

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, August 12, 2020
Municipal Building – Glosserman Room
308 W. San Antonio St.

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Planning and Zoning Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Planning and Zoning Commission agenda packets can also be viewed on-line at www.lockhart-tx.org starting two days before the meeting. Navigate from the Departments tab at the top to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Planning & Zoning Commission Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the July 8, 2020, meeting.
4. ZC-20-09. Hold a PUBLIC HEARING and consider a request by Blayne Stansberry on behalf of Fermin and Mary Islas for a Zoning Change from RLD Residential Low Density District and CMB Commercial Medium Business District to RHD Residential High Density District on 17.66 acres in the Francis Berry Survey, Abstract No. 2, located at 211 West MLK Jr Industrial Boulevard.
5. FP-20-01. Consider a request by Doucet & Associates on behalf of Lockhart I Partners, Ltd., for approval of the Final Plat of Summerside Section 3B, consisting of 77 single-family residential lots on 16.036 acres zoned RMD Residential Medium Density District and located along an eastward extension of Thunderstorm Avenue.
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
7. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 1:45 PM on the 6th day of August, 2020.

**City of Lockhart
Planning and Zoning Commission
July 8, 2020**

MINUTES

Members Present: Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva (Present in Building),
Chris St. Leger, Bradley Lingvai (On the Phone)

Member Absent: Paul Rodriguez

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Julio Olvera, Rick Ainsworth, Lee Raspberry, Terry
Kelley

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the June 24, 2020, meeting.

Commissioner Arnic moved to approve the June 24, 2020 minutes. Commissioner McBride seconded, and the motion passed by a vote of 4-0.

4. ZC-20-08. Hold a PUBLIC HEARING and consider a request by Olga L. Carmona for a Zoning Change from AO Agricultural-Open Space District and RMD Residential Medium Density District to RLD Residential Low Density District, on 9.265 acres in the James George Survey, Abstract No. 9, located at 1700 Old McMahan Road.

Manuel Oliva and Brad Lingvai joined the meeting before the vote on this item.

Dan Gibson explained that the applicant would like to subdivide the subject property for single-family homes. Rezoning to RLD would allow a smaller lot size of only 8,500 square feet, which is 0.195 acre, compared to the AO district which requires a minimum lot size of one acre. He continued with a presentation of maps and photos of the subject property and the surrounding neighborhood.

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

Julio Olvera, of 1860 Ficuzza Way in Leander, said he was the applicant's real estate broker and was there to represent her. He said the first step is rezoning the property, and then it would be platted to subdivide into three lots. The owner plans to sell 4.265 acres of the property and keep the remaining five acres for herself.

Chair Ruiz asked for any other speakers.

Rick Ainsworth, of 1704 Old McMahan Trail, wanted to know which part of the property was the four acres the owner would be selling.

Mr. Gibson said a subdivision plat has not been submitted yet, but that all lots must have frontage along a public street and that there would not be any land locked lots.

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

Mr. Gibson said that staff recommended approval.

Commissioner McBride moved to recommend approval of ZC-20-08 to City Council. Commissioner St. Leger seconded, and the motion passed by a vote of 6-0.

5. SUP-20-08. Hold a PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a Specific Use Permit to allow two portable classrooms as a public/institutional use on 32.14 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Lockhart High School, 906 Center Street.

Kevin Waller explained that the applicant proposed to place two portable buildings, with each containing two classrooms that would hold 50 students each, on the Lockhart High School campus. They would be placed on the southwest side of the campus and visible from Medina Street. He continued with a presentation of maps and photos of the subject property and the surrounding neighborhood. He said that one letter of opposition was received from a neighbor at 1101 South Medina Street who stated that the classroom buildings would be an eyesore.

Chair Ruiz asked Mr. Waller to explain the Attorney General ruling that was referenced in the written staff report.

Mr. Waller explained that the Texas Attorney General had determined that school districts in Texas are technically immune from zoning regulation by cities. However, in Lockhart they are still asked to go through the process of approval for an SUP because it's a useful tool to ensure compliance with other codes and standards that can be enforced by the City on the school district as a condition of approval.

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

Lee Raspberry said he was the Director of Maintenance for LISD, and his office is located at 1503 North Colorado Street. He stated that the portable buildings are needed to help relieve overcrowding that is affecting all school campuses. The bond issue proposed by the LISD was not approved by the voters, so LISD was finding other ways to accommodate students. He mentioned that the portable buildings would house students in the CTE program, which had grown in the last couple years.

Chair Ruiz asked Mr. Raspberry if one reason for the portable buildings was to accommodate greater spacing between students to comply with TEA guidelines during the pandemic.

Mr. Raspberry said that he did not believe so, and that a survey had been done to get input from parents to see how many preferred virtual teaching versus in-house teaching for their children. He said the result was that approximately 50 percent of the student body would be back in the classrooms under TEA guidelines.

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

Mr. Waller said that staff recommended approval.

Commissioner Oliva moved to approve SUP-20-08. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

6. SUP-20-09. Hold a PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a Specific Use Permit to allow on portable classroom as a public/institutional use on 14.23 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public Institutional District and located at Clear Fork Elementary School, 1102 Clear Fork Street.

Kevin Waller explained that the same applicant requested one portable building with two classrooms to be placed at Clear Fork Elementary School. He said it would be placed just south of the main building and between two smaller buildings. He continued with a presentation of maps and photos of the subject property and the surrounding neighborhood.

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

Lee Raspberry said he was the Director of Maintenance for LISD, and his office is located at 1503 North Colorado Street. He stated that the portable building is needed to help relieve overcrowding that is affecting all campuses.

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

Mr. Waller said the staff recommended approval.

Commissioner Arnic moved to approve SUP-20-09. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

7. SUP-20-10. Hold a PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a Specific Use Permit to allow two portable classrooms and one portable cafeteria as a public/institutional use on 73.476 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Lockhart Junior High School, 500 City Line Road.

Kevin Waller explained that LISD also wishes to install two portable classrooms and one portable cafeteria on the Lockhart Junior High School grounds. The buildings would be located on the west side of the school. He continued with a presentation of maps and photos of the subject property and the surrounding neighborhood.

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

Lee Raspberry said he was the Director of Maintenance for LISD, and his office is located at 1503 North Colorado Street. He stated that the portable buildings are needed to help relieve overcrowding on the campus. Again, he reiterated that the bond issue proposed by the LISD was not approved by the voters, so LISD was finding other ways to accommodate students. He said that there is not enough space in the main cafeteria to serve the students, and that in the past many students have been served outside. Therefore, the portable heat-and-serve cafeteria being proposed would allow all students to be served inside during lunch periods.

Chair Ruiz asked for any other speakers.

Terry Kelley, of Hubbard Texas, said his mother Quincy Kelley owns property next to the Junior High School. He came to make sure the buildings were for the use of the students and the school. After hearing what Mr. Raspberry had to say about the overcrowding, he said he had no objections.

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

Commissioner Oliva moved to approve SUP-20-10. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson stated that the next regular meeting would on July 22nd if any applications are received. Otherwise, the Commission would be notified if the meeting is cancelled.

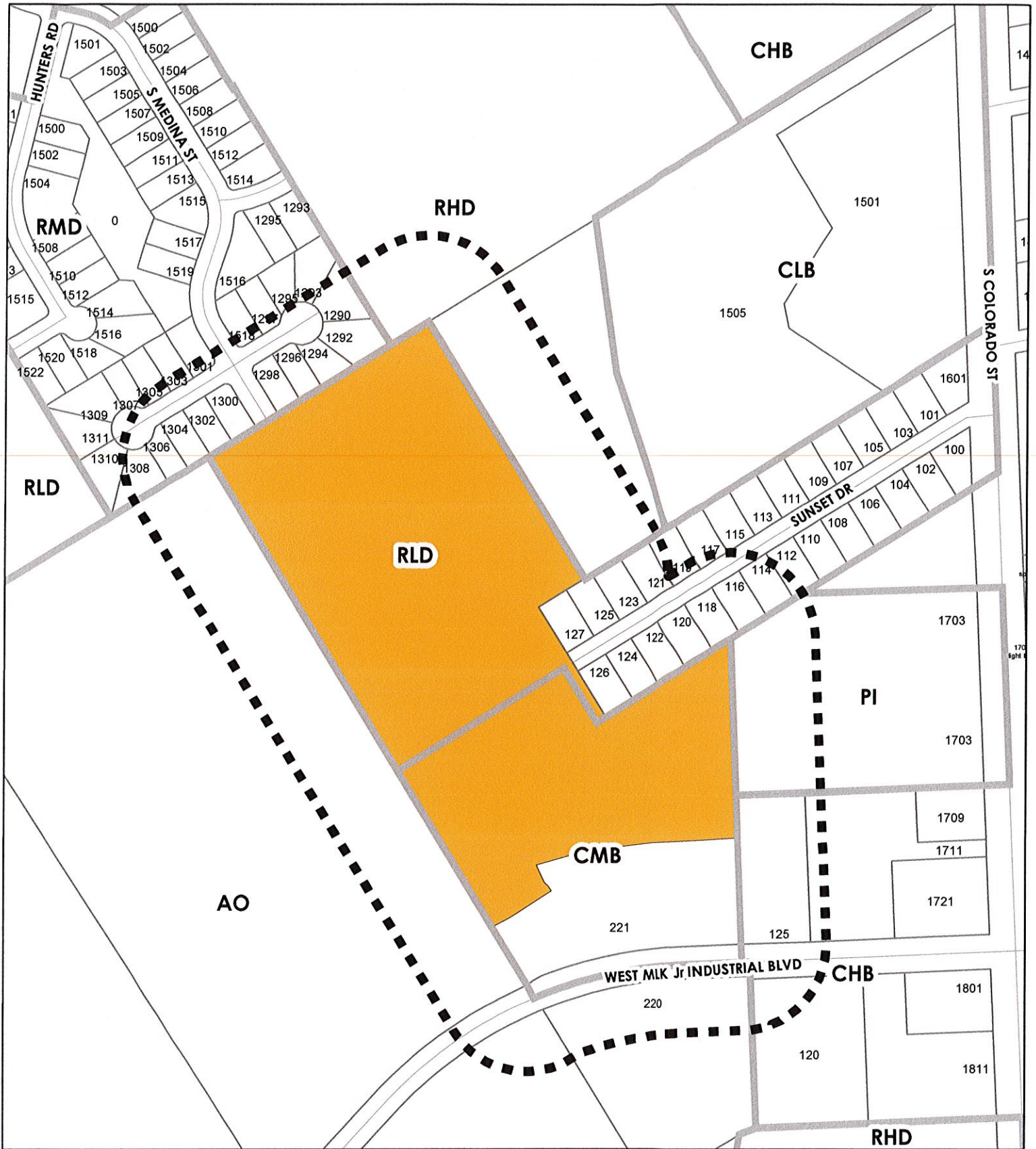
9. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:57 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-20-09

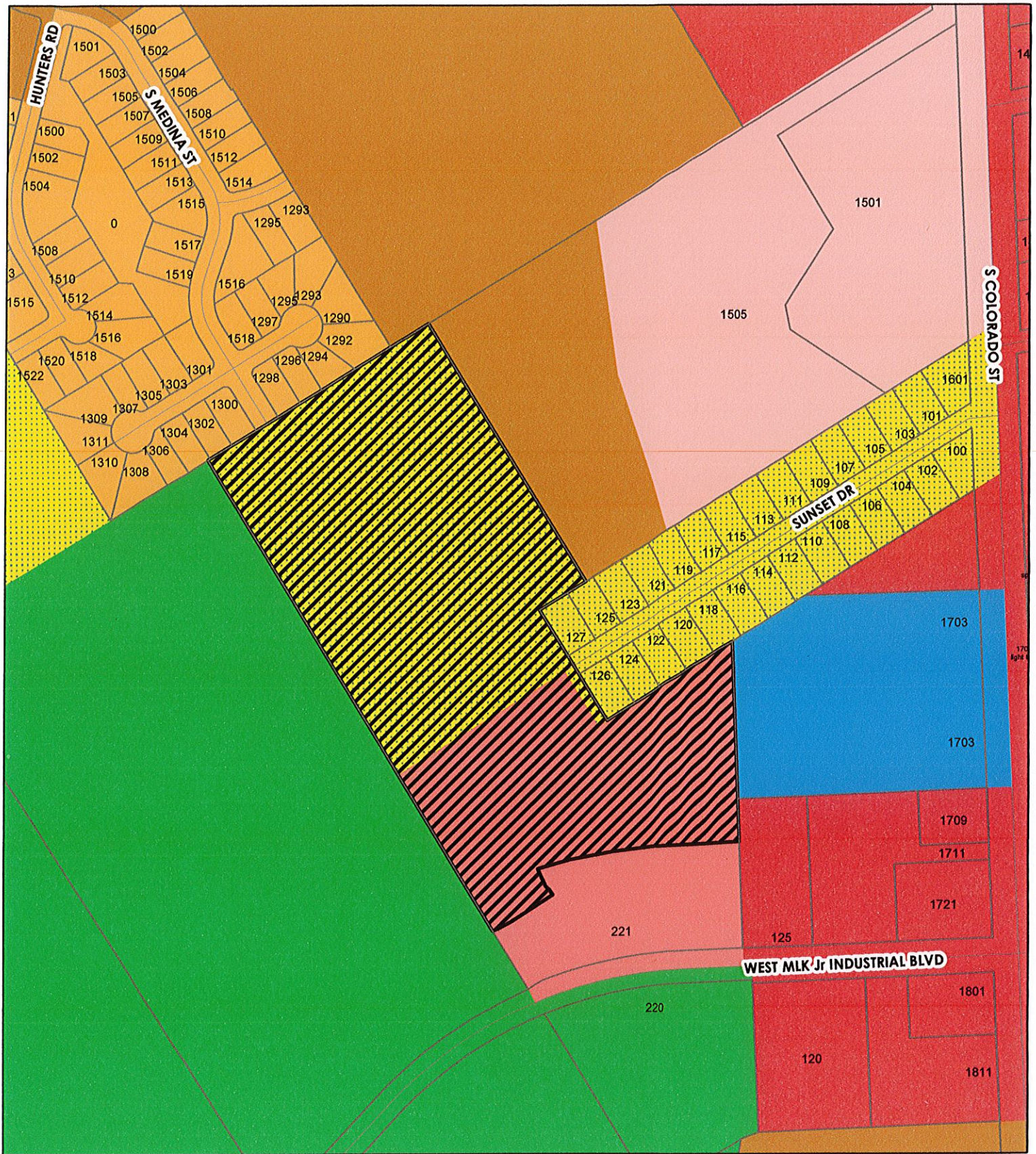
RLD & CMB TO RHD

221 W MLK JR INDUSTRIAL BLVD



scale 1" = 300'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-20-09

RLD & CMB TO RHD

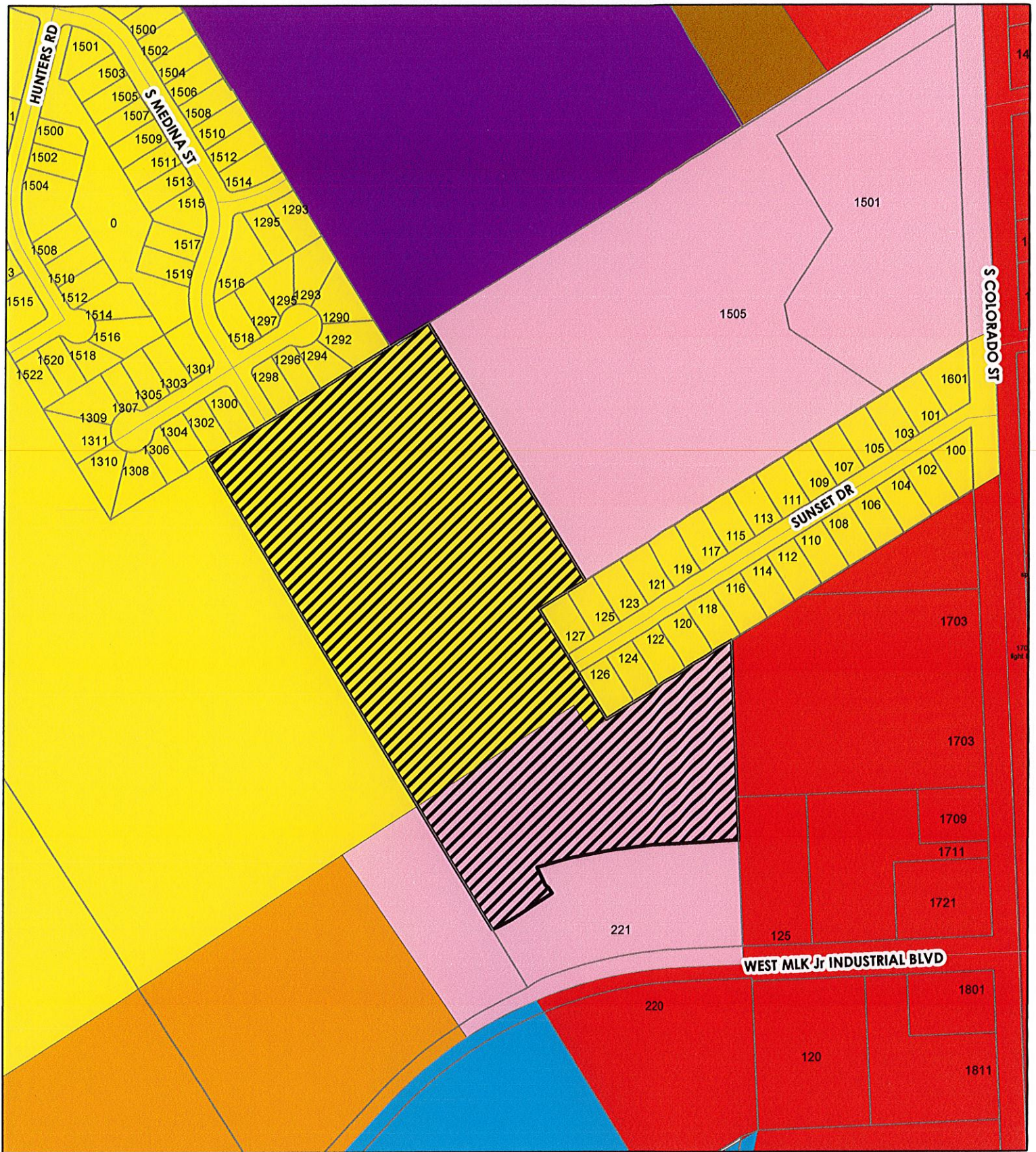
221 W MLK JR INDUSTRIAL BLVD



scale 1" = 300'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

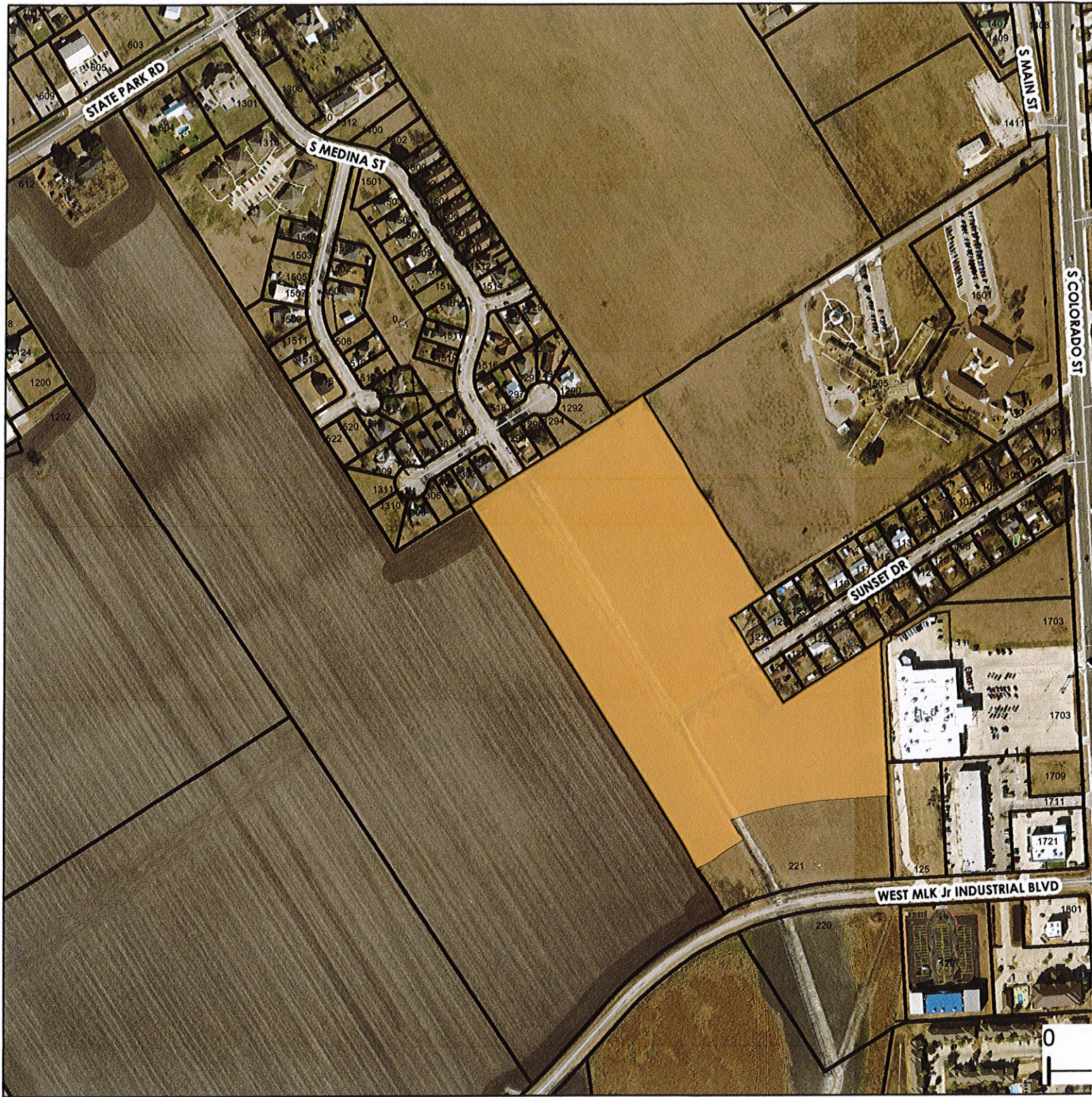
RLD & CMB TO RHD

221 W MLK JR INDUSTRIAL BLVD



scale 1" = 300'

- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



PLANNING DEPARTMENT REPORT ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-20-09

REPORT DATE: August 5, 2020

PLANNING AND ZONING COMMISSION HEARING DATE: August 12, 2020

CITY COUNCIL HEARING DATE: August 18, 2020

REQUESTED CHANGE: RLD and CMB to RHD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Blayne Stansberry

OWNER: Fermin T. and Mary A. Islas

SITE LOCATION: 221 West M.L.K. Jr. Industrial Boulevard

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 17.66 acres

EXISTING USE OF PROPERTY: Vacant

LAND USE PLAN DESIGNATION: Light-Medium Commercial (south), Low Density Residential (north)

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: Development of the subject property is proposed in conjunction with a new building to be constructed by the Golden Age Home on the currently vacant west end of their property. As noted on the attached letter and application form, the proposed development may contain one or more of the following: senior living apartments, garden apartments, patio homes, town homes, duplexes, and/or single-family homes. The only zoning district that allows all of these options is the requested RHD district.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	single-family and duplex residential, vacant	RMD, RHD	Low Density Residential, Mixed use
East	Golden Age Home, commercial, County Justice Center, single-family residential	RHD, RLD, CHB	Light-Medium Commercial, General-Heavy Commercial, Low Density Residential
South	vacant, movie theater	CMB, CHB, AO	Light-Medium Commercial, General-Heavy Commercial, Public and Institutional
West	vacant	AO	Low Density Residential, Medium Density Residential

TRANSITION OF ZONING DISTRICTS: There is existing RHD zoning adjacent to portions of the north and east boundary of the subject property, so this zoning change would expand those areas currently zoned RHD. It will also reduce the existing area of CMB zoning at the south end along M.L.K. Jr. Industrial Boulevard, which is under the same ownership and is proposed for commercial development.

ADEQUACY OF INFRASTRUCTURE: Water and wastewater mains within or near the subject property have adequate capacity to handle additional development. Consistent with the Thoroughfare Plan, South Medina Street will be extended southward from Hunters Pointe Subdivision through the property and connect to M.L.K. Jr. Industrial Boulevard, and Sunset Drive will be extended westward from Southside Estates Addition to intersect the new segment of South Medina Street. The portion of M.L.K. Jr. Industrial Boulevard that abuts the commercial portion of the development that will be platted, is nonconforming in terms of its width and surface, and not capable of handling additional traffic generated along South Medina Street and by the commercial uses that would be on the north side of the street. A traffic impact study will likely be required, as provided in Section 52-72(p) of the Subdivision Regulations as part of the subdivision platting process. If the study results in a needed upgrade to this portion of M.L.K. Jr. Industrial Boulevard, it will be the developer's responsibility to make the improvements. However, because M.L.K. Jr. Industrial Boulevard is a road impact fee C.I.P. project, the City can contribute up to half of the cost of any improvements from the road impact fee fund. If there are insufficient funds in the account, the City can alternatively give road impact fee credit as a form of reimbursement when building permits are issued in the development totaling up to one half the cost of the required improvements.

POTENTIAL NEIGHBORHOOD IMPACT: The impact will depend on the actual number of dwelling units proposed for the various residential uses along South Medina Street, as well as the currently unknown type of commercial businesses along M.L.K. Jr. Industrial Boulevard. However, the new streets that will be constructed by the proposed development will definitely provide new options for the people living in or passing through the Hunter's Pointe and Southside Estates subdivisions, and will result in substantially increased traffic on M.L.K. Jr. Industrial Boulevard. Completion of the street network in that area may also result in increased traffic using the existing segments of South Medina Street and Sunset Drive.

CONSISTENCY WITH COMPREHENSIVE PLAN: The current zoning pattern is already consistent with the Lockhart 2020 Land Use Plan map designations of Low Density Residential and Light-Medium Commercial, so any changes to it such as the current application would deviate from the City's planned land use pattern for the area.

ALTERNATIVE CLASSIFICATIONS: The existing zoning pattern was established in 2005 when the City initiated a rezoning of the south one-half of the entire area between Hunters Pointe Subdivision and M.L.K. Jr. Industrial Boulevard from RLD to CMB to be consistent with the Future Land Use Plan map, resulting in the current zoning boundary in-line with Sunset Drive. The purpose was to prevent inappropriate residential zoning in the flight pattern of the airport runway. Depending on wind conditions, either departures or final landing approaches occur at a relatively low altitude over the south portion of the property, where the potential for accidents and aircraft noise is the greatest. Commercial uses are generally not occupied 24 hours, and are not as sensitive to aircraft noise. Therefore, an acceptable alternative would be to approve rezoning of the current portion zoned RLD to RHD, but not change the portion zoned CMB. Regardless of the zoning classification, the maximum height of buildings will also be subject to the airport hazard map, which will limit building heights along M.L.K. Jr. Industrial Boulevard to approximately 25 feet, and increase to approximately 45 feet at the current boundary between the CMB and RLD zoning classifications in-line with Sunset Drive. The maximum building height limit at the proposed new boundary between the CMB and RHD zoning classifications is approximately 30 feet.

RESPONSE TO NOTIFICATION: Nothing in writing has been received as of the date of this report, although we are aware that some property owners in the Hunters Pointe Subdivision may protest.



DOMINION ADVISORS
AND GOLDEN AGE HOME
ASSISTED LIVING

11 W. ANNE STREET
ANN ARBOR, MI 48106

Dominion Advisors and Golden Age Home are in the feasibility phase for the development and assisted living / memory care facility for Golden Age Home. Dominion Advisors has the adjoining land (which is subject to the rezoning) under contract. Golden Age Home offers both assisted living and independent living in their current facility. The planned new facility will offer assisted living and memory care.

Dominion plans to build low rise apartments and/or townhomes, duplexes and single family homes on the site that is subject to the rezoning request. The planned residential facilities will provide housing options for independent living residents in general, as well as for residents currently living at Golden Age Home.

These housing concepts are allowed under the category of residential - high density (RHD) as per the current zoning regulations.

While we request the higher residential zoning category, it is our objective and goal to develop the site in harmony with the neighborhood and the City of Ann Arbor way of life.

Please contact us with any questions at

sewartz@dominionadvisors.com and nburnett@goldenagehome.com

We are soliciting your input and looking forward working with you.

Best Regards,

Nicole Burnett and Steffen Waltz

CITY OF

Lockhart TEXAS

ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Blayne Stansberry
DAY-TIME TELEPHONE 512/292-8000
E-MAIL blayne@stansberryengineering.com

ADDRESS PO Box 309
Manchaca, TX 78652

OWNER NAME Fermin T Islas & Mary A Islas
DAY-TIME TELEPHONE 512 376 8555
E-MAIL f_t_islas@yahoo.com

ADDRESS 1702 Meadow Lane
Lockhart, TX 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 221 W MLK Jr. Industrial Blvd

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 17.66 ACRE(S) LAND USE PLAN DESIGNATION Res Low Density/Comm Light-Med

EXISTING USE OF LAND AND/OR BUILDING(S) undeveloped/vacant

PROPOSED NEW USE, IF ANY multi family, duplex, townhome, retail

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RLD & CMB

TO PROPOSED ZONING CLASSIFICATION RHD

REASON FOR REQUEST Rezone RLD and portion of CMB to RHD to provide residential housing options to support the adjacent Golden Age Home redevelopment. Options include independent senior living apartments, garden apartments, patio homes, town homes, duplex, and/or single family.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

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

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 503.20 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Ferrin J. Lear

DATE 7/13/20

Mary A. Blair

7/13/20

OFFICE USE ONLY

ACCEPTED BY Don Gibson

RECEIPT NUMBER 949536

DATE SUBMITTED 7-16-20

CASE NUMBER ZC 20 . 09

DATE NOTICES MAILED 8-20-2020

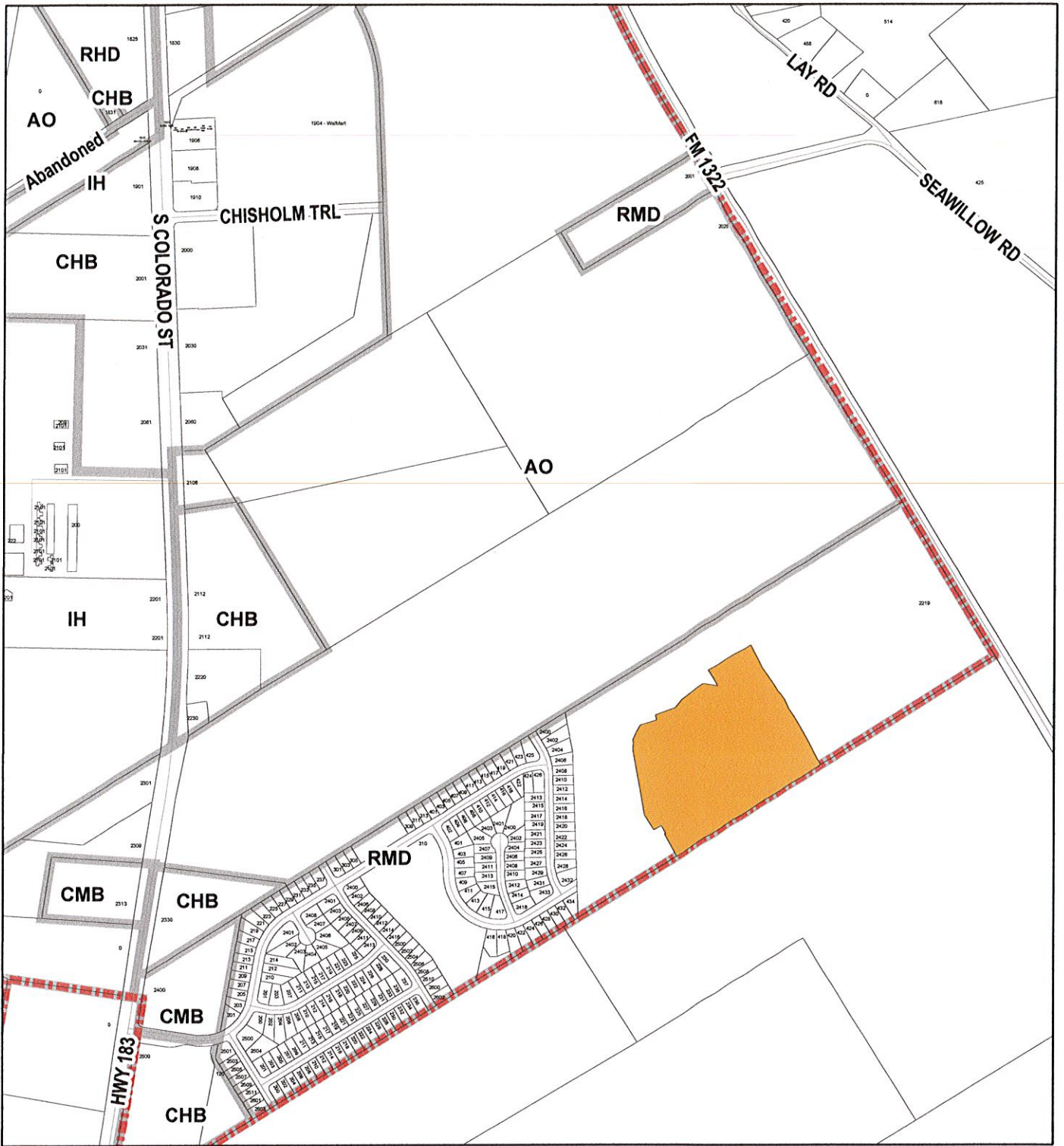
DATE NOTICE PUBLISHED 8-30-20

PLANNING AND ZONING COMMISSION MEETING DATE 8-12-20

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 8-18-20

DECISION _____



FP-20-01

**SUMMERSIDE SUBD
SECTION 3B**

FINAL PLAT



scale 1" = 800'



SUBJECT PROPERTY



ZONING



LOCKHART CITY LIMITS

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: August 5, 2020
PLANNING & ZONING COMMISSION DATE: August 12, 2020
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: See Compliance with Standards section below

CASE NUMBER: FP-20-01

BACKGROUND DATA

SURVEYOR: Garrett Cavaiuolo, Doucet & Associates, Inc.
ENGINEER: J. Keith Schauer, Doucet & Associates, Inc.
OWNER: Lockhart I Partners, Ltd.
SITE LOCATION: Southeast of approved Summerside Section 3A
SUBDIVISION NAME: Summerside Section 3B
SIZE OF PROPERTY: 16.036 acres
NUMBER OF LOTS: 77 single-family residential lots
EXISTING USE OF PROPERTY: Seasonal agriculture
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Summerside Section 3B is located within the interior and northeastern portion of Summerside Subdivision. This section is situated approximately 1,160 feet southwest of F.M. 1322 and abuts the east and southeast boundaries of the approved, but not yet recorded Summerside Section 3A. The proposal includes 77 single-family residential lots and four new public streets. In addition to the new streets, Thunderstorm Avenue will be extended approximately 850 feet through the southern portion of Section 3B, from Section 3A to the street's termination at the Fullmoon Drive intersection. The preliminary plat was approved by the Planning and Zoning Commission on September 12, 2018.

NEIGHBORHOOD COMPATIBILITY: At the present time, Summerside Section 3B is surrounded by agricultural uses in all directions, save for the future development of Section 3A. The existing developed Section 2 is located approximately 525 feet to the southwest. The greatest impact of the proposed development would be increased traffic on F.M. 1322 and South Colorado Street. However, development of Section 3A will provide connectivity between these two arterial streets via the Thunderstorm Avenue extension and Halfmoon Drive construction, and result in two ingress/egress points for the subdivision.

FORM AND CONTENT: The plat conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The plat complies with all applicable standards, including the provision of public sidewalks. As noted in the attached letter dated February 21, 2020, the City Engineer has approved the engineering plans. The approval notes a condition that the applicant provide written approval of the electrical design from Bluebonnet Electrical Co-op, prior to beginning construction of the subdivision improvements.

CONCURRENT VARIANCES REQUESTED: None.



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

February 21, 2020

Mr. Dan Gibson, City Planner
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

RE: Summerside Subdivision, Section 3-B Review

Dear Dan:

TRC is in receipt of the following items for the above reference subdivision.

1. Civil construction drawings dated February 10, 2020.
2. Other supporting documents submitted with the civil construction drawings:
Comment Response Letter and Sewer Calculations.

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.

Note that approval of the electrical design from Bluebonnet Electric Coop (BEC) has not yet been submitted but is required prior to the beginning of construction.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "JD", written over a light blue horizontal line.

Jeff Dahm, P.E.
Project Manager

CC: Keith Schauer, PE, Doucet & Associates
Victor Ostiguin, EIT, Doucet & Associates
Kevin Waller, Assistant City Planner, City of Lockhart
Sean Kelley, Director of Public Works, City of Lockhart

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 Garrett Cavaiuolo

DAY-TIME TELEPHONE (512) 583-7643

E-MAIL gcavaiuolo@doucetengineers.com

ENGINEER NAME Keith Schauer, P.E.

DAY-TIME TELEPHONE (512) 583-2672

E-MAIL kschauer@doucetengineers.com

OWNER NAME Lockhart Partners I, LTD.

DAY-TIME TELEPHONE (512) 844-6781

E-MAIL dbraun21363@yahoo.com

ADDRESS Doucet & Associates Inc.

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS Doucet & Associates Inc.

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

ADDRESS 3595 Schuelke Road

Niederwald, TX 78640

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Summerside Section 3B

ADDRESS OR GENERAL LOCATION US 183 South at Summerside Drive

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 16.036 ACRE(S) PROPOSED NUMBER OF LOTS 77

ZONING CLASSIFICATION(S) Residential Medium Density

PROPOSED USE OF LAND Single Family Residentail

SUBMITTAL REQUIREMENTS

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

IF THE APPLICATION IS FOR AN AMENDING PLAT OR REPLAT/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, Replat/Resubdivision Plats, and Minor Plats are considered the same as Final Plats for the purpose 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.

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

Two copies after initial staff reviews for amending and minor plats.

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

FEE, AS FOLLOWS (NO FEE FOR VARIANCES, APPEALS, SUBDIVISION DEVELOPMENT PLANS, OR DEVELOPMENT PLATS):

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$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 is automatically extended for an additional 30 days. 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 Keith Schauer
Digitally signed by Keith Schauer
DN: dc=com, dc=doucetandassociates, dc=int,
ou=Users-Austin Corp, cn=Keith Schauer
Date: 2020.05.08 11:18:35 -0500

PRINTED NAME Keith Schauer

DATE May 8, 2020

TELEPHONE 512-583-2672

PLAT APPROVAL PERIODS

A preliminary plat approval period expires if a final plat 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 any required infrastructure construction is not begun within 12 months of approval. Upon written request received prior to the expiration, one six-month extension may be considered by the City Planner.

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) _____ 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 939966

DATE SUBMITTED 5/27/20 CASE NUMBER FP - 20 - 01

DATE APPLICATION IS DEEMED COMPLETE 7/13/20

DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 8/12/20

DECISION _____

CONDITIONS _____

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 Cooperative

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes No