

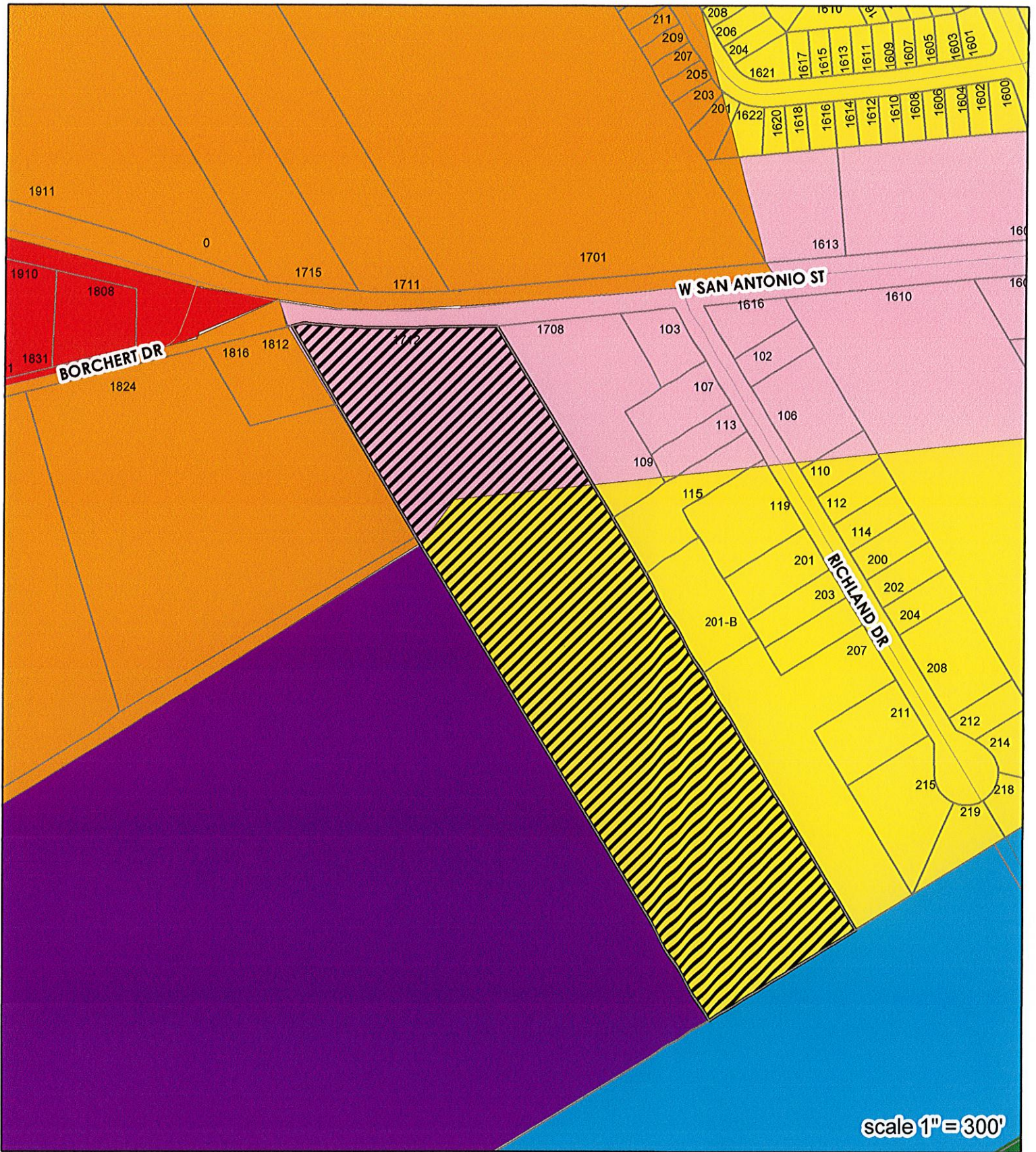
ZC-22-11

PDD TO PDD

1712 W SAN ANTONIO ST (SH 142)



- ZONING DISTRICTS**
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - COMMERCIAL MEDIUM BUSINESS
 - INDUSTRIAL LIGHT
 - PLANNED DEVELOPMENT
 - PUBLIC AND INSTITUTIONAL
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



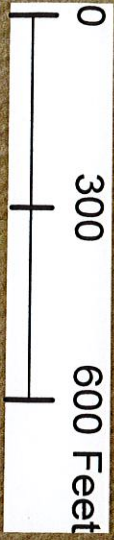
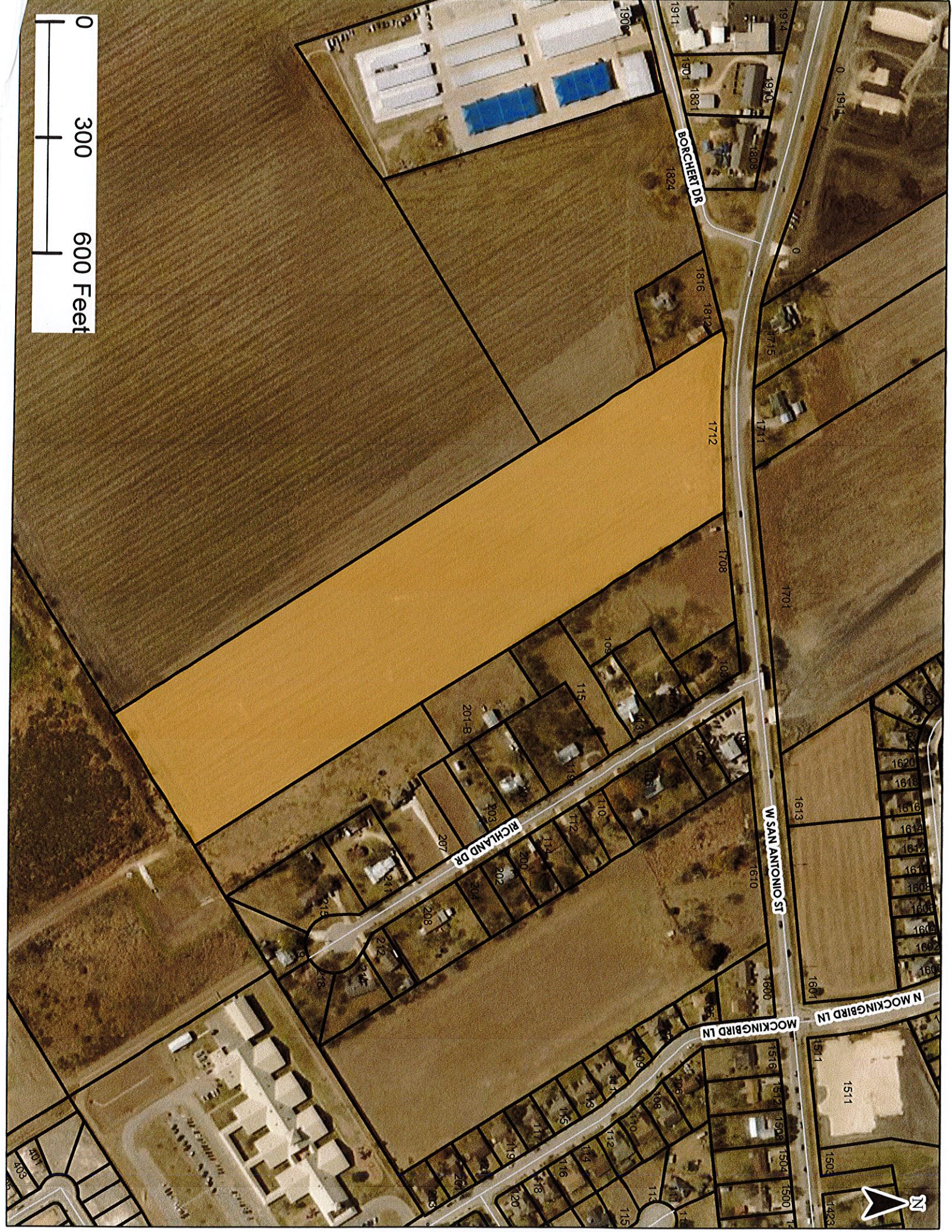
FUTURE LANDUSE

PDD TO PDD

1712 W SAN ANTONIO ST (SH 142)



- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-11

REPORT DATE: May 19, 2022

PLANNING AND ZONING COMMISSION HEARING DATE: May 25, 2022

CITY COUNCIL HEARING DATE: June 7, 2022

REQUESTED CHANGE: PDD to PDD

STAFF RECOMMENDATION: **Approval**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **Pending**

BACKGROUND DATA

APPLICANT: Jim Meredith

OWNER: Jim Meredith

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

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 16.31 acres

EXISTING USE OF PROPERTY: Vacant land

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

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: This application represents a revision of Kelley Villas, an approved PDD development consisting of 160 dwelling units in the form of 80 duplex condominiums whereby the owner/residents will own their individual structures, while all of the land area will be owned and maintained in common by a property owners' association. The duplexes would not be on individual lots, though, so the entire development is one large lot and, therefore, comparable to a multifamily development. The internal street will be private, similar to the internal circulation in a large apartment complex. The proposed density of ten units per acre is relatively high, so the best option for accommodating the condominium style of duplexes subject to a specific layout and density is the PDD classification. PDD is useful for developments that have unusual characteristics and may require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. Unlike conventional zoning classifications, which cannot have conditions attached, the PDD classification is subject to the conditions represented by the development plan. The zoning change is adopted subject to the approved PDD development plan, and the development plan thereafter cannot be changed except through the normal rezoning process. The previous zoning change (ZC 21-20), PDD development plan (PDD-21-03), and preliminary plat (PP-21-08), had been approved or recommended for approval by the Planning and Zoning Commission, and the zoning change and PDD development plan were approved by the City Council on December 14, 2021. The current PDD zoning case is being considered concurrently with PDD 22-02.

AREA CHARACTERISTICS:

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

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

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be provided with a divided entrance from West San Antonio Street. The need for an adjustment in the location of the proposed driveway is what prompted the need for a revised development plan, which also required a new PDD case to be created. Adequate City utility service is available, although an off-site wastewater line extension may be required from south of the property.

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

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

ALTERNATIVE CLASSIFICATIONS: No other zoning district would be more appropriate except, perhaps, for the commercial and residential classifications that would be consistent with the current future land use designations.

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

STAFF RECOMMENDATION: Approval.

CITY OF

Lockhart

TEXAS

ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

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

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

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

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

PROPERTY

ADDRESS OR GENERAL LOCATION 1712 West San Antonio St.

LEGAL DESCRIPTION (IF PLATTED) _____

SIZE 16.31 ACRE(S) LAND USE PLAN DESIGNATION _____

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

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

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION PDD

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST TXDOT required driveway to move location from
location approved with original PDD

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.

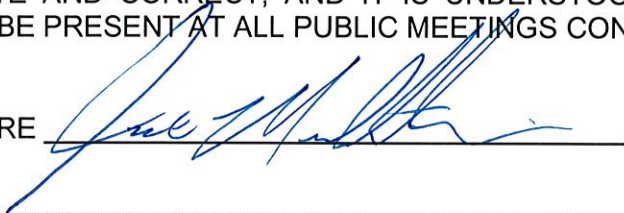
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 476.20 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE



DATE

3/1/2022

OFFICE USE ONLY

ACCEPTED BY

Kevin Waller

RECEIPT NUMBER

R01140943

DATE SUBMITTED

3/7/22

CASE NUMBER ZC -

22 - 11

DATE NOTICES MAILED

5-9-2022

DATE NOTICE PUBLISHED

5-12-22

PLANNING AND ZONING COMMISSION MEETING DATE

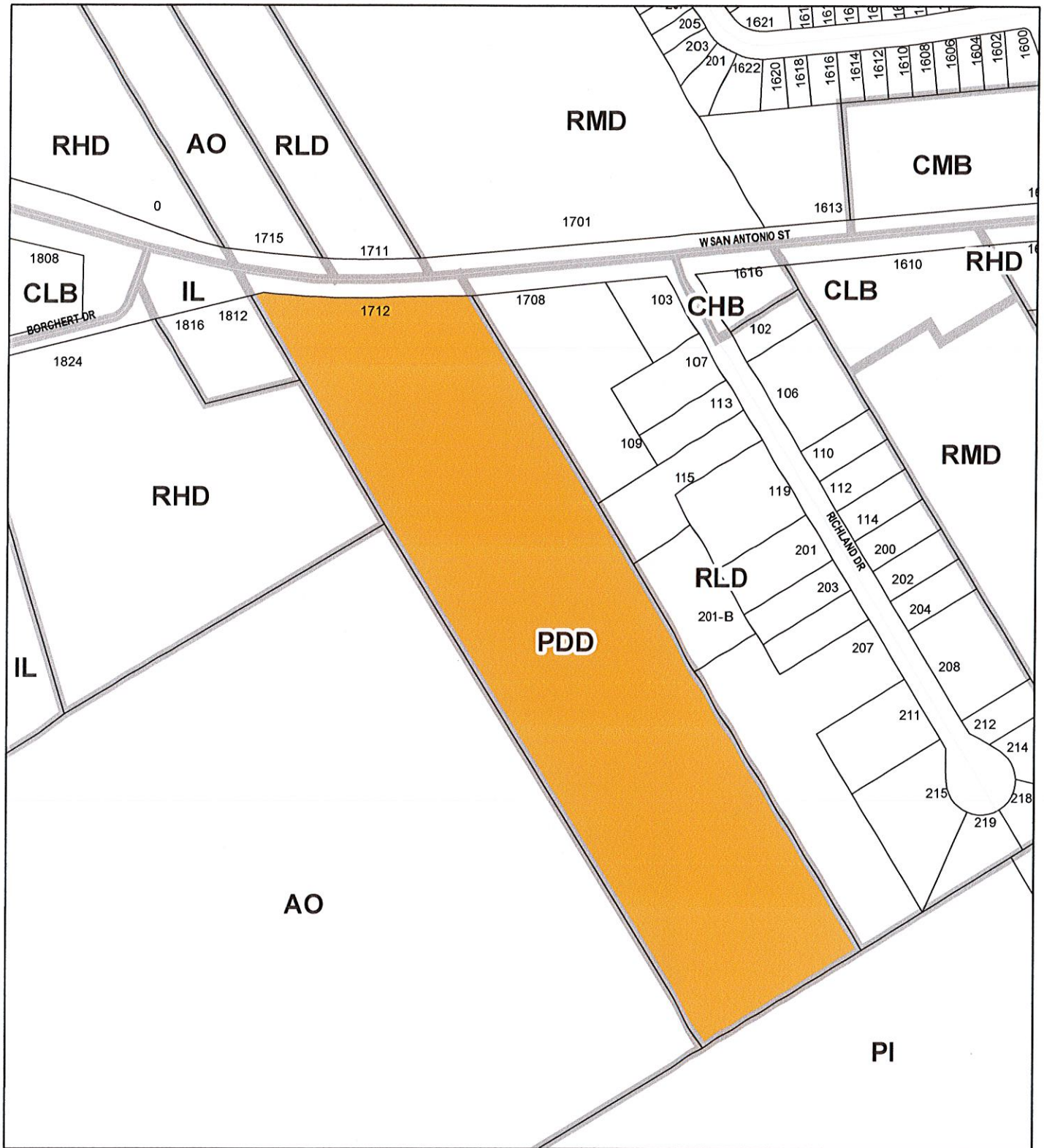
5-25-22

PLANNING AND ZONING COMMISSION RECOMMENDATION

CITY COUNCIL MEETING DATE

6-7-22

DECISION





PDD-22-02

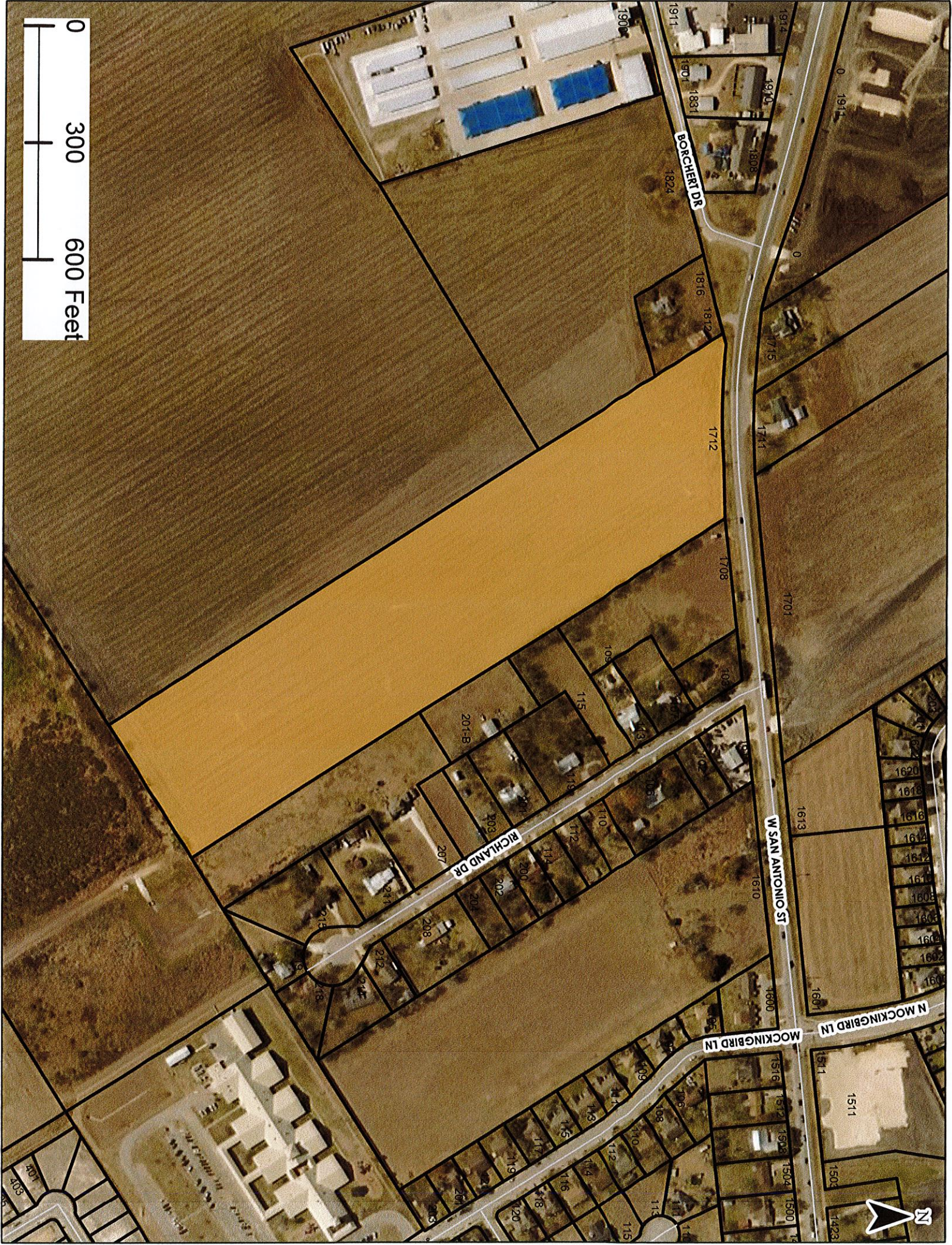
KELLEY VILLAS

PDD DEVELOPMENT PLAN



-  SUBJECT PROPERTY
-  ZONING

scale 1" = 300'



0 300 600 Feet



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: May 19, 2022
PLANNING & ZONING COMMISSION DATE: May 25, 2022
CITY COUNCIL DATE: June 7, 2022
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITIONS: None
PLANNING & ZONING COMMISSION ACTION:

CASE NUMBER: PDD-22-02

BACKGROUND DATA

SURVEYOR: Chris Conrad, P.L.S., McGray & McGray Land Surveyors, Inc.
ENGINEER: Denny Givens, P.E., Moody Engineering, Inc.
OWNER: Jim Meredith, Masonwood Lockhart 1, LLC
SITE LOCATION: 1712 West San Antonio Street
SUBDIVISION NAME: **Kelley Villas Planned Development District**
SIZE OF PROPERTY: 16.31 acres
NUMBER OF LOTS: One lot to contain 160 duplex-style condominium units
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This development plan accompanies the Zoning Change request (ZC-22-11) from PDD to PDD, as well as the Final Plat (FP-22-03), for the same property. Unlike conventional zoning classifications, which cannot have conditions attached, the Planned Development District (PDD) classification is subject to the conditions represented by the development plan. The development plan is adopted with the zoning change, and thereafter cannot be changed except through the normal rezoning process. The PDD zoning classification is intended to accommodate developments that have unusual characteristics that might require deviations from the normal zoning and/or subdivision standards. In return for such flexibility, the PDD requires more of an advance commitment on the part of the developer in terms of the site layout, land uses, and amenities. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan. The proposal is for a total of 160 dwelling units in the form of 80 duplex-style condominium buildings. The units will each have three bedrooms, two and one-half bathrooms, and a two-car garage within one of three different floor plans ranging from 1,500 to 1,575 square feet. There are multiple open space areas in the planned development that will include one or more playscapes, picnic facilities, and sports courts. Sidewalks will be provided on both sides of all internal streets, as well as along West San Antonio Street. All facilities, other than the individual dwelling units, will be privately owned and maintained by a property owner's association. The initial PDD Development Plan was approved by the City Council on December 21, 2021, which changed the zoning of the property to PDD at that time. According to direction from TxDOT following that approval, the road approach onto West San Antonio Street has been relocated from the northeast corner of the property to the central portion of the property frontage. That revision has been reflected on the development plan, as well as minor revisions to the configuration of open space and drainage lots in the southern portion of the property.

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

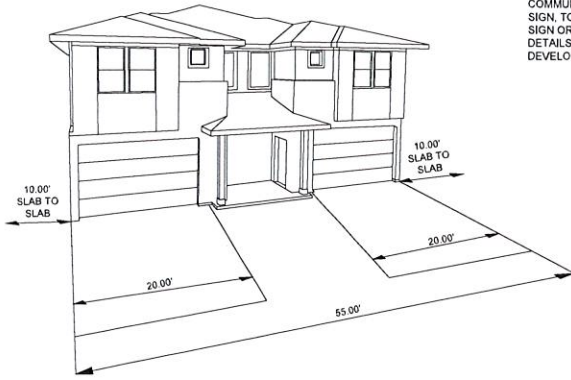
FORM AND CONTENT: The PDD Development Plan conforms to all minimum requirements for form and content.

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

ADDITIONAL REQUIREMENTS: None

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

TYPICAL SITE LAYOUT



LOT AND BUILDING DATA

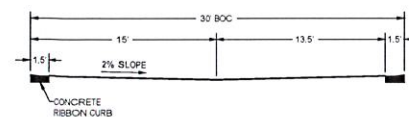
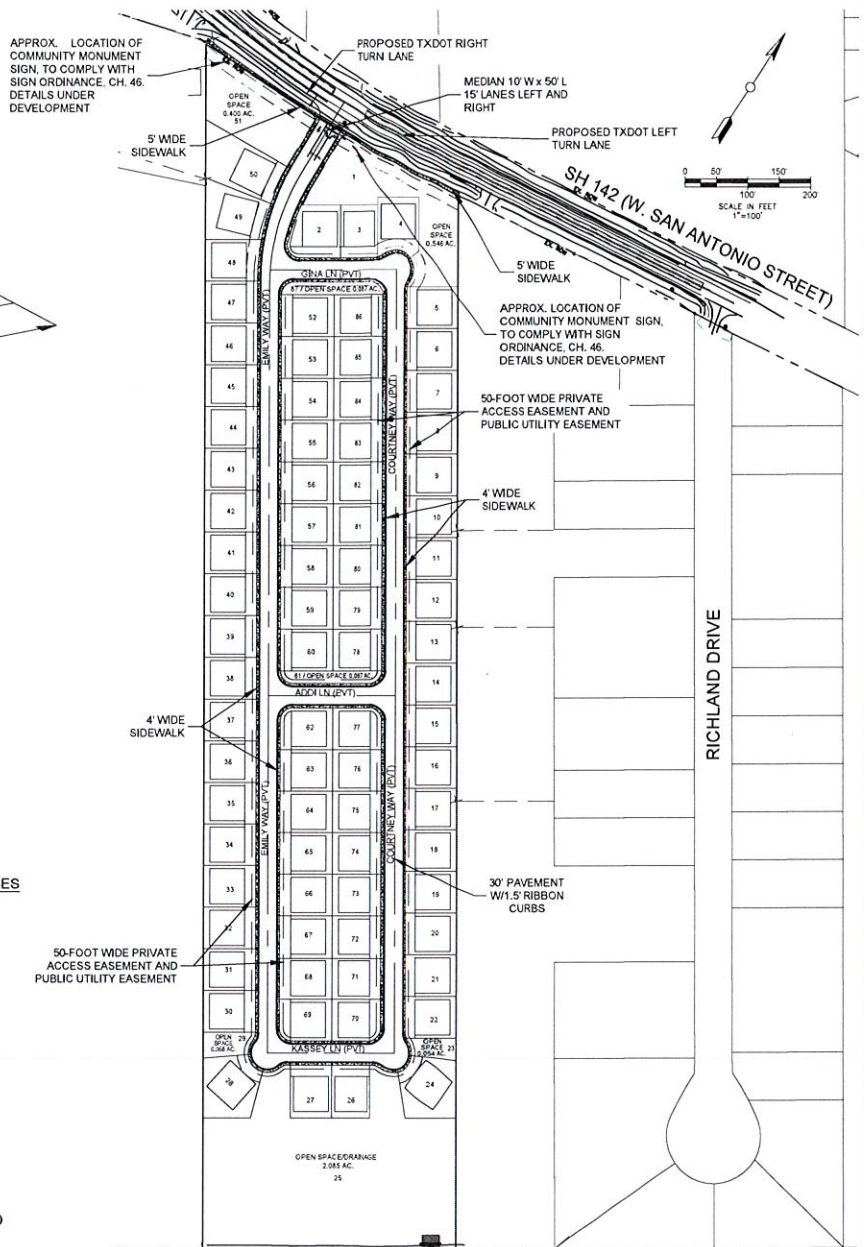
MAX HOME PAD: 55' W x 55' D
 TYPICAL HOME SITE: 65' W x 85' D
 DENSITY: 10 UNITS/AC.
 UNIT LAYOUT: 3 BEDROOM / 2.5 BATH / 2 CAR GARAGE
 UNIT VARIATION: 3 FLOOR PLANS RANGING FROM 1,500 - 1,575 SF

PARKING DATA

REQUIRED OFF-STREET PARKING (2 PER DWELLING UNIT) = 320 SPACES
 OFF-STREET PARKING PROVIDED = 640 SPACES

NOTES:

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



TYPICAL ROAD SECTION



MOODY ENGINEERING, INC.
 9225 BEE CAVES ROAD
 BLDG A, SUITE 200
 AUSTIN, TEXAS 78733
 (512) 502-8333
 TBPE FIRM REG. NO. F-18320

KELLEY VILLAS
 PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN
 1712 WEST SAN ANTONIO STREET
 LOCKHART TEXAS, 78644

03/04/2022

2021-517

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PDD DEVELOPMENT PLAN APPLICATION

CITY OF

Lockhart

TEXAS

APPLICANT/OWNER

APPLICANT NAME Jim Meredith

DAY-TIME TELEPHONE 512-306-8300

E-MAIL jim@masonwoodtx.com

OWNER NAME Jim Meredith

DAY-TIME TELEPHONE 512-306-8300

E-MAIL jim@masonwoodtx.com

(512) 398-3461 • FAX (512) 398-3833

P.O. Box 239 • Lockhart, Texas 78644

ADDRESS 308 West San Antonio Street

4301 Westbank Dr, Bldg. A, Ste. 110

Austin, TX 78746

ADDRESS 4301 Westbank Dr, Bldg. A, Ste. 110

Austin, TX 78746

PROPERTY

ADDRESS OR GENERAL LOCATION 1712 West San Antonio St

LEGAL DESCRIPTION (IF PLATTED) Unplatted currently - Cornelius Crenshaw Survey

PROPOSED SUBDIVISION NAME, IF NOT PLATTED Kelley Villas Planned Abstract 68

SIZE 16.31 ACRE(S) ZONING CLASSIFICATION PDD

EXISTING USE OF LAND AND BUILDINGS Open Field

PROPOSED DEVELOPMENT

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

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

RESIDENTIAL DENSITY 10 UNITS/ACRE

TOTAL LAND AREA ALLOCATED TO RESIDENTIAL USE, IF ANY 16.31 ACRE(S)

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

SUBMITTAL REQUIREMENTS

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

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

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

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

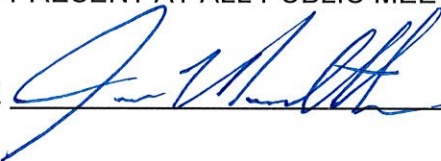
PDD DEVELOPMENT PLAN, AS FOLLOWS, INDICATING THE SCALE AND NORTH ARROW, PROPOSED USE(S) OF ALL PARTS OF THE DEVELOPMENT, BOUNDARIES OF PROPOSED PHASES, IF ANY, AND CONTAINING THE INFORMATION REQUIRED IN SECTION 64-166(b).

Four copies for initial staff review.

Ten copies after initial staff review.

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

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

SIGNATURE 

DATE 3/1/2022

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

DATE SUBMITTED 3/7/22

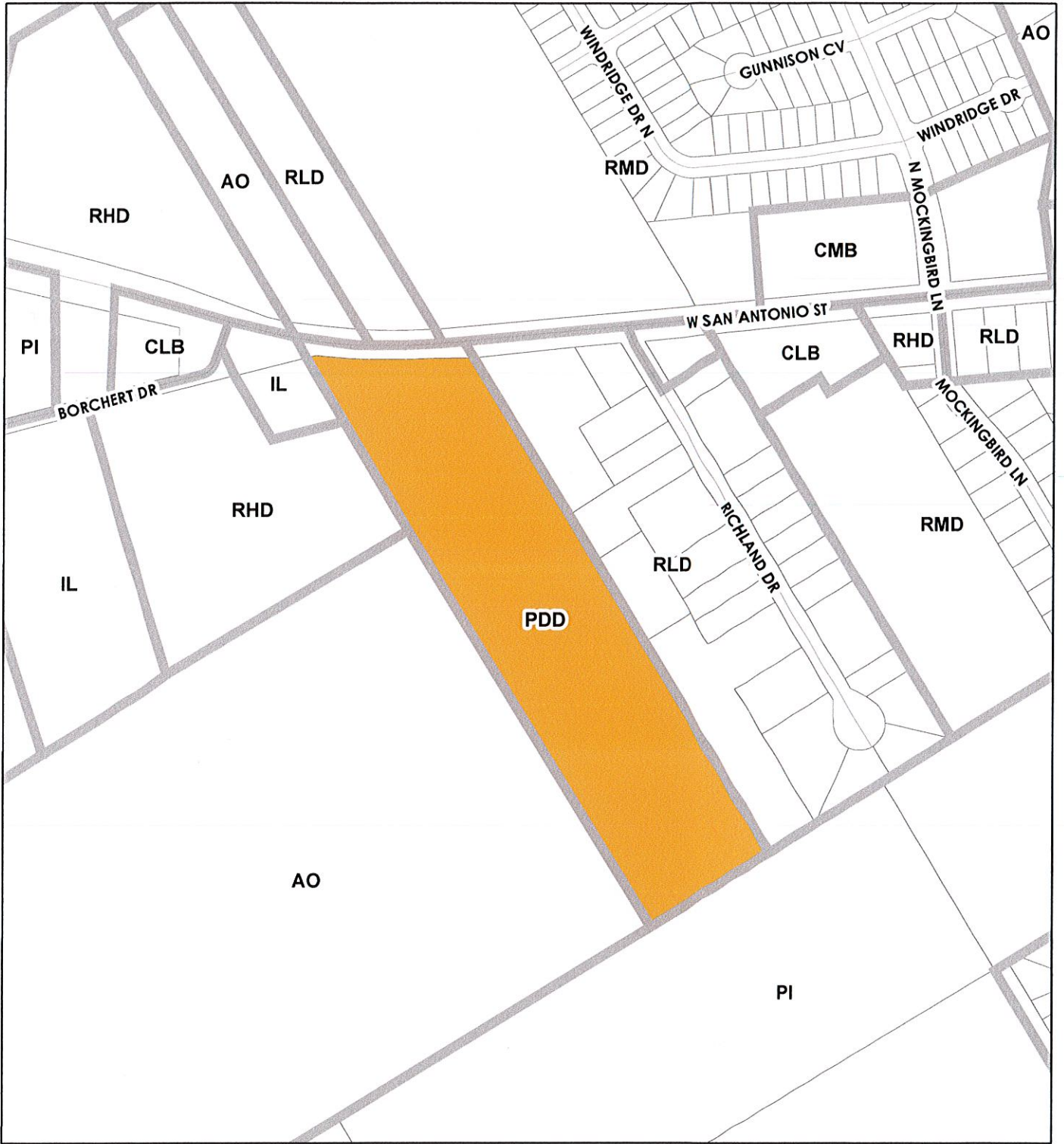
ZONING CASE NUMBER ZC - 22-11

PLAN CASE NUMBER PDD - 22-02

PLANNING AND ZONING COMMISSION MEETING DATE 5/25/22

DECISION _____

CONDITIONS _____



FP-22-03

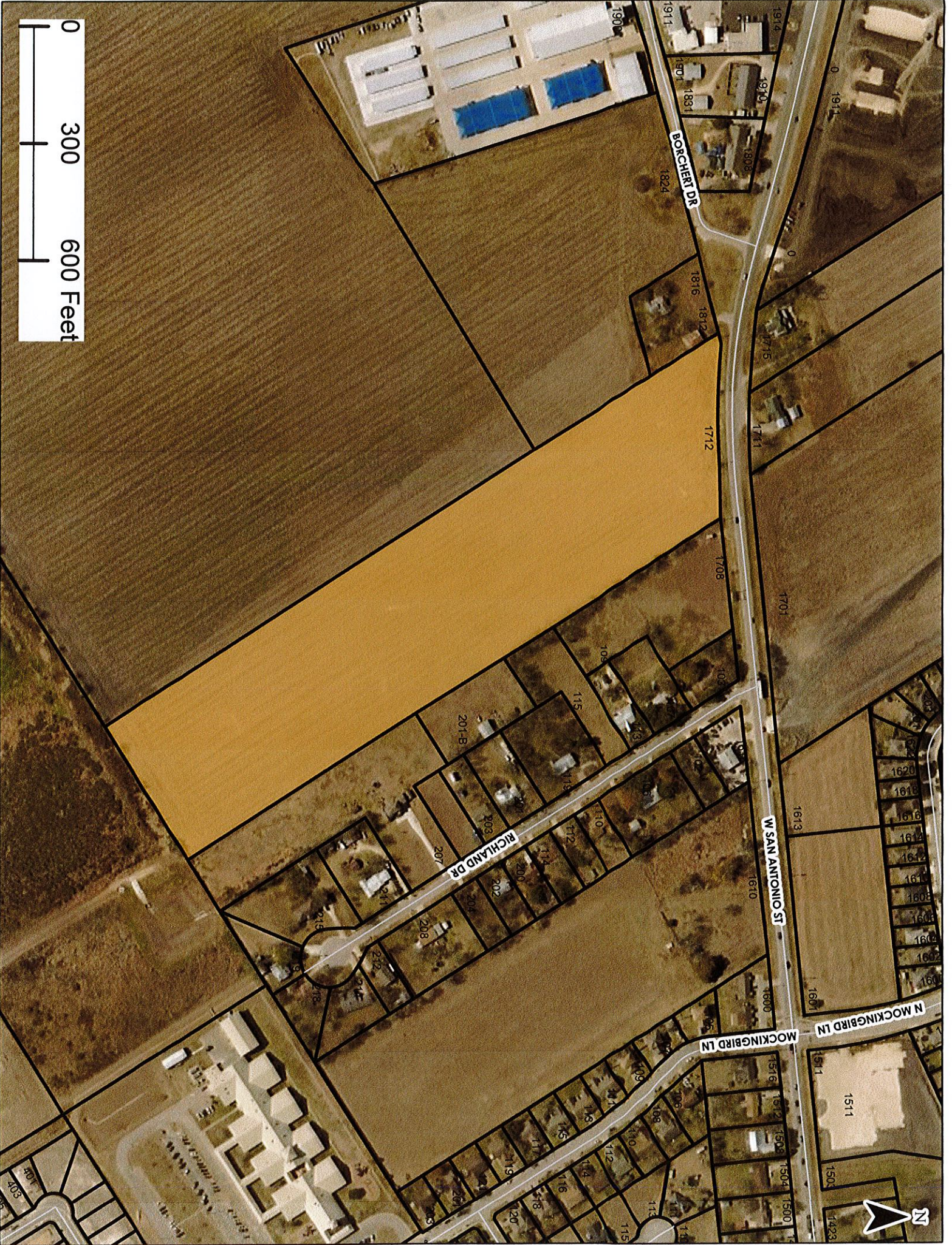
KELLEY VILLAS

FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 400'



0 300 600 Feet



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: May 19, 2022
PLANNING & ZONING COMMISSION DATE: May 25, 2022
STAFF RECOMMENDATION: Approval
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-22-03

BACKGROUND DATA

SURVEYOR: Chris Conrad, P.L.S., McGray & McGray Land Surveyors, Inc.
ENGINEER: Denny Givens, P.E., Moody Engineering, Inc.
OWNER: Jim Meredith, Masonwood Lockhart 1, LLC
SITE LOCATION: 1712 West San Antonio Street
SUBDIVISION NAME: **Kelley Villas Planned Development District**
SIZE OF PROPERTY: 16.31 acres
NUMBER OF LOTS: One lot to contain 160 duplex-style condominium units
EXISTING USE OF PROPERTY: Vacant/Seasonal Agricultural Use
ZONING CLASSIFICATION: PDD (Planned Development District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: This plat accompanies the PDD Development Plan and Zoning Change request (PDD-22-02 and ZC-22-11, respectively) from PDD to PDD for the same property. The Preliminary Plat was approved by the Commission on December 8, 2021, and the initial PDD Development Plan was approved by the City Council on December 21, 2021, which changed the zoning of the property to PDD at that time. According to direction from TxDOT following that approval, the road approach onto West San Antonio Street has been relocated from the northeast corner of the property to the central portion of the property frontage. That revision has been reflected on the Final Plat, as well as minor revisions to the configuration of open space and drainage lots in the southern portion of the property. The proposed subdivision includes the platting of one lot to contain 160 duplex-style condominium units, to be served by a private street network. According to the plat drawing, the streets will have a 30-foot paved width to be contained within a 50-foot wide Private Access Easement and Public Utility Easement. The development will also include several open space areas, the largest of which will be located at the south end of the property. Landscaping will be included in the open space areas as well as amenities in the large open space area at the south end of the property, which are further discussed in the staff report for the PDD Development Plan. Since the park and open space areas will be privately owned and maintained, a fee in lieu of public parkland dedication must be paid, prior to recordation of the final plat. Four-foot wide private sidewalks are proposed along both sides of the internal streets as a subdivision amenity, in addition to the required five-foot wide public sidewalk along the West San Antonio Street frontage.

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

development. Any turning lane improvements required by TxDOT must be constructed with the subdivision improvements, prior to recordation of the final plat.

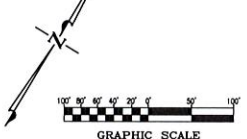
FORM AND CONTENT: The proposed plat conforms to all minimum requirements for form and content.

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 the payment of a fee in lieu of public parkland. Since the proposal only involves one lot, the final engineering design will be considered at the time of the building permit process, after the final plat.

CONCURRENT VARIANCES REQUESTED: None

KELLEY VILLAS PLANNED DEVELOPMENT DISTRICT

BEING A SUBDIVISION OF 16.31 ACRES OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS.



CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	390.07'	2,414.00'	009°15'30"	S89°47'35"E	389.64'

LINE#	BEARING	DISTANCE
L1	N84°30'16"E	82.10'

STATE OF TEXAS:
CALDWELL COUNTY:

I, JIM MEREDITH THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS "KELLEY VILLAS PLANNED DEVELOPMENT DISTRICT" OF THE CITY OF LOOKHART, DO HEREBY SUBDIVIDE SUCH PROPERTY, AND RESERVE TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME; THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS.

JIM MEREDITH, REPRESENTATIVE OF MASONWOOD LOOKHART 1, LLC
4301 WEST BANK DR, BLDG A, SUITE 110
AUSTIN, TX 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JIM MEREDITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS:
CALDWELL COUNTY:

I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOOKHART, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LOOKHART ON THE _____ DAY OF _____, 20____.

CHAIRMAN

STATE OF TEXAS:
CALDWELL COUNTY:

I, TERESA RODRIGUEZ, CLERK OF CALDWELL COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN CABINET _____ SLIDE _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

O.G. COE
LIMITED
PARTNERSHIP
VOL. 303, PG. 636
O.P.R.R.P.C.C.T.
(90.61 AC.)
MAY 27, 2004

SURVEYORS CERTIFICATION:
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHRIS CONRAD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CHRIS CONRAD, R.P.L.S. NO. 5623
MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TX 78731

FLOOD PLAIN NOTE:

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 480550115E, DATED JUNE 19, 2012 FOR CALDWELL COUNTY, TEXAS, AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:
STATE OF TEXAS:
COUNTY OF TRAVIS:

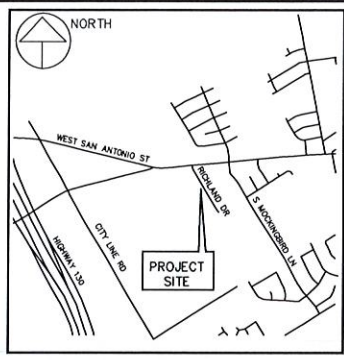
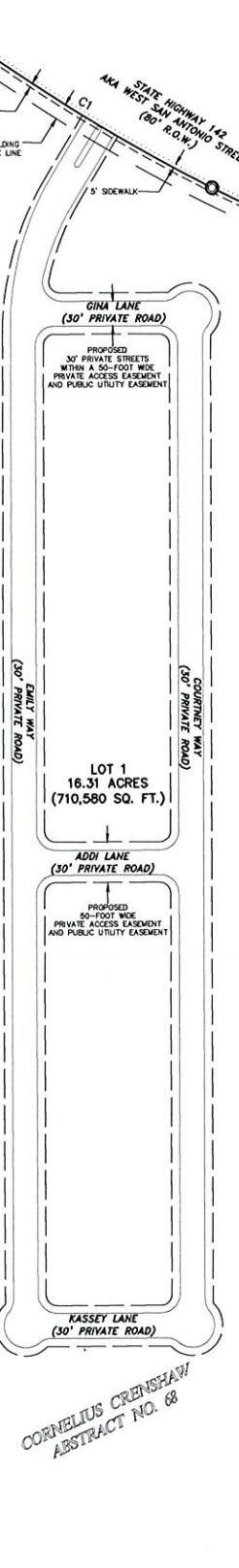
I, DENNIS R. GIVENS III, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS.

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

DENNIS R. GIVENS III, P.E.
TEXAS REGISTRATION NO. 99842
MOODY ENGINEERING GROUP
8506 SPRING VALLEY DR
AUSTIN TX 78736
TBPFC FIRM REG. NO. F-18320

LEGEND

○	1/2" IRON PIPE IN CONCRETE FOUND	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
●	1/2" IRON ROD FOUND	O.P.R.R.P.C.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY CALDWELL COUNTY, TEXAS
⊙	1/2" IRON ROD CAP STAMPED	P.R.C.C.T. PLAT RECORDS CALDWELL COUNTY, TEXAS
⊙	"BYRN SURVEY" FOUND	VOL./PG. VOLUME/PAGE
⊙	3/8" EYE BOLT FOUND	CAB./SLD. CABINET/SLIDE
⊙	CONCRETE MONUMENT SET	P.O.B. POINT OF BEGINNING
		(...) RECORD INFORMATION PER VOL. 334, PG. 544



DESCRIPTION OF 16.31 ACRES:
DESCRIPTION OF 16.31 ACRES (710,580 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT DESCRIBED AS 16.37 ACRES CONVEYED TO QUINCY A. KELLEY BY PRIVATE CASE NO. 978-93 DATED SEPTEMBER 17, 2004, AS RECORDED IN VOLUME 396, PAGE 218, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY, TEXAS; SAID 16.37 ACRES BEING FURTHER DESCRIBED IN VOLUME 293, PAGE 387, DEED RECORDS, CALDWELL COUNTY, TEXAS; SAID 16.31 ACRES (710,580 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2"-Iron rod by Byrn Survey cap found at the northeast corner of this tract and said 16.37 acre Kelley tract, being at the west corner of Lot 1, Masur Addition, a subdivision of record in Cabinet B, Slide 139, Plat Records, Caldwell County, Texas, said Lot 1 conveyed to Michael Wes Masur and Mandy Masur Holcomb by Special Warranty Gift Deed, as recorded in Instrument No. 2021-001465, Official Public Records, Caldwell County, Texas, and being in the existing south right-of-way line of State Highway 142 (S.H. 142, varying width), said POINT OF BEGINNING having Grid Coordinate of N=13,870,620.30 E=2,360,324.54;

THENCE, along the east line of this tract and said 16.37 acre Kelley tract, the west line of said Lot 1, Masur Addition and said Masur tract, the west line of that tract described as Tract 2 conveyed to Angelica M. Cedano and Celso Cedano by General Warranty Deed, as recorded in Instrument No. 2017-002193, Official Public Records, Caldwell County, Texas, the west line of that tract being described as 1 acre (Tract Two) conveyed to Paul Ybarra, Jr. by General Warranty Deed, as recorded in Instrument No. 2017-000346, Official Public Records, Caldwell County, Texas, and the west line of Lot 1, Domchez Addition, a subdivision of record in Cabinet B, Slide 173, Plat Records, Caldwell County, Texas, said Lot 1, Domchez Addition conveyed to Fernando E. Mendez, Jr. and wife, Josey Mendez, and Thomas A. Mendez and wife, Morissa Mendez by Warranty Deed with Vendor's Lien, as recorded in Instrument No. 2015-002879, Official Public Records, Caldwell County, Texas, South 31°28'05" East, 1,641.10 feet to a 1/2"-inch iron rod in concrete found at the southeast corner of this tract and said 16.37 acre Kelley tract, and at the southwest corner of said Lot 1, Domchez Addition and said Mendez et al. tract, being in the north line of that tract described as 15.00 acres (Tract One), 17.34 acres (Tract Two), 31.97 acres (Tract Three) and 31.87 acres (Tract Four) conveyed to Lockhart Independent School District by Cosh Warranty Deed, as recorded in Volume 155, Page 870, Official Public Records, Caldwell County, Texas, from which a 3/8"-inch Eye Bolt found bears North 57°57'26" East 155.6 feet;

THENCE, along the south line of this tract and said 16.37 acre Kelley tract, and the north line of said Lockhart Independent School District tract, South 58°35'05" West 405.66 feet to a 1/2"-inch iron rod found at the southwest corner of this tract and said 16.37 acre Kelley acre, being at the southeast corner of that tract described as 90.51 acres conveyed to O.G. Coe Limited Partnership by Warranty Deed, as recorded in Volume 383, Page 636, Official Public Records of Real Property, Caldwell County, Texas;

THENCE, along the west line of this tract and said 16.37 acre Kelley tract, the east line of said O.G. Coe Limited tract, and the east line of that tract described as 1 acre conveyed by Deed to Lucy Serrato, as recorded in Volume 367, Page 27, Deed Records, Caldwell County, Texas, North 31°28'04" West 1,881.29 feet to a 1/2"-inch iron rod with McGroy McGroy cap set at the northeast corner of said 16.37 acre Kelley tract, and at the northeast corner of said 1 acre Serrato tract, being in the existing south right-of-way line of S.H. 142, on a curve to the left;

THENCE, along the north line of this tract and said 16.37 acre Kelley tract, and the existing south right-of-way line of S.H. 142, with said curve to the left, whose delta angle is 09°15'30"; radius is 2,414.00 feet, an arc distance of 390.07 feet, and the chord of which bears South 89°47'35" East 389.64 feet to a 1/2"-inch iron rod with McGroy McGroy cap set, from which a 1/2"-inch iron rod found bears North 43°33'14" East 3.58 feet;

THENCE, continuing along the north line of this tract and said 16.37 acre Kelley tract, and the existing south right-of-way line of S.H. 142, North 84°30'16" East 82.10 feet to the POINT OF BEGINNING and containing 16.31 acres (710,580 square feet) of land within these metes and bounds, more or less.

GENERAL NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
2. WASTEWATER SERVICE FOR THIS SUBDIVISION TO BE PROVIDED BY CITY OF LOOKHART
3. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF LOOKHART.
4. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF LOOKHART.
5. THE SUBJECT PROPERTY IS ZONED PDD (PLANNED DEVELOPMENT DISTRICT).
6. A FIVE-FOOT WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE PROPERTY'S WEST SAN ANTONIO STREET FRONTAGE BY THE LANDOWNER AS A SUBDIVISION IMPROVEMENT, PRIOR TO RECORDED OF THE FINAL PLAT. FOUR FOOT WIDE PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL PRIVATE STREETS BY THE LAND OWNER, AT THE TIME THOSE STREETS ARE CONSTRUCTED.
7. A FEE IN LIEU OF PUBLIC PARKLAND DEDICATION WILL BE PROVIDED EQUIVALENT TO FIVE PERCENT OF THE TOTAL LAND AREA PRIOR TO RECORDED OF THE FINAL PLAT. THIS FEE WILL BE BASED ON THE CALDWELL COUNTY APPRAISAL DISTRICT MARKET VALUE OF 0.82 ACRE, PRIOR TO DEVELOPMENT, WHICH IS FIVE PERCENT OF THE SUBJECT PROPERTY. THE FEE WILL BE CALCULATED AT THE TIME THE FINAL PLAT IS PRESENTED FOR RECORDING.

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
TBPFC FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

KELLEY VILLAS PLANNED DEVELOPMENT DISTRICT
BEING A SUBDIVISION OF 16.31 ACRES OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS.

OWNER: MASONWOOD LOOKHART 1, LLC.
ADDRESS: 4301 WEST BANK DR, BLDG A, SUITE 110 AUSTIN, TX 78746
PREPARATION DATE: 03/29/2022

CORNELIUS CRENSHAW
ABSTRACT NO. 68

S58°35'05" W 405.66'
LOOKHART INDEPENDENT SCHOOL DISTRICT
VOL. 155, PG. 870
O.P.R.C.C.T.
(TRACTS 1-4)
NOVEMBER 26, 1998

PAUL YBARRA, JR.
INSTRUMENT NUMBER
2017-000346
O.P.R.C.C.T.
TRACT TWO
(1 AC.)
JANUARY 18, 2017

LOT 1
BLOCK 1
(3.278 AC.)
DOMCHEZ ADDITION
CAB. B, SLD. 173
P.R.C.C.T.

LOT 1
(2.848 AC.)
MASUR ADDITION
CAB. B, SLD. 139
P.R.C.C.T.

ANGELICA M. CEDANO
AND CELSO CEDANO
INSTRUMENT NUMBER
2017-002193
O.P.R.C.C.T.
(TRACT 2)
APRIL 27, 2017

SUBDIVISION PLAT APPLICATION

CITY OF
Lockhart
TEXAS

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

APPLICANTS

SURVEYOR NAME McGray & McGray Land Surveyors, Inc.

DAY-TIME TELEPHONE 512-451-8591

E-MAIL chrisc@mcgray.com

ENGINEER NAME Moody Engineering, Inc.

DAY-TIME TELEPHONE 512-502-8333

E-MAIL denny@moodyengineering.com

OWNER NAME Jim Meredith

DAY-TIME TELEPHONE 512-306-8300

E-MAIL jim@masonwoodtx.com

ADDRESS 3301 Hancock Dr

Suite 6

Austin, TX 78731

ADDRESS 9225 Bee Caves Rd

Bldg. A, Ste. 200

Austin, TX 78733

ADDRESS 4301 Westbank Dr, Bldg. A, Ste. 110

Austin, TX 78746

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Kelley Villas *Planned Development District*

ADDRESS OR GENERAL LOCATION 1712 West San Antonio St

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 16.31 ACRE(S) PROPOSED NUMBER OF LOTS 1

ZONING CLASSIFICATION(S) current= PDD, proposed= PDD

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

SUBMITTAL REQUIREMENTS

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

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

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

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

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

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

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

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

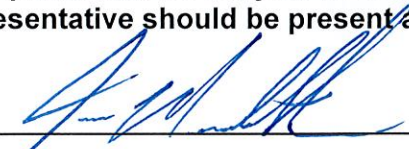
Two signed and sealed mylar reproducibles (three if applicant wants to keep one) of approved amending plat, replat/resubdivision, final plat, or minor plat, for recording. One recorded reproducible is filed at the County Clerk's office, and the other is returned to the City.

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

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

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

SIGNATURE



DATE

3/1/2022

PRINTED NAME

Jim Meredith

TELEPHONE

512-658-9700

PLAT APPROVAL PERIODS

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

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

SUBDIVISION VARIANCE (for variance applications, only)

VARIANCE TO SECTION(S) N/A OF THE SUBDIVISION REGULATIONS

CURRENT ORDINANCE REQUIREMENT(S) _____

REQUESTED VARIANCE(S) _____

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

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

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01140943

DATE SUBMITTED 3/7/22

CASE NUMBER FP - 22 - 03

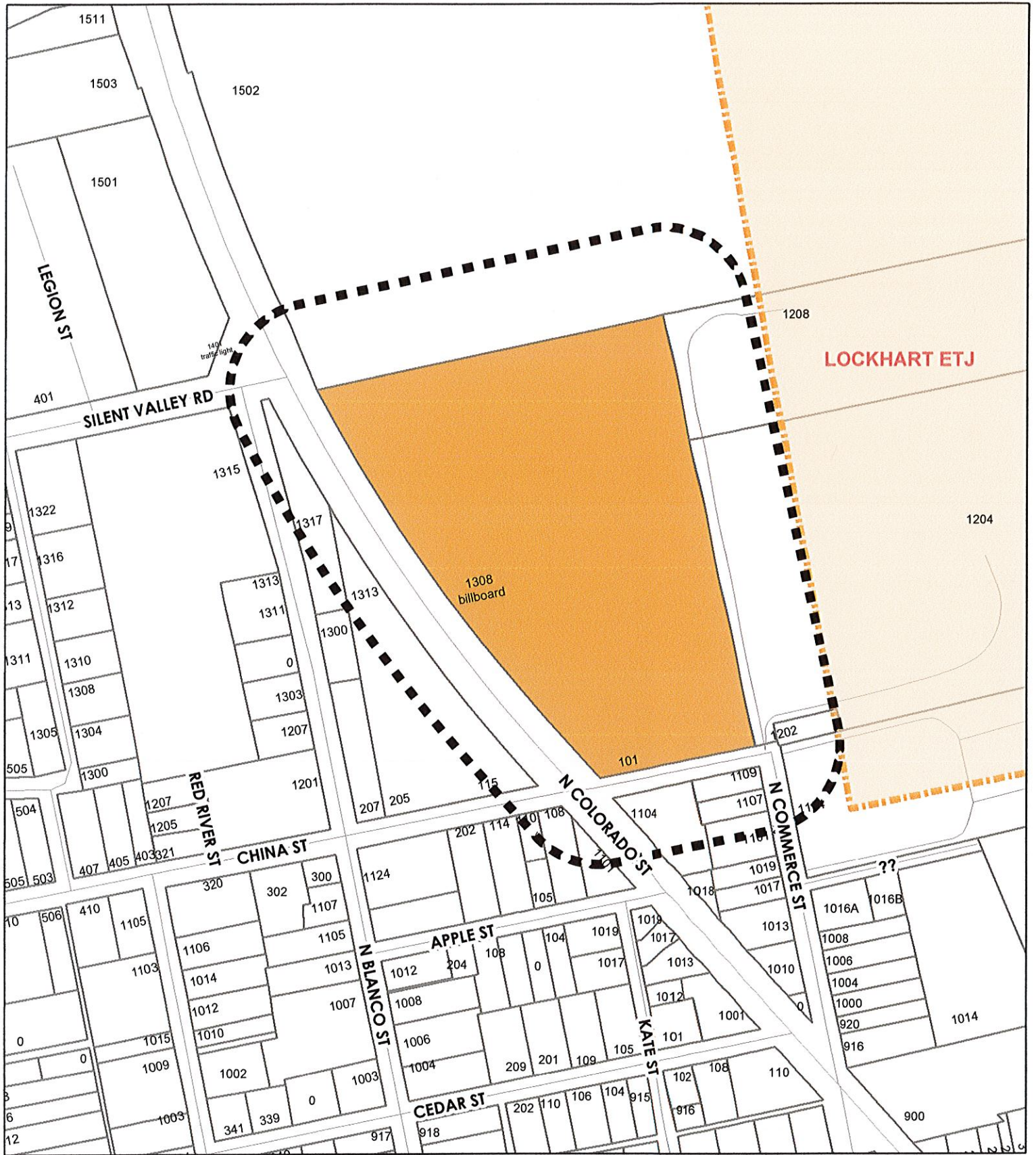
DATE APPLICATION IS DEEMED COMPLETE 3/25/22

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

PLANNING AND ZONING COMMISSION MEETING DATE 5/25/22

DECISION _____

CONDITIONS _____







ZC-22-12

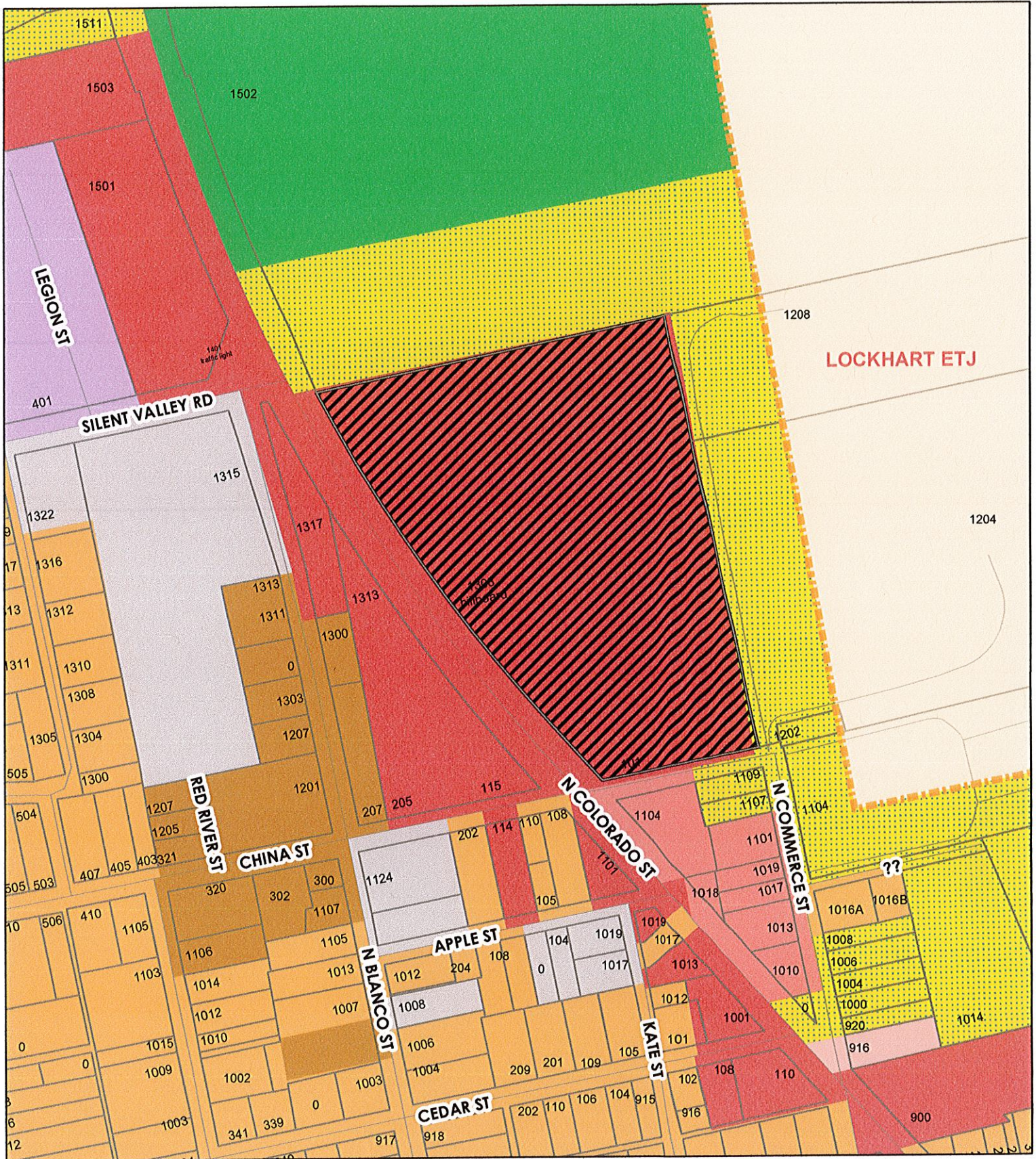
CHB TO RHD

101 EAST CHINA STREET



scale 1" = 300'

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



ZC-22-12

CHB TO RHD

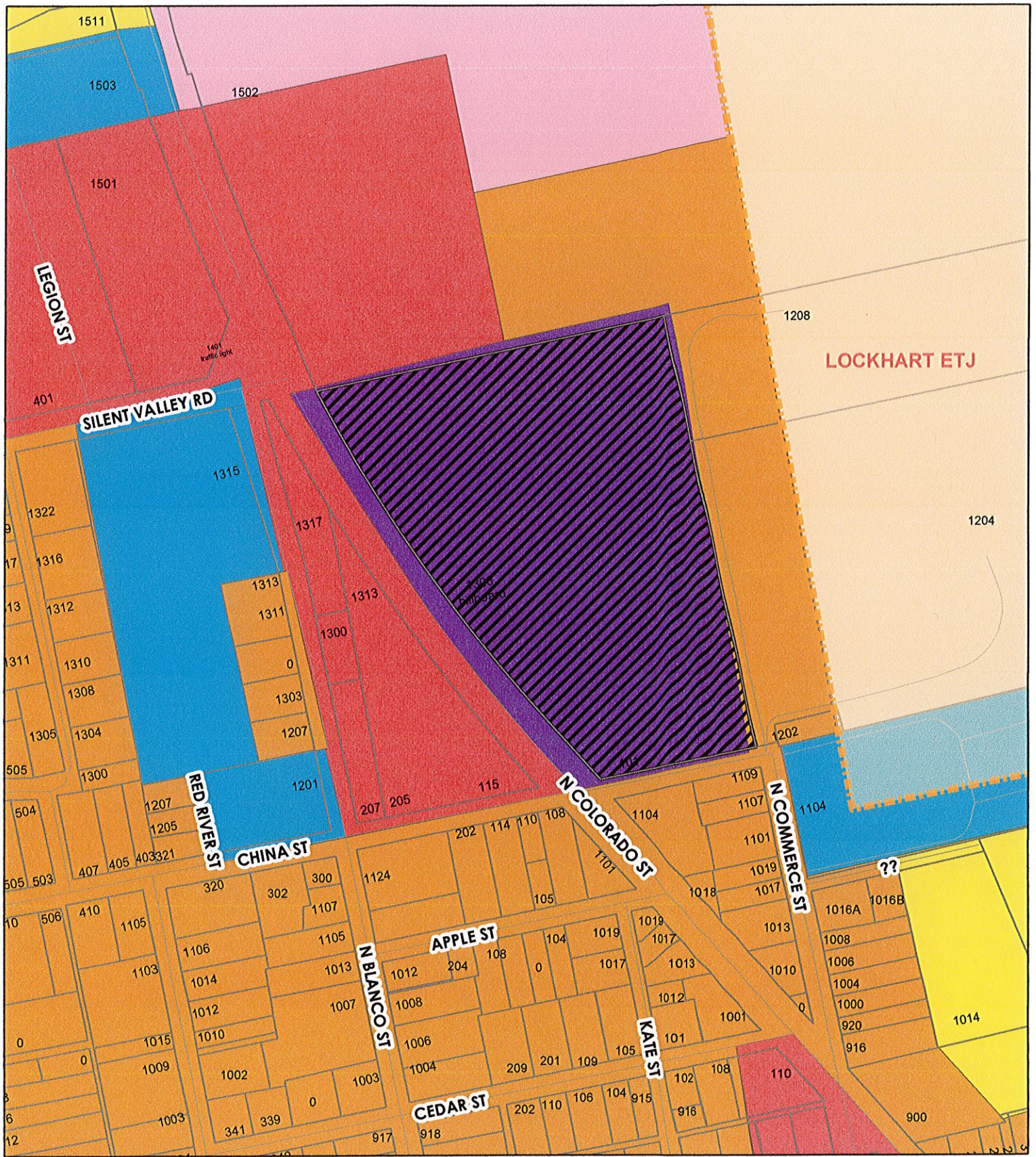
101 EAST CHINA STREET



scale 1" = 300'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL LIGHT BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

CHB TO RHD

101 EAST CHINA STREET



scale 1" = 300'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: ZC-22-12

REPORT DATE: April 7 2022 [Updated 5-19-22]

PLANNING AND ZONING COMMISSION HEARING DATE: April 13 [Tabled to May 25]

CITY COUNCIL HEARING DATE: April 19, 2022 [Tabled to 6-7-22]

REQUESTED CHANGE: CHB to RHD

STAFF RECOMMENDATION: *Postpone to July 13th Commission meeting.*

PLANNING AND ZONING COMMISSION RECOMMENDATION: *Pending*

BACKGROUND DATA

APPLICANT: Jim Meredith

OWNER: Bobby Schmidt

SITE LOCATION: 101 E. China Street

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 14.57 acres

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Mixed Retail/Office/Residential.*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled by the Commission on April 13th, and by the City Council on April 19th, due to concerns about the lack of wastewater service and to allow time for the city engineer to conduct a study to determine the size and cost of necessary wastewater line extensions. A draft copy of the study was provided to staff on May 18th. However, it covered only the northwest quadrant of the City. More time is needed to expand the study to include the North Colorado Street corridor, which is where the subject property in this case is located. The total cost of wastewater line extensions and upgrading of existing pipes required for just the northwest quadrant is estimated to be \$6.1 million. The additional study for the North Colorado Street corridor will obviously increase the total amount required to do both projects. Until then, we are unable to establish how much of the cost can be paid by EDA grant funds, how much can be paid from the wastewater impact fee account, or how much of the cost will need to be reimbursed by developers.

REASON FOR REQUESTED ZONING CHANGE: The owner wishes to construct a residential development on the site that may be of a type or density that requires the RHD zoning classification. As this use is not permitted in the CHB zoning district, a rezoning has been requested.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant	RLD, AO	<i>General-Heavy Commercial, Light-Medium Commercial</i>
East	Vacant, Large lot residential in ETJ	RLD	<i>Agricultural Development, Light-Medium Commercial</i>
South	Single-family residential, commercial,	RMD, RLD, CHB, CMB	<i>Residential Medium Density, Public and Institutional</i>
West	Commercial, TxDOT maintenance, Single-family residential, church	CHB, RHD, IL	<i>General-Heavy Commercial, Medium Density Residential</i>

TRANSITION OF ZONING DISTRICTS: This zoning change will create an area of RHD that is not contiguous to other areas with the same zoning. The nearest RHD-zoned area is north of the intersection of West China Street and North Blanco Street, across North Colorado Street from the subject parcel.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from East China Street and North Colorado Street. Additionally, extension of the Silent Valley Road arterial is planned along the north and east sides of the subject property, as shown on the Thoroughfare Plan map. Any new driveway onto North Colorado Street will require approval from TxDOT. Water is available and adequate, with the site being served by a 12" line along East China and North Colorado Streets. Wastewater service is not adequate as the nearest connection points to the site are a 6" wastewater line at the northern end of Commerce St. and potentially a 6" wastewater line at the southwest corner of West China and North Colorado Streets. The closest wastewater main of sufficient size is located approximately 2,000 feet south of the site near the railroad track and Town Branch Creek. The wastewater impact fee CIP does propose a system of wastewater mains extending from that point northward, along with a lift-station, where it would serve the North Colorado Street corridor area, including the subject property. Because the proposed RHD and CMB zoning classifications in this case would allow a much higher intensity of development than anticipated by the land use assumptions that were the basis of the current impact fee CIP, a study is being conducted to determine if the pipe sizes need to be larger than planned, and to estimate the total cost of the project. This information will be used to allocate funds from different sources, including developer participation, that will be needed to design and construct the necessary wastewater infrastructure. The study was expected to be completed by now, but the information available thus far focused on the northwest quadrant of the city, and still needs to be expanded to include the North Colorado Street corridor.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is a mixture of commercial, church, and residential development, with some vacant lots. Higher intensity zoning is appropriate when located along an arterial street such as Colorado Street and the future Silent Valley Road extension. There are single-family lots in the RMD and RLD zoning districts south of East China Street. As the existing CHB district allows several high intensity uses, the proposed RHD zoning should not have an adverse impact compared to existing zoning.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is not entirely consistent with the *Mixed Retail/Office/Residential* future land use that is designated for the subject lot, as the proposed development concept only includes residential uses. Mixed-use buildings containing commercial and residential are allowed by right in the existing CHB zoning district. However, high density development allowed in the proposed RHD zoning classification could contribute to the overall mixed-use development of the US 183 corridor.

ALTERNATIVE CLASSIFICATIONS: Either CHB or PDD involving mixed-use development would be consistent with the Land Use Plan map.

RESPONSE TO NOTIFICATION: None to date.

STAFF RECOMMENDATION: Staff recommends postponing this application again to the Commission's July 13th meeting so that we will have a final report available regarding the cost of all wastewater projects in the northern part of the city, and perhaps an estimated time-frame for completion. However, the Commission still has the option of recommending either approval or denial of the zoning change to the City Council at this time, in lieu of postponing it again. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed.

CITY OF

Lockhart

TEXAS

ZONING CHANGE APPLICATION

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

APPLICANT/OWNER

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

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

OWNER NAME Bobby Schmidt
DAY-TIME TELEPHONE (512)924-0387
E-MAIL bobby@schmidtranch.net & aantoni@antonauctionservice.com

ADDRESS 3595 Schuelke Rd.
Niederwald, TX 78640

PROPERTY

ADDRESS OR GENERAL LOCATION 101 E. China St.
LEGAL DESCRIPTION (IF PLATTED) N/A - Metes & Bounds
SIZE 14.57 ACRE(S) LAND USE PLAN DESIGNATION Mixed Retail, Office, Residential
EXISTING USE OF LAND AND/OR BUILDING(S) N/A
PROPOSED NEW USE, IF ANY Residential High Density

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Commercial Heavy Business
TO PROPOSED ZONING CLASSIFICATION Residential High Density
REASON FOR REQUEST To gain the desired density for multifamily and /or single family condiuminum style development

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 \$ 441.40 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

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

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

SIGNATURE *Jeff LPH*

DATE 3/16/2022

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER ~~R 0443132~~ 0143300

DATE SUBMITTED 3/16/22

CASE NUMBER ZC - 22 - 12

DATE NOTICES MAILED 3-28-2022

DATE NOTICE PUBLISHED 3-31-2022

PLANNING AND ZONING COMMISSION MEETING DATE 4/13/22

PLANNING AND ZONING COMMISSION RECOMMENDATION Tabled 4-13-22 to 5-25-22

CITY COUNCIL MEETING DATE 4-19-22

DECISION Tabled 4-19-22 to 6-7-22

Robert A. Schmidt
3595 Schuelke Rd
Niederwald, Tx 78640
(512) 924-0387
bobby@schmidtranch.net

March 16, 2022

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

RE: Property known as 102 East China St. Lockhart, Tx 78644; 14.65 Acres PID # 18458

Dear Mr. Gibson,

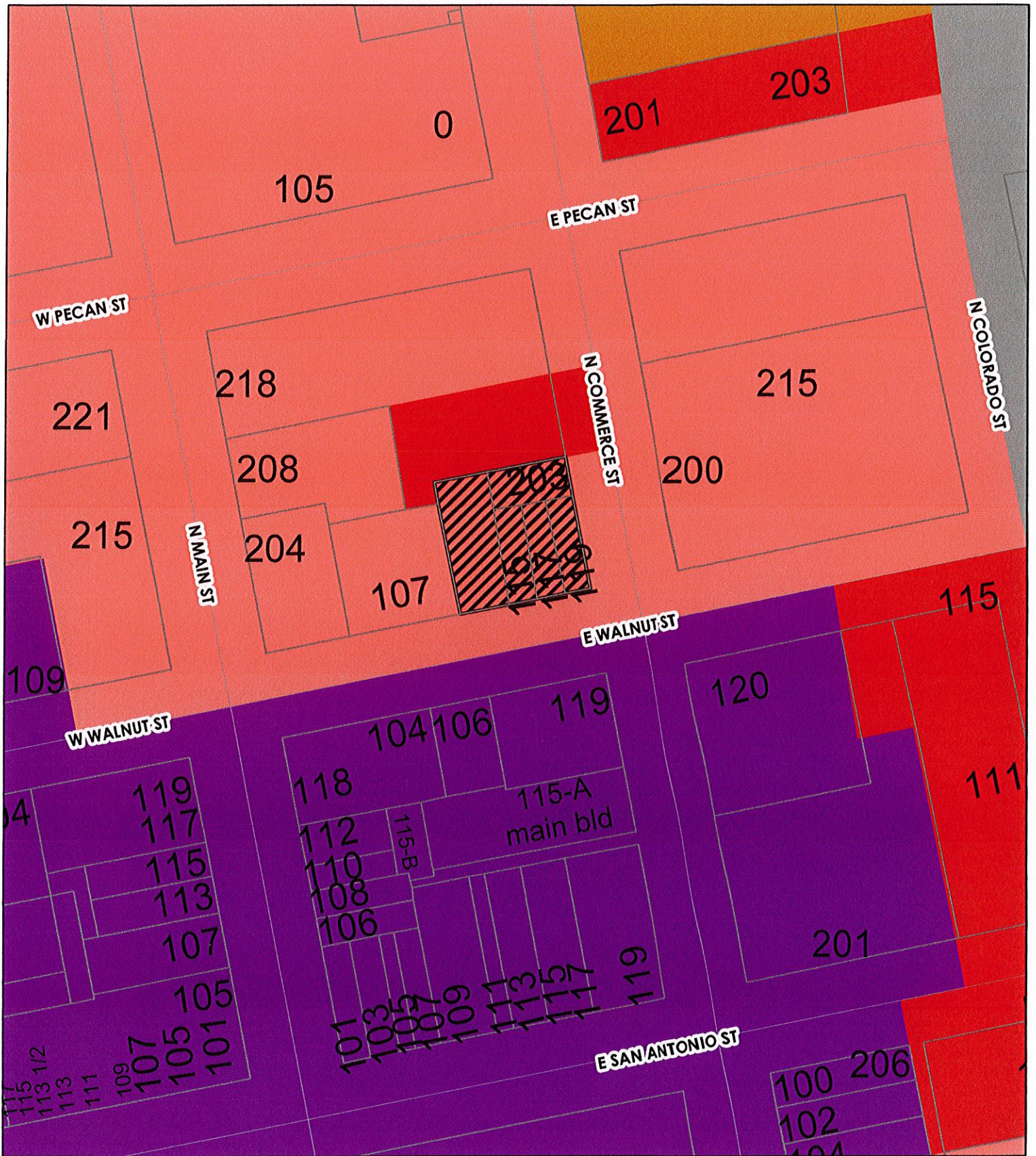
I authorize Mr. Jim Meredith/Moody Engineering to apply with the City of Lockhart for purposes of changing the zoning, submitting and processing a final plat, construction plans, site plans and any other required plan/documents to include corrections and revisions needed to proceed with their development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

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

Sincerely,


Robert A. Schmidt

CC: Amy Anton



ZC-22-16

CMB TO CCB

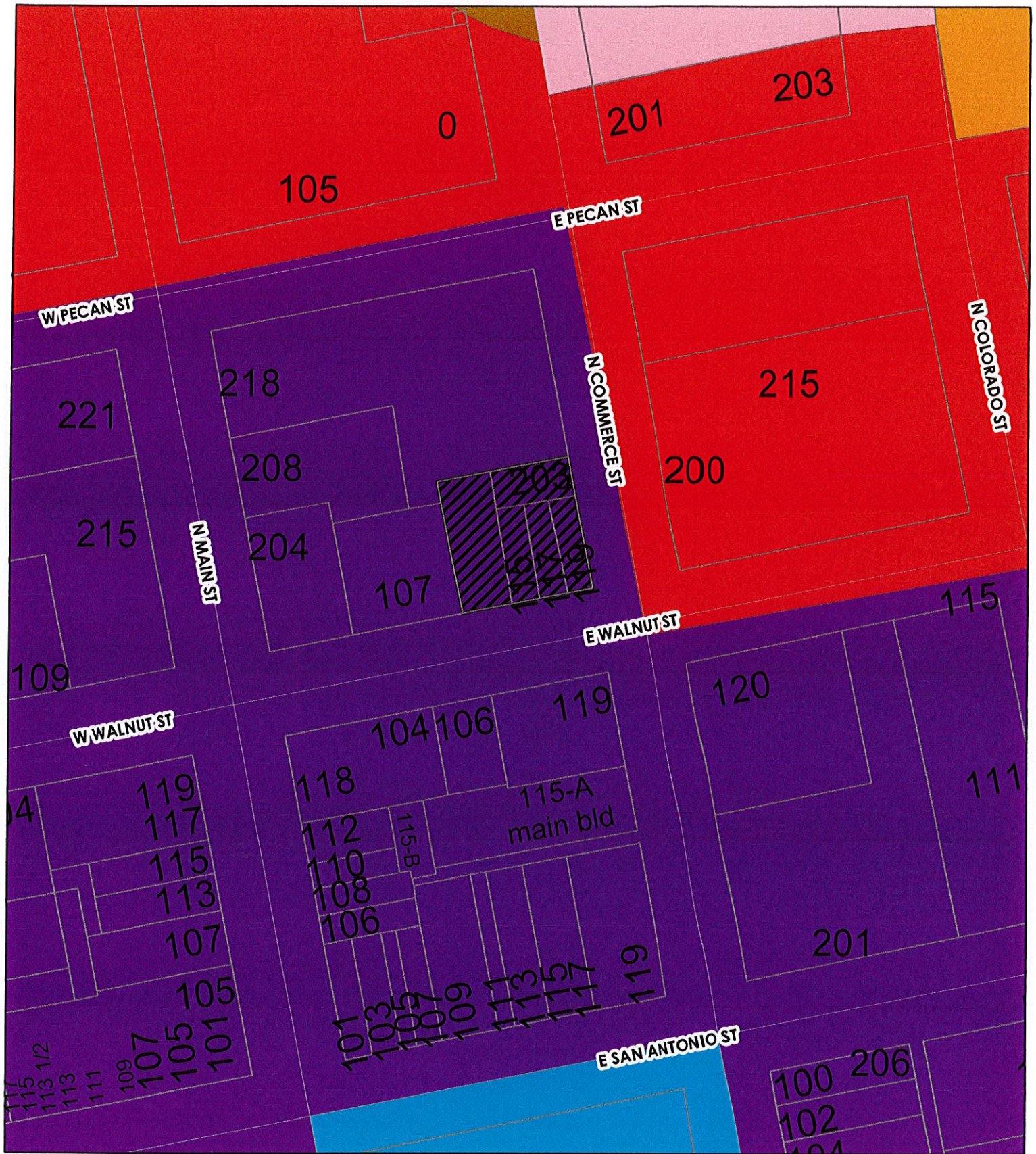
203 N COMMERCE ST
 115, 117, & 119 E WALNUT ST



scale 1" = 100'

ZONING DISTRICTS

- COMMERCIAL CENTRAL BUSINESS
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- INDUSTRIAL HEAVY
- RESIDENTIAL HIGH DENSITY



FUTURE LANDUSE

CMB TO CCB

203 N COMMERCE ST
 115, 117, & 119 E WALNUT ST



scale 1" = 100'

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

CASE SUMMARY

STAFF: David Fowler, City Planner
REPORT DATE: May 19, 2022
PLANNING AND ZONING COMMISSION HEARING DATE: May 25, 2022
CITY COUNCIL HEARING DATE: June 7, 2022
REQUESTED CHANGE: CMB to CCB
STAFF RECOMMENDATION: *Approval*
PLANNING AND ZONING COMMISSION RECOMMENDATION: *Pending*

CASE NUMBER: ZC-22-16

BACKGROUND DATA

APPLICANT: Daniel Loe
OWNERS: Daniel Loe and James Smith, Mireya Viera, Edgar and Jiovanna Llamas, Robert and Maria Reyna.
SITE LOCATION: 203 North Commerce Street, 115 East Walnut Street, 117 East Walnut Street, 119 East Walnut Street
LEGAL DESCRIPTION: Original Town of Lockhart, Block 27, Parts of Lots 5 and 6
SIZE OF PROPERTY: 0.245 acres
EXISTING USE OF PROPERTY: One vacant building, Two restaurants, One small parking lot
LAND USE PLAN DESIGNATION: *Mixed Retail/Office/Residential*

ANALYSIS OF ISSUES

REASON FOR REQUESTED ZONING CHANGE: The subject parcels include one vacant building facing Commerce Street that the owner wishes to remodel and expand, and two restaurants facing Walnut Street. In both cases, the buildings are constructed to the front and side lot lines (no building setback), and have very little off-street parking. This configuration creates nonconformities with the standards of the existing CMB zoning of the parcels that would be resolved by rezoning to the CCB classification.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Commercial, Auto Body Shop	CMB	<i>Mixed Retail/Office/Residential</i>
East	Automotive sales and garage	CHB	<i>General-Heavy Commercial</i>
South	Retail	CCB	<i>Commercial Central Business</i>
West	Parking Lot, Church, Office	CMB	<i>Mixed Retail/Office/Residential</i>

TRANSITION OF ZONING DISTRICTS: This zoning change simply adjusts the current transition by moving the boundary between the adjacent CCB and CMB districts northward across Walnut Street to include parcels with existing development that is more consistent with building forms in the CCB district than in the CMB district.

ADEQUACY OF INFRASTRUCTURE: Vehicular access is available from West Walnut Street and North Commerce Street. Water and wastewater utilities are available and adequate.

POTENTIAL NEIGHBORHOOD IMPACT: In some ways, the proposed CCB zoning is more restrictive in terms of uses allowed than the current CMB zoning, and will better accommodate the existing development, so there shouldn't be a negative impact on neighboring properties.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed CCB zoning classification is consistent with the *Mixed Retail/Office/Residential* future land use shown on the Land Use Plan map for these parcels and the surrounding area.

ALTERNATIVE CLASSIFICATIONS: None.

RESPONSE TO NOTIFICATION: None to date.

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 Daniel Loe
DAY-TIME TELEPHONE 512.434.9046
E-MAIL dan@forsitestudio.com

ADDRESS 1205 E. Cesar Chavez
Austin, TX 78702

OWNER NAME See Attached Sheet
DAY-TIME TELEPHONE _____
E-MAIL _____

ADDRESS _____

PROPERTY

ADDRESS OR GENERAL LOCATION See Attached Sheet

in the 100 block of E. Walnut St.
203 N. Commerce St., 115 E. Walnut St., 117 E. Walnut St., 119 E. Walnut St., and unaddressed lot

LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds (Original Town of Lockhart)

SIZE 0.245 ACRE(S) LAND USE PLAN DESIGNATION Mixed Retail, office, Residential

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

PROPOSED NEW USE, IF ANY N/A

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION CMB - Commercial Medium Business

TO PROPOSED ZONING CLASSIFICATION CCB - Commercial Central Business

REASON FOR REQUEST The current lots preempted zoning regulations and consequently the structures are legal but noncomplying with regards to building setbacks. Significant destruction to any structure would require a variance to rebuild. The requested zoning would allow the structures to be compliant.

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.

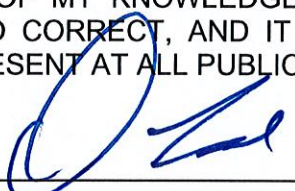
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 125 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 _____

4-22-22

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 0149919

DATE SUBMITTED 4/22/22

CASE NUMBER ZC - 22 - 16

DATE NOTICES MAILED 5-9-22

DATE NOTICE PUBLISHED 5-12-22

PLANNING AND ZONING COMMISSION MEETING DATE 5/25/22

PLANNING AND ZONING COMMISSION RECOMMENDATION _____

CITY COUNCIL MEETING DATE 6/7/22

DECISION _____

OWNER'S AUTHORIZATION

Owner: Mireya Vera
Owner Address: 5601-B SUNSET RIDGE, Austin, TX 78735
Property Legal Description(s): O.T. LOCKHART, BLOCK 27, LOT PT 6 (0.096)
O.T. LOCKHART, BLOCK 27, LOT PT 6 (0.033)
Property Address: E. Walnut Street, Lockhart, TX 78644
115 E Walnut Street, Lockhart, TX 78644
Applicant: Daniel Loe

I certify that I am the owner of the properties mentioned above. With regards to the City of Lockhart zoning change application, I authorize the applicant to represent my interests.

Mireya C. Vera
Signed

04-13-2022
Date

OWNER'S AUTHORIZATION

Owner: Robert Reyna
Owner Address: PO Box 930 Lockhart, TX 78644
Property Legal Description(s): O.T. LOCKHART, BLOCK 27, LOT PT 6 (0.036)
Property Address: 119 E. Walnut St, Lockhart, TX 78644
Applicant: Daniel Loe

I certify that I am the owner of the property mentioned above. With regards to the City of Lockhart zoning change application, I authorize the applicant to represent my interests.



Signed

4/22/22

Date

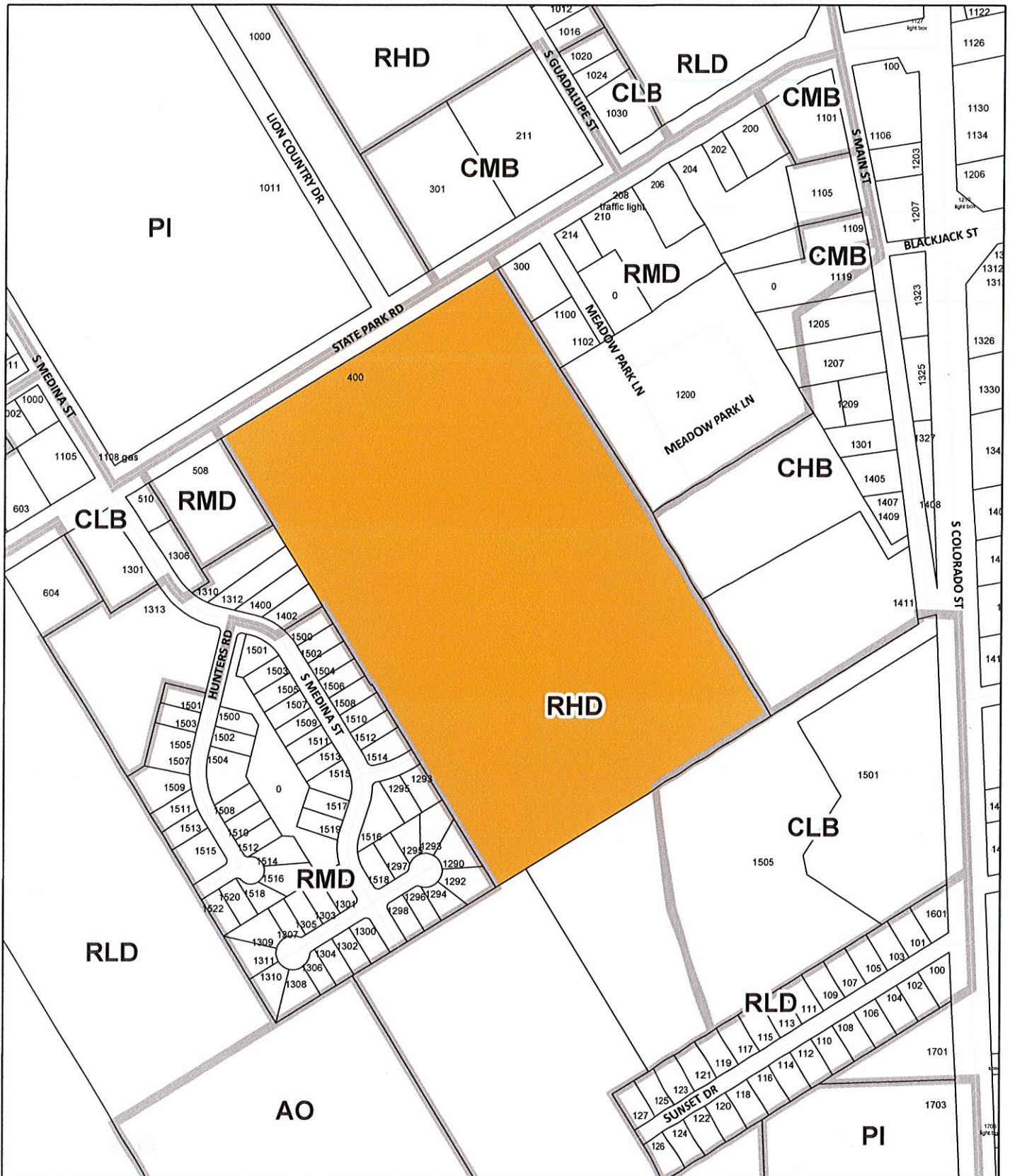
OWNER'S AUTHORIZATION

Owner: Jiovanna Llamas
Owner Address: 350 Old Luling Rd, Lockhart, TX 78644
Property Legal Description(s): O.T. LOCKHART, BLOCK 27, LOT PT 6 (0.033)
Property Address: 117 E. Walnut St, Lockhart, TX 78644
Applicant: Daniel Loe

I certify that I am the owner of the property mentioned above. With regards to the City of Lockhart zoning change application, I authorize the applicant to represent my interests.


Signed _____

4/22/22
Date _____



PP-22-01

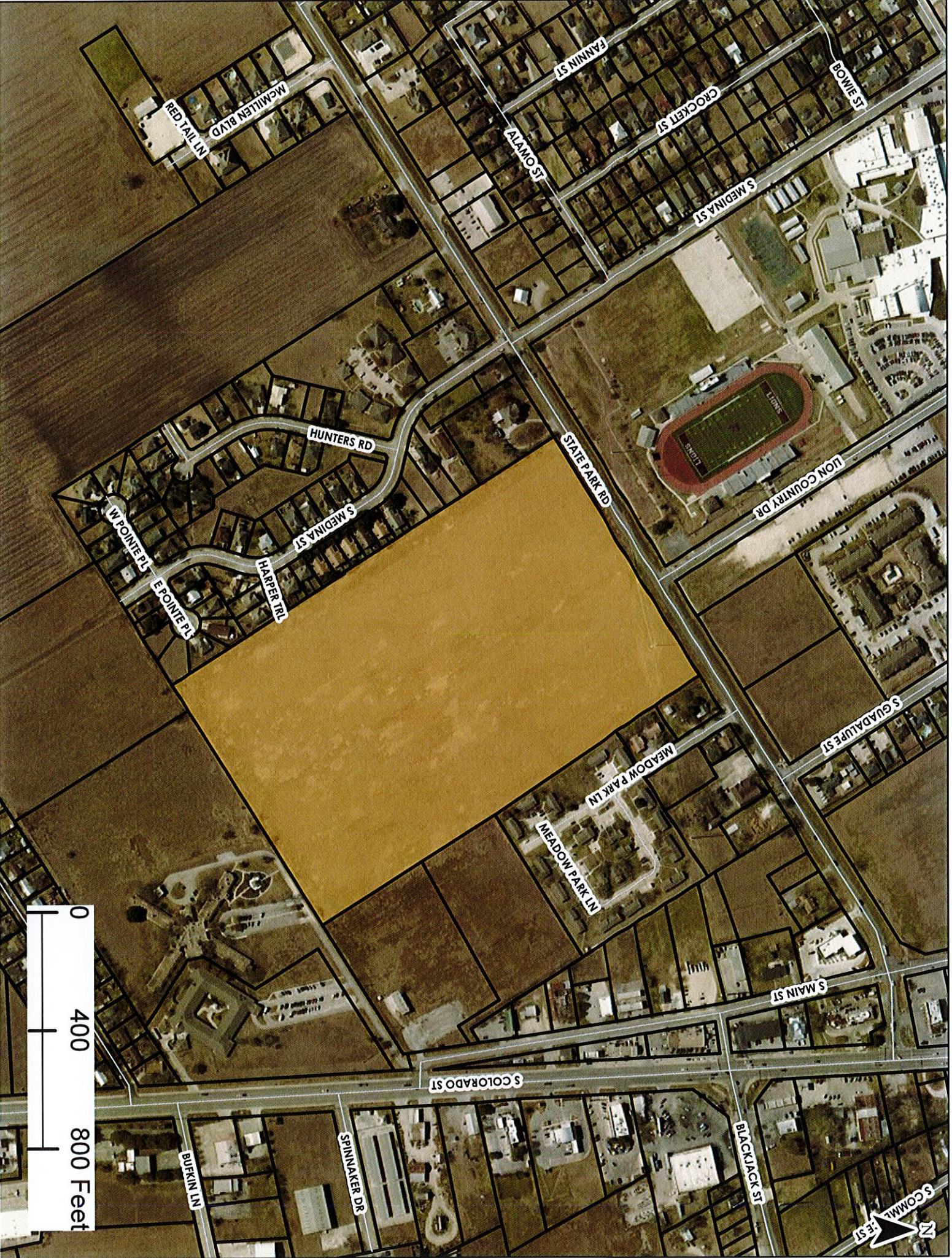
Cavalry

400 STATE PARK RD (FM 20)



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 400'



RED TAIL LN

MC MILLEN BLVD

PANNIN ST

BOWIE ST

ALAMO ST

CROCKET ST

S MEDINA ST

HUNTERS RD

STATE PARK RD

LION COUNTY DR

W PIONEER PL

E PIONEER PL

HARPER TR

S MEDINA ST

S GUADALUPE ST

MEADOW PARK LN

MEADOW PARK LN

S MAIN ST

S COLORADO ST

BLACKACK ST

BUCKIN LN

SPINNAKER DR

S COMM. EST



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*
REPORT DATE: May 19, 2022
PLANNING & ZONING COMMISSION DATE: May 25, 2022

CASE NUMBER: PP-22-01

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: Confirm need of 100-foot wide electric easement with LCRA, and revise the parkland note from a fee-in-lieu payment equivalent to 0.284 acre to 0.625 acre.

BACKGROUND DATA

APPLICANT: Brian Parker, P.E., Kimley-Horn
OWNER: Chris Bancroft, LCD Multifamily Partners, LLC
ENGINEER: Jacob Kondo, P.E., Kimley-Horn
SURVEYOR: Joby Early, P.L.S., Early Land Surveying
SITE LOCATION: 400 State Park Road
PROPOSED SUBDIVISION NAME: **Cavalry Subdivision**
SIZE OF PROPERTY: 34.512 acres
NUMBER OF LOTS: Two multifamily lots and three park lots
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: RHD (Residential High Density District)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Cavalry Subdivision Preliminary Plat includes two multifamily lots and three park lots. A Specific Use Permit was approved by the Commission in September 2021 to allow 23.45 units per acre under the MF-2 development type. The public infrastructure, including extensions of Lion Country Drive and Harper Trail through the subdivision, will be developed all at once, without phasing. A planned future realignment of State Park Road, in accordance with the Lockhart 2020 Thoroughfare Plan map, traverses the north portion of the subject property and is shown on the plat drawing in a labeled reservation area. This area measures 100 feet in width, as prescribed by TxDOT, to allow for the future right-of-way and potential "wiggle room" needed for the paved street. The applicant does not plan to offer any park amenities at this time, however, the park lot identified as Lot 3, Block B is proposed to be utilized as a dog park. The two park lots along State Park Road will be owned and maintained by the City, and the dog park will be privately owned and maintained. A fee in lieu of public parkland dedication, equivalent to 0.625 acre for the private dog park and remaining 0.284 acre not physically provided, is required to be paid, prior to recordation of the final plat. Sidewalks will be constructed on both sides of Lion Country Drive and Harper Trail, as well as along the property frontage with State Park Road. Perimeter fencing will be provided along the property boundaries that abut Residential Medium Density-zoned properties, as required in Zoning Ordinance Appendix I.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the west by a single-family residential neighborhood zoned RMD and RHD. The abutting property to the south includes the existing Golden Age Home facility. The properties adjacent to the east include single-family homes, a multifamily lot, and two vacant properties zoned CHB, one of which includes a vacant building. The

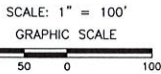
properties to the north include a vacant property zoned CMB and the Lockhart High School property. The proposed multifamily use will be located in an area generally transitioning from single-family residential uses to the west to other multifamily uses and commercial uses to the south and east.

FORM AND CONTENT: The plat identifies an existing 80-foot wide LCRA electric transmission line easement through the two park lots along State Park Road, and an additional proposed 10 feet on either side to equal 100. However, Staff questions whether 100 feet is actually needed for the easement, especially since the north 10-foot extension encroaches into an existing access easement in the northeast corner of the property. Once the proper easement width is clarified with LCRA, which is a recommended condition of approval, the plat will comply with all minimum requirements for form and content.

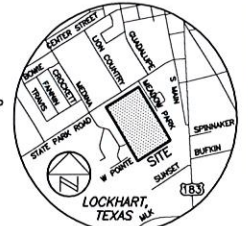
COMPLIANCE WITH STANDARDS: The proposed development will meet all applicable subdivision standards, including construction of new streets where required, sidewalks, utilities, stormwater drainage, and parkland. A recommended condition of approval is to revise the parkland note to specify that the fee in lieu of public parkland dedication is to be based on 0.625 acre, which includes the 0.341-acre privately owned and maintained dog park in addition to the 0.284 acre not provided as physical parkland. The final engineering design must be completed prior to the Commission's consideration of the final plat, which is the next stage after the preliminary plat process.

CONCURRENT VARIANCES REQUESTED: None

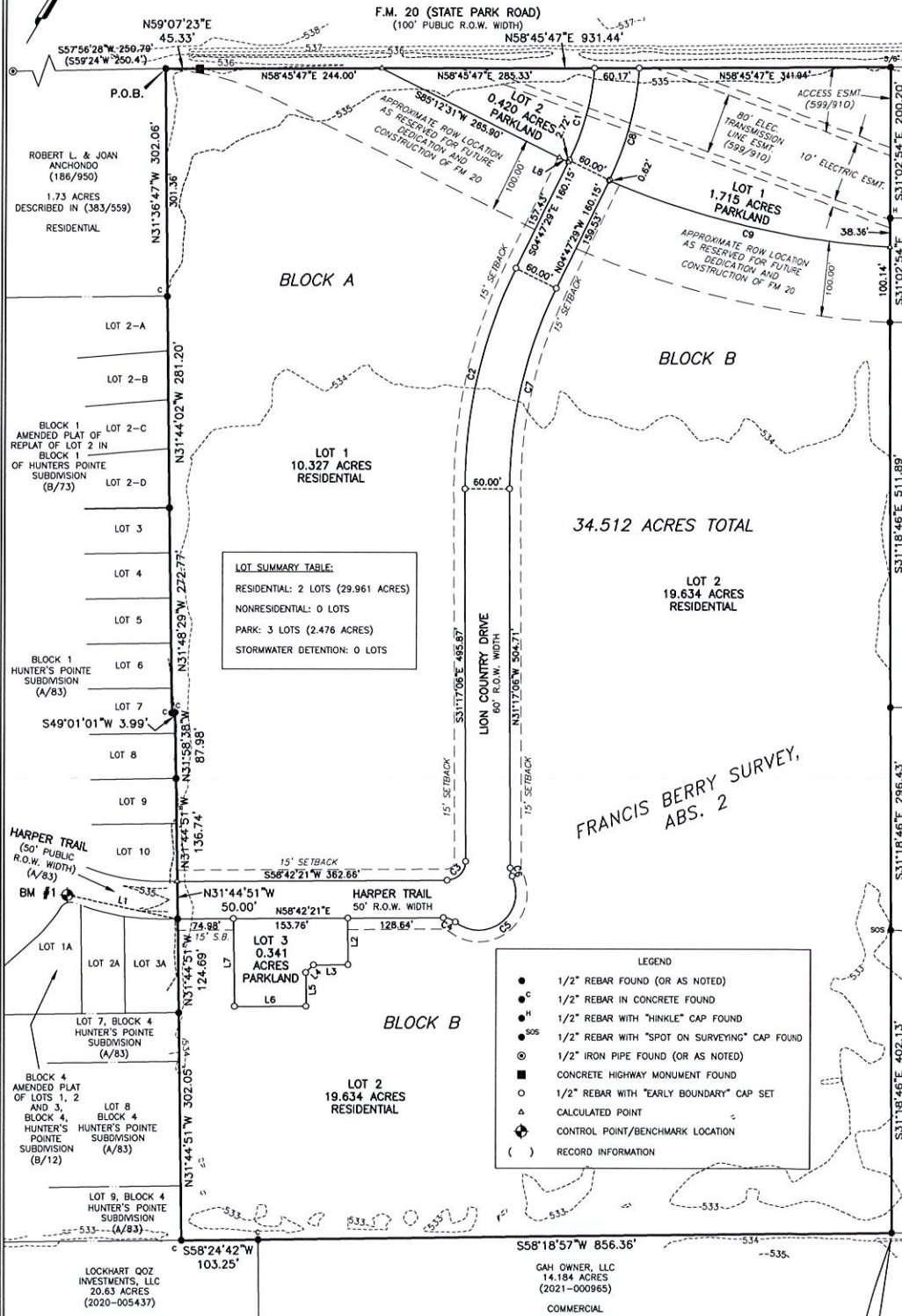
CAVALRY SUBDIVISION



LOCATION MAP
NOT TO SCALE



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per Texas Board of Professional Engineers and Land Surveyors' Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)



LOT SUMMARY TABLE:

RESIDENTIAL: 2 LOTS (29.961 ACRES)
NONRESIDENTIAL: 0 LOTS
PARK: 3 LOTS (2.476 ACRES)
STORMWATER DETENTION: 0 LOTS

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR IN CONCRETE FOUND
- 1/2" REBAR WITH "HINKLE" CAP FOUND
- 1/2" REBAR WITH "SPOT ON SURVEYING" CAP FOUND
- 1/2" IRON PIPE FOUND (OR AS NOTED)
- CONCRETE HIGHWAY MONUMENT FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ▲ CALCULATED POINT
- △ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1", MAG NAIL WITH WASHER SET AT THE SOUTHEAST INTERSECTION OF HARPER TRAIL AND MEDINA STREET

SURFACE COORDINATES:
N 13866731.47 E 23899008.89

TEXAS STATE PLANE COORDINATES:
N 13864929.03E 2388698.36

ELEVATION = 535.39'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 0°39'00"

ZONING TYPE: RESIDENTIAL HIGH DENSITY

FLOOD PLAIN NOTE: THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 490500233E, DATED JUNE 19, 2012, FOR CALDWELL COUNTY, TEXAS AND INCORPORATED AREAS.

SIDEWALK NOTE: A FIVE-FOOT WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE CURRENT STATE PARK ROAD FRONTAGE OF THE SUBDIVISION BY THE SUBDIVIDER, PRIOR TO RECORDATION OF THE FINAL PLAT. IN ADDITION, FOUR-FOOT WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ALONG THE LOT 1, BLOCK A FRONTAGE OF LION COUNTRY DRIVE AND HARPER TRAIL, AND ALONG THE LOT 2, BLOCK B FRONTAGE OF LION COUNTRY DRIVE AND HARPER TRAIL BY THE OWNERS OF THOSE LOTS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON EACH LOT. FOUR-FOOT WIDE PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PARKLAND STREET FRONTS BY THE SUBDIVIDER, PRIOR TO RECORDATION OF THE FINAL PLAT.

THE SUBJECT TRACT IS LOCATED WITHIN THE CITY OF LOCKHART CITY LIMITS.

A MINIMUM SIX-FOOT HIGH OPAQUE WOODEN FENCE SHALL BE CONSTRUCTED ALONG THE PERIMETER OF THOSE LOTS ADJUTING RMD-ZONED PROPERTIES, AT THE TIME THE PROPOSED LOTS ARE DEVELOPED.

DESIGNATED PARKLAND AREAS LOT 2, BLOCK A AND LOT 1, BLOCK B SHOWN ARE TO BE OWNED AND MAINTAINED BY THE CITY OF LOCKHART. LOT 3, BLOCK B WILL BE PRIVATELY OWNED AND MAINTAINED. A FEE IN LIEU OF PUBLIC PARKLAND DEDICATION FOR THE REMAINING 0.284 ACRE OF REQUIRED PARKLAND SHALL BE PAID TO THE CITY, PRIOR TO RECORDATION OF THE FINAL PLAT.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	335.00'	21°46'55"	127.36'	S15°40'57"E	126.59'
C2	657.00'	26°29'36"	303.79'	S18°02'18"E	301.10'
C3	25.00'	89°59'27"	39.27'	S13°42'38"W	35.35'
C4	25.00'	39°25'46"	17.20'	N78°25'13"E	16.87'
C5	50.00'	155°42'50"	135.89'	N20°16'41"E	97.76'
C6	25.00'	26°17'38"	11.47'	N44°25'55"W	11.37'
C7	597.00'	26°29'36"	276.05'	N18°02'18"W	273.60'
C8	395.00'	22°29'30"	155.06'	N16°02'14"W	154.06'
C9	1154.05'	19°33'49"	394.05'	S71°55'52"W	392.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S71°01'02"W	151.79'
L2	S31°17'40"E	61.99'
L3	S58°39'42"W	46.85'
L4	S13°38'22"W	14.14'
L5	S31°22'57"E	44.74'
L6	S58°43'03"W	96.07'
L7	N31°44'51"W	116.76'
L8	S85°01'44"W	13.49'

PROJECT NO.: 1086-002
DRAWING NO.: 1086-002-PL1
PLOT DATE: 5/19/22
PLOT SCALE: 1" = 100'
DRAWN BY: MAW & JBE

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

SHEET 1 OF 1

PLAT PREPARATION DATE: MAY 19, 2022



SUBDIVISION PLAT APPLICATION

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

APPLICANTS

SURVEYOR NAME JOBY EARLY

ADDRESS P.O. BOX 92588

DAY-TIME TELEPHONE 512-202-8631

AUSTIN, TX 78709

E-MAIL JOBY@EARLYSURVEYING.COM

ENGINEER NAME JACOB KONDO

ADDRESS 10814 JOLLYVILLE ROAD

DAY-TIME TELEPHONE 737-471-0326

CAMPUS IV, SUITE 200

E-MAIL JACOB.KONDO@KIMLEY-HORN.COM

AUSTIN, TX 78759

OWNER NAME CHRIS BANCROFT

ADDRESS 1515 S. CAPITAL OF TEXAS HWY

DAY-TIME TELEPHONE 512-705-0212

SUITE 405

E-MAIL CHRISB@TEXASMFC.COM

AUSTIN, TX 78746

TYPE OF APPLICATION

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

PROPERTY

SUBDIVISION NAME Cavalry Subdivision

ADDRESS OR GENERAL LOCATION 400 STATE PARK ROAD

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 34.512 ~~34.487~~ ACRE(S) PROPOSED NUMBER OF LOTS 2 residential lots

ZONING CLASSIFICATION(S) RHD 3 Park lots
5 total lots

PROPOSED USE OF LAND MULTIFAMILY

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 can be voluntarily extended for an additional 30 days upon mutual agreement by the applicant and the City. 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 01/27/2022

PRINTED NAME Brian J. Parker

TELEPHONE (512) 969-1696

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 COMPIES 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 R01136054

DATE SUBMITTED 2/8/22

CASE NUMBER PP 22-01

DATE NOTICES MAILED —

DATE NOTICE PUBLISHED —

(For certain Replats/Resubdivisions without vacating preceding plat)

PLANNING AND ZONING COMMISSION MEETING DATE 5/25/22

DECISION _____

CONDITIONS _____

