

## **PUBLIC NOTICE**

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, February 11, 2026  
Municipal Building – Gosselman 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 January 28, 2026 meeting.
4. PV-26-01. Consider a request by Travis Krause of Patton 3, LLC, for approval of a **Plat Variance** to allow a 12-month extension to January 22, 2027, after a 6-month extension to January 23, 2026, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on July 24, 2024, of the Final Plat of Lockhart Place Townhomes Planned Development Phase 1 on 11.547 acres, zoned PDD (Planned Development District), and located at 903 State Park Rd.
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 9:00 a.m. on the 4<sup>th</sup> day of February, 2026.**

**City of Lockhart**  
**Planning and Zoning Commission**  
**January 28, 2026**

**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

**Visitors/Citizens Addressing the Commission:** Magesh Gurunath (applicant, Agenda Item 4), Linda Hinkle

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the January 14, 2026 meeting.

*Vice-Chair Oliva moved to approve the January 14, 2026, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.*

4. FP-25-05. Consider a request by Magesh Gurunath for approval of a Final Plat for Reyes Addition, consisting of 0.299 acre on property in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD (Residential Medium Density), and located at 714 Neches St. and 716 Neches St., including a Variance to Chapter 52, "Subdivision Regulations", Section 52-72(e), to allow for no right-of-way dedication along the property's Neches Street frontage where between 3.8 feet and 5 feet would normally be required, and to allow 5.37 feet of right-of-way dedication along the property's Reyes Street frontage where 9.45 feet would normally be required.

Planning Staff Kevin Waller presented the staff report, which included case maps and photos of the subject property. He stated that the Reyes Addition Final Plat proposes a two-lot single-family residential subdivision at the northeast corner of Neches Street and Reyes Street. An existing residence on the proposed Lot 1 will be remodeled, and a new residence will be constructed on Lot 2. Sidewalks are proposed along both street frontages. The Subdivision Variance request is to allow no right-of-way dedication along Neches Street where normally the requirement is 3.8 ft. to 5.5 ft., due to a variable width right-of-way, and to reduce the required right-of-way dedication to 5.37 ft. from 9.45 ft. along Reyes Street. The Public Works Director supports the variance, noting that the streets are unlikely to be widened. A joint public access/public utility easement has been added to the plat along the Neches Street frontage. Similar variances have been approved previously.

Chairman Ruiz asked if the commissioners had any questions for Staff. None of the commissioners had any questions.

Chairman Ruiz asked for the applicant to come forward.

Applicant Magesh Gurunath of 916 N. Commerce St., Lockhart, TX, stated that he is representing the owner of the property as the Realtor. As he started to do his due diligence, he did not realize that when the project was started, they were working under the previous 2020 Thoroughfare Plan and not the updated 2045 Thoroughfare Plan, which was discovered after talking to the Planning team.

Chair Ruiz opened the public hearing and asked if anyone else would like to speak.

Linda Hinkle of 1109 S. Main St., Lockhart, TX, stated that she is here in support of Mr. Gurunath. She noted that this property was originally three metes and bounds property descriptions. Mrs. Hinkle has seen Mr. Gurunath do a lot of work to comply with the City to get the property cleaned up and platted.

None of the commissioners had any further questions for any of the speakers.

Chairman Ruiz closed the public hearing, since there was no one else in attendance to speak, and requested Staff's recommendation.

Mr. Waller prefaced his recommendation by stating that the functional classification of both Naches and Reyes streets did not change between the transition from the 2020 to the 2045 Thoroughfare Plan, and therefore a variance would have been needed without the required right-of-way dedication, regardless of which Plan was in effect. He then stated that Staff recommends approval of both the plat and variance request.

*Commissioner McBride moved to recommend approval of FP-25-05, being the plat and variance request. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.*

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

Planning Director David Fowler stated that the next regularly scheduled meeting would be held on February 11<sup>th</sup>, with one plat confirmed as an agenda item. Mr. Fowler noted that the second meeting in February will have the first of the text amendments covered at the previous meeting.

6. Adjournment.

*Commissioner Haug moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 7:18 p.m.*

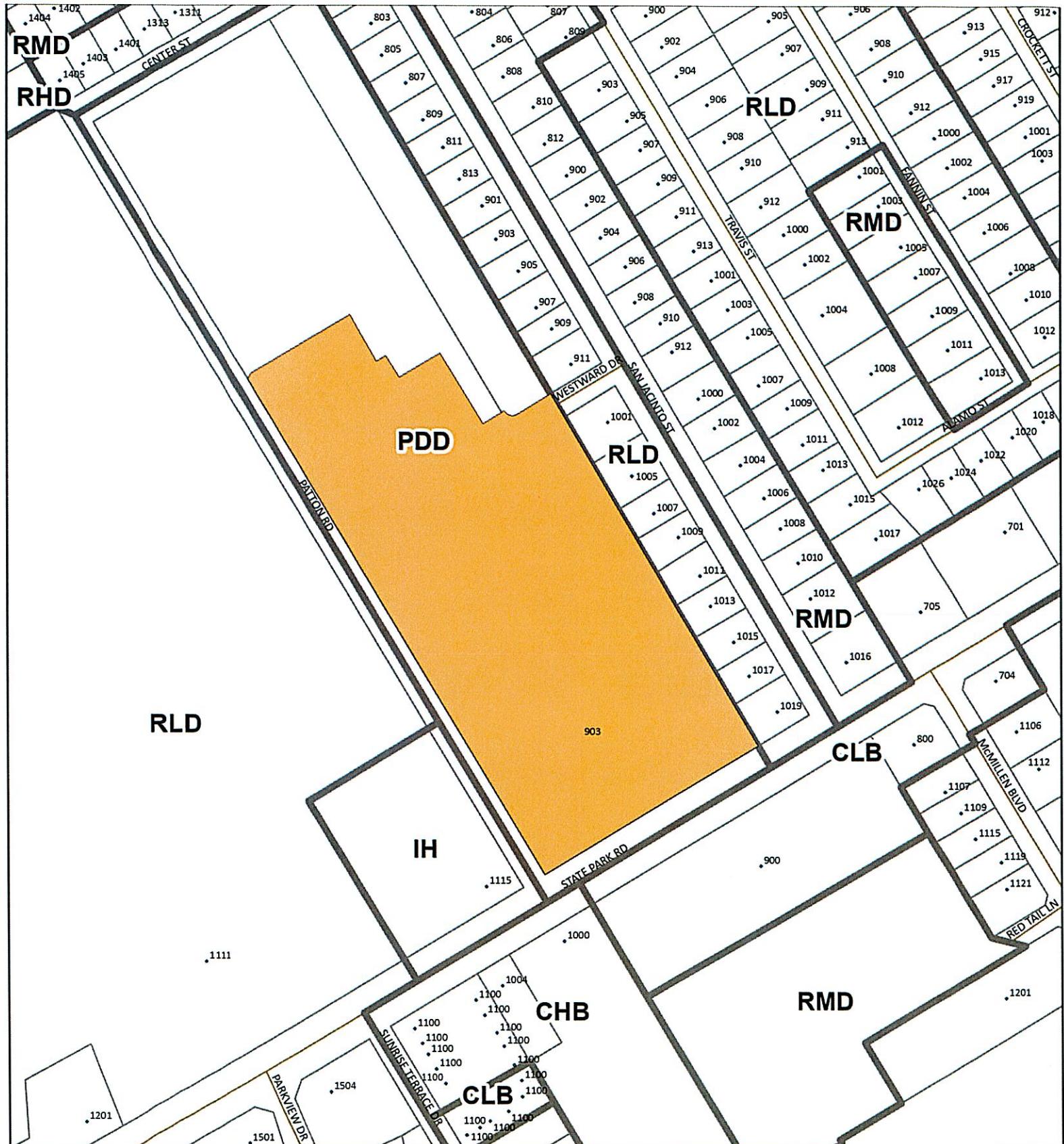
Approved: \_\_\_\_\_  
(date)

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Betzy Torres, Recording Secretary

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Philip Ruiz, Chairman



**PV-26-01**

# LOCKHART PLACE TOWNHOMES PDD PHASE 1



903 STATE PARK RD

Scale 1" = 300'



## SUBJECT PROPERTY



## ZONING BOUNDARY



800 Feet  
400

A scale bar in the top right corner with two horizontal lines. The top line is labeled "800 Feet" and the bottom line is labeled "400".

# PLANNING DEPARTMENT REPORT

# SUBDIVISION VARIANCE

## CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: PV-26-01

REPORT DATE: February 3, 2026

PLANNING & ZONING COMMISSION DATE: February 11, 2026

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

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITION: No further extensions be granted.

## BACKGROUND DATA

APPLICANT: Travis Krause

OWNER: Patton 3, LLC, c/o Travis Krause

SURVEYOR: Jace Scarbrough, P.L.S., JDS Surveying, Inc.

ENGINEER: Kevin Ware, P.E., KJE

SITE LOCATION: 903 State Park Rd.

SUBDIVISION NAME: Lockhart Place Townhomes Planned Development Phase 1

SIZE OF PROPERTY: 11.547 acres

NUMBER OF LOTS: 104 townhouse residential lots and 19 greenspace/public amenity/utility lots

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: PDD (Planned Development District)

## ANALYSIS OF ISSUES

PROPOSED VARIANCE: The Lockhart Place Townhomes Planned Development Phase 1 Final Plat was approved by the Commission on July 24, 2024. On July 3, 2025, a one-time, six-month extension to the final plat approval period was granted by the Planning Director (letter attached) upon request by the applicant, in accordance with Section 52-35(e) of the Subdivision Regulations. With that extension, the deadline to begin construction of the required public improvements was extended to January 23, 2026. The applicant now requests a second extension of time, being 12 months (one year), to begin construction of the public improvements, for a proposed deadline of January 22, 2027. The current request was submitted on January 23, 2026, on the decision deadline date. Since this is the second extension request, and Section 52-35(e) only allows for one, 6-month extension, a variance to the Subdivision Regulations must first be approved by the Commission, prior to approval of any additional extensions. Similar requests for a second extension of the Final Plat approval period were previously submitted and approved for Summerside Sections 5 and 6, Cavalry Subdivision along the south side of State Park Road, and Blackjack Grove Subdivision.

AREA CHARACTERISTICS: The properties to the west of the subject property, across Patton Road, include one in industrial use, and the other a much larger, mostly vacant parcel with a few small outbuildings. To the immediate north is the future Phase 2 of the overall subdivision. Further north, across Center Street, is the developed Lakeview Subdivision. The adjacent properties to the east include those within the Parkway Subdivision. To the south, across State Park Road, is a vacant parcel zoned CLB (Commercial Light Business), RMD (Residential Medium Density), and RLD (Residential Low Density), upon which the now-expired preliminary plat for Ramendu Subdivision, a mixture of

residential and commercial uses, was approved. The greatest impact of the proposed development would be increased traffic on abutting State Park Road, Patton Road, and Center Street, as well as onto San Jacinto Street approximately 150 feet to the east of the subject property. According to a July 16, 2024 email from the project engineer, TxDOT allowed for a reduced-scale traffic impact analysis, in exchange for the applicant's commitment to construct both left-turn and right-turn/deceleration lanes at the State Park Road intersection with Patton Road, to which the applicant has agreed. According to the traffic impact analysis, a traffic signal is not warranted. The turning lane improvements must be constructed with the subdivision's public improvements, prior to recordation of the final plat for Phase 1.

**SPECIAL CIRCUMSTANCES:** In the applicant's attached written responses to the four subdivision variance review criteria, it is explained that the variance is sought, due to the current market conditions that present difficulties in capitalizing on the project.

**PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT:** Although the applicant does not lose a substantial property right by adhering to the previous 6-month extension approval to January 23, 2026, approval of a second extension would allow the initiation of development of the property to be preserved for an additional 12 months, a timeframe Staff determines to be reasonable.

**EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY:** A second, 12-month extension of time to begin construction of the public improvements will have no adverse impacts on surrounding properties or on public safety.

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

**ALTERNATIVES:** The applicant could have initiated the construction process as an alternative to the proposed variance by January 23, 2026, but has instead requested a 12-month, second extension of time to do so, by the January 23 deadline. The current market conditions, as previously noted, have presented complications with adhering to the January 23 deadline to begin construction.

**SUGGESTED CONDITION:** Staff recommends that if the extension request is approved, no further extensions be granted in the future.

## Kevin Waller

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**From:** Travis Krause <travis@kbargroup.com>  
**Sent:** Friday, January 23, 2026 12:50 PM  
**To:** Kevin Waller  
**Subject:** Re: Public Improvements Deadline- Lockhart Place Townhomes Phase 1

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

### Reason for variance

1. Market conditions have made it very difficult to capitalize the project, which have caused delays.
2. Additional time will allow for the owner to continue seeking capitalization of the project, as they remain committed to building the project to provide housing opportunities for Lockhart's citizens.
- 3 This is additional time for an already approved final plat, which complies with public health, safety, and welfare requirements as set by regulations and staff recommendations.
4. Additional time to break ground will not adversely impact other developments.

We appreciate Lockhart's cooperation on the plans to date and are looking forward to building the project.

Regards,  
Travis K

Travis Krause | KBar Group | c. 254.537.3623 | [travis@kbargroup.com](mailto:travis@kbargroup.com)

On Fri, Jan 23, 2026 at 11:43 AM Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)> wrote:

Ok, we'll see you then.

Kevin

**From:** Travis Krause <[travis@kbargroup.com](mailto:travis@kbargroup.com)>  
**Sent:** Friday, January 23, 2026 11:42 AM  
**To:** Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)>  
**Subject:** Re: Public Improvements Deadline- Lockhart Place Townhomes Phase 1

CITY OF  
**Lockhart**  
TEXAS

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

July 3, 2025

Travis Krause  
Patton 3, LLC  
1950 C.R. 146  
Georgetown, TX 78633

Dear Mr. Krause:

This is your notice that the requested 6-month extension to begin construction of the public improvements for Lockhart Place Townhomes Planned Development Phase 1, following approval of the Final Plat on July 24, 2024 is approved, in accordance with Section 52-35(e) of the Subdivision Regulations. The Final Plat for Phase 1 will remain valid until January 23, 2026. Since no further extensions can be granted, construction of the public improvements should commence before that date. If construction hasn't begun by then, a new application for the Final Plat will have to be submitted for Planning and Zoning Commission approval.

Sincerely,



David P. Fowler, AICP  
Planning Director

Cc: Jace Scarbrough, P.L.S., JDS Surveying, Inc.  
Ian Norfolk, P.E., Eikon  
Kevin Waller, Senior Planner  
Christine Banda, Planning/GIS Technician  
Sean Kelley, Public Works Director

## Kevin Waller

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**From:** Travis Krause <travis@kbargroup.com>  
**Sent:** Tuesday, June 24, 2025 1:02 PM  
**To:** Kevin Waller  
**Subject:** Re: Public Improvements Deadline

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

Kevin and David:

Please consider this email as a formal request to extend our final plat approval on the Lockhart Place Townhomes by six months. As you are aware the real estate market has been hitting significant headwinds, something which has been causing delays on our end. That said, we are still working on the project and look forward to making it to the next step in the process.

If you could please confirm receipt of this email I would appreciate it.

Thanks in advance.

**Travis Krause** | KBar Group | c. 254.537.3623 | [travis@kbargroup.com](mailto:travis@kbargroup.com)

On Tue, Jun 24, 2025 at 11:58 AM Kevin Waller <[kwaller@lockhart-tx.org](mailto:kwaller@lockhart-tx.org)> wrote:

Travis:

Could you please submit a formal extension request, similar to that submitted by Adam below for the Preliminary Plat, but tailored to the Phase 1 Final Plat?

Thanks,

LOCKHART PLACE TOWNHOMES  
PLANNED DEVELOPMENT DISTRICT  
PHASE 1  
CALDWELL COUNTY, TEXAS



# 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	Jace Scarbrough	ADDRESS	159 W Main St
DAY-TIME TELEPHONE	(903) 963-2333		Van, TX 75790
E-MAIL	Jace.Scarbrough@gmail.com		
ENGINEER NAME	Kevin Ware	ADDRESS	500 Moseley Rd.
DAY-TIME TELEPHONE	(940) 387-0805		Cross Roads, TX 76227
E-MAIL	kware@kie-us.com		
OWNER NAME	Patton 3 LLC	ADDRESS	1950 CR 146
DAY-TIME TELEPHONE	254.537.3623		Georgetown, TX 78633
E-MAIL	travis@kbargroup.com		

## TYPE OF APPLICATION (check all that apply)

PRELIMINARY PLAT  SUBDIVISION DEVELOPMENT PLAN  FINAL PLAT  
 MINOR PLAT  REPLAT  MINOR REPLAT  RESUBDIVISION  
 AMENDING PLAT  DEVELOPMENT PLAT  VARIANCE X

## PROPERTY

SUBDIVISION NAME	Lockhart Place Townhomes planned Development Phase 1		
ADDRESS OR GENERAL LOCATION	Patton Rd/State Park Rd 903 State Park Rd		
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS	<input type="checkbox"/> ETJ (COUNTY)	<input checked="" type="checkbox"/> PDD X
TOTAL LAND AREA	11.547 ACRE(S)	PROPOSED NUMBER OF LOTS	
ZONING CLASSIFICATION(S)	PDD		
PROPOSED USE OF LAND	Townhome Development		

## **SUBMITTAL REQUIREMENTS**

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

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

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

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

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

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

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

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

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

### **APPLICATION FEE OF \$ 750 PAYABLE TO THE CITY OF LOCKHART (NO FEE FOR SUBDIVISION DEVELOPMENT PLANS OR APPEALS):**

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

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

SIGNATURE   
PRINTED NAME Travis Krause

DATE 01/23/2026  
TELEPHONE 254-537-3623

## **PLAT APPROVAL PERIODS**

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

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

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

VARIANCE TO SECTION(S) Section 52-35.(e) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) one six month extension for  
Final Plat Approval Period

REQUESTED VARIANCE(S) A second 12-month extension for Final  
Plat approval Period

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

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

## **OFFICE USE ONLY**

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01431270

DATE SUBMITTED 1/23/26

CASE NUMBER PV 26 01

DATE APPLICATION IS DEEMED COMPLETE   

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

PLANNING AND ZONING COMMISSION MEETING DATE 2/11/26 DECISION   

CONDITIONS (IF ANY)