



PROJECT NAME: 38 ac Lockhart SH-130

SITE ADDRESS: Property south of 1805 Old Fentress Rd, Lockhart, TX 78644

APPRAISAL DISTRICT: 123931 – Atx Investments LLC (37.8 ac)

TOTAL: 37.8 ac

JURISDICTION: City of Lockhart ETJ, Caldwell County, Texas

The City shall enforce its subdivision regulations, including review and approval processes and design and construction standards, within its ETJ

UTILITIES

WATER: CCN: 10293 (Maxwell SUD)

Nearest infrastructure: Existing Maxwell WSC waterlines running along site boundaries. 3" waterlines running along the north and south property boundaries. 4" existing waterline running along the tract's east side, 2" and less along east side of tract and 6" waterline near northeast corner of tract.

OTHER: ARWA easements running along the east side of tract. Based upon visual inspection, the associated easement appears to be +/-150' in width. A Title Survey will be needed to confirm.

WASTEWATER: CCN: Not within a CCN. Nearest CCN is City of Lockhart

Nearest infrastructure: No public infrastructure is available within the area. Coordination with nearby discharge permits or onsite septic systems would be recommended

STORM/DRAINAGE: Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site

WATER QUALITY: Will not be required

GAS: According to the Texas Railroad Commission GIS Map, there is a Kinder Morgan 42" natural gas line running along the eastern side of the tract. The line appears to be on the property to the east with an associated 150' easement, but a Title Survey will be needed to



confirm that no portion of the line or associated easement encroaches into the Property.

ELECTRIC:

Electric service is provided by Bluebonnet Electric Cooperative

There are overhead powerlines running along County Road 217 on west side of tract in addition to overhead powerlines running along tract's north boundary

ENVIRONMENTAL

AQUIFER:

Tract not within any of the Edwards Aquifer zones

WATER CONSERVATION DISTRICT:

Plum Creek

NWI STREAMS/PONDS:

There are no potentially jurisdictional streams or ponds onsite according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS:

City Requirements: The City has no stream buffer requirements.

County Requirements: Development activity in Caldwell County, including grading, clearing and construction, shall be set back from the centerline of waterways the following distances based upon the size of the contributing watershed :

A) Minor Waterways (64 to 320 acres)	50 ft
B) Intermediate Waterways (320 to 1280 acres)	100 ft
C) Major Waterways (greater than 1280 acres)	150 ft

TREE MITIGATION:

City Requirements:

Tree removal in the city limits and ETJ is subject to Chapter 60, Article II of the City of Lockhart UDC which states that a Request for Tree Removal shall be submitted and approved for any Protected Tree (any tree having a trunk circumference of 72 inches or more, measured 4½ feet above natural grade level) that is planned to be removed. A permit fee of \$100 for residential and \$200 for commercial shall be included with the request(s).

County Requirements:

According to the Caldwell County Development Ordinance (adopted 3/24/2020), there is no requirement for tree protection/mitigation but there is a requirement stating that any significant trees (12" caliper



and larger) shall be shown as part of the Existing Conditions sheet within the Construction Plans.

PARKLAND:

City Requirements

- **Parkland Dedication**
City of Lockhart's UDC Section 52-112 "Land Dedication" states that the following dedication is required:
 - Eight (8) percent of the total land area zoned or intended for residential use up to and including a gross density of seven units per acre, or
 - Fifteen (15) percent of the total land area zoned or intended for residential land use above seven units per acre. (i.e. multifamily)
- **Parkland Dedication Fee in Lieu**
City of Lockhart's UDC Section 52-113 "Fee in Lieu of Land Dedication" states that the following fees are required if land dedication is found to be unacceptable, unsuitable, unneeded or infeasible:
 - Eight (8) percent of market value of land area that is zoned or intended for residential use up to and including seven units per acre, or
 - Fifteen (15) percent of the market value of land that is zoned or intended for residential use above seven units per acre.

County Requirements

- According to the Caldwell County Development Ordinance (adopted 3/24/2020), there are no parkland requirements for subdivision development.

SITE CHARACTERISTICS

SLOPES:

The Site has 4-5% slopes draining to the west.

FLOODPLAIN:

No floodplain present on site according to FEMA FIRM Panel #48055C0250E

SOILS:

Primarily clay and loam soils with poor infiltration (hydrologic soil group D).





TRANSPORTATION

EXISTING ACCESS:	Texas 130 Frontage Rd (SH 130 Concession Company): • Frontage: +/-400' of Texas 130 Frontage Road along the northern portion of the property • ROW: 740' • Driveways: None Old Fentress Road (County Road): • Frontage: +/-1550' of Texas Old Fentress Road frontage along the western portion of the property • ROW: 60' • Driveways: None
SECONDARY ACCESS:	With the Site's frontage along Old Fentress Road/County Road 217 to the north and west, there isn't concern with secondary access.
FUTURE THOROUGHFARES:	The City of Lockhart's Comprehensive Plan includes the 2024 Master Thoroughfare Plan which represents Old Fentress Road as an Existing Major Arterial. Additional ROW dedication may be needed to satisfy city/county growth plans.

ZONING

EXISTING ZONING:	No zoning in the ETJ
FUTURE LAND USE:	The City of Lockhart's Comprehensive plan shows the tract as "Employment"
MISCELLANEOUS:	Emergency Service District: Caldwell County ESD #2 & #5 ISD: Lockhart



OVERVIEW

NET DEVELOPABLE: Aside from some potential ROW dedication along Old Fentress Road and some potential gas easement encroachment along the eastern boundary, the site is completely developable based on the information provided herein.



MORE INFORMATION

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