
CC: Luke Carraway, P.E., Viewpoint Engineering.

BEING 49.914 ACRES OF LAND SITUATED IN THE "A. NIELSON TRACT," ABSTRACT 10, RANGE 14N, TOWNSHIP 10N, RANGE 10E, COUNTY OF TARRANT, TEXAS, AND CALLED "SEVEN ACRES OF LAND DISCARD" IN DEED TO SAID LAND COMPANY, BEING THAT LIMITED INTEREST OF SAID COMPANY AS ACCORDS BY RECORDS OF THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF TARRANT, TEXAS.

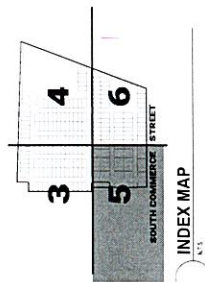
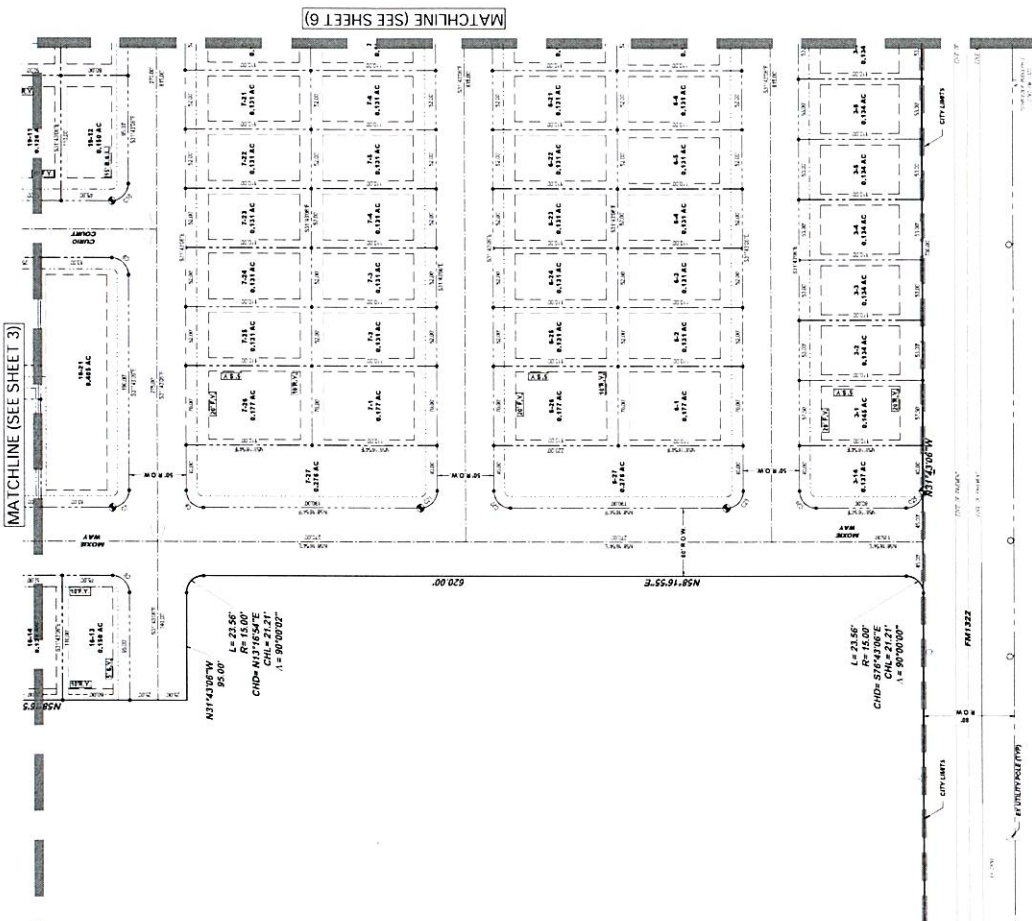
GRAPHIC SCALE
 0 50 100
 SCALE 1"=50'

LEGEND

_____	PROPERTY TRACT BOUNDARY
_____	ADJACENT PROPERTY LINE
_____	LEGAL RIGHT-OF-WAY
_____	LOT LINE
_____	SETBACKS/UTILITIES
_____	ROAD CENTERLINE
_____	EASEMENT LINE
_____	BLOCK & LOT NUMBER
_____	EX. 12' IRON ROD FOUND (UNLESS NOTED OTHERWISE)
_____	EX. MONUMENT FOUND
_____	PROP. 4.0.0.0, 12' IRON ROD TO BE SET
_____	EX. UTILITY POLE




ViewPoint
 Engineering
 2025 N STREET, NATE, UT
 NATE, UT 84116
 801.442.2222
 info@viewpointeng.com



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 DataPoint Surveying and Mapping

DAY-TIME TELEPHONE 726.777.4241

E-MAIL _____

ENGINEER NAME Luke Caraway

DAY-TIME TELEPHONE 737.717.3097

E-MAIL luke@viewpointlandsolutions.com

OWNER NAME RedOak Development Group

DAY-TIME TELEPHONE 737.717.3097

E-MAIL tom@redoakvc.com

ADDRESS 12450 Network Blvd

Suite 300

San Antonio, TX

ADDRESS 2121 E 6th St.

Suite 203

Austin, TX 78702

ADDRESS 2121 E 6th St.

Suite 203

Austin, TX 78702

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 Seawillow Ranch Phase 1A

ADDRESS OR GENERAL LOCATION 2200-2400 Block FM 1322, Lockhart, Tx

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

TOTAL LAND AREA 49.64 ACRE(S) **PROPOSED NUMBER OF LOTS** 213

ZONING CLASSIFICATION(S) Residential - Medium Density - proposed PDD 203 single-family

PROPOSED USE OF LAND Single Family Subdivision and Commercial

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 \$10,727.50 PAYABLE TO THE CITY OF LOCKHART
(NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):

Preliminary Plat or Development Plat	\$1,500.00, plus \$100.00 per acre
<u>Final Plat</u> , 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
<u>Subdivision Variance</u>	\$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 Luke Caraway
Digitally signed by Luke Caraway
DN: C=US, E=luke@viewpointland.com, O=Viewpoint
Land Solutions, CN=Luke Caraway
Reason: I am the author of this document
Date: 2025.03.12 10:27:27 -0400

PRINTED NAME Luke Caraway

DATE 3/10/25

TELEPHONE 737.717.3097

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) 52-76(d) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) Maximum of one flag lot allowed.

REQUESTED VARIANCE(S) Allowance for two flag lots.

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 R01359831

DATE SUBMITTED 3/10/25

CASE NUMBER FP 25-02

DATE APPLICATION IS DEEMED COMPLETE 5/5/25

DATE NOTICES MAILED

DATE NOTICE PUBLISHED

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 1/14/26 DECISION

CONDITIONS (IF ANY)



MAILING ADDRESS
2121 East Sixth Street, Suite 203
Austin, TX 78702
ph: 717.737.3097
www.viewpointengineering.com

March 10, 2025

Subject: **Seawillow Ranch Subdivision: Variance Request**
VPE#: 23022.01

Dear Commissioners:

On behalf of the applicant, **ROED Prop. Co., LLC**, requests a variance from the ordinance codes.

§ 52-76 (d) requiring flag lots, which have minimal or panhandle-type frontage, shall not be allowed in lieu of providing access to lots on the interior of a subdivision with one or more public streets except, however, that one flag lot may be approved in the subdivision of an extremely long and relatively narrow previously unplatted tract into two lots provided that the street frontage of the flag lot is at least 25 feet and the width of the lot where any building is constructed is at least the minimum required by the applicable zoning district.

Variance Requested: The applicant proposes to provide two (2) flag lots instead of the one (1) permitted.

Refer to written statement for additional information.

[https://viewpointengineering.sharepoint.com/sites/viewpoint/shared documents/vpls/horiz/22001 lockhart 89/permitting/city/25-0310 variance request info for application.docx](https://viewpointengineering.sharepoint.com/sites/viewpoint/shared%20documents/vpls/horiz/22001%20lockhart%2089/permitting/city/25-0310%20variance%20request%20info%20for%20application.docx)

March 10, 2025

Subject: **Seawillow Ranch Subdivision: Variance Request**
VPE#: 22001

Dear Commissioners:

On behalf of the applicant, **ROED Prop. Co., LLC**, requests a variance from the subdivision development code. In accordance with the requirements for the request. The information below is provided as evidence for meeting the criteria for approval of the variance.

Variance Request #1

Code § 52-76 (d) requiring flag lots, which have minimal or panhandle-type frontage, shall not be allowed in lieu of providing access to lots on the interior of a subdivision with one or more public streets except, however, that one flag lot may be approved in the subdivision of an extremely long and relatively narrow previously unplatted tract into two lots provided that the street frontage of the flag lot is at least 25 feet and the width of the lot where any building is constructed is at least the minimum required by the applicable zoning district.

Variance Requested: The applicant proposes to provide two (2) flag lots instead of the one (1) permitted.

Special circumstances or conditions affect the land involved such that strict application of the provisions of the Code would deprive the applicant of reasonable use of the land.

The subject property is designed to integrate seamlessly with the character and layout of the surrounding neighborhood. The additional flag lot is proposed to create a more cohesive and harmonious residential environment, ensuring that lot configurations complement the existing development pattern. Rather than forcing an inefficient layout or leaving underutilized land, the inclusion of a second flag lot allows for a logical, neighborhood-friendly subdivision that aligns with the overall community design. It is the developers intent to create a model home park in front of the proposed flag lots. The updated lot layout containing the proposed flag lots allows the developer to create a unique pocket that will facilitate an enhanced model home experience driven by a pocket park design that will front O'Connor Pass. The applicant is confident that they have shown how access and utilities will be provided to the lots, clearly meeting the intent of any public health and safety standards for a subdivision. If the City agrees that the public health and safety standards are being met than the applicant believes that not approving this variance deprives the applicant of reasonable use of their land as they are clearly meeting the true intent of the code.

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

The applicant seeks to develop the property in a manner that fosters a sense of community while utilizing the land efficiently. Allowing two flag lots provides additional housing opportunities without disrupting the

Designing Better Places to Live, Work, and Play

www.viewpointengineering.com

neighborhood's character. This approach ensures that the development remains in harmony with surrounding properties while maintaining reasonable property rights for the applicant. The additional flag lot also supports a more efficient and aesthetically pleasing layout that enhances the neighborhood's residential appeal. A 25' access easement will be provided within the flag lots to ensure that a single access point is provided that directly connects the two proposed flag lots through a single fire compliant driveway.

The variance will not be detrimental to public health, safety, or welfare, and will not be injurious to other property in the area.

The addition of a second flag lot will not negatively impact public safety or welfare. Each flag lot will maintain a minimum street frontage of 25 feet, ensuring adequate access for emergency services, utilities, and vehicular ingress/egress. The proposed layout minimizes unnecessary infrastructure expansion while preserving sightlines and accessibility for all residents. By adhering to appropriate zoning and access requirements, the variance supports a well-planned and safe neighborhood environment.

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.

Approving the variance will not disrupt the orderly subdivision of surrounding properties. The proposed flag lots are designed to complement the neighborhood layout rather than create irregular or incompatible lot patterns. By integrating these lots into the overall subdivision design, the applicant ensures that future developments in the area can continue to adhere to the principles of logical and harmonious planning. The variance supports a well-balanced and community-oriented development strategy.

Conclusion

Based on the foregoing justifications, approval of the requested variances is warranted. The requested modifications will allow for efficient site development while maintaining public safety, protecting property rights, and ensuring long-term compliance with the city's planning objectives. Accordingly, we respectfully request that the variances be granted to facilitate the orderly and practical development of the subject property

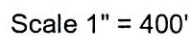
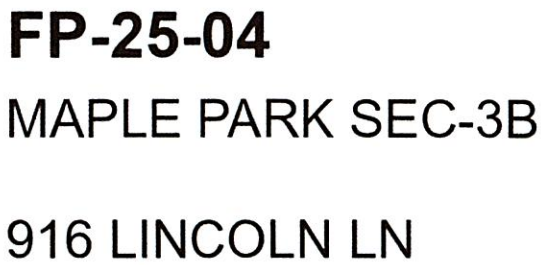
Sincerely,
ViewPoint Engineering



By: _____
Luke Caraway P.E., President

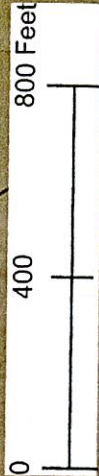
cc: Client (via email)
File

[https://viewpointengineering.sharepoint.com/sites/viewpoint/shared documents/vpls/horiz/22001 lockhart 89/permitting/city/25-0310 22001 variance request.docx](https://viewpointengineering.sharepoint.com/sites/viewpoint/shared%20documents/vpls/horiz/22001%20lockhart%2089/permitting/city/25-0310%2022001%20variance%20request.docx)



SUBJECT PROPERTY

ZONING BOUNDARY



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: January 7, 2026
PLANNING & ZONING COMMISSION DATE: January 14, 2026
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-25-04

BACKGROUND DATA

SURVEYOR: Joshua Armendariz, P.L.S., Doucet & Associates, Inc.
ENGINEER: Matthew Kriete, P.E., Engineering Surveys & Services
OWNER: Maple Park Manor, L.P., c/o Brian Kimes, JES Dev. Co., Inc.
SITE LOCATION: 916 Lincoln Ln.
SUBDIVISION NAME: **Maple Park Section Three-B**
SIZE OF PROPERTY: 2.239 acres
NUMBER OF PROPOSED LOTS: One multifamily residential lot for senior housing
EXISTING USE OF PROPERTY: Undeveloped
ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This is Section Three-B of Maple Park Planned Development District as depicted on the approved Preliminary Plat (PP-24-01) and PDD Development Plan (PDD-19-01). Section Three-B includes one lot to contain 30 multifamily living units for senior housing, known as Maple Park Manor. The last section within the Maple Park Planned Development to be approved was Section One-B, including three commercial lots and the entirety of Lincoln Lane, the plat of which was recorded on December 22, 2025. The plat for the adjacent Section Three-A for Maple Park Senior Village, located to the south of the subject property, was recorded in September 2021. Lincoln Lane, from which the subject property will derive access, was formally accepted by the Public Works Department on December 19, 2025. A four-foot-wide public sidewalk will be constructed along the Lincoln Lane frontage of the proposed lot. In addition, a 10-foot-wide public hike and bike trail will be constructed within the north portion of the property and 70-foot-wide LCRA easement, beginning in the northwest corner of the property and exiting the approximate center of the east boundary. The applicant has provided a letter from LCRA demonstrating that LCRA does not object to the placement of the trail, in addition to certain other improvements, within the 70-foot easement. The parkland dedication for the overall Maple Park subdivision has been provided within the boundaries of Lot 2, Block 1, Section Three-A, according to General Note 6. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division. It should be noted that the subject property was sold by deed to the current owner in March 2024, prior to approval and recordation of a final plat.

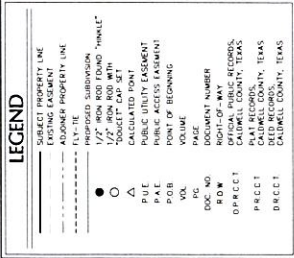
NEIGHBORHOOD COMPATIBILITY: The Maple Park Senior Village is located adjacent to the east and south of the subject property. To the west and across Lincoln Lane is Lot 3 in Block One of the recently recorded Section One-B plat, as well as the unrecorded Lot 4 of Section One-B, both of which are proposed to contain general commercial uses. The adjacent property to the north contains the flagpole of the joint parkland and stormwater detention lot for the overall Maple Park development (Lot 2, Block 1, Section Three-A). Further north is property owned by Manumit Investment Group, LLC, which was recently approved for a separate Planned Development entitled One Living for ground-level multifamily use; however, this project has since been withdrawn by the would-be owner of the property.

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 sidewalks and utilities.

CONCURRENT VARIANCES REQUESTED: None

FRANCIS BERRY SURVEY
ABSTRACT NO. 2, SECTION 12



THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS _____, A _____ MAPLE PARK PLANNED DEVELOPMENT, SECTION-B, OF THE CITY OF LOCKHART, DO HEREBY SUBDIVIDE SUCH PROPERTY AND RESERVE TO THE PUBLIC AGENTS OF THE STATE OF MISSOURI ALL SUCH EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH CASES.

STATE OF _____ COUNTY OF _____

SURVEYOR'S CERTIFICATION:

IN WITNESS WHEREOF, MY HAND AND SEAL, THIS 14TH DAY OF _____, 20____.

JOSHUA P. ARMSTRONG, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
JOSUE A. KLEINLEDER COMPANY
ARMSTRONG@KLEINLEDER.COM

ENGINEER'S CERTIFICATION:
MATTHEW A. KREITZ, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, HEREBY CERTIFIES THAT THE SUBDIVISION SHOWN ON THESE PLANS, MAPS, AND RECORDS IS IN ACCORDANCE WITH THE SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND RECORDS.
IN WITNESS WHEREOF, MY HAND AND SEAL, THIS 14TH DAY OF _____, 20____.

COMMUNITY CLERK CERTIFICATION:

TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS, DO HEREBY
 CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THE CERTIFICATE OF
 AUTHENTICATION WAS FILED FOR RECORD IN THE PUBLIC CLERK'S OFFICE OF
 CALDWELL COUNTY, TEXAS, ON _____ DAY OF _____, 20____, AT _____
 O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____,
 IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, IN
 DOCUMENT NUMBER _____ AT SLIDE _____ BY _____
 TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS.

PHILIP RUIZ, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOCKHART, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LOCKHART ON THE _____ DAY OF _____, 20_____.



DESCRIPTION OF A 2.239-ACRE TRACT IN THE FRANCIS BERRY SURVEY, ABSTRACT NUMBER 2, SECTION 12, CALDWELL COUNTY, TEXAS, SAID 2.239-ACRE TRACT BEING ALL OF A CALLED 2.239-ACRE TRACT OF 2024-002260 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS [O.P.R.C.C.], SAID 2.239-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH THE WEST CORNER OF SAID TRACT BEING THE EAST STARTED WINKLE SURVEYORS' LOT; THE SOUTHWEST CORNER OF SAID 2-239-ACT RACI; BEING THE LOT L-BLOCK MAPLE PARK SECTION THREE-A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021-086843 OF THE PLAT RECORDED IN CADWELL COUNTY, TEXAS, SAME BEING A POINT OF CURVATURE IN THE EAST LINE OF THE REMAINDER OF A 66.69 ACRES PARCEL CONVEYED TO AND OWNED BY MANAGER INVESTMENT GROUP, LLC, RECORDED IN DOCUMENT NO. 2017-128194, DATE 12-28-2015 AND 2022-122816 OF THE PUBLIC ACTS, ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE DISPOSED LINCOLN LAKE (60'-FOOT-WIDE RIGHT-OF-WAY), AND THE NORTHEAST RIGHT-OF-WAY LINE OF THE DISPOSED LINCOLN LAKE.

THENCE WITH THE CURVING WEST LINE OF SAID 2.239-ACRE TRACT, BEING AN EAST LINE OF THE REMAINDER OF SAID 56.691-ACRE TRACT, SAME BEING SAID NORTHEAST RIGHT-OF-WAY LINE OF THE PROPOSED LINCOLN LANE, THE FOLLOWING TWO (2) COURSES:

[illegible]

THENCE 5854611'E, WITH THE NORTH LINE OF SAID 2.239-ACRE TRACT, BEING THE SOUTH LINE OF LOT 2, A DISTANCE OF 405.77 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "WINKLE" FOUND FOR THE NORTHEAST CORNER OF SAID 2.239-ACRE TRACT, BEING AN ANGLE POINT IN THE NORTH LINE OF LOT 1, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN:

THENCE WITH THE SOUTHEAST LINE(S) OF SAID 2.239-ACRE TRACT, BEING THE NORTH LINE OF LOT 1,
THE FOLLOWING TWO (2) COURSES AND DISTANCES:

21) S04°14'54"W, A DISTANCE OF 168.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "INKLE". FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID 2.239-ACRE TRACT, BEING AN ANGLE POINT IN THE NORTH LINE OF LOT 1, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND

[illegible]

SURVEYOR NOTES:

1. BASE OF BEARING IS THE TRANS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83).
2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD83, GEOID 12B. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES.
UNITS: US SURVEY FEET.

2 FIELD SURVEYING WAS PERFORMED OCTOBER 17, 2025.

GENERAL NOTES:

1. ACCORDING TO THE CITY OF LOCKHART OFFICIAL ZONING MAP, THE SUBDIVISION IS ZONED PDD PLANNED DEVELOPMENT DISTRICT

2 THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FIRM PANEL NO. 48055C0250E, CALDWELL COUNTY, TEXAS REVISED JUNE 19, 2012.

SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE FEMA MAPS.

3 MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT LOT LINE= 15 FT, SIDE LOT LINE NORTH= 20 FT, SIDE LOT LINE SOUTH= 15 FT, REAR LOT LINE= 25 FT.

4 A 4-FOOT WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER OF LOT 1, BLOCK 1, SECTION THREE-B, ALONG LINCOLN LANE STREET FRONTAGE PRIOR TO THE ISSUANCE OF A

5 A 10-FOOT WIDE PUBLIC HIKE AND BIKE TRAIL SHALL BE
CONSTRUCTED BY THE SUBMITTER WITHIN THE PROPOSED

SHOWN ON THIS FINAL PLAT THAT IS LOCATED WITHIN THE
EXISTING 70-FOOT WIDE LCRA EASEMENT IN LOT 1, BLOCK 1,
SECTION THREE-B, PRIOR TO RECORDATION OF THE FINAL PLAT.

6. THE PARKLAND DEDICATION FOR THE OVERALL MAPLE PARK SUBDIVISION HAS BEEN PROVIDED WITHIN THE BOUNDARIES OF LOT 2, BLOCK 1, SECTION THREE-A. A FEE IN-LIEU OF

SUBDIVISION, IN THE AMOUNT OF \$20,000.00, WAS PAID BY THE SUBDIVIDER TO THE CITY, PRIOR TO THE RECORDING OF THE FINAL PLAT FOR SECTION THREE--A.

DOUCET

Date: 01/05/2016
Scale: 1" = 100'

A Kleinfelder Company

7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600

www.tbpelesengineeringfirm.com
 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

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 Joshua P. Armendariz

DAY-TIME TELEPHONE 512-496-9597

E-MAIL jarmendariz@kleinfelder.com

ENGINEER NAME Matthew A. Kriete

DAY-TIME TELEPHONE 573-449-2646

E-MAIL mkriete@ess-inc.com

OWNER NAME Maple Park Manor, L.P. c/o JES Dev Co. Inc.

DAY-TIME TELEPHONE 573-443-2021

E-MAIL rgarcia@jesholdings.com

ADDRESS 7401 B Hwy 71 West

Suite 160

Austin, Texas 78735

ADDRESS 1113 Fay Street

Columbia, Missouri 65201

ADDRESS 206 Peach Way

Columbia, Missouri 65205

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 Lot 1, Block 1, Maple Park Section Three-B Planned Development

ADDRESS OR GENERAL LOCATION Clear Fork Street and Proposed Lincoln Lane
916 Lincoln Ln.

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

TOTAL LAND AREA 2.239 ACRE(S) PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) PDD - Planned Development District

PROPOSED USE OF LAND Multifamily - Senior Living Facility

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 \$1223.90 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
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 Josh P. Armendariz
Digitally signed by Josh P. Armendariz
DN: C=US, E=jarmench@lccenholder.com, O=Doucet,
OU=Geospatial, CN=Josh P. Armendariz
Reason: I am approving this document
Date: 2025.11.10 13:35:48 -0500

PRINTED NAME Josh P. Armendariz

DATE 11/10/2025

TELEPHONE 512-496-9597

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

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

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01415356

DATE SUBMITTED 11/12/25

CASE NUMBER FP 25.04

DATE APPLICATION IS DEEMED COMPLETE 11/20/25

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats or Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 1/14/26 DECISION —

CONDITIONS (IF ANY) _____

UTILITY SERVICE FORM

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

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

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

APPLICABLE UTILITY SERVICE CODE(S) _____

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) Texas Gas

NAME OF **ELECTRIC SERVICE PROVIDER** Bluebonnet Electric

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes X No

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Fatema Akter, Planner
SUBJECT: Preview of Proposed Planning relevant Text Amendments
DATE: January 14, 2026

This item is presented as a **preview of proposed ordinance amendments** to Chapter 12 (Buildings and Building Regulations), Chapter 52 (Subdivision Regulations), and Chapter 64 (Zoning) of the City Code. The purpose of this discussion is to familiarize the Planning and Zoning Commission with the scope and intent of the amendments and to receive preliminary feedback prior to scheduling a formal public hearing and action. The proposed text amendments provide a coordinated update to the City's subdivision, building, and zoning regulations in response to continued growth and evolving transportation needs and are intended to implement the vision of the Lockhart Comprehensive Plan 2024. Collectively, these amendments focus on improving street connectivity, clarifying sidewalk requirements, strengthening landscaping standards, and establishing targeted design regulations along key entrance corridors to support a safe, resilient, and well-connected Lockhart community.

The first proposed amendment establishes an Entrance Corridor Overlay District under Chapter 64 (Zoning). Visual quality is an important consideration for tourism and economic development, and as the Texas Capital of Barbecue, Lockhart attracts visitors year-round, and many surrounding communities have established strong entrance corridor standards along major highways that create a welcoming sense of arrival. To achieve similar outcomes without imposing unnecessary regulations citywide, the proposed Entrance Corridor Overlay District applies higher design standards only along key gateways into the city, including the northern corridors along SH 183 and SH 130, the southwest approach near SH 130, and selected segments of FM 20.

The second proposed amendment addresses shortcomings in Lockhart's current nonresidential landscaping standards. Under the existing ordinance (Sec. 64-203), the current structure has created inconsistent outcomes and has not consistently delivered adequate landscaping, as developments often meet only the minimum requirements without achieving desired aesthetic, environmental, or pedestrian outcomes. Recent examples, such as the 7-Eleven site, demonstrate how minimal but compliant landscaping can fall short of standards seen in comparable cities. As Lockhart continues to grow rapidly, strengthening the ordinance now is necessary to ensure that future nonresidential development contributes to a more attractive, environmentally responsive, and comfortable public realm, supporting long-term livability and community character.

The next proposed street connectivity and sidewalk amendments under Chapters 52 and 12 are intended to improve accessibility, walkability, and overall network connectivity. Chapter 52 would include a Connectivity Index section, which would promote a more connected street network within subdivision development. While Chapter 52 includes sidewalk standards for subdivision development,

current exemptions for certain cul-de-sacs, replats, minor plats, and amending plats have resulted in sidewalk gaps. The proposed amendments to Chapter 52 would tighten these provisions, while Chapter 12 would establish sidewalk requirements for vacant or unplatted lots and provide clear variance criteria. These updates will respond to residents' safety concerns, including reported difficulties with daily travel and increased risk of accidents. The amendments also align with the Future Land Use Plan's vision for complete, walkable neighborhoods and its health outcomes policies promoting active transportation and public safety. Research consistently shows that communities with well-connected street and bicycle networks experience fewer severe traffic injuries and fatalities, underscoring the public health benefits of the proposed connectivity standards. The Comprehensive Plan's Transportation and Mobility chapter also highlights the importance of transportation resilience and green infrastructure. The 2045 Thoroughfare Plan identifies new street networks that reinforce the need for sidewalks and integrated landscaping as development expands. Lockhart's population increased from 17,920 on July 1, 2024, to 18,591 on January 1, 2025, and continued growth is expected to generate additional development and transportation demand.

To balance continued growth while supporting climate resilience and environmental quality, stronger design, landscaping, and connectivity standards are needed to mitigate heat, improve air quality, and create comfortable, high-quality public environments.

A brief overview of the proposed amendments is provided below:

Chapters to be amended	Sections	Amendment type
Chapter 64- Zoning Article vii: Zoning Districts and Standards Sec. 64-196. - Establishment of Zoning districts.	Subsection-Entrance Corridor Overlay District (ECOD)	Adoption of a new subsection establishing the Entrance Corridor Overlay District and related design standards
Chapter 64- Zoning Article vii. - Zoning districts and standards Sec. 64-203. Nonresidential appearance standards	Subsection- Nonresidential Landscaping	Adoption of a new Nonresidential Landscaping subsection with related corrections
Chapter 52-Subdivision regulations Article v. - Design standards	Sec. 52-71. – Connectivity	Adoption of a new Connectivity section
Chapter 52-Subdivision regulations Article v. - Design standards	Sec. 52-77. – Sidewalks	Removal of sidewalk exemptions and targeted language revisions
Chapter 12-Buildings and Building Regulations Article ii. - Building code	Sec.12-36. - Sidewalk Requirements for Building Permits	Adoption of a new section establishing sidewalk requirements for building permits

Staff are presenting this item as a preview of the amendments currently under development, and Commission feedback will help inform the refinement of the proposed regulations prior to formal consideration.

Sec. 64-203. Nonresidential appearance standards.

Except as otherwise noted, all new development sites, new enclosed buildings, or building additions exceeding 50 percent of the gross floor area of the existing building as provided in subsection (1), are subject to the following standards for outdoor site development and exterior building design. If there are two or more buildings on the same site, their appearance should be consistent with regard to these standards. Buildings 300 square feet or less in gross floor area, residential dwellings and residential or agricultural accessory buildings, and buildings of any type that are on property located in both the CCB Commercial Central Business District and the Courthouse Square Historical District, are exempt from these standards.

- (1) *Building additions:* Additions exceeding 50 percent of the gross floor area of an existing building where the existing building complies with this section at the time the addition is constructed shall have a similar appearance as the existing building. If the total floor area resulting from the addition requires compliance with more bonus features in subsection (6) than would be required by the existing building, the new total number of building and landscaping bonus features shall apply. Where an addition exceeds 50 percent of the gross floor area of an existing building, and the existing building does not comply with this section at the time the addition is constructed, the addition or the existing building, or a combination thereof, shall comply with this section, including the building and landscaping bonus features in subsection (6) based on the floor area of the addition, only.
- (2) *Color:* Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof, but may be used as an accent.
- (3) *Entrances:* Primary building entrances must be easily identifiable through the use of differing colors and/or materials, or covered by any means such as a, portico, recess, canopy, awning, or other overhang.
- (4) *Roofs:* Flat roofs that are not an integral element of a unique architectural style or design, and roof-mounted mechanical equipment taller than 18 inches above the roof surface on any type of roof, must be screened from view as seen at an eye level of six feet above the property line from and along any abutting street, and/or from any abutting property having a residential zoning classification, by a parapet or other architectural structure or device of a design and/or color that complements, or is consistent with, the appearance of the building.
- (5) *Screening:* Any outdoor area used for ground-mounted mechanical equipment, refuse storage, long-term vehicle storage, storage of products or materials other than vehicles, or truck loading/unloading docks shall be screened from view as seen at an eye level of six feet above the property line from and along any abutting street or from any abutting property having a residential zoning classification. Screening shall consist of a minimum 90 percent opaque permanent fence or wall of a design and/or color that complements, or is consistent with, the appearance of the building that it serves. Screening is not required for loading docks on property that abuts only a street other than an arterial street if the loading dock is set back at least 130 feet from the right-of-way line.
- (6) *Bonus features:* Buildings and/or sites must incorporate bonus features from the list below in an amount corresponding to the gross floor area of the building or buildings on the property, based on the use categories shown in the table. The floor areas of basements or floors averaging more than 50 percent below ground level as viewed from any abutting street are not included. Where there are multiple buildings, outdoor bonus features selected shall apply to the entire site. Where multiple land uses are located in separate buildings on the same site, the minimum number of bonus features required, as shown in the table, applies to each building separately. Where multiple land uses are located in the same building, the minimum number of bonus features required is based on the use occupying the greatest floor area. In all cases, at least one of the selected bonus features must be from items "l", "m", or "n" in the list.

OFFICE BUILDINGS AND ALL COMMERCIAL USES	
Gross Floor Area	Minimum Bonus Features
Less than 5,000 square feet	3
5,000 square feet to 15,000 square feet	5
Greater than 15,000 square feet	7
ALL OTHER LAND USES	
Gross Floor Area	Minimum Bonus Features
Less than 10,000 square feet	3
10,000 square feet to 25,000 square feet	5
Greater than 25,000 square feet	7

- a. Horizontal articulation of building walls through the use of at least one offset of at least three feet for each 50 feet, or portion thereof, of each exterior wall length facing an abutting street.
- b. Exterior projections of architectural or structural bays in the form of floors and/or interior bay walls extending at least two feet beyond the face of at least one exterior wall facing an abutting street.
- c. Integrated planters or wing-walls that incorporate landscape or seating areas.
- d. One or more of the following architectural features integrated into each exterior wall facing an abutting street:
 1. Pilasters or engaged columns;
 2. Decorative cornice;
 3. Wainscoting or plinth course;
 4. Covered arcade or colonnade;
 5. Architectural tower or focal point;
 6. Decorative tile work.
- e. The use of at least two different finish materials on all exterior walls visible from any abutting street, whereby each material covers at least 30 percent of the visible wall area, excluding the cumulative area of windows and doors.
- f. Window accent treatments, such as being recessed from the wall plane by at least 12 inches, or having a consistent theme of arches, awnings, canopies, or balconies on all exterior walls visible from any abutting street.
- g. Windows consisting of at least 35 percent of each building wall area facing an abutting street.
- h. Peaked or pitched roof forms having a slope of at least 18.5 degrees or four inches rise per one horizontal foot, or varied roof heights, with flat roofs having an articulated parapet or cornice line, where visible from any abutting street.
- i. One or more outdoor courtyards or patios containing seating facilities and one or more amenities such as landscaping, shade, arbor, or fountain.
- j. All parking lots located no closer to any abutting street than any wall of the main building.

- k. At least ten percent of the site area landscaped with vegetative groundcover or xeriscaping, where the site area is defined as the lot or parcel, or portion thereof within the boundary of the developed area, as indicated on the site plan for the use or uses receiving bonus feature credit.
- l. Evergreen shrubbery at least 18 inches high when planted along the building foundation on each side facing an abutting street.
- m. Evergreen shrubbery having a mature height of at least four feet, landscaped earth berm, decorative wall, or a combination thereof, at least four feet high as measured from the parking lot surface, and having an opacity of at least 60 percent, along the frontage of all parking lots abutting a street. Shrubby may be at least three feet high when planted or, if irrigated, may be two feet high when planted.
- n. No parking space more than 60 feet from at least one ornamental or shade tree of at least two inches in caliper, as measured two feet above the root ball, when planted. A tag identifying the species or common name shall remain attached to each tree until after passing inspection by the city.

(Ord. No. 2012-05, § I, 4-3-12; Ord. No. 2012-18, § I, 9-18-12; Ord. No. 2013-08, § I, 5-21-13; Ord. No. 2013-15, § II, 6-18-13; Ord. No. 2015-05, § I, 3-3-15; Ord. No. 2016-18, § I, 8-16-16; Ord. No. 2019-28, § II, 12-3-19)

Sec. 52-77. Sidewalks.

- (a) In those instances when a six-foot pedestrian access easement is provided in accordance with subsection 52-75(c), the applicant shall construct a sidewalk not less than four feet wide therein.
- (b) Public sidewalks not less than four feet wide shall be provided on each side of collector streets and minor nonresidential streets, and on one side of minor residential streets, including culs-de-sac exceeding 350 feet in length as measured in accordance with subsection 52-72(k). Public sidewalks not less than six feet wide shall be provided on each side of arterial streets and on the subdivision side of expressway frontage roads. Required sidewalks shall be constructed by the builder for each lot before a certificate of occupancy will be issued for any structure thereon. Sidewalks required along public streets abutting property that is already developed, abutting the side or rear of a vacant lot that has primary frontage on another street, or abutting land areas dedicated for a public park, drainage facility, open space, or other community facility in accordance with subsection 52-112, shall be constructed by the subdivider as a subdivision improvement, and accepted by the city, prior to the plat being recorded.
- (c) The location of sidewalks shall be noted on the subdivision plat.
- (d) Sidewalks are not required:
 - (1) On culs-de-sac 350 feet or less in length, as measured from the connecting street centerline to the center radius point of the closed end.
 - (2) Along minor streets in residential subdivisions where no lot is less than one acre in size.
 - (3) When no more than four lots are being replatted where there was no requirement for sidewalks at the time the subdivision was originally platted.
 - (4) For a minor plat of four or fewer residential lots along a minor residential street within an existing developed residential area not previously platted, where lots or parcels abutting the side or sides of the parcel being platted are developed and have no existing public sidewalk along their street frontages.
 - (5) Where the commission authorizes a variance waiving all or a portion of the sidewalk requirement in accordance with section 52-50.
- (e) In instances where construction of a required sidewalk in the public right-of-way is not feasible due to drainage considerations, topography, or lack of adequate unobstructed right-of-way width as determined by the city engineer, director of public works or designee, the sidewalk requirement may be satisfied by one of the following alternatives:
 - (1) The sidewalk may be constructed in a dedicated public access easement inside the private property of one or more lots along the street right-of-way; or
 - (2) The subdivider may, at the city's discretion, pay a fee in lieu of constructing the sidewalk based upon an estimated cost per linear foot provided by the director of public works, city engineer or designee; or provided by the subdivider's engineer and accepted by the director of public works, city engineer or designee.
- (f) Curb ramps for the disabled shall be constructed to comply with the most recently adopted edition of the Texas Accessibility Standards.
- (g) Rights-of-way or easements for hike and bike trails or similar shared-path sidewalks at least ten feet wide shall be dedicated on the plat where shown on the adopted sidewalk/trail plan, and such trails or shared-path sidewalks shall be constructed at the subdivider's expense. Where aligned with a property's street frontage, such trails and sidewalks shall serve as a required public sidewalk.