

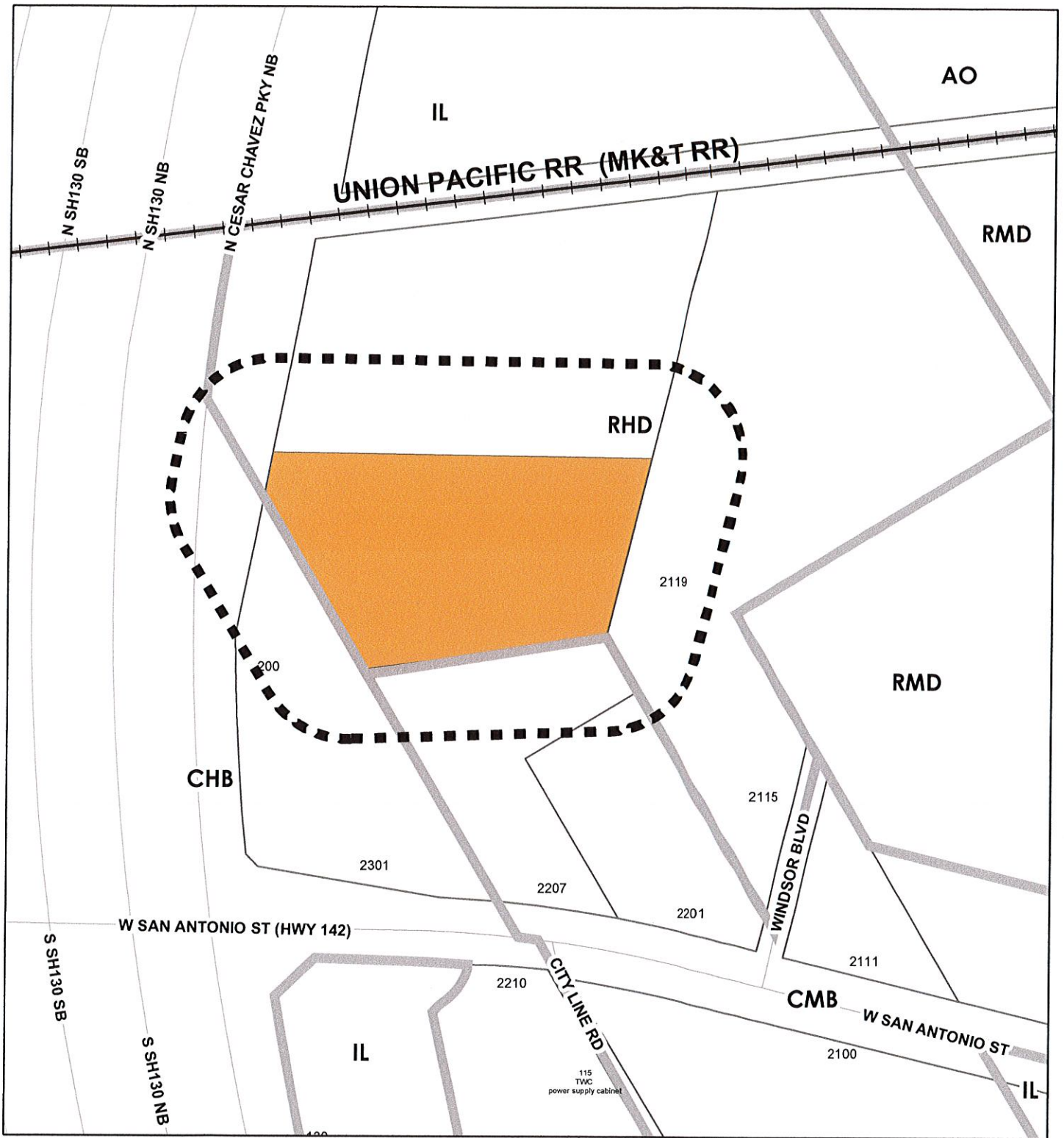
## PUBLIC NOTICE

City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, February 9, 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 26, 2022, meeting.
4. SUP-22-02. Hold a PUBLIC HEARING and consider a request by Brad Schwab, CHG, LLC, on behalf of Lockhart Blvd Project, LLC, for a **Specific Use Permit** to allow the *MF-2 Residential Development Type* (maximum 24 units per acre) for senior apartments on Lot 2, Block 1, Lockhart Gateway Addition, consisting of 7.5 acres zoned RHD Residential High Density District and located at 2200 Block West San Antonio Street (SH 142).
5. SUP-22-03. Hold a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a **Specific Use Permit** to allow the *DF-2 Residential Development Type* on 30.864 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1908 North Cesar Chavez Parkway Northbound.
6. ZC-22-06. Hold a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a **Zoning Change** from *RMD Residential Medium Density District* to *RHD Residential High Density District* on 19.906 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway Northbound.
7. PP-21-07. Consider a request by Sergio Lozano-Sanchez of LOC Consultants, on behalf of Alta Capital, Inc., for approval of a **Preliminary Plat** for *Alta One Subdivision*, vacating the Vida Skye Subdivision recorded in Plat Cabinet D, Slide 3, of the Plat Records of Caldwell County, Texas, consisting of 9.259 acres zoned RLD Residential Low Density District, and located in the 1600-1700 block of Old McMahan Trail.
8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
9. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 2:00 PM on the 4<sup>th</sup> day of February, 2022.






**SUP-22-02**

2200 BLK W SAN ANTONIO ST

MF-2 DEVELOPMENT TYPE  
SENIOR HOUSING



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT. BUFFER

scale 1" = 300'

## CASE SUMMARY

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STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-22-02

REPORT DATE: February 2, 2022

PUBLIC HEARING DATE: February 9, 2022

APPLICANT'S REQUEST: MF-2 residential development type

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Provide for vehicular and pedestrian access directly to the future commercial development on abutting property to the south.

## BACKGROUND DATA

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APPLICANT(S): Brad Schwab

OWNER(S): Lockhart Blvd. Project, LLC

SITE LOCATION: 2200 Block West San Antonio St. [Final address to be assigned later.]

LEGAL DESCRIPTION: Metes and Bounds (part of Lot 2, Block 1, Lockhart Gateway Addition

SIZE OF PROPERTY: 7.5 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: RHD Residential High Density District

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The applicant proposes to construct 160 age-restricted senior apartments within a three-story building on the 7.5-acre subject property. The gross density will be slightly over 21 units per acre. The RHD district allows up to 12 units per acre by-right, but requires approval of a specific use permit for over 12 units up to 24 units per acre. More information about the planned facilities is included on the page attached to this staff report, and as shown on the site plan (a folded full-size site plan is enclosed in the agenda packet).

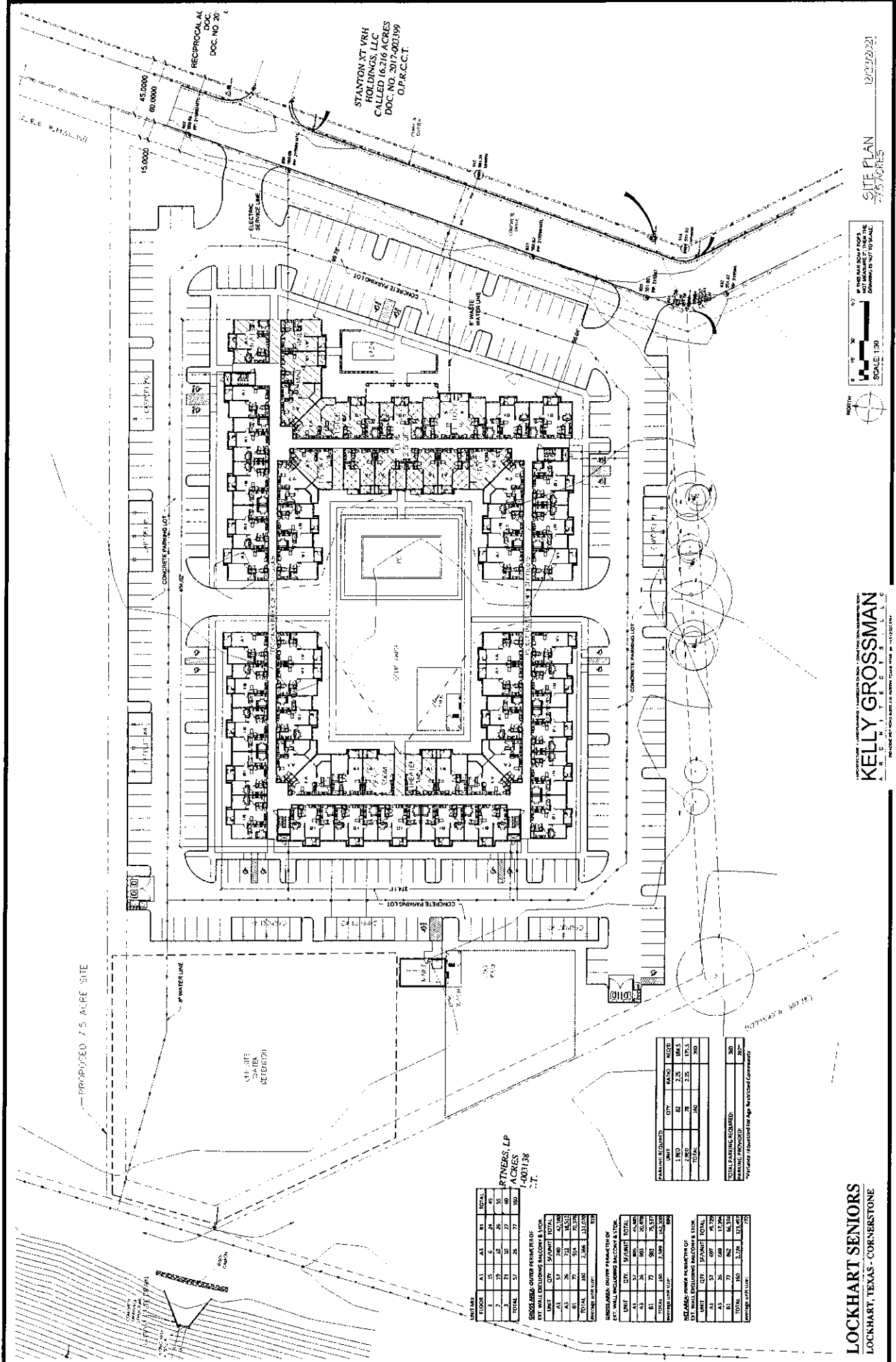
**NEIGHBORHOOD COMPATIBILITY:** The Stanton apartments are on adjacent property to the east, and the remaining vacant area to the north between the subject site and the railroad track is also zoned RHD so there could be similar multi-family development there, as well. The area abutting to the south is currently vacant but is zoned CMB, which allows for a wide range of commercial uses. Therefore, the future of the area will generally consist of compatible higher intensity uses.

**COMPLIANCE WITH STANDARDS:** The applicant has applied for a Special Exception to allow a 33 percent reduction in the number of off-site parking spaces, as provided in Section 64-130(c)(4)(a) of the Zoning Ordinance for housing specifically designed and intended for use by the elderly, disabled, or other occupants typically having a lower expectation of automobile ownership and use. The Board of Adjustment will consider that request at their meeting on Monday, February 7<sup>th</sup>, which is after this staff report was prepared and is two days before the Commission's meeting to consider this application. All other standards will be met. The original plat must be revised to create a separate lot for this site.

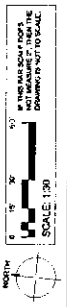
**ADEQUACY OF INFRASTRUCTURE:** The main issue with regard to infrastructure is the total reliance on the private street along east side of the site which also serves the Stanton apartments and future development to the north. The planned addition of five new buildings at the Stanton, plus the proposed increase in density on the subject property will add considerable traffic on that street. This property abuts the SH 130 right-of-way for a short distance, but is unable to use it for access because of the elevation change up to the frontage road (Cesar Chavez Parkway). Therefore, staff recommends that there be a condition of approval that the site plan be revised to provide for a connection to the abutting commercial-zoned property to the south for future vehicular and pedestrian access. The commercial development might offer products and services that the residents of the apartments can use.

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

**STAFF RECOMMENDATION:** Approval subject to the suggested condition.



12/29/2021  
 SITE PLAN  
 12/29/2021



**KELLY GROSSMAN**  
 ARCHITECT  
 1000 W. UNIVERSITY BLVD., SUITE 100  
 LOCKHART, TEXAS 78753  
 TEL: 512.852.1234  
 WWW.KELLYGROSSMAN.COM

PROPOSED 7.5 ACRE SITE

CAS LIFE CARES DETENTION

**RTNERS, LP**  
 1.007138  
 ACRES

FLOOR	A1	A2	A3	BT	TOTAL
1	15	6	24	43	48
2	15	6	24	43	48
3	15	6	24	43	48
TOTAL	45	18	72	129	144

UNIT	QTY	SF (UNIT)	TOTAL
A1	45	1,080	48,600
A2	18	360	6,480
A3	72	1,440	162,720
TOTAL	135	2,880	217,800

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**LOCKHART SENIORS**  
 LOCKHART, TEXAS - CORNERSTONE

PARKING CATEGORY	UNIT	QTY	SPACES	RECD
1	1	82	2.25	184.5
2	2	78	2.25	175.5
TOTAL		160		360

TOTAL PARKING REQUIRED:	360
PROVIDED BY THIS PLAN:	360

**Request for Specific Use Permit  
Sections 64-127 & 64-196(f)(2)d.  
Legacy Senior Residences  
Cornerstone Housing Group, LLC**



**CORNERSTONE**  
HOUSING GROUP, LLC

Cornerstone Housing Group, LLC (CHG) is pleased to submit a Specific Use Permit application for 160 units of attainable and age-restricted senior housing (55+) on 7.5 acres located north of San Antonio St, south of Union Pacific Railroad, west of Stanton Apartments and east of TX-130. The 7.5 acres is a proposed split from a 20.549 parcel (ID 18695) with a street address of 2207 W San Antonio St. The name of our project is Legacy Senior Residences.

The site is currently zoned Residential High Density District (RHD). RHD permits multi-family up to 24 dwelling units per acre (du/ac) with Specific Use Permit approval consistent with Multi-family-2 use standards permitted under Section 64-196(f)(2)d. Project density, as proposed on the provided site plan, is 21.33 du/ac.

Legacy Senior Residences proposes all 160 units in a single, elevator-served building. This three-story structure includes a centrally integrated two-story clubhouse accessible by all units through shared common hallways. The clubhouse features on-site management offices, interior lobby mailroom, large community room, fitness center, theater, arts and crafts room, and library.

A walk-out patio connected to the clubhouse opens to a beautifully landscaped courtyard with a pool, shade structure and outdoor kitchen with built-in grill stations. This pet friendly senior community features a dog park and dog washing stations.

Other site improvements include off-street parking, carports, two trash enclosures, a free-standing maintenance building, and onsite detention. The building exterior will be clad with durable and low-maintenance materials including stone, cement board lap siding and/or stucco. Additionally, the site and courtyard will be professionally landscaped.

This senior housing community conforms with all applicable City of Lockhart regulations and standards. Legacy Senior Residences is compatible with surrounding land uses and will not negatively impact abutting properties more than those land uses that are permitted by right in RHD.

We respectfully request your consideration and approval of a project density of at least 21.33 du/ac as permitted under Section 64-196(f)(2)d.

We look forward to presenting additional project details and answering questions at your February 9, 2022 meeting. Thank you for your consideration.

**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 Brad Schwab, CHG LLC  
DAY-TIME TELEPHONE 303.517.7845  
E-MAIL bschwab@cstonellc.net

ADDRESS 209 S 19th St  
Suite 100  
Omaha, NE 68102

OWNER NAME Lockhart Blvd Project, LLC  
DAY-TIME TELEPHONE 949.300.6770  
E-MAIL djstahl777@gmail.com

ADDRESS 43 New York Ct  
Dana Point, CA 92629

**PROPERTY**

ADDRESS OR GENERAL LOCATION 7.5 acres split from 2207 W San Antonio St, Parcel ID 18695  
LEGAL DESCRIPTION (IF PLATTED) LOCKHART GATEWAY ADDN, BLOCK 1, LOT 2, ACRES 20.549  
SIZE 7.5 ACRE(S) ZONING CLASSIFICATION Residential High Density District  
EXISTING USE OF LAND AND/OR BUILDING(S) Agriculture/Vacant

**REQUESTED SPECIFIC USE** MF-2 Development Type

PROPOSED USE REQUIRING PERMIT Senior Multi-family permitting up to 24 du/ac

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.

Please see 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 \$ 300.00 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 Brad Schuch

DATE 1/6/2022

## OFFICE USE ONLY

ACCEPTED BY Don Gibson

RECEIPT NUMBER 01131557

DATE SUBMITTED 1-12-22

CASE NUMBER SUP - 22 - 02

DATE NOTICES MAILED 02-24-2022

DATE NOTICE PUBLISHED 2-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE 2-9-22

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



*Lockhart Blvd Project, LLC*  
43 New York Court  
Dana Point, CA 92629  
(949) 300-6770

January 5, 2022

Dan Gibson  
City of Lockhart  
308 W. San Antonio St  
Lockhart, TX 78644

*Subject: Property Ownership Certification and Application Authorization*

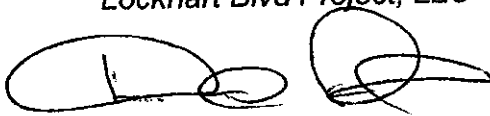
We hereby certify that we are the owner of Lockhart Gateway Addition, Block 1, Lot 2 with an address of 2207 W. San Antonio St, Lockhart, TX 78644.

We respectfully request processing and approval of the Specific Use Permit and Special Exception applications for Legacy Senior Residences, a 160-unit senior housing community proposed by Cornerstone Housing Group, LLC.

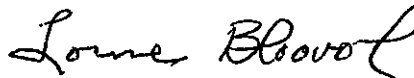
We hereby authorize Brad Schwab with Cornerstone Housing Group, LLC to act on our behalf as the "Applicant" during the processing and presentation of the above applications. Mr. Schwab shall be the principal contact with the City in processing these applications.

Please feel free to contact me if you have any questions.

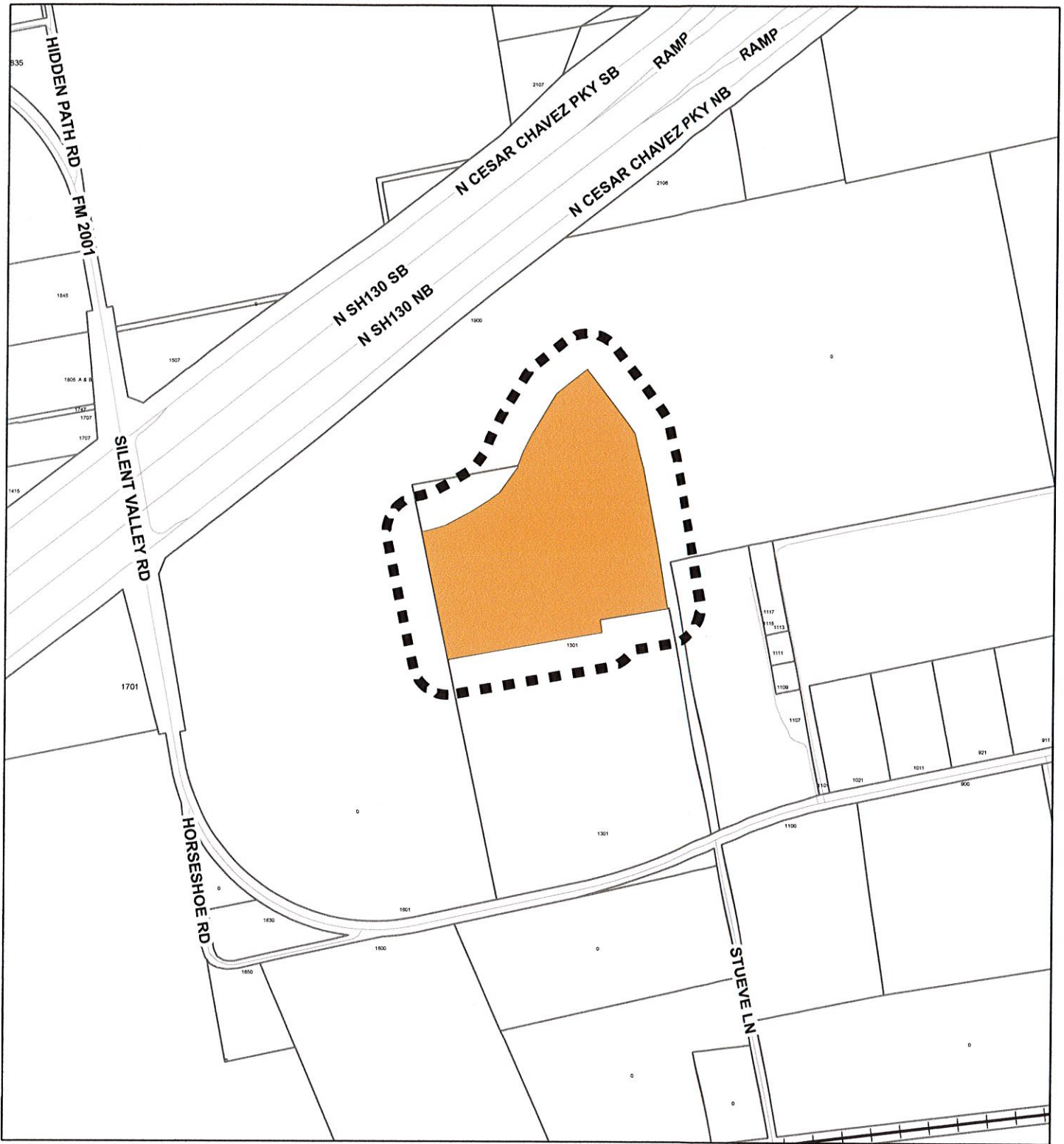
Sincerely,  
*Lockhart Blvd Project, LLC*



Dennis Stahl  
Managing Member  
Chalkstone Partners, LLC  
Its Manager



Lorne Bloovol  
Managing Member  
Chalkstone Partners, LLC  
Its Manager



**SUP-22-03**

1900 BLK N CESAR CHAVEZ PKY NB

DF-2 DEVELOPMENT TYPE



SUBJECT PROPERTY



ZONING BOUNDARY



200 FT. BUFFER

scale 1" = 800'

# PLANNING DEPARTMENT REPORT

# SPECIFIC USE PERMIT

## CASE SUMMARY

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STAFF CONTACT: Dan Gibson, City Planner

CASE NUMBER: SUP-22-03

REPORT DATE: February 4, 2022

PUBLIC HEARING DATE: February 9, 2022

APPLICANT'S REQUEST: DF-2 residential development type

STAFF RECOMMENDATION: **Deny or Table**

SUGGESTED CONDITIONS: Need to delay approval until a study of the existing and future wastewater infrastructure necessary to serve this area is completed.

## BACKGROUND DATA

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APPLICANT(S): Paravel Capital

OWNER(S): Curtis Thigpen

SITE LOCATION: 1900 Block North Cesar Chavez Parkway (SH 130). [Final address to be assigned later.]

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 30.864 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: RMD Residential Medium Density District

## ANALYSIS OF ISSUES

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**CHARACTERISTICS OF PROPOSED USE:** The subject property is part of a 50.77-acre tract that was rezoned from AO to RMD in October 2021 for the stated purpose of developing a duplex subdivision. The RMD district allows the DF-1 duplex residential development type by-right, but requires approval of a specific use permit for the DF-2 development type. The 6,000 square-foot minimum lot size for DF-2 is smaller than the 8,500 square-foot minimum lot size for DF-1, which results in a higher density. The proposed development is the lower portion of the attached concept plan labeled "*Medium Density Residential Development*", which also includes proposed apartments in the upper portion that is the subject of a concurrent request for a zoning change from RMD to RHD.

**NEIGHBORHOOD COMPATIBILITY:** The surrounding area is currently vacant, but there have been a couple of recent zoning changes to RHD for apartments, and there are other developments on the horizon that would add both commercial development and residential subdivisions. The same applicant who submitted this request has also applied to rezone the remaining 19.906 acres of the original 50-77-acre tract, adjacent to the north of the subject property, from RMD to RHD for apartments. That will further increase the potential for higher density development in the area. Therefore, the proposed higher density DF-2 development type would generally be compatible in terms of land use.

**COMPLIANCE WITH STANDARDS:** The proposed development is expected to meet all zoning and subdivision standards.

**ADEQUACY OF INFRASTRUCTURE:** Vehicular access will be available from the Stueve Lane extension as well as another new collector street that will follow the northern boundary of the subject property. The main issue with regard to infrastructure, though, is the total lack of sanitary sewer service to the entire area north of Silent Valley Road. The impact fee CIP includes a future 12-inch sewer main that would serve






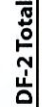




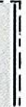
the area but, at the rate that zoning changes and specific use permits are being requested to increase the density, there is a concern that a larger line may be needed. This will require not only the previously discussed new extension from Tank Street along the railroad track to Stueve Lane, and up Stueve Lane to Silent Valley Road, but also upgrading the existing 12-inch line at Tank Street to a larger one all the way to Larremore Street, where it could connect to an existing 18-inch wastewater line for the remaining short distance to the treatment plant. We have asked the city engineer to determine how many living-unit equivalents can be handled by the planned 12-inch extension, as well as by a larger line up to 18 inches in diameter that would include the upgrading all the way to Larremore Street. The study will include estimates of design and construction costs so that the developers of land north of Silent Valley Road will know approximately what their share of the expense will be.

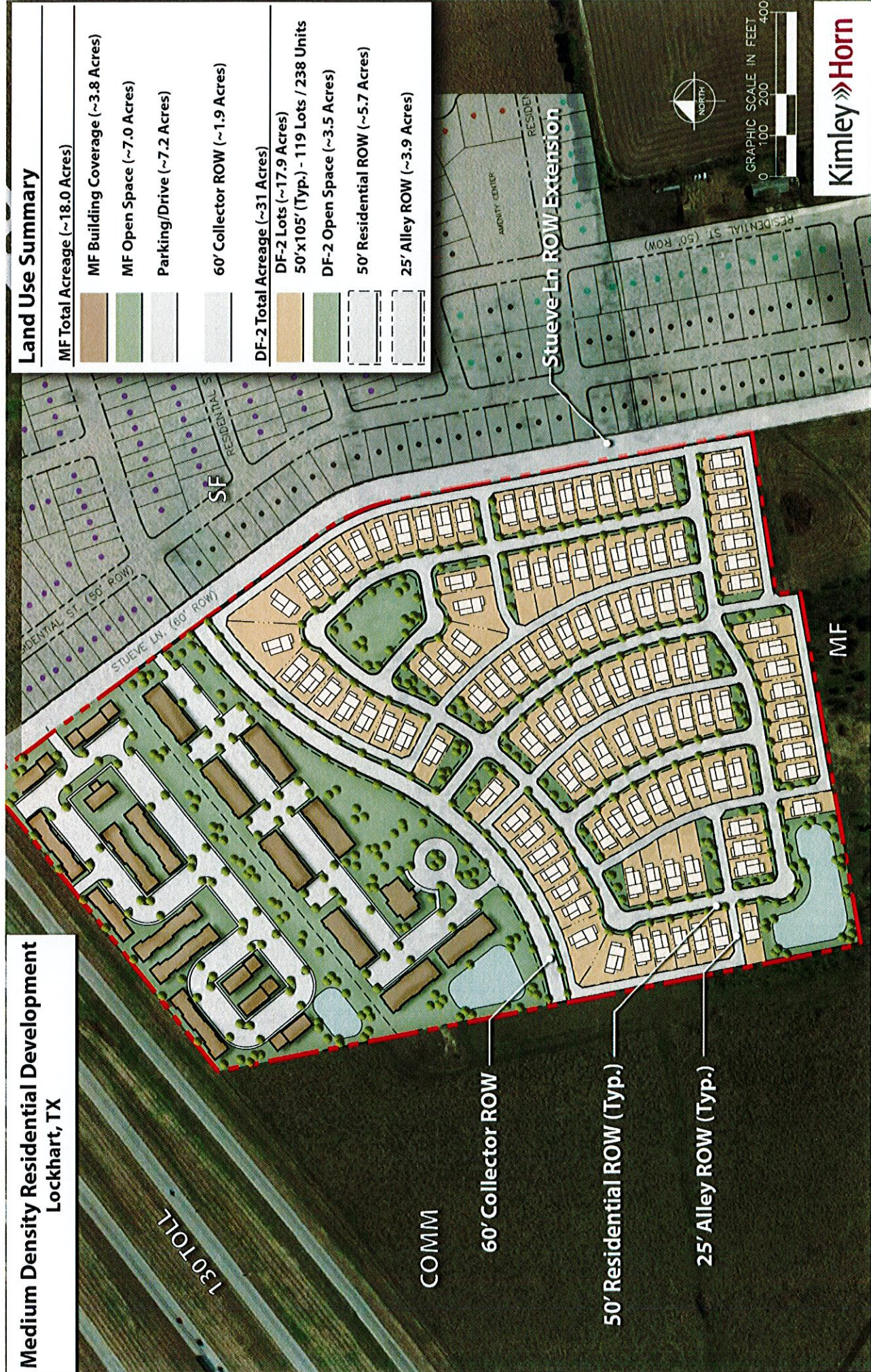
**RESPONSE TO NOTIFICATION:** None as of the date of this report. The properties within the 200-foot public hearing notification area are currently vacant and are either owned by the applicant or are owned by others who are also proposing new developments.

**STAFF RECOMMENDATION:** Unfortunately, staff believes that this request is premature. Until we have a better idea of the City's sanitary sewer capacity to serve land use densities that are higher than the future land use designations indicated on the City's land use plan map, we cannot support any more SUP or Zoning applications that are contrary to the land use plan. There have been a couple of recent zoning changes to RHD in the area that will accommodate higher densities, but we feel that a "moratorium" is now necessary for any further increases until the wastewater capacity situation is resolved. The future land use designation of the subject property is Medium Density Residential, and the requested DF-2 development type would allow up to 14 units per acre, which is well into the high density range. The applicant has indicated that they intend to develop at a density between ten and 12 units per acre, but that is still considered high density. As indicated by their e-mail attached to this staff report, although the DF-1 development type would allow up to ten units per acre, it is difficult to actually develop to that density once land is subtracted for use as streets, parks, and stormwater detention. Staff recommends denial of the specific use permit at this time or, as an alternative, tabling it until a future date until the city engineer has been able to complete the study of wastewater line capacities and costs. That may take two to four weeks.

**Medium Density Residential Development**  
Lockhart, TX

**Land Use Summary**

	MF Total Acreage (~18.0 Acres)
	MF Building Coverage (~3.8 Acres)
	MF Open Space (~7.0 Acres)
	Parking/Drive (~7.2 Acres)
	60' Collector ROW (~1.9 Acres)
	DF-2 Total Acreage (~31 Acres)
	DF-2 Lots (~17.9 Acres)
	50'x105' (Typ.) - 119 Lots / 238 Units
	DF-2 Open Space (~3.5 Acres)
	50' Residential ROW (~5.7 Acres)
	25' Alley ROW (~3.9 Acres)



## Garrison Welch

---

**Subject:** FW: Lockhart Site Rezoning

**From:** Shoppa, Dwayne <[Dwayne.Shoppa@kimley-horn.com](mailto:Dwayne.Shoppa@kimley-horn.com)>  
**Sent:** Wednesday, January 5, 2022 7:18 PM  
**To:** Garrison Welch <[gwelch@paravelcap.com](mailto:gwelch@paravelcap.com)>; Curtis Thigpen <[cthigpen@paravelcap.com](mailto:cthagpen@paravelcap.com)>  
**Cc:** Banks, Chandler <[Chandler.Banks@kimley-horn.com](mailto:Chandler.Banks@kimley-horn.com)>  
**Subject:** Lockhart Site Rezoning

Dan,

In regards to the site located in Lockhart, south of the 130 Toll Road and west of the proposed Stueve Ln. extension, the site infrastructure improvements (roadway, ponds etc) are reducing the amount of developable acreage. To achieve the site programming desired, we are forced to change zoning to DF-2 which would allow for greater density. The rezoning would allow for smaller lot size and the development can get the needed density of 10-12 DU-AC.

Please let us know if you need any more additional information to understand why this zoning change would be required for the future development.

**Dwayne Shoppa, PE**

**Kimley-Horn** | 5301 Southwest Parkway, Building 3, Suite 100, Austin, TX 78735  
Direct: 737 236 0596 | Mobile: 512 587 7525  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For



**SPECIFIC USE PERMIT APPLICATION**

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

**APPLICANT/OWNER**

APPLICANT NAME Paravel Capital  
DAY-TIME TELEPHONE (512) 934-8923  
E-MAIL cthigpen@paravelcap.com

ADDRESS 1509 Old W 38th St. Ste., 3  
Austin, TX 78731

OWNER NAME Curtis Thigpen  
DAY-TIME TELEPHONE (512) 934-8923  
E-MAIL cthigpen@paravelcap.com

ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY**

*1900<sup>BK</sup> N Cesar Chavez Pky DB*

ADDRESS OR GENERAL LOCATION Between 1301 Silent Valley Rd. & Tolld Road 130, Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) See metes & bounds description

SIZE 30.864 ACRE(S)      ZONING CLASSIFICATION Residential Medium Density

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

**REQUESTED SPECIFIC USE**

PROPOSED USE REQUIRING PERMIT DF-2

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.

Due to residential lot, off-street parking, road, and detention requirements, we are requesting smaller (DF-2) lots in order to achieve our desired density of 10-12 DU/AC.

## 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 \$767.28 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



DATE 1/19/2022

## OFFICE USE ONLY

ACCEPTED BY



RECEIPT NUMBER

01132778

DATE SUBMITTED

1-19-22

CASE NUMBER SUP -

22 - 03

DATE NOTICES MAILED

01-24-22

DATE NOTICE PUBLISHED

1-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE

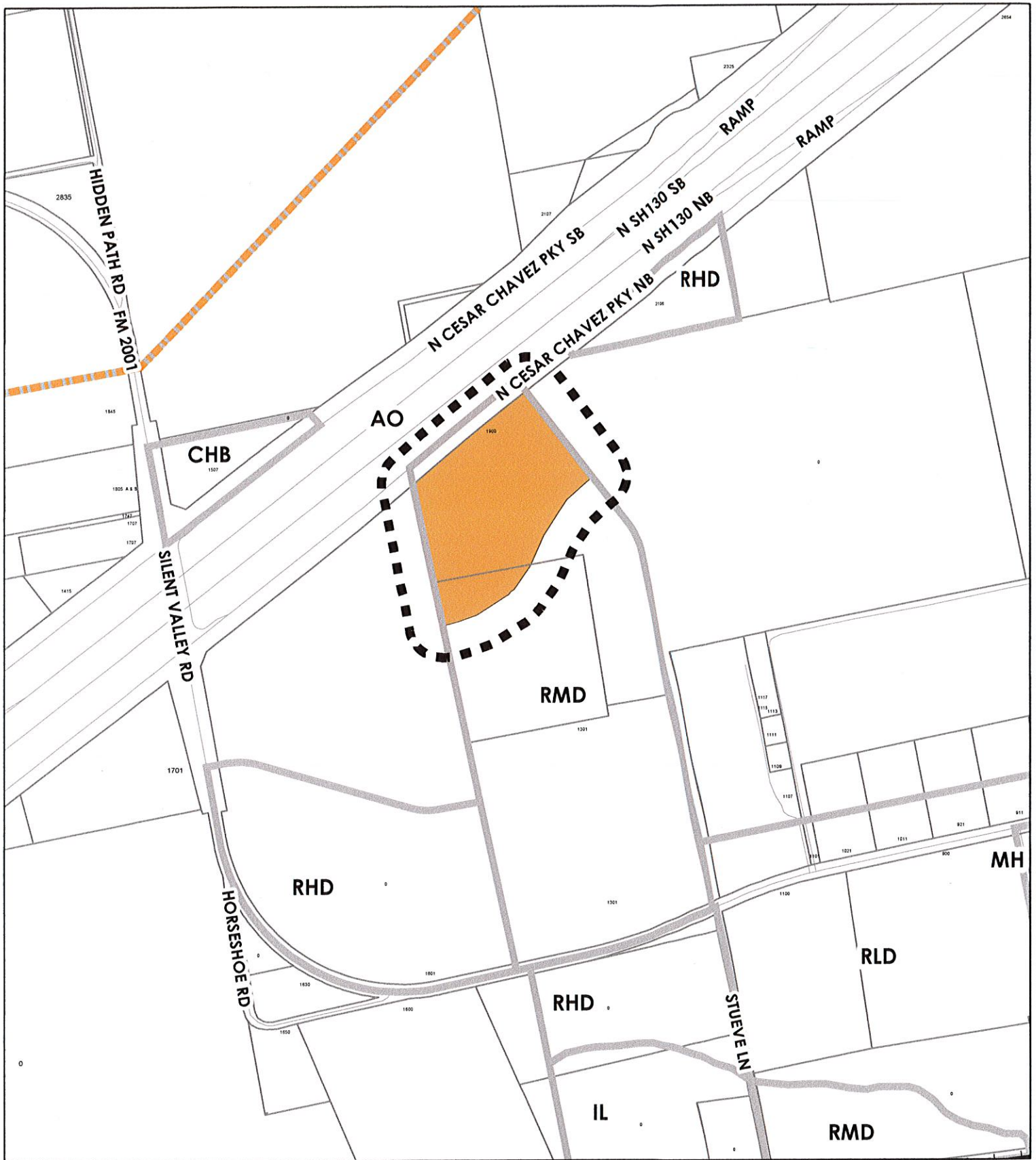
2-9-22

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_









**ZC-22-06**

RMD TO RHD

1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  200 FT BUFFER

**CASE SUMMARY**

---

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-22-06

REPORT DATE: February 4, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: February 9, 2022

CITY COUNCIL HEARING DATE: February 15, 2022

REQUESTED CHANGE: RMD to RHD

STAFF RECOMMENDATION: **Deny or Table**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

**BACKGROUND DATA**

---

APPLICANT: Paravel Capital

OWNER: Curtis Thigpen

SITE LOCATION: 1900 North Cesar Chavez Parkway (SH 130). [Final address to be assigned later.]

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 19.906 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Medium Density Residential*

**ANALYSIS OF ISSUES**

---

REASON FOR REQUESTED ZONING CHANGE: The subject property is part of a 50.77-acre tract that was rezoned from AO to RMD in October 2021 for the stated purpose of developing a duplex subdivision. However, the applicant for this zoning change proposes a multifamily development, which is allowed only in the RHD district. The proposed development is the upper portion of the attached concept plan labeled "*Medium Density Residential Development*", which also includes a proposed duplex subdivision in the lower portion.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	SH 130	AO	<i>Agricultural/Rural Development (north side of SH 130)</i>
East	Vacant land	AO	<i>Medium Density Residential, Low Density Residential</i>
South	Vacant land	RMD	<i>Residential Medium Density</i>
West	Vacant land	AO	<i>Medium Density Residential, General-Heavy Commercial</i>

TRANSITION OF ZONING DISTRICTS: The subject property does not abut any other RHD zoning, although there are two parcels nearby to the northeast and southwest that were recently rezoned from AO to RHD. RHD is one step up in land use intensity from the RMD classification, which does abut the south boundary of this property. Higher density land uses are sometimes used as a buffer or transition to a from lower density uses to a major highway.

**ADEQUACY OF INFRASTRUCTURE:** Vehicular access will be available from the Stueve Lane extension as well as another new collector street that will follow the southern boundary of the subject property. The main issue with regard to infrastructure, though, is the total lack of sanitary sewer service to the entire area north of Silent Valley Road. The impact fee CIP includes a future 12-inch sewer main that would serve the area but, at the rate that zoning changes and specific use permits are being requested to increase the density, there is a concern that a larger line may be needed. This will require not only the previously discussed new extension from Tank Street along the railroad track to Stueve Lane, and up Stueve Lane to Silent Valley Road, but also upgrading the existing 12-inch line at Tank Street to a larger one all the way to Larremore Street, where it could connect to an existing 18-inch wastewater line for the remaining short distance to the treatment plant. We have asked the city engineer to determine how many living-unit equivalents can be handled by the planned 12-inch extension, as well as by a larger line up to 18 inches in diameter that would include the upgrading all the way to Larremore Street. The study will include estimates of design and construction costs so that the developers of land north of Silent Valley Road will know approximately what their share of the expense will be.

**POTENTIAL NEIGHBORHOOD IMPACT:** The surrounding area is currently vacant, but there have been a couple of recent zoning changes to RHD for apartments, and there are other developments on the horizon that would add both commercial development and residential subdivisions. The same applicant who submitted this request has also applied for a specific use permit to allow the DF-2 residential development type on the remaining 30.864 acres of the original 50-77-acre tract, adjacent to the south of the subject property. That will further increase the potential for higher density development in the area. Therefore, the proposed higher density allowed by the RHD district would generally be compatible in terms of land use.

**CONSISTENCY WITH COMPREHENSIVE PLAN:** The proposed RHD zoning classification is *not* consistent with the *Medium Density Residential* future land use designation of the land use plan map.






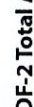




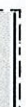
**ALTERNATIVE CLASSIFICATIONS:** The existing RMD zoning is already consistent with the Medium Density Residential designation shown on the land use plan map, so there is no better classification.

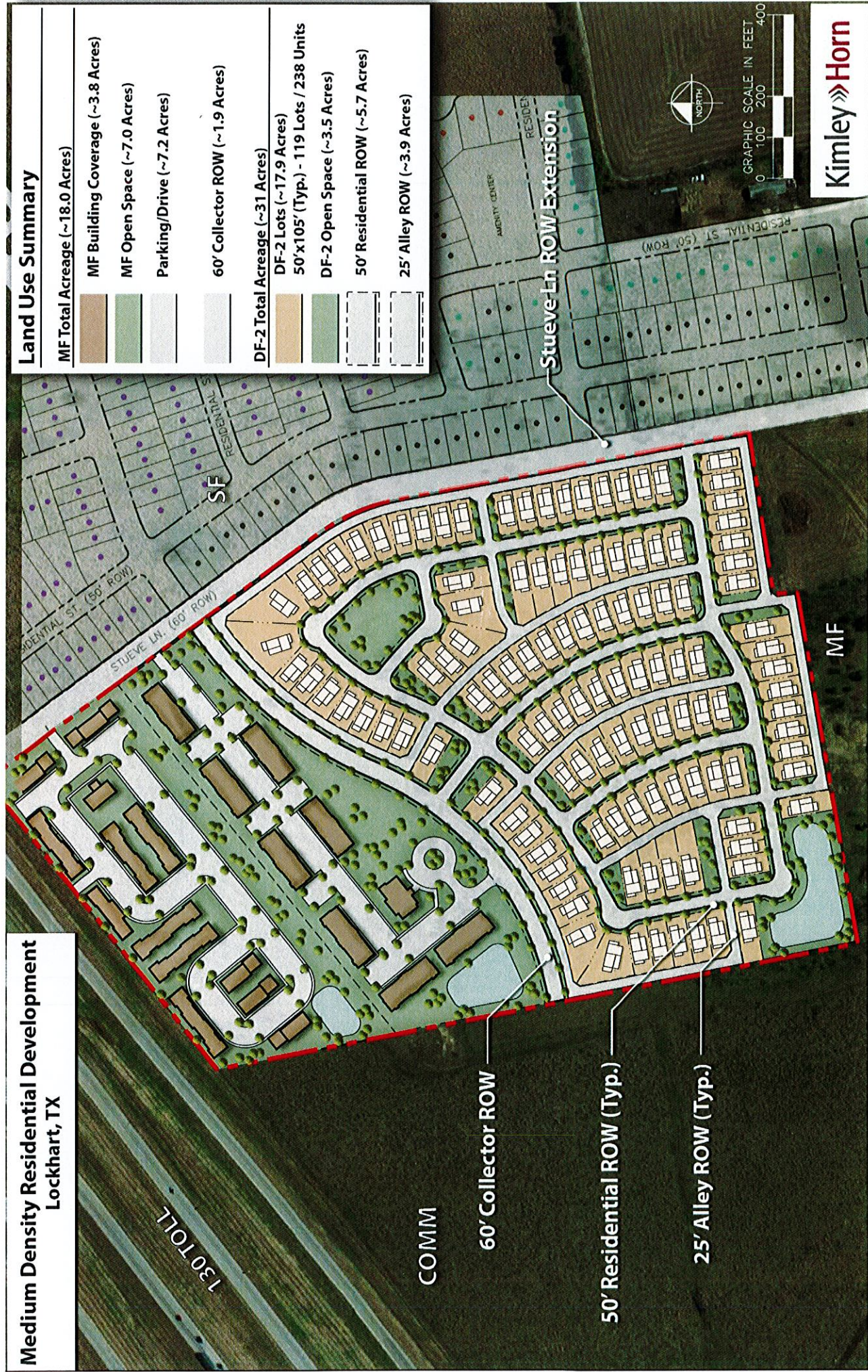
**RESPONSE TO NOTIFICATION:** None as of the date of this report. The properties within the 200-foot public hearing notification area are currently vacant and are either owned by the applicant or are owned by others who are also proposing new developments.

**STAFF RECOMMENDATION:** Unfortunately, staff believes that this request is premature. Until we have a better idea of the City's sanitary sewer capacity to serve land use densities that are higher than the future land use designations indicated on the City's land use plan map, we cannot support any more SUP or Zoning applications that are contrary to the land use plan. There have been a couple of recent zoning changes to RHD in the area that will accommodate higher densities, but we feel that a "moratorium" is now necessary for any further increases until the wastewater capacity situation is resolved. The future land use designation of the subject property is Medium Density Residential, and the requested RHD zoning would allow up to 12 units per acre by-right, which is well into the high density range. Staff recommends denial of the zoning change at this time or, as an alternative, tabling it until a future date until the city engineer has been able to complete the study of wastewater line capacities and costs. That may take two to four weeks.

**Medium Density Residential Development**  
Lockhart, TX

**Land Use Summary**

	MF Total Acreage (~18.0 Acres)
	MF Building Coverage (~3.8 Acres)
	MF Open Space (~7.0 Acres)
	Parking/Drive (~7.2 Acres)
	60' Collector ROW (~1.9 Acres)
	DF-2 Total Acreage (~31 Acres)
	DF-2 Lots (~17.9 Acres)
	50'x105' (Typ.) - 119 Lots / 238 Units
	DF-2 Open Space (~3.5 Acres)
	50' Residential ROW (~5.7 Acres)
	25' Alley ROW (~3.9 Acres)



MF

Stueve Ln ROW Extension



GRAPHIC SCALE IN FEET  
0 100 200 400

**Kimley»Horn**

130 TOLL

COMM

60' Collector ROW

50' Residential ROW (Typ.)

25' Alley ROW (Typ.)

SF

RESIDENTIAL ST (50' ROW)  
STUEVE LN (60' ROW)

AMENITY CENTER

RESIDENTIAL ST (50' ROW)

RESIDENTIAL ST (50' ROW)



**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 Paravel Capital  
DAY-TIME TELEPHONE (512) 934-8923  
E-MAIL cthigpen@paravelcap.com

ADDRESS 1509 Old W 38th St. Ste., 3  
Austin, TX 78731

OWNER NAME Curtis Thigpen  
DAY-TIME TELEPHONE (512) 934-8923  
E-MAIL cthigpen@paravelcap.com

ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY**

1900 N Cesar Chavez Pky NB

ADDRESS OR GENERAL LOCATION Between 1301 Silent Valley Rd. & Toll Road 130, Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) See metes & bounds description

SIZE 19.906 ACRE(S) LAND USE PLAN DESIGNATION Residential Medium Density

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

PROPOSED NEW USE, IF ANY Residential High Density (MF-2)

**REQUESTED CHANGE**

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density RMD

TO PROPOSED ZONING CLASSIFICATION Residential High Density (MF-2) RHD

REASON FOR REQUEST To allow for the development of two and three story apartments of up to 24 DU/AC  
in order to provide a wider variety of housing options at multiple price points for all residents in the area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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.

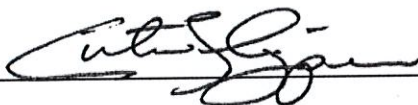
NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

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

APPLICATION FEE OF \$ 548.12 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 1/19/2022

## OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 01132778

DATE SUBMITTED 1-19-22

CASE NUMBER ZC - 22 - 06

DATE NOTICES MAILED 01-24-22

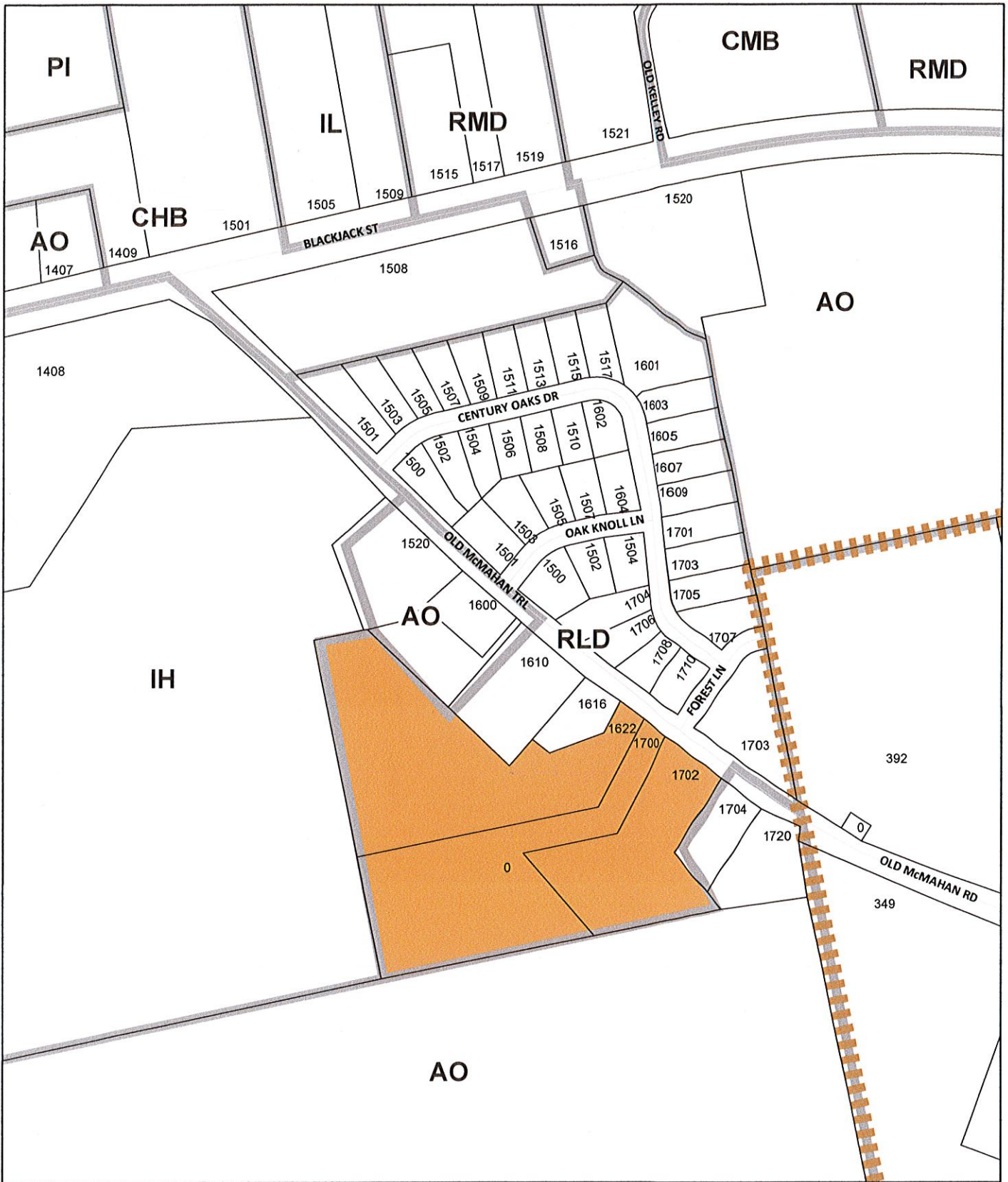
DATE NOTICE PUBLISHED 1-27-2022

PLANNING AND ZONING COMMISSION MEETING DATE 2-9-22

PLANNING AND ZONING COMMISSION RECOMMENDATION \_\_\_\_\_

CITY COUNCIL MEETING DATE 2-15-2022

DECISION \_\_\_\_\_



**PP-21-07**

ALTA ONE SUBDIVISION

1622, 1700, 1702 OLD MCMAHAN TRAIL



- SUBJECT PROPERTY
- CITY LIMITS

scale 1" = 300'

**CASE SUMMARY**

---

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*  
REPORT DATE: February 4, 2022  
PLANNING & ZONING COMMISSION DATE: February 9, 2022  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: PP-21-07

**BACKGROUND DATA**

---

APPLICANT/OWNER: Sergio Lozano-Sanchez, Alta Capital, Inc.  
ENGINEER: Sergio Lozano-Sanchez, P.E., LOC Consultants (same as applicant)  
SURVEYOR: Garrett Cavaiuolo, P.L.S., MC Surveying, LLC  
SITE LOCATION: 1622, 1700, and 1702 Old McMahan Trail  
PROPOSED SUBDIVISION NAME: **Alta One Subdivision**  
SIZE OF PROPERTY: 9.259 acres  
NUMBER OF LOTS: 30 single-family residential lots  
EXISTING USE OF PROPERTY: Vacant  
ZONING CLASSIFICATION: RLD (Residential Low Density District)

**ANALYSIS OF ISSUES**

---

PROPOSED DEVELOPMENT: The Alta One Subdivision Preliminary Plat includes 30 proposed single-family residential lots and one stormwater detention lot. The public improvements will be developed all at once, without phasing. Three public streets will serve the development, which include Black Falcon Street, Falcon Crest Street, and Bald Eagle Street. The proposal includes the vacation of the Vida Skye subdivision, which was administratively approved as a three-lot minor plat on January 11, 2021 and recorded later that month.

NEIGHBORHOOD COMPATIBILITY: The subject property is located in an area generally transitioning from commercial and industrial to rural residential uses. Adjacent to the west of the subject property is the Lockhart Correctional Facility. The abutting property to the south is vacant and in agricultural use. The adjacent properties to the east and north, as well as those across Old McMahan Trail to the east, are in single-family residential use. A note on the plat specifies that the driveway access for Lot 3, Block C, will be taken from Black Falcon Street, which will provide greater separation along Old McMahan Trail between the subdivision entry at Black Falcon Street and the nearest driveway onto Old McMahan Trail which will serve Lot 2, Block C.

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, utilities, and stormwater drainage. A fee in lieu of parkland was already paid for the subject property with the previously recorded Vida Skye plat. The final engineering design must be completed and approved by the City Engineer 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  
ALTA ONE SUBDIVISION

CALDWELL COUNTY, TEXAS

A SUBDIVISION OF 9.259 ACRES OUT OF THE JAMES GEORGE SURVEY A-9 IN THE CITY OF LOCKHART, TEXAS,  
VACATING VIDA SKYE SUBDIVISION, AS RECORDED IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

LEGAL DESCRIPTION

ALL OF A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS AND BEING A PART OF THE JAMES GEORGE SURVEY A-9, CALDWELL COUNTY, TEXAS, AS RECORDED IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVERTED TO ALTA CAPITAL, INC. BY FILED RECORD IN INSTRUMENT NUMBER 2021-007043 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2021-003030 AND IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, SAID 9.259 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND FOR THE EAST CORNER OF LOT 3 OF SAID VIDA SKYE SUBDIVISION, SAME BEING IN THE WESTERN RIGHT OF WAY LINE OF OLD MAMMAN TRAIL, A 80 FOOT WIDE RIGHT OF WAY PER THE RECORDED PLAT;

THENCE WITH THE EXTERIOR BOUND OF LOTS 3, 2, AND 1, SAME BEING THE EXTERIOR PERIMETER OF SAID VIDA SKYE SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

- S 8374.567' W, A DISTANCE OF 184.64 FEET TO AN 8" TREATED WOOD FENCE POST, FOUND;
- S 4171.504' W, A DISTANCE OF 183.45 FEET TO A 1/2" IRON PIN WITH "MST" CAP, SET;
- S 7831.009' W, A DISTANCE OF 773.39 FEET TO A 1/2" IRON PIN, FOUND;
- N 11379.911' W, A DISTANCE OF 756.74 FEET TO 669 NAIL, FOUND;
- S 4818.397' E, PASSING AT A DISTANCE OF 113.09 A 1-1/2" IRON PIPE, FOUND, AND CONTINUING IN ALL 122.19 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
- S 4818.397' E, PASSING AT A DISTANCE OF 287.24 FEET, A 1/2" IRON PIN, FOUND, AND CONTINUING IN ALL 434.18 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
- S 5192.514' E, A DISTANCE OF 78.41 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
- N 8937.711' E, A DISTANCE OF 137.39 FEET TO A 1/2" IRON PIN WITH "HINKLE" CAP, FOUND;
- S 8252.942' E, PASSING AT 68.41 FEET AND THEN AT 130.15 FEET, 1/2" IRON PINS WITH "HINKLE" CAPS, FOUND FOR THE COMMON EAST CORNERS OF SAID LOTS 1, 2, AND 3, AND CONTINUING IN ALL 287.78 FEET BACK TO THE POINT OF BEGINNING OF THE HERON DESCRIBED TRACT, CONTAINING 9.259 ACRES OF LAND.

GENERAL NOTES

1. TOTAL ACREAGE FOR THE SUBDIVISION SHOWN IS 9.256 ACRES. PROPERTY ZONED AS RLD-RESIDENTIAL, LOW DENSITY.
2. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF LOCKHART.
3. EASEMENTS: PUBLIC UTILITY EASEMENT ALONG ALL 8041'-OF-WAY.  
- 15'-FOOT WATER LINE EASEMENT BISECTING PROPERTY (SHOWN HERON).  
- OTHER EASEMENTS AS SHOWN.
4. STAIRS, STAIR TRACKS, AND STAIR WALKWAYS SHALL MEET ZONING REQUIREMENTS.  
- SIDE AND REAR SETBACKS SHALL MEET ZONING REQUIREMENTS.
5. ELECTRICAL SERVICE SHALL BE PROVIDED BY BLUEBONNET ELECTRICAL, CORP., INC.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN CITY LIMITS.
7. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR SINGLE-FAMILY ZONING (RDL-RESIDENTIAL, LOW DENSITY) PER THE CITY OF LOCKHART ZONING ORDINANCE.
8. ADJACENT TO THE SUBDIVISION ARE SEVERAL OTHER SUBDIVISIONS. BOTH THE SUBDIVISIONS ADJACENT TO THE SUBDIVISION AND THE SUBDIVISIONS ADJACENT TO THE SUBDIVISIONS SHALL BE CONSTRUCTED BY THE SAME OWNER, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON EACH LOT. A FOUR-FOOT WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG THE SOUTH FALCON STREET FRONTAGE OF LOT 1, BLOCK A, BY THE SUBDIVIDER, PRIOR TO RECORDED OF THE FINAL PLAT.
9. ALL PROPERTY OWNERS ARE TO KEEP DRAINAGE FACILITIES AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS WHICH MAY AFFECT THE FLOW OF WATER OR THE ABILITY TO OPERATE AND MAINTAIN THE DRAINAGE FACILITY.
10. THE PROPERTY SHOWN HERON IS LOCATED WITHIN FLOOD HAZARD ZONE. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM NO. 4758) AND THE FEMA FLOOD INSURANCE RATE MAP (FIRM NO. 4758), CERTAIN LOTS AND UNDEVELOPED AREAS, LEADS TO A FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
11. A FEE IN LIEU OF PARKLAND DEDICATION EQUIVALENT TO 0.46 ACRE SHALL BE PAID TO THE CITY OF LOCKHART, PRIOR TO THE RECORDING OF THE FINAL PLAT.
12. THE DRIVEWAY TO ACCESS LOT 3, BLOCK C SHALL BE CONSTRUCTED ALONG BLACK FALCON STREET.
13. - RECORD OWNERS OF LAND:  
2274 S H 35 FRONTAGE RD, STE 107, AUSTIN, TX, 78741  
(915) 262-9601  
- RECORD OWNERS OF TITLE:  
LOC CONSULTANTS ONE, DIVISION INC.  
2274 S H 35 FRONTAGE RD, STE 107, AUSTIN, TX, 78741  
(512) 524-0877  
- SUPERVISOR:  
GABRIEL CAVALLARO, R.E.P.L.S. #0714  
12337 WOODGATE BLVD., DIPPING SPRINGS, TEXAS 78620  
(254) 302-8431  
DATE OF PREPARATION: FEBRUARY 2022



LOCATION MAP

LOT SUMMARY TABLE	
CATEGORY	RESIDENTIAL, LOW DENSITY
SINGLE-FAMILY LOTS	30 LOTS @ 0.80 AC
R.O.W.	2.10 AC
DETENTION	LOT 1, BLOCK A, 0.305 AC
PARKLAND REQUIRED	2% @ 0.46 AC
PARKLAND PROVIDED	0.09 AC
TOTAL LOTS	31

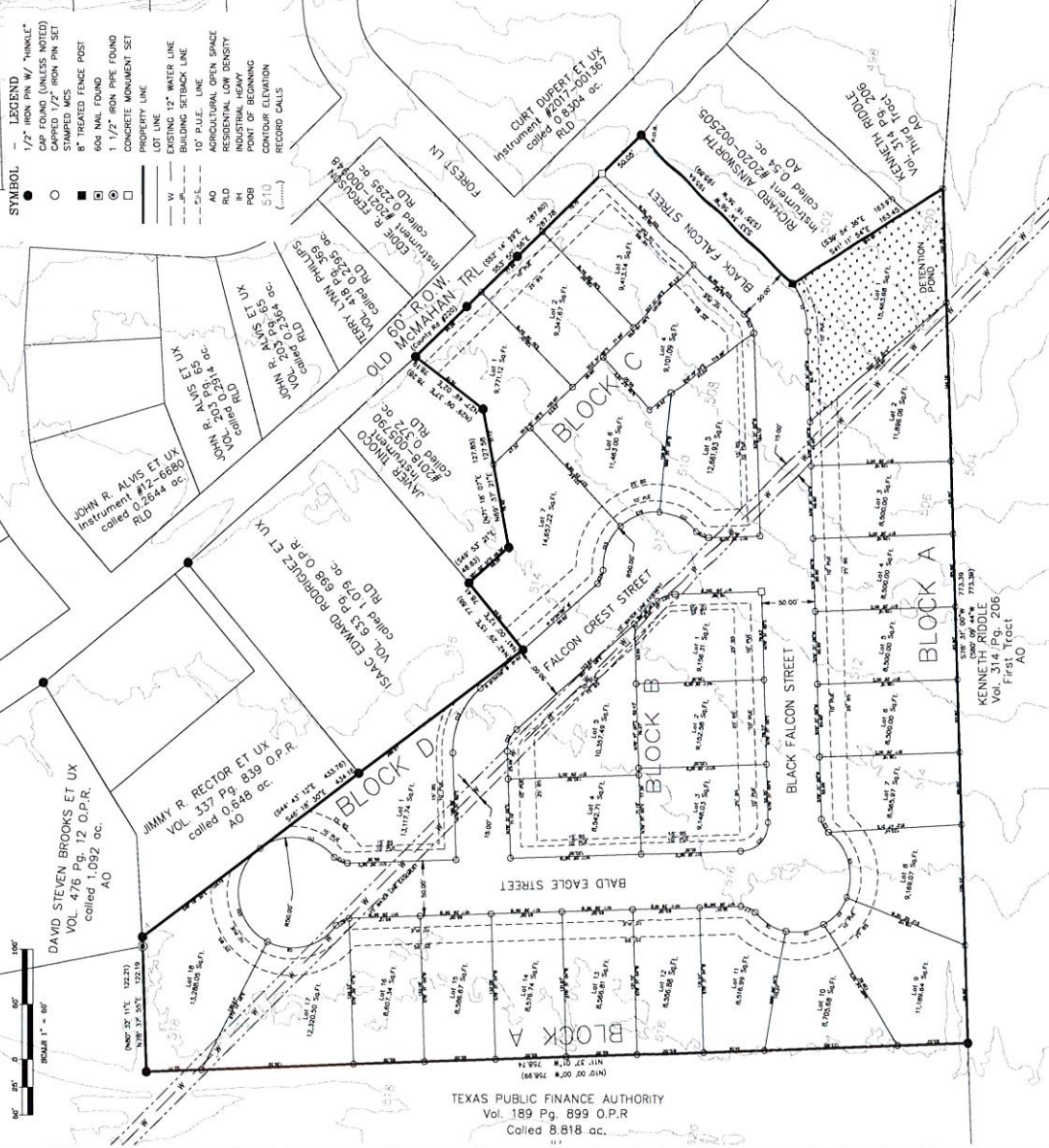


ALTA ONE SUBDIVISION  
PRELIMINARY PLAT

LOC CONSULTANTS  
G.M.P. DIVISION  
FIRM NO. 4758  
2211 S H 35 FRONTAGE RD, STE 107  
AUSTIN, TEXAS 78741  
PH: (512) 524-0877  
SERVING@lococ.com

PRELIMINARY PLAT  
ALTA ONE SUBDIVISION

CALDWELL COUNTY, TEXAS  
A SUBDIVISION OF 9.259 ACRES OUT OF THE JAMES GEORGE SURVEY A-9 IN THE CITY OF LOCKHART, TEXAS,  
VACATING VIDA SKYE SUBDIVISION, AS RECORDED IN PLAT CABINET D, SLIDE 3, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.



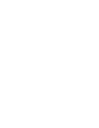
- SYMBOL**
- 1/2" "HINKLE" CAP FOUND (UNLESS NOTED)
  - 1/2" IRON PIN SET
  - 8" TREATED FENCE POST
  - 60# GAL FOUND
  - 1 1/2" IRON PIPE FOUND
  - CONCRETE MONUMENT SET
  - PROPERTY LINE
  - LOT LINE
  - EXISTING 12" WATER LINE
  - EXISTING 6" SEWER LINE
  - 10' P.U.S. LINE
  - ADJ. ABSOLUTE OPEN SPACE
  - INDUSTRIAL LOW DENSITY
  - INDUSTRIAL HEAVY
  - POINT OF BEGINNING
  - CONTOUR ELEVATION
  - 510 RECORD CALLS

**LEGEND**

- 1/2" "HINKLE" CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIN SET
- 8" TREATED FENCE POST
- 60# GAL FOUND
- 1 1/2" IRON PIPE FOUND
- CONCRETE MONUMENT SET
- PROPERTY LINE
- LOT LINE
- EXISTING 12" WATER LINE
- EXISTING 6" SEWER LINE
- 10' P.U.S. LINE
- ADJ. ABSOLUTE OPEN SPACE
- INDUSTRIAL LOW DENSITY
- INDUSTRIAL HEAVY
- POINT OF BEGINNING
- CONTOUR ELEVATION
- 510 RECORD CALLS

**Lot Table**

Block	Parcel #	Area (±) (Ac)	Segment Lengths	Segment Bearings	
BLOCK A	1	15.464	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	2	11.896	109.18 109.18 109.18 109.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	3	6.500	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	4	6.000	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	5	6.500	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	6	6.500	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	7	6.566	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	8	6.189	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	9	11.190	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	10	6.706	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	11	6.517	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	12	6.507	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	13	6.587	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	14	6.577	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	15	6.587	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	16	6.507	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	17	12.200	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	18	13.286	129.18 129.18 129.18	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
BLOCK B	1	9.156	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	2	6.153	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	3	6.148	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	4	6.543	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	5	10.237	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	6	6.543	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	7	9.771	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	8	9.348	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	9	6.413	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	10	6.101	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	11	12.662	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	12	11.463	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	13	14.688	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	14	13.118	102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W	
	BLOCK C	1	10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E
		2	10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E
		3	10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E
		4	10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E
5		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
6		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
7		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
8		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
9		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
10		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
11		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
12		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
13		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
14		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
15		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
16		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
17		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
18		10.000	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
BLOCK D	1	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	2	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	3	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	4	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	5	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	6	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	7	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	8	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	9	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	10	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	11	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	12	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	13	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	14	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	15	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	16	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	17	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	
	18	13.118	102.10 102.10 102.10 102.10	N17° 31' 00" W S71° 31' 00" E N17° 31' 00" W S71° 31' 00" E	



PRELIMINARY PLAT  
ALTA ONE SUBDIVISION

221 S. R. 43, PO Box 1517  
Meyersdale, PA 17242  
Tel: 717.324.0877  
lgc@lgcconsultants.com

Firm No. 4756  
LGC CONSULTANTS  
CIVIL DIVISION

221 S. R. 43, PO Box 1517  
Meyersdale, PA 17242  
Tel: 717.324.0877  
lgc@lgcconsultants.com

OWNER/DEVELOPER:  
2115 S. H. 35 FRONTAGE ROAD,  
STE 107  
LOCKHART, TX 78741  
(915) 262-8021

SURVEYOR:  
LGC CONSULTANTS, L.L.C.  
GARRETT CANNALDO, RPLS #9714  
10000 WINDY HOLLOW, SUITE 100  
DUBOIS, MISSISSIPPI 39230  
(737) 202-8332

ENGINEER:  
JAMES GEORGE SURVEY, INC.  
SERGIO LOZANO-SANCHEZ, P.E.  
2215 S. H. 35 FRONTAGE ROAD, STE 107  
LOCKHART, TX 78741  
(915) 262-8021

PREPARED: FEBRUARY, 2022

SHEET: 2 of 2

# 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

*Resubmitted Application  
1/21/22*

### APPLICANTS

SURVEYOR NAME	MC Surveying - Garrett Cavaiuolo	ADDRESS	192 Pink Granite Blvd.
DAY-TIME TELEPHONE	737-202-8333		Dripping Springs, TX
E-MAIL	garrett@mcsurveytx.com		78620
ENGINEER NAME	LOC Consultants - Sergio Lozano-Sanchez	ADDRESS	2211 S IH 35 Frontage Rd.
DAY-TIME TELEPHONE	915-262-9021		Suite 107 Austin, TX
E-MAIL	luis@loccivil.com		78741
OWNER NAME	Alta Capital Inc.	ADDRESS	2211 S IH 35 Frontage Rd.
DAY-TIME TELEPHONE	915-262-9021		Suite 107 Austin, TX
E-MAIL	altacapitalinc@gmail.com		78741

### TYPE OF APPLICATION

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

### PROPERTY

SUBDIVISION NAME Alta One Subdivision  
ADDRESS OR GENERAL LOCATION Old McMahan Trail, Lockhart, TX 78644  
LOCATED IN  CITY LIMITS     ETJ (COUNTY)     PDD  
TOTAL LAND AREA 9.259 ACRE(S)    PROPOSED NUMBER OF LOTS 31  
ZONING CLASSIFICATION(S) RLD - Residential Low Density  
PROPOSED USE OF LAND Single-Family

# **SUBMITTAL REQUIREMENTS**

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

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

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

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

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

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

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

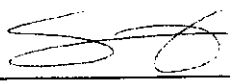
Two copies after initial staff reviews for amending and minor plats.

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

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

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

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

SIGNATURE 

DATE 01/20/2022

PRINTED NAME Sergio Lozano-Sanchez

TELEPHONE 915-262-9021

## 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) N/A

REQUESTED VARIANCE(S) N/A

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 See original application  
DATE SUBMITTED 1/21/22 CASE NUMBER PP - 21 - 07  
DATE APPLICATION IS DEEMED COMPLETE Already complete - resubmitted application  
DATE NOTICES MAILED \_\_\_\_\_ DATE NOTICE PUBLISHED \_\_\_\_\_  
(For certain Replats/Resubdivisions without vacating preceding plat)  
PLANNING AND ZONING COMMISSION MEETING DATE 2/19/22  
DECISION \_\_\_\_\_  
CONDITIONS \_\_\_\_\_