

**PP-21-06**

**LOCKHART FARMS**

**1800-2000 BLK W SAN ANTONIO ST**



 **Subject Property**

scale 1" = 500'



UNION PACIFIC RR (Hwy 142)

WINDRIDGE DR N

W SAN ANTONIO ST

BORCHERT DR

WINDSOR BLVD

W SAN ANTONIO ST (HWY 142)

CITY LINE RD



## CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner

*KW*

CASE NUMBER: PP-21-06

REPORT DATE: October 22, 2021

PLANNING & ZONING COMMISSION DATE: October 27, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: See Form and Content and Compliance with Standards sections below

## BACKGROUND DATA

APPLICANT AND OWNER: Paul Leventis, Lockhart Land Group, LLC

ENGINEER: Tim Wolff, P.E., Bleyl Engineering

SURVEYOR: Nathan Kerr, P.L.S., Kerr Surveying, LLC

SITE LOCATION: North side of 1800 to 2000 Block West San Antonio Street

PROPOSED SUBDIVISION NAME: **Lockhart Farms Addition**

SIZE OF PROPERTY: 58.62 acres

NUMBER OF LOTS: 147 single-family residential lots, one multi-family lot, two commercial lots, and 10 drainage and common area lots

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATIONS: RMD (Residential Medium Density District), RHD (Residential High Density District) and CMB (Commercial Medium Business District)

## ANALYSIS OF ISSUES

**PROPOSED DEVELOPMENT:** The Lockhart Farms Addition Preliminary Plat and Subdivision Development Plan includes 147 proposed single-family residential lots, one multifamily lot, two commercial lots, and 10 drainage and common area lots to be owned and maintained by an Homeowners' Association, which will be developed in two sections. Seven new public streets are proposed, along with an extension of Windsor Boulevard that will connect the existing segment in The Stanton Development to the west with the future Hansford Subdivision to the east. The Windsor Boulevard extension will generally follow the future collector street alignment through the subject property shown on the Lockhart 2020 Thoroughfare Plan Map. Sidewalks will be provided on one side of the internal streets, along both sides of the Windsor Boulevard extension and Mesquite Drive, and along the property's West San Antonio Street frontage. A five-foot wide public pedestrian trail will connect with the proposed trail in the Hansford Subdivision to the east and extend into the public access area and drainage lot at the north end of the development. Staff is currently discussing parkland and trail details with the applicant, the outcome of which will be shared at the Commission meeting. The subdivision will be served by a 12.24-acre joint detention area in the northern portion, which is proposed to be shared with the Hansford Subdivision and the future Phase 2 of The Stanton Development to the west. Due to the upcoming 60-day statutory deadline for a decision on the application and the fact that the plat is not yet clean, Staff either has the option of recommending denial to the Commission, or approval with conditions. Conditions of approval are recommended, as provided below.

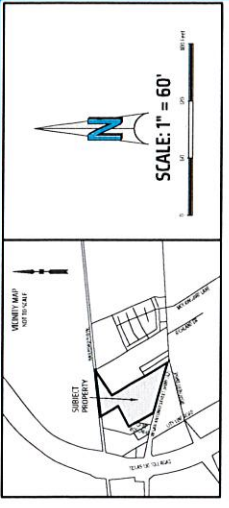
**NEIGHBORHOOD COMPATIBILITY:** The subject property is bordered to the east by the future Hansford Subdivision. The properties to the south, across West San Antonio Street, include commercial uses and the municipal court building. The properties to the west include The Stanton Development and the new Valero gas station. The property to the north, across the railroad tracks.

includes vacant land in agricultural use. The greatest impact of the proposed development would be increased traffic on abutting West San Antonio Street. However, the proposed subdivision at build-out will provide connectivity to The Stanton Development and the future Hansford Subdivision via the Windsor Boulevard extension. TxDOT will require a Traffic Impact Analysis, and depending upon the outcome of the review, may require a left-turn lane into the development from West San Antonio Street. Any turning lane improvements required by TxDOT must be constructed with the subdivision improvements of either Phases One or Two, as prescribed by TxDOT.

**FORM AND CONTENT:** With the following recommended conditions, the plat will comply with all minimum requirements for form and content: (1) Show the five-foot wide public pedestrian trail through the drainage lot identified as D-4 on the plat drawing for public access; (2) Connect the trail to the proposed Hansford trail connection across the north boundary of drainage lot D-2; and (3) Extend the trail through the regional detention lot D-3 in a loop fashion, if still proposed. Note that the above trail modifications must be shown within an identified Public Access Easement.

**COMPLIANCE WITH STANDARDS:** With the following recommended conditions, the proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland: (1) Identify parkland area, or a combination of parkland and a fee in lieu thereof, on the plat drawing and addressed in the plat notes, as discussed with Planning Staff; (2) Revise Note 9 to read: "A parkland fee equivalent to 4.2 acres, based upon the Caldwell County Appraisal District's market value of the undeveloped property, will be paid..."; (3) Label the drainage lots as such on the plat drawing; and (4) Show the sidewalk graphically along the West San Antonio Street frontage of both commercial lots. The final engineering design must be completed prior to the Commission's consideration of the final plat for each phase, which is the next stage after the preliminary plat process.

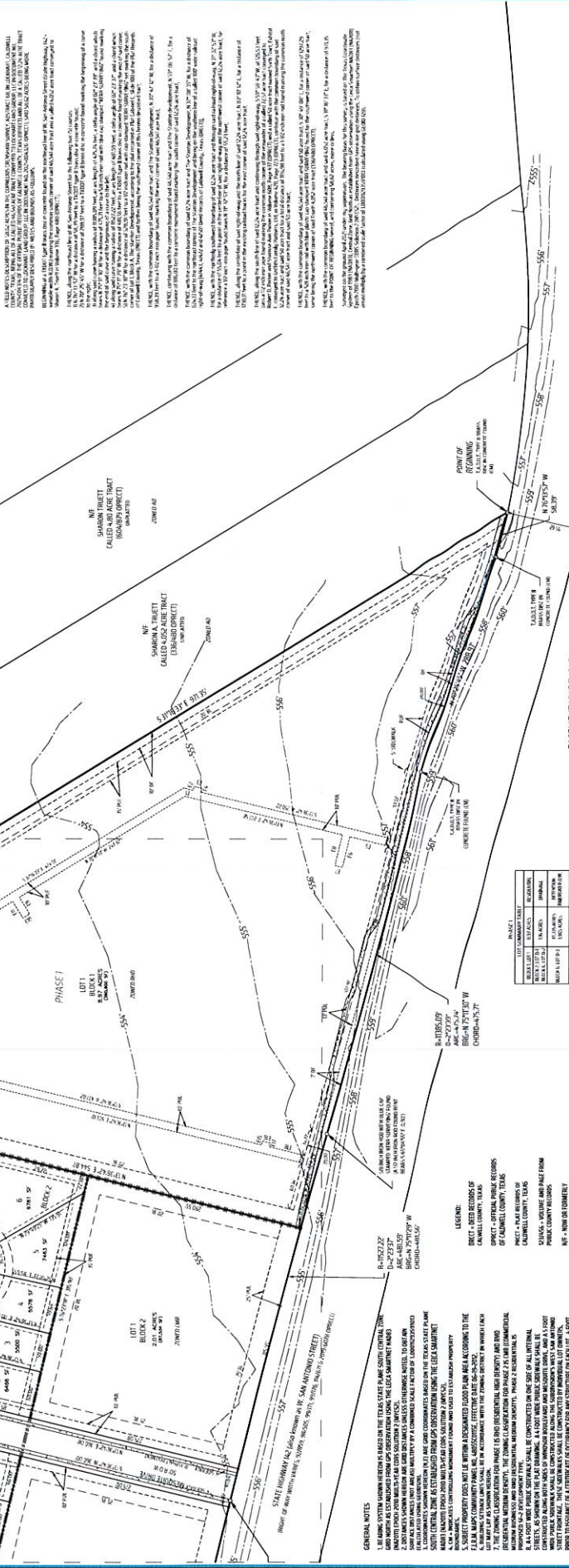
**CONCURRENT VARIANCES REQUESTED:** None



**SCALE: 1" = 60'**

**SHEET INDEX**

**NEIGHBORHOOD MAP**



**PRELIMINARY PLAT and SUBDIVISION DEVELOPMENT PLAN OF LOCKHART FARMS ADDITION PHASE 1 AND 2**

**58.62 ACRES, CORNELIUS CRENSHAW SURVEY, ABSTRACT 68 LOCKHART, CALDWELL COUNTY, TEXAS**

SCALE: 1"=60'-0" PLAT DATE: 08-04-2007

DATE OF RECORDING: 08-20-2007

PREPARED BY: KERR SURVEYING, LLC  
 4010 KERR AVENUE, SUITE 200  
 WAXAHACH, TEXAS 75165  
 TEL: 940.389.0100 FAX: 940.389.0101  
 WWW.KERRSURVEYING.COM

ENGINEER: STEVE BARNHILL  
 4010 KERR AVENUE, SUITE 200  
 WAXAHACH, TEXAS 75165  
 TEL: 940.389.0100 FAX: 940.389.0101  
 WWW.KERRSURVEYING.COM

APPROVED BY: [Signature]

**GENERAL NOTES**

1. ALL EASEMENTS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLAT SOUTH CENTRAL ZONE AND NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
2. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
3. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
4. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
5. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
6. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
7. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
8. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
9. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.
10. THE SHARON TRILETT TRACT (ABSTRACT 68) AND SHANDRA TRILETT TRACT (ABSTRACT 68) ARE SHOWN ON THE PLAT SOUTH CENTRAL ZONE AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SHARPNET NUMBER 21034310.

**EASEMENT LINE TABLE**

LINE	DESCRIPTION	LENGTH
1	1"=60'	1507'
2	1"=60'	1507'
3	1"=60'	1507'
4	1"=60'	1507'
5	1"=60'	1507'
6	1"=60'	1507'
7	1"=60'	1507'
8	1"=60'	1507'
9	1"=60'	1507'
10	1"=60'	1507'
11	1"=60'	1507'
12	1"=60'	1507'
13	1"=60'	1507'
14	1"=60'	1507'
15	1"=60'	1507'
16	1"=60'	1507'
17	1"=60'	1507'
18	1"=60'	1507'
19	1"=60'	1507'
20	1"=60'	1507'
21	1"=60'	1507'
22	1"=60'	1507'
23	1"=60'	1507'
24	1"=60'	1507'
25	1"=60'	1507'
26	1"=60'	1507'
27	1"=60'	1507'
28	1"=60'	1507'
29	1"=60'	1507'
30	1"=60'	1507'
31	1"=60'	1507'
32	1"=60'	1507'
33	1"=60'	1507'
34	1"=60'	1507'
35	1"=60'	1507'
36	1"=60'	1507'
37	1"=60'	1507'
38	1"=60'	1507'
39	1"=60'	1507'
40	1"=60'	1507'
41	1"=60'	1507'
42	1"=60'	1507'
43	1"=60'	1507'
44	1"=60'	1507'
45	1"=60'	1507'
46	1"=60'	1507'
47	1"=60'	1507'
48	1"=60'	1507'
49	1"=60'	1507'
50	1"=60'	1507'
51	1"=60'	1507'
52	1"=60'	1507'
53	1"=60'	1507'
54	1"=60'	1507'
55	1"=60'	1507'
56	1"=60'	1507'
57	1"=60'	1507'
58	1"=60'	1507'
59	1"=60'	1507'
60	1"=60'	1507'
61	1"=60'	1507'
62	1"=60'	1507'
63	1"=60'	1507'
64	1"=60'	1507'
65	1"=60'	1507'
66	1"=60'	1507'
67	1"=60'	1507'
68	1"=60'	1507'
69	1"=60'	1507'
70	1"=60'	1507'
71	1"=60'	1507'
72	1"=60'	1507'
73	1"=60'	1507'
74	1"=60'	1507'
75	1"=60'	1507'
76	1"=60'	1507'
77	1"=60'	1507'
78	1"=60'	1507'
79	1"=60'	1507'
80	1"=60'	1507'
81	1"=60'	1507'
82	1"=60'	1507'
83	1"=60'	1507'
84	1"=60'	1507'
85	1"=60'	1507'
86	1"=60'	1507'
87	1"=60'	1507'
88	1"=60'	1507'
89	1"=60'	1507'
90	1"=60'	1507'
91	1"=60'	1507'
92	1"=60'	1507'
93	1"=60'	1507'
94	1"=60'	1507'
95	1"=60'	1507'
96	1"=60'	1507'
97	1"=60'	1507'
98	1"=60'	1507'
99	1"=60'	1507'
100	1"=60'	1507'

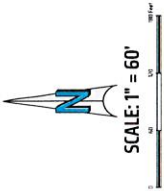


SCALE: 1" = 60'

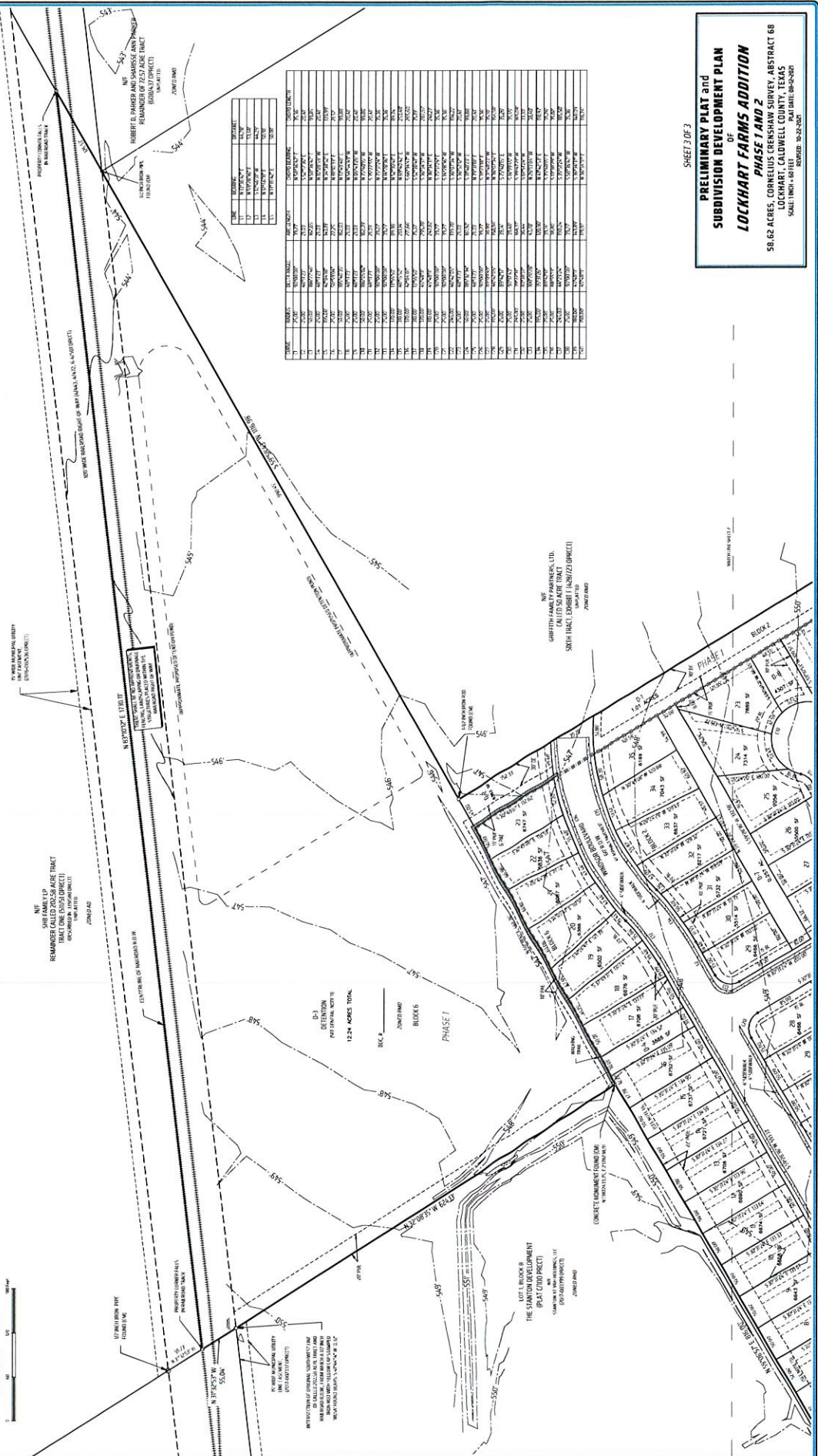
BY  
GRIFFIN FARM PARTNERS, LTD.  
CALLED AS ABOVE TRACT  
SIXTH TRACT EXHIBIT F (ASSETZ) (PROJECT)  
ZONING MAP



**SHEET 2 OF 3**  
**PRELIMINARY PLAT and**  
**SUBDIVISION DEVELOPMENT PLAN**  
**OF**  
**LOCKHART FARMS ADDITION**  
**PHASE 1 AND 2**  
58.62 ACRES, CORNELIUS CHENSHAW SURVEY, ABSTRACT 68  
LOCKHART, CALDWELL COUNTY, TEXAS  
SCALE: 1" = 60' (DATE: 08-22-2021)  
RECORDED: 10-22-2021



SCALE: 1" = 60'



TRAC	BEARING	DISTANCE
11	N 89°52'42" W	82.50'
12	N 89°52'42" W	82.50'
13	N 89°52'42" W	82.50'

TRAC	BEARING	DISTANCE	ACRES	AREA
11	N 89°52'42" W	82.50'	0.0000	0.0000
12	N 89°52'42" W	82.50'	0.0000	0.0000
13	N 89°52'42" W	82.50'	0.0000	0.0000
14	N 89°52'42" W	82.50'	0.0000	0.0000
15	N 89°52'42" W	82.50'	0.0000	0.0000
16	N 89°52'42" W	82.50'	0.0000	0.0000
17	N 89°52'42" W	82.50'	0.0000	0.0000
18	N 89°52'42" W	82.50'	0.0000	0.0000
19	N 89°52'42" W	82.50'	0.0000	0.0000
20	N 89°52'42" W	82.50'	0.0000	0.0000
21	N 89°52'42" W	82.50'	0.0000	0.0000
22	N 89°52'42" W	82.50'	0.0000	0.0000
23	N 89°52'42" W	82.50'	0.0000	0.0000
24	N 89°52'42" W	82.50'	0.0000	0.0000
25	N 89°52'42" W	82.50'	0.0000	0.0000
26	N 89°52'42" W	82.50'	0.0000	0.0000
27	N 89°52'42" W	82.50'	0.0000	0.0000
28	N 89°52'42" W	82.50'	0.0000	0.0000
29	N 89°52'42" W	82.50'	0.0000	0.0000
30	N 89°52'42" W	82.50'	0.0000	0.0000
31	N 89°52'42" W	82.50'	0.0000	0.0000
32	N 89°52'42" W	82.50'	0.0000	0.0000
33	N 89°52'42" W	82.50'	0.0000	0.0000
34	N 89°52'42" W	82.50'	0.0000	0.0000
35	N 89°52'42" W	82.50'	0.0000	0.0000
36	N 89°52'42" W	82.50'	0.0000	0.0000
37	N 89°52'42" W	82.50'	0.0000	0.0000
38	N 89°52'42" W	82.50'	0.0000	0.0000
39	N 89°52'42" W	82.50'	0.0000	0.0000
40	N 89°52'42" W	82.50'	0.0000	0.0000
41	N 89°52'42" W	82.50'	0.0000	0.0000
42	N 89°52'42" W	82.50'	0.0000	0.0000
43	N 89°52'42" W	82.50'	0.0000	0.0000
44	N 89°52'42" W	82.50'	0.0000	0.0000
45	N 89°52'42" W	82.50'	0.0000	0.0000
46	N 89°52'42" W	82.50'	0.0000	0.0000
47	N 89°52'42" W	82.50'	0.0000	0.0000
48	N 89°52'42" W	82.50'	0.0000	0.0000
49	N 89°52'42" W	82.50'	0.0000	0.0000
50	N 89°52'42" W	82.50'	0.0000	0.0000
51	N 89°52'42" W	82.50'	0.0000	0.0000
52	N 89°52'42" W	82.50'	0.0000	0.0000
53	N 89°52'42" W	82.50'	0.0000	0.0000
54	N 89°52'42" W	82.50'	0.0000	0.0000
55	N 89°52'42" W	82.50'	0.0000	0.0000
56	N 89°52'42" W	82.50'	0.0000	0.0000
57	N 89°52'42" W	82.50'	0.0000	0.0000
58	N 89°52'42" W	82.50'	0.0000	0.0000
59	N 89°52'42" W	82.50'	0.0000	0.0000
60	N 89°52'42" W	82.50'	0.0000	0.0000
61	N 89°52'42" W	82.50'	0.0000	0.0000
62	N 89°52'42" W	82.50'	0.0000	0.0000
63	N 89°52'42" W	82.50'	0.0000	0.0000
64	N 89°52'42" W	82.50'	0.0000	0.0000
65	N 89°52'42" W	82.50'	0.0000	0.0000
66	N 89°52'42" W	82.50'	0.0000	0.0000
67	N 89°52'42" W	82.50'	0.0000	0.0000
68	N 89°52'42" W	82.50'	0.0000	0.0000
69	N 89°52'42" W	82.50'	0.0000	0.0000
70	N 89°52'42" W	82.50'	0.0000	0.0000
71	N 89°52'42" W	82.50'	0.0000	0.0000
72	N 89°52'42" W	82.50'	0.0000	0.0000
73	N 89°52'42" W	82.50'	0.0000	0.0000
74	N 89°52'42" W	82.50'	0.0000	0.0000
75	N 89°52'42" W	82.50'	0.0000	0.0000
76	N 89°52'42" W	82.50'	0.0000	0.0000
77	N 89°52'42" W	82.50'	0.0000	0.0000
78	N 89°52'42" W	82.50'	0.0000	0.0000
79	N 89°52'42" W	82.50'	0.0000	0.0000
80	N 89°52'42" W	82.50'	0.0000	0.0000
81	N 89°52'42" W	82.50'	0.0000	0.0000
82	N 89°52'42" W	82.50'	0.0000	0.0000
83	N 89°52'42" W	82.50'	0.0000	0.0000
84	N 89°52'42" W	82.50'	0.0000	0.0000
85	N 89°52'42" W	82.50'	0.0000	0.0000
86	N 89°52'42" W	82.50'	0.0000	0.0000
87	N 89°52'42" W	82.50'	0.0000	0.0000
88	N 89°52'42" W	82.50'	0.0000	0.0000
89	N 89°52'42" W	82.50'	0.0000	0.0000
90	N 89°52'42" W	82.50'	0.0000	0.0000
91	N 89°52'42" W	82.50'	0.0000	0.0000
92	N 89°52'42" W	82.50'	0.0000	0.0000
93	N 89°52'42" W	82.50'	0.0000	0.0000
94	N 89°52'42" W	82.50'	0.0000	0.0000
95	N 89°52'42" W	82.50'	0.0000	0.0000
96	N 89°52'42" W	82.50'	0.0000	0.0000
97	N 89°52'42" W	82.50'	0.0000	0.0000
98	N 89°52'42" W	82.50'	0.0000	0.0000
99	N 89°52'42" W	82.50'	0.0000	0.0000
100	N 89°52'42" W	82.50'	0.0000	0.0000

SHEET 3 OF 3  
**PRELIMINARY PLAT and**  
**SUBDIVISION DEVELOPMENT PLAN**  
**OF**  
**LOCKHART FARMS ADDITION**  
**PHASE 1 AND 2**  
 58.62 ACRES, CORNELIUS CRENSHAM SURVEY, ABSTRACT 68  
 LOCKHART, CALDWELL COUNTY, TEXAS  
 SCALE: 1" = 60' (SEE NOTE 18)  
 REVISION: 08-27-2025

# 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	<u>KERR Surveying</u>	ADDRESS	<u>409 N. Texas Ave.</u>
DAY-TIME TELEPHONE	<u>979-268-3195</u>		<u>Bryan, Texas 77803</u>
E-MAIL	<u>nathan@kerrsurveying.net</u>		
ENGINEER NAME	<u>Bleyl Engineering</u>	ADDRESS	<u>1722 Broadmoor Dr.</u>
DAY-TIME TELEPHONE	<u>979-268-1125</u>		<u>Suite 210</u>
E-MAIL	<u>twolff@bleylengineering.com</u>		<u>Bryan, Texas 77802</u>
OWNER NAME	<u>Lockhart Land Group, LLC</u>	ADDRESS	<u>1722 Broadmoor Dr.</u>
DAY-TIME TELEPHONE	<u>979-255-2407</u>		<u>Suite 220</u>
E-MAIL	<u>paul@brazostrace.com</u>		<u>Bryan, Texas 77802</u>

### TYPE OF APPLICATION

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

### PROPERTY

SUBDIVISION NAME Lockhart Farms <sup>Addition</sup>  
1800-2000 Block W. San Antonio St.  
ADDRESS OR GENERAL LOCATION Cornelius Crenshaw Survey, Abstract 68  
LOCATED IN  CITY LIMITS     ETJ (COUNTY)     PDD  
TOTAL LAND AREA 58.62 ACRE(S)    PROPOSED NUMBER OF LOTS 160  
ZONING CLASSIFICATION(S) RHD, RMD, and CMB  
PROPOSED USE OF LAND one Multi-family, 147 <sup>lot</sup> lots, and 2 Commercial lots  
single-family



# **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).

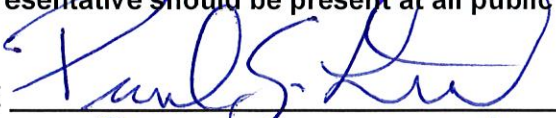
Two copies after initial staff reviews for amending and minor plats.

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 

DATE 8/17/21

PRINTED NAME Paul J. Leventis

TELEPHONE (979) 255-2407

## 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) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) \_\_\_\_\_

REQUESTED VARIANCE(S) \_\_\_\_\_

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

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

## OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01024176

DATE SUBMITTED 8-17-21

CASE NUMBER PP - 21 - 06

DATE APPLICATION IS DEEMED COMPLETE 8/31/21

DATE NOTICES MAILED X

DATE NOTICE PUBLISHED X

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 10/27/21

DECISION \_\_\_\_\_



CONDITIONS \_\_\_\_\_



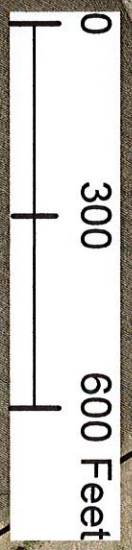
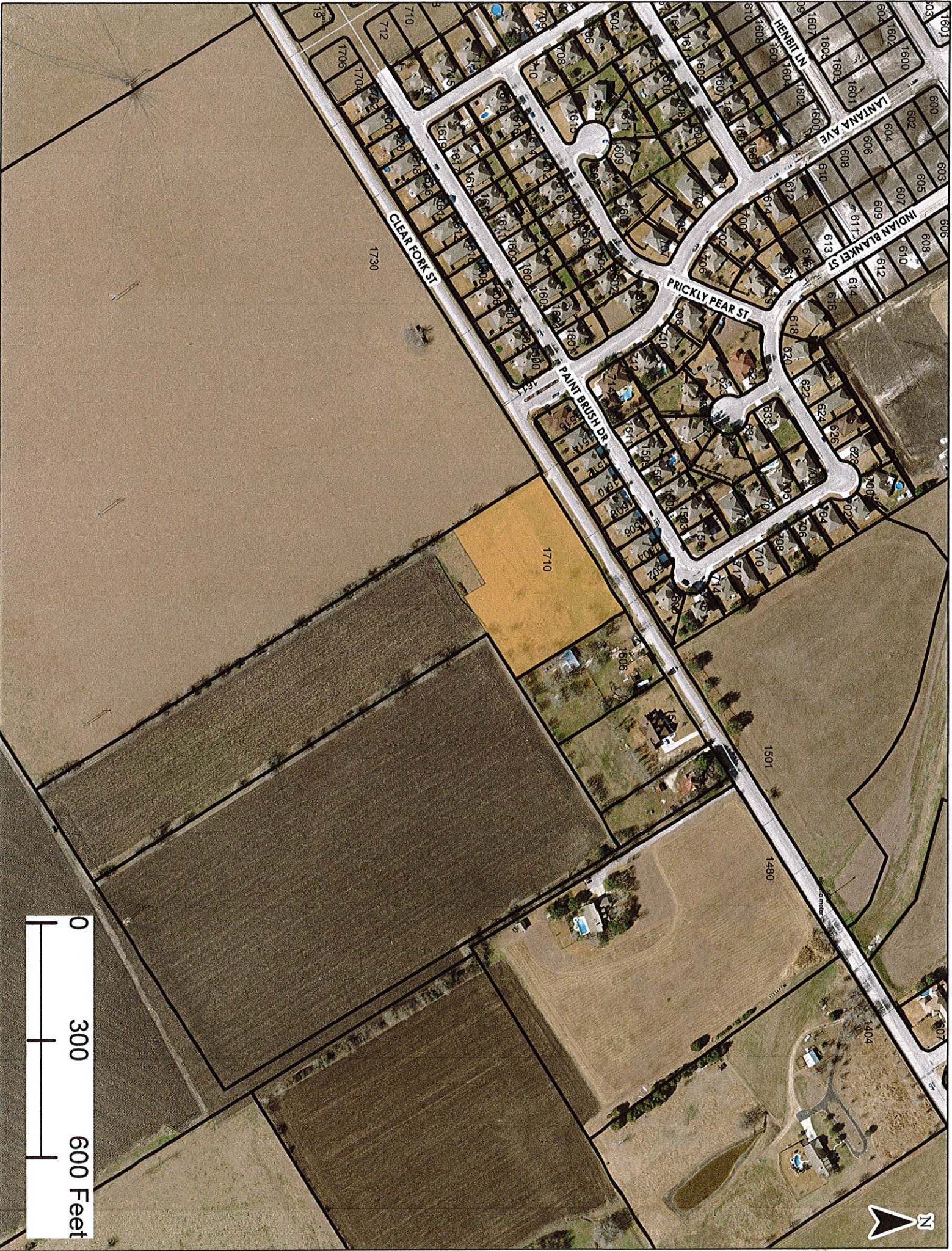
**FP-21-06**

CLEAR FORK RESERVE SECTION ONE

FINAL PLAT

-  SUBJECT PROPERTY
-  ZONING

scale 1" = 400'



## CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: FP-21-06

REPORT DATE: October 22, 2021

PLANNING & ZONING COMMISSION DATE: October 27, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITION: Addition of Plat Note addressing required fee in lieu of reconstruction of one side of Clear Fork Street abutting subject property

## BACKGROUND DATA

SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors

ENGINEER: R. Anne Gallup, P.E., Gallup Engineering

OWNER: John Grobelny, Grobeco, Inc.

SITE LOCATION: 1710 Clear Fork Street

SUBDIVISION NAME: **Clear Fork Reserve Section One**

SIZE OF PROPERTY: 2.960 acres

NUMBER OF LOTS: 11 single-family residential lots

EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use

ZONING CLASSIFICATION: RMD (Residential Medium Density District)

## ANALYSIS OF ISSUES

**PROPOSED DEVELOPMENT:** Clear Fork Reserve Section One is located on the southeast side of Clear Fork Street, approximately 150 feet northeast of that street's intersection with Lantana Avenue. This section will include 11 new single-family lots and two new public streets. The final plat was originally approved by the Commission on June 27, 2018. However, after the expiration of both the one-year approval period and a subsequent six-month extension period, the applicant has chosen to resubmit the final plat for approval, which is unchanged from the previous proposal. Sidewalks are proposed on one side of Vizcaya Way, which will ultimately be extended into Section Two, and are not proposed on Valencia Court, as it is less than 350 feet in length. A fee in lieu of parkland is proposed to be paid for Section One, while physical parkland is to be provided in Section Two. Due to Clear Fork Street's nonconforming paved width at this location with respect to its Collector Street designation, a condition of approval will require that a note be added to the plat specifying that a fee in lieu of reconstructing one side of the street for that portion abutting the subject property be paid prior to recordation of the final plat for Section One, in accordance with Subdivision Regulations Section 52-72(p). The fee has been calculated by the project engineer and is currently under review by the City Engineer.

**NEIGHBORHOOD COMPATIBILITY:** The Meadows at Clear Fork, Section One, consisting of single-family homes, is located across Clear Fork Street to the northwest. The adjacent property to the southwest of the subject property is vacant, that to the southeast is in agricultural use, and the property to the northeast, along Clear Fork Street, contains a single-family residence and accessory buildings. The Thoroughfare Plan map identifies a proposed extension of Lantana Avenue that parallels the property's southwest boundary, approximately 150 feet southwest of the boundary. The Sidewalk/Trail Plan identifies a future hike-and-bike trail crossing Clear Fork Street approximately 600 feet to the northeast of the subject property, oriented generally northwest/southeast where it crosses the street.

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

**COMPLIANCE WITH STANDARDS:** With the recommended condition of approval for a plat note addressing the fee in lieu of road reconstruction as discussed above, the plat will comply with all applicable standards. As noted in the attached letter dated April 9, 2018, the city engineer has approved the engineering plans, which have not changed since the Commission's original approval of the plat in 2018.

**CONCURRENT VARIANCES REQUESTED:** None

# Clear Fork Reserve Section One

A Resubdivision of a 2.960 acre tract of land out of Lot 3 in Block 1 of Capello Subdivision in the City of Lockhart, Caldwell County, Texas

## SURVEYORS NOTES:

- Flood zones shown are approximate and create no liability on the part of the surveyor and are based on a flood insurance rate map. The property shown lies in Flood Zone "X" according to FEMA Panel #40055CG0250E effective date June 19, 2012. Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain (no special flood hazard). This Flood Statement, as Determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be Increased by Man-Made or Natural Causes.
- Record owner of land: Grobecco Inc., 8872 Club Estates Way, Lake Worth FL 33467-5245
- Legal description of property: 10.786 acres Lot 3, Block 1, Capello Subdivision, as recorded in Volume 8 Page 104 of the Caldwell County Plat Records.
- Developer: Chateau Homes
- Surveyor of plat: Jerry Hinkle, R.P.L.S., #5459 Hinkle Surveyors, 1109 S. Main Street, Lockhart, Texas 78644 (512) 398-2000
- Engineer: R. Anne Gallup, P.E., Texas Registration No. 79435, Firm No. F 2284, Gallup Engineering, 174 S. Guadalupe Street, Suite 205, San Marcos, Texas 78666 (512) 392-3816
- Zoning of the property: Residential Medium Density District (RMD)
- Minimum Building Setbacks are as follows: Front Yard = 20 FT, Street Side-Yard Corner Lots = 15 FT, Rear-Yard = 10 FT.
- Houses constructed on Lots 1, 2, and 3 in Block 1 will face and take direct access from Valencia Court.
- The location of storm-water drainage detention facilities are shown on this plat. The direction of storm-water drainage and the size of the watershed for each detention pond is referenced on the preliminary stormwater management plan.
- Water and wastewater service for this subdivision will be provided by the City of Lockhart.
- Electrical service will be provided by the City of Lockhart and will be underground in this development.
- Gas service will be provided by Texas Gas, as required.
- Additional public street right-of-way (row) was dedicated along the Clear Fork Street frontage on Lot 3 in Block 1 of the Capello Subdivision.
- Proposed Street:
  - Vizcaya Way, 50-ft minor street right-of-way (row) with a 31' minimum paved street width.
  - Valencia Court, 50-ft minor street right-of-way (row) with a 31' minimum paved street width. Valencia Court is a dead end street with a cul-de-sac turnaround having an 80' paved diameter and 100' right-of-way (row) diameter.
- A public sidewalk at least four feet wide is to be constructed along the subdivision side of Clear Fork Street and the northeast side of Vizcaya Way. The developer will install the sidewalk along Clear Fork Street at the time that subdivision infrastructure is constructed, prior to final plat recordation. Lot owners will construct the sidewalk along the northeast side of Vizcaya Way prior to issuance of a certificate of occupancy for any building on the lot.
- A fee in the amount of \$1,720.31, in lieu of parkland dedication for Section One, will be paid to the City of Lockhart prior to the recording of this plat.

## LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of Lot 3 in Block 1 of Capello Subdivision as recorded in Plat Cabinet B Slide 104 of the Plat Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped 1/2" iron pin found (stamped "HINKLE SURVEYORS") used for basis of bearing in the North corner of the said Lot 3 and the West corner of Lot 2 in the said Block 1 and in the SE line of Clear Fork Street for the North corner this tract.

THENCE S 29°42'36" E with a NE line of the said Lot 3 and the SW line of the above mentioned Lot 2 2334.24 feet to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" in a reentrant corner of the said Lot 3 and the South corner of the said Lot 2 and in the SE line of a tract of land designated as Tract No. One called 15 acres and conveyed to Johnny H. Siemering by deed recorded in Volume 327 Page 445 of the Deed Records of Caldwell County, Texas for the most Southerly East corner this tract.

THENCE S 59°28'33" W with a SE line of the said Lot 3 and the apparent NW line of the above mentioned Siemering 15 acre tract at 138.57 feet to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" in the apparent West corner of the said Siemering 15 acre tract and an ell corner of the said Lot 3 and continue entering the said Lot 3 at 113.85 feet for a total distance of 252.42 feet to a capped 1/2" iron pin found stamped "HINKLE SURVEYORS" for an exterior corner this tract.

THENCE N 30°00'00" W 65.00 feet to a capped 1/2" iron pin set stamped "HINKLE SURVEYORS" for an ell corner this tract.

THENCE S 59°28'33" W 163.50 feet to a concrete monument set in the SW line of the said Lot 3 and the apparent NE line of a tract of land called 48.645 acres and conveyed to Linda Armstrong by deed recorded in Volume 167 Page 252 of the said Official Records, for the South corner this tract.

THENCE N 30°00'00" W with the SW line of the said Lot 3 and the apparent NE line of the above mentioned Armstrong tract 270.63 feet to a concrete monument found used for basis of bearing in the West corner of the said Lot 3 and the SE line of Clear Fork Street for the West corner this tract.

THENCE N 59°40'16" E with the SE line of Clear Fork Street and the NW line of the said Lot 3 437.56 feet to the place of beginning containing 2.960 acres of land more or less.

STATE OF TEXAS  
COUNTY OF CALDWELL

I, We the undersigned owner(s) of the land shown on this plat and described and designated as CLEAR FORK RESERVE SECTION ONE of the City of Lockhart, do hereby subdivide such property and dedicate to the use of the public forever, the streets and alleys shown hereon, and further reserve to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective systems in such easements.

DATE \_\_\_\_\_

John Grobecco (Representative)  
Grobecco Inc.  
8872 Club Estates Way  
Lake Worth, FL 33467-5245

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared John Grobecco, Representative of Grobecco Inc., known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purpose and considerations stated hereon.

My Commission Expires: \_\_\_\_\_

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Phillip Ruiz, Chairman of the Planning and Zoning Commission of the City of Lockhart, Texas certify that this plat was approved by the City of Lockhart on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Phillip Ruiz  
Chairman

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my supervision, is true and correct to the best of my knowledge and all required monuments and markers were properly placed under my supervision.

IN WITNESS THEREOF, my hand and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOT FOR PUBLIC RELEASE**

Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, R. Anne Gallup, a registered professional engineer, State of Texas, hereby certify that proper engineering considerations have been given to the design of engineering aspects of this subdivision in compliance with applicable city and state standards and regulations. IN WITNESS THEREOF, my hand and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

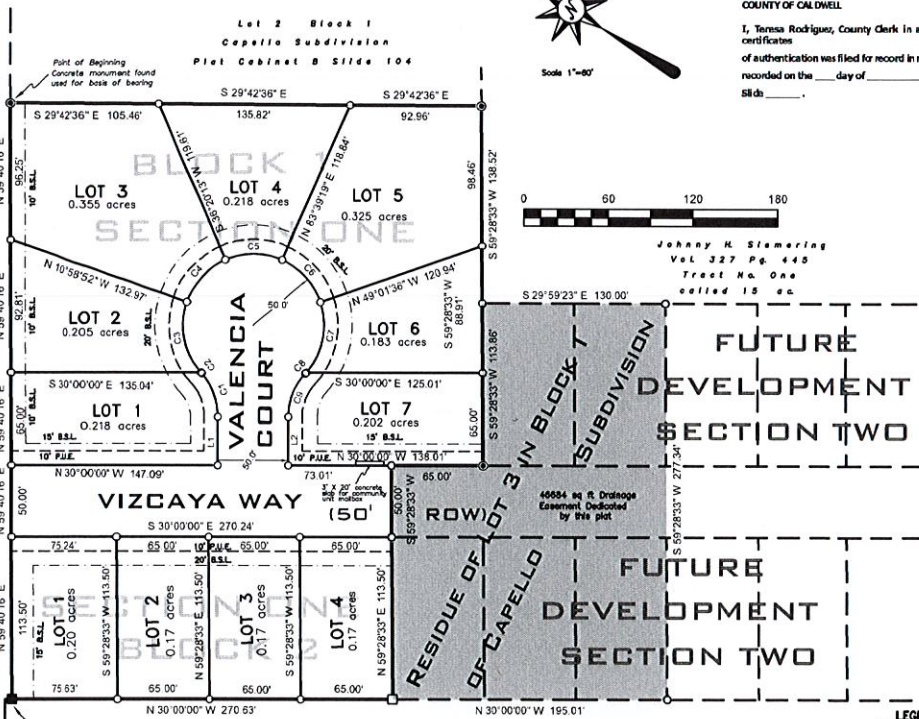
R. Anne Gallup  
Registered Professional  
Engineer #79435

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Plat Records of Caldwell County, Texas in Plat Cabinet \_\_\_\_\_ at 58th \_\_\_\_\_.

Teresa Rodriguez  
County Clerk

CLEAR FORK STREET (60' R.O.W.)



Scale 1"=60'

0 50 100 150 200

Johnny H. Siemering  
Vol 327 Pg. 445  
Tract No. One  
called 15 ac.



Vicinity Map  
Not to Scale

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
01	45.00	33.42	N 38°43'34" E	32.60
02	50.00	0.85	S 17°56'16" W	0.85
03	50.00	42.88	S 48°43'34" E	30.45
04	50.00	41.29	N 77°19'19" W	49.13
05	50.00	41.29	N 30°00'14" W	49.13
06	50.00	41.29	N 71°13'51" E	30.13
07	50.00	52.89	N 71°16'30" E	50.49
08	50.00	0.85	S 17°56'16" W	0.85
09	45.00	33.41	S 81°11'09" W	32.65

LINE	BEARING	DISTANCE
L1	N 60°00'00" E	33.94
L2	S 60°00'00" W	33.95

## LEGEND

- CAPPED 1/2" IRON PIN SET
- STAMPED "HINKLE SURVEYORS"
- CAPPED IRON PIN FOUND
- STAMPED "HINKLE SURVEYORS"
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT

Field Book: 46  
Drawn By: J.H. BS  
Job No: 2017282-2  
Drawing: 2017282-1  
Date: October 2021  
Word Date: Begn 02/01/2017  
Surveyed By: J.H. JOB  
Advised Date: Begn 02/01/2017



P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7873 Email: contact@hinklesurveyors.com Firm Registration No. 100896-00



T.B.P.E. #F-8632

505 East Huntland Drive  
Suite 250  
Austin, TX 78752

512.454.8716 PHONE  
512.454.2433 FAX

www.TRCSolutions.com

April 9, 2018

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

RE: Clear Fork Reserve Subdivision, Section One

Dear Dan:

TRC is in receipt of the following items for the above referenced subdivision:

1. Revised Construction Plans for water, sewer, streets, and drainage dated March 21, 2018, prepared by Gallup Engineering (received March 30, 2018).

TRC finds that the above items have been prepared in general conformance with the Lockhart Subdivision Code and Article III of the City of Lockhart Drainage and Flood Control Ordinance.

It is important to point out that due to the very flat terrain in the area and the design of the drainage facilities in Section 1, future Section 2 detention pond will most likely need a pump or a channel constructed to the east on private property to function properly. The City will not accept maintenance of a detention pond with a pump.

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

Sincerely,  
TRC Engineers, Inc.

Charles W. Scheler, P.E.  
Senior Project Manager

Cc: Vance Rogers, Lockhart City Manager  
R. Anne Gallup, Gallup Engineering

# 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

<b>SURVEYOR NAME</b> Hinkle Surveyors	<b>ADDRESS</b> 109 S Main St
512-398-2000	Lockhart TX 78644
DAY-TIME TELEPHONE contact@hinklesurveyors.com	
<b>ENGINEER NAME</b> R Ann Gallup, PE	<b>ADDRESS</b> 174 S. Guadalupe Street
512-392-3816	Suite 204
DAY-TIME TELEPHONE anne@gallupengineering.com	San Marcos TX 78666
<b>OWNER NAME</b> Chateau Homes Inc	<b>ADDRESS</b> 8872 Club Estates Way
561-385-2878	Lake Worth FL 33467
DAY-TIME TELEPHONE chateautx@gmail.com	
<b>E-MAIL</b>	

### TYPE OF APPLICATION

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

### PROPERTY

**SUBDIVISION NAME** Clear Fork Reserve

**ADDRESS OR GENERAL LOCATION** 1710 Clear fork Street, Lockhart TX 78644

**LOCATED IN**  CITY LIMITS     ETJ (COUNTY)     PDD

**TOTAL LAND AREA** 2.960 ACRE(S)    **PROPOSED NUMBER OF LOTS** 11

**ZONING CLASSIFICATION(S)** Residential Medium Density

**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 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.

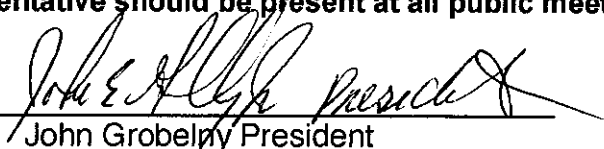
Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

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

  
John Grobelny President

7-25-2021

DATE

561-385-2878

PRINTED NAME

TELEPHONE

## 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) N/A OF THE SUBDIVISION REGULATIONS  
CURRENT ORDINANCE REQUIREMENT(S) \_\_\_\_\_

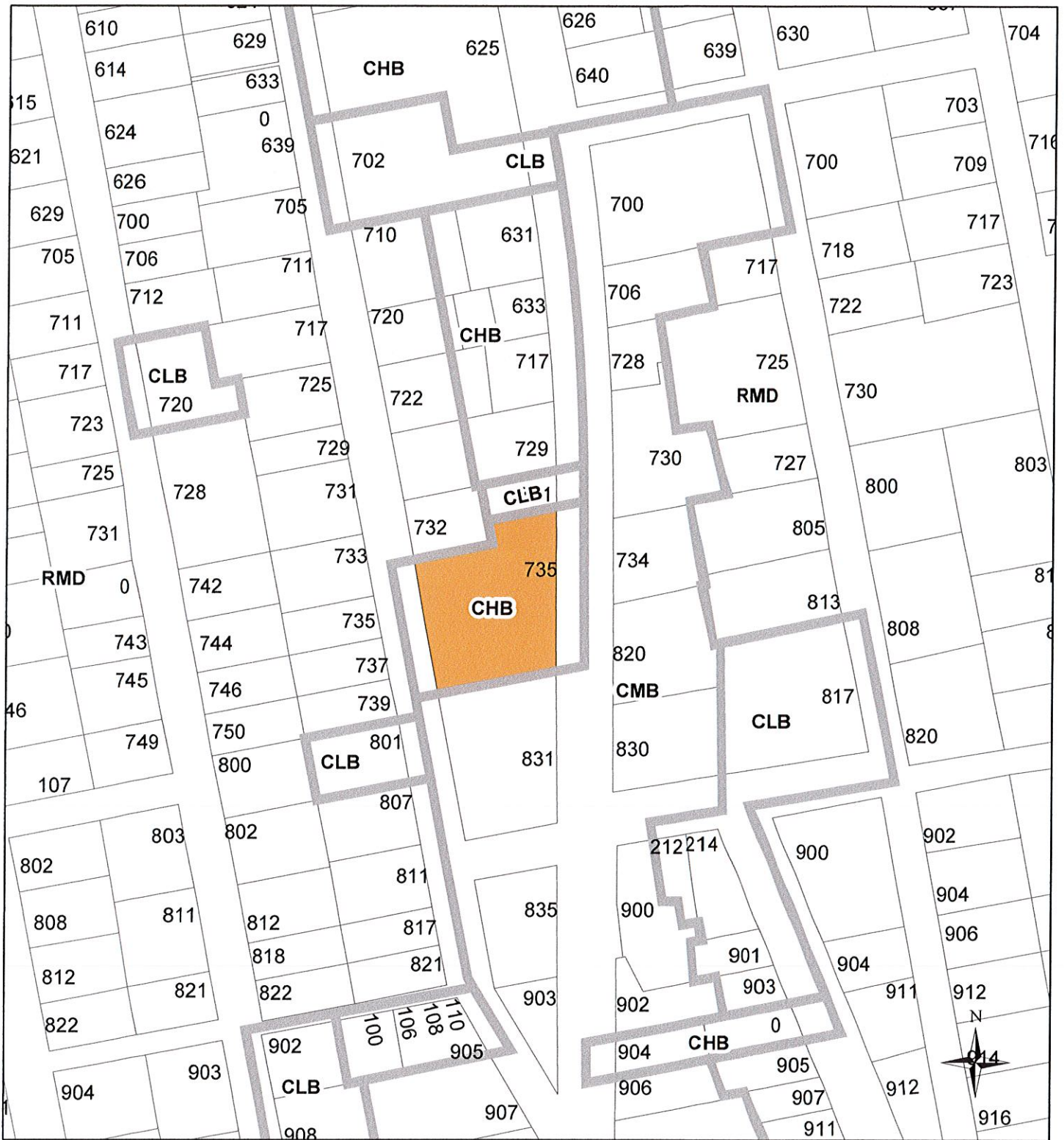
REQUESTED VARIANCE(S) \_\_\_\_\_

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

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

## OFFICE USE ONLY

ACCEPTED BY Don Gibson RECEIPT NUMBER 01025028  
DATE SUBMITTED 8-23-21 CASE NUMBER FP-21-06  
DATE APPLICATION IS DEEMED COMPLETE 9/7/21  
DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A  
(For certain Replats/Resubdivisions without vacating preceding plat)  
PLANNING AND ZONING COMMISSION MEETING DATE 10/27/21  
DECISION \_\_\_\_\_  
CONDITIONS \_\_\_\_\_



**FP-21-07**

BIGGIE SKY SUBDIVISION

FINAL PLAT

 SUBJECT PROPERTY

 ZONING

scale 1" = 200'



0 200 400 Feet



## CASE SUMMARY

---

STAFF CONTACT: Kevin Waller, Assistant City Planner

KW

CASE NUMBER: FP-21-07

REPORT DATE: October 22, 2021

PLANNING & ZONING COMMISSION DATE: October 27, 2021

STAFF RECOMMENDATION: ***Approval of both the Plat and requested Variance***

SUGGESTED CONDITIONS: None

## BACKGROUND DATA

---

SURVEYOR: Jerry Hinkle, P.L.S., Hinkle Surveyors

APPLICANT AND OWNER: Skylar Reeves

SITE LOCATION: 735 S. Colorado Street, 734 S. Commerce Street, and 738 S. Commerce Street

SUBDIVISION NAME: **Biggie Sky Subdivision**

SIZE OF PROPERTY: 0.921 acre

NUMBER OF PROPOSED LOTS: One

EXISTING USE OF PROPERTY: Office building and two single-family dwellings

ZONING CLASSIFICATION: CHB (Commercial Heavy Business District)

## ANALYSIS OF ISSUES

---

**PROPOSED DEVELOPMENT:** The applicant proposes to aggregate three unplatted properties into one. A Zoning Change (ZC-21-09) was approved by the City Council for the properties on July 6, 2021, at the Commission's recommendation, from the Commercial Light Business and Commercial Medium Business (CLB and CMB) zoning designations to the CHB classification. The Commission subsequently approved a Specific Use Permit (SUP-21-05) on August 11, 2021, to allow a bar and commercial outdoor entertainment venue. The subdivision proposal would normally allow a minor plat. However, a variance to the sidewalk requirement along South Commerce Street is requested, further discussed below, which requires review by the Commission and the final plat designation.

**NEIGHBORHOOD COMPATIBILITY:** The properties to the west of the subject properties, across South Commerce Street, are in single-family residential use, and a combination of single-family residential and commercial uses occur to the north. Commercial uses are located across South Colorado Street to the east, as well as on the adjacent property to the south. Neighborhood compatibility was addressed during the Commission's consideration of the Specific Use Permit, which was conditionally approved subject to certain business hours and sound baffling for the outdoor entertainment venue.

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

**COMPLIANCE WITH STANDARDS:** The plat complies with all applicable subdivision standards, except for a public sidewalk along the properties' South Commerce Street frontage. The applicant has requested a variance to the sidewalk requirement along South Commerce Street, as detailed below.

**CONCURRENT VARIANCE REQUESTED:** A variance is requested to the sidewalk requirement in Section 52-77(b) of the Subdivision Regulations for the properties' South Commerce Street frontage. The applicant states that she would like to wait on constructing the sidewalk until such time as the City requires that sidewalks be constructed in the area. Further, the applicant believes that a sidewalk along the South Commerce Street frontage, surrounded by properties without sidewalks on both sides of the street, would look out of place. Staff supports the variance, as there are no vacant properties nearby where the City would require sidewalks on future development of those properties. A sidewalk does currently exist along the property's South Colorado Street frontage.

The criteria for granting variances is set forth in Subdivision Regulations Section 52-3(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.

I'd like to request to wait on building the sidewalk until the city requires everyone around us to do the same so it doesn't look out of place or odd.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, the undersigned owner of the tract(s) of land shown on this plat designated as Tract 1 called 0.413 acres and Tract 2 called 0.213 acres and Tract 3 and recorded in Instrument # 2021-006179 of the Official Public Records of Caldwell County, Texas and described and designated as BIGGIE SKY SUBDIVISION in the City of Lockhart, Caldwell County, Texas do hereby subdivide such property and further reserve to the public all easements for the mutual use of all public utilities desiring to use the same; that any public utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements.

DATE \_\_\_\_\_

SKYLAR REEVES  
454 HOBBY HORSE ROAD  
LOCKHART, TEXAS 78644

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations stated hereon.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground and all monuments and markers were properly placed under my direct supervision and is true and correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOT FOR PUBLIC RELEASE

Jerry L. Hinkle  
Registered Professional  
Land Surveyor #5459

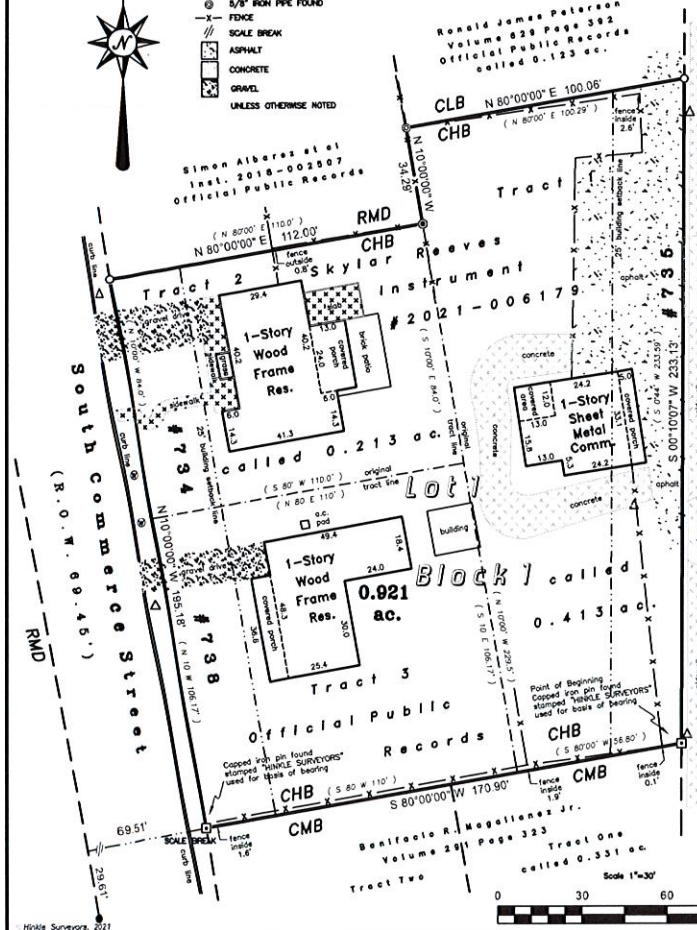
STATE OF TEXAS  
COUNTY OF CALDWELL

I, Philip Ruhl, Chairman of the Planning and Zoning Commission of the City of Lockhart, do hereby certify that this plat was approved by the City of Lockhart on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

LEGEND

- 1/2" IRON PIN FOUND
- CAPPED 1/2" IRON PIN SET
- STAMPED "HINKLE SURVEYORS" IN CONCRETE
- CAPPED IRON PIN FOUND
- STAMPED "HINKLE SURVEYORS" IN CONCRETE
- CHAIN LINK FENCE POST FOUND
- WATER METER
- EL. POLE
- 5/8" IRON PIPE FOUND
- X- FENCE
- X- SCALE BREAK
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ GRAVEL
- UNLESS OTHERWISE NOTED



# BIGGIE SKY SUBDIVISION

A subdivision of 0.921 acres out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas

## LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the city of Lockhart Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also all of three tracts of land designated as Tract 1 called 0.413 acres and Tract 2 called 0.213 acres and Tract 3 and conveyed to Skylar Reeves by deed recorded in Instrument #2021-006179 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing in the SE corner the above mentioned 0.413 acre tract and in the West line of S. Colorado Street (US Highway #183) and in the apparent NE corner of a tract of land called 0.331 acres designated as Tract One and conveyed to Bonifacio R. Magallanes Jr. by deed recorded in Volume 291 Page 323 of the Deed Records of Caldwell County, Texas for the SE corner this tract.

**THENCE S 80 degrees 00 minutes 00 seconds W** with the South line the said 0.413 acre tract in the South line the above mentioned Tract 3 and conveyed to the said Bonifacio R. Magallanes Jr. in the said Volume 291 Page 323 170.90 feet to a capped iron pin found stamped HINKLE SURVEYORS used for basis of bearing in the SW corner the said Tract 3 and in the East line of S. Commerce St. in the apparent NW corner the above mentioned Tract Two for the SW corner this tract.

**THENCE N 10 degrees 00 minutes 00 seconds W** with the West line the said Tract 3 and the West line the above mentioned Tract 2 called 0.213 acres and the East line of S. Commerce Street 195.18 feet to a capped 1/2" iron pin set in concrete stamped HINKLE SURVEYORS in the NW corner the said 0.213 acre tract and the apparent SW corner of a tract of land conveyed to Simon Alvarez by deed recorded in Instrument #2018-002507 of the said Official Public Records for a reentrant corner this tract.

**THENCE N 80 degrees 00 minutes 00 seconds E** with the North line the said 0.213 acre tract and the apparent South line the above mentioned Alvarez tract 112.00 feet to a chain link fence corner post found in the SE corner of the said Alvarez tract and the NE corner of the said 0.213 acre tract and the West line of the said 0.413 acre tract for an ell corner this tract.

**THENCE N 10 degrees 00 minutes 00 seconds W** with the East line of the said Alvarez tract and the West line of the said 0.413 acre tract 34.29 feet to a 5/8" iron pipe found in the NW corner the said 0.413 acre tract and the apparent SW corner of a tract of land called 0.123 acres and conveyed to Ronald James Peterson by deed recorded in Volume 629 Page 392 of the said Official Public Records for the most northerly NW corner this tract.

**THENCE N 80 degrees 00 minutes 00 seconds E** with the North line the said 0.413 acre tract and the apparent South line the above mentioned Peterson tract 100.06 feet to a capped 1/2" iron pin set in concrete stamped HINKLE SURVEYORS in the NE corner the said 0.413 acre tract and the SE corner the said Peterson tract and the West line of South Colorado Street for the NE corner this tract.

**THENCE S 00 degrees 10 minutes 07 seconds W** with the East line the said 0.413 acre tract and the West line of South Colorado Street 233.13 feet the place of BEGINNING containing 0.921 acres of land more or less.

STATE OF TEXAS  
COUNTY OF CALDWELL

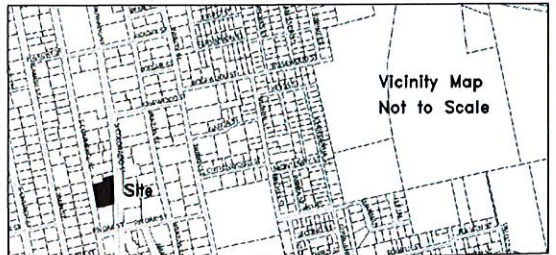
I, Teresa Rodriguez, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Plat Records of Caldwell County, Texas in Plat Cabinet \_\_\_\_\_ at Slide \_\_\_\_\_.

Teresa Rodriguez  
County Clerk, Caldwell County, Texas

### SURVEYORS NOTES:

- 1) The Lots shown lie in Flood Zone "X" according to FEMA Panel #48055C0120E effective date June 19, 2012. FLOOD ZONE "X" is as determined to be out of the 0.2% annual chance floodplain.
- 2) Lot 1, Block 1 is currently zoned Commercial Heavy Business (CHB) as shown on the plat drawing. Surrounding lots are zoned Commercial Light Business (CLB), Commercial Medium Business (CMB) and Residential Medium Density (RMD).
- 3) RECORD OWNERS OF LAND: Skylar Reeves  
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000  
DATE OF PREPARATION: September 2021  
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5459 PO Box 1027, Lockhart TX 78644 (512) 398-2000
- 4) Boundary Closure and Lot Closure: 1' in 311754'

(U.S. Highway #183)  
(80' R.O.W.) South Colorado Street



Field Book: d.c.	Drawn By: J.H. LH
Job No. 20211291	Drawing: 20211291.dwg
Date: September 2021	Word Data: Bgdn 09012021
Surveyed By: J.H. JOB	AutoCAD Date: Bgdn 09012021

**HINKLE SURVEYORS**  
P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



**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 Hinkle Surveyors ADDRESS 1109 S. Main  
DAY-TIME TELEPHONE 512.398.2000 Lockhart, 78644  
E-MAIL contact@hinklesurveyors.com

ENGINEER NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
DAY-TIME TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

OWNER NAME Skylar Reeves ADDRESS 458 Hobby Horse  
DAY-TIME TELEPHONE 713.305.7917 Lockhart, tx  
E-MAIL Skylar@SkylarReeves.com 78644

**TYPE OF APPLICATION**

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

**PROPERTY**

SUBDIVISION NAME Biggie Sky Subdivision  
ADDRESS OR GENERAL LOCATION 734 S. Commerce, 738 S. Commerce,  
735 S. Colorado St.  
LOCATED IN X CITY LIMITS    \_\_\_\_ ETJ (COUNTY)    \_\_\_\_ PDD  
TOTAL LAND AREA 0.921 ACRE(S)    PROPOSED NUMBER OF LOTS 1  
ZONING CLASSIFICATION(S) CHB  
PROPOSED USE OF LAND Commercial

# **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 

DATE 9.23.21

PRINTED NAME Skyler Reeves

TELEPHONE 713.305.7917

## 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) 52-77(b) OF THE SUBDIVISION REGULATIONS  
CURRENT ORDINANCE REQUIREMENT(S) Four-foot<sup>wide</sup> public sidewalk required  
along S. Commerce St. property frontage. Sidewalk existing along  
S. Colorado St. frontage.  
REQUESTED VARIANCE(S) requesting to walk on the sidewalk (for  
until city requires everyone for sidewalk - so it doesn't look  
strange.

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 Walker RECEIPT NUMBER 01031122  
DATE SUBMITTED 9/23/21 CASE NUMBER Fp-21-07  
DATE APPLICATION IS DEEMED COMPLETE 10/7/21  
DATE NOTICES MAILED N/A DATE NOTICE PUBLISHED N/A  
(For certain Replats/Resubdivisions without vacating preceding plat)  
PLANNING AND ZONING COMMISSION MEETING DATE 10/27/21  
DECISION \_\_\_\_\_  
CONDITIONS \_\_\_\_\_