

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, December 8, 2021
Municipal Building – Glosserman Room
308 W. San Antonio St.

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the November 17, 2021, meeting.
4. ZC-21-19 and PDD-21-02. Hold a PUBLIC HEARING and consider a request by Keith Schauer, P.E., on behalf of Jesco Construction, Inc., for a **Zoning Change** from *RMD Residential Medium Density District* to *PDD Planned Development District*, including a **PDD Development Plan** for the *Jesco Subdivision*, on 9.186 acres in the James George Survey, Abstract No. 9, located at 920 Trinity Street.
5. FP-21-11. Consider a request by Glenn Synnott for approval of a revised **Final Plat** for *Jesco Subdivision*, consisting of 9.186 acres in the James George Survey, Abstract No. 9, to be zoned PDD Planned Development District, and located at 920 Trinity Street.
6. ZC-21-20 and PDD-21-03. Hold a PUBLIC HEARING and consider a request by Jim Meredith, on behalf of Terry Kelley, for a **Zoning Change** from *RMD Residential Medium Density District* and *AO Agriculture-Open Space District* to *PDD Planned Development District*, including a **PDD Development Plan** for *Kelley Villas*, on 16.17 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1712 West San Antonio Street (SH 142).
7. PP-21-08. Consider a request by Jim Meredith, on behalf of Terry Kelley, for approval of a **Preliminary Plat** for *Kelley Villas Planned Development District*, consisting of 16.17 acres in the Cornelius Crenshaw Survey, Abstract No. 68, to be zoned PDD Planned Development District, and located at 1712 West San Antonio Street (SH 142).
8. PV-21-06. Consider a request by Bob McGee on behalf of the Opal McGee Estate for a **Variance** to *waive the requirement in Section 52-31(a) of the Subdivision Regulations for submittal and approval of a subdivision plat* to allow a temporary division of land ownership consisting of two acres out of an 83.873-acre tract in the Francis Berry Survey, Abstract No. 2, zoned RLD Residential Low Density District and AO Agricultural-Open Space District, and located at 612 State Park Road (FM 20).
9. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
10. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 10:30 AM on the 30th day of November, 2021.

**City of Lockhart
Planning and Zoning Commission
November 17, 2021**

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Rick Arnic, Ron Peterson, Chris St. Leger, Phil McBride

Member Absent: Manuel Oliva

Staff Present: Dan Gibson, Kevin, Waller, Christine Banda

Visitors/Citizens Addressing the Commission: Chris St. Ledger, Olga Delgado, Skylar Reeves, Josh Hazzard, Paul Leventis

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:04 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of October 27, 2021, meeting.

Commissioner Peterson moved to approve the October 27, 2021, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

4. SUP-21-09. Hold a PUBLIC HEARING and consider a request by Ron Peterson on behalf of Bashaboom Properties, LLC, for a Specific Use Permit to allow an existing house at 800 Plum Street to be designated as an Accessory Dwelling Unit-General upon construction of a new single-family dwelling at 511 South Rio Grande Street on the same property described as Part of Lots 5 and 6, Block 1, Mathis Addition, consisting of 0.321-acre zoned RMD Residential Medium Density District.

Mr. Gibson announced that the applicant was Commissioner Ron Peterson, who therefore had a conflict of interest and would refrain from participating in the discussion and vote on this item. Also, Commissioner Chris St. Ledger was assisting Dr. Peterson with the project and would also refrain from voting on the item, but would speak for Mr. St. Leger as the applicant. Mr. Gibson continued with the staff report by explaining that an existing older home on the property will become an accessory dwelling unit because the applicant proposes to build a new home on the subject property that is larger than the existing home. Both homes would have off-street parking meeting City standards. The older home is just under the size limit for an accessory dwelling unit – general.

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

Chris St. Ledger, of 205 Pecos Street, said he was representing the applicant, Bashaboom Properties, and was the general contractor for the project. He stated that both the new home and the existing home that was to become the accessory dwelling unit would meet all applicable City standards, including the special standards for an accessory dwelling unit – general.

Chair Ruiz asked for any other speakers.

Olga Delgado, of 816 West Live Oak Street, said she owned the property to the south of the subject property and wanted to learn more about what the specific use permit would allow. She was concerned about how the drainage on her property would be affected by construction of the new house next door. It was her opinion that the older home should be demolished and replaced with a new one.

Chair Ruiz asked Mr. Gibson to explain what an accessory dwelling unit was to Ms. Delgado.

Chair Ruiz asked if the applicant wanted to say anything else.

Chris St. Ledger said they do have a roof plan for the new house that proposes that the roof slopes drain to the front and back, and not to the south onto Ms. Delgado's lot. He added that they plan to renovate the existing house that is to become the accessory dwelling unit.

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

Mr. Gibson said that staff recommended approval.

Commissioner McBride moved to approve SUP-21-09. Commissioner Arnic seconded, and the motion passed by a vote of 4-0.

5. ZC-21-19 and PDD-21-02. Hold a PUBLIC HEARING and consider a request by Keith Schauer, P.E., on behalf of Jesco Construction, Inc., for a Zoning Change from RMD Residential Medium Density District to PDD Planned Development District, including a PDD Development Plan for the Jesco Subdivision, on 9.186 acres in the James George Survey, Abstract No. 9, located at 920 Trinity Street. [WITHDRAWN]
6. FP-21-07. Continue consideration of a request by Skylar Reeves for approval of a Final Plat for Biggie Sky Subdivision, consisting of 0.921 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned CHB Commercial Heavy Business District, and located at 735 South Colorado Street, including a Variance to waive the requirement in Section 52-77(b) of the Subdivision Regulations for a four-foot-wide public sidewalk along the South Commerce Street frontage. [Tabled 10-27-21]

Kevin Waller mentioned that this was the same plat that was tabled at the Commission's previous meeting. The applicant proposed to combine three parcels into one lot for a commercial development. He explained that the application also included a variance to the requirement to construct a four-foot wide sidewalk along South Commerce Street, where there were no existing sidewalks to connect to on the same side of the street as the subject property.

The Commission discussed the sidewalk issue.

Chair Ruiz asked the applicant to come forward.

Skylar Reeves, 458 Hobby Horse Road, and Josh Hazzard of 10000 Gail Road in Austin, stated that the property would look ridiculous having a sidewalk built with no connections to other segments. They said they had thought about constructing a walkway with crushed granite to be consistent with the theme of their proposed development. In general, they believed that sidewalks are useful, but in this case the money could be better used for other items associated with their project.

Chair Ruiz asked if there were any other speakers and, seeing or hearing from none, he asked for the staff recommendation.

Mr. Waller said that staff recommended approval of the plat and the variance.

Commissioner Arnic moved to approve of FP-21-07. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

Commissioner Lingvai moved to deny the variance for FP-21-07 waiving the requirement for a sidewalk along the South Commerce Street frontage. Commissioner McBride seconded, and the motion passed by a vote of 5-1 with Commissioner Peterson against.

7. FP-21-08. Consider a request by Paul Leventis for approval of a Final Plat for Lockhart Farms Addition, Phase 1, consisting of 22.44 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and RHD Residential High Density District, and located at 1911 West San Antonio Street (SH 142), including a Variance to waive the requirement in Section 52-35(a) of the Subdivision Regulations that the plat be accepted for consideration only if the engineering plans have been approved by the city engineer.

Mr. Waller explained that the plat was for Phase I of Lockhart Farms, which will share a regional detention facility with the proposed Hansford Subdivision adjacent to the east. He said a variance was requested because the applicant had a deadline for HUD financing. HUD requires that the plat be recorded by December, but the traffic impact analysis (TIA) and engineering is not yet complete for the project. He also added that the right-of-way width for Colorado Street is not shown correctly on the plat and should be corrected as a condition of approval of the plat.

Chair Ruiz asked the applicant to come forward.

Paul Leventis, of 9007 Sandstone Drive in College Station, said the Lockhart Farms subdivision will have park amenities comparable to the adjacent subdivision. It is labeled private park on the plat because they are paying the fee in lieu of dedicating land for a public park. Their financing has hard deadlines, and the last one for the year is in December. If they don't make it, they will have to wait another year and half to start the project. He explained the TIA is not ready because TxDOT is understaffed and behind on their projects. Most of the engineering is complete, but additional design work will be necessary to accommodate stormwater from the Stanton apartments, which will need additional detention for their planned expansion. They have proposed contributing to the regional detention facility on the Lockhart Farms property.

There was discussion about park improvements and the desire of the Commission to include a children's playscape.

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

Mr. Waller said staff recommended approval of the plat and variance subject to showing the Colorado Street right of way correctly, and adding a note to the plat that a playscape would be provided in the park location.

Commissioner McBride moved to approve of FP-21-07 with staff's recommendation. Commissioner Arnic 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 date is December 8th.

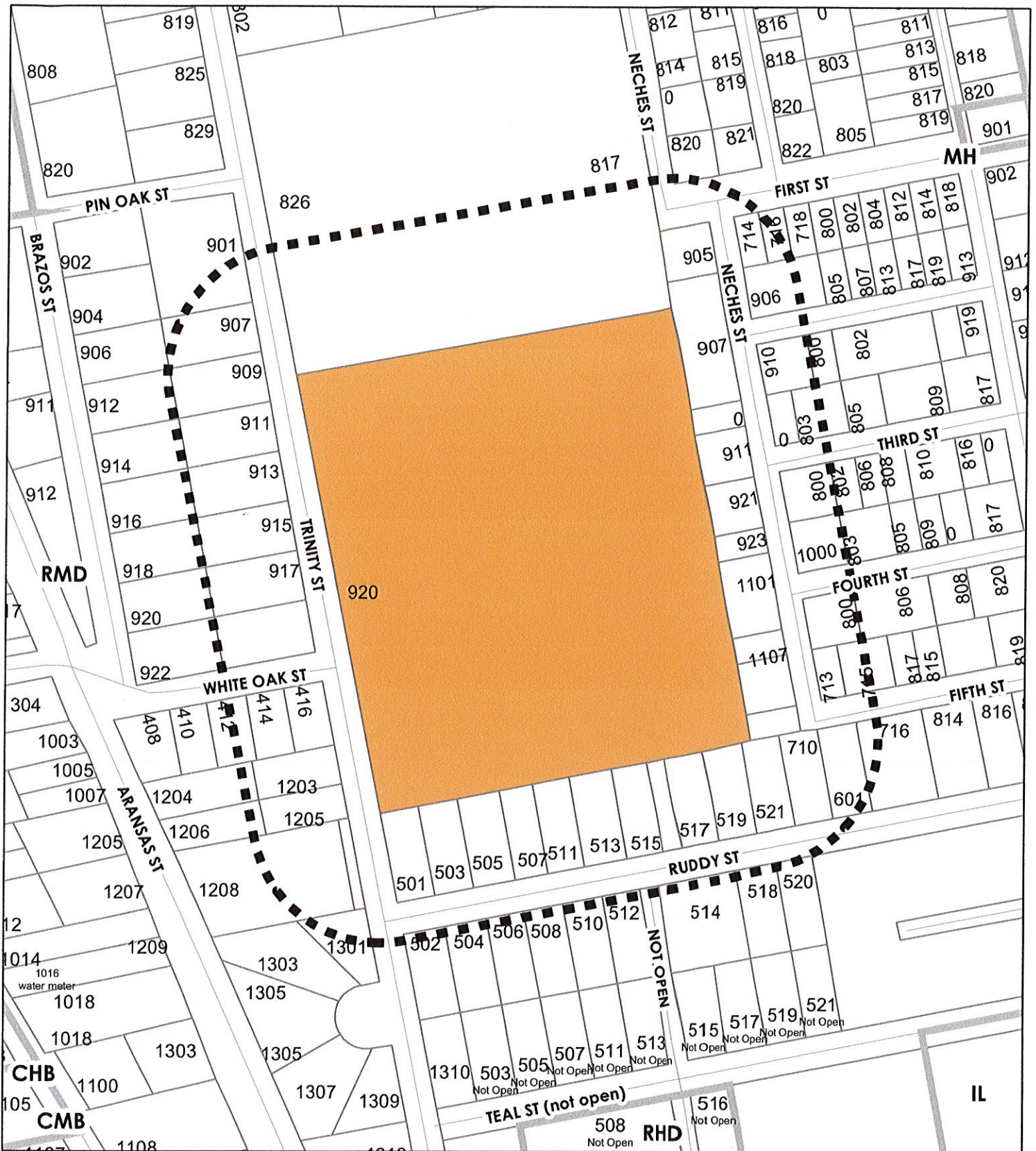
9. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:15 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



ZC-21-19 & PDD-21-02

JESCO SUBDIVISION

RMD TO PDD

920 TRINITY ST



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-19

REPORT DATE: December 4, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: December 8, 2021

CITY COUNCIL HEARING DATE: December 21, 2021

REQUESTED CHANGE: RMD to PDD

STAFF RECOMMENDATION: *Approval*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Keith Schauer, P.E.

OWNER: Jesco Construction, Inc.

SITE LOCATION: 920 Trinity Street

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 9.186 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Parks and Open Space*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: A duplex subdivision was originally proposed for the subject property, and a final plat was originally approved in February 2020, but it was never recorded because the public improvements were not constructed. A different type of development is now proposed that will essentially use the same street and lot layout that was previously approved, although the need for additional access easements requires revisions to the approved final plat. The current RMD zoning allows only one principal structure per lot, so one duplex building per lot complies with that limit. However, the new proposal is to have two detached single-family dwellings on most of the lots, which is not allowed because they would constitute more than one principal building on the same lot. The lots can't be simply divided so that each single-family dwelling would be on its own lot because the new lots would not meet the minimum width and area dimensions required in the RMD district. Because there is no other conventional residential district that would allow two or more detached dwellings on the size of lots in this proposed subdivision, the only option for allowing two or more detached residential dwellings per lot is the PDD classification, which accommodates developments that have unusual characteristics and may require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. Unlike conventional zoning classifications, which cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD development plan (PDD-21-02) and revised final plat (FP-21-11) were submitted with this zoning change application. The zoning change and PDD development plan must be considered concurrently since the zoning is conditional upon the project being developed as depicted on the plan.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family residential	RMD	<i>Medium Density Residential</i>
East	Single-family residential, including several manufactured homes	RMD	<i>Medium Density Residential</i>
South	Single-family residential	RMD	<i>Medium Density Residential</i>
West	Single-family residential	RMD	<i>Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts would be the development plan, which in this case shows a subdivision consisting of one single-family dwelling on one lot, two detached single-family dwellings on each of 29 lots, and three detached single-family dwellings on each of three lots. The total of 68 dwelling units on 9.186 acres results in a gross density of 7.4 units per acre, which is well within the medium density range. In terms of appearance and function, the proposed development is similar to the form and density of housing allowed in the surrounding RMD zoning district classification, which should result in a smooth transition.

ADEQUACY OF INFRASTRUCTURE: A new internal public street will be constructed to provide vehicular access to all lots and dwellings. Adequate City utility service is available.

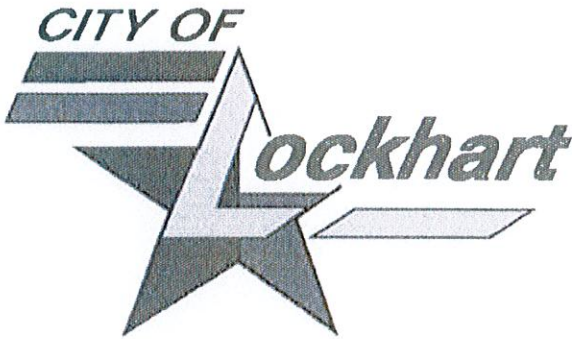
POTENTIAL NEIGHBORHOOD IMPACT: The proposed use and density is relatively consistent with the surrounding neighborhood, with the most significant difference being the that the form of housing will be condominium ownership where the owner/residents will own their individual structures, while all of the land area will be owned and maintained in common by a property owners' association. A privacy fence or other man-made barrier is not proposed around the perimeter of the subdivision, but there are existing scattered trees along the north and south boundaries, as well as dense vegetation along almost the entire east boundary, that do provide some buffering.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed PDD zoning is consistent with the *Medium Density Residential* designation for the property on the Land Use Plan map.

ALTERNATIVE CLASSIFICATIONS: None more appropriate.

RESPONSE TO NOTIFICATION: This item was previously withdrawn primarily due to the PDD development plan not being ready yet, and the need to submit a revised final plat that became apparent during the review of the development plan. However, it was listed on the Commission's November 17th agenda because it had been withdrawn after the public hearing notices had been sent. There have been several telephone inquires both before and after that meeting, and there appeared to be citizens present who had planned to speak regarding this proposed project.

STAFF RECOMMENDATION: Approval.



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 <u>Keith Schauer, P.E.</u>	ADDRESS <u>Doucet & Associates, Inc.</u>
DAY-TIME TELEPHONE <u>521-583-2672</u>	<u>829 St. Joseph Street</u>
E-MAIL <u>kschauer@doucetengineers.com</u>	<u>Gonzales, TX 78929</u>
OWNER NAME <u>Jesco Construction, Inc.</u>	ADDRESS <u>Glenn Synnott</u>
DAY-TIME TELEPHONE _____	<u>P.O. Box 17066</u>
E-MAIL <u>glenn@domainindustries.com</u>	<u>Austin, TX 78760-7066</u>
<u>james@domainindustries.com</u>	

PROPERTY

ADDRESS OR GENERAL LOCATION Trinity Street

LEGAL DESCRIPTION (IF PLATTED) Jesco Subdivision *Meters & bounds (plat not yet recorded)*

SIZE 9.186 ACRE(S) LAND USE PLAN DESIGNATION Parks and Open Space

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant

PROPOSED NEW USE, IF ANY Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION RMD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST To allow flexibility in layout of single family dwellings and to allow multiple single family dwellings on a single lot.

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 \$ 334 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 *Allen Synnott*
Jesco Construction, Inc.

DATE 11-16-21

OFFICE USE ONLY

ACCEPTED BY *Kevin Waller*

RECEIPT NUMBER 1635413

DATE SUBMITTED 11-17-21

CASE NUMBER ZC - 21 - 19

DATE NOTICES MAILED 11-22-2021

DATE NOTICE PUBLISHED 11-25-2021

PLANNING AND ZONING COMMISSION MEETING DATE 12-8-21

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 12-21-21

DECISION _____

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: PDD-21-02

REPORT DATE: December 3, 2021

PLANNING & ZONING COMMISSION DATE: December 8, 2021

CITY COUNCIL DATE: December 21, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

PLANNING & ZONING COMMISSION ACTION:

BACKGROUND DATA

ENGINEER: Keith Schauer, P.E., Doucet & Associates, Inc.

SURVEYOR: Chris Terry, P.L.S., Doucet @ Associates, Inc.

OWNER: Glenn Synnott, Jesco Construction, Inc.

SITE LOCATION: 920 Trinity Street

SUBDIVISION NAME: Jesco Subdivision

SIZE OF PROPERTY: 9.186 acres

NUMBER OF LOTS: 33 residential lots, one parkland lot, and one combined stormwater detention and park/open-space lot

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATIONS: RMD (proposed to be rezoned to PDD)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This development plan accompanies the Zoning Change request (ZC-21-19) from RMD to PDD, as well as the Preliminary Plat (FP-21-11), for the same property. Unlike conventional zoning classifications, which cannot have conditions attached, the Planned Development District (PDD) classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD zoning classification is intended to accommodate developments that have unusual characteristics that might require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan. This proposal is for a total of 68 detached condominium dwelling units, where the owner/residents will own their individual structures, while all of the land area will be owned and maintained in common by a property owners' association. The individual dwellings will be narrow, two-story buildings with garages, as illustrated in the lower left-hand corner of the development plan. The parkland on Lot 1, Block B, and the combined stormwater detention and park/open-space lot on Lot 11, Block A, will be owned and maintained by the City except for mowing, which will be done by the property owners' association. The developer will provide a children's playscape with at least four activity components under a shade structure, plus at least two park benches. Sidewalks will be provided along all lot frontages.

NEIGHBORHOOD COMPATIBILITY: The proposed use and density is relatively consistent with the surrounding neighborhood, with the most significant difference being the that the form of housing will be condominium ownership. The total of 68 dwelling units on 9.186 acres results in a gross density of 7.4 units per acre, which is well within the medium density range.

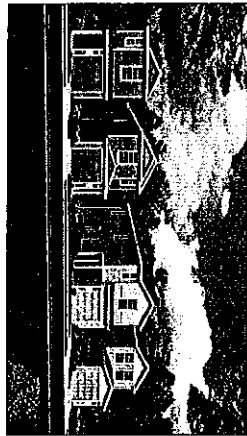
FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including sidewalks, utilities, stormwater drainage, and parkland.

ADDITIONAL REQUIREMENTS: None.

STAFF RECOMMENDATION: Staff believes that the project will add to the diversity of housing types in Lockhart.

Plans prepared by Douglas & Associates, Inc. for the City of Lockhart, Texas. The City of Lockhart, Texas is the owner of the property.

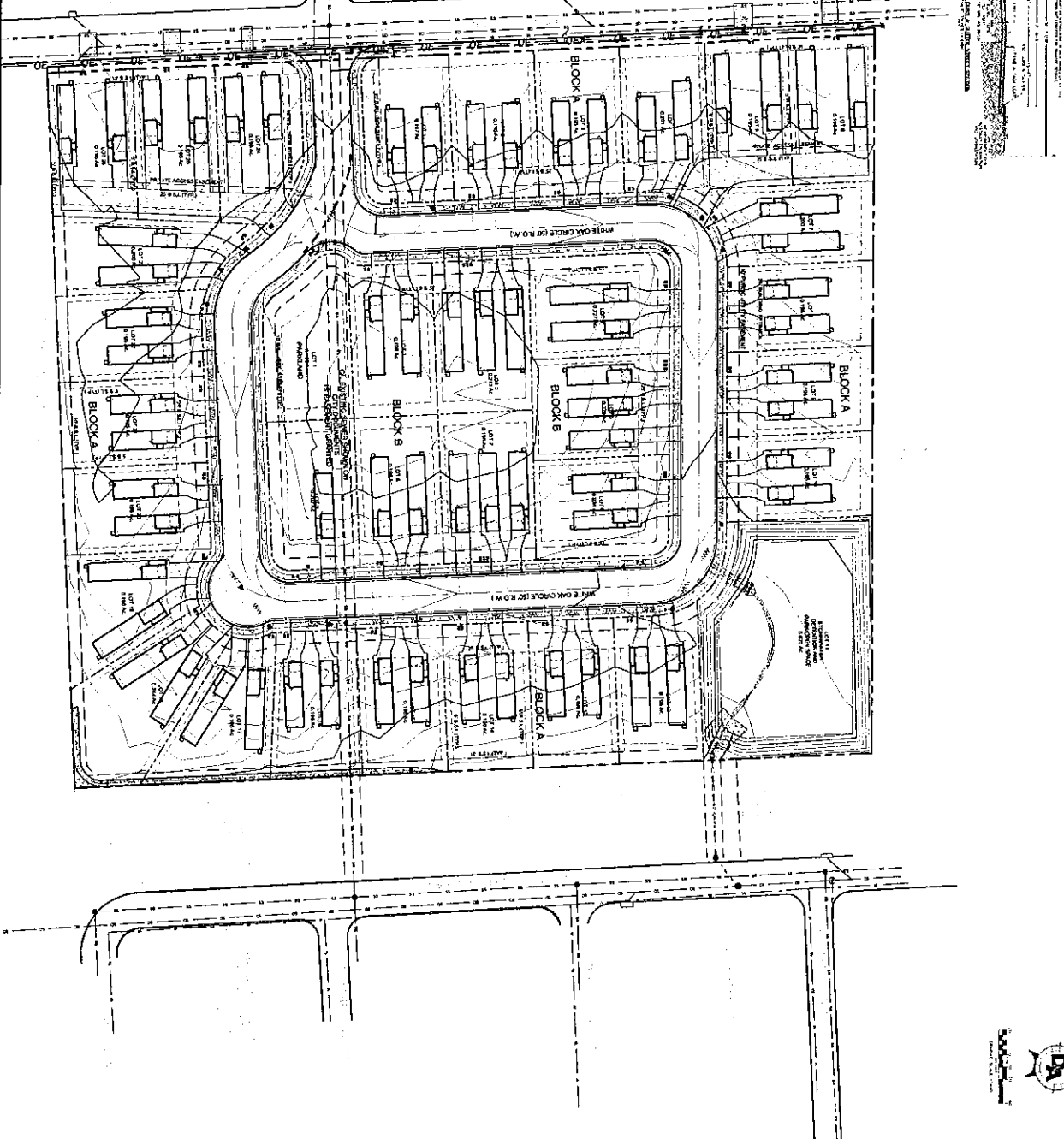


RENDERING OF REPRESENTATIVE BUILDINGS

APPROXIMATE COSTS	
TITLE AREA	34.70
CONCRETE	12.00
STEEL	1.00
MECHANICAL	1.00
ELECTRICAL	1.00
PLUMBING	1.00
PAINTS	1.00
LANDSCAPING	1.00
ASPHALT PAVEMENT	1.00
APPROXIMATE TOTAL	18.00
APPROXIMATE COST PER	400

THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SECURITIES. THE PROSPECTOR SHOULD CONSULT WITH AN ATTORNEY AND AN ACCOUNTANT BEFORE INVESTING IN THIS PLAN.

1. THE PROPERTY IS LOCATED WITHIN THE CITY OF LOCKHART, TEXAS, AND IS SUBJECT TO THE CITY OF LOCKHART'S ORDINANCES AND REGULATIONS. THE CITY OF LOCKHART HAS REVIEWED THIS PLAN AND HAS GRANTED A PERMIT TO DEVELOP THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOCKHART AND THE STATE OF TEXAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL LANDSCAPING AND PAVING WORK ON THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL LANDSCAPING AND PAVING WORK ON THE PROPERTY.



Project No.: 18-06-011
 Sheet No.: 1
 Date: 10/20/11

UNDER STAINS AND RELINCS UNDER THE AUTHORITY OF THE ENGINEER ON BEHALF OF THE CITY OF LOCKHART, TEXAS. THE ENGINEER'S SIGNATURE SHALL BE USED FOR CONSTRUCTION OF THE CITY OF LOCKHART.

JESCO SUBDIVISION
 LOCKHART, TX

DOUCET
 Civil Engineering // Environment // Geospatial
 825 N. Sand Joseph St.
 Colorado, CO 78429 Tel: (912)-651-1740
 www.doucetengineers.com
 1848 Firm Number: 4537
 18415 Firm Number: 10165800

CITY OF

PDD DEVELOPMENT PLAN APPLICATION

Lockhart

TEXAS

*Resubmitted Application Form
Dated 11/16/21*

APPLICANT/OWNER

APPLICANT NAME Keith Schauer, P.E.

AD

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

DAY-TIME TELEPHONE 512-583-2672

829 St. Joseph Street

E-MAIL kschauer@doucetengineers.com

Gonzales, TX 78629

OWNER NAME Jesco Construction, Inc.

ADDRESS

Glenn Synnott

DAY-TIME TELEPHONE 512-329-9255

P.O. Box 17066

E-MAIL glenn@domainindustries.com

Austin, TX 78760-7066

james@domainindustries.com

PROPERTY

ADDRESS OR GENERAL LOCATION Trinity Street - 920 Trinity St.

LEGAL DESCRIPTION (IF PLATTED) Jesco Subdivision (not yet platted)

PROPOSED SUBDIVISION NAME, IF NOT PLATTED

SIZE 9.1896 ACRE(S)

ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND BUILDINGS Vacant

PROPOSED DEVELOPMENT

PROPOSED USE OF LAND AND BUILDINGS Residential

NUMBER OF LOTS 35

TOTAL NUMBER OF DWELLING UNITS, IF ANY 68

RESIDENTIAL DENSITY 7.4 UNITS/ACRE

TOTAL LAND AREA ALLOCATED TO RESIDENTIAL USE, IF ANY 8.363 ACRE(S)

TOTAL LAND AREA ALLOCATED TO NON-RESIDENTIAL USE, IF ANY 0.823 ACRE(S)
(Pond and Parkland.)

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.

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

PROPOSED DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING AND GOVERNING ANY LEGAL ENTITY THAT MAY BE REQUIRED TO OWN, OPERATE, AND/OR MAINTAIN PRIVATE STREETS, UTILITIES, OR OTHER FACILITIES PROVIDED FOR THE COMMON USE OF ALL PROPERTY OWNERS.

PROPOSED WRITTEN AGREEMENT BETWEEN THE CITY AND THE LEGAL ENTITY TO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS AND ALLEYS, PERMITTING ACCESS AND USE WITHOUT LIABILITY BY CITY VEHICLES AND PERSONNEL ON OFFICIAL BUSINESS.

PDD DEVELOPMENT PLAN, AS FOLLOWS, INDICATING THE SCALE AND NORTH ARROW, PROPOSED USE(S) OF ALL PARTS OF THE DEVELOPMENT, BOUNDARIES OF PROPOSED PHASES, IF ANY, AND CONTAINING THE INFORMATION REQUIRED IN SECTION 64-166(b).

Four copies for initial staff review.

Ten copies after initial staff review.

One mylar reproducible (two if applicant wants to keep one), plus two copies, of approved PDD Development Plan.

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 *Kevin Spinnott*
Jesco Construction, Inc.

DATE 11-16-21

OFFICE USE ONLY

ACCEPTED BY *Kevin Walker*

DATE SUBMITTED 11/17/21

ZONING CASE NUMBER ZC - 21 - 19

PLAN CASE NUMBER PDD - 21 - 02

PLANNING AND ZONING COMMISSION MEETING DATE 12/8/21

DECISION _____

CONDITIONS _____



FP-21-11

JESCO SUBDIVISION

FINAL PLAT

 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

scale 1" = 200'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 3, 2021
PLANNING & ZONING COMMISSION DATE: December 8, 2021
STAFF RECOMMENDATION: Approval
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-21-11

BACKGROUND DATA

SURVEYOR: Chris Terry, P.L.S., Doucet & Associates, Inc.
ENGINEER: Keith Schauer, P.E., Doucet & Associates, Inc.
OWNER: Glenn Synnott, Jesco Construction, Inc.
SITE LOCATION: 920 Trinity Street
SUBDIVISION NAME: **Jesco Subdivision**
SIZE OF PROPERTY: 9.232 acres (prior to proposed right-of-way dedication for Trinity Street) and 9.186 acres (after dedication)
NUMBER OF PROPOSED LOTS: 33 Residential Lots, One Parkland Lot, and One Stormwater Detention and Park / Open Space Lot
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This plat accompanies the PDD Development Plan and concurrent Zoning Change request (PDD-21-02 and ZC-21-19, respectively) from RMD to PDD for the same property. The proposal is for 35 lots, 33 of which are proposed to be developed as residential lots, with the remaining two being a public parkland lot and a stormwater detention and park / open space lot. Since the subdivision is proposed as a Planned Development District, a variety of residential configurations are proposed, with 29 lots containing two single-family dwellings each, three lots containing three houses each, and one lot containing one house. There will be a total of 68 dwelling units, which will be individually owned as condominiums, with a Homeowners' Association proposed to own and maintain the common areas of those lots. The proposed lots will be served by a new internal public street, White Oak Circle, that will intersect Trinity Street at White Oak Street, thereby completing a four-way intersection. Lots 5, 6, 24, 25, and 26, Block A, will access White Oak Circle via shared driveways, as shown on the PDD Development Plan. Sidewalks are proposed to be provided on both sides of the internal street circle. A children's playscape and two all-weather park benches are proposed to be provided in the park lot in Lot 1, Block B. A final plat was originally approved by the Commission in February 2020 for a proposal of 34 duplex lots, however, the subdivider is now pursuing the current proposal.

NEIGHBORHOOD COMPATIBILITY: A duplex subdivision was originally proposed for the subject property, and a final plat was originally approved in February 2020, but it was never recorded because the public improvements were not constructed. A different type of development is now proposed that will essentially use the same street and lot layout that was previously approved, although the need for additional access easements requires revisions to the approved final plat. Any development of the subject property will increase traffic in the area, but it will be disbursed in three directions due to its connection to the intersection of White Oak Street and Trinity Street. Most of the surrounding area is single-family homes on relatively small lots, except for the house on the lot adjacent to the north.

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

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. An additional five feet of right-of-way dedication is proposed along Trinity Street, since the right-of-way width is shown as 50 feet on the plat and a total of 60 feet is needed for a Collector Street. The subdivider will contribute half of the ten-foot deficiency, in accordance with Section 52-72(e) of the Subdivision Regulations. As noted in the attached letter dated November 18, 2019, the City Engineer has approved the engineering plans.

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

November 18, 2019

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

RE: Jesco Subdivision – Construction Plan Review

Dear Mr. Gibson:

TRC has reviewed the following documents listed below submitted on November 6, 2019 by Malone Wheeler, Inc. (MW).

1. Civil Site Construction Plans dated October 31, 2019.
2. Other supporting documents submitted with the construction plans: Comment Response Letter, Stormwater Hydrology, Detention Analysis & Street Capacity Results.

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

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

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

Sincerely,

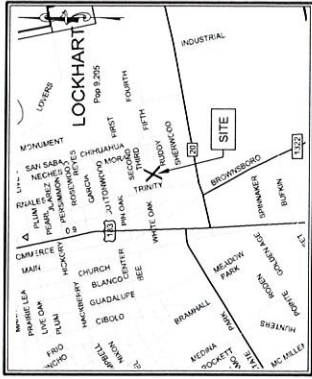
A handwritten signature in black ink, appearing to read "JDahm", with a long horizontal flourish extending to the right.

Jeff Dahm, P.E.
Project Manager

CC: Jose Sosa, P.E., Malone Wheeler, Inc.
Sean Kelley, Director of Public Works, City of Lockhart

VICINITY MAP

SCALE: 1" = 2000'



LEGEND	
---	SUBDIVISION LINE
---	PROPERTY LINE
---	EXISTING LINE
---	BUILDING SETBACK LINE (B.L.)
---	EXISTING RIGHT-OF-WAY (R.O.W.)
---	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD WITH 'DOUCET' CAP
●	CONCRETE MONUMENT FOUND
■	VOLUME
□	PAVE
□	R.O.W.
□	B.L.S.L.
□	P.O.B.
□	OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
□	D.R.C.C.T.
□	PLUE
□	W.H.E.
□	D.I.E.
□	L.S.
□	LANDSCAPE
□	RECORD INFORMATION SPECIFICATIONS
□	MONUMENT CITY SPECIFICATIONS
□	FENCE POST AT CORNER

BUILDING SETBACK LINES:
 FRONT LOT LINE: 5 FEET
 SIDE LOT LINES: 5 FEET
 REAR LOT LINE: 10 FEET

JESCO SUBDIVISION
 CITY OF LOCKHART,
 CALDWELL COUNTY, TEXAS



Civil Engineering // Entitlements // Geopallia
 829 N Saint Joseph St.
 Gonzales, TX 78629 Tel: (512)-851-1740
 www.doucet.com
 TPE Firm Number: 3937
 TPELS Firm Number: 10105800

Date:	12/02/2021
Scale:	1"=50'
Drawn by:	UP
Reviewer:	GC/CWT
Project:	16336-011
Sheet:	1 of 2
Fund Book:	---
Party Chief:	---
Survey Date:	---

C:\Users\joseph\Documents\16336_011\Jesco_Subdivision_P.L.T.dwg



P.O.B. TRACT 1
 P.O.C. TRACT 2

GENERAL NOTES

1. According to the City of Lockhart official zoning map, the subdivision property is zoned R20. The zoning map is located at the City of Lockhart, Texas, Planning and Zoning Commission, 1000 West 10th Street, Lockhart, Texas 78744.
2. Record data is based on record description recorded in deed at document number 142022 Official Public Records of Caldwell County, Texas as related to State Plats.
3. Power line, 6000V and 1200V, located on the north line of Block 1, Block A, and on the west corner of Block 1, Block A, as shown on the plat.
4. Subdivision is 30 lots consisting of 32 residential lots each with one, two or three detached conventional dwellings (30 total conventional dwellings), one patented lot and one vacant lot.
5. Four-foot wide public sidewalks shall be constructed on both sides of all improved streets by individual lot owners prior to issuance of a certificate of occupancy for any structure on such lot. Four-foot wide public sidewalks shall be constructed by the subdivision as shown on the plat.
6. Lot 11, Block A is hereby dedicated to Stormwater Detention and Park/Open-Space to the City of Lockhart, and Lot 1, Block B is hereby dedicated to Park/Open-Space to the City of Lockhart.
7. Building setbacks are as follows: 25 feet front, 10 feet rear, 5 feet side, and 15 feet side street.
8. An existing sewer line shown on city construction documents, located on the ground, but not shown on the plat, shall be installed in a trench 15 feet wide and 18 inches deep.
9. Frontyard improvements on Lot 1, Block B shall include the construction of a children's play area consisting of four (4) play components with an overhead canopy for shade, and a stormwater detention and park/open-space area to be constructed by the subdivision with the subdivision improvements and park/open-space area to be constructed by the subdivision.
10. The public parkland lot in Lot 1, Block B, and the stormwater detention and park/open-space lot in Lot 11, Block A, shall be owned and maintained by the City of Lockhart, with the subdivision providing a minimum of grass on these lots, each with the responsibility of the Homeowner's Association.

OWNERS ACKNOWLEDGMENT

I, THE UNDERSIGNED OWNER OF THIS PLAT AND DESIGNATED AS ESSED SUBDIVISION OF THE CITY OF LOCKHART, TEXAS, HEREBY CERTIFY THAT I AM THE OWNER OF THE PLAT AND I HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OF EFFICIENT USE OF ITS RESPECTIVE STRIPS IN SUCH LOCUMENTS, AND FURTHER SHALL HAVE FULL AND UNRESTRICTED ACCESS ALONG SUCH LOCUMENTS.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

GENERAL INFORMATION

BEING 3.186 acres called to be 3.223 acres, more or less, in the James George Survey, A-4, Section 36, Township 33N, Range 12E, County of Caldwell, Texas, as shown on the plat, and as recorded in Document Number 201-2850 Official Records of Caldwell County, Texas, and more particularly described as follows:

BEGINNING at a capped iron rod (unmarked) in the east right of way of Trinity Street (20' wide) at the south corner of lot partitioned and called to be 7.02 acres to Susan Smith Gormley, et al., as shown on the plat, and as recorded in Document Number 201-2850 Official Records of Caldwell County, Texas, the west corner of Block 1, Block A, and the east corner hereof;

Thence with the common line of Galva, N 81°13'33"E, a distance of 594.30 feet to a capped iron rod (unmarked) (called for) and the north corner hereof, the east corner of Block 1, Block A, and the north line hereof, located in Volume 214, Page 437 Deed and Plat Records of Caldwell County, Texas;

Thence S 11°02'46"E, a distance of 663.78 feet with the west line of Block A, and the west line of Block C, Downer Addition recorded in Volume 224, Page 841 Deed and Plat Records of Caldwell County, Texas and the north line of Block 1, Block A, and the north line of Block 2, Downer Addition recorded in Volume 224, Page 841 Deed and Plat Records of Caldwell County, Texas to a fence post for corner;

Thence with the north line of said Block 1, S 78°43'13"W, a distance of 560.57 feet to a capped iron rod (unmarked) (called for) and the north corner hereof, the east corner of Block 1, Block A, and the north line hereof, located in Volume 214, Page 437 Deed and Plat Records of Caldwell County, Texas;

Thence with the west line hereof and the west line of Trinity Street, N 11°12'02"W, a distance of 100.00 feet to a capped iron rod (unmarked) (called for) and the west corner hereof, the west corner of said Block 1, Block A, and the west line hereof, located in Volume 214, Page 437 Deed and Plat Records of Caldwell County, Texas.

COUNTY CLERK CERTIFICATION

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, TO-WIT: THE SUBDIVISION PLAT AND PLAT CACKET, IS THE TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT OF WRITING, AS FILED AND RECORDED IN THE PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, IN DOCUMENT NUMBER _____ AT _____ O'CLOCK _____ AT _____ DAY OF _____, 20____.

WITNESS MY HAND AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN LOCKHART, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

_____ BY _____ DEPUTY COUNTY CLERK, CALDWELL COUNTY, TEXAS

_____ CITY APPROVAL

PLAT WAS APPROVED BY THE CITY OF LOCKHART ON THE _____ DAY OF _____, 20____.

_____ CHAIR, PLANNING AND ZONING COMMISSION CITY OF LOCKHART

_____ ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND CONDUCTED TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS THEREOF, MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

_____ SURVEYOR NOTES

BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ALIGNMENT ADJUSTMENT FACTOR OF 1.000171. VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE TO GRID CORRECTION FACTOR OF 1.000171.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

_____ SURVEYOR'S CERTIFICATION

I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND CONDUCTED TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS THEREOF, MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

_____ ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING STANDARDS AND REGULATIONS HAVE BEEN OBSERVED IN THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS.

WITNESS THEREOF, MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.

_____ J. KEITH SCHMIDT, P.E. REGISTERED PROFESSIONAL ENGINEER #16168

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.96'	15.00'	90.0000°	S56°39'11"E	24.31'
C2	23.96'	15.00'	90.0000°	N32°46'49"E	24.31'
C3	102.10'	63.00'	90.0000°	N32°46'49"E	91.92'
C4	2.89'	65.00'	232.43°	S79°57'11"W	2.89'
C5	99.53'	63.00'	97°43'30"	S54°34'30"E	90.08'
C6	2.22'	5.00'	292°20'20"	S23°46'03"E	2.20'
C7	116.86'	42.00'	199°09'00"	S43°05'00"W	88.81'
C8	3.83'	5.00'	43°24'42"	N79°19'29"W	3.74'
C9	78.37'	126.68'	38°09'20"	N17°44'52"W	73.43'
C10	83.70'	126.68'	38°09'20"	N17°44'52"W	82.18'
C11	3.37'	15.00'	203°00'00"	S86°55'52"W	5.34'
C12	23.96'	15.00'	90.0000°	S34°37'11"W	24.65'
C13	23.97'	15.00'	89°49'50"	N04°54'30"W	20.39'
C14	23.97'	15.00'	89°49'50"	N04°54'30"W	21.17'
C15	25.56'	25.00'	58°37'13"	S71°36'13"E	24.48'
C16	40.85'	176.68'	12°20'01"	S81°19'57"E	40.39'
C17	30.89'	20.00'	89°20'20"	S11°44'53"E	29.91'
C18	15.33'	20.00'	43°49'07"	S10°32'21"W	14.83'

**JESCO SUBDIVISION
CITY OF LOCKHART,
CALDWELL COUNTY, TEXAS**



DOUCET
Civil Engineering // Enfillements // Geospatial
827 N Spillman, Joseph St.
Gonzales, TX 78629, Tel: (512) 481-1740
www.doucet.com
TBEF Firm Number: 3937
Survey Date: ---

Date: 12/02/2021
Scale: 1"=300'
Drawn By: LP
Reviewer: CZ/CWT
Project: 16.84-011
Sheet: 2 of 2
Field Book: ---
Party Chief: ---
Survey Date: ---

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 Chris Terry
DAY-TIME TELEPHONE 210-469-3370
E-MAIL cterry@doucetengineers.com

ADDRESS 12045 Starcrest Dr.
San Antonio, TX 78247

ENGINEER NAME Keith Schauer
DAY-TIME TELEPHONE 512-583-2672
E-MAIL kschauer@doucetengineers.com

ADDRESS 829 St. Joseph Street
Gonzales, TX 78629

OWNER NAME Jesco Construction
DAY-TIME TELEPHONE 512-329-9255
E-MAIL glenn@domainindustries.com
james@domainindustries.com

ADDRESS Glenn Synnott
P.O. Box 17066
Austin, TX 78760-7066

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Jesco Subdivision
ADDRESS OR GENERAL LOCATION Trinity Street - 920 Trinity St.
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 9.186 ACRE(S) PROPOSED NUMBER OF LOTS 35
ZONING CLASSIFICATION(S) RMD
PROPOSED USE OF LAND PDD 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 Glenn Symnott

DATE 11/16/21

PRINTED NAME Glenn Symnott

TELEPHONE 512-329-9255

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 Kevin Walker

RECEIPT NUMBER 01041822

DATE SUBMITTED 11/17/21

CASE NUMBER FP 21 - 11

DATE APPLICATION IS DEEMED COMPLETE 11/30/21

DATE NOTICES MAILED _____

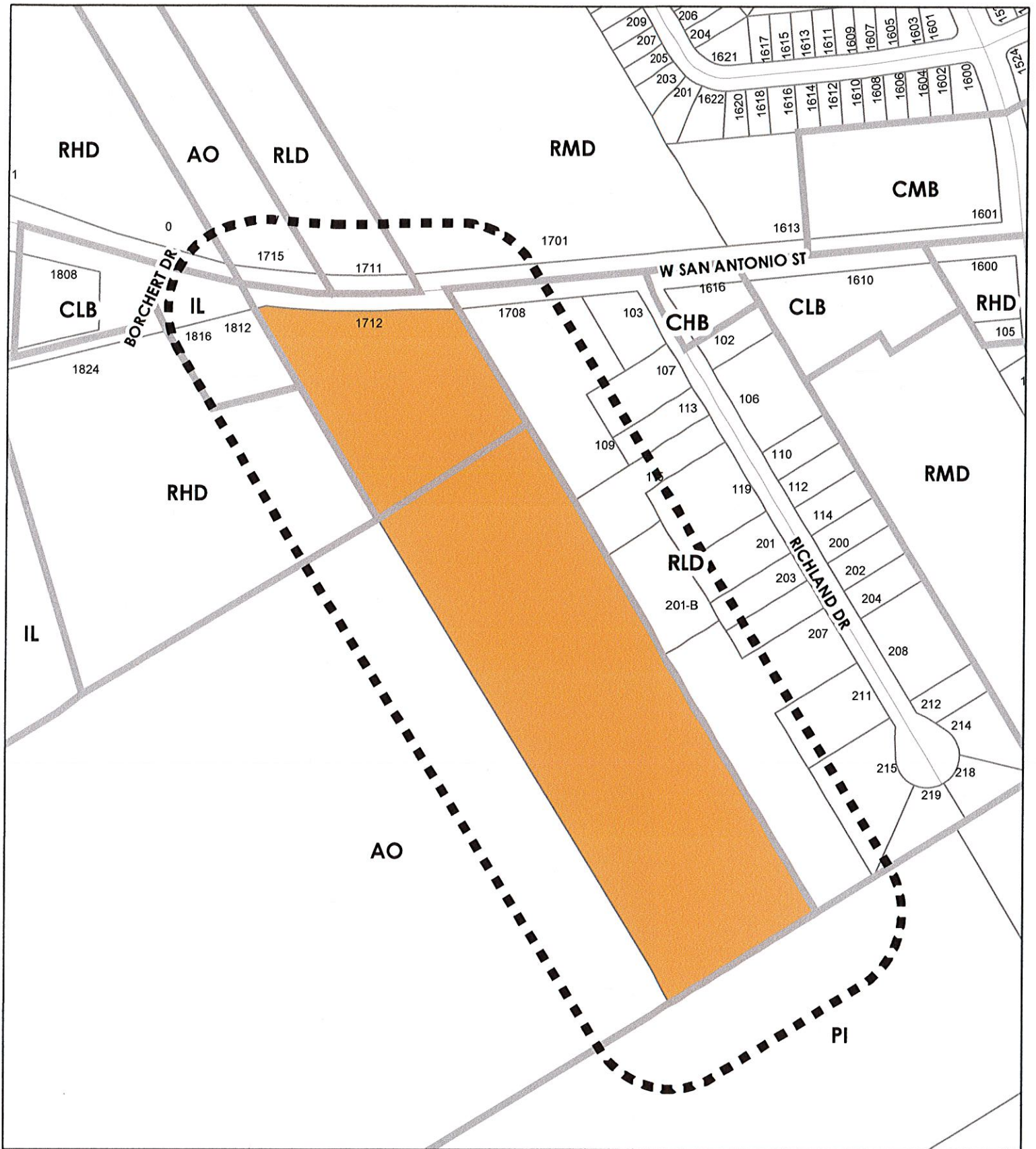
DATE NOTICE PUBLISHED _____

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 12/8/21

DECISION _____

CONDITIONS _____



ZC-21-20 & PDD-21-03

KELLEY VILLAS

RMD & AO TO PDD

1712 W SAN ANTONIO ST (SH 142)



scale 1" = 300'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-21-20

REPORT DATE: December 4, 2021

PLANNING AND ZONING COMMISSION HEARING DATE: December 8, 2021

CITY COUNCIL HEARING DATE: December 14, 2021

REQUESTED CHANGE: RMD and AO to PDD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Jim Meredith

OWNER: Terry Kelley

SITE LOCATION: 1712 West San Antonio St. (SH 142)

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 16.17 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Light-Medium Commercial, Low Density Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The applicant proposes a development consisting of 160 dwelling units in the form of 80 duplex condominiums whereby the owner/residents will own their individual structures, while all of the land area will be owned and maintained in common by a property owners' association. The duplexes will not be on individual lots, though, so the entire development is one large lot and, therefore, comparable to a multifamily development. The primary difference is that in an apartment complex four or more dwelling units are typically grouped into one or more buildings, whereas in this development there are only two units per building. The internal street will be private, similar to the internal circulation in a large apartment complex. The RHD Residential High Density zoning classification could be used for this development, but it would deviate too much from the future land use designation on the Land Use Plan map, and would not provide any guarantee to residents of nearby homes as to the specific characteristics of the proposed development. The proposed density of ten units per acre is relatively high, so the best option for accommodating the condominium style of duplexes subject to a specific layout and density is the PDD classification, which is useful for developments that have unusual characteristics and may require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. Unlike conventional zoning classifications, which cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD development plan (PDD-21-02) and preliminary plat (PP-21-08) were submitted with this zoning change application. The zoning change and PDD development plan must be considered concurrently since the zoning is conditional upon the project being developed as depicted on the plan.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Single-family dwellings, vacant lane	AO, RLD, RMD, RHD	<i>Medium Density Residential</i>
East	Single-family residential	RLD	<i>Light-Medium Commercial, Low Density Residential</i>
South	Soccer fields	PI	<i>Public and Institutional</i>
West	Vacant land	IL, RHD, AO	<i>Medium Density Residential, Mixed Use</i>

TRANSITION OF ZONING DISTRICTS: Because PDD is not a conventional zoning classification, the basis for comparison to other zoning districts would be the development plan, which in this case shows 80 duplex dwellings that could be roughly compared to either a duplex subdivision or a multi-family complex. It's residential, which is compatible with much of the surrounding conventional zoning districts, with the higher density being more like the proposed apartment complexes that will be constructed in the RHD-zoned areas adjacent to the west and across West San Antonio Street to the northwest. The total of 160 units on roughly 16 acres results in a gross density of ten units per acre, which is considered to be in the medium to high density range. With six different zoning classifications currently in the area around the subject property, there isn't any zoning classification, either PDD or conventional district, that would make a perfect transition on all sides.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be provided with a divided entrance from West San Antonio Street. Adequate City utility service is available, although an off-site wastewater line extension may be required from south of the property.

POTENTIAL NEIGHBORHOOD IMPACT: The proposed use and density is a good compromise between the existing low density single-family subdivision east of the subject property and the high density apartments proposed along a portion of the west side of the property. Adverse impacts will be negligible since the proposed development will not be connected in any way to adjacent properties, and will have a perimeter privacy fence at least six feet high. Extra turn lanes in West San Antonio Street, as shown on the PDD development plan, will be constructed by the developer at the developer's expense to mitigate the traffic impact of the development.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed PDD zoning is not consistent with either the *Light-Medium Commercial* designation at the north end of the property along West San Antonio Street, or the *Low Density Residential* designation for the remainder of the property on the Land Use Plan map. In general, the PDD will be less intense than the commercial designation, but more intense than the low density residential designation. Overall, the proposed development represents a relatively minor deviation in terms of land use intensity.

ALTERNATIVE CLASSIFICATIONS: None more appropriate.

RESPONSE TO NOTIFICATION: None as of the date of this report.

STAFF RECOMMENDATION: Approval.

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 Jim Meredith
DAY-TIME TELEPHONE 512-306-8300
E-MAIL jim@masonwoodtx.com

ADDRESS 4301 Westbank Dr
Bldg. A, Ste. 110
Austin, TX 78746

OWNER NAME Terry Kelley
DAY-TIME TELEPHONE 817-946-5845
E-MAIL _____

ADDRESS P.O. Box 428
Hubbard, TX 76648

PROPERTY

ADDRESS OR GENERAL LOCATION 1712 West San Antonio St.

LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds

SIZE 16.17 ACRE(S) LAND USE PLAN DESIGNATION Light - Medium Commercial
Low Density Residential

EXISTING USE OF LAND AND/OR BUILDING(S) open field

PROPOSED NEW USE, IF ANY residential, condo arrangement of duplexes

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density/Ag-Open Space

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST Private condo development, residential density meets
current zoning, but lot sizes could not be met due to configuration of property

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.

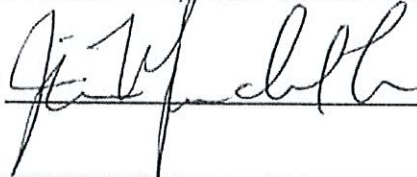
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 473.40 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 

DATE 10/14/2021

OFFICE USE ONLY

ACCEPTED BY Don Gibson

RECEIPT NUMBER 1035620

DATE SUBMITTED 10-14-21

CASE NUMBER ZC - 21 - 20

DATE NOTICES MAILED 11-22-2021

DATE NOTICE PUBLISHED 11-25-2021

PLANNING AND ZONING COMMISSION MEETING DATE 12-8-2021

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 12-14-2021

DECISION _____

Terry Kelley
P. O. Box 428
Hubbard, TX 76648
817-946-5845

September 29, 2021

Mr. Dan Gibson
City of Lockhart, Developmental Services
308 W. San Antonio Street
Lockhart, TX 78644

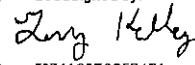
RE: Property known as 1712 W. San Antonio St.; 16.17 acres SH 142, Lockhart, TX

Dear Mr. Gibson,

I authorize Mr. Jim Meredith/Moody Engineering to apply with the City of Lockhart for purposes of changing the zoning, submitting and processing a final plat, construction plans, site plans, and any other required plan/documents to include corrections and revisions needed to proceed with their development of the subject property. The processes will all be at the applicant's expense.

You may reach me at the above phone number if there are any questions.

Sincerely,

DocuSigned by:

7074A03E6C5B4E1...
Terry Kelley

cc Amy Anton

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: PDD-21-03

REPORT DATE: December 3, 2021

PLANNING & ZONING COMMISSION DATE: December 8, 2021

CITY COUNCIL DATE: December 21, 2021

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

PLANNING & ZONING COMMISSION ACTION:

BACKGROUND DATA

ENGINEER: Moody Engineering, Inc.

SURVEYOR: McGray & McGray Land Surveyors, Inc.

OWNER: Terry Kelly

SITE LOCATION: 1712 West San Antonio Street (FM 142)

SUBDIVISION NAME: Kelley Villas

SIZE OF PROPERTY: 16.17 acres

NUMBER OF LOTS: One

EXISTING USE OF PROPERTY: Vacant

ZONING CLASSIFICATIONS: RMD and AO (proposed to be rezoned to PDD)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This development plan accompanies the Zoning Change request (ZC-21-20) from RLD and AO to PDD, as well as the Preliminary Plat (PP-21-08), for the same property. Unlike conventional zoning classifications, which cannot have conditions attached, the Planned Development District (PDD) classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD zoning classification is intended to accommodate developments that have unusual characteristics that might require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan. The proposal is for a total of 160 dwelling units in the form of 80 duplex condominium buildings. The units will each have three bedrooms, two and one-half bathrooms, and a two-car garage within one of three different floor plans ranging from 1,500 to 1,575 square feet. There are multiple open space areas in the planned development that will include one or more playscapes, picnic facilities, and sports courts. Sidewalks will be provided on both sides of all internal streets, as well as along West San Antonio Street. All facilities other than the individual dwelling units, will be privately owned and maintained by a property owner's association.

NEIGHBORHOOD COMPATIBILITY: The proposed use and density of ten units per acre is a reasonable compromise between the existing low density single-family subdivision east of the subject property and the high density apartments proposed along a portion of the west side of the property. Adverse impacts will be negligible since the proposed development will not be connected in any way to adjacent properties, and will have a perimeter privacy fence at least six feet high. Extra turn lanes in West San Antonio Street, as shown on the PDD development plan, will be constructed by the developer at the developer's expense to mitigate the traffic impact of the development.

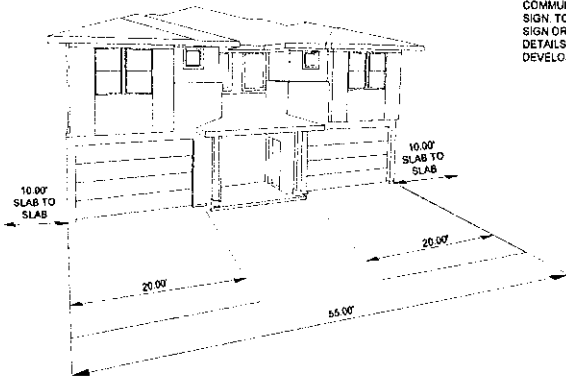
FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content.

COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including sidewalks, utilities, stormwater drainage, and parkland.

ADDITIONAL REQUIREMENTS: None.

STAFF RECOMMENDATION: Staff believes that the project will add to the diversity of housing types in Lockhart.

TYPICAL SITE LAYOUT



LOT AND BUILDING DATA

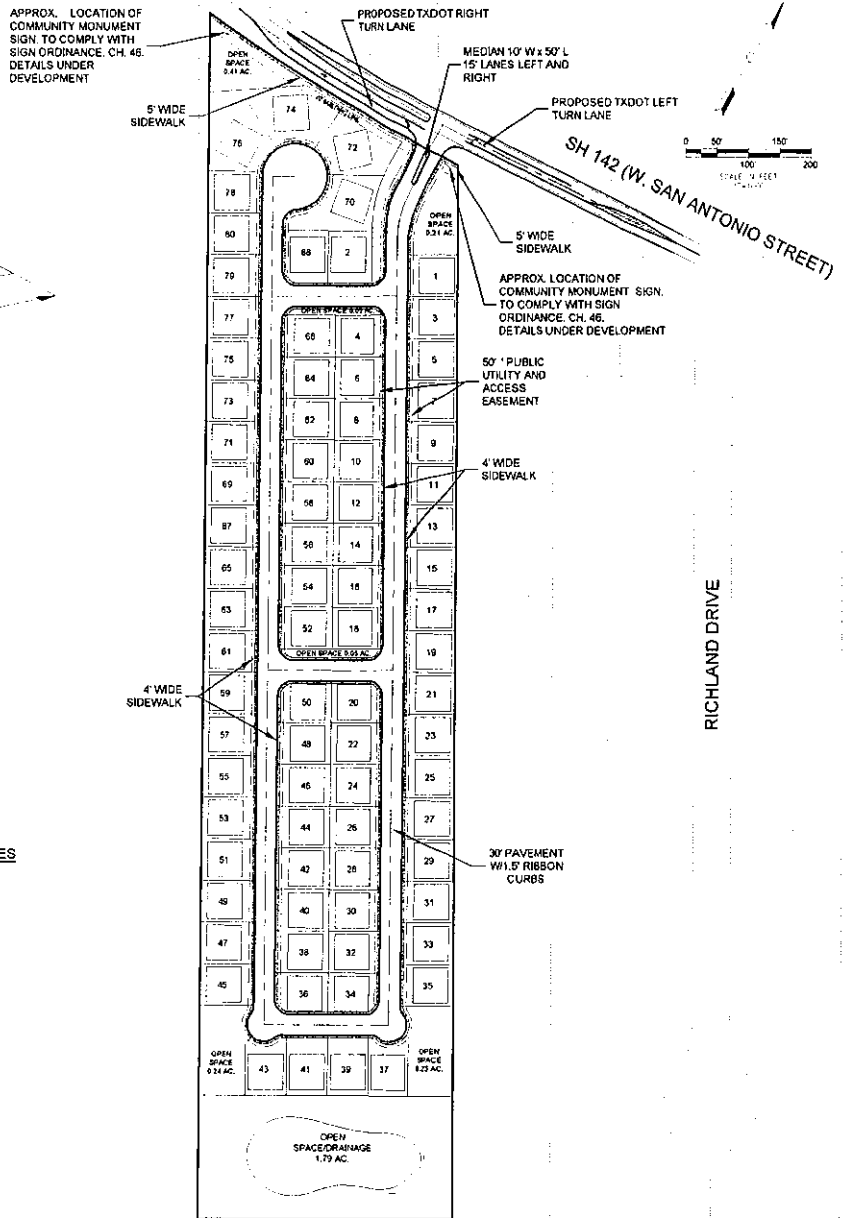
MAX HOME PAD: 55' W x 55' D
 TYPICAL HOME SITE: 65' W x 85' D
 DENSITY: 10 UNITS/AC.
 UNIT LAYOUT: 3 BEDROOM / 2.5 BATH / 2 CAR GARAGE
 UNIT VARIATION: 3 FLOOR PLANS RANGING FROM 1,500 - 1,575 SF

PARKING DATA

REQUIRED OFF-STREET PARKING (2 PER DWELLING UNIT) = 320 SPACES
 OFF-STREET PARKING PROVIDED = 320 SPACES

NOTES:

1. OPEN SPACES TO INCLUDE LANDSCAPING AND COMMUNITY AMENITIES. AMENITIES TO INCLUDE A COMBINATION OF PLAYSCAPES, PICNIC BENCHES / BBQ GRILLS, SPORTS COURT AND/OR SIDEWALKS.
2. PROPOSED STREETS, RECREATIONAL/OPEN SPACE, STORM WATER FACILITIES, AND WATER AND WASTEWATER UTILITIES, TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
3. A FIVE-FOOT PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE PROPERTY'S WEST SAN ANTONIO STREET FRONTAGE BY THE LANDOWNER AS A SUBDIVISION IMPROVEMENT, PRIOR TO RECORDATION OF THE FINAL PLAT. FOUR-FOOT WIDE PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL, PRIVATE STREETS BY THE LAND OWNER, AT THE TIME THOSE STREETS ARE CONSTRUCTED.
4. THE LANDOWNER SHALL GRANT THE CITY OF LOCKHART AND ALL OTHER UTILITY PROVIDERS A RIGHT-OF-ACCESS ALONG ALL PRIVATE STREETS WITHIN THE DEVELOPMENT UPON THE RECORDING OF THE FINAL PLAT.
5. PERIMETER SCREENING FENCING TO BE PROVIDED. MINIMUM OF 6 FOOT TALL AND AT LEAST 90 PERCENT OPAQUE.



TYPICAL ROAD SECTION



MOODY ENGINEERING, INC.

9225 BEE CAVES ROAD
 BLDG A, SUITE 200
 AUSTIN, TEXAS 78733
 (512) 502-8333

TBPE FIRM REG. NO. F-18220

**KELLEY VILLAS
 PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN**

1712 WEST SAN ANTONIO STREET
 LOCKHART TEXAS, 78644

11/02/2021

2021-517

PDD DEVELOPMENT PLAN APPLICATION

CITY OF

Lockhart

TEXAS

APPLICANT/OWNER

APPLICANT NAME Jim Meredith

AD

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

DAY-TIME TELEPHONE 512-306-8300

4301 Westbank Dr, Bldg. A, Ste. 110

E-MAIL jim@masonwoodtx.com

Austin, TX 78746

OWNER NAME Terry Kelly

ADDRESS

P.O. Box 428

DAY-TIME TELEPHONE 817-946-5845

Hubbard, TX 76648

E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1712 West San Antonio St

LEGAL DESCRIPTION (IF PLATTED) Meters & Bounds

PROPOSED SUBDIVISION NAME, IF NOT PLATTED Kelley Villas Planned Development District

SIZE 16.17 ACRE(S) ZONING CLASSIFICATION Med. Density/Agricultural

EXISTING USE OF LAND AND BUILDINGS Open Field

↑ RMD & A0 ↑

PROPOSED DEVELOPMENT

PROPOSED USE OF LAND AND BUILDINGS condominium arrangement of 80 duplex (two-family) plots (residential)

NUMBER OF LOTS 1 TOTAL NUMBER OF DWELLING UNITS, IF ANY 160

RESIDENTIAL DENSITY 10 UNITS/ACRE

TOTAL LAND AREA ALLOCATED TO RESIDENTIAL USE, IF ANY 16.17 ACRE(S)

TOTAL LAND AREA ALLOCATED TO NON-RESIDENTIAL USE, IF ANY 0 ACRE(S)

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.

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

PROPOSED DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING AND GOVERNING ANY LEGAL ENTITY THAT MAY BE REQUIRED TO OWN, OPERATE, AND/OR MAINTAIN PRIVATE STREETS, UTILITIES, OR OTHER FACILITIES PROVIDED FOR THE COMMON USE OF ALL PROPERTY OWNERS.

PROPOSED WRITTEN AGREEMENT BETWEEN THE CITY AND THE LEGAL ENTITY TO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS AND ALLEYS, PERMITTING ACCESS AND USE WITHOUT LIABILITY BY CITY VEHICLES AND PERSONNEL ON OFFICIAL BUSINESS.

PDD DEVELOPMENT PLAN, AS FOLLOWS, INDICATING THE SCALE AND NORTH ARROW, PROPOSED USE(S) OF ALL PARTS OF THE DEVELOPMENT, BOUNDARIES OF PROPOSED PHASES, IF ANY, AND CONTAINING THE INFORMATION REQUIRED IN SECTION 64-166(b).

Four copies for initial staff review.

Ten copies after initial staff review.

One mylar reproducible (two if applicant wants to keep one), plus two copies, of approved PDD Development Plan.

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 *[Handwritten Signature]*

DATE 10/14/2021

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

DATE SUBMITTED 10-14-21

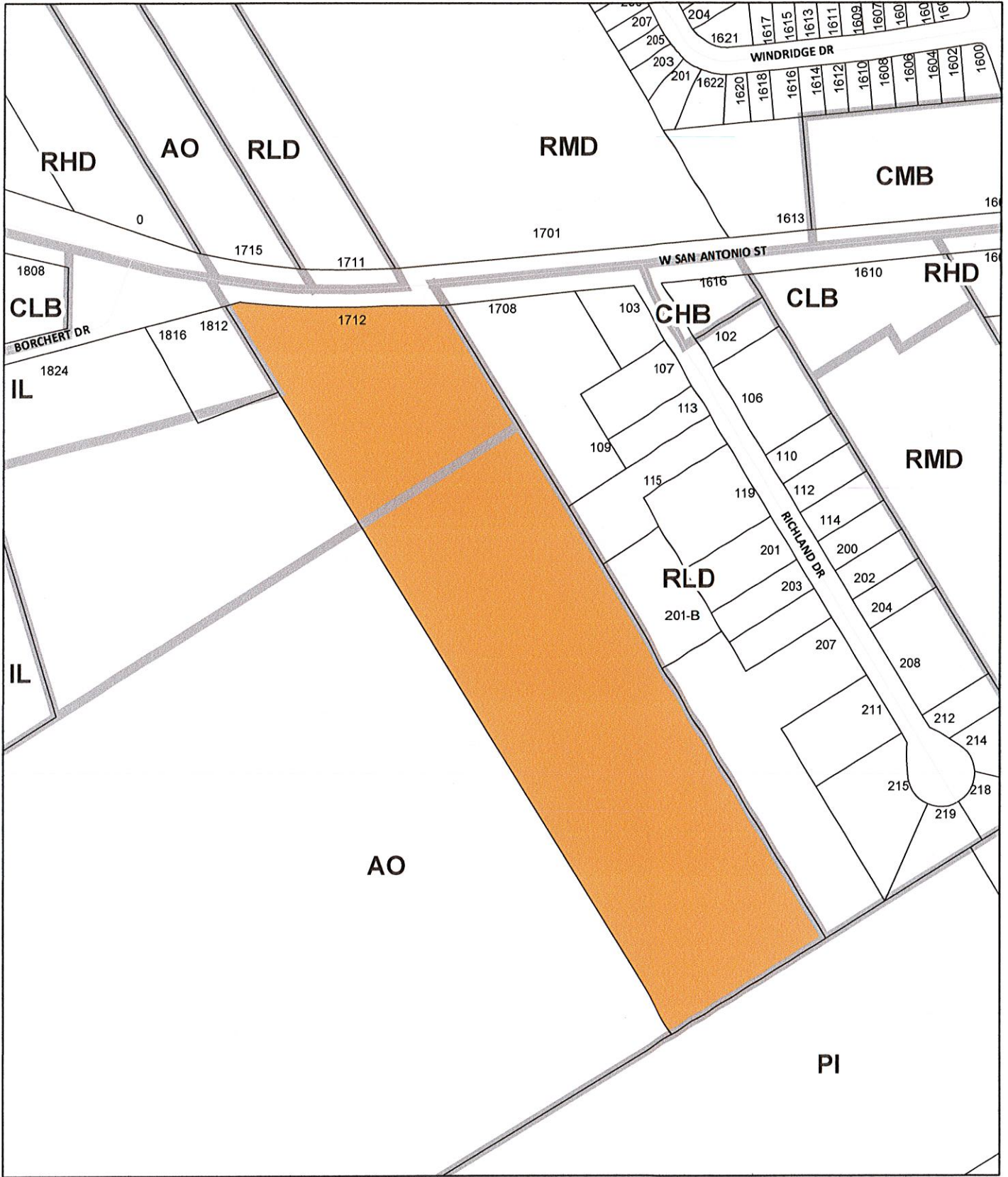
ZONING CASE NUMBER ZC - 21 - 20

PLAN CASE NUMBER PDD - 21 - 03

PLANNING AND ZONING COMMISSION MEETING DATE 10/8/21

DECISION _____

CONDITIONS _____



PP-21-08

KELLEY VILLAS

1712 W SAN ANTONIO ST (SH 142)



 SUBJECT PROPERTY

 CITY LIMITS

scale 1" = 300'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 3, 2021
PLANNING & ZONING COMMISSION DATE: December 8, 2021
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: PP-21-08

BACKGROUND DATA

APPLICANT: Jim Meredith
OWNER: Quincy Kelley
SURVEYOR: McGray & McGray Land Surveyors, Inc.
ENGINEER: Moody Engineering, Inc.
SITE LOCATION: 1712 West San Antonio Street
PROPOSED SUBDIVISION NAME: **Kelley Villas Planned Development District**
SIZE OF PROPERTY: 16.17 acres
NUMBER OF LOTS: One lot to contain 160 duplex-style condominium units
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATIONS: RMD (Residential Medium Density District) and AO (Agricultural-Open Space District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This plat accompanies the PDD Development Plan and Zoning Change request (PDD-21-03 and ZC-21-20, respectively) from RMD and AO to PDD for the same property. The proposal is for the platting of one lot to contain 160 duplex-style condominium units, to be served by a private street network. According to the plat drawing, the streets will have a 30-foot paved width to be contained within a 50-foot wide Public Utility and Public Access Easement. The development will also include several open space areas, the largest of which will be located at the south end of the property. Landscaping will be included in the open space areas as well as amenities in the large open space area at the south end of the property, which are further discussed in the staff report for the PDD Development Plan. Since the park and open space areas will be privately owned and maintained, a fee in lieu of public parkland dedication must be paid, prior to recordation of the final plat. Four-foot wide private sidewalks are proposed along both sides of the internal streets as a subdivision amenity, in addition to the required five-foot wide public sidewalk along the West San Antonio Street frontage.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the south by the soccer field portion of the Lockhart Junior High School property. To the west is an abandoned house and another property that is vacant and in agricultural use. The properties to the north, across West San Antonio Street, include two in residential use. Adjacent to the east is a single-family residential subdivision. The greatest impact of the proposed development would be increased traffic on abutting West San Antonio Street. Extra turn lanes in West San Antonio Street, as shown on the PDD Development Plan, will be constructed by the developer at the developer's expense to mitigate the traffic impact of the development. Any turning lane improvements required by TxDOT must be constructed with the subdivision improvements, prior to recordation of the final plat.

FORM AND CONTENT: The plat complies with all minimum requirements for form and content.

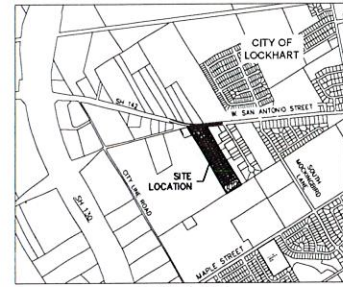
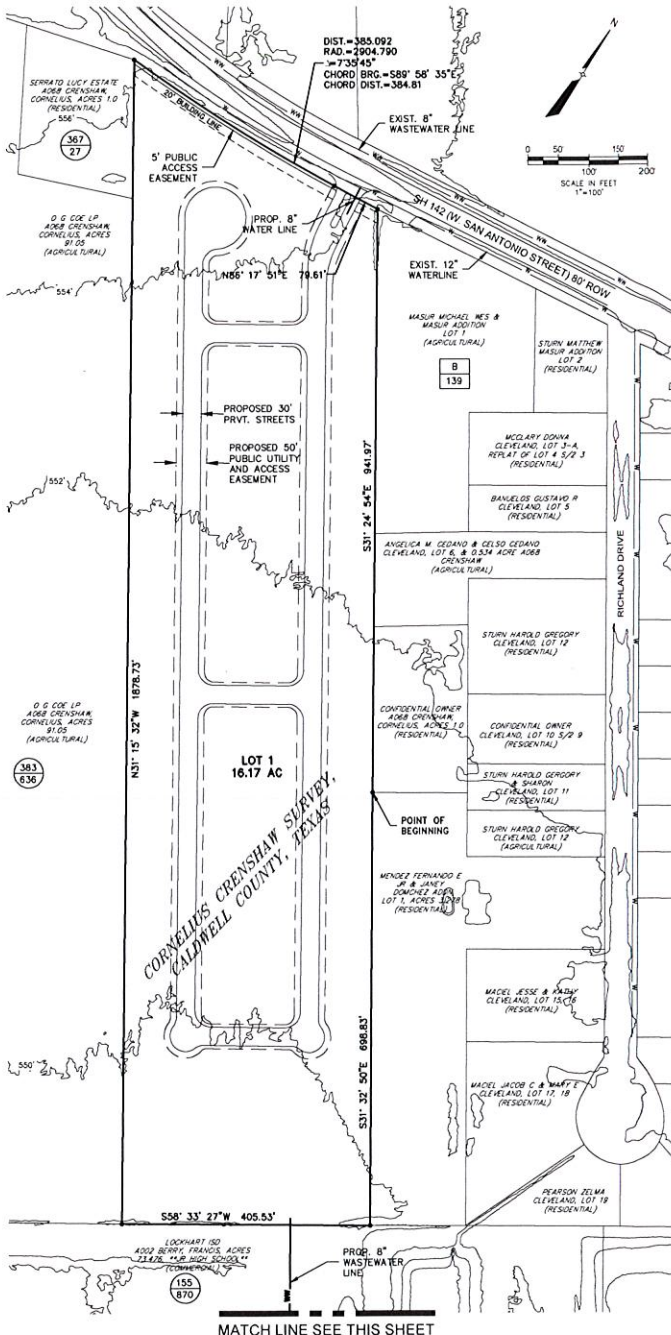
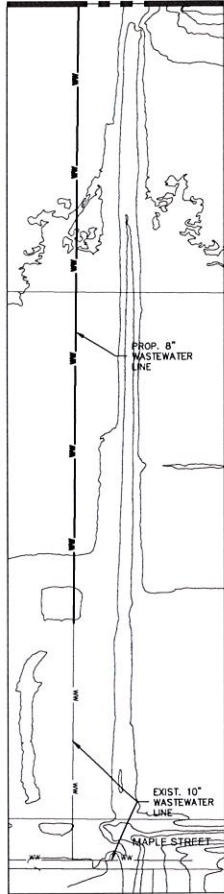
COMPLIANCE WITH STANDARDS: The proposed development will comply with all applicable subdivision standards, including construction of sidewalks where required, utilities, stormwater drainage, and the payment of a fee in lieu of public parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

PRELIMINARY PLAT OF KELLEY VILLAS PLANNED DEVELOPMENT DISTRICT

1712 WEST SAN ANTONIO STREET
LOCKHART TEXAS, 78644

MATCH LINE SEE THIS SHEET



VICINITY MAP
N.T.S.

PROJECT INFORMATION

DATE:	NOVEMBER 2, 2021
OWNER:	TERRY KELLEY P.O. BOX 428 HUBBARD, TEXAS 76648
DEVELOPER:	MASONWOOD HP, LTD. 4301 WESTBANK DR., BLDG A, STE 110 AUSTIN, TEXAS 78746
ENGINEER:	MOODY ENGINEERING, INC. 9225 BEE CAVES RD BLDG A, STE 200 AUSTIN, TEXAS 78733 (512) 502-8333
SURVEYOR:	MCGRAY AND MCGRA LAND SURVEYORS, INC. 3301 HANCOCK DR., STE 6 AUSTIN, TEXAS 78731 (512) 451-8591
LEGAL DESCRIPTION:	16.37 ACRES OUT OF THE CORNELIUS CRENSHAW SURVEY ABSTRACT 68 RECORDED IN VOL. 396, PG. 211 C.C.D.O.R.
FLOODPLAIN:	NO PORTION OF THIS TRACT LIES WITHIN THE 100-YEAR FLOODPLAIN, AS DEPICTED ON FEMA FIRM PANEL NO. 48055C0115E DATED: JUNE 19, 2012
ZONING CLASSIFICATION:	THE PROPERTY WILL BE ZONED PDD (PLANNED DEVELOPMENT DISTRICT) UPON APPROVAL OF THE CONCURRENT ZONING CHANGE AND PDD DEVELOPMENT PLAN BY THE LOCKHART CITY COUNCIL.

LEGEND

	CALDWELL COUNTY DEED OR OFFICIAL RECORDS
	CALDWELL COUNTY PLAT RECORDS

METES & BOUNDS DESCRIPTION FOR A 16.17 ACRE TRACT OF LAND IN THE CORNELIUS CRENSHAW SURVEY, CALDWELL COUNTY

BEGINNING at a 1/2" iron rod found with a plastic cap stamped "hinkle" in the eastern boundary line of the subject tract, also being the northwest corner of a 2.502 ac tract described in a deed dated March 27, 2014 as conveyed to Domingo Sanchez and found in the deed records of Caldwell County document number 141218, and also being the southwest corner of a 1 ac tract described in a deed dated January 23, 2017 to Paul Ybarra, Jr., as referenced in Caldwell County document number 2017-000346;

THENCE a distance of 698.83' at a bearing of S 31°32'50"E to a point with a found 1/2" iron pipe, being the southwest corner of the aforementioned 2.502 ac tract, and also being a point along the northern boundary of a called 31.87 acre "Tract Four", as described in a deed dated November 26, 1996 to the Lockhart Independent School District and recorded in Volume 155, Page 870 of the records of Caldwell County, and further being the southeast corner of this 16.17 acre tract;

THENCE along the common property line to the aforementioned Lockhart Independent School District tract at a bearing of S 58°33'27"W for a distance of 405.53' to a 1/2" iron rod set with plastic cap stamped "Byrn Survey" for the southwest corner of this tract;

THENCE turning a bearing of N 31°15'32"W for a distance of 1,878.73' (called 1877.6') to a point at the southerly right-of-way of State Highway No. 142, also being the northeast corner of a 1 acre tract conveyed to Lucy Serrato on February 11, 1975, as found in Volume 367, Page 27 of the Deed Records of Caldwell County;

THENCE along the southerly right-of-way line of State Highway 142 in an arc 385.09' in length, scribed at a radius of 2904.79' and delta 7°35'45", with a chord bearing S 89°58'35"E and the length of the chord being 384.81', to a 1/2" iron rod set with plastic cap stamped "Byrn Survey";

THENCE along the southerly right-of-way line of State Highway 142 a distance of 79.61' at a bearing of N 86°17'51" E to a 1/2" iron rod set with plastic cap stamped "Byrn Survey", also being the northeastern corner of Lot 1, Masur Addition, as found in Volume 8, Page 139 of the Plat Records of Caldwell County, for the northeast corner of this 16.17 acre tract;

THENCE turning along a bearing of S 31°24'54"E for a distance of 941.97' to the Point of Beginning, containing 16.17 acres, more or less.

This description is made from available records and is provided for the purposes of accompanying a zoning application to the City of Lockhart. This document will not take the place of an on-the-ground survey that will be performed for the final plat.

NOTE:

1. THE LANDOWNER SHALL GRANT THE CITY OF LOCKHART AND ALL OTHER UTILITY PROVIDERS A RIGHT-OF-ACCESS ALONG ALL PRIVATE STREETS WITHIN THE DEVELOPMENT UPON THE RECORDING OF THE FINAL PLAT.
2. A FIVE-FOOT PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE PROPERTY'S WEST SAN ANTONIO STREET FRONTAGE BY THE LANDOWNER AS A SUBDIVISION IMPROVEMENT, PRIOR TO RECORDEMENT OF THE FINAL PLAT. FOUR-FOOT WIDE PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL PRIVATE STREETS BY THE LAND OWNER, AT THE TIME THOSE STREETS ARE CONSTRUCTED.
3. A FEE IN LIEU OF PUBLIC PARKLAND DEDICATION WILL BE PROVIDED EQUIVALENT TO FIVE PERCENT OF THE TOTAL LAND AREA, PRIOR TO RECORDEMENT OF THE FINAL PLAT. THIS FEE WILL BE BASED ON THE CALDWELL COUNTY APPRAISAL DISTRICT MARKET VALUE OF 0.81 ACRE, PRIOR TO DEVELOPMENT, WHICH IS FIVE PERCENT OF THE SUBJECT PROPERTY. THE FEE WILL BE CALCULATED AT THE TIME THE FINAL PLAT IS PRESENTED FOR RECORDING.
4. FINAL SIZE AND LOCATION OF PUBLIC UTILITY AND ACCESS EASEMENT SHOWN TO BE DETERMINED DURING FINAL DESIGN OF UTILITIES AND ROADS.
5. RESTRICTIVE COVENANTS DOCUMENTS FOR THE PROPOSED DEVELOPMENT WILL BE SUBMITTED WITH THE FINAL PLAT.
6. A WRITTEN AGREEMENT BETWEEN THE CITY AND THE LEGAL ENTITY TO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE PROPOSED PRIVATE STREETS, PERMITTING ACCESS AND USE WITHOUT LIABILITY BY CITY VEHICLES AND PERSONNEL ON OFFICIAL BUSINESS WILL BE SUBMITTED WITH FINAL PLAT.



MOODY ENGINEERING INC

TBPE FIRM REG. NO. F-18320

9225 BEE CAVES ROAD, BLDG A, SUITE 200

AUSTIN, TEXAS 78733

PHONE: (512) 502-8333 or (800) 821-9112

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 McGray & McGray Land Surveyors, Inc.

ADDRESS 3301 Hancock Dr

DAY-TIME TELEPHONE 512-451-8591

Suite 6

E-MAIL chrisc@mcgray.com

Austin, TX 78731

ENGINEER NAME Moody Engineering, Inc.

ADDRESS 9225 Bee Caves Rd

DAY-TIME TELEPHONE 512-502-8333

Bldg. A, Ste. 200

E-MAIL josh@moodyengineering.com

Austin, TX 78733

OWNER NAME Terry Kelley

ADDRESS P.O. Box 428

DAY-TIME TELEPHONE 817-946-5845

Hubbard, TX 76648

E-MAIL _____

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Kelley Villas Planned Development District

ADDRESS OR GENERAL LOCATION 1712 West San Antonio St

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 16.17 ACRE(S) RMD & AO PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) current= Med. Density Residential/Ag-Open Space, proposed= PDD

PROPOSED USE OF LAND condominium arrangement of 80 duplex (two-family) sites- 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.

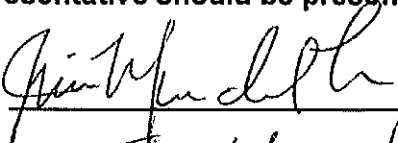
Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

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



PRINTED NAME

Jim Murchio

DATE

10/14/2021

TELEPHONE

512-658-9700

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 _____

DATE SUBMITTED 10-14-21 CASE NUMBER PP - 21 - 08

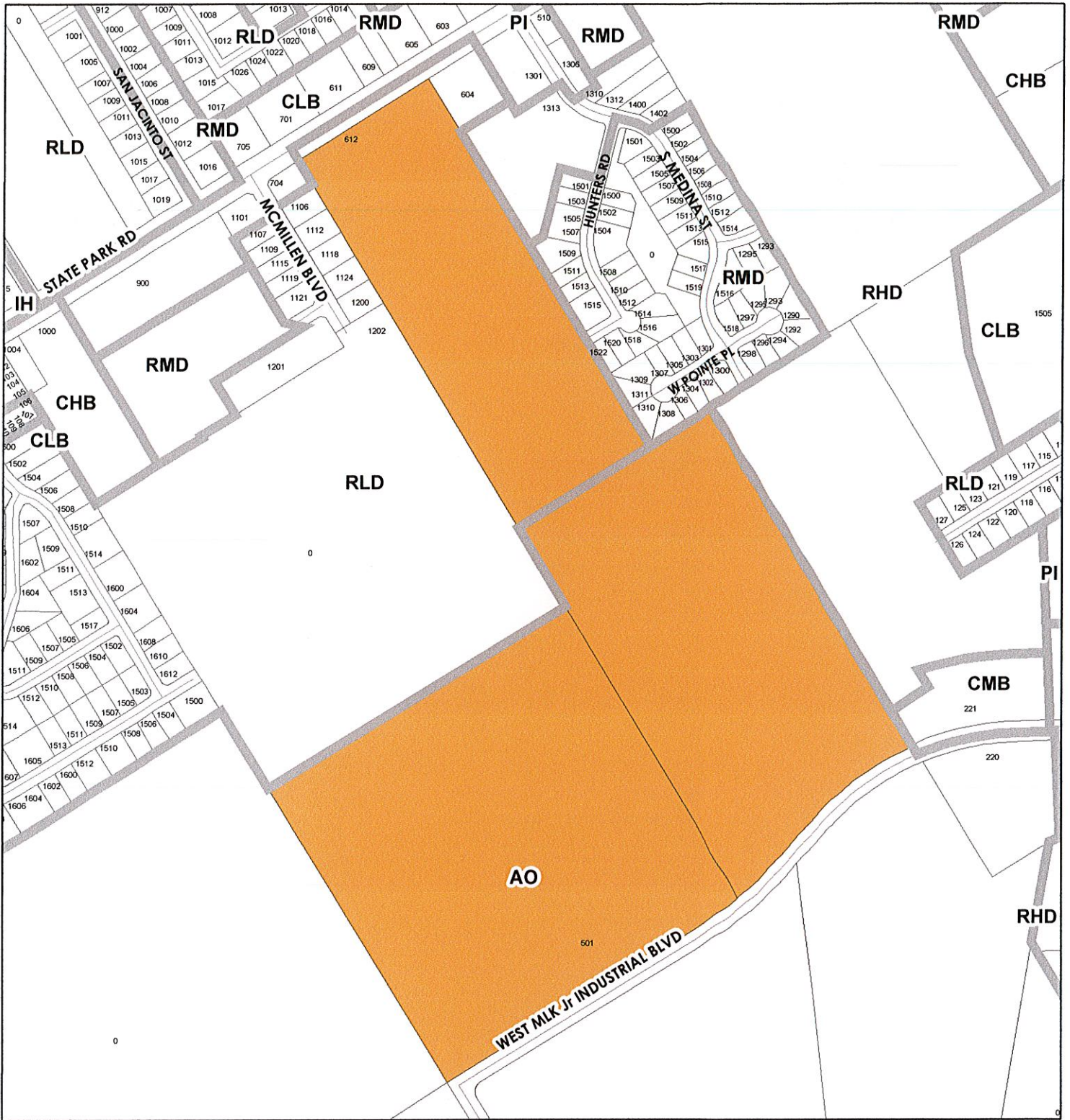
DATE APPLICATION IS DEEMED COMPLETE 11/3/21

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

PLANNING AND ZONING COMMISSION MEETING DATE 12/8/21

DECISION _____

CONDITIONS _____



PV-21-06

612 STATE PARK RD

PLAT VARIANCE TO WAIVE
PLATTING REQUIREMENT



- SUBJECT PROPERTY
- ZONING

scale 1" = 500'

CASE SUMMARY

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

CASE NUMBER: PV-21-06

REPORT DATE: December 6, 2021

PLANNING & ZONING COMMISSION DATE: December 8, 2021

APPLICANT'S REQUEST: Waive the requirement to submit a subdivision plat for a temporary division of ownership dividing an 83.873-acre parcel into two parcels

STAFF RECOMMENDATION: ***Approval, if the Commission finds that all Subdivision Variance Criteria are met.***

RECOMMENDED CONDITION: The proposed two-acre parcel shall be consolidated back into the parent parcel within 12 months of approval of the Variance, as proposed by the applicant.

BACKGROUND DATA

APPLICANT: Bob McGee

OWNER: Opal McGee Estate

SURVEYOR: Jerry Hinkle, Hinkle Surveyors

SITE LOCATION: 612 State Park Road

SUBDIVISION NAME: N/A

SIZE OF PROPERTY: 83.873 acres

NUMBER OF PROPOSED LOTS: Two

EXISTING USES OF PROPERTY: Residential and agricultural

ZONING CLASSIFICATION: RLD (Residential Low Density District) and AO (Agricultural-Open Space)

ANALYSIS OF ISSUES

PROPOSED VARIANCE: The applicant proposes to temporarily divide the property into two parcels without going through the subdivision platting process. One resulting parcel will be two acres, and the remainder, 81.873 acres, as shown on the attached survey. The buyer of the property proposes to wait on purchasing the proposed two-acre parcel until such time as the seller completes the necessary remediation for hazardous chemicals currently existing on that portion of the overall property, pursuant to environmental regulations. Once the remediation is completed, which the applicant expects to occur within a year's time, the two-acre parcel will be consolidated back into the parent parcel, which is 83.873 acres including the proposed two-acre portion.

AREA CHARACTERISTICS: The property is located in an area generally transitioning from undeveloped agricultural land to residentially developed properties.

SPECIAL CIRCUMSTANCES: The identification of hazardous chemicals on the proposed two-acre parcel might be considered a special circumstance such that requiring a subdivision plat would create a burdensome process for the applicant. Since the intent is to ultimately consolidate the two-acre parcel back into the parent parcel after remediation is completed, requiring a subdivision plat would necessitate considerable time and expense on the part of the applicant, only to "undo" the plat through an amending plat process once remediation is complete and the buyer takes ownership of the two-acre parcel. The buyer intends to ultimately own all 83.873 acres as one parcel and then move forward with its development.

PRESERVATION OF SUBSTANTIAL PROPERTY RIGHT: The proposed variance is not necessary for the preservation and enjoyment of a substantial property right of the applicant. Nothing prevents the applicant from proposing a subdivision through the platting process, nor from potentially receiving approval through that process.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: The temporary creation of a two-acre parcel and its subsequent dissolution back into the parent parcel within one year will have no impact on surrounding properties or public safety.

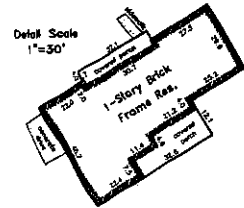
EFFECT ON ORDERLY SUBDIVISION OF OTHER LAND: Since the proposed land division will not create any landlocked parcels, the variance will not limit the potential for subdivision or development of other land in the area.

ALTERNATIVES: The applicant could submit a subdivision plat as an alternative to the proposed variance. The subdivision standards would require a public sidewalk along State Park Road, parkland obligation, and any required water and sewer line extensions. However, these requirements would become moot at the time the two resulting properties are consolidated back into one within a year. The buyer plans to develop the property after its purchase and upon completion of remediation, which will require a new subdivision plat and compliance with the above standards at that time.

**City of Lockhart Caldwell County, Texas
Francis Berry Survey A-2**

General Notes

- 1) Before digging call 811 to verify location of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these circumstances.
- 2) The property shown has access to and from a public roadway.
- 3) The following condition, statement, right of ways, etc., could affect this parcel according to the Title Commitment provided to the Surveyor:
 - a) Terms, conditions, and stipulations in that certain 15' Wide Permanent Utility Easement Agreement along the SW boundary line of the shown parcel designated as "Property 3 34.09 acres", to the City of Lockhart, recorded in Inst. No. 2017-096278, Caldwell County Official Public Records, does apply.
 - b) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
 - c) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel 483650233E effective date June 19, 2012. Flood Zone "X" is area determined to be outside the 0.2% annual chance floodplain. **WARNING:** This flood statement is determined by a HUD - F.I.A. FLOOD HAZARD SOUNDARY 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.



Scale 1"=30'

61.873 ac.

Property 2

Property 3
called 38.00 ac.

S.F. #21-3865-DE
PROPOSED INSURED: Phoenix Land Company, LLC
811 ADDRESS: 612 State Park Road
Lockhart, Texas 78644

LEGEND

- DIPPED 1/2" IRON PIN SET
- ⊙ SURVEYOR'S NAME SURVEYOR
- 1/2" IRON PIN FOUND
- ⊙ 1/4" IRON PIN FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ YELLOW COPPER IRON PIN FOUND
- FIRE HYDRANT
- ⊙ IRON METER
- ORIGINAL DEEDED CALL
- - - FENCED NEARBY
- CONCRETE
- UNLESS OTHERWISE NOTED

SURVEY PLAT

Showing two tracts of land out of the Francis Berry Survey A-2 in the City of Lockhart, Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to PROMAGESTA LAND COMPANY, LLC that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 1, 2021 and revised on November 16, 2021, (2) I have shown or noted all recorded easements or right of ways listed in the 2021 report provided by Kendall County Appraisal District, Boerne, Texas, D.F. #21-3865-DE effective date September 8, 2021, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts for any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

J. L. HINKLE, R.P.L.S. 35459

Form No. 507-04	Print No. 217-04
Rev. No. 02/13/2015	Quantity 2021/2021
Date: November 2021	Word Date: 11/01/2021
Surveyed By: J.L.H.	Adjusted Date: 11/01/2021

HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
 Ph: (817) 388-2000 Fax: (817) 338-7855 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 Jerry L Hinkle
DAY-TIME TELEPHONE 512-398-2000
E-MAIL contact@hinklesurveyors.com

ADDRESS 1109 S Main St
Lockhart TX
78644

ENGINEER NAME none
DAY-TIME TELEPHONE _____
E-MAIL _____

ADDRESS _____

OWNER NAME Opal McGee Estate
DAY-TIME TELEPHONE 512-213-5662
E-MAIL rtm11158@gmail.com

ADDRESS 612 State Park Road
Lockhart TX 78644
Bob McGee contact person

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME none (Platting Variance)
ADDRESS OR GENERAL LOCATION 612 State Park Road
LOCATED IN CITY LIMITS ____ ETJ (COUNTY) ____ PDD
TOTAL LAND AREA 83.873 ACRE(S) PROPOSED NUMBER OF LOTS 2
ZONING CLASSIFICATION(S) RLD (1 ac homestead) & 82 + AO district
PROPOSED USE OF LAND Residential 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 Bob McGee

DATE 11-16-2021

PRINTED NAME Bob McGee

TELEPHONE 512-213-5662

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) 52-31(a) OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) subdivision plat required for a division of land ownership where any part is less than 5ac.

REQUESTED VARIANCE(S) temporarily waive subdivision requirements for 12 months to separate 2ac +/- homestead from 83873 acre track to remediate area and then add back to original track

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: *the development company wants to close the property but wants the house area cleaned up and they don't want to be cut off their project. They would complete the whole deal before asking seller to help with 2 ac.*
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *because the property is unsalable in its current state and needs to be cleaned up for the seller to realize the monetary value of their property*
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, *the variance will actually help the public health, safety and welfare by cleaning up an area that has needed clean up for years.*
4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code. *the variance will further orderly subdivision by cleaning up an area that will then be purchased by the current developer and added to their new development.*

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER N/A

DATE SUBMITTED 11/16/21

CASE NUMBER PV-21-06

DATE APPLICATION IS DEEMED COMPLETE _____

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

PLANNING AND ZONING COMMISSION MEETING DATE 12/16/21

DECISION _____

CONDITIONS _____