

**PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
SPECIAL MEETING
March 26, 2024**

**CLARK LIBRARY ANNEX-COUNCIL CHAMBERS
217 SOUTH MAIN STREET, 3rd FLOOR
LOCKHART, TEXAS**

6:00 P.M. SPECIAL MEETING OF THE CITY COUNCIL

1. CALL TO ORDER

Mayor Lew White

2. DISCUSSION / ACTION ITEMS

- a. Discussion and/or action regarding proposed development of the Seawillow Project and associated facilities, infrastructure, amenities and roadway improvements.

2-23

3. EXECUTIVE SESSION – In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

- a. § 551.071 and §551.087: Private consultation with its attorney to seek advice about pending or contemplated litigation; settlement offer; or legal matters subject to attorney/client privilege: **Proposed development of the Seawillow Project and associated facilities, infrastructure, amenities and roadway improvements;** and deliberation regarding economic development negotiations, including discussion of commercial or financial information received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and to deliberate the offer of financial or other incentives to said business prospect.
- b. § 551.071(2): Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding: **Finance Director.**

4. RECONVENE INTO OPEN SESSION - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

5. ADJOURNMENT

City Council shall have the right at anytime to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, on the 22nd day of March, 2024 at 3:30 p.m.

Seawillow Ranch

Discussion Topics

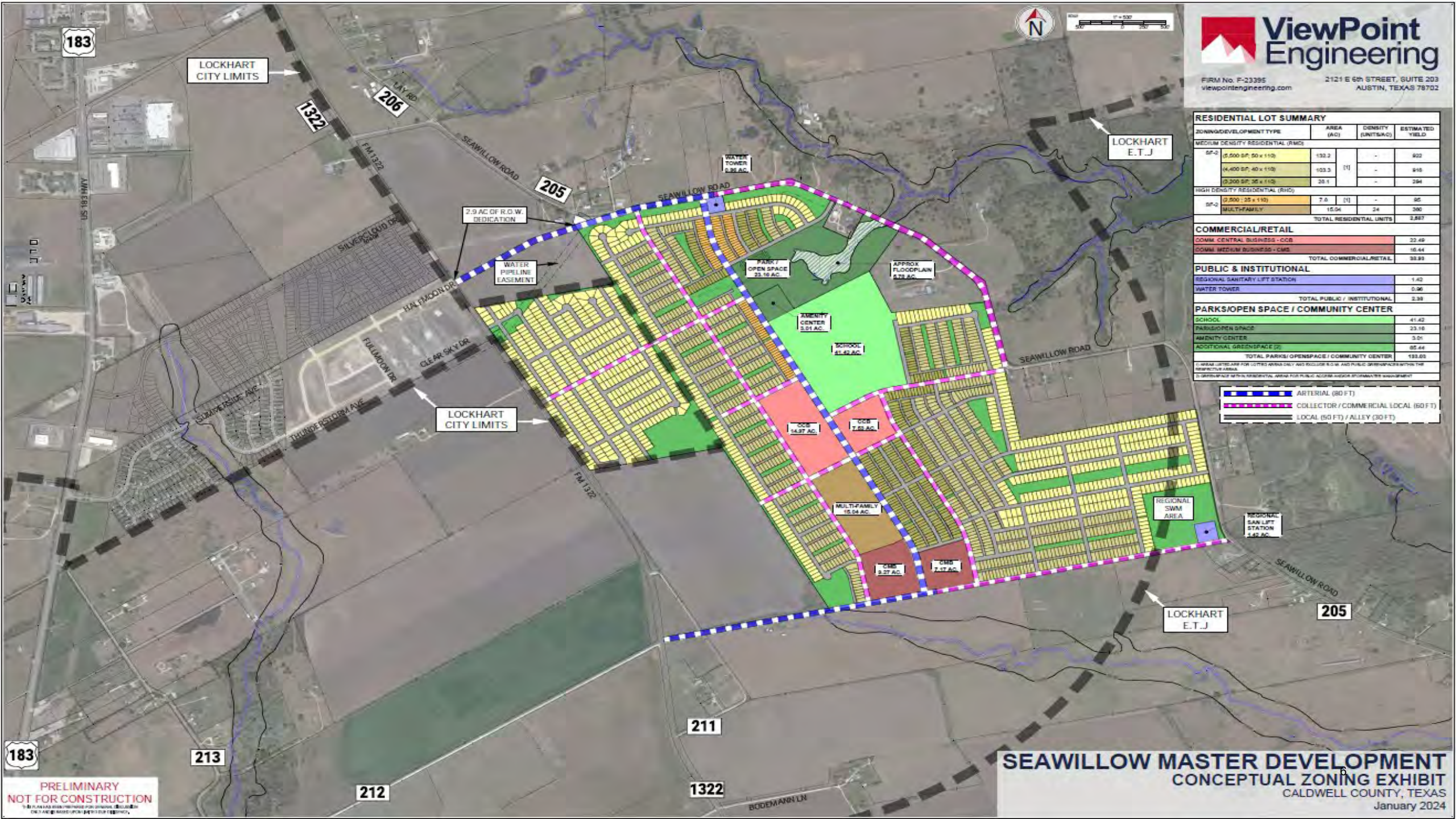
- Upgraded Features
- Seawillow Phasing
- Transportation
- Drainage
- Water
- Wastewater
- Additional Remarks and Considerations

Upgraded features of Seawillow Ranch

- Street trees (4.5” minimum caliper along collector and arterial streets, 3” along local streets)
- Wider sidewalks along local and collector streets
- School site dedication large enough for two schools
- Larger parks with larger and more varied amenities
- Network of pocket parks, greenbelts
- Amenity center with pool
- Upgraded commercial landscaping standards
- Upgraded residential design standards, including building materials (building materials need to be in development agreement for enforceability)

Upgraded features of Seawillow Ranch (Cont'd)

- Central commercial area integrated into development
- Alley loaded housing types (on lots less than 50' wide) with alleys maintained by HOA—will replace front-garage curb cuts with continuous tree-lined street frontages
- Centralized stormwater management facilities
- Will follow Dripping Springs' dark sky certified lighting ordinance
- Shorter residential block length limit (600 feet vs 800 ft in subdivision ordinance)
- Off-site traffic improvements scaled to impact of larger development, rather than lesser incremental improvements made for smaller developments



RESIDENTIAL LOT SUMMARY				
ZONING/DEVELOPMENT TYPE	AREA (AC)	DENSITY (UNITS/AC)	ESTIMATED YIELD	
MEDIUM DENSITY RESIDENTIAL (RMD)	SP-2 (5,500 SF, 50 x 110)	132.2	-	922
	(4,400 SF, 40 x 110)	103.3	11	918
	(3,300 SF, 30 x 110)	33.1	-	294
HIGH DENSITY RESIDENTIAL (RHD)	SP-2 (3,300 SF, 30 x 110)	7.8	11	92
	MULTI-FAMILY	15.04	24	280
TOTAL RESIDENTIAL UNITS		2,887		

COMMERCIAL/RETAIL	
COMM. CENTRAL BUSINESS - CCB	22.49
COMM. MEDIUM BUSINESS - CMB	16.44
TOTAL COMMERCIAL/RETAIL	38.93

PUBLIC & INSTITUTIONAL	
REGIONAL SANITARY LIFT STATION	1.42
WATER TOWER	0.96
TOTAL PUBLIC / INSTITUTIONAL	2.38

PARKS/OPEN SPACE / COMMUNITY CENTER	
SCHOOL	41.42
PARK/OPEN SPACE	23.16
AMENITY CENTER	3.51
ADDITIONAL GREENSPACE (G)	85.44
TOTAL PARKS/ OPENSPACE / COMMUNITY CENTER	153.53

1. GREENSPACE WITHIN RESIDENTIAL AREAS FOR PUBLIC ACCESS AND/OR STORMWATER MANAGEMENT
2. GREENSPACE WITHIN RESIDENTIAL AREAS FOR PUBLIC ACCESS AND/OR STORMWATER MANAGEMENT

Blue dashed line	ARTERIAL (80 FT)
Red dashed line	COLLECTOR / COMMERCIAL LOCAL (60 FT)
Black dashed line	LOCAL (50 FT) / ALLEY (30 FT)

Seawillow Ranch Proposed Phasing and Absorption Schedule

LUE Absorption by Land Use			
Phase	Uses	LUEs	Cumulative LUEs
1	Single-Family Detached	414	414
	Total	414	
2	Single-Family Detached	266	781
	Townhomes	34	
	School	67	
	Total	367	
3	Single-Family Detached	267	1171
	Townhomes	33	
	Commercial	50	
	School	40	
	Total	390	
4	Single-Family Detached	300	1521
	Commercial	50	
	Total	350	
5	Single-Family Detached	250	1861
	Multi-Family	90	
	Total	340	
6	Single-Family Detached	250	2201
	Multi-Family	90	
	Total	340	
7	Single-Family Detached	200	2451
	Commercial	50	
	Total	250	
8	Single-Family Detached	185	2676
	Commercial	40	
	Total	225	

Proposed Project Phasing						
Phase	Uses	Construction Start	1st Home Built	Last Home Completed	LUEs	LUEs Cumulative
1	SF	Q1-2024	Q3-2025	Q2-2027	414	414
2	SF/TH/Sch	Q2-2025	Q4-2026	Q1-2028	367	781
3	SF/TH/Sch	Q3-2026	Q1-2028	Q2-2029	390	1171
4	SF/Comm	Q4-2027	Q2-2029	Q3-2030	350	1521
5	SF/MF	Q1-2029	Q3-2030	Q4-2031	340	1861
6	SF/MF	Q2-2030	Q4-2031	Q1-2033	340	2201
7	SF/Comm	Q3-2031	Q1-2033	Q2-2034	250	2451
8	SF/Comm	Q4-2032	Q2-2034	Q3-2035	225	2676

Development LUE Calculation			
Use	Units/Acreage	LUE Conversion	LUEs
Single-Family Detached	2132	1	2132
Townhomes	95	0.7	67
Multi-Family	360	0.5	180
School	1600	15	107
Commercial	38	5	190
			2676

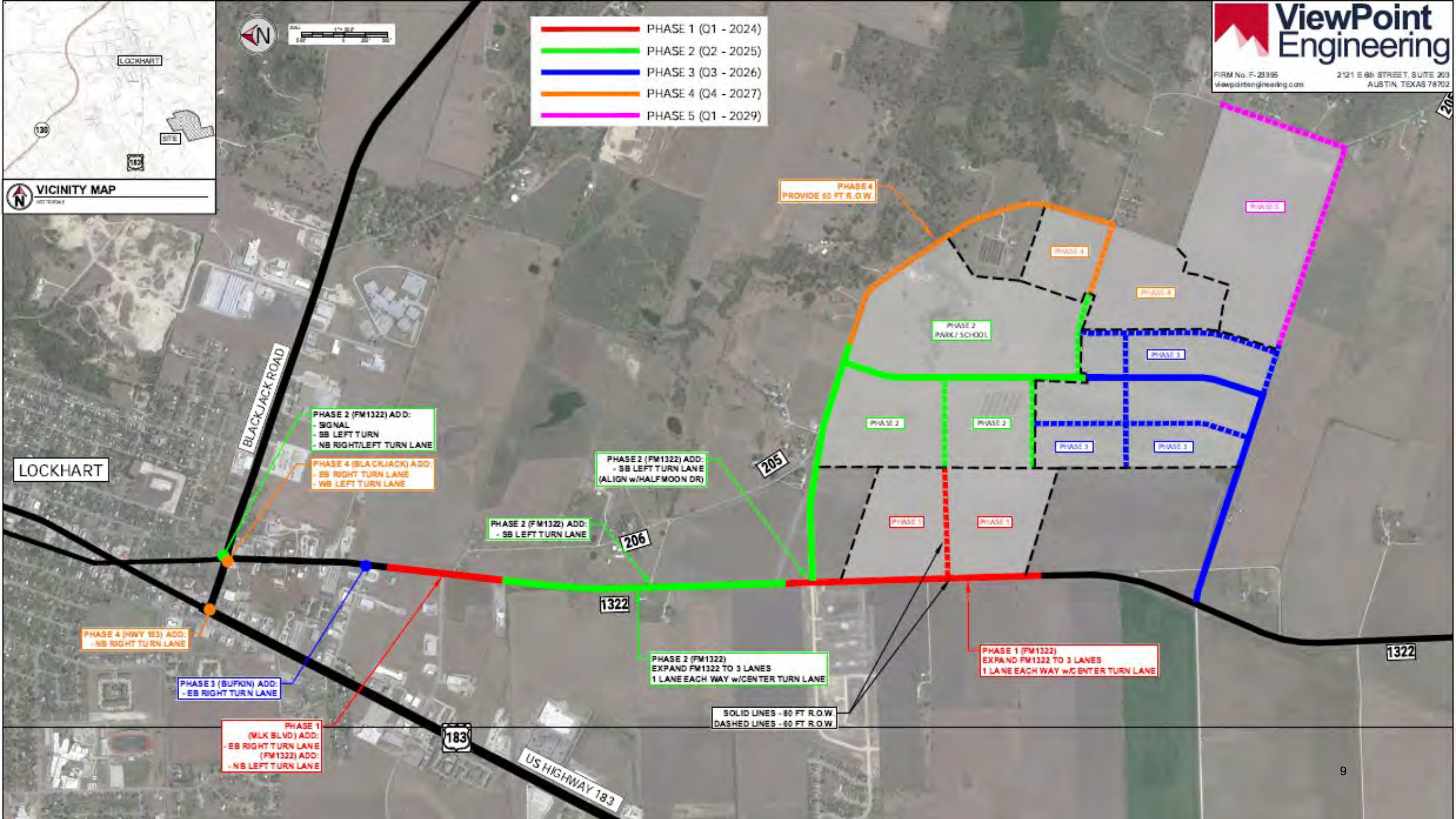
Living Unit Equivalent (LUE) is a planning tool that is a measure of the typical flow of water used and wastewater produced by a single-family residence.

Transportation

- Seawillow has submitted a Traffic Impact Analysis (TIA) to TxDOT that is still under review. The TIA submitted has many offsite improvements that will be phased in over time.
- TxDOT may have additional recommendations or remediations based on their review of the TIA.
- There aren't any Road Impact Fee reimbursement projects associated with this project.



- PHASE 1 (Q1 - 2024)
- PHASE 2 (Q2 - 2025)
- PHASE 3 (Q3 - 2026)
- PHASE 4 (Q4 - 2027)
- PHASE 5 (Q1 - 2029)



Drainage

- The developer will be responsible for determining the total detention capacities needs for the development.
- Each phase of the project must will require the completion of the necessary detention and storm drain requirements prior to completion of that phase.
- The hydraulic analysis will be reviewed and must be approved by the City Engineer prior to the start of any development, including PDDs.
- According to the City's Municipal Code, the post development runoff cannot exceed the predevelopment runoff from the project.

Water Distribution System

- Seawillow Rach is currently located outside of the City's Water Certificate of Convenience and Necessity (CCN) and the property currently resides in Aqua Water Supply Corporation's CCN. A request to release from the current CCN to the City's CCN will be required to serve the development.
- There are currently no CIPs or water impact fee project associated with this project's location.

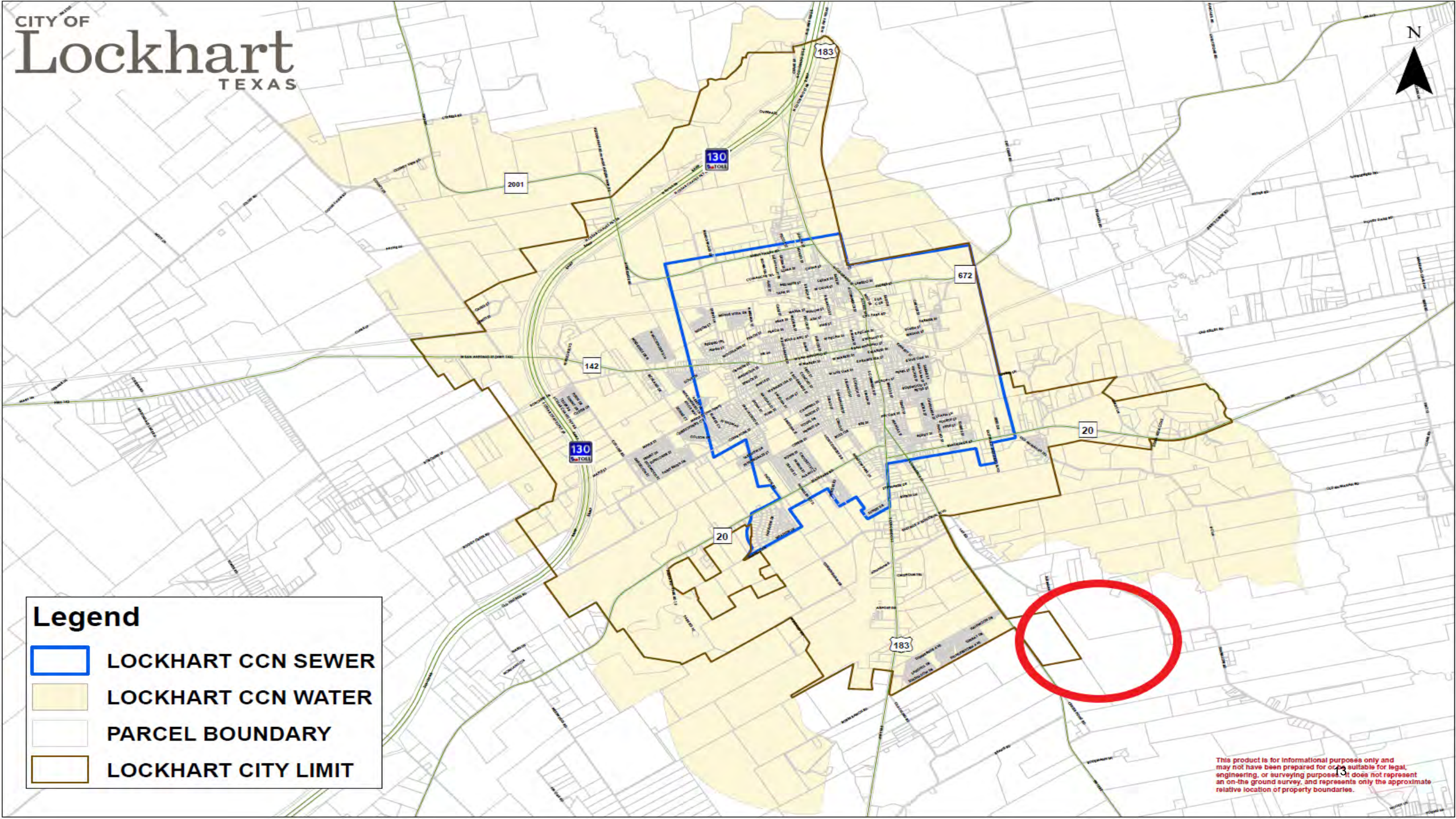
Water Distribution System (Cont'd)

- The Seawillow Development would require a minimum of **two 12” water main connections** along FM1322 to loop the water system. These would be connected to the existing 12” water main along FM 1322.
- Based on current information provided by the developer, a **500,000-gallon Elevated Storage Tank (EST)** would be necessary to serve this development. The City could consider upsizing a 500,000-gallon EST to a **1,000,000-gallon EST** if it is financially a good idea and an overall benefit to the system. The developer is proposing donation of an approximately 1-acre site to accommodate the new elevated water storage tank.



Legend

-  LOCKHART CCN SEWER
-  LOCKHART CCN WATER
-  PARCEL BOUNDARY
-  LOCKHART CITY LIMIT





LOCKHART

130

SITE

183

VICINITY MAP

NOT TO SCALE

EXISTING WATER PLANT

PHASE 2
PROPOSED 500K GAL
ELEVATED WATER TANK

PHASE 2
INSTALL 12" WATER
NEW COLLECTOR
TO WATER TANK

EXISTING
12" WATER MAIN

PHASE 1
EXTEND 12" WATER
MAIN WITHIN FM1322

1322

183

US HIGHWAY 183

1322

205

206

BLACKJACK ROAD

LOCKHART

**SEAWILLOW MASTER DEVELOPMENT
WATER INFRASTRUCTURE IMPROVEMENTS**

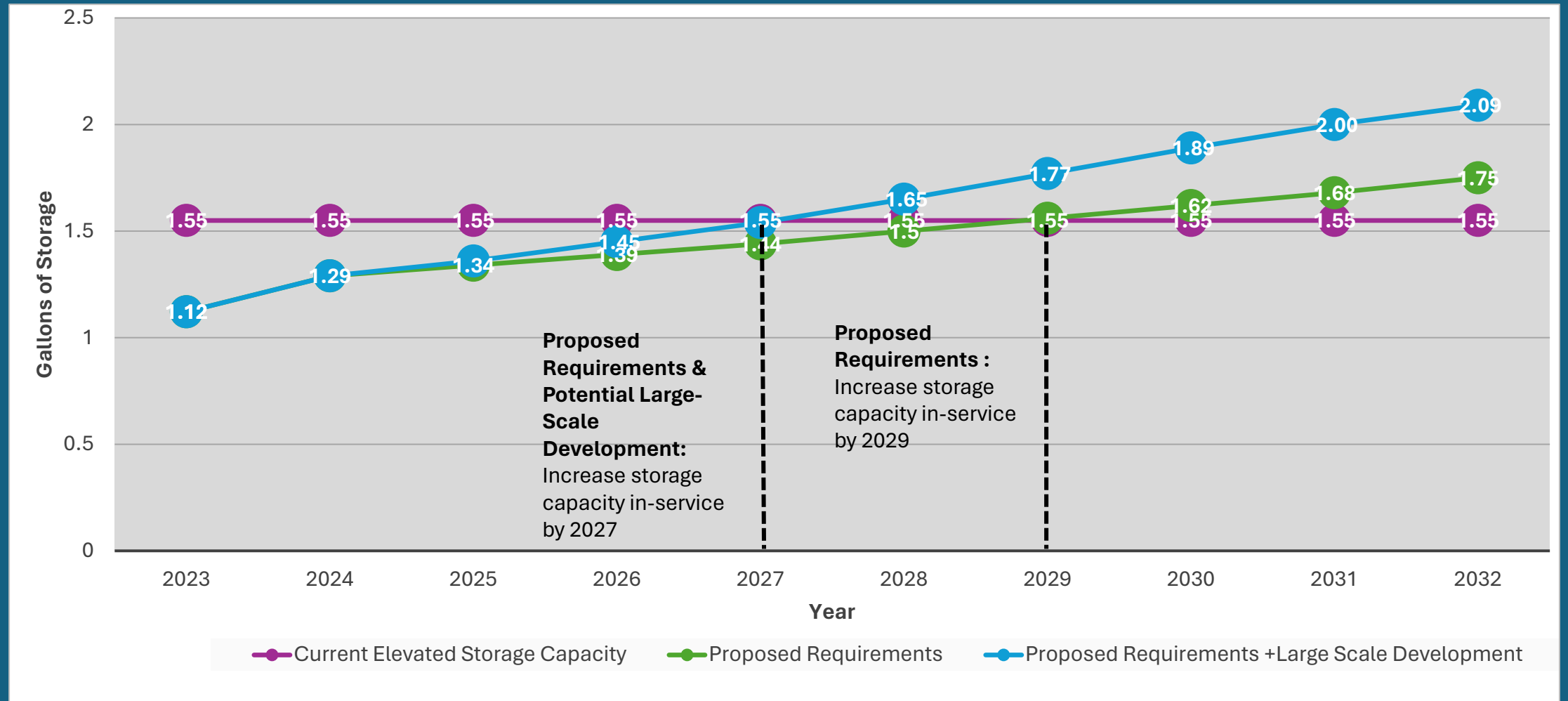
CALDWELL COUNTY, TEXAS

February 2024

**PRELIMINARY
NOT FOR CONSTRUCTION**

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Elevated water Storage Capacity (MG)



- *Assumes one connection/LUE per building permit (~10% growth).
- Systems are required to have 200 gallons per connection in elevated storage per TCEQ.
- The City currently has 1,550,000 gallons of storage in elevated tanks.

Water Treatment System

- The City's current pumping capacity at the Water Treatment Plant is **5.18 MGD** and is in need of increasing this amount based on the current requirements of TCEQ.
- Seawillow Ranch at buildout will increase the supply capacity need by **1.9MGD**. This system at the Water Treatment Plant would need to be upgraded as a result of the additional capacity need and the Seawillow Development may be subject to contribution based on the amount of capacity need to serve the development.
- Based on the development's water use needs, additional groundwater wells in the City's well field would be beneficial to offset the capacity needs of the development. These new water wells could be eligible for financing through the PID.

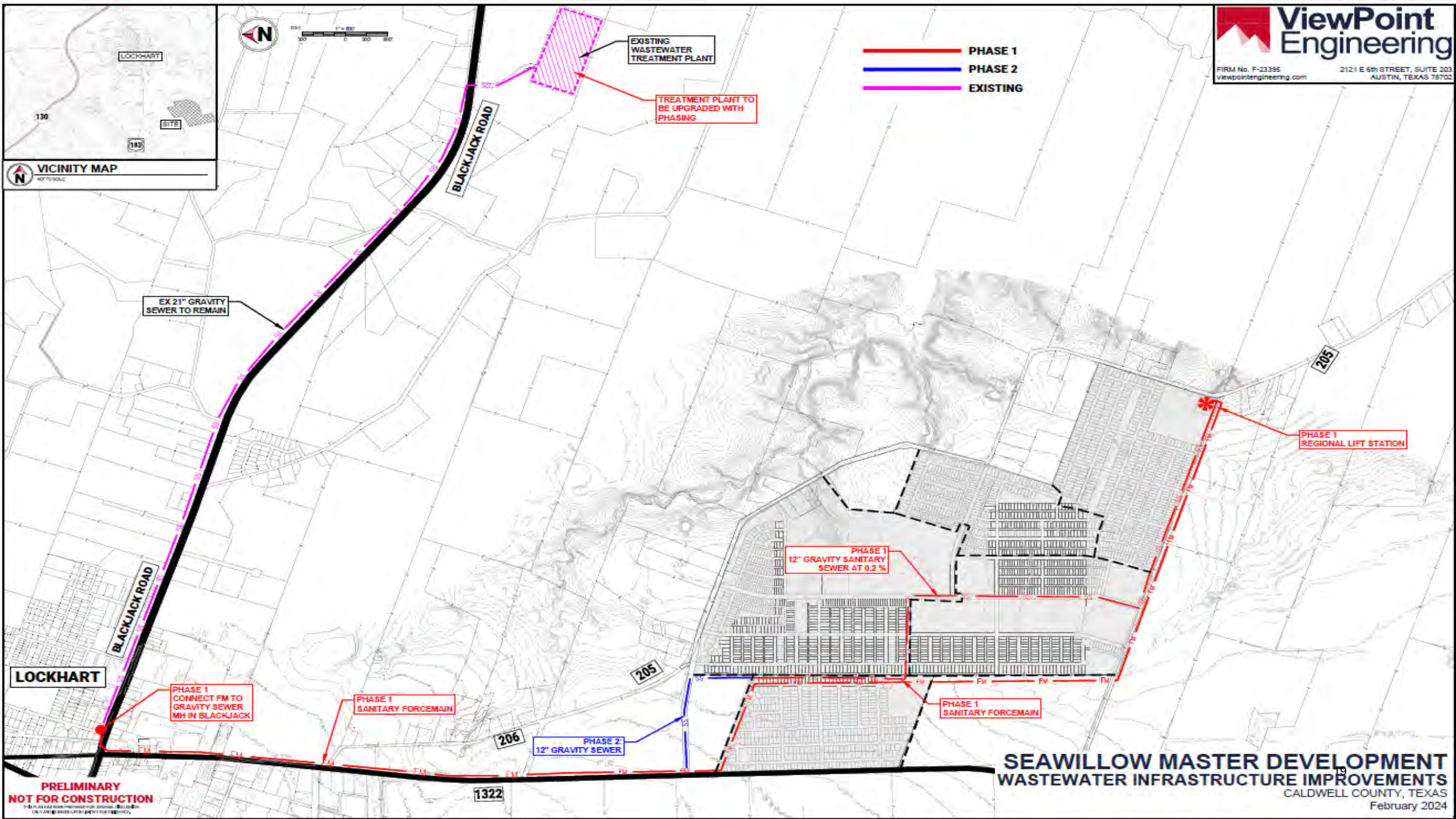
Current and Projected water supply capacity

Year	Proposed Population	Projected Peak Water Usage (MGD)	Required Supply Capacity		Treated Supply Water Capacity (MGD)	Capacity w/ Treated Water from Luling (MGD)	Plant Capacity W/ HSP Improvements	Milestones
			Proposed Requirements	Proposed Requirements +Large Scale Development				
2023	18,372	2.87	4.85	4.85	4.70	5.70	5.18	CGSP Delivery
2024	19,153	2.99	5.59	5.59	6.92	7.92	5.18	Additional supply capacity needed for City/ Apply for TCEQ Variance (in process)
2025	19,967	3.12	5.83	5.93	6.92	7.92	5.18	
2026	20,816	3.25	6.08	6.36	6.92	7.92	5.18	
2027	21,701	3.39	6.33	6.80	6.92	7.92	5.18	
2028	22,623	3.53	6.60	7.30	6.92	7.92	5.18	
2029	23,584	3.68	6.88	7.84	7.37	8.37	5.18	
2030	24,586	3.84	7.18	8.38	7.37	8.37	5.18	Required supply capacity exceeds the total available water capacity if Large Scale Development Occurs
2031	25,631	4.00	7.48	8.89	7.37	8.37	5.18	
2032	26,720	4.17	7.80	9.29	7.37	8.37	5.18	
2033	27,856	4.35	8.13	9.79	7.37	8.37	5.18	
2034	29,040	4.53	8.48	10.30	7.37	8.37	5.18	Required supply capacity exceeds the total available water capacity
2035	30,274	4.72	8.84	10.74	7.37	8.37	5.18	

- 4.70 MGD represents Lockhart well field production capacity without the influence of Luling Surface water (1 MGD).
- 6.92 MGD represents the Lockhart well field production and the 3,000 acre-feet of water from the Carrizo Groundwater Supply Project with the removal of 500 acre-ft that will be sold to users from 2024 to 2028.
- 7.37 MGD represents the Lockhart well field production and the 3,000 acre-feet of water from the Carrizo Groundwater Supply Project.
- High service pumps (HSPs) are under construction and will increase water distribution into the system to 5.18 MGD. 5.18 MGD will represent the capacity with the largest HSP out of service. Other water plant upgrades will be necessary in the future to accommodate projected supply capacities.
- With updated projections of the Potential Large-Scale Development. Required Supply Capacity will exceed the City's Total Supply Capacity by 2029 (including Luling and Carrizo)

Wastewater Collection System

- The project will require a force main (pressurized sewer line that pumps wastewater to a higher elevation gravity wastewater line) and regional lift station to bring wastewater to the City's lines along FM 1322 with a connection on Blackjack Street. These projects are shown on the Wastewater Impact Fee Report CIPs at an estimated cost of \$2,500,000; could be eligible for up to 50% of reimbursement of the project costs.
- Currently the Regional LS and FM are only shown to serve the Seawillow development; however, the City may consider upsizing the capacity of the lift station to offer wastewater services in areas beyond this proposed development.
- The 24" wastewater trunkline along Blackjack Street will need to be increased in size to a 30" main to handle the capacity of this development prior to total buildout of the phases. The PID would be responsible to fund this upgrade to accommodate the development.



Wastewater Treatment System

- Seawillow Ranch's wastewater discharge would be exclusively treated at Wastewater Treatment Plant (WWTP) #2 at FM 20.
- The FM 20 WWTP has a design capacity of 1.5MGD and is subject to the TCEQ 75/90 rule for the design and construction on capacity upgrades.
- At current projections without Seawillow Ranch, the WWTP at FM 20 would be required design to begin in 2030 with construction anticipated to start in 2035.
- Based on current projections with Seawillow Development, the FM 20 WWTP expansion design would be required to start in 2028 (2-years earlier) and construction to begin in 2030(5-years earlier).
- At full buildout of Seawillow (2035), the City is projected to produce 1.38MGD of wastewater flow to the FM 20 Plant and Seawillow would contribute 0.447MGD. The combined flow would be ~1.83MGD or 122% of current design capacity.
 - At full buildout, the City is projected to produce 75% of total flow to FM20 and Seawillow produces 25%.

Wastewater Treatment System(Cont'd)

- Based on current projections with Seawillow, the FM 20 WWTP expansion design would be required to start in 2028 (2-year increase) and construction to begin in 2030(5-year increase).
- At full buildout of Seawillow (2035), the City is projected to produce 1.38MGD of wastewater flow to the FM 20 Plant and Seawillow would contribute 0.447MGD. The combined flow would be ~1.83MGD or 122% of current design capacity.
 - At full buildout, the City is projected to produce 75% of total flow to FM20 and Seawillow produces 25%.

Current and Projected Wastewater supply capacity

Year	Population	Larremore WWTP #1 Peak 3-Month Capacity (%)		FM20 WWTP #2 Peak 3-Month Capacity (%)	
		Updated Building Permit Data*	Updated Building Permit Data* + Potential Large-Scale Development	Updated Building Permit Data*	Updated Building Permit Data* + Potential Large-Scale Development
2023	18,372	43%	43%	55%	55%
2024	19,153	45%	45%	58%	58%
2025	19,967	46%	48%	61%	62%
2026	20,815	48%	54%	63%	68%
2027	21,700	50%	60%	66%	73%
2028	22,622	53%	68%	69%	80%
2029	23,584	55%	75%	71%	86%
2030	24,586	57%	83%	75%	93%
2031	25,631	60%	90%	77%	99%
2032	26,720	62%	94%	81%	104%
2033	27,856	65%	100%	85%	111%
2034	29,040	67%	106%	88%	117%
2035	30,274	70%	109%	92%	122%
2036	31,561	74%	113%	95%	125%
2037	32,902	76%	115%	99%	129%
2038	34,300	80%	119%	104%	134%
2039	35,758	83%	122%	108%	138%
2040	37,278	86%	125%	113%	142%

- Red = 75%-TCEQ requires design for additional capacity to begin; Green = 90%-TCEQ requires acquisition of permits for construction
- The City of Lockhart has two Wastewater Treatment Plants. WWTP #1 has design capacity of 1.1 MGD and WWTP #2 has a design capacity of 1.5 MGD. The combined design capacity of the two WWTPs is 2.6 MGD.
- WWTP #1 has a transfer pump station located in the treatment plant that has the capability to pump some or all of the designed flow capacity to WWTP #2.

Additional Remarks and Considerations

- The proposed development is in Bluebonnet Electric's service area and would serve the community with electrical service.
- Street lighting would be constructed to meet city lighting standards.
- All materials used for infrastructure must meet or exceed the City's Construction Standards.
- Once the infrastructure for each phase is accepted by the City, a **two-year warranty** period would be in effect. The City would be responsible for maintenance of the new infrastructure after the two-year period.
- Newly added public parks and public spaces would be maintained and operated by City staff, unless other duties of maintenance are established with the PID.
- Staffing will need to be increased to operate, maintain, and protect the newly annexed area, should the PID be approved (Water/Wastewater Maintenance Workers, Park Workers, Police, Fire, Etc.).