

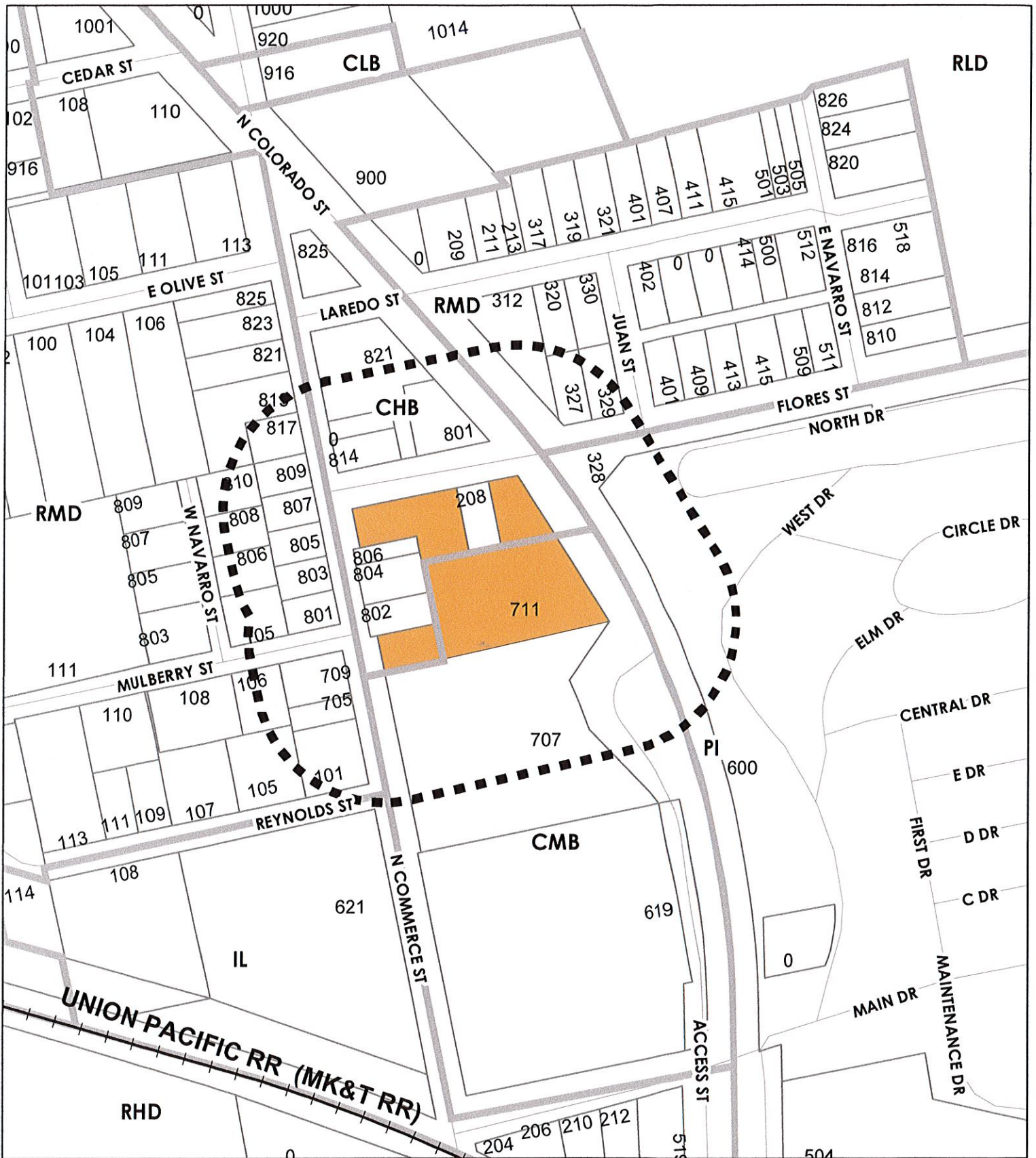
PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, January 26, 2022
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 January 12, 2022, meeting.
4. ZC-22-05. Hold a PUBLIC HEARING and consider a request by Matthew Johnson and Mill Scale on behalf of Keith Schmidt for a **Zoning Change** from *CMB Commercial Medium Business District and CHB Commercial Heavy Business District* to *CHB Commercial Heavy Business District*, on Lot 1-A, Block 1, Barclay Addition, consisting of 1.363 acres located at 711 North Colorado Street (US 183).
5. SUP-22-01. Hold a PUBLIC HEARING and consider a request by 110 Market, LLC, for a **Specific Use Permit** to allow a *Mixed-Use Building* on part of Lot 2, Block 13, Original Town of Lockhart, consisting of 0.072-acre zoned CCB Commercial Central Business District and located at 110 East Market Street.
6. Hold a PUBLIC HEARING and consider a **Zoning Text Amendment** revising Chapter 64 “Zoning” of the Lockhart Code of Ordinances, Article VII “Zoning Districts and Standards”, Section 64-197 “Regulations Common To All Or Several Districts”, Subsection (g)(2) “Additional Parking Requirements Within Residential Districts”, to *require covered parking for detached single-family dwellings and provide reasonable standards for such parking*; and revising Chapter 64 “Zoning” of the Lockhart Code of Ordinances, Appendix I “Specific Requirements For Residential Development Types”, to *modify the heading of the Minimum Off-Street Parking column to allow garages to count toward the minimum parking requirement*.
7. FP-21-11. Reconsider 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, zoned PDD Planned Development District and located at 920 Trinity Street. [Denied 12-8-21]
8. FP-21-09. Consider a request by Keith Schauer of Doucet & Associates, on behalf of Lennar Homes of Texas Land & Construction, LTD, for approval of a **Final Plat** for *Summerside, Section 5*, consisting of 29.778 acres in the Esther Berry Survey, Abstract No. 1, zoned RMD Residential Medium Density District and CHB Commercial Heavy Business District, and located at 2300 South Colorado Street (US 183).
9. FP-21-10. Consider a request by Keith Schauer of Doucet & Associates, on behalf of Lennar Homes of Texas Land & Construction, LTD, for approval of a **Final Plat** for *Summerside, Section 6*, consisting of 24.153 acres in the Esther Berry Survey, Abstract No. 1, zoned RMD Residential Medium Density District, and located at 2300 South Colorado Street (US 183).
10. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
11. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 5:00 PM on the 20th day of January, 2022.



ZC-22-05

CMB & CHB TO CHB

711 N COLORADO ST (US 183)



scale 1" = 200'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-22-05

REPORT DATE: January 21, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: January 26, 2022

CITY COUNCIL HEARING DATE: February 1, 2022

REQUESTED CHANGE: CMB and CHB to CHB

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Matthew Johnson, Mill Scale

OWNER: Keith Schmidt

SITE LOCATION: 711 North Colorado Street (US 183)

LEGAL DESCRIPTION: Lot 1-A, block 1, Barclay Addition

SIZE OF PROPERTY: 1.363 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *General-Heavy Commercial*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: A business that fabricates and sells their products in the same building is proposed for the subject site. Because it includes retail sales, it is allowed in the CMB and CHB zoning districts, but because of the manufacturing aspect it would be more appropriate in the higher intensity CHB district. The property is partially zoned CMB and partially zoned CHB, so the purpose of the change is to simply make the zoning classification consistent for the entire lot.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Commercial, Single-family residential	CHB	<i>General-Heavy Commercial</i>
East	City cemetery	PI	<i>Public and Institutional</i>
South	Vacant land, Restaurant	CMB	<i>General-Heavy Commercial</i>
West	Vacant land, Single-family residential	RMD	<i>General-Heavy Commercial, Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: This zoning change simply moves the current boundary between the adjacent CMB and CHB districts to the south property line of the subject lot.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from Commerce Street, Flores Street, and Colorado Street. Any new driveway onto Colorado Street will require approval from TxDOT. Water and wastewater utilities are available and adequate.

POTENTIAL NEIGHBORHOOD IMPACT: Other than the cemetery on the east side of Colorado Street, the surrounding area is a mixture of commercial and residential development, with some vacant lots. Higher intensity zoning is appropriate when located between two busy streets such as Commerce Street and Colorado Street, and especially along an arterial street such as Colorado Street. There is only one single-family dwelling on a lot abutting the subject property. It is a nonconforming use and is in poor condition. The CHB district does allow some more intensive uses than the CMB district, but generally the impact that development of a lot of this size might have on the surrounding area would generally not be significantly different whether zoned CMB or CHB.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed CHB zoning classification is consistent with the *General-Heavy Commercial* future land use that is designated along the entire west side of Colorado Street in the vicinity of the subject lot.

ALTERNATIVE CLASSIFICATIONS: Either CMB or CHB would be consistent with the land use plan map.

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 Matthew Johnson / Toad Hill LLC ADDRESS P.O. Box 1064

DAY-TIME TELEPHONE 254-855-9559 Lockhart, TX

E-MAIL Matt@millscale.co 78644

OWNER NAME Keith Schmidt ADDRESS 101 River Bend Lane

DAY-TIME TELEPHONE 512-787-0322 Martindale, TX

E-MAIL kschmidt11@austin.rr.com 78655

PROPERTY

ADDRESS OR GENERAL LOCATION 711 ~~707~~ N. Colorado,

LEGAL DESCRIPTION (IF PLATTED) Barclay Addition Lot 1-A

SIZE 1.363 ACRE(S) LAND USE PLAN DESIGNATION General - Heavy Commercial

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

PROPOSED NEW USE, IF ANY manufacturing / retail

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CMB & CHB

TO PROPOSED ZONING CLASSIFICATION CHB

REASON FOR REQUEST manufacturing

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 \$ 177.26 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 MM

DATE 12/28/2021

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER 1128651

DATE SUBMITTED 12/28/21

CASE NUMBER ZC - 22 - 05

DATE NOTICES MAILED 1-10-2022

DATE NOTICE PUBLISHED 1-13-2022

PLANNING AND ZONING COMMISSION MEETING DATE 1/26/22

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 2-1-2022

DECISION _____

Dan Gibson

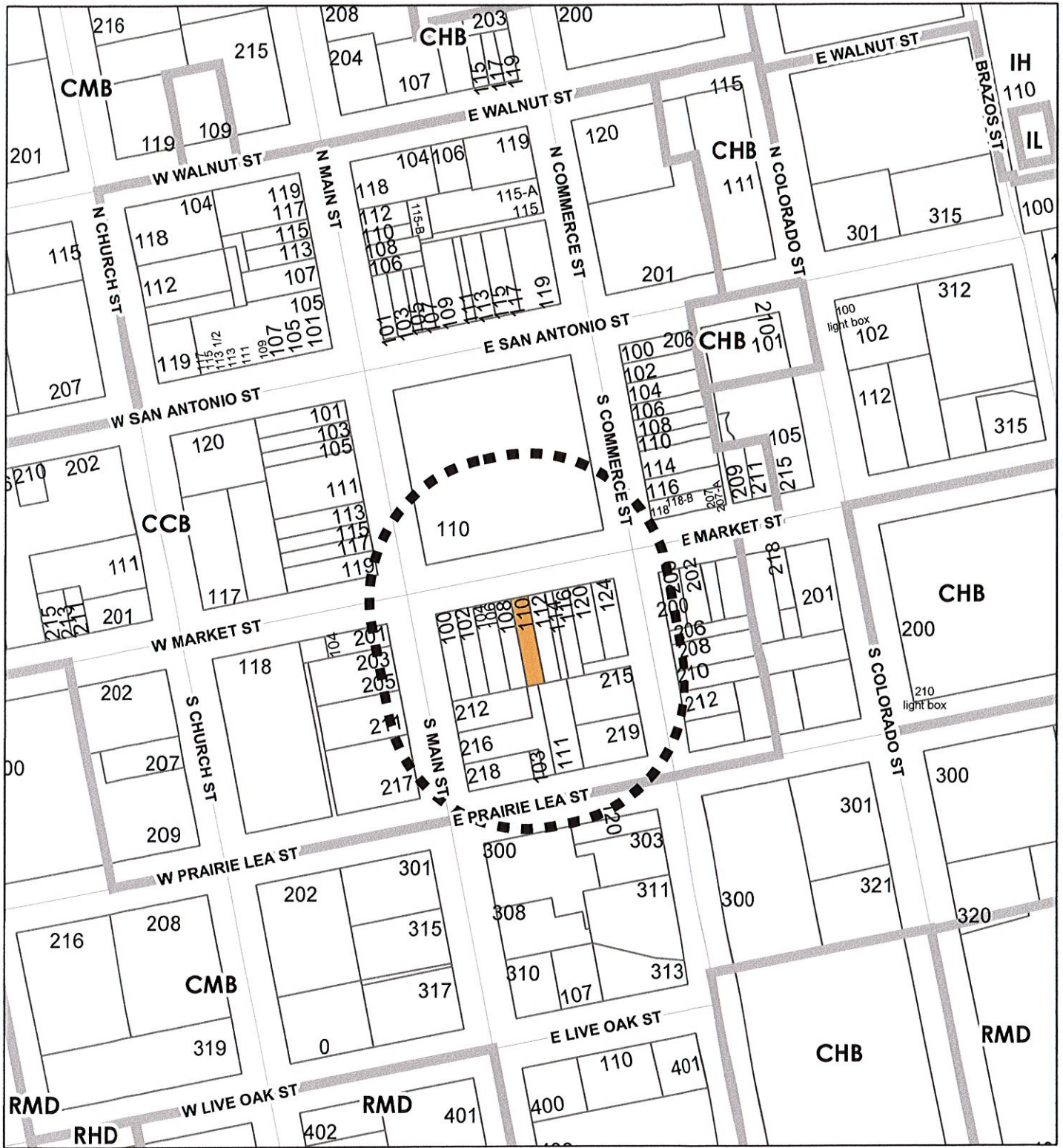
From: Keith Schmidt <kschmidt11@austin.rr.com>
Sent: Tuesday, December 28, 2021 12:11 PM
To: Dan Gibson
Subject: Barclay addition Lot 1-A

Hi Dan. I'm letting you know that I am the current owner of Barclay addition Lot 1-A and am authorizing Matt Johnson and Mill Scale to apply for rezoning of this property on my behalf. Please contact me if you need any additional info.

Thanks.

Keith Schmidt
101 River Bend Lane
Martindale, TX 78655
512-787-0322

Sent from my iPhone



SUP-22-01

110 E MARKET ST

MIXED-USE BUILDING



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT. BUFFER

scale 1" = 200'

CASE SUMMARY

STAFF CONTACT: Dan Gibson, City Planner
REPORT DATE: January 21, 2022
PUBLIC HEARING DATE: January 26, 2022
APPLICANT'S REQUEST: Mixed Use Building
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-22-01

BACKGROUND DATA

APPLICANT(S): Kenneth Germer
OWNER(S): 110 Market, LLC
SITE LOCATION: 110 East Market Street
LEGAL DESCRIPTION: Part of Lot2, Block 13, Original Town of Lockhart
SIZE OF PROPERTY: 0.072 acre
EXISTING USE OF PROPERTY: Commercial building with two apartments on the second floor
ZONING CLASSIFICATION: CCB Commercial Central Business District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject building has always had a commercial use on the first floor, with apartments or offices on the second floor since the early 1990's. The combination of commercial and residential uses in the same building is classified as a mixed use building, which requires approval of a specific use permit. There is no record of an SUP being previously approved, so this application was required before a building permit can be issued for renovation work on the two second-floor apartments.

NEIGHBORHOOD COMPATIBILITY: Specific use permits have been approved for 14 other mixed use buildings having apartments on upper floors, with the vast majority of them being downtown. We are not aware of any complaints about them over the years, so they seem to be a compatible use.

COMPLIANCE WITH STANDARDS: The proposed renovation work will, of course, have to comply with all applicable building codes. Behind the building there is a fenced and gated yard area that contains an exterior staircase that provides direct access to the second floor. Outside the fenced yard is an unpaved parking area with access to Market Street and Commerce Street. Off-street parking is not required in the CCB district.

ADEQUACY OF INFRASTRUCTURE: Existing utilities are existing and adequate for the proposed use.

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

STAFF RECOMMENDATION: Approval.

110 Market LLC
1455 Swann Street NW
Washington, DC 20009

December 23, 2021

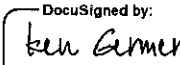
CITY OF LOCKHART
PLANNING AND ZONING COMMISSION
P.O. Box 239
Lockhart, TX 78644

RE: APPLICATION FOR SPECIFIC USE PERMIT FOR 110 E MARKET STREET

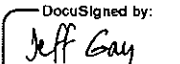
110 E Market Street is a storefront building on the town square owned by 110 Market LLC, a Texas LLC, with partners consisting of Laura (Harrison) Mayes, James Mayes, Kenneth Germer, & Jeff Gay. We purchased the building in 2017 from the Leslie D Harrison Trust, who for many decades used the commercial space for Harrison Properties, and since the early 1990's, the two apartments upstairs have been rented as residential and/or office space. The commercial space and the two upstairs units are separately metered.

We plan to perform repairs and renovation to the upstairs front apartment (Unit B) to stop water intrusion, replace all building windows and to change the format from 2 bedrooms to a studio apartment. When we applied for a demolition permit, Kevin Waller in City Planning could not find a previous Specific Use Permit for residential on the upper floors.

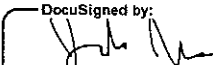
An application for a Specific Use Permit is attached, along with relevant attachments. As joint owners and managers of the LLC, we authorize any of the partners of the LLC to individually represent the other owners in communications or hearings related to this application. Primary contact should be Ken Germer at 202.412.9347 or ken@kengermer.com.

DocuSigned by:

Ken Germer
A41C0C857162402...

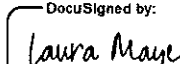
12/24/2021

DocuSigned by:

Jeff Gay
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12/25/2021

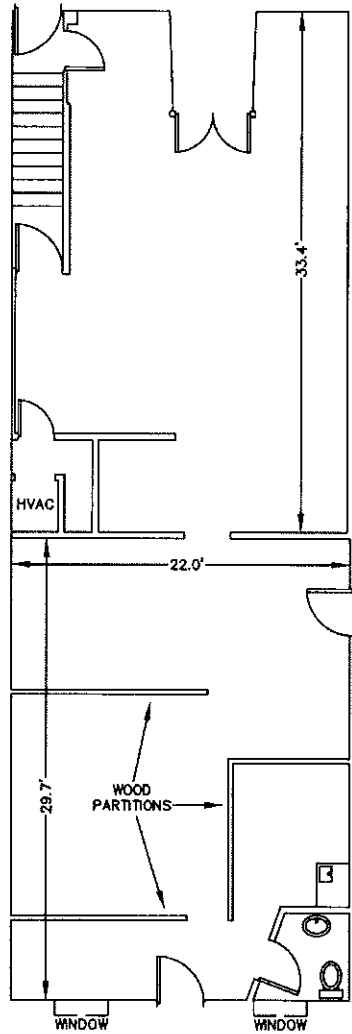
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James Mayes
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12/24/2021

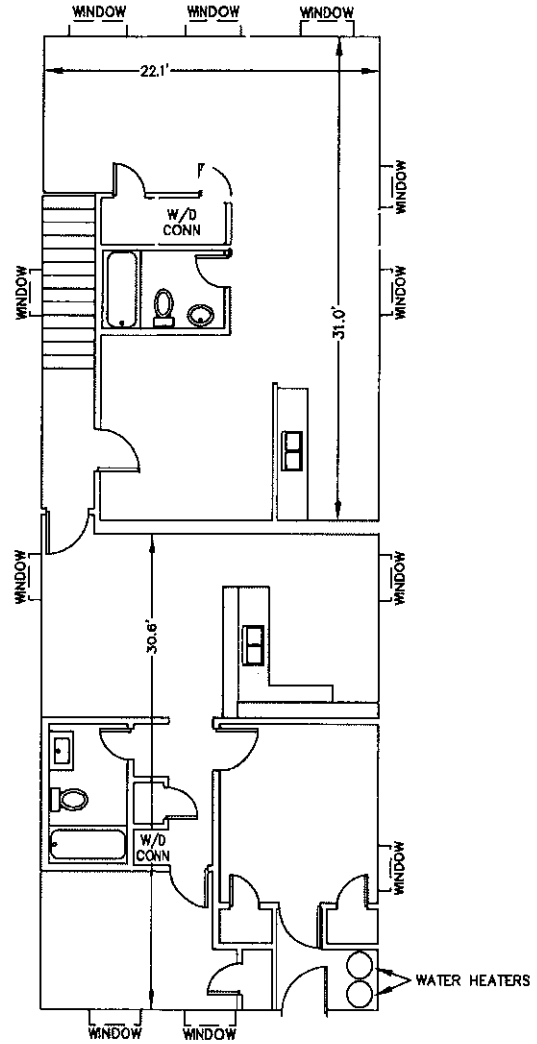
DocuSigned by:

Laura Mayes
568D2358CDD4CF...

12/27/2021

UNIT A
1,301 SQUARE FEET

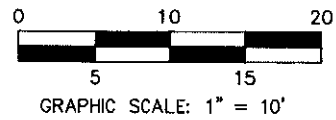


UNIT B
608 SQUARE FEET



UNIT C
683 SQUARE FEET

110 E MARKET ST
FLOOR PLANS



SPECIFIC USE PERMIT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANT/OWNER

APPLICANT NAME Kenneth Germer
DAY-TIME TELEPHONE 202.412.9347
E-MAIL ken@kengermer.com

ADDRESS 1455 Swann St NW
Washington DC 20009

OWNER NAME 110 Market LLC
DAY-TIME TELEPHONE 202.412.9347
E-MAIL ken@kengermer.com

ADDRESS 1455 Swann ST NW
Washington DC 20009

PROPERTY

ADDRESS OR GENERAL LOCATION 110 E Market St, Lockhart TX 78644

LEGAL DESCRIPTION (IF PLATTED) BEING part of Lot Two (2), Block Thirteen (13)

SIZE 0.072 ACRE(S) ZONING CLASSIFICATION Commercial Central / Historical

EXISTING USE OF LAND AND/OR BUILDING(S) Commercial on ground floor, 2 residential units upsta

REQUESTED SPECIFIC USE

Mixed use building

PROPOSED USE REQUIRING PERMIT Commercial on ground floor, 2 residential units upstairs

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.
Commercial / retail space on ground floor, currently a real estate office open 8-6pm.

Two rental apartments (Unit B - 600 sqft - to be studio; Unit C - 683 sqft - 2BR).

Upper units have been residential since early 1990's under prior ownership. Separately metered.

See summary letter, deed, floor plan, and LLC documentation attached.

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.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$¹²⁵ PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre 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

Ken Gumer

DATE

12/31/21

OFFICE USE ONLY

ACCEPTED BY

Dan Gibson

RECEIPT NUMBER

10292009

DATE SUBMITTED

1-3-22

CASE NUMBER SUP -

22 - 01

DATE NOTICES MAILED

1-10-2022

DATE NOTICE PUBLISHED


1-13-2022

PLANNING AND ZONING COMMISSION MEETING DATE

1-26-22

DECISION

CONDITIONS

TO: Planning and Zoning Commission
FROM: Dan Gibson, City Planner 
SUBJECT: Zoning text amendment
DATE: January 19, 2022

City of Lockhart

MEMO

Staff recently became aware that the homebuilder (Lennar) that is developing the remaining sections of Summerside Subdivision is proposing to include homes with no covered parking. In the past 25 years, no new single-family residential subdivision has been developed with homes that do not have either a carport or a garage. The lack of covered parking can have undesirable consequences in terms of the appearance and value of a neighborhood. In addition, having extra parking space available such as in a garage or carport may help reduce the tendency to park vehicles in the yard or in the public street.

Staff prepared the attached draft ordinance for City Council discussion at their January 4th meeting. They directed staff to proceed with the process for zoning text amendments, which includes publishing a notice for public hearings to be held by both the Planning and Zoning Commission and the City Council. Your recommendation will be forwarded to the Council for consideration on their February 1st agenda.

The proposed ordinance amends Section 64-197, Subsection (g)(2) "Additional Parking Requirements Within Residential Districts" by revising paragraph (a), where the only existing text is the word "Reserved", to add a provision requiring covered parking for detached single-family dwellings (SF-1 and SF-3 residential development types). It also adds standards for the location and appearance of covered parking that will, in effect, prohibit what is commonly known as "snout houses" (where the garage protrudes closer to the front property line than the remainder of the front of the house). In addition, the proposed ordinance also amends Appendix I "Specific Requirements for Residential Development Types" to modify the heading of the *Minimum Off-Street Parking Spaces per Dwelling Unit* column of the table to be consistent with current practice, which is to allow covered parking to be counted as required off-street parking. That column heading currently excludes garages.

There are four attachments. The first is a copy of Section 64-197(g) "Minimum Parking and Loading Requirements". The existing subsection (g)(2)(a) is highlighted on the third page. That is where the new standards are to be added. The second attachment is the first page of Appendix I, where the column for *Minimum Off-Street Parking Spaces per Dwelling Unit* is highlighted. The "Excluding Garages" phrase will be deleted. The third attachment is the actual draft ordinance, with key provisions highlighted in the preamble as well as the actual proposed wording to be added in subsection (g)(2)(a). It also contains the provision that deletes the phrase "Excluding Garages" in Appendix I. The fourth attachment is a slide that will be included in the PowerPoint Presentation that simply separates the major provisions of the new covered parking standards for the purpose of clarity.

(g) Minimum parking and loading requirements.

- (1) Off-street parking space consistent with the proposed land use is required in order to reduce inappropriate on-street parking.
 - a. In all zoning districts, at the time any building or structure is erected, enlarged, or increased in capacity, or at the time any other use is established, off-street parking spaces for vehicles shall be provided in accordance with the requirements specified herein and in appendices I and II to this chapter.
 - b. Parking spaces within off-street parking areas shall have minimum rectangular dimensions of nine feet by 18 feet, exclusive of any area required for access drives or aisles, and shall be of usable shape and location. Each parking space and the maneuvering area thereto shall be located entirely upon private property. Except for single-family and duplex dwellings, there shall be adequate provision for unobstructed ingress and egress to all parking spaces, without backing into public right-of-way. Each single-family and duplex dwelling unit shall have at least one off-street parking space with unobstructed access to the public right-of-way, except that new single-family and duplex dwelling units on a lot greater than 65 feet in width shall each have at least two off-street parking spaces with unobstructed access to the public right-of-way. Manufactured homes on separate, residential lots, and patio homes, shall be considered single-family dwellings for the purpose of these standards.
 - c. For any new use, building, or structure, where required off-street parking cannot be provided adjacent thereto, such parking may then be provided on other property within the allowable distance from the building site. Where individual land parcels are not large enough to permit on-site parking, the owners of various parcels may undertake the joint development of the required parking spaces upon a nearby tract. Proof shall be provided to the zoning administrator that such parking arrangements are provisions of any applicable deeds or leasing agreements.
 - d. The number of off-street parking spaces required shall be appropriate to the use of the property and shall be determined from appendices I and II and from the applicable portions of this section. If for any reason the number of off-street parking spaces is not readily determinable, the requirement shall be determined by the commission.
 - e. All off-street parking areas, including commercial parking lots, automobile, farm equipment, manufactured home, and other open-air sales lots shall meet the following requirements:
 1. All off-street parking in districts zoned other than residential low density and residential medium density shall be separated from the street right-of-way by barrier curbs or by tire stops approved by the city.
 2. All required or provided driveways and off-street parking areas shall be paved with an all-weather surface, such as concrete or with asphalt

pavement and concrete curb and gutter. Curb and gutter is not required for driveways serving single-family and duplex dwellings, or where it would interfere with surface drainage, as determined by a civil engineer. Pervious pavers or other masonry pavement systems are permitted in accordance with the manufacturer's specifications. Alternative surfaces, as provided in subsection (g)(1)f., below, may be used in lieu of the normal all-weather standard for: 1) commercial vehicle storage areas; 2) a voluntary upgrade to a nonconforming residential driveway serving a single-family or duplex dwelling where the owner proposes an approved alternative surface that is better than the existing surface; 3) a new driveway or expansion of a driveway serving an existing single-family or duplex dwelling as needed to accommodate one or more vehicles otherwise being parked in a yard area not originally intended as a driveway; and 4) where a building permit is required for remodeling, enlargement, or other alteration of a single-family or duplex dwelling where the owner requests such alternative driveway surface in lieu of the normal all-weather standard (garage and carport floors must be an approved all-weather surface regardless of the type of driveway surface).

3. Parking spaces and driving lanes shall be so arranged and marked to provide for safe and orderly movement and parking of vehicles.
 4. Design of parking areas shall provide for appropriate disposal of surface water, except for those portions which may be used as a part of the required detention system.
 5. Lighting fixtures used to illuminate or to mark any off-street parking area shall be arranged to shield direct light from any residence and from street traffic.
- f. Where allowed in subsection (g)(1)e.2., above, alternative surface parking areas shall comply with the following standards:
1. Alternative surface material must be contained within a minimum 12-inch deep by four-inch wide permanent border approved by the city manager or designee. The top of the material shall not extend above the surrounding ground surface or the top of the permanent border.
 2. The following are allowed on properly compacted subgrade for single-family and duplex uses:
 - i. A minimum of six inches of compacted base material (coliche).
 - ii. A minimum of four inches of railroad ballast material (1½ minimum diameter).
 - iii. A minimum of six inches of crushed granite material.
 - iv. A minimum of six inches of compacted, milled asphalt paving chips (one-half-inch maximum diameter).
 - v. A minimum of six inches of recycled, crushed concrete.

- vi. Any other common paving material or surface design approved by an engineer, but excluding pea gravel, wood chips, dirt, etc.
- 3. The following are allowed for areas used for commercial long-term storage of vehicles (not routine daily parking):
 - i. A minimum of five inches of railroad ballast material installed on properly prepared and approved subgrade following removal of all vegetation and loose materials.
 - ii. Other types of rock approved by the city manager, director of public works, or designee; or other surface design approved by an engineer.
- g. Plans for off-street parking areas for more than five vehicles, including ingress and egress, shall be reviewed by the zoning administrator for compliance with this chapter prior to the issuance of a building permit.

(2) Additional parking requirements within residential districts.

- a. Reserved.
- b. Driveways may be considered off-street parking in all residential districts, except for those development types having more than four dwelling units per structure.
- c. Off-street parking shall be upon the same tract as the dwelling unit in residential low density and residential medium density districts.
- d. Off-street parking in residential high density districts may be upon the same tract as the main structure or upon a parking lot within 200 feet of the main structure.
- e. Any dwelling unit housing a home occupation shall provide one additional off-street parking space beyond the normal minimum requirement. If there is an employee of the business who is not a resident of the dwelling unit, a second additional space shall be provided. The additional parking spaces shall comply with the applicable standards for size, surface material, and accessibility as are normally required for the type of dwelling being served.
- f. Any residence used to house nonfamily residents shall provide one additional off-street parking space per residence room.

(3) All off-street parking within all other districts shall meet the requirements of the applicable portions of this section and of appendices I and II. Off-street parking areas need not be on the same lot as the principal structure or use but must be within 300 feet of said structure or use.

(4) Any business or industrial building, hospital, institution, or hotel hereafter erected, constructed, reconstructed, or altered, in any district, shall provide adequate off-street facilities for the loading and unloading of merchandise and goods within or adjacent to the building, in such a manner as not to obstruct freedom of traffic movement of the public streets, alleys or sidewalks.

(Ord. No. 90-03, pt. 2, 3-6-90; Ord. No. 95-07, pt. 1(F), 11-7-95; Code 1982, § 28-7-2; Ord. No. 01-11, § I, 4-3-01; Ord. No. 08-02, § II, 3-18-08; Ord. No. 2011-28, § I, 12-20-11)

APPENDIX I. SPECIFIC REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT TYPES

Development Type	Max. Dwelling Units Per Structure	Min. Lot Area (sq. ft.)	Max. Dwelling Units per Gross Acre (Note 4)	Min. Lot Dimensions (ft.) Width Depth (Note 1)	Max. Percent Lot Coverage With Buildings	Min. Building Setback From Property Line (ft.)			Max. Height Stories Feet	Min. Off-Street Parking Spaces per Dwelling Unit Excluding Garages (Note 3)	Remarks
						Street (Note 10)	Side (Note 2)	Rear			
SF-1 Single-family 1	1	8,500	5	$\frac{65}{120}$	30	25	7.5	10	2.5 stories	2, plus 1 for each additional bedroom over 3 per dwelling unit	When a corner lot, the street setback shall be 25 ft. minimum on one street, and 15 minimum on the other.
SF-2 Single-family 2	1	5,500	7	$\frac{50}{105}$	40	20	5	Same as above	Same as above	Same as above	When a corner lot, the street setback shall be 20 ft. minimum on one street, and 15 ft. minimum on the other.
DF-1 Duplex-family 1	2	8,500	10	$\frac{65}{120}$	Same as above	25	Same as above	Same as above	Same as above	Same as for SF-1	
DF-2 Duplex-family 2	2	6,000	14	$\frac{50}{105}$	50	20	Same as above	Same as above	Same as above	Same as for SF-2	
PH-1 Patio home-1	1	5,000	9	$\frac{50}{100}$	30	20	Same as above or 10 ft. on 1 side only	20	1.5	Same as above	Manufactured housing allowed. When a corner lot, the street setback shall be 20 ft. minimum on one street and a 15 ft. minimum on the other. Structures shall not have common walls. This development type is allowed only on lots existing prior to the date of Ordinance No. 90-30.
PH-2 Patio home-2	1	3,200	12	$\frac{40}{80}$	40	Same as above	Same as above	Same as above	Same as above	Same as above	

DRAFT

ORDINANCE 2022-__

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING CHAPTER 64 “ZONING”, OF THE CODE OF ORDINANCES, ARTICLE VII “ZONING DISTRICTS AND STANDARDS”, SECTION 64-197 “REGULATIONS COMMON TO ALL OR SEVERAL DISTRICTS”, SUBSECTION (g)(2) “ADDITIONAL PARKING REQUIREMENTS WITHIN RESIDENTIAL DISTRICTS”; AND AMENDING CHAPTER 64 “ZONING”, APPENDIX I “SPECIFIC REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT TYPES”; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, covered parking adds value and function to detached single-family dwellings compared to homes that do not have it; and,

WHEREAS, covered parking helps provide more off-street parking space than a driveway, alone, thereby reducing the possibility that vehicles will need to be parked in the public street; and,

WHEREAS, covered parking protects and extends the life of vehicles; and,

WHEREAS, covered parking can provide storage space out of the weather for items that are not typically kept inside the dwelling; and,

WHEREAS, covered parking should be designed and located such that it does not dominate or detract from the residential appearance and function of the front façade of detached single-family homes; and,

WHEREAS, the City Council has determined that the current lack of standards requiring covered parking for detached single-family dwellings can result in new single-family neighborhoods being developed with all vehicle parking being exposed to the weather and within view of residents and passers-by; and,

WHEREAS, detached single-family dwellings are classified in Chapter 64 “Zoning”, Article VII “Zoning Districts and Standards”, Section 64-196 “Establishment of Zoning Districts”, and in “Appendix I” as either the SF-1 residential development type which requires a minimum lot width of 65 feet and a minimum lot area of 8,500 square feet, or the SF-2 residential development type which requires a minimum lot width of 50 feet and a minimum lot area of 5,500 square feet.

WHEREAS, an amendment to Chapter 64 “Zoning”, Article VII “Zoning Districts and Standards” is proposed to require covered parking for the SF-1 and SF-2 residential development types, and provide reasonable standards to promote the attractive appearance and functionality of new homes; and,

WHEREAS, current practice has been to allow garages and carports to be counted toward the minimum required off-street parking, despite the fact that the Minimum Required Off-street Parking column of Appendix I “Specific Requirements for Residential Development Types excludes garages for all types of residential development; and,

WHEREAS, an amendment is proposed to delete the exclusion of garages as counting toward the minimum required off-street parking, so that the current practice can be continued; and,

WHEREAS, the City Council has determined that such amendments serve a public purpose and the Council desires to amend the Code of Ordinances accordingly;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

I. The foregoing recitals are approved and adopted herein for all purposes.

II. Chapter 64 “Zoning”, Article VII “Zoning Districts and Standards”, is hereby amended as follows, with all existing provisions not shown remaining unchanged:

Sec. 64-197. Regulations common to all or several districts.

(g) Minimum parking and loading requirements.

(2) Additional parking requirements in residential districts.

- a. Each dwelling unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 440 square feet (two vehicles) for the SF-1 development type or 220 square feet (one vehicle) for the SF-2 development type. Carports shall be provided with an integral enclosed storage room of at least 40 square feet. Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line, and garage doors shall not occupy more than 40 percent of the width of the house.

III. Chapter 64 “Zoning”, Appendix I “Specific Requirements for Residential Development Types”, is hereby amended by changing the heading of the eleventh column to read as follows: “*Min. Off-street Parking Spaces Per Dwelling Unit (Note 3)*”.

IV. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

V. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

VI. Penalty: Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Section 1-8 of the City Code.

VII. Publication: That the City Secretary is directed to cause the caption of this ordinance to be published in a newspaper of general circulation according to law.

VIII. Effective Date. That this ordinance shall become effective and be in full force ten days from the date of its passage.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, ON THIS THE FIRST DAY OF FEBRUARY, 2022.

CITY OF LOCKHART

Lew White
Mayor

ATTEST:

APPROVED AS TO FORM:

Connie A. Constancio, TRMC
City Secretary

Monte Akers
City Attorney

COVERED PARKING STANDARDS

- ❖ Each dwelling unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 440 square feet (two vehicles) for the SF-1 development type or 220 square feet (one vehicle) for the SF-2 development type.
- ❖ Carports shall be provided with an integral enclosed storage room of at least 40 square feet.
- ❖ Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line.
- ❖ Garage doors shall not occupy more than 40 percent of the width of the house.



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 [*Updated January 21, 2022*]
PLANNING & ZONING COMMISSION DATE: January 26, 2022
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: The Commission denied the proposed plat on December 8, 2021 and recommended denial of the accompanying Zoning Change and PDD Development Plan to the City Council at that meeting. However, the Council approved the Zoning Change and Development Plan at its December 21, 2021 meeting. Therefore, the plat must be approved, since it meets all required subdivision standards, and is required by Zoning Ordinance Section 64-166 as a component of Planned Development Districts. 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,

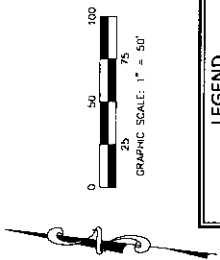
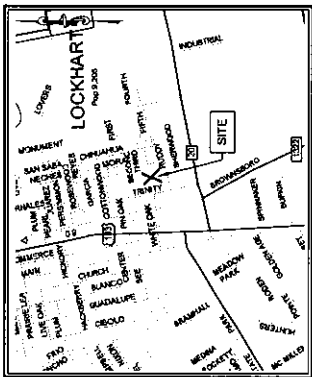
A handwritten signature in black ink, appearing to read "JDahm", with a long horizontal flourish extending to the right.

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
- ADJOINING PROPERTY LINE
- EXISTING RIGHT-OF-WAY (R.O.W.)
- EXISTING RIGHT-OF-WAY (R.O.W.)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH "CONCRETE"
- CONCRETE MONUMENT FOUND
- VOLUME
- PAVE
- R.O.W.
- RAIL
- RAIL
- POINT OF BEGINNING
- OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
- D.R.A.C.T.
- P.U.E.
- W.P.W.E.
- L.S.
- RECORD INFORMATION
- SET CONCRETE MONUMENT CITY
- FENCE POST AT CORNER

BUILDING SETBACK LINES:
 FROM LOT LINE: 25 FEET
 FROM LOT LINE: 5 FEET
 FROM LOT LINE: 5 FEET
 FROM LOT LINE: 10 FEET

JESCO SUBDIVISION
 CITY OF LOCKHART,
 CALDWELL COUNTY, TEXAS

DOUCET
 Civil Engineering // Environments // Geospatial
 627 N. Cedar Street, Suite 301
 Georgetown, TX 77627, Tel: (617) 461-1740
 www.doucetengineering.com
 Date: 12/03/2021
 Scale: 1"=50'
 Drawn by: LP
 Revised: 02/07/21
 Project: 1525-031
 Sheet: 1 of 2
 Field Book:
 Part 1: Drawn:
 Survey Date:
 TDP&L Permit Number: 10105600



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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 Waller

RECEIPT NUMBER 01041822

DATE SUBMITTED 11/17/21

CASE NUMBER FP 21-11

DATE APPLICATION IS DEEMED COMPLETE 11/30/21

DATE NOTICES MAILED _____

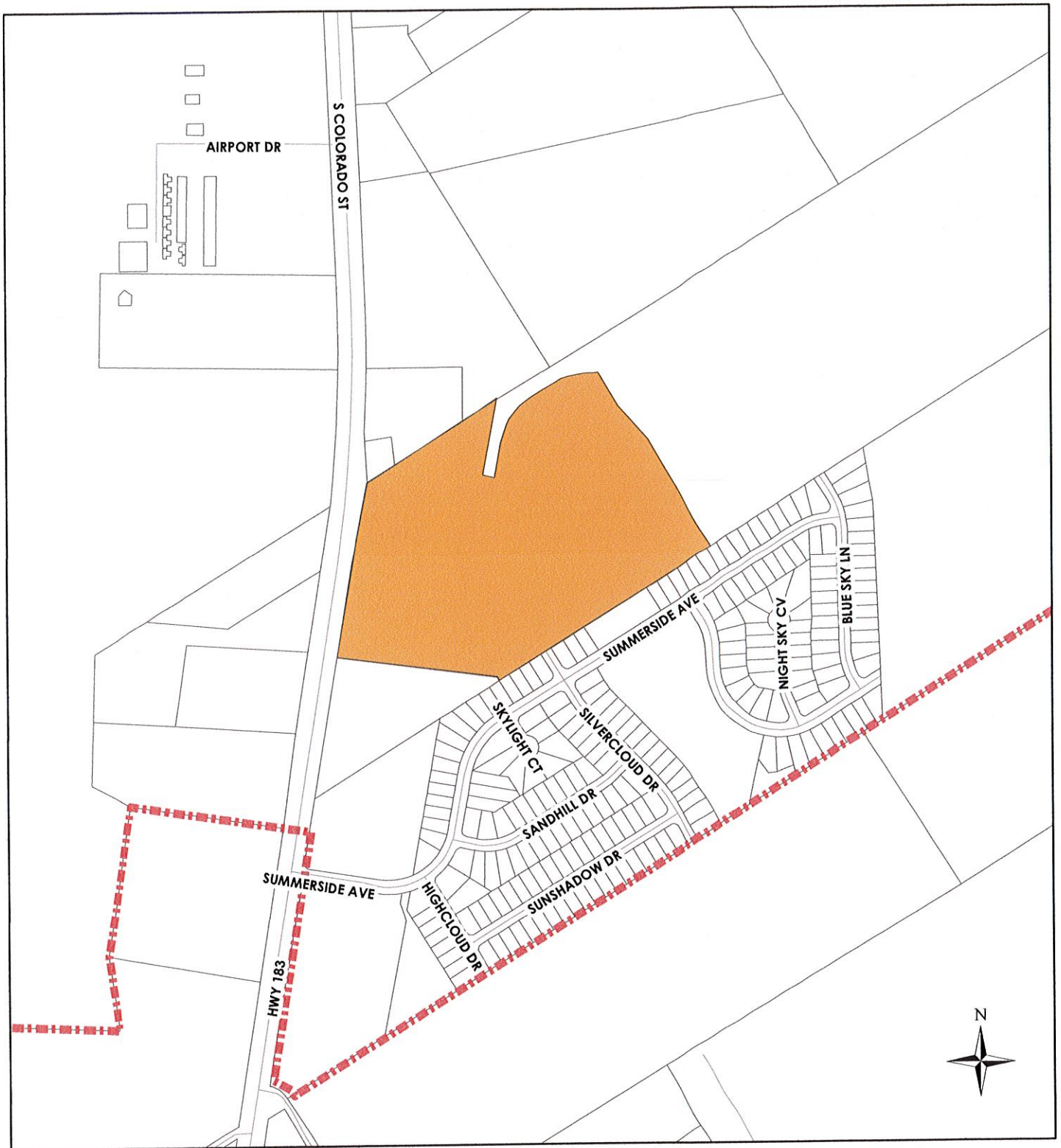
DATE NOTICE PUBLISHED _____

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 12/8/21 & 1/26/22

DECISION Denial (5-2 vote)

CONDITIONS _____



FP-21-09

SUMMERSIDE SECTION 5

FINAL PLAT

 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

scale 1" = 600'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: January 20, 2022
PLANNING & ZONING COMMISSION DATE: January 26, 2022
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-21-09

BACKGROUND DATA

SURVEYOR: Chris Terry, P.L.S., Doucet & Associates, Inc.
ENGINEER: J. Keith Schauer, P.E., Doucet & Associates, Inc.
OWNER: Lennar Homes of Texas Land and Construction, Ltd.
SITE LOCATION: 2300 S. Colorado St. (U.S. Hwy. 183)
SUBDIVISION NAME: **Summerside Section 5**
SIZE OF PROPERTY: 29.948 acres
NUMBER OF LOTS: 25 single-family residential lots and four commercial lots
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATIONS: CHB (Commercial Heavy Business District) and RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Summerside Section 5 is located adjacent to the north of the Lockhart Motor Company and Summerside Sections One-A and Two, both sections of which are already developed, and will be accessed directly from South Colorado Street to the west. The proposal includes 25 single-family residential lots, four commercial lots, one public parkland and stormwater detention lot, one landscape lot, and three new public streets. One of the proposed streets will be an extension of Silvercloud Drive from the adjacent Summerside Section One-A. In addition to the required sidewalks, a ten-foot wide public hike and bike trail will be constructed on the south side of Gulf Stream Drive and Silvercloud Drive. Although the Sidewalk and Trail Plan identifies the future Hike and Bike Trail along the south side of the subject property, the proposed trail alignment will be primarily located in the northern portion of the subdivision, which better corresponds with the proposed lot and street layouts. Highway turning lane improvements along South Colorado Street into the overall development will be constructed in accordance with the Donation Agreement with TxDOT, prior to the recording of the Section 5 plat, as specified in General Note 10 on Sheet 2. The FEMA-mapped 100-year floodplain traverses the parkland and stormwater detention lot, and according to the applicant, a Letter of Map Revision (LOMR) to adjust the boundaries of the floodplain is currently under review. According to the plat drawing, both the existing and proposed floodplain boundaries will be exclusively confined to that lot.

NEIGHBORHOOD COMPATIBILITY: Lockhart Motor Company is located adjacent to the south of the proposed commercial lots and a portion of the residential lots. Summerside Sections One-A and One-B are located to the south of the remainder of Section 5. The future Section Six is located to the east and north, with Rodriguez Tire Shop and Thomason Funeral Home also located to the north. To the west, across South Colorado Street, is the New Life Christian Church and an undeveloped property. The greatest impact of the proposed development would be increased traffic on South

Colorado Street. However, the proposed Silvercloud Drive extension will provide a connection into the adjacent Section One-A to the south, and the eventual development of Gulf Stream Drive and Silvercloud Drive through Sections Five through Eight will ultimately provide a connection to F.M. 1322 to the east. Based upon TxDOT's review of the Traffic Impact Analysis, it has been determined that a southbound left-turn lane and northbound right-turn deceleration lane will be required along South Colorado Street, which will provide safer access into the development and alleviate congestion at that entrance. In addition, recent correspondence from TxDOT indicates that a traffic signal may be warranted at the intersection of South Colorado Street and Gulf Stream Drive after the subdivision is built out and further studies are conducted.

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 new streets where required, sidewalks, hike and bike trails, utilities, stormwater drainage, and parkland. As noted in the attached letter dated January 11, 2022, 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

January 11, 2022

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

**RE: Summerside Subdivision Sections 5&6
Engineering Plan Review**

Dear Dan:

TRC is in receipt of the following items for the above referenced project submitted by Doucet & Associates on January 6, 2022.

1. Civil construction drawings dated January 3, 2022.
2. Electrical site plan dated August 23, 2021.
3. Other supporting documents submitted with the civil construction drawings: Comment Response Letter, geotech report, and drainage calculations.

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

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

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 "JD", written over a horizontal line.

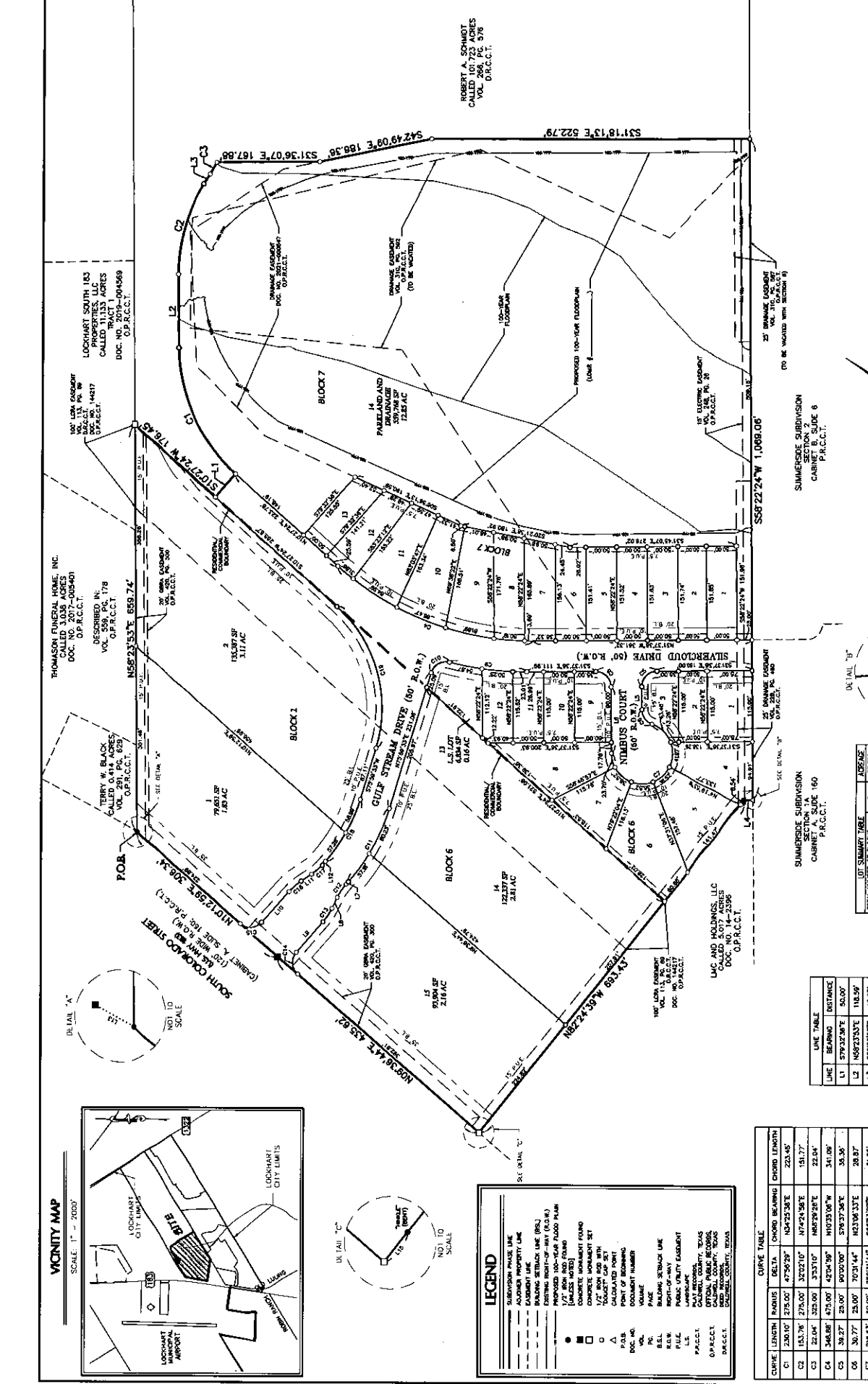
Jeff Dahm, P.E.
Project Manager

CC: Victor Ostiguin, E.I.T., Doucet & Associates
Shane Mondin, Building Official, City of Lockhart
Sean Kelley, Director of Public Works, City of Lockhart

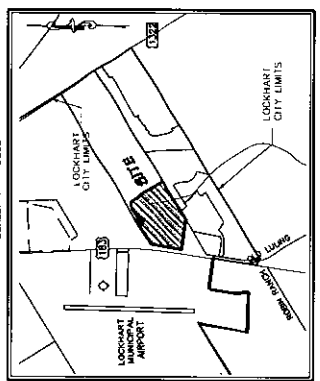
SUMMERSIDE SECTION 5 CITY OF LOCKHART, CALDWELL COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 140
Austin, Texas 78735, Phone: (512)-583-2400
www.doucetengineers.com
TPALS Firm #10105800 / TPE Firm #9397

Date: 07/22/2022
Scale: 1" = 100'
Drawn by: SWP
Reviewed by: CCF/WH
Project: 1836-007
Sheet: 1 of 2
Field Book: _____
Party Book: _____
Survey Date: 12-02-2017



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

SUBDIVISION PHASE LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
EXISTING RIGHT-OF-WAY (R.O.W.)
PROPOSED 100-YEAR FLOOD PLAN
1/2" AND 1" FLOOD PLANS
CONCRETE MONUMENT SET
1/2" MONUMENT WITH
CALCULATED POINT
POINT OF BEGINNING
D.P.R.C.C.T. DOCUMENT NUMBER
P.O.B.
P.O.C.
P.L.E.
B.E.L.
B.A.L.
R.O.W.
P.U.L.
P.A.C.T.
P.A.C.T.
P.A.C.T.
D.P.R.C.C.T.
D.A.C.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S79°22'38" E	50.00'
L2	N85°22'32" E	118.50'
L3	S69°53'57" E	18.87'
L4	N43°22'44" W	18.30'
L5	N85°22'24" E	37.04'
L6	S85°22'24" W	107.76'
L7	S79°47'01" E	5.00'
L8	N85°12'28" E	20.03'
L9	S79°47'01" E	68.25'
L10	N78°47'01" W	68.25'
L11	N84°47'01" W	20.03'
L12	N79°47'01" W	1.00'
L13	N02°18'08" W	1.00'
L14	S53°22'44" E	0.98'
L15	S87°24'39" E	0.48'

LOT SUMMARY TABLE

LOT	NUMBER	ACREAGE
TOTAL NUMBER OF LOTS	31	27.70
PARKLAND AND DRAINAGE LOTS	1	12.850
LANDSCAPE LOTS	1	0.157
RESIDENTIAL LOTS	4	8.991
RIGHT-OF-WAY	25	2.562
TOTAL OVERALL ACREAGE		26.948

ROADWAY TABLE

ROADWAY NAME	R.O.W. WIDTH	LINEAR FEET
SOUTH COCKWOOD STREET	50' R.O.W.	160
SOUTH COCKWOOD STREET	50' R.O.W.	160
SILVERCLOUD DRIVE	50' R.O.W.	591
TOTAL		1,691

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	230.10'	275.00'	47°56'29"	N24°23'38" E	223.45'
C2	183.76'	275.00'	32°02'10"	N74°24'58" E	181.77'
C3	52.04'	275.00'	3°33'10"	N89°29'21" E	22.84'
C4	348.88'	275.00'	42°04'59"	N103°08'29" W	341.09'
C5	39.27'	25.00'	90°00'00"	S93°37'46" E	39.27'
C6	30.77'	25.00'	70°31'44"	N33°08'33" E	61.85'
C7	216.83'	25.00'	292°31'44"	S66°53'27" E	81.85'
C8	39.27'	25.00'	90°00'00"	S172°24'26" W	39.27'
C9	172.96'	25.00'	1°30'42"	S24°29'13" E	172.96'
C10	21.81'	25.00'	88°35'33"	S82°03'42" E	34.36'
C11	137.41'	25.00'	241°37'27"	N89°08'16" E	136.39'
C12	28.18'	100.00'	150°00'00"	N87°17'01" W	28.11'
C13	28.18'	100.00'	150°00'00"	N87°17'01" W	28.11'
C14	28.18'	25.00'	80°26'15"	N54°54'53" E	36.34'
C15	39.27'	25.00'	90°00'00"	N34°47'01" W	39.27'
C16	28.18'	100.00'	150°00'00"	N72°17'01" W	28.11'
C17	28.18'	100.00'	150°00'00"	N72°17'01" W	28.11'
C18	116.27'	275.00'	241°37'27"	S89°08'16" E	116.40'
C19	251.64'	220.00'	65°32'08"	S43°12'26" W	238.14'



A. Measurement/Conceptual/Planned/AS-Built - Summerside Pro-Sub-001/2017/12/02/2017

SUBDIVISION PLAT APPLICATION

CITY OF Lockhart TEXAS

Resubmitted Application
12/14/21
(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANTS

SURVEYOR NAME Christopher W. Terry
DAY-TIME TELEPHONE (210) 469-4564
E-MAIL cterry@doucetengineers.com

ADDRESS Doucet & Associates Inc.
7401 B Hwy 71 West, Suite 160
Austin, TX 78735

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

ADDRESS Doucet & Associates Inc.
7401 B Hwy 71 West, Suite 160
Austin, TX 78735

OWNER NAME LENNAR
DAY-TIME TELEPHONE (512) 945-4665
E-MAIL bill.barton@lennar.com

ADDRESS 13620 N FM 620
Bldg. B, Suite 150
Austin, Texas 78717

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Summerside Section 5
ADDRESS OR GENERAL LOCATION US 183 South at Gulf Stream Drive ²³⁰⁰ S. Colorado St.
LOCATED IN CITY LIMITS ETJ (COUNTY) PDD
TOTAL LAND AREA 29.77 ACRE(S) PROPOSED NUMBER OF LOTS 31
ZONING CLASSIFICATION(S) Residential Medium Density, Heavy Commercial
PROPOSED USE OF LAND Single Family Residential, Commercial

SUBMITTAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

Preliminary Plat	\$600.00 payable to the City of Lockhart
Final Plat or Replat/Resubdivision	\$400.00 plus \$20.00 per acre, payable to the City of Lockhart
Amending plat, Minor plat, or Minor replat not requiring a public hearing	\$100.00 payable to the City of Lockhart
Recording fee for Amending Plat, Replat/Resubdivision, Final Plat, or Minor Plat	\$71.00 for the first sheet, and \$50.00 for each additional sheet, payable to the Caldwell County Clerk

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

SIGNATURE Keith Schauer
Digitally signed by Keith Schauer
DN: dc=com, do=doucetandassociates, do=int,
ou=Users-Austin Corp, cn=Keith Schauer
Date: 2021.03.08 14:06:56 -06'00'

DATE October 22, 2021

PRINTED NAME Keith Schauer

TELEPHONE 512-583-2672

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) 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 N/A - withdrawal & Resubmit

DATE SUBMITTED 12/14/21

CASE NUMBER FP 21 - 09

DATE APPLICATION IS DEEMED COMPLETE 12/14/21

DATE NOTICES MAILED _____

DATE NOTICE PUBLISHED _____

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 1/20/22

DECISION _____

CONDITIONS _____

March 29, 2021

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

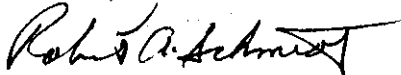
RE: 101.723 Acre Tract of Land, Property ID: 17196

Dear Dan,

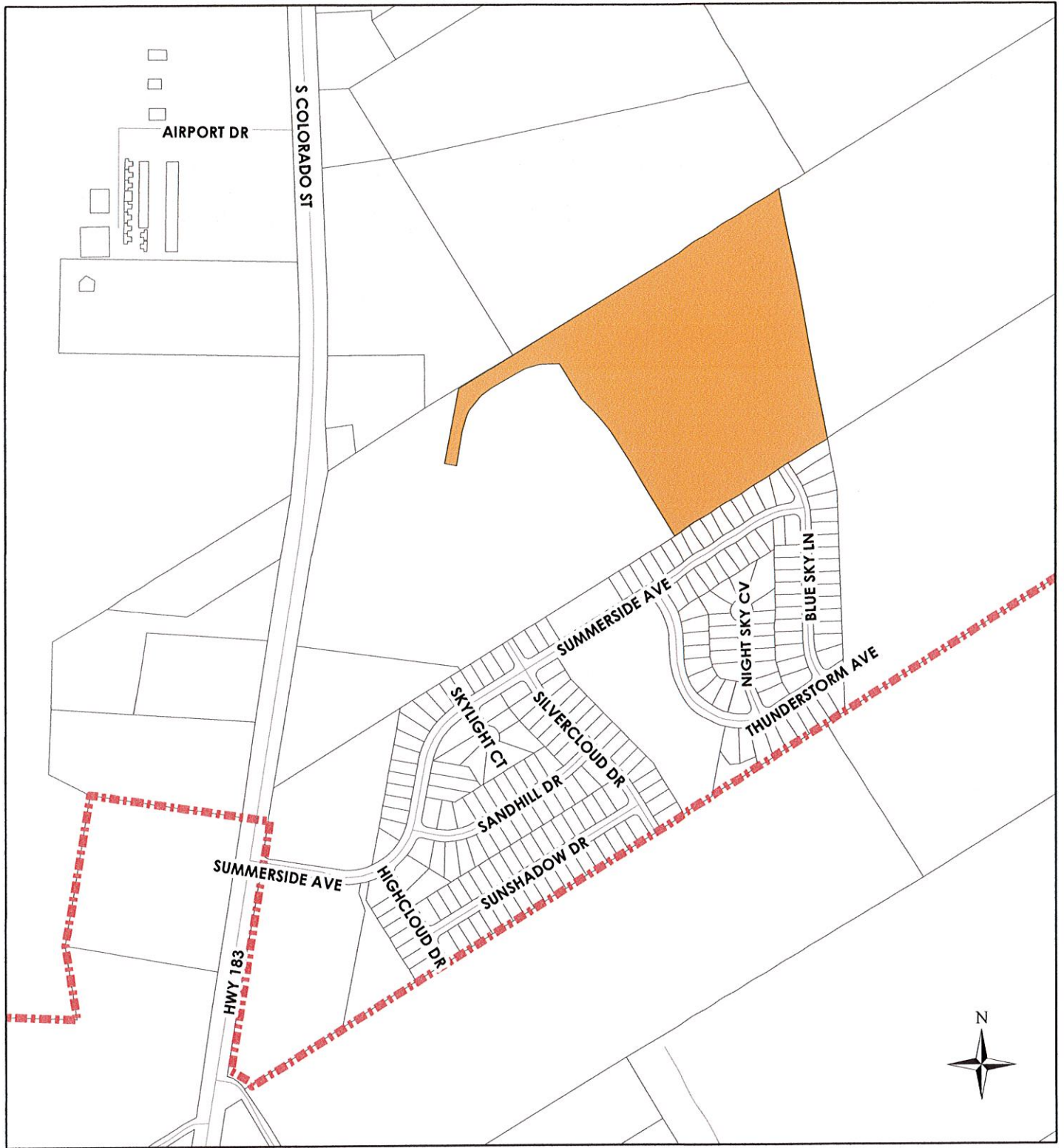
As owner of the 101 acres of land situated east of and along S. Colorado Street (US Hwy 183), north of the Summerside Subdivision and west of FM 1322, I hereby authorize Keith Schauer, P.E. of Doucet & Associates, Inc. to act as agent in submitting and processing both zoning and subdivision applications as needed for the continued development of this property.

If you should have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Robert A. Schmidt, Owner
3595 Schuelke Road
Niederwald, TX 78640



FP-21-10

SUMMERSIDE SECTION 6

FINAL PLAT

 SUBJECT PROPERTY

 ZONING

 LOCKHART CITY LIMITS

scale 1" = 600'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: January 21, 2022
PLANNING & ZONING COMMISSION DATE: January 26, 2022
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-21-10

BACKGROUND DATA

SURVEYOR: Chris Terry, P.L.S., Doucet & Associates, Inc.
ENGINEER: J. Keith Schauer, P.E., Doucet & Associates, Inc.
OWNER: Lennar Homes of Texas Land and Construction, Ltd.
SITE LOCATION: 2300 S. Colorado St. (U.S. Hwy. 183)
SUBDIVISION NAME: **Summerside Section 6**
SIZE OF PROPERTY: 23.982 acres
NUMBER OF LOTS: 117 single-family residential lots and one park lot
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Summerside Section 6 is located adjacent to the north of Summerside Section 2, which is already developed, and east of the proposed Section 5. The proposal includes 117 single-family residential lots, one public parkland lot, and seven new public streets. One of the proposed streets will be an extension of Silvercloud Drive from the adjacent Summerside Section 5, and another will be an extension of Blue Sky Lane from Section 2. In addition to the required sidewalks, a ten-foot wide public hike and bike trail will be constructed on the south side of Silvercloud Drive throughout the development, as well as along the south boundary of the subdivision east of Blue Sky Lane and into Section 7, as shown on the approved Preliminary Plat. The trail segment along the south boundary will allow for access from Section 2 to the south. Although the Sidewalk and Trail Plan identifies the future Hike and Bike Trail along the south side of the subject property, the proposed trail alignment will be primarily located in the northern portion of the subdivision, which better corresponds with the proposed lot and street layouts. The FEMA-mapped 100-year floodplain traverses the parkland lot, and according to the applicant, a Letter of Map Revision (LOMR) to adjust the boundaries of the floodplain is currently under review. Both the existing and proposed floodplain boundaries will be exclusively confined to that lot, as shown on the plat drawing.

NEIGHBORHOOD COMPATIBILITY: Summerside Section 2 is located adjacent to the south of the proposed Section 6. The future Section 7 is located to the east. To the north includes a property in commercial use, as well as one in agricultural use. The proposed Section 5 is located to the west. The greatest impact of the proposed development would be increased traffic on South Colorado Street. However, the proposed Blue Sky Lane extension will provide a connection into the adjacent Section 2 to the south, and the eventual development of Silvercloud Drive through Sections 7 and 8 will ultimately provide a connection to F.M. 1322 to the east.

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 new streets where required, sidewalks, hike and bike trails, utilities, stormwater drainage, and parkland. As noted in the attached letter dated January 11, 2022, 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

January 11, 2022

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

**RE: Summerside Subdivision Sections 5&6
Engineering Plan Review**

Dear Dan:

TRC is in receipt of the following items for the above referenced project submitted by Doucet & Associates on January 6, 2022.

1. Civil construction drawings dated January 3, 2022.
2. Electrical site plan dated August 23, 2021.
3. Other supporting documents submitted with the civil construction drawings: Comment Response Letter, geotech report, and drainage calculations.

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

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

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 'JD' followed by a stylized surname.

Jeff Dahm, P.E.
Project Manager

CC: Victor Ostiguin, E.I.T., Doucet & Associates
Shane Mondin, Building Official, City of Lockhart
Sean Kelley, Director of Public Works, City of Lockhart

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

- Resubmitted Application -
12/14/21

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

APPLICANTS

SURVEYOR NAME Christopher W. Terry

DAY-TIME TELEPHONE (210) 469-4564

E-MAIL cterry@doucetengineers.com

ENGINEER NAME Keith Schauer, P.E.

DAY-TIME TELEPHONE (512) 583-2672

E-MAIL kschauer@doucetengineers.com

OWNER NAME LENNAR

DAY-TIME TELEPHONE (512) 945-4665

E-MAIL bill.barton@lennar.com

ADDRESS Doucet & Associates Inc.

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

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Austin, TX 78735

ADDRESS 13620 N FM 620

Bldg. B, Suite 150

Austin, Texas 78717

TYPE OF APPLICATION

SUBDIVISION DEVELOPMENT PLAN REPLAT/RESUBDIVISION VARIANCE

PRELIMINARY PLAT AMENDING PLAT MINOR PLAT FINAL PLAT

DEVELOPMENT PLAT

PROPERTY

SUBDIVISION NAME Summerside Section 6

ADDRESS OR GENERAL LOCATION US 183 South at Gulf Stream Drive *2300 S. Colorado St.*

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 24.153 ACRE(S) PROPOSED NUMBER OF LOTS 118

ZONING CLASSIFICATION(S) Residential Medium Density

PROPOSED USE OF LAND Single Family Residential

SUBMITTAL REQUIREMENTS

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

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

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

SIGNATURE Keith Schauer
Digitally signed by Keith Schauer
DN: dc=com, dc=ducelandassociates, dc=int,
ou=Users-Austin Corp, cn=Keith Schauer
Date: 2021.03.08 14:06:56 -06'00'

DATE October 22, 2021

PRINTED NAME Keith Schauer

TELEPHONE 512-583-2672

PLAT APPROVAL PERIODS

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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:

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3. The variance will not be detrimental to the public health, safety, or welfare, and will not be injurious to other property in the area; and,
4. The variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the Code.

OFFICE USE ONLY

ACCEPTED BY Kevin Waller RECEIPT NUMBER N/A - withdrawal & Resubmit

DATE SUBMITTED 12/14/21 CASE NUMBER FP - 21 - 10

DATE APPLICATION IS DEEMED COMPLETE 12/14/21

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

PLANNING AND ZONING COMMISSION MEETING DATE 1/26/22

DECISION _____

CONDITIONS _____

March 29, 2021

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

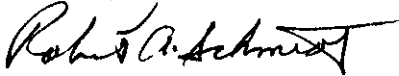
RE: 101.723 Acre Tract of Land, Property ID: 17196

Dear Dan,

As owner of the 101 acres of land situated east of and along S. Colorado Street (US Hwy 183), north of the Summerside Subdivision and west of FM 1322, I hereby authorize Keith Schauer, P.E. of Doucet & Associates, Inc. to act as agent in submitting and processing both zoning and subdivision applications as needed for the continued development of this property.

If you should have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Robert A. Schmidt, Owner
3595 Schuelke Road
Niederwald, TX 78640