

PUBLIC NOTICE

City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, February 28, 2024
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 February 14, 2024 meeting.
4. Consider a request by Javier Barajas of Trine Engineering for approval of a **second 6-month extension of the Preliminary Plat approval period** (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, zoned RLD (Residential Low Density), RMD (Residential Medium Density), and CLB (Commercial Light Business), and located at 900 State Park Road.
5. **FP-23-06.** Consider a request by Jimbo Cotton for approval of a **Final Plat** for Blackjack Grove Subdivision, consisting of 13.761 acres in the James George Survey, Abstract No. 9, and Lot 2, Reyna Acres, zoned RMD (Residential Medium Density), and located at 1519 Blackjack Street and 1541 Lover's Lane.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:00 p.m. on the 21st day of February, 2024.

**City of Lockhart
Planning and Zoning Commission
February 14, 2024**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Bradley Lingvai, Julia Haug

Members Absent: Manuel Oliva, Ron Peterson, Rick Arnic

Staff Present: David Fowler, Evan Olszewski, Kevin Waller, Christine Banda

Visitors/Citizens Addressing the Commission: Blake Reed, Caitlin Admire

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the January 24, 2024, meeting.

Commissioner Lingvai moved to approve the January 24, 2024. Commissioner Haug seconded, and the motion passed by a vote of 4-0.

4. ZC-24-01. Hold a PUBLIC HEARING and consider a request by Blake Reed on behalf of AC Lockhart, LLC for Zoning Change from CHB Commercial Heavy Business District and AO Agriculture-Open Space District to CHB Commercial Heavy Business District and IL Industrial Light District on 11.011 acres in the Frances Berry Survey, Abstract No. 2, located at 1820 South Colorado Street (US 183).

Planning Director David Fowler presented the case. He said the applicant would like the zoning change to allow development of a combination of 2.719 acres of commercial uses and 8.292 acres of the light industrial uses on the whole subject property consisting of 11.011 acres. The area of CHB district would increase with the proposed zoning change, while the remainder of the AO area would become IL zoned. He stated that the future Land Use Plan shows the requested zoning change is consistent. No opposition had been expressed regarding the zoning change.

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

Blake Reed came forward and said that they are proposing to have commercial lots on the front portion of the property and in the rear would be for industrial uses. They are working with TxDOT for their driveway permit to allow access onto the property. Mr. Reed also spoke about solutions to potential drainage solutions for the very flat subject parcel.

Chair Ruiz asked for any other speakers seeing none he closed the public hearing and moved to staff recommendation.

Mr. Fowler said that staff recommends approval.

Commissioner Lingvai moved to recommend approval of ZC-24-01 to the City Council. Commissioner Haug seconded, and the motion passed with a vote of 4-0.

5. Update from Freese and Nichols, Inc. regarding the progress of the Lockhart Looking Forward Comprehensive Plan.

Caitlin Admire with Freese and Nichols, Inc. presented the update on the Comprehensive Plan to the Commissioners. She shared the main findings regarding demographics including the city's projected growth, as well as the plan's evolving land use concept. She also recapped a discussion of the economy and arts, culture and tourism at the most recent steering committee meeting.

Chair Ruiz suggested that they try and hold meetings per voting district to get more engagement and spread more awareness to those districts.

Chair Ruiz also stated that he would like the plan to list negative issues in the city that need to be addressed, such as environmental injustice, lack of city parks, the condition of city hall, police and fire facilities, and environmental injustice, staff recruitment and retention and offer solutions for those problems.

There was also a question regarding whether the goals and objectives in the plan would be written in a manner that makes them measurable and achievable. Ms. Admire stated that would be the case.

Ms. Admire stated that the plan is intended to be completed by the fall. There would be a presentation of the completed draft to the Planning and Zoning Commission prior to the plan being taken to City Council for approval.

6. Discuss the date and agenda of the next meeting, including Commission request for agenda items.

David Fowler said that their next meeting would be held on Wednesday, February 28th.

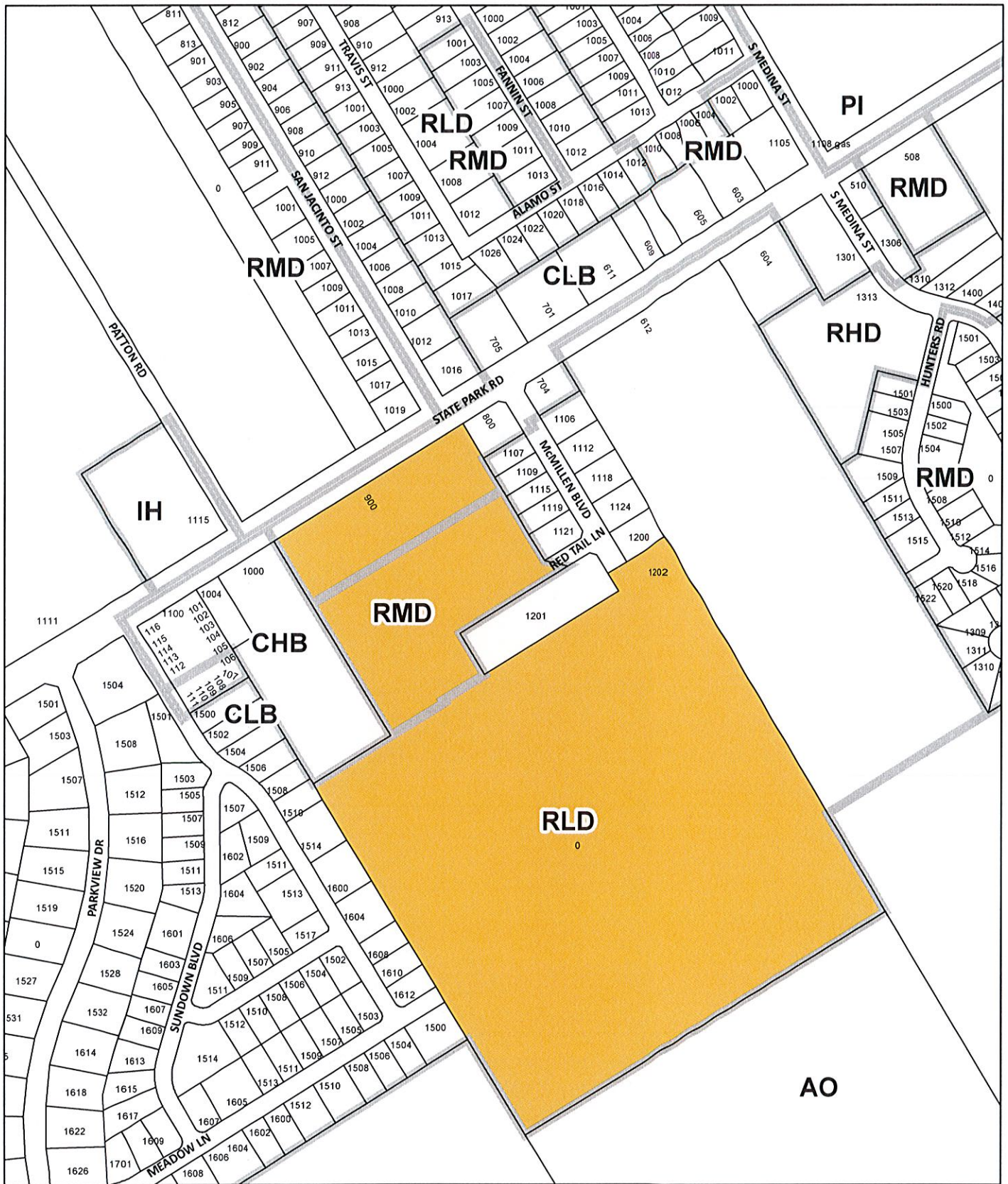
7. Adjourn.

Commissioner Haug moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:14 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



PP-22-03

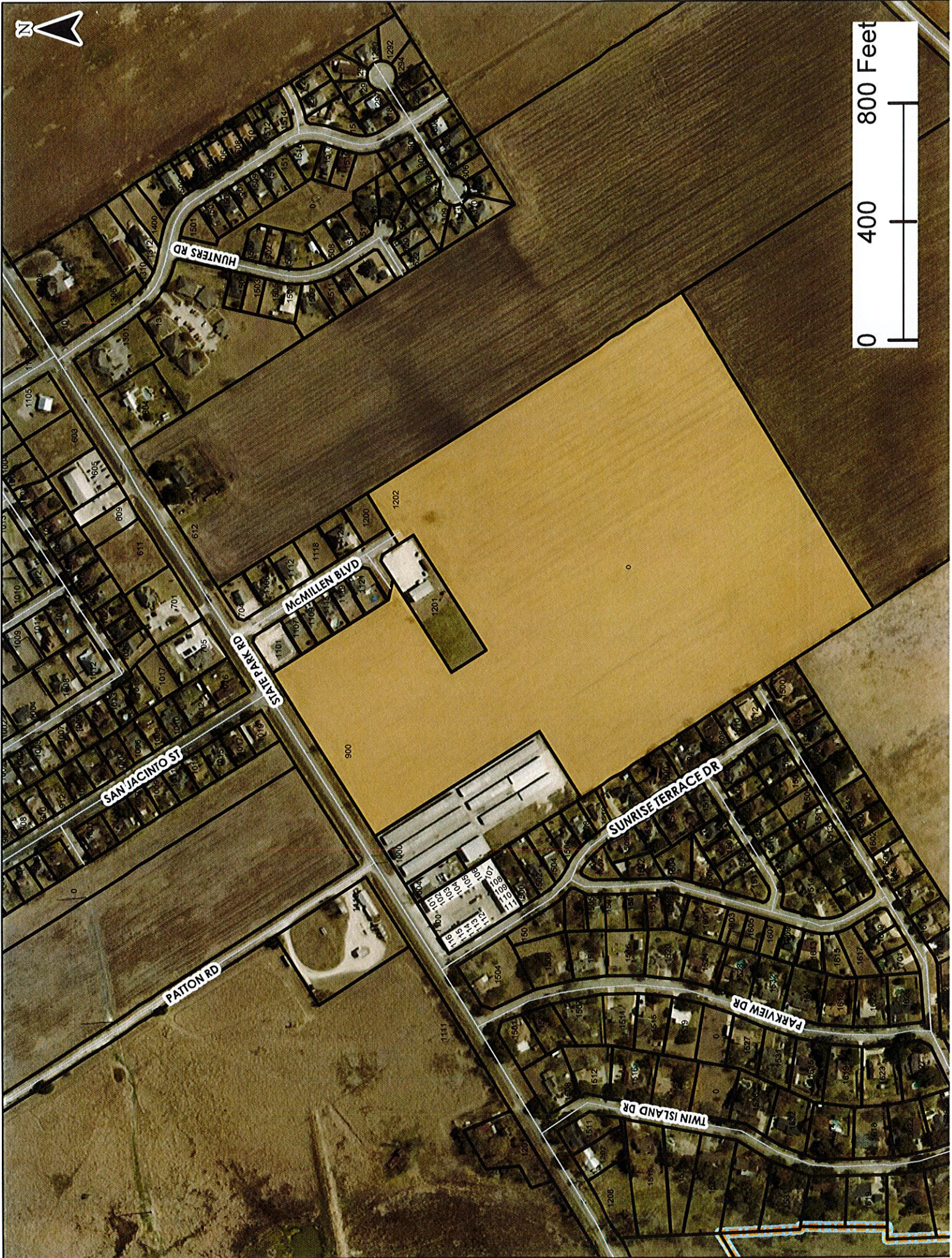
RAMENDU SUBDIVISION

900 STATE PARK ROAD



- SUBJECT PROPERTY
- ZONING DISTRICT

scale 1" = 400'



108	107
109	106
110	105
111	104
112	103
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213	2
214	1

TO: Planning and Zoning Commission

FROM: Kevin Waller, Senior Planner *kw*

SUBJECT: Agenda Item 4

DATE: February 21, 2024

Agenda Item 4: Consider a request by Javier Barajas of Trine Engineering for approval of a second 6-month extension of the Preliminary Plat approval period (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, zoned RLD (Residential Low Density), RMD (Residential Medium Density), and CLB (Commercial Light Business), and located at 900 State Park Road.

The Ramendu Subdivision Preliminary Plat was approved by the Commission on September 14, 2022 (Case File # PP-22-03). A 6-month extension of the original one-year Preliminary Plat approval period was subsequently approved by the Commission on September 27, 2023. The applicant now proposes to extend the current approval period by an additional 6 months, in accordance with Section 52-33(i) of the Subdivision Regulations, and explains that additional time is needed to coordinate with the neighboring property owner to the west in order to obtain an off-site drainage easement. Please refer to the attached extension request letter submitted via email, dated February 21, 2024. According to Section 52-33(i), the Commission must consider any extensions of the approval period. The current extension approval period expires on March 14, 2024, and approval of a second extension would allow the plat to remain valid until September 13, 2024. If the second extension is approved and the Final Plat for the first proposed phase is not submitted by the September 13 date, a new Preliminary Plat application must be submitted for consideration by the Commission, as no more than two 6-month extensions are allowed.

Kevin Waller

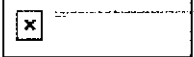
From: Javier Barajas <jbarajas@trineengineering.com>
Sent: Wednesday, February 21, 2024 10:18 AM
To: Kevin Waller
Cc: David Fowler; Amar Gulhane; Sudhakar Dudam
Subject: Ramendu Subdivision - Preliminary Plat Extension Request

Kevin:

Please consider this email as a formal request to extend the preliminary plat approval for the Ramendu Subdivision by an additional six month. As you are aware, our client has been coordinating with the neighbor to the west to obtain a drainage easement that would allow for the proposed development to move forward. Thank you for your consideration in this request.

Respectfully,

Javier Barajas, P.E.
2620 Choctaw Trl
Austin, Texas 78745
(512) 913-5080



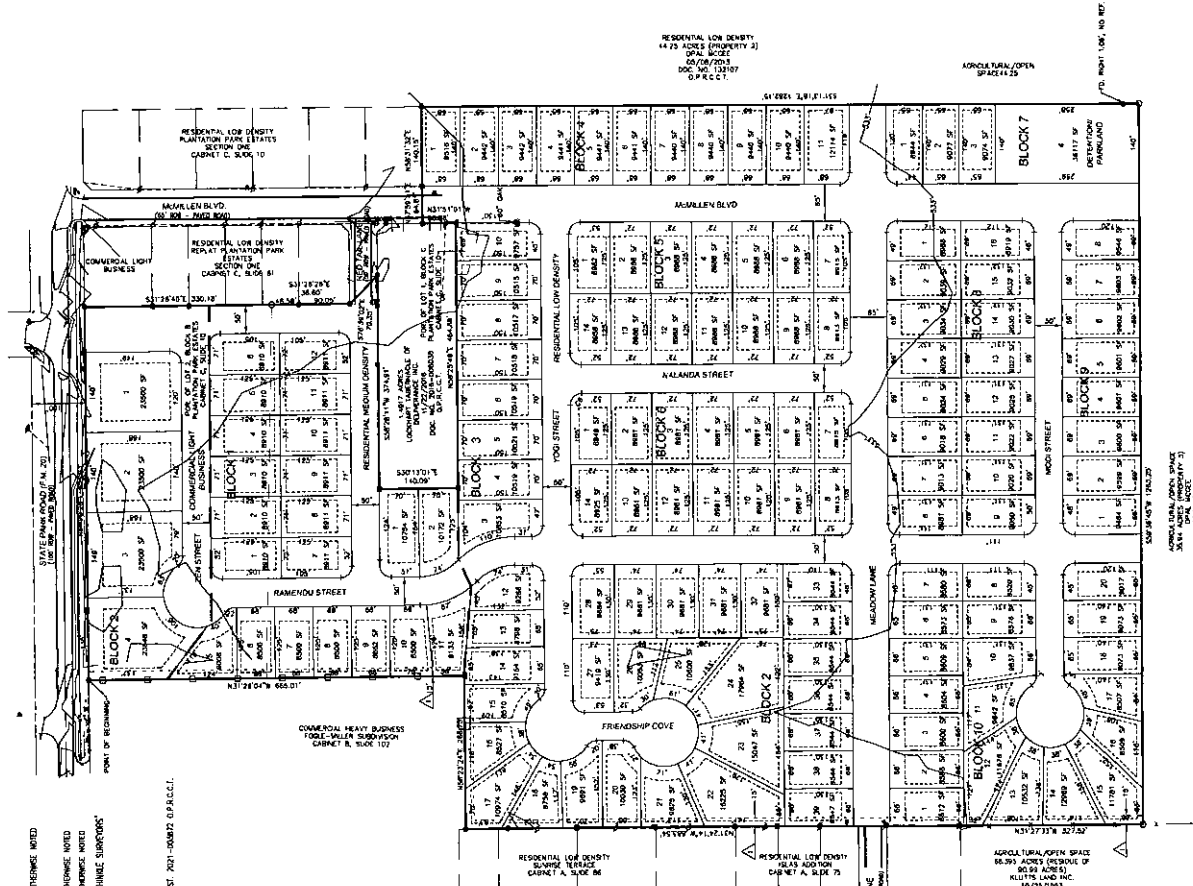
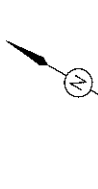
Harmony, synchronicity in achieving positive changes.

LEGEND

- FD 1/7' SIDE WALK UNLESS OTHERWISE NOTED
 - SE 1/7' SIDE WALK
 - FD 5/8" SIDE WALK UNLESS OTHERWISE NOTED
 - FD 3/4" SIDE WALK UNLESS OTHERWISE NOTED
 - FD 1/2" SIDE WALK UNLESS OTHERWISE NOTED
 - FD 1/4" SIDE WALK UNLESS OTHERWISE NOTED
 - FD 1/8" SIDE WALK UNLESS OTHERWISE NOTED
- ZONING LANE LINE

EASEMENT NOTES

▲ 17' WIDE EASEMENT (UTILITY CASE, DISK IN WEST 2021-2049) OFF-ALICE.

**GENERAL NOTES**

- THE BOUNDARIES SHOWN BETWEEN THE COUSINS SYSTEM OF 1925 AND THE COUSINS SYSTEM OF 1926 ARE SHOWN AS DOTTED LINES. THE COUSINS SYSTEM OF 1925 IS SHOWN AS A DOTTED LINE WITH A CENTER LINE AND THE COUSINS SYSTEM OF 1926 IS SHOWN AS A DOTTED LINE WITH AN EDGE LINE. THE COUSINS SYSTEM OF 1925 IS SHOWN AS A DOTTED LINE WITH A CENTER LINE AND THE COUSINS SYSTEM OF 1926 IS SHOWN AS A DOTTED LINE WITH AN EDGE LINE.
- THE COUSINS SYSTEM OF 1925 IS SHOWN AS A DOTTED LINE WITH A CENTER LINE AND THE COUSINS SYSTEM OF 1926 IS SHOWN AS A DOTTED LINE WITH AN EDGE LINE. THE COUSINS SYSTEM OF 1925 IS SHOWN AS A DOTTED LINE WITH A CENTER LINE AND THE COUSINS SYSTEM OF 1926 IS SHOWN AS A DOTTED LINE WITH AN EDGE LINE.

TYPE	AREA (AC)	COUNT
COMMERCIAL LIGHT BUSINESS	3.371 AC	4 LOTS
RESIDENTIAL LOW DENSITY	5.830 AC	132 LOTS
RESIDENTIAL MEDIUM DENSITY	1.025 AC	1 LOT
RESIDENTIAL HIGH DENSITY	0.126 AC	1 LOT
AGRICULTURAL/OPEN SPACE	86.793 AC	1 LOT

VICINITY MAP

LEGAL DESCRIPTION

THE CITY OF CALDWELL, TEXAS HAS CAUSED THIS SUBDIVISION TO BE PLANNED AND RECORDED IN THE CITY OF CALDWELL, TEXAS...

SECTION 1. A 17'-WIDE EASEMENT WITH 100' TYPICAL WIDE OPEN SPACE... SECTION 2. A 17'-WIDE EASEMENT WITH 100' TYPICAL WIDE OPEN SPACE... SECTION 3. A 17'-WIDE EASEMENT WITH 100' TYPICAL WIDE OPEN SPACE... SECTION 4. A 17'-WIDE EASEMENT WITH 100' TYPICAL WIDE OPEN SPACE...

PRELIMINARY PLAN FOR		
RAMENDU SUBDIVISION		
44.666 ACRES A PART OF THE FRANCIS BERRY SURVEY A-2 AND BEING ALSO A PART OF LOT 2 IN BLOCK B AND PART OF LOT 1 IN BLOCK C OF PLANTATION PARK SUBDIVISION AS RECORDED IN RECORDS STRAIGHT IN THE CITY OF CALDWELL, TEXAS.		
LOCKHART, COUNTY OF CALDWELL, TEXAS		
500 LOCKHART, LLC, AND CHADWYNER, CADDRELL COUNTY, TEXAS		
500 LOCKHART, LLC, 2021-001307		
NO.	DATE	RECORDED
1	1/17/23	RECORDED
2	1/17/23	RECORDED
3	1/17/23	RECORDED
4	1/17/23	RECORDED

September 29, 2023

Javier Barajas, P.E.
Trine Engineering
5307 W. Hwy. 290, Building B, Suite 6
Austin, TX 78735
ibarajas@trineengineering.com

Dear Mr. Barajas:

On September 27, 2023, the Planning and Zoning Commission **approved** the requested 6-month extension of the Preliminary Plat approval period (PP-22-03) for Ramendu Subdivision, in accordance with Subdivision Regulations Section 52-33(i), consisting of 44.563 acres and located at 900 State Park Road. The approval period will remain effective until **March 14, 2024**, which is the new deadline by which to submit a Final Plat for the first planned phase for consideration.

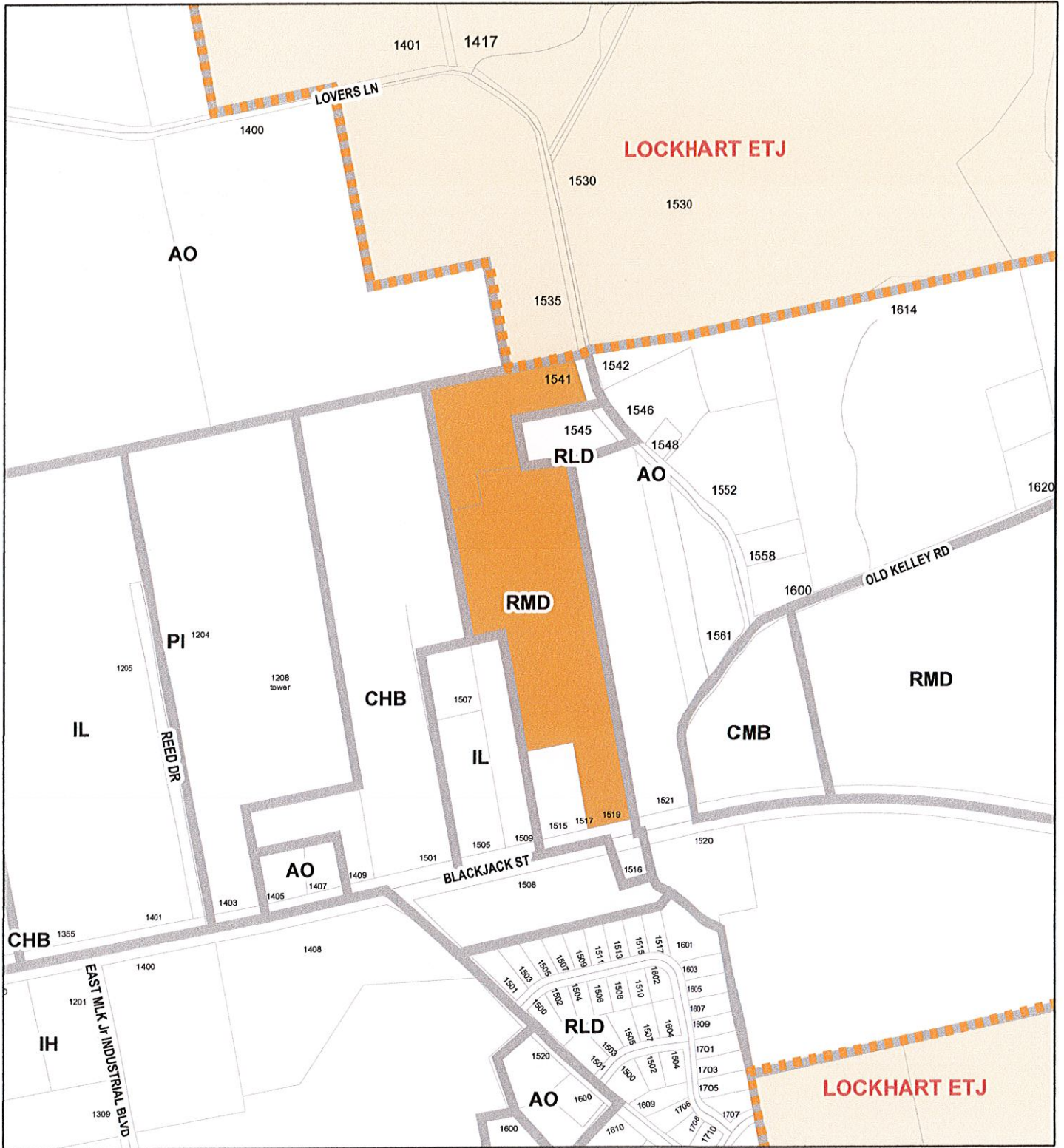
If you have any questions, please contact me by phone at 512-398-3461, Ext. 2400, or by email at kwaller@lockhart-tx.org.

Sincerely,



Kevin Waller
Senior Planner

Cc: Angela Dorf, P.L.S., The Altum Group (angela.dorf@thealtumgroup.com)
Amar Gulhane (amar@ramendu.com)
Sudhakar Dudam (sudhakar@ramendu.com)
David Fowler, Planning Director



FP-23-06

BLACKJACK GROVE SUBDIVISION

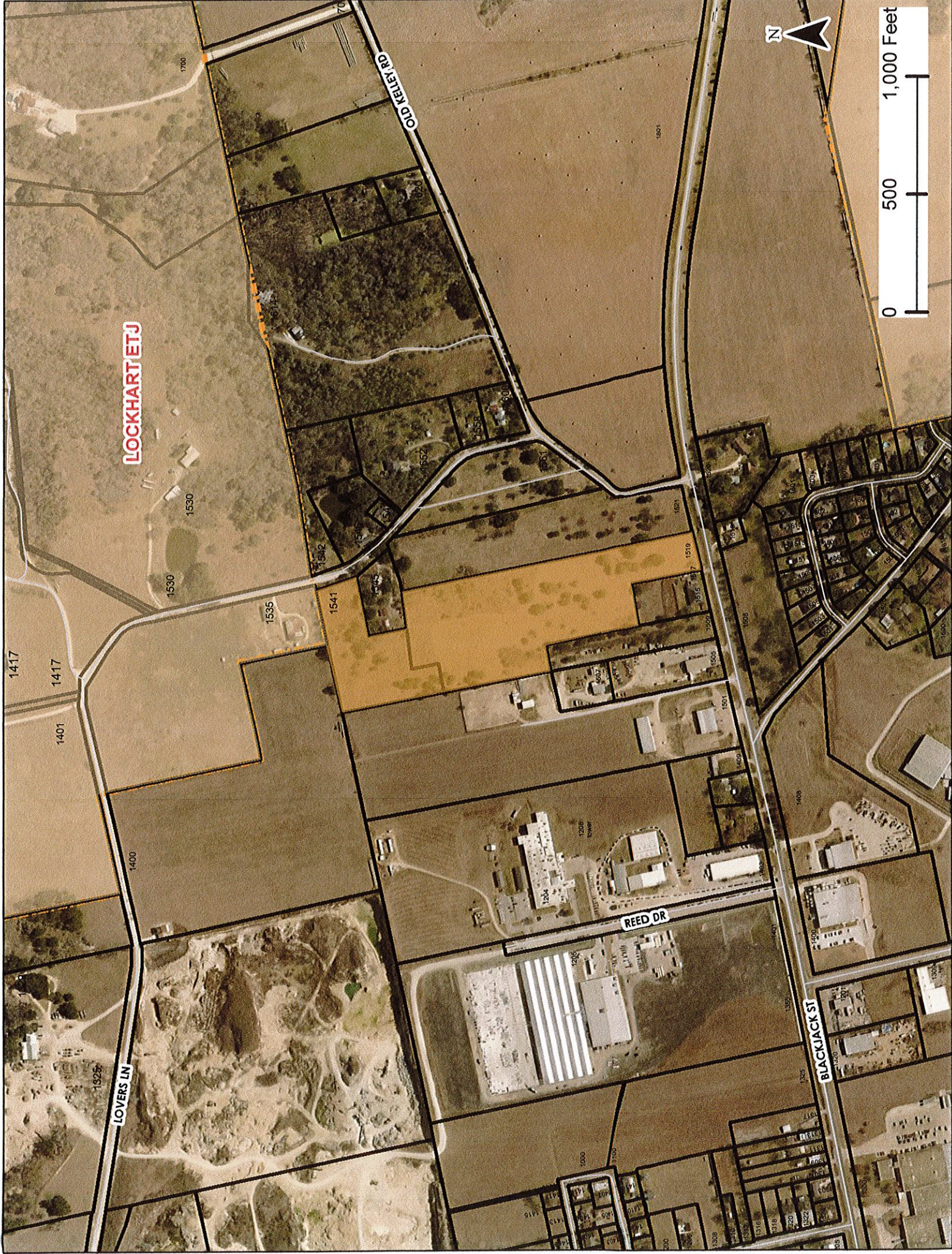
1519 BLACKJACK ST & 1541 LOVER'S LN

FINAL PLAT



- SUBJECT PROPERTY
- ZONING

scale 1" = 500'



LOCKHART ETJ

OLD KERRY RD

LOVERS LN

REED DR

BLACKJACK ST



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *kw*
REPORT DATE: February 21, 2024
PLANNING & ZONING COMMISSION DATE: February 28, 2024
STAFF RECOMMENDATION: *Approval*
SUGGESTED CONDITIONS: None

CASE NUMBER: FP-23-06

BACKGROUND DATA

APPLICANT AND OWNER: James Cotton, 2401 C.R. 219, LLC
ENGINEER: Hugo Elizondo, Jr., P.E., C.F.M., Cuatro Consultants, Ltd.
SURVEYOR: George E. Lucas, P.L.S., Celco Surveying
SITE LOCATION: 1519 Blackjack Street and 1541 Lover's Lane
PROPOSED SUBDIVISION NAME: **Blackjack Grove Subdivision**
SIZE OF PROPERTY: 13.76 acres
NUMBER OF LOTS: 57 single-family residential lots and one stormwater detention lot
EXISTING USE OF PROPERTY: Undeveloped
ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: The Blackjack Grove Subdivision Preliminary Plat (PP-23-02) was approved by the Commission on July 26, 2023, along with a Subdivision Variance to the maximum block length in Block C. The Blackjack Grove Subdivision Final Plat includes a total of 58 proposed lots, to be developed in a single phase. Of those lots, 57 are single-family residential, with the remaining lot proposed for stormwater detention. Three new street rights-of-way are proposed within the development, two of which include cul-de-sacs due to the fairly narrow configuration of the subject property. In addition, First Street will be extended through the subdivision following the thoroughfare alignment shown on the Lockhart 2020 Thoroughfare Plan map. The closest, developed section of First Street, however, is located approximately one-third of a mile to the west, near the Pancho Street intersection. A fee in lieu of parkland dedication, equivalent to five percent of the market value of the undeveloped property, is proposed to be paid, which will be required prior to recordation of the final plat. According to email correspondence with the Parks Department Director on May 31, 2023, a fee in lieu of public parkland dedication for this development is acceptable, due to the property's size, layout, and location. Sidewalks are proposed on both sides of all internal streets, in addition to along the subdivision frontages with Blackjack Street and Lover's Lane as required. The subdivision's perimeter corner closure, along with the proposed street names, have been confirmed as acceptable with the Caldwell County Appraisal District's GIS Division.

NEIGHBORHOOD COMPATIBILITY: The subject property is bordered to the east by a vacant parcel, as well as two properties in single-family residential use. The neighboring properties to the south, including one across Blackjack Street, are also developed with single-family residences. A vacant parcel is located to the west, as well as one in commercial use. The property to the north is vacant, zoned Agricultural-Open Space (AO), and also owned by the applicant. This property was originally included within the boundaries of the subdivision proposal. A proposed zoning change to RMD for

that property, however, was denied by the City Council on October 18, 2022, and it was subsequently excluded from the subdivision boundaries. The proposed subdivision will derive access from both Blackjack Street and Lover's Lane, which will improve traffic circulation into the development compared with a single access point and help minimize congestion. Approval from TxDOT for the new internal street approach onto Blackjack Street is required, prior to construction.

FORM AND CONTENT: The plat conforms to 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, and stormwater drainage. A Variance to the maximum block length standard for Block C was approved by the Commission with the Preliminary Plat, as noted above. As noted in the attached letter dated February 7, 2024, the City Engineer has approved the engineering plans.

CONCURRENT VARIANCES REQUESTED: None



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

February 07, 2024

Mr. David Fowler, City Planner
City of Lockhart
P.O. Box 239
Lockhart, Texas 78644

RE: Lockhart Blackjack Grove Construction Plan Review

Dear David:

TRC received the following items for the above referenced project submitted by Cuatro Consultants, LTD. on February 06, 2024.

1. Civil Construction Plans.
2. Other supporting files submitted with the construction plans: Comment Response.

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

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

Lockhart Blackjack Grove Construction Plans are approved contingent upon Cuatro Consultants, LTD. providing a copy of approval from both Bluebonnet and TxDOT.

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

Sincerely,

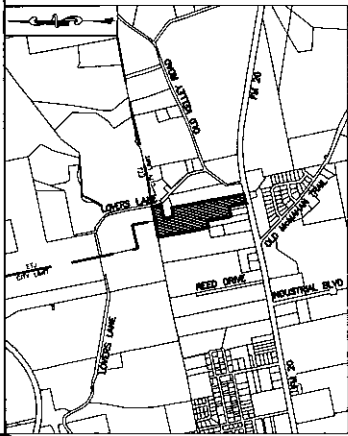
A handwritten signature in blue ink that reads "William A. Wachel".

William Wachel, P.E.
Vice President
Design Management Services - Central

CC: Hugo Elizondo Jr. P.E. Cuatro Consultants, LTD.
Karch Bickham Cuatro Consultants, LTD.

FINAL PLAT OF BLACKJACK GROVE SUBDIVISION OUT OF THE JAMES GEORGE SURVEY NO. 7, ABSTRACT NO. 9, AND LOT 2, REYNA ACRES SUBDIVISION CALDWELL COUNTY, TEXAS 13.76 ACRES

LAND USE CHART		
ZONING LAND USE	NUMBER OF LOTS	ACREAGE
RESIDENTIAL (MEDIUM DENSITY)	: 57	: 9.678 ACRES
DRAINAGE	: 1	: 0.793 ACRES
STREET R.O.W.	: 1	: 3.300 ACRES
TOTAL	: 1	: 13.761 ACRES
AVERAGE SINGLE FAMILY LOT SIZE	: N/A	: 0.169 ACRES



LOCATION MAP
SCALE: 1" = 1,500'

PLAT DESIGNER:
HUGO ELIZONDO, JR., P.E., C.F.M.
REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666



SCALE: 1" = 100'

LEGEND

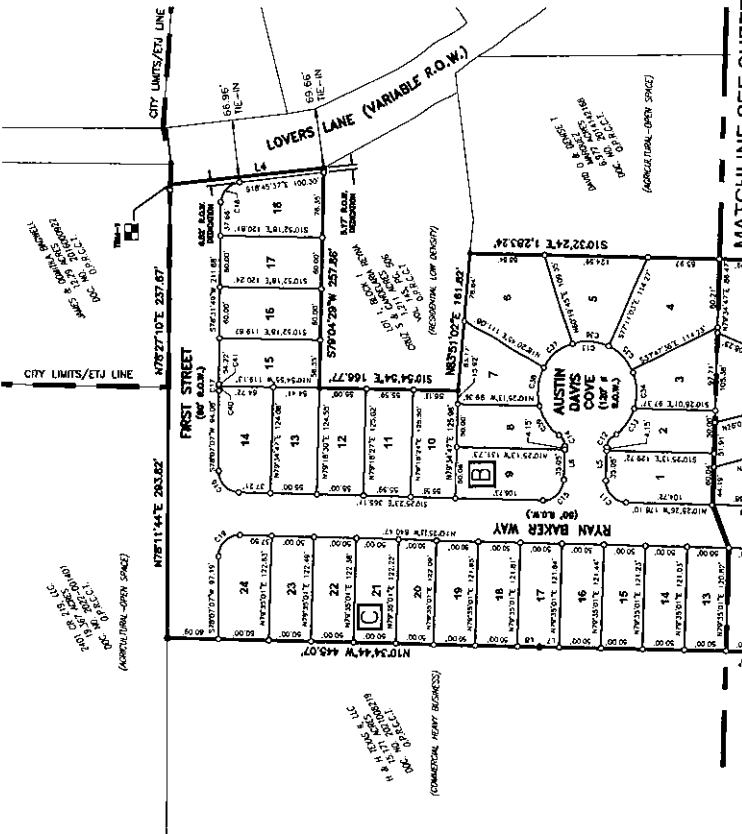
- ◻ DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. RND.
- PROPERTY LINE OR R.O.W. LINE
- LOT LINE OR R.O.W. LINE
- UTILITY OR DRAINAGE SEGMENTS
- FUTURE UTILITY SEGMENTS
- CALDWELL COUNTY, TEXAS
- OP.F.O.C.T.
- BLOCK DEFINITION

BENCHMARK INFORMATION:

BM-1: 1/2" IRON ROD FOUND
NORTHING - 13,006.07228
EASTING - 2,300.26100
ELEVATION: 265.89'
DATE: 11-04-2011
BEARING BASE: TEXAS UNIVERSIT PROJ.
SOUTH CENTRAL ZONE, ZONE 10

NOTES

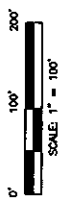
- SETBACKS SHALL APPLY:
- FRONT YARD - 20 FT.
- SIDE STREET - 15 FT.
- SIDE YARD - 5 FT.
- REAR YARD - 10 FT.
- UNLESS SHOWN OTHERWISE HEREON, THE FOLLOWING SHALL APPLY TO ALL LOTS:
- FRONT YARD - 15 FT.
- SIDE STREET - 15 FT.
- SIDE YARD - 5 FT.
- REAR YARD - 7.5 FT.



MATCHLINE SEE SHEET 2

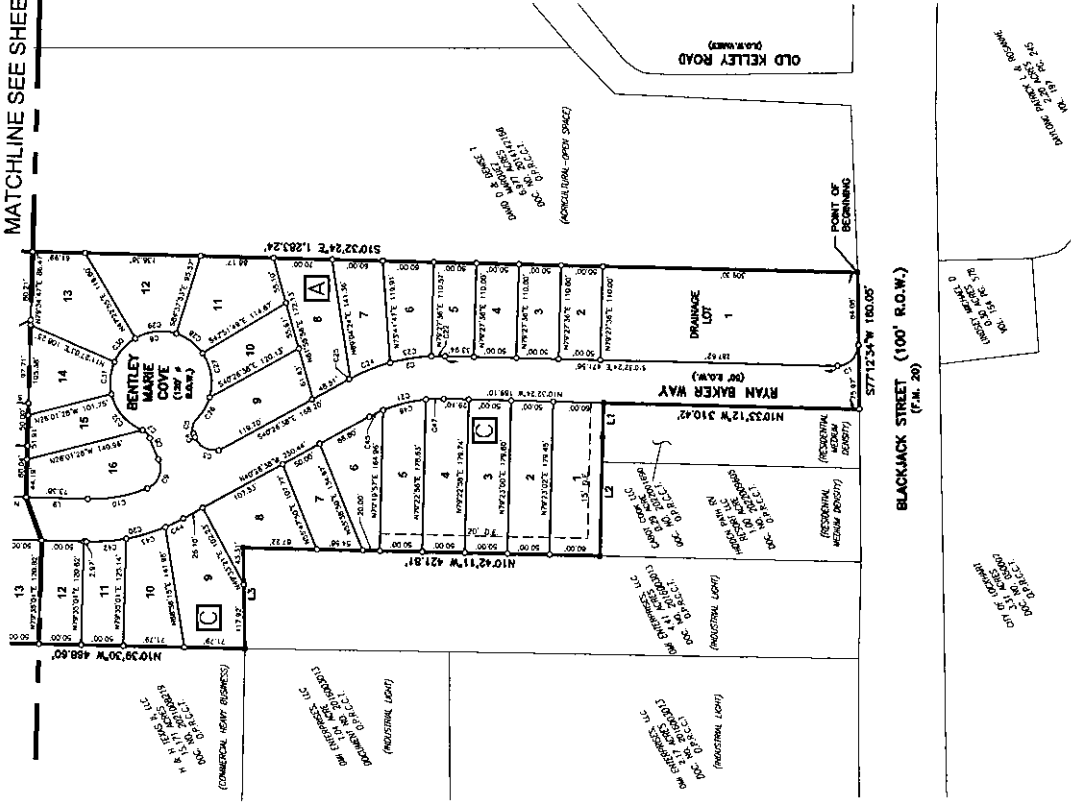
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 12-20-2023

FINAL PLAT OF
BLACKJACK GROVE SUBDIVISION
 OUT OF THE JAMES GEORGE SURVEY NO. 7,
 ABSTRACT NO. 9, AND LOT 2, REYNA ACRES SUBDIVISION
 CALDWELL COUNTY, TEXAS
 13.76 ACRES



- LEGEND**
- ◻ DENOTES BENCHMARK (SEE NOTE)
 - DENOTES 1/2" ST. SK. SET
 - DENOTES 1/2" ST. SK. PEG
 - PROPERTY LINE OR R.O.W. LINE
 - LOT LINE OR R.O.W. LINE
 - UTILITY OR DRAINAGE EASEMENTS
 - ORIGINAL PUBLIC RECORDS
 - CALDWELL COUNTY TOWNS
 - ◻ BLOCK DEFINITION

MATCHLINE SEE SHEET 1



FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 12-20-2023

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 George E. Lucas

DAY-TIME TELEPHONE (512) 635-4857

E-MAIL george@celcosurveying.com

ENGINEER NAME Hugo Elizondo, Jr., P.E., C.F.M.

DAY-TIME TELEPHONE (512) 565-9040

E-MAIL hugo@cuatroconsultants.com

OWNER NAME Jimbo Cotton

DAY-TIME TELEPHONE (512) 784-3015

E-MAIL jimbo@matexas.com

ADDRESS 18018 Overlook Loop, Ste. 105

San Antonio, TX 78259

ADDRESS 120 Riverwalk Drive, Suite 208

San Marcos, TX 78666

ADDRESS PO Box 5708

Austin, TX 78763

TYPE OF APPLICATION

SUBDIVISION DEVELOPMENT PLAN REPLAT/RESUBDIVISION VARIANCE

PRELIMINARY PLAT AMENDING PLAT MINOR PLAT FINAL PLAT

DEVELOPMENT PLAT

PROPERTY

SUBDIVISION NAME Blackjack Grove Subdivision

ADDRESS OR GENERAL LOCATION 1541 Lovers Lane, Lockhart, TX 78644

LOCATED IN CITY LIMITS ETJ (COUNTY) PDD

TOTAL LAND AREA 13.76 ACRE(S)

PROPOSED NUMBER OF LOTS 57 residential

ZONING CLASSIFICATION(S) Residential Medium Density

1 drainage

PROPOSED USE OF LAND Single family subdivision

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 <i>\$ 2,376.00 per new fee schedule</i>	\$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 *Jimbo Cotton*

DATE 10-24-2023

PRINTED NAME Jimbo Cotton

TELEPHONE 512-467-4050

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 R0125669A
DATE SUBMITTED 10/30/23 CASE NUMBER ~~14~~ - ~~23~~ - ~~06~~
DATE APPLICATION IS DEEMED COMPLETE 11/30/23 FP-23-06
DATE NOTICES MAILED — DATE NOTICE PUBLISHED —
(For certain Replats/Resubdivisions without vacating preceding plat)
PLANNING AND ZONING COMMISSION MEETING DATE 2/28/24
DECISION _____
CONDITIONS _____

UTILITY SERVICE FORM

THIS FORM SHOULD BE COMPLETED BY THE APPLICANT, AFTER CONSULTING WITH THE UTILITY SERVICE PROVIDERS LISTED BELOW, FOR ALL PLATS, EXCEPT AMENDING PLATS, AND FINAL PLATS THAT ARE CONSISTENT WITH APPROVED PRELIMINARY PLATS. THE FOLLOWING UTILITY SERVICE CODES ARE TO BE INDICATED, AS APPLICABLE, IN THE SPACE PROVIDED BELOW.

- A Adequate service is currently available to the proposed subdivision.
- B Adequate service is not currently available, but arrangements *have* been made to provide it.
- C Adequate service is not available, and arrangements have *not* been made to provide it from the utility.
- D Additional easements are needed for the utility within the subject property.

NAME OF WATER SERVICE PROVIDER City of Lockhart

APPLICABLE UTILITY SERVICE CODE(S) _____

WASTEWATER SERVICE

APPLICABLE UTILITY SERVICE CODE(S) City of Lockhart

TEXAS GAS SERVICE **GAS COMPANY**

APPLICABLE UTILITY SERVICE CODE(S) _____

NAME OF ELECTRIC SERVICE PROVIDER Bluebonnet Electric Cooperative

APPLICABLE UTILITY SERVICE CODE(S) _____

UNDERGROUND Yes X No _____