

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, May 13, 2026
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the April 22, 2026 meeting.
4. **FP-25-06.** Consider a request by Devin Kleinfelder of D.R. Horton, Inc., for approval of a **Final Plat** for Sendero Subdivision Phase 1, consisting of 22.10 acres on property in the John A. Neill Survey, Abstract No. 20, zoned RMD (Residential Medium Density), and located at 3249 F.M. 1322, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-112(f), to allow for on-street parking for parkland in place of the off-street parking requirement for parkland areas greater than one acre.
5. Workshop on West End Development Project.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:30 p.m. on the 6th day of May, 2026.

City of Lockhart
Planning and Zoning Commission
April 22, 2026

MINUTES

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

Members Absent: Erica Saucedo

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

Visitors/Citizens Addressing the Commission: David Hughes (Agenda item number 2)

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.

David Hughes of 2001 State Park Road. shared his concern about a new development coming to this commission soon off State Park Road and Clearfork Street by D.R. Horton Builders. He requested the Commission consider conserving the land on State Park Road. He expressed concern regarding the development site's proximity to Lockhart State Park and its wildlife habitat intact and is concerned about the potential for added pollution.

3. Hold Election for Vice Chair.

Commissioner Lingvai nominated Commissioner Haug, Commissioner Haug nominated Commissioner Lingvai. Chairman Ruiz gave both nominees a chance to speak, since Commissioner Haug was nominated first Chairman Ruiz called for a vote for her nomination. Majority vote was 5-0 for Commissioner Haug as Vice Chair.

4. Consider the Minutes of the March 25, 2026, meeting.

Commissioner Haug moved to approve the March 25th, 2026, meeting minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

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

Amending Article VII, "Zoning Districts and Standards," Section 64-203, "Nonresidential Appearance Standards," by reducing the number of required bonus features by one (1) under Subsection (6) "Bonus Features"; adding a new Subsection (7) titled "Nonresidential Landscaping Plan Required," consisting of new texts; and renumbering the subsequent subsections accordingly; and, in connection therewith, amending Section 64-196,

“Establishment of Zoning Districts,” Subsection (q) “Entrance Corridor Overlay District (ECOD),” and Subsection (6)(b) “Landscaping Bonus Feature Requirements.”

Planner Fatema Akter presented the proposed amendment to Chapter 64 (Zoning) which would require a **Nonresidential Landscaping Plan** for all nonresidential developments in Lockhart. This text amendment is designed to address weaknesses in current standards that have led to minimal compliance and inconsistent results, generally resulting in less landscaping in new commercial developments compared to other cities in the region. The update aims to improve aesthetics, environmental performance, and pedestrian friendliness as the city grows.

Key changes include:

- Reducing required “bonus features” in Section 64-203, Nonresidential Design Standards, by one, as a new, separate nonresidential landscaping section is created
- Adding detailed standards for perimeter landscaping, building foundation landscaping, and parking islands/internal landscaping
- Strengthening screening requirements adjacent to residential areas
- Establishing maintenance, replacement, and approved plant list requirements.

The amendment also updates related zoning sections, including Entrance Corridor Overlay District landscaping rules, to ensure more consistent, attractive, and sustainable development citywide.

Commissioner Lingvai had several questions, including the thinking behind the drainage openings and the variable width for the perimeter landscaping areas. He suggested staff should consider not making the size of the perimeter landscaping area increase as much as proposed based upon the road classification type, instead making it based on the size of lot. Commissioner Haug recommended on the ratio of the parking being lowered with the islands being required. Commissioner McBride recommended that the irrigation requirement was more strongly stated..

Commissioner Lingvai moved to approve the presented Zoning Text Amendments with the commissioner’s recommendations above. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

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

Mr. Fowler stated that the next regularly scheduled meeting is scheduled for May 13th, with a

workshop regarding the West End development and a subdivision plat. Mr. Fowler had also mentioned a public hearing on data center zoning, but this hearing was subsequently postponed due to a publication error.

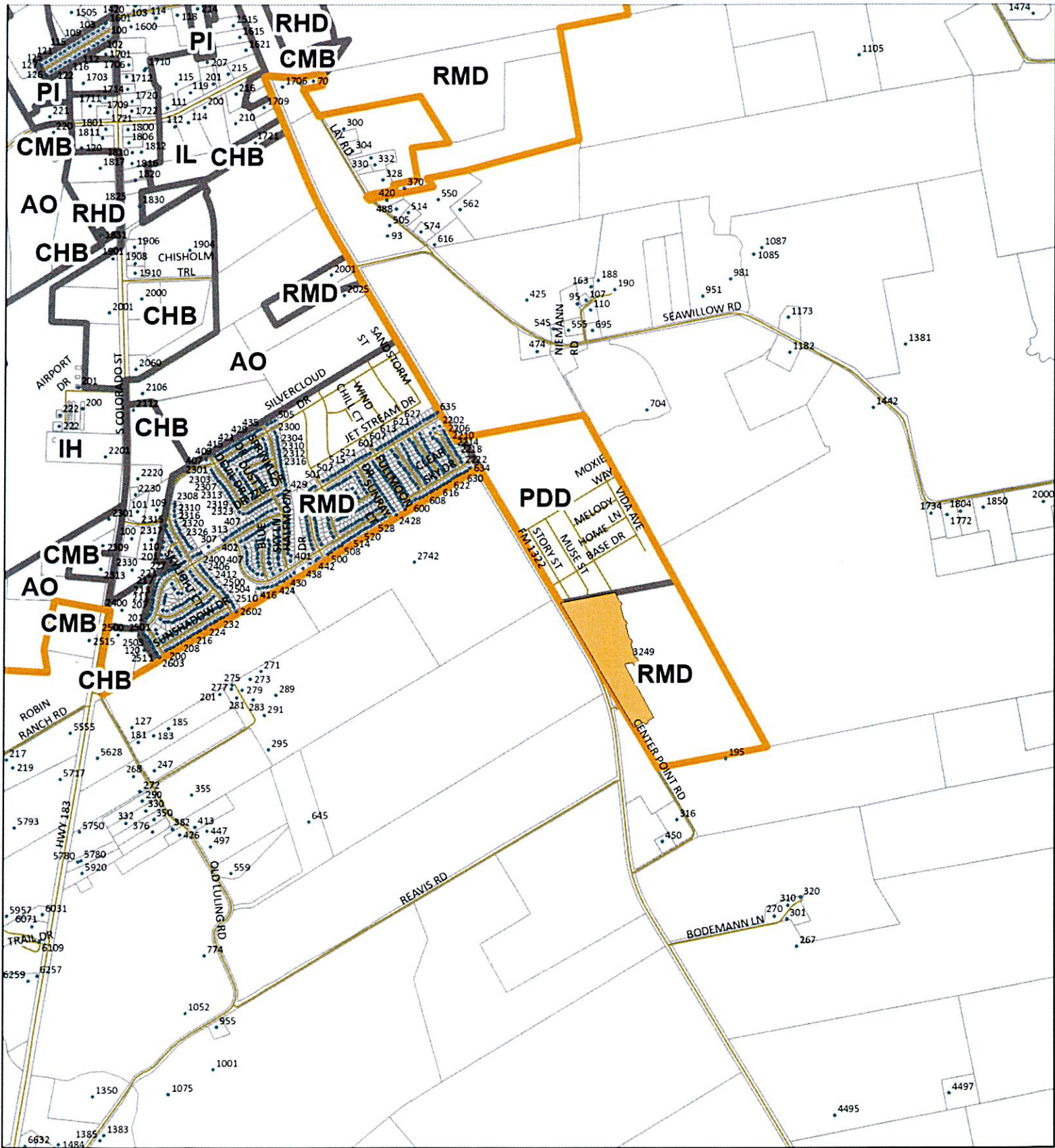
7. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote (6-0), and the meeting adjourned at 8:01 p.m.

Approved: _____
(date)

Betzy Torres, Recording Secretary

Philip Ruiz, Chair



FP-25-06
SENDERO SUBDIVISION
PHASE 1

3249 FM 1322



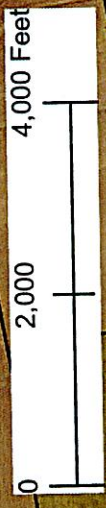
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SUBJECT PROPERTY



ZONING BOUNDARY



OLD McMAHAN RD

RGLN

COMMACHE
FLATS RD

SEAWLOW RD

BODEMANN LN

CENTERPOINT RD

FM 1322

MEAMOND

LAY RD

ARTIC
AIR DR

SANDSTORM ST

WIND
TORNADO ALLEY

CHILL CT

SEA
BREEZE DR

WINDROW LN

NO. 1000 RD

SPRINGME
DR

SKYLINE

NIGHT
SKY CV

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THUNDERSTORM
AVE

MOONLIGHT
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BEAVER
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OLD LIVING RD

HWY 183

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GASTON
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CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FP-25-06

REPORT DATE: May 5, 2026

PLANNING & ZONING COMMISSION DATE: May 13, 2026

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

SUGGESTED CONDITIONS: (1) Provide evidence of pipeline easement release from Exxon (formerly Grayburg) oil company, prior to recordation of the final plat; (2) revise Parkland Note 1 (see Compliance with Standards section, below); and (3) add Plat Note 5 from the approved Preliminary Plat to the final plat.

BACKGROUND DATA

APPLICANT: Devin Kleinfelder, D. R. Horton, Inc.

ENGINEER: Kevin Sawtelle, P.E., Gray Engineering, Inc.

SURVEYOR: Robert Harper, P.L.S., Summit Geomatics, Inc.

CURRENT OWNER: Steven Spector, Buchalter

BUYER: Continental Homes of Texas, L.P., dba D. R. Horton, Inc., c/o Devin Kleinfelder

SITE LOCATION: 3249 F.M. 1322

SUBDIVISION NAME: **Sendero Subdivision Phase 1**

SIZE OF PROPERTY: 22.10 acres

NUMBER OF PROPOSED LOTS: 94 (see description below)

EXISTING USE OF PROPERTY: Undeveloped

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Sendero Subdivision Preliminary Plat and Subdivision Development Plan (PP-25-03) was approved by the Commission on October 29, 2025, to be developed with 396 total lots in 5 phases. The current Final Plat proposal is for the first phase and includes 94 total lots on 22.10 acres, with 91 single-family residential lots and three parkland/open space lots. Of the three open space lots, one will contain stormwater drainage features. The total, physical parkland/open space proposed within Phase 1 is 3.2 acres; note that this figure reflects only half of the land area of the joint open space/drainage lot. According to Subdivision Regulations Section 52-112(d), only half of the area of such lots may be counted towards parkland dedication. The 3.2 acres physically provided does not meet the required 6.8 acres (8 percent) that is needed to satisfy the parkland requirement for the entire subdivision. As a result, a fee in-lieu of parkland is required to be paid for the 3.6-acre deficit, prior to recordation of the final plat for Phase 1. A condition of approval will be required that Parkland Note 1 on the plat be revised to reflect the correct acreages and fee, as set forth in the Compliance with Standards section below. According to General Notes 6 and 7, the parkland/open space areas will be owned and maintained by the Homeowners' Association and open to the public, respectively. According to Parkland Note 2, a minimum four-function playscape will be provided on Lot 1, Block 6, with adjacent on-street parallel parking along Allegro Avenue to contain 6 spaces that includes one handicapped space. The overall design of the parkland area, including the parking spaces, has been deemed acceptable by the Parks Department Director. A variance has been requested to the requirement that off-street parking be

provided for parkland (Section 52-112(f)), as further discussed below. Within Phase 1, 7 new street rights-of-way are proposed, as well as the extension of Allegro Avenue from the adjacent Seawillow Ranch Phase 1A into the subject property. Sidewalks are proposed on both sides of all internal streets, in addition to the property's frontages along both F.M. 1322 and Center Point Road. According to the access note on the plat, turning lane improvements along F.M. 1322 shall be completed prior to recordation of the final plat, in accordance with the Traffic Impact Analysis approved by TxDOT. A 40-foot-wide right-of-way reservation area is located along the property's southern boundary, which is to be developed with a future collector street within this area and on the adjacent property to the south by the Seawillow Ranch developers in the future for access to that development. A note was shown on the approved Preliminary Plat requiring that a 6-foot-tall fence or wall be constructed along the rear property line of all lots abutting detention pond areas by the subdivider, prior to recordation of the final plat for each applicable phase. Although not shown on the final plat for Phase 1, this note will apply to this phase, and must be added to the plat as a condition of approval. 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. It should also be noted that sewer service for this subdivision is dependent upon a force main and lift-station to be constructed by the adjacent Seawillow Ranch development, in accordance with the Seawillow Development Agreement.

NEIGHBORHOOD COMPATIBILITY: The subject property is located within an emerging area of growth in the city, including the nearby Seawillow Ranch development to the north and east, Phases 5 through 8 of Summerside Subdivision across F.M. 1322 to the north, the Lay Ranch Subdivision further north, and the Riddle Subdivision to the north of Lay Ranch. The subject property is bordered to the north by Seawillow Ranch Phase 1A, which has been approved but not yet recorded. To the east are subsequent phases of Sendero Subdivision, and beyond this are future phases of Seawillow Ranch. To the south of the subject property is a large parcel with a homesite and active cattle grazing in the City's Extraterritorial Jurisdiction (ETJ). The properties to the west, across Center Point Road and F.M. 1322, are also located within the ETJ and consist of pastureland and agricultural (dry crop) uses. The greatest impact of the proposed development would be increased traffic onto F.M. 1322. However, the proposed connections to the subsequent phases of Sendero Subdivision, as well as to the Seawillow development to the north and east, in addition to the future collector street extension to Seawillow in the right-of-way reservation area along the property's south boundary, will provide circulation throughout the property and to adjoining properties when they develop in the future. In addition, the required turning lane into the development from F.M. 1322 will enhance traffic safety at this location.

FORM AND CONTENT: Staff recommends a condition of approval that the applicant submit evidence of the release of the Grayburg (now Exxon) oil pipeline easement that traverses the property, prior to recordation of the Phase 1 final plat. The easement is shown on a deed affecting the property that was submitted with the application materials. According to the applicant, no pipeline was ever placed within the easement, nor is a pipeline planned for the easement. With this condition, the plat will conform to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: Staff recommends a condition of approval to update Parkland Note 1, as follows: (1) change the 4.17-acre reference to 3.2 acres, as discussed above; (2) change the 6.68-acre reference to 6.8 acres; (3) change the fee in-lieu of parkland from \$40,791.72 to \$58,577.47; and (4) change the 2.51-acre reference to 3.6 acres. These changes are needed, due to a discrepancy in the amount of required parkland shown in the plat note, as well as only allowing for half of the joint open space/drainage lot to count towards the parkland requirement (the entire

acreage of this lot is currently being shown as parkland). 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 (pending sewer service as noted above), stormwater drainage, and parkland. As noted in the attached letter dated March 30, 2026, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCE REQUESTED: A variance is requested to the subdivision standard that requires an off-street parking lot for parkland areas greater than one acre in size (Section 52-112(f) of the Subdivision Regulations). Parking for the parkland area identified as Lot 1, Block 6 has instead been shown as on-street parallel parking along the lot's Allegro Avenue frontage, with 6 spaces, including one handicapped space, to be provided. Although this lot measures just over half an acre in size, the overall parkland requirement for the subdivision is greater than one acre (6.8 acres), with 3.2 acres in total being physically provided between three lots, as discussed above. As a result, at least one of those lots is required to contain off-street parking. The applicant explains that requiring off-street parking for this lot would significantly reduce the planned recreational amenities on the lot, in addition to utilizing a sizeable portion of this half-acre lot. The applicant also notes that the other two open space lots contain a drainage area and utility easements which preclude the placement of a parking lot on those open space lots. The parkland and parking spaces concept has been reviewed by both the Parks Director and Public Works Director, both of whom are supportive of the design. The applicant's written statement addressing the four variance criteria, as well as a parkland exhibit, 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 for on-street parking for the parkland area, Staff believes that it warrants approval, as the variance will allow for the full utilization of the parkland lot with a variety of activity features in a central area of the subdivision, and is supported by both the Parks and Public Works departments. No adverse impacts to adjoining properties or the street network are anticipated as a result of the variance.

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 Robert Harper (Summit-Geomatics) **ADDRESS** 4603 N Stahl Park Suite 103,
San Antonio, TX 78217
DAY-TIME TELEPHONE 210-971-4870
E-MAIL RHarper@Summit-Geomatics.com

ENGINEER NAME Kevin Sawtelle (Gray Engineering) **ADDRESS** 5316 W. US-290 Service Road
Suite 220
DAY-TIME TELEPHONE 512-649-7380
E-MAIL ksawtelle@gray-civil.com
Austin, Texas 78735

OWNER NAME BLACKJACK BLOCK II LLC **ADDRESS** C/O IRON OX INC
10 S LA SALLE ST STE 3300
DAY-TIME TELEPHONE 415-227-3533
E-MAIL sspector@buchalter.com - Steven Spector
vbantnerpeo@buchalter.com - Valerie Bantner Peo
CHICAGO, IL 60603-1026

OWNER'S REPRESENTATIVES

BUYER: Continental Homes of Texas dba D.R. Horton Inc. (Contact: Devin Kleinfelder)
Address: 1306 E. McCarthy Ln, Suite 100, San Marcos, TX 78666 Phone: 210-859-1829

TYPE OF APPLICATION (check all that apply) Email: dtkleinfeldere@drhorton.com

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

PROPERTY

SUBDIVISION NAME Sendero Phase 1
ADDRESS OR GENERAL LOCATION 3249 F.M. 1322
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 22.10 ACRE(S) **PROPOSED NUMBER OF LOTS** 94
ZONING CLASSIFICATION(S) Residential Medium Density (RMD) 91 Single Family
3 open space
PROPOSED USE OF LAND Single Family Residential

SUBMITTAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

APPLICATION FEE OF \$ \$9,203 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 Devin L Kleinfelder
Digitally signed by Devin L Kleinfelder
DN: E=DLKleinfelder@dhorton.com, CN=Devin L Kleinfelder,
OU=Users, OU=San Marcos, OU=Texas, OU=South,
OU=HomeBuilder, DC=dhorton, DC=com
Date: 2025.12.01 10:37:09-06'00'

DATE 12/1/25

PRINTED NAME Devin Kleinfelder

TELEPHONE 210 859 1829

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) 52-112(f) OF THE SUBDIVISION REGULATIONS
CURRENT ORDINANCE REQUIREMENT(S) "Land for community facilities or public open space over one acre shall have frontage on an improved public street right-of-way equal to at least 25 percent of the land's perimeter with off-street parking provided in a parking lot on the lot"

REQUESTED VARIANCE(S) Applicant requests an allowance to construct adjacent on-street parallel parking spaces to facilitate reasonable use of the parkland by the community

SUBMIT A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPIES 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 Walker

RECEIPT NUMBER R01418400

DATE SUBMITTED 11/20/025

CASE NUMBER FP 25 06

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

(For certain Replats/Resubdivisions without vacating preceding plat) - Application deemed complete on 12/16/25

PLANNING AND ZONING COMMISSION MEETING DATE 5/13/26

DECISION _____

CONDITIONS _____



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

March 30, 2026

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

RE: Sendero Subdivision Phase 1 Construction Plans - Review

Dear David:

TRC received the following items for the above referenced project submitted by Gray Civil on March 17, 2026.

1. Construction Plans March 17, 2026.
2. Other supporting documents submitted with the construction plans: Comment response letter and TxDOT Correspondence.

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "William A. Wachel". The signature is fluid and cursive.

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

CC: Will Taylor, P.E., Gray Civil



February 24, 2026

Kevin Waller, AICP
Senior Planner/Historical Preservation Officer
City of Lockhart
308 W. San Antonio
Lockhart, Tx 78644

Re: Variance Request to Section 52-112(f) of the City of Lockhart Code of Ordinances
Sendero Phase 1 Residential Subdivision

On behalf of our client, DR Horton, for the Sendero subdivision, Gray Civil, Inc. (Gray) submits variance justification requesting a subdivision variance from Section 52-112(f) of the City of Lockhart Code. This section outlines parking requirements for community facilities and public open space. The applicant proposes dedicated on-street parallel parking in lieu of constructing an off-street parking lot to preserve the programmed recreational amenities planned within the planned park lot.

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

The dedicated park lot is planned for programmed community amenity features including a playground. Strict compliance with Section 52-112(f) would require an on-site off-street parking lot, which would significantly reduce the usable area required for these amenities. The configuration of the parcel, combined with the programmed amenity layout, creates a condition in which strict application of the Code would prevent reasonable recreational use of the site. Other open space lots greater than 1 acre proposed with the project include drainage conveyance infrastructure and exclusive third-party utility easements which preclude the ability to provide parking on these lots.

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

The subdivision design includes a dedicated park lot intended as a primary amenity for residents. Preserving this amenity requires maintaining sufficient open-space area, and providing off-street parking would substantially diminish the available space for these planned amenity features.

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

The requested variance will not adversely affect public health, safety, or welfare. On-street dedicated parallel parking provides safe and direct access to the amenities while maintaining clear vehicle circulation and visibility along the adjacent roadway. The design complies with applicable engineering standards and maintains adequate access for emergency vehicles.

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.

The variance applies only to the method of providing parking for a single open-space parcel and does not impact roadway networks, block layouts, drainage infrastructure, or future development

potential of adjacent lands. The subdivision remains fully compliant with all other code requirements, and approval of this variance will not affect the orderly subdivision or development of surrounding properties.

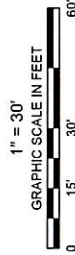
Should you have any questions about any submitted materials associated with this application, please do not hesitate to contact me at wtaylor@gray-civil.com or (512) 846-8777.

Sincerely,



William Taylor, P.E.
Project Manager
wtaylor@gray-civil.com
GRAY ENGINEERING, INC.

PARK EXHIBIT



PROJECT: 1283-12011 DRAWN BY: WAT
DATE: 04/16/2026 CHECKED BY: KGS



GRAY CIVIL, INC.
512-452-0371
gray-civil.com
8834 N. Capital of Texas
Highway, Suite 140
5316 W. US Highway 290
Service Road, Suite 220
TBPELS FIRM #2946

MEMORANDUM

To: City of Lockhart Planning and Zoning Commission
Date: May 13, 2026
RE: West-End Planned Development District Draft – Process Update

The purpose of this memo is to provide a brief process update and introduce the current draft of the **West-End Planned Development District (PDD)**. This item is intended for preliminary discussion only; no action or vote is requested at this time.

The West-End PDD is part of a broader planning effort for multiple parcels located west of Downtown Lockhart's commercial core and near the Downtown Historic District. The intent is to establish a coordinated framework for high-quality mixed-use redevelopment that supports Downtown Lockhart, strengthens the public realm, and provides appropriate transitions to nearby residential areas.

To date, the process has included public meetings, stakeholder input, and Steering Committee review. Feedback has focused on land use, building height and massing, neighborhood compatibility, street design, parking, landscaping, signage, public art, and ground-floor activation. The current draft reflects refinements made in response to those comments, including added clarity around public right-of-way standards, architectural character, parking, compatible uses, and neighborhood transition conditions.

In parallel with the PDD effort, the City has advanced a developer solicitation process. A **Request for Qualifications (RFQ)** was issued to identify qualified development teams, and submissions have been received for review. The City anticipates moving into a future **Request for Proposals (RFP)** phase with shortlisted teams. The PDD draft is intended to help establish expectations for that next phase while remaining flexible enough to respond to future development proposals and City review.

The draft PDD should be viewed as a working document. Additional refinements are expected based on feedback from City staff, the Planning and Zoning Commission, City Council, the Steering Committee, property owners, and the forthcoming RFP process.

Attachments: West-End Planned Development District Draft

TBA | DOUGLAS

DRAFT

Date: May 7, 2026
Project: Lockhart West-End Planned Development District

PLANNED DEVELOPMENT DISTRICT (PDD) - General Design Guidelines

The PDD will establish a framework to guide redevelopment within the West-End Development area, ensuring new development reflects the character, scale, and design quality appropriate to its location within Downtown Lockhart and adjacent to the historic district.

1. AREA

Description of area to be covered by the proposed district:

- a. **The property is generally described as** the “West-End Development” located between W. San Antonio Street and W. Live Oak Street (north-south) and Guadalupe Street and S. Church Street (west-east), Lockhart, Caldwell County, Texas.
- b. **Project Description:** The subject area consists of 13.15 acres and is just west of the city’s Commercial Central Business District and adjacent to the Lockhart Downtown Historic District. The site includes a mix of publicly and privately owned properties and represents a coordinated redevelopment opportunity intended to support high-quality mixed-use development in Downtown Lockhart.
- c. **Site Plan (see Exhibit A)**

2. PURPOSE

Description of purpose of the proposed district:

- a. The Planned Development District (PDD) is established to guide redevelopment of the West-End Development in a manner that reinforces the character and scale of Downtown Lockhart, supports high-quality mixed-use development, promotes walkability, active streetscapes, and public space, protects adjacent residential properties through appropriate building transitions, and provides flexibility to achieve economically viable development outcomes.

3. DEVELOPMENT STANDARDS

List of development standards of the proposed district:

a. Public Right-of-Way

i. Sidewalks

1. Sidewalks shall support pedestrian comfort, walkability, and active uses. A minimum continuous clear path of travel of 72 inches shall be maintained within all sidewalk areas, including locations where outdoor dining, furnishings, planters, or other streetscape elements are provided. Where feasible, an 18–24 inch access/utility zone should be provided adjacent to the curb to accommodate utilities, signage, lighting, and other streetscape infrastructure outside of the required clear path.

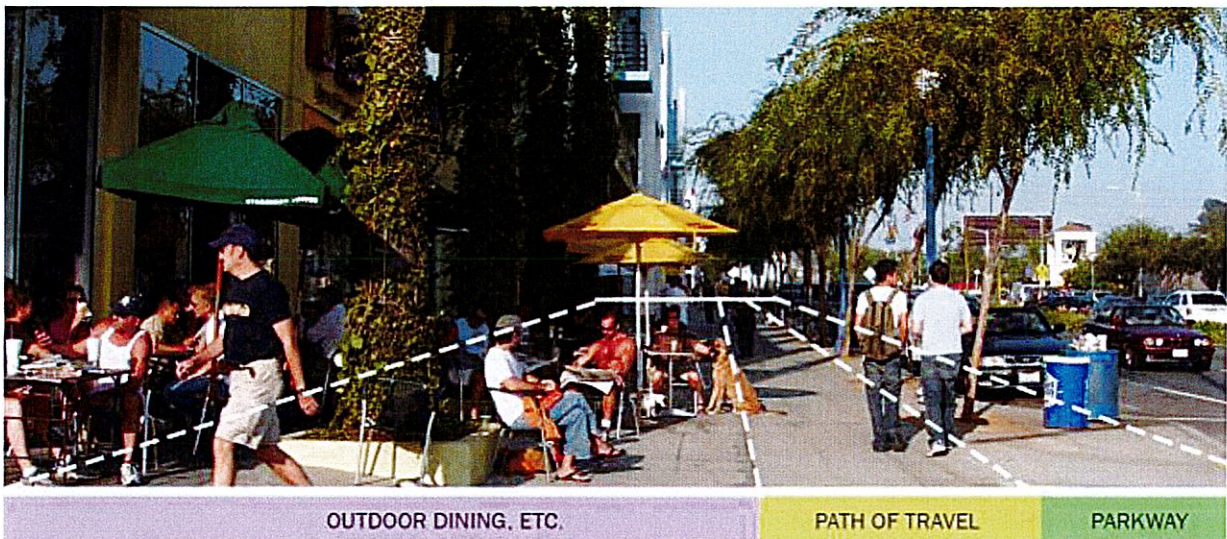


Fig 2.1

Example showing the parkway along the curb, the clear path of travel and use of the remaining sidewalk for outdoor dining.

ii. Landscape

1. Sidewalks should incorporate landscaped or hardscaped parkways, street trees, and stormwater features where appropriate. Trees shall be planted in tree wells or grates with a minimum dimension of 5 feet by 5 feet and shall be provided with adequate soil volume, irrigation, or other measures necessary to support long-term tree health, as approved by the City. In an ideal urban tree canopy,

adjacent trees at maturity should generally touch; therefore, trees shall be spaced at a maximum of 30 to 50 feet on center, depending on species, or as otherwise approved by the City. Landscape areas should incorporate native or adaptive plantings and may include low-impact stormwater strategies such as rain gardens, bioswales, permeable paving, or similar features where feasible.

iii. Lighting

1. Building lighting shall comply with all applicable City of Lockhart outdoor lighting regulations and should enhance pedestrian comfort while minimizing glare and visual impacts. Lighting should be pedestrian-scaled, shielded, and directed downward to limit light spill onto adjacent residential properties and to support dark-sky principles where feasible.

iv. Signage

1. Signage shall comply with requirements for types and sizes permitted in the Commercial Central Business District (Chapter 46) and shall be integrated with the overall building design and pedestrian-oriented character of the district.

v. Outdoor Dining

1. Outdoor dining, plazas, courtyards, and publicly accessible gathering spaces are encouraged where they do not obstruct the required 72-inch clear pedestrian path of travel and are reviewed and permitted in accordance with applicable City requirements.

vi. Public Art

1. Public art and streetscape enhancements are encouraged as part of the public realm. Murals, public art, and other streetscape enhancements shall be reviewed and approved in accordance with applicable City permitting, public art, signage, and right-of-way requirements.

vii. Guadalupe Street Section

1. Development fronting Guadalupe Street shall generally conform to the **Guadalupe Street Proposed Street Section** included herein (**see Exhibit B**). The section is intended to establish a neighborhood transition condition

between existing residential properties and the West-End Planned Development District.

2. The Guadalupe Street section shall include, at minimum, the following elements:

- a. A **5-foot residential sidewalk** on the residential side of Guadalupe Street;
- b. An **8-foot green zone** on each side of Guadalupe Street to accommodate street trees, planting, drainage, and pedestrian comfort;
- c. Two **12-foot-6-inch travel lanes** within the street section;
- d. A **10-foot urban sidewalk / setback zone** on the Planned Development District side of Guadalupe Street, which may accommodate pedestrian circulation, planting, outdoor dining, seating, residential entries, or similar frontage uses, provided the required clear pedestrian path is maintained.

3. Final dimensions and improvements shall be coordinated with the City Engineer and may be adjusted as necessary to address existing right-of-way conditions, utilities, drainage, fire access, ADA accessibility, and final civil engineering requirements, provided the general intent of the section is maintained.

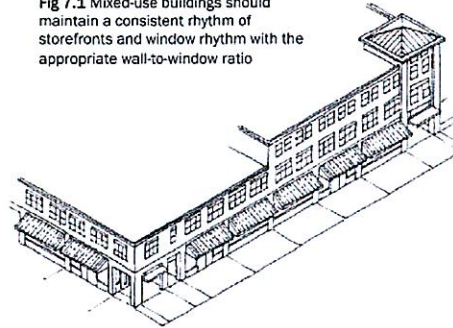
b. Building

i. Massing / Street Wall

1. Horizontal Variation

- a. Buildings shall be broken into smaller increments reflective of traditional downtown lot widths. Large uninterrupted façades shall be avoided. Varied parapet heights are encouraged.

Fig 7.1 Mixed-use buildings should maintain a consistent rhythm of storefronts and window rhythm with the appropriate wall-to-window ratio



A. HORIZONTAL VARIATION

Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.

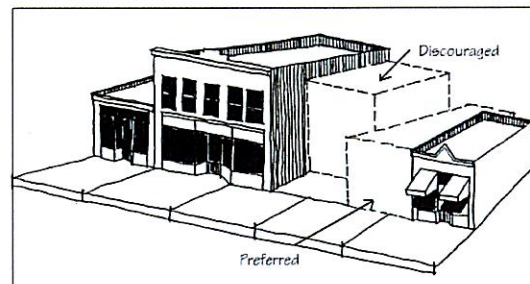
2. Height

- a. **West-End PDD Area (see Exhibit A):** Properties north of W. Prairie Lea St. and east of S. Blanco St.: Maximum **four (4) stories** or sixty (60) feet.
- b. **West-End PDD Neighborhood Transition Area (see Exhibit A):** Properties south of W. Prairie Lea St. and west of S. Blanco St., and the southern-most parcel south of W. Prairie Lea St. and east of S. Blanco St.: Maximum three (3) stories or forty (40) feet.

Height shall be measured to the top of parapet.

3. Setbacks

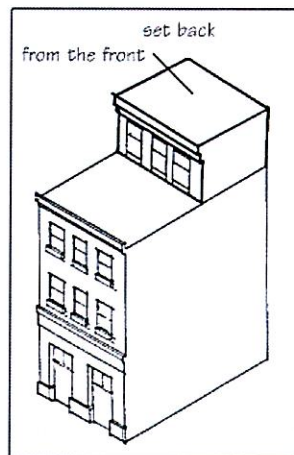
- a. Buildings shall generally align with the sidewalk edge.



Align the building front at the sidewalk edge.

- i. Front setback: minimum 0 feet
- ii. Side setback: minimum 0 feet

- iii. Rear setback: minimum 0 feet
 - iv. Adjacent to residential: minimum 20-foot rear setback
 - v. Guadalupe Street frontage: minimum 10-foot building setback / sidewalk zone
- b. **West-End PDD Buffer Zones (see Exhibit A):**
Uppermost floors adjacent to residentially zoned properties shall incorporate a minimum 10-foot step-back.



ii. Ground Floor Treatment

- 1. Ground floors along primary streets shall include active uses and pedestrian-oriented frontages.
 - a. Minimum 60% transparency
 - b. Clearly defined entries
 - c. Blank walls exceeding 20 feet prohibited

iii. Architectural Details

1. Architectural Character

- a. New buildings should draw upon the fundamental qualities of historic structures without direct replication. Literal imitation is discouraged.
- b. Buildings to be well-detailed with long lived materials.
- c. New Infill structures should be compatible with existing structures in terms of scale, façade rhythm, door and window placement, color, and use of

materials, without duplicating an architectural style form the past.

- d. New infill should respect the existing fabric of the downtown by reflecting historic mixed-use patterns, the use of indentations, relationship to street, changes in color and materials to avoid monolithic and monochromatic developments.
- e. Ground floor should include high quality materials that add scale, texture, and variety at the pedestrian level.
- f. Vertically articulate the street wall façade with different treatments for buildings base, middle and top.
- g. Historic datums of base, floors and cornice of neighboring buildings should be reflected with a demarcation on new infill structures.
- h. Windows - provide high-performance, well-detailed window and doors that add depth and scale to building façade. Windows are to be as transparent and non-reflective as possible. Windows should be recessed from the exterior building wall.

2. Materiality

- a. Primary materials: brick, stone, or other masonry materials
- b. Secondary materials: metal, glass, stucco, or plaster
- c. Materials shall be compatible with the Downtown Historic District

3. Fenestration

- a. Ground floor: storefront glazing systems
- b. Upper floors: vertical proportions
- c. Minimum 75% transparency on primary facades at ground floor
- d. Minimum 2-inch exterior reveal

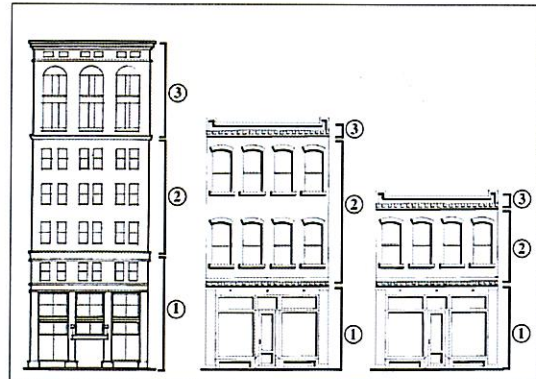
4. Awnings / Canopies

- a. Encouraged as integral design elements for pedestrian comfort. May be contemporary or traditional in form provided they are compatible with

the overall building design, storefront rhythm, and architectural character of the façade. Awnings and canopies should align with building openings, entries, storefront bays, or other primary architectural features and should not obscure significant façade details.

5. Articulation

- a. Facades shall include vertical and horizontal articulation. Buildings should express a base, middle, and cap through changes in plane, material, fenestration pattern, storefront rhythm, cornice/parapet treatment, balconies, recesses, projections, or other architectural elements. Articulation should be used to reduce the apparent scale of larger buildings and avoid long, uninterrupted façades.



These three building models all incorporate the basic building blocks: (1) base, (2) middle and (3) cap.

iv. Utility, Mechanical Equipment, Trash

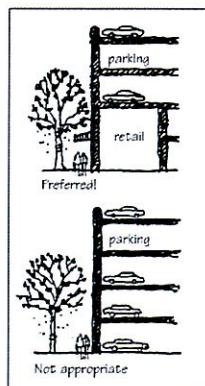
1. Rooftop units shall not be visible from public streets
2. Window units on primary facades discouraged
3. Trash / service areas located at rear and screened

c. Parking

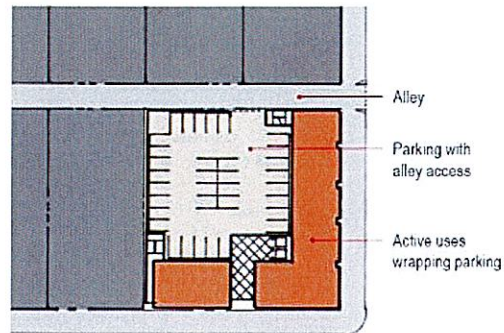
- i. Structured parking configurations:
 1. Wrapped parking
 2. Liner retail on primary streets with upper floors screened
 3. Subgrade
 4. Standalone structured parking may be appropriate where designed with active ground-floor uses, architectural

screening, and façade treatments compatible with the surrounding district.

- ii. Parking shall minimize visibility from primary streets
 - 1. Parking structures, garage openings, curb cuts, and service access shall be designed to minimize impacts on the pedestrian environment and reduce visibility from primary street frontages. Garage openings and vehicular access points should be located on secondary streets, alleys, or mid-block locations where feasible. Structured parking visible from a public street shall incorporate architectural screening, liner uses, active ground-floor frontage, or other façade treatments compatible with the overall building design.
- iii. Surface parking discouraged
 - 1. If provided, located behind buildings and screened
 - 2. Access from alley, side, or mid-block



The ground level of a parking structure should be wrapped by retail, office or some other active use along the street edge.



- i. Street parking shall be an extension of the Downtown Revitalization Project and should be coordinated with the City's adopted street design, parking yield, curb management, and right-of-way improvement standards. Parallel or angled on-street parking should be incorporated where feasible and where adequate pavement width is available.

d. Uses

- i. Permitted uses include:
 - 1. Retail

2. Restaurant / bar
 3. Office
 4. Multifamily residential
 5. Townhouse residential
 6. Hotel / conference
 7. Civic uses
 8. Art, dance, photo, and professional studios, salons
 9. Learning centers
 10. Public or private schools
 11. Childcare center
 12. Fitness center
 13. Mixed-use building
 14. Financial institutions
 15. Package sales of alcoholic beverages
 16. Commercial indoor recreation facility or arcade
 17. Live-work building
 18. Art dealer / gallery / museum
 19. Theater (non-motion picture; live drama)
 20. Any comparable business or use not included
- ii. Permitted low-impact ground floor uses along Guadalupe Street:
1. Coffee shop / cafe
 2. Juice bar / smoothie shop
 3. Bakery / pastry shop/ breakfast + lunch cafe
 4. Ice cream / dessert shop
 5. Small-format restaurant with limited evening hours
 6. Boutique retail / local goods shop
 7. Bookstore / stationery / gift shop
 8. Florist / plant shop
 9. Barber shop / salon / nail studio
 10. Wellness studio / yoga / pilates
 11. Small gallery / maker studio
 12. Professional office / coworking lobby
 13. Residential walk-up units / stoop-front units
 14. Live-work units with residential-scaled storefronts
 15. Hotel cafe / guest amenity space
- iii. In alignment with the Commercial Central Business District, the 300-foot separation requirement for alcohol sales from churches

and schools in Section 6-3 of the Lockhart Code of Ordinances is waived within the PDD.

- iv. All other land uses not specified are prohibited.
- v. Ground floor along primary streets shall be predominantly active commercial uses.
 - 1. Minimum 50% retail
 - a. Hotel / Multifamily lobbies may qualify if active

e. Special Requirements

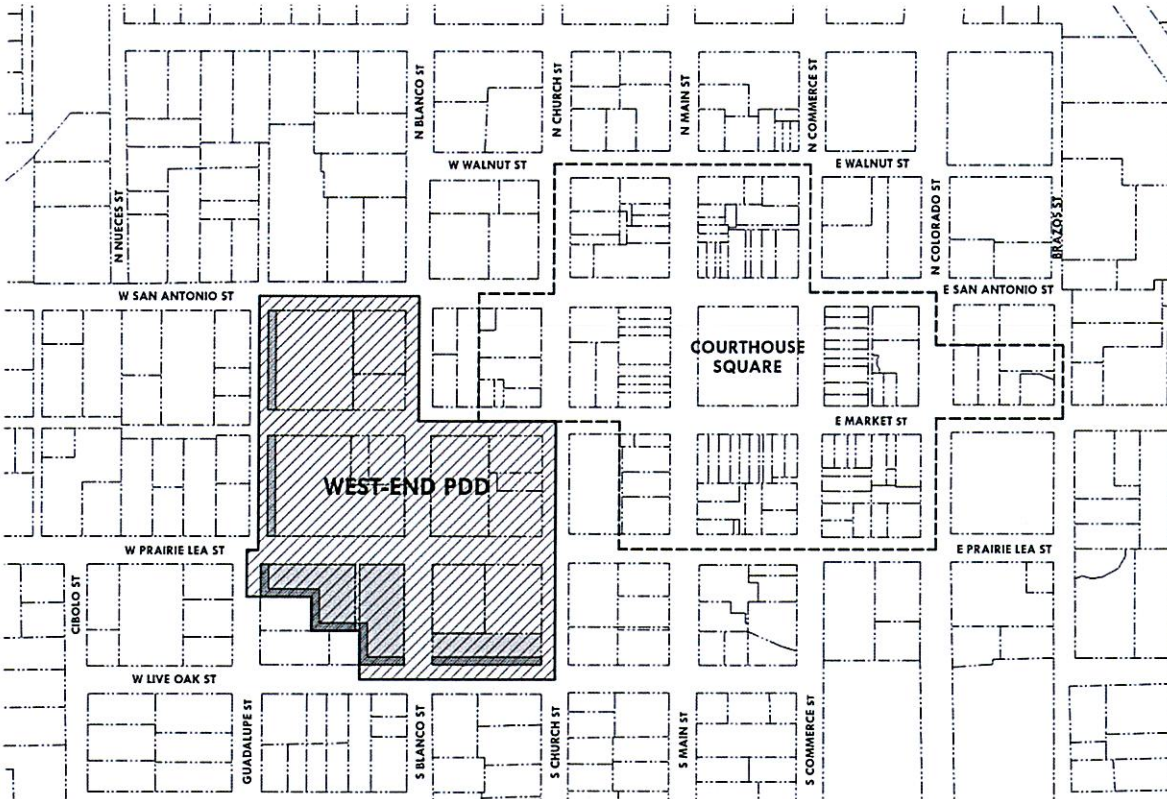
- i. Development shall incorporate public realm improvements.
- ii. Development shall be coordinated across parcels.
- iii. No demolition without proof of financing and permits.
- iv. Trash and recycling areas shall be screened and integrated.

4. REVIEW PROCESS

Permit requirements particular to this Planned Development District:

- a. In addition to standard permit and plan review application requirements, permit application documents shall include a three-dimensional building information modeling (BIM)-style perspective view illustrating building materials and key architectural detailing.
- b. All development within the Planned Development District shall be subject to the City of Lockhart's standard zoning and building permit review procedures.
- c. The Building Official or designated City staff shall review applications for compliance with the standards of this Planned Development District as part of the normal permitting process.
- d. Applications that do not demonstrate compliance with the standards of this Planned Development District may be returned to the applicant for revision or may be denied in accordance with standard City procedures.
- e. **Appeals**
 - i. Any decision made by the Building Official or designated City staff may be appealed in accordance with the City of Lockhart Code of Ordinances and applicable provisions of the Texas Local Government Code.

EXHIBIT A



LEGEND

-  West-End PDD Area
-  West-End PDD Buffer Zone
-  West-End PDD Neighborhood Transition Area
-  Historical District

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EXHIBIT B

