

PUBLIC NOTICE
AGENDA
LOCKHART CITY COUNCIL
December 2, 2025
CLARK LIBRARY ANNEX-COUNCIL CHAMBERS
217 SOUTH MAIN STREET, 3RD FLOOR
LOCKHART, TEXAS

6:30 P.M. WORK SESSION (No Action)

Work session will be held to receive briefings and to initially discuss all items contained on the Agenda posted for 7:30 p.m. Generally, this work session is to simplify issues as it relates to the agenda items. No vote will be taken on any issues discussed or reviewed during the work session except to the extent specifically authorized under the Texas Open Meetings Act.

DISCUSSION ONLY

- A. Discuss awarding an annual fuel bid to Energex, DBA - On-Site Fuels, Inc., of Gonzales, Texas with a profit margin of \$0.0495 cents per gallon of gasoline and \$0.0495 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year. **4-8**
- B. Discuss the City Council minutes of the November 19, 2024, December 3, 2024, December 17, 2024, and January 7, 2025 meetings. **9-38**
- C. Announcement of nomination of Massimo Gerosa to the Lockhart Economic Development Corporation by Mayor Lew White for a term to expire in November 2026. **39-43**
- D. Announcement of nomination of Kara McGregor to the Lockhart Economic Development Corporation by Mayor Pro-Tem Jeffry Michelson for a term to expire in November 2026. **44-48**
- E. Discuss semi-annual report concerning the status of implementation of Chapter 31, "Impact Fees" of the Lockhart Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvement plans, or impact fees. **49-53**
- F. Discussion regarding a Subdivision Improvement Agreement with RODG DT Seawillow Prop LLC for the Seawillow Ranch Subdivision and authorize the City Manager to execute the agreement. **54-72**

7:30 P.M. REGULAR MEETING

1. CALL TO ORDER

Mayor Lew White

2. INVOCATION, PLEDGE OF ALLEGIANCE

Invocation. Pledge of Allegiance to the United States and Texas flags.

3. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the City Council on issues that are or are not on the agenda. No discussion can be carried out on the citizen/visitor comment about items not on the agenda. Comments are limited to three minutes per speaker.

4. PUBLIC HEARING/COUNCIL ACTION

- A. Hold a PUBLIC HEARING and discussion regarding applications ZC-25-06 and PDD-25-01 by Luke Caraway with ViewPoint Engineering on behalf of RODG Seawillow Prop Co, LLC, and discussion and/or action to consider Ordinance 2025-28 for a ZONING CHANGE from RMD Residential Medium Density District to PDD Planned Development District including the adoption of a PDD Development Plan on a total of 89.775 acres in the John A. Neill League, Abstract No. 20, located at 2400 FM 1322. **73-114**

5. CONSENT AGENDA

- A. Approve the City Council minutes of the November 19, 2024, December 3, 2024, December 17, 2024, and January 7, 2025 meetings. **115-144**
- B. Accept the semi-annual report concerning the status of implementation of Chapter 31, "Impact Fees" of the Lockhart Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvement plans, or impact fees. **145-149**

6. DISCUSSION/ACTION ITEMS

- A. Discussion and/or action regarding awarding an annual fuel bid to Energex, DBA - On-Site Fuels, Inc., of Gonzales, Texas with a profit margin of \$0.0495 cents per gallon of gasoline and \$0.0495 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year. **150-154**
- B. Discussion and/or action regarding announcement of nomination of Massimo Gerosa to the Lockhart Economic Development Corporation by Mayor Lew White for a term to expire in November 2026. **155-159**

- C. Discussion and/or action regarding announcement of nomination of Kara McGregor to the Lockhart Economic Development Corporation by Mayor Pro-Tem Jeffry Michelson for a term to expire in November 2026. 160-164
- D. Discussion and/or action regarding approval of a Subdivision Improvement Agreement with RODG DT Seawillow Prop LLC for the Seawillow Ranch Subdivision and authorize the City Manager to execute the agreement. 165-183

7. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Updates on the Downtown Revitalization Project.
- Update on the Downtown tourism marketing and advertising campaign.
- Community survey regarding the future Indoor Recreation Center is now live.
- Mayor's Christmas Tree Lighting to take place Friday, December 5 at 7 p.m.
- Lighted Christmas Parade for A Christmas to Remember will take place Saturday, December 6 at 7 p.m.

8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

9. 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 November 24, 2025 at 4:00 p.m.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discuss awarding an annual fuel bid to Energex, DBA - On-Site Fuels, Inc., of Gonzales, Texas with a profit margin of \$0.0495 cents per gallon of gasoline and \$0.0495 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: The City uses approximately 60,000 gallons of gasoline and 20,000 gallons of diesel per year. Fuel bids were sought in compliance with State law. Four bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the lowest bid was submitted by On-Site Fuels, Inc., of Gonzales, Texas at \$0.0495 profit per gallon of gasoline and \$0.0495 profit per gallon of diesel. On-Site Fuel is the City's current fuel distributor and provides the City with exceptional service. The contract for fuel services is from January 1, 2026 until December 31, 2026, if approved.

PROJECT SCHEDULE (if applicable): Contract Period- January 1, 2026 through December 31, 2026

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): These funds are budgeted line items across multiple departments listed as fuel expense.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the bid submitted by Energex, DBA-On-Site Fuels, Inc.

LIST OF SUPPORTING DOCUMENTS: On-Site Fuels, Inc. Fuel Bid 2026, Fuel Bid Notice 2026, 2026 Fuel Bid Selection Data

City of Lockhart, Texas

Council Agenda Item Cover Sheet



**CITY OF LOCKHART
PUBLIC WORKS DEPARTMENT
2026 Annual Fuel Bid Package**

Unleaded Plus Gasoline
No. 2 Dyed Diesel

Bid Opening Information:

Date: November 20, 2025
Time: 10:00 am
Place: Lockhart City Hall
PO Box 239
308 W. San Antonio Street
Lockhart, Texas 78644

Bid

2,500 gallon Min. Delivery

<u>Fuel Type</u>	<u>Profit Margin Per Gallon</u>
Unleaded Plus	\$0. <u>0495</u> per gal. over OPIS
No. 2 Dyed Diesel	\$0. <u>0495</u> per gal. over OPIS

All deliveries to be made to 705 Wichita Street during normal business hours unless otherwise specified. During the term of the contract, fuel price may increase or decrease based on the *Daily Oil Price Information Service* (OPIS) Price from Austin, TX, RACK. The amount designated by the supplier's profit margin per gallon will remain constant for the term of the contract, which is for one calendar year beginning on January 1, 2026.

ON-Site Fuels, INC.
Supplier Firm (Printed)
TREY BUOD Ops. Dir.
Printed name and title
Trey Buod
Signature
11/19/25
Date

Approved by the Lockhart City Council on: _____

Lew White, Mayor

CITY OF LOCKHART PUBLIC BID FOR FUELS

The City of Lockhart is accepting annual supply bids for approximately 60,000 gallons of unleaded plus gasoline and 20,000 gallons of No. 2 dyed diesel fuel. A minimum of two-thousand five hundred (2,500) gallons would be ordered at any given time. The price of fuels may increase or decrease based on the Daily *average* Oil Price Information Service (OPIS) price published each Thursday from the Austin, Texas, Rack. The amount designated as the supplier's profit margin per gallon must include delivery and must remain the same during the term of the contract. The contract term will be one calendar year beginning on January 1, 2026. Bid award may be separate for each fuel. Required forms for bid submittal are available on the City's website at www.lockhart-tx.org or the Public Works Office at 705 Wichita Street during normal business hours.

Bids must be received by ***10 am, Thursday, November 20, 2025 at City Hall, 308 W. San Antonio Street, PO Box 239, Lockhart, Texas 78644.*** Bids not received by this time and date will be rejected. Bid envelopes should be externally marked to indicate ***"Fuel Bids"***.

The City of Lockhart reserves the right to reject any and all fuel bids.

Fuel Bids Synopsis-Top Two Companies 2026

<u>Company and Bid Analysis</u>	<u>Volume</u>	<u>Margin</u>	<u>Extension</u>
Energex, DBA-On-Site Fuels		Gonzales, TX	
Gasoline	60,000	\$ 0.0495	\$ 2,970.00
Diesel	20,000	\$ 0.0495	\$ 990.00
		Total	\$ 3,960.00
Golden West Oil		New Braunfels, TX	
Gasoline	60,000	\$ 0.0495	\$ 2,970.00
Diesel	20,000	\$ 0.0795	\$ 1,590.00
		Total	\$ 4,560.00
Petroleum Distribution		San Antonio, TX	
Gasoline	60,000	\$ 0.0625	\$ 3,750.00
Diesel	20,000	\$ 0.0450	\$ 900.00
		Total	\$ 4,650.00
Global Montell Group Corp.		Waltham, MA	
Gasoline	60,000	\$ 0.1989	\$ 11,934.00
Diesel	20,000	\$ 0.1950	\$ 3,900.00
		Total	\$ 15,834.00

Energex, DBA On-Site Fuels, Inc. is recommended for the bid award by staff.

**REGULAR MEETING
LOCKHART CITY COUNCIL**

NOVEMBER 19, 2024

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Holly Malish, Economic Development Director
Michael Mendoza, Animal Control Officer
Keeli Michna, Finance Director
Will Wachel, City Engineer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Gary Williamson, Police Chief
Andrew Devaney, Building Official
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Mike Kamerlander, President of the Hays Caldwell Economic Development Partnership (HCEDP); Will Wachel of TRC; Citizens: Joel Gangle and Anita Strayer; and, Mirza Baig of PSC.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. DISCUSS RESOLUTION 2024-32 CANVASSING THE SPECIAL ELECTION HELD NOVEMBER 5, 2024 TO CONSIDER A PROPOSITION AND ASSOCIATED CHANGES TO THE CITY'S CHARTER.

Ms. Bowermon stated that the Resolution provides the final election results to canvass the November 5, 2024 City of Lockhart Special Election.

Mayor White read the official election results as follows:

		ABSENTEE	EARLY VOTING	ELECTION DAY	TOTAL
PROPOSITION	For	128	2,867	724	3,719
	Against	75	1,418	254	1,747

Mayor White announced that a vote for the November 5, 2024 will be conducted during the regular meeting.

B. PRESENTATION AND DISCUSSION ON HAYS CALDWELL ECONOMIC DEVELOPMENT PARTNERSHIP, FORMERLY THE GREATER SAN MARCOS PARTNERSHIP.

Mike Kamerlander, President of the Hays and Caldwell Economic Development Partnership stated that, founded nearly fourteen years ago, the Greater San Marcos Partnership (GSMP) formed and joined with surrounding communities, including Lockhart, to promote the region. Working together, GSMP has been instrumental in turning the partnering communities into a vibrant economic hub, attracting new businesses, encouraging innovation, and promoting sustainable development. Yet, as the area continued to expand and the needs of the surrounding counties grew, the organization recognized the necessity of a brand that mirrored its growing scope. The decision to rebrand as the Hays Caldwell Economic Development Partnership (HCEDP) stems from the organization's desire to emphasize its inclusive focus on both Hays and Caldwell counties. Communities such as Kyle, Buda, and Lockhart have seen rapid growth and have become vital contributors to the area's prosperity.

Mayor White announced that Mayor Pro-Tem Sanchez is not feeling well and will not attend the meeting.

C. PRESENTATION AND PROGRESS REPORT FROM TRC REGARDING THE FEASIBILITY TO ESTABLISH A RAILROAD QUIET ZONE.

Mr. Kelley stated that on April 16, 2024, Council heard a presentation regarding the process of establishing railroad quiet zones, which locomotive horns are not required to routinely sound through at-grade crossings, and the considerations needed to establish those zones. Following this meeting, the City Engineer began a feasibility study based on the requirement for establishment. Tonight's presentation will be a progress report and update to establish a railroad quiet zone within the city limits of the City of Lockhart.

Will Wachel of TRC provided an update about the proposed railroad quiet zones. There was discussion.

D. DISCUSS ORDINANCE 2024-35 REGARDING ESTABLISHING MAXIMUM NUMBER OF DOGS AND CATS IN AND ON RESIDENTIAL PROPERTIES.

Chief Williamson stated that the Animal Shelter Advisory Board has recommended an ordinance that aims to regulate the number of dogs and cats that residents may keep on their properties, establishing a combined limit of five animals per household to enhance public health, safety, and welfare. This ordinance applies to all residential properties within Lockhart, including single-family homes, apartments, and townhouses. An important exception to this rule allows current pet owners who already exceed the limit to keep their animals, provided they register them with the Lockhart Animal Shelter within 90 days of the ordinance's effective date. However, these owners will not be allowed to replace any pets that pass away until their total animal count is within the set limit. Enforcement will be managed by the Lockhart Animal Control Department, and penalties for non-compliance range from fines starting at \$200, with escalating fines for repeated violations. Notably, the ordinance exempts licensed animal shelters, rescue organizations, fosters, and state-licensed commercial breeders. Residents seeking an exception to the animal limit may also apply for a variance, which will be evaluated on a case-by-case basis. This measure supports a balanced approach by controlling the pet populations in residential areas while accommodating existing pet owners and supporting animal welfare organizations. By setting a clear standard for responsible pet ownership, the ordinance aims to reduce issues related to overcrowding, improve living conditions for pets and residents, and strengthen animal control efforts, fostering a safer and more

harmonious community environment. Within the past few months, Animal Control Officers have dealt with two cases of animal hoarding at residences in Lockhart.

Michael Mendoza, Animal Control Officer, provided information about the procedure to control the number of animals at a residence.

There was discussion.

E. DISCUSS ORDINANCE 2024-36 REGARDING MICROCHIPPING DOGS AND CATS WITHIN THE CITY OF LOCKHART.

Chief Williamson stated that the Animal Shelter Advisory Board has recommended an ordinance requiring all pet owners within city limits to microchip their dogs and cats to promote responsible pet ownership, increase pet recovery rates, and enhance public safety. Key highlights of this ordinance include mandatory microchipping by a licensed professional or trained animal shelter staff, registration of each pet's unique ID in a national recovery database, and regular updates to contact information. Owners have 180 days from the ordinance's effective date to comply. Enforcement will be managed by Lockhart Animal Control, with fines for non-compliance starting at \$200 and escalating with repeated violations. Exceptions to the ordinance include exemptions for pets under three months, cats in the Trap-Neuter-Release (TNR) program with ear notching, animals with documented medical conditions that are not conducive to microchipping (verified by a veterinarian), and reasonable accommodation for individuals with religious objections unless it presents a public health hazard. This ordinance benefits the community by facilitating the return of lost pets to their owners, reducing stray populations, and promoting a safer, more responsible pet environment in Lockhart. If approved, Chief Williamson recommended a fee of \$15 for microchipping to cover the cost of the chip and associated supplies. There was discussion.

F. DISCUSSION REGARDING RESOLUTION 2024-30 ACCEPTING A PETITION FOR ANNEXATION AND SETTING THE DATE FOR A PUBLIC HEARING REGARDING THE PROPOSED ANNEXATION OF 84.891 ACRES IN THE JOHN A. NEILL SURVEY, A-20 LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD.

Mr. Fowler stated that the proposed resolution is to accept the petition for annexation and schedule the public hearing for 85 acres located east of the intersection of FM 1322 and Centerpoint Road. If the petition is accepted, the hearing will be held on December 17th. As is required by state law, there will be a notification placed in the Lockhart Post-Register and letters sent to affected agencies and utilities between the 10th and 20th days prior to the public hearing.

G. DISCUSS AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE SOUTH CENTRAL PLANNING AND DEVELOPMENT COMMISSION (SCPDC), THROUGH ITS AGENT, CAPCOG, AND THE CITY OF LOCKHART FOR THE LICENSEE USE OF THE MYGOVERNMENTONLINE (MGO) PLANNING & PERMITTING SOFTWARE.

Mr. Devaney stated that the City of Lockhart does not currently utilize Code Enforcement or Planning and Zoning Software. This Interlocal Agreement is for the Licensee use of South Central Planning and Development Commission's (SCPDC) MyGovernmentOnline (MGO) System. MyGovernmentOnline is a government software system that provides an online application and review platform for Building Inspections & Permitting, Code Enforcement, and Planning and Zoning staff and citizens to utilize. This software will be customized to the City of Lockhart's specific needs. Converting to a comprehensive system that can support all areas of responsibility for the Development Services departments is vital to maintain efficiency with the current and expected growth of Lockhart. The City of Lockhart processed approximately 4,300 permits for calendar year 2023. The use of MGO will provide paperless operation

and mitigate staff demands by reducing the manual processing of permits and planning applications. This will improve our quality of service to citizens and contractors by increasing efficiency and providing accessibility to an online and mobile application to review the status of applications. This software will allow citizens to submit Code Enforcement complaints online, and provides support for Code Enforcement officers to correspond with citizens on case status. Building permits will be capable of being applied for, approved, and paid for online. This will decrease foot traffic and increase convenience for permit applicants. This software has been verified to integrate with the city's current accounting system for proper records of permit payments. Building permit holders will also be able to generate online inspection requests, retrieve inspection reports, see pass/fail information, as well as receive Certificates of Occupancy online. Rezoning, Replatting and Variance applications will be available in the Planning and Zoning module. The MGO software will also assist in tracking key development service metrics. Lockhart staff will be able to export key data, including permit volume, code cases initiated and completed, inspection volume and many others. There are multiple regional municipalities that currently utilize this software. Regional municipalities include Bastrop, Bastrop County, Buda, Caldwell County, Dripping Springs, Elgin, Fredricksburg, Georgetown, Hays County, LCRA, Manor, and San Marcos. The term of the proposed Interlocal Agreement is two years with an automatic renewal of twelve (12) months thereafter.

There was discussion.

H. DISCUSS RESOLUTION 2024-31 AUTHORIZING THE CITY MANAGER TO ENTER AN ADVANCE FUNDING AGREEMENT (AFA) WITH TXDOT FOR WILDLIFE FENCING IMPROVEMENTS AT THE LOCKHART MUNICIPAL AIRPORT.

Mr. Kelley stated that TxDOT has several programs aimed at assisting with funding airport maintenance projects, which the City has participated in the past. On January 4, 2022, a letter of intent was sent to TxDOT requesting use of Federal funds for the Lockhart Municipal Airport to make improvements to the runway, taxiway, fencing, LED lighting and development of an Airport Master Plan. The recommended improvements to the airport were prioritized based on discussions and meetings with TxDOT's airport planner representatives. TxDOT is currently working with the City to rebid the airport runway/taxiway paving project, to make the bids more competitive by grouping similar projects together. The runway/taxiway paving project was part of this Federal program, but TxDOT is ready to begin the process for the next safety improvements at the airport. This project will be to design, engineer, and construct approximately 15,000 linear feet of 8' tall wildlife fencing and entry/access gates as additional security measures at the airport. The improvement will replace all the aging fence that encircles the airport, protecting the runway from wildlife. Resolution 2024-31 authorizes the City Manager to enter into an agreement with TxDOT for the project and identifies the City's match responsibilities of 10% (\$135,000) of the entire project (\$1,350,000). The remaining amount will be financed with Federal funds.

I. DISCUSS RESOLUTION 2024-33 AMENDING TEXPOOL AUTHORIZED REPRESENTATIVES, EFFECTIVE NOVEMBER 19, 2024.

Ms. Michna stated that TexPool requires a Council resolution to change personnel authorized to transact business with TexPool Participant Services. This resolution will add the Staff Accountant as an authorized representative as of November 19, 2024. All other representatives remain unchanged from their prior authorization. TexPool is one of the three investment pools utilized by the City. The maintenance and safekeeping of this account is vital as it is a high interest-earning account that is also used to make large monthly disbursements. Periodically updating authorized representatives ensures the City maintains proper internal controls and safekeeping of public funds.

J. DISCUSS THE DESIGNATION OF THE CITY OF LOCKHART'S AVAILABLE AMERICAN RESCUE PLAN ACT (ARPA) - CORONAVIROUS LOCAL AND STATE FISCAL RECOVERY FUNDS (SLFRF) ALLOCATION.

Mr. Resendez stated that on April 5th, 2022, Council approved Resolution 2022-20 authorizing the approval of the City of Lockhart's spending plan for American Rescue Plan Act of 2021 Relief Funds associated with the implementation of the American Rescue Plan Act (ARPA) - Coronavirus Local and State Fiscal Recovery Funds (SLFRF) allocation. The City received \$3,508,879 of ARPA funds. As of the most recent FYE 2023 financial audit, the City has \$1,467,231 of ARPA funds remaining to obligate towards future projects. Staff are currently working to further refine the remaining ARPA balance with expenditures incurred in FYE 2024.

In accordance with the Council-approved spending plan, major projects completed to date that utilized ARPA funds include the following:

- Engineering and construction of improvements at the water treatment plant, including the replacement of High Service Pumps and new installation of two generators (\$1,049,130).
- Revenue replacement in the water fund due to a utility disconnect moratorium to provide relief to utility customers (\$750,000).
- Public Works heavy machinery and equipment (\$104,376).
- Water meter replacement (\$67,119).

Under the SLFRF program, recipients must obligate all award funds by December 31, 2024, and expend all funds by December 31, 2026. Recommended projects to obligate remaining funds include the following (estimated costs):

- Library exterior and interior painting/floors (\$100,000)
- Animal Shelter rehabilitation/improvements (\$650,000 - construction costs only with expanded project scope)
- Fleet replacement (\$700,000 or up to remaining balance of ARPA funds)

Currently, these projects are proposed to use General Fund fund balance. Obligating ARPA funds for these projects will provide for alternate uses of General Fund fund balance for other projects. Consideration of recommended ARPA projects include those that have a complete or near-complete design and are ready for formal procurement of construction bids or readily procured through a purchasing cooperative.

Staff requests direction from Council regarding the allocation of remaining ARPA funds. Staff will return to Council at a future meeting to formally obligate remaining funding.

There was discussion.

RECESS: Mayor White announced that the Council will recess at 7:45 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:00 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Joel Gangle, requested that the city follow up with inspections of street work that are completed by contractors. He expressed concern about damage to infrastructure near his house.

Anita Strayer, expressed concern about the pet microchipping ordinance that she believes will be too expensive for pet owners, the lack of adequate staff at the Lockhart Animal Shelter and the high fines for the lack of microchipping.

Mayor White requested additional citizens to address the Council. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-07 BY MIRZA TAHIR BAIG ON BEHALF OF BUCKHORN HOLDINGS LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2024-34 FOR A ZONING CHANGE FROM IL INDUSTRIAL LIGHT DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON 2.321 ACRES LOCATED AT 1701 AND 1705 SOUTH COMMERCE STREET, CONSISTING OF LOCKHART INDUSTRIAL PARK II, LOTS 12 AND 13, RESUBDIVISION 2.

Mayor White opened the public hearing at 8:10 p.m.

Mr. Fowler stated that the proposed zoning change has been filed to allow a planned gas station and convenience store with additional retail space on the subject property. While the fuel station would have been allowed in the current IL zoning district, the additional leasable space for general retail or restaurant use would not have been allowed with the current zoning. The subject is part of the Lockhart Industrial Park II plat, but has been privately owned since the City sold the property in 2008. The proposed land use is not consistent with the Future Land Use Map in the 2020 Comprehensive Plan. However, retail uses are seen as appropriate in the Lockhart Looking Forward Comprehensive Plan, which was adopted since the zoning change application was received. The subject property is vacant, with no significant vegetation other than grass on the site. No flood plain is present on the site.

Mayor White requested that applicant to address the Council:

Mirza Baig of PSC provided details about the proposed project that will be a gas station and convenience store with retail shops.

Mayor White requested citizens to address the Council about the zoning change. There were none. He closed the public hearing at 8:18 p.m.

Councilmember Lairsen made a motion to approve Ordinance 2024-34, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 5. CONSENT AGENDA.

Councilmember Westmoreland made a motion to approve consent agenda items 5A, 5B and 5C. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

The following items are the consent agenda items that were approved:

5A: Approve Resolution 2024-30 accepting a petition for annexation and setting the date for a public hearing regarding the proposed annexation of 84.891 acres in the John A. Neill Survey, A-20 located east of the intersection of FM 1322 and Centrepont Road.

- 5B: Discuss Resolution 2024-31 authorizing the City Manager to enter an Advance Funding Agreement (AFA) with TxDOT for wildlife fencing improvements at the Lockhart Municipal Airport.
- 5C: Discuss Resolution 2024-33 amending TexPool Authorized Representatives, effective November 19, 2024.

ITEM 6-A. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-32 CANVASSING THE SPECIAL ELECTION HELD NOVEMBER 5, 2024 TO CONSIDER A PROPOSITION AND ASSOCIATED CHANGES TO THE CITY'S CHARTER.

Councilmember Liarsen made a motion to approve Resolution 2024-32, as presented. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 6-B. DISCUSSION AND/OR ACTION ON ORDINANCE 2024-35 REGARDING ESTABLISHING MAXIMUM NUMBER OF DOGS AND CATS IN AND ON RESIDENTIAL PROPERTIES.

Councilmember Lairsen made a motion to approve Ordinance 2024-35, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 6-C. DISCUSSION AND/OR ACTION ON ORDINANCE 2024-36 REGARDING MICROCHIPPING DOGS AND CATS WITHIN THE CITY OF LOCKHART.

There was discussion.

Councilmember Lairsen made a motion to approve Ordinance 2024-36, as presented, and to include a \$15 microchipping fee. Councilmember Michelson seconded. The motion passed by a vote of 4-2, with Councilmembers Mendoza and Castilo opposing.

ITEM 6-D. DISCUSSION AND/OR ACTION TO CONSIDER AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE SOUTH CENTRAL PLANNING AND DEVELOPMENT COMMISSION (SCPDC), THROUGH ITS AGENT, CAPCOG, AND THE CITY OF LOCKHART FOR THE LICENSEE USE OF THE MYGOVERNMENTONLINE (MGO) PLANNING & PERMITTING SOFTWARE.

Councilmember Michelson made a motion to approve the Interlocal Agreement with South Central Planning and Development Commission, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

ITEM 6-E. DISCUSSION AND/OR ACTION TO CONSIDER THE DESIGNATION OF THE CITY OF LOCKHART'S AVAILABLE AMERICAN RESCUE PLAN ACT (ARPA) - CORONAVIROUS LOCAL AND STATE FISCAL RECOVERY FUNDS (SLFRF) ALLOCATION.

Councilmember Castillo expressed concern about the amount allocated towards the Animal Shelter. He suggested consideration of other projects, such as infrastructure improvements. There was discussion.

Councilmember Lairsen made a motion to accept the staff recommendation to use the ARPA funds and to direct staff to return with a Resolution designating how the funds will be utilized. Councilmember Michelson seconded. The motion passed by a vote of 5-1, with Councilmember Castillo opposing.

ITEM 6-F. DISCUSSION AND/OR ACTION REGARDING RESCHEDULING CITY COUNCIL MEETINGS IN 2025 DUE TO CONFLICTS WITH A CITY HOLIDAY OR EVENT.

Ms. Bowermon stated that annually reviewing council meeting dates for conflicts is important to provide Development Services with an accurate Council meeting schedule when publishing public notice

information about public hearings, such as zoning change applications. The 2025 TML Annual Conference will be held on October 29 - 31 in Fort Worth.

The calendar reflects the meeting conflicts in 2025 as listed below:

Tuesday:

- October 7, 2025 – National Night Out
- November 4, 2025 - Election Day

Councilmember Westmoreland made a motion to move the October 7, 2025 and November 4, 2025 meetings to the next Thursday. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 6-G. DISCUSSION REGARDING A REQUEST FROM COUNCILMEMBER LAIRSEN TO REVIEW THE CITY OF LOCKHART'S PURCHASING POLICY REGARDING BIDS, PROPOSALS, AND CONTRACTS.

Mr. Lairsen requested an update about the city's bidding policy to ensure that contract work is being completed at the lowest cost and allows any business the opportunity to bid.

Mr. Lewis requested that the Council determine whether to place an agenda item to discuss the bid process on a future agenda, as outlined in the Council's policy about placing items on the agenda.

CONSENSUS: After discussion, the consensus of the Council was to place an agenda item on the next meeting about the city's purchasing policy.

ITEM 7. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- CARTS Feasibility Study in progress for potential Transit Station site.
- San Jacinto elevated storage tank painting is underway.
- District 1 Neighborhood meeting conducted.
- LEDC pursuing the Texas Music friendly certification.
- Zeigenfelder (Twin Pops) plant construction update.
- City offices closed on Thanksgiving Day (November 28) and the day after (November 29).

ITEM 8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Westmoreland thanked the community for their patience during the construction of the Downtown Revitalization project.

Councilmember Mendoza thanked all that attended the District 1 meeting. He invited citizens to several free Thanksgiving meals in the community.

Councilmember Lairsen wished everyone a Happy Holiday season.

Councilmember Castillo expressed condolences to families that have lost a loved one. He expressed appreciation as a Councilmember and appreciation to staff for their work.

Councilmember Michelson wished everyone a Happy Thanksgiving.

Mayor White thanked all involved with the District 1 meeting. He announced that several Lockhart Lionettes will perform during the Macy's Thanksgiving parade. He also announced his granddaughter's accomplishments.

Mayor White announced that the Council would enter Executive Session at 9:05 p.m. to discuss items 9 and 10.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Legal advice related to Charter Amendment – Lockhart Freedom Act.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON. Discussion regarding possible property acquisition for public facilities.

Mayor White announced that the Council would enter Open Session at 10:10 p.m.

ITEM 11. OPEN SESSION.

A. DISCUSSION AND/OR ACTION RELATED TO CHARTER AMENDMENT – LOCKHART FREEDOM ACT.

There was no action.

B. DISCUSSION AND/OR ACTION RELATED TO POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

There was no action.

ITEM 12. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Lairsen seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 10:11 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

DECEMBER 3, 2024

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Bertha Martinez, Library Director
Holly Malish, Economic Development Director
Gary Williamson, Police Chief

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Keeli Michna, Finance Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Members of Evening with the Authors.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. PRESENTATION REGARDING A \$10,000 DONATION FROM THE EVENING WITH THE AUTHORS TO THE DR. EUGENE CLARK LIBRARY.

Members of the Evening with the Authors presented the check to staff of the Dr. Eugene Clark Library.

B. PRESENTATION AND DISCUSSION REGARDING THE CREATION OF ENHANCED ZONING STANDARDS ALONG MAJOR ENTRY CORRIDORS INTO LOCKHART.

Mr. Fowler stated that this item is a continuation of previous discussion about zoning standards. He stated that set the desired parameters for a possible set of corridor overlay regulations designed to protect the appearance of major entry corridors to the City as they develop, with a particular emphasis on maintaining the rural or scenic nature of these corridors. As a result of this discussion, City staff should receive guidance regarding the desired aspects of corridor overlays to be encoded in potential zoning text and/or map amendments. To assist in providing guidance, the following is an overview of recommended or otherwise typical elements of corridor overlay restrictions.

Location. To enact a corridor overlay, the corridors to be included in the overlays must be defined, including the depth from the included corridors in which regulations would apply. The following corridors would be the most applicable to the stated goal of improving the appearance of the city as viewed from its main entrances:

- 1) US 183 north of Silent Valley Road
- 2) State Park Road/FM 20 west of San Jacinto Street
- 3) Blackjack Street/FM 20 east of Old McMahan Road
- 4) SH 130 north of Silent Valley/FM 2001 and south of Maple Street

In selecting the corridors to be affected, it is also important to select the depth of the overlay from the selected thoroughfares. Typically corridors areas are defined by all properties abutting the corridor and or within a certain amount of feet from corridor, typically between 200-1000 feet.

Restrictions on land uses: Should some allowed land uses be restricted or subject to additional SUP review within the corridors? Commercial land uses that are often subject to prohibition or further restrictions in corridor overlays include automotive uses such as auto sales, automotive service and repair, gas station/convenience stores, truck stops or travel plazas, auto parts stores, car washes, auto auctions, outdoor vehicle storage, and small engine repair. Other non-automotive uses that are typically the subject of further restrictions could include feed stores, food processing plants, manufactured home sales, light assembly and fabrication or limited industrial manufacturing, warehousing, lumber and building materials stores, sexually oriented businesses, self storage, and welding/machine shops. Residential-related uses that might be subject to restrictions could include manufactured home parks or RV parks and any other uses that might be deemed contrary to City goals regarding appearance along entrances to the City.

Additional zoning restrictions or design standards. Should supplemental standards be applied in the corridors to apply stricter regulations relating to the appearance of development along the corridors? Possible aspects of development that could be subject to further restrictions could include the following:

- 1) Building height and setbacks from corridor roadways. For the Commercial Medium Business and Commercial Heavy Business Districts, the maximum height for buildings is 5 stories or 60 feet. One possible option would be to either limit the height of buildings along the entry corridors and/or require a front setback of at least 50 feet from the subject corridor to provide a greater sense of space
- 2) Building appearance, including building articulation, roof design, and other factors. While this area is harder to regulate due to state restrictions on regulating building materials, cities can enhance the appearance of buildings along corridors by requiring pitched roofs, minimum amounts of window area facing streets, requiring four-sided architecture restricting garage bays from either facing the street or being visible from the street, and requiring more of the "bonus features" found in the Nonresidential Appearance Standards found in Section 64-203.
- 3) Required landscaping. It would be suggested to have all commercial parcels require shade trees along their frontage of the corridor, typically at 30 or 40-foot spacing. To ensure the appearance of the landscaping is strong at the time of planting, the required trees should be at least 3-inch caliper, the spaces between the trees should be filled with either shrubs or other decorative plants planted in a mulch bed.
- 4) Restrictions on signage. A typical requirement is to not allow high-profile signs, but to only allow monument signs with a height limit in the range of 6-10 feet. Additional restrictions could include a prohibition on electronic message boards and stronger limits on allowed illumination.
- 5) Location of parking along corridor in relation to buildings. While it may be desirable to limit the proximity of buildings to the affected corridors, it is also often desirable to limit the depth of parking in front of a building so large parking lots, which are often considered unsightly, are not visible from the corridors. Often, cities will limit parking in front of buildings along a corridor to a single double-loaded aisle. This type of parking limitation is also seen as making the appearance of the corridor more pedestrian-friendly as well.

6) Additional restrictions on lighting. Although the City has recently passed upgraded lighting standards, additional restrictions on the light of parking lot lighting could be added in order to reduce light pollution and glare within the corridors.

7) Tailoring allowed fencing types to reinforce the desired appearance of the corridor. Another possibility is to restrict fencing within the affected corridors to more attractive fencing types such as wrought iron, brick/stone or split rail fencing while restricting the use of chain link and wood fencing, either altogether or only in areas visible from the corridors.

In order to have an idea regarding what the additional restrictions within corridor overlays could look like in practice, Buda's regulations for two overlay districts have been included for review.

In deciding the location and composition of the corridor overlay regulations, City Council should carefully consider weighing the potential benefits created by additional standards in the overlay area versus the potential effects such regulations may have in discouraging development if the regulations are seen as unduly restrictive, making development projects too difficult or expensive.

There was discussion.

C. DISCUSSION REGARDING A FACILITIES USE AGREEMENT BETWEEN THE CITY OF LOCKHART, DENUCCI CONSTRUCTORS, AND LIVENGOD FEEDS FOR THE TEMPORARY USE OF PROPERTY LOCATED BEHIND 110 NORTH BRAZOS STREET IDENTIFIED AS CALDWELL COUNTY APPRAISAL DISTRICT ID NUMBER 41727 AND LEGALLY DESCRIBED AS LOT 2, ICE HOUSE ADDITION, FOR PURPOSES OF A CONSTRUCTION LAYDOWN YARD, AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.

Mr. Kelley stated that on October 15, 2024, City Council authorized the temporary use of the land located behind 110 North Brazos Street (Lockhart Recycling Center) as a laydown yard for "spoil" dirt material, bedding materials, and other various staged materials that would benefit the project's functionality. While this space is ample for the loose materials for the project and shifts the most disruptive uses from the other laydown yard on North Blanco Street, the current leased area is not sufficient for staging other traffic control devices, safety equipment and other materials necessary to complete the Downtown Revitalization Project, so additional space is needed. Expanding the laydown yard by an additional 2.228 acres would provide additional space to further shift uses of the Blanco Street laydown yard. This additional acreage is located between 110 North Brazos Street (Lockhart Recycling Center) and the railroad tracks. This additional land is currently owned by the City but being leased by Livengood Feeds until April 16, 2028, but is not being fully occupied by Livengood Feeds storage. The president of Livengood Feeds is amenable to offering use of the space for the downtown contractor during the duration of the project. The term of the temporary use agreement located at 110 North Brazos Street would remain until March 16, 2027, beyond the anticipated completion date of the Downtown Revitalization Project. During the temporary use agreement, Livengood Feeds will still be allowed to store the few Livengood Feeds items that remain on the parcel. As part of the temporary facilities use agreement, the annual lease payments due by the current property lessee, Livengood Feeds, in the annual amount of \$2,315 would not be collected until after the term of the temporary facilities use agreement has expired and the property has been restored by DeNucci Constructors.

D. DISCUSS ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Chief Jenkins stated that the provider of emergency medical services (EMS) in the City of Lockhart and Caldwell County is scheduled to transition from Lockhart EMS to Caldwell County Emergency Services District (ESD) #5 on January 1, 2025. To ensure a smooth transition, ESD #5 has agreed to purchase, and the City of Lockhart has agreed to sell the associated ambulances, staff vehicles, and equipment to assist ESD #5 in continuing to provide a high level of emergency medical service in the City of Lockhart and Caldwell County. The "Lockhart EMS Asset List" lists the vehicles and equipment for purchase, current value, how the value was determined, quantity, and the total cost. The total cost of all the vehicles and equipment is \$634,393. If approved, a closing will take place at the time and place agreed upon by both parties and the City of Lockhart will provide a Bill of Sale, any associated certificates of title, and ESD #5 will purchase the vehicles and equipment on the approved Lockhart EMS Asset List. The transition of ownership of vehicles and equipment will concur with the time of the closing. There was discussion.

E. DISCUSS RESOLUTION 2024-34 REGARDING A TARGETED RETAIL INCENTIVE POLICY.

Ms. Malish stated that in order to recruit retail, a Targeted Retail and Grocery Economic Development Policy was prepared in order to predetermine incentive policies. The proposed policy establishes alignment with economic development goals and strategies. She provided details about the targeted businesses that the City of Lockhart will work to recruit. There was discussion.

F. DISCUSS RESOLUTION 2024-35 REGARDING ADOPTION OF TAX ABATEMENT GUIDELINES AND CRITERIA PURSUANT TO TEXAS TAX CODE CHAPTER 312.

Ms. Malish stated that Chapter 312 is another tool in the economic development incentive toolbox, first passed in Texas Legislature in 1987. It allows cities to offer full or partial tax exemption for new investments for a period not to exceed 10 years. While Chapter 380 has long been used and has flexible benefits, Chapter 312 program is more structured and has an extensive public process. Adoption of a Chapter 312 policy is the first step outlined in a 6-step process. Chapter 312 requires renewal every 2 years. Chapter 312 does not apply to school districts. There was discussion.

G. DISCUSS AWARDED AN ANNUAL FUEL BID TO ON-SITE FUELS, DBA - SCHMIDT & SONS, INC., OF GONZALES, TEXAS WITH A PROFIT MARGIN OF \$0.05 CENTS PER GALLON OF GASOLINE AND \$0.05 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY. IF APPROVED, THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Mr. Kelley stated that the City uses approximately 60,000 gallons of gasoline and 20,000 gallons of diesel per year. Fuel bids were sought in compliance with State law. Three bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the lowest bid was submitted by On-Site Fuels, DBA - Schmidt & Sons, Inc., of Gonzales, Texas at \$0.05 profit per gallon of gasoline and \$0.05 profit per gallon of diesel. Schmidt & Sons has previously been the City's fuel distributor and provided the City with exceptional service. The contract for fuel services is from January 1, 2025 until December 31, 2025, if approved.

H. DISCUSSION REGARDING A WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF LOCKHART AND AQUA WATER SUPPLY CORPORATION FOR TRANSFER OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) CONSISTING OF APPROXIMATELY 588.553 ACRES, KNOWN AS THE SEAWILLOW RANCH DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN IF APPROVED.

Mr. Kelley stated that on August 2, 2024, the City of Lockhart entered into a Development Agreement with Seawillow Ranch. This development agreement established the responsibility of each party regarding public improvements for the project. In the agreement, the City agreed to provide a maximum of 2,786 Living Unit Equivalents of water service for the project at full build out based on Seawillow's Ranch Absorption Phasing Plan for the 8 phases of the development. The project boundaries for Seawillow Ranch are located in Aqua Water Supply Corporation's (Aqua WSC) Certificate of Convenience and Necessity (CCN), but are not actively served by Aqua. This development is more dense than a typical rural development and must meet City of Lockhart Construction Standards. Rural water suppliers often can't meet these higher urban development standards. The Seawillow Ranch Development and the City of Lockhart support the release of the development's property from Aqua's CCN so that the City of Lockhart will be able to serve both Water and Wastewater Services. The Developer agreed to work with the City to seek release from Aqua's CCN and fund any costs for legal, engineering, and all transfer release fees to be able to obtain the release. The attached Water Service Transfer Agreement for Council consideration would authorize the transfer of approximately 588.553 acres from Aqua WSC water service area to the City of Lockhart's water CCN. This property location is along FM 1322, east of the Summerside Subdivision. Previously, Aqua WSC authorized release of the 89.775 acres of land within the city limits, but 498.778 acres of land located outside the City limits required negotiation for the release with the current CCN Holder (Aqua). A provision in the Water Transfer Agreement for the release from Aqua to the City of Lockhart CCN is Aqua's CCN Transfer Area Fee. The agreement establishes a \$9,655 per acre transfer fee for the 498.778 acres, totaling \$4,815,701.59. This was only applicable for the 498.778 acres since no permission to release was previously granted. Staff has continued to work with Aqua regarding this agreement, and this agreement is up for consideration at the next Aqua Board Meeting on December 3, 2024. Upon mutual execution of the Water Transfer Agreement by the City of Lockhart and Aqua WSC, the City will begin the necessary steps with the Public Utility Commission to seek the Seawillow Ranch Development's release from Aqua's Water CCN, establish the 588.553 acres in the City of Lockhart's CCN, and secure escrow funds from the Seawillow Ranch Development for all fees incurred from the transfer of the Water CCN. In accordance with the Council-approved Development Agreement, "payments due Aqua shall be paid by Developer to the City a minimum of 30 days prior to each Aqua payment date, unless Aqua agrees to accept Developer's payment in lieu of the City." There was discussion.

I. DISCUSSION REGARDING RESOLUTION 2024-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CITY OF LOCKHART ANIMAL SERVICES, LIBRARY, FIRE, PARKS & RECREATION, POLICE, AND PUBLIC WORKS, DEPARTMENTS TO OBLIGATE THE CITY OF LOCKHART'S REMAINING AMERICAN RESCUE PLAN FUNDS.

Mr. Resendez stated that staff received direction from Council at the previous meeting to formally obligate the City's remaining ARPA funds according to Council feedback and staff's recommendations. The proposed Resolution outlines the respective obligations, scope of work, and funding allocations for the following departments:

- Animal Services
- Library
- Fire

- Parks & Recreation
- Police
- Public Works

After reviewing the proposed projects and previous funding requests with each department, the following is a summary of proposed funding allocations:

- Animal Shelter rehabilitation/improvements (\$650,000 - construction costs only with expanded project scope)
- Library interior and exterior improvements (\$200,000)
- Fleet replacement/upgrades (\$617,231)

The fleet replacement/upgrades include:

- Fire - Brush truck (\$275,000)
- Parks & Recreation - One service truck (\$50,000)
- Police - Four patrol vehicles (\$230,000)
- Public Works - One service truck and backhoe (\$62,231)

Staff recommends approval of the proposed allocations as presented. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 8:15 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING REGARDING ADOPTION OF TAX ABATEMENT GUIDELINES AND CRITERIA PURSUANT TO TEXAS TAX CODE, SEC. 312.002(C-1) AND DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-35.

Mayor White opened the public hearing at 8:36 p.m.

Ms. Malish stated that Chapter 312 is another tool in the economic development incentive toolbox, first passed in Texas Legislature in 1987. It allows cities to offer full or partial tax exemption for new investments for a period not to exceed 10 years. While Chapter 380 has long been used and has flexible benefits, Chapter 312 program is more structured and has an extensive public process. Adoption of a Chapter 312 policy is the first step outlined in a 6-step process. Chapter 312 requires renewal every 2 years. Chapter 312 does not apply to school districts.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:39 p.m.

Councilmember Michelson made a motion to approve Tax Abatement Guidelines and Criteria, as presented with the edits/amendments as described by staff, and/or Resolution 2024-35, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING A FACILITIES USE AGREEMENT BETWEEN THE CITY OF LOCKHART, DENUCCI CONSTRUCTORS, AND LIVENGOD FEEDS FOR THE TEMPORARY USE OF PROPERTY LOCATED BEHIND 110 NORTH BRAZOS STREET IDENTIFIED AS CALDWELL COUNTY APPRAISAL DISTRICT ID NUMBER 41727 AND LEGALLY DESCRIBED AS LOT 2, ICE HOUSE ADDITION, FOR PURPOSES OF A CONSTRUCTION LAYDOWN YARD, AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.

Councilmember Westmoreland made a motion to approve a Facilities Use Agreement with Denucci Constructors and Livengood Feeds, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

There was brief discussion. No motion.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-34 REGARDING A TARGETED RETAIL INCENTIVE POLICY.

Councilmember Michelson made a motion to approve Resolution 2024-34, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSS AND CONSIDER AWARDING AN ANNUAL FUEL BID TO ON-SITE FUELS, DBA - SCHMIDT & SONS, INC., OF GONZALES, TEXAS WITH A PROFIT MARGIN OF \$0.05 CENTS PER GALLON OF GASOLINE AND \$0.05 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY. IF APPROVED, THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Councilmember Westmoreland made a motion to approve the award of the annual fuel bid to Schmidt & Sons, Inc., as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING A WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF LOCKHART AND AQUA WATER SUPPLY CORPORATION FOR TRANSFER OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) CONSISTING OF APPROXIMATELY 588.553 ACRES, KNOWN AS THE SEAWILLOW RANCH DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN IF APPROVED.

Councilmember Lairsen made a motion to approve the Water Service Transfer Agreement with Aqua Water Supply Corporation, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CITY OF LOCKHART ANIMAL SERVICES, LIBRARY, FIRE, PARKS & RECREATION, POLICE, AND PUBLIC WORKS, DEPARTMENTS TO OBLIGATE THE CITY OF LOCKHART'S REMAINING AMERICAN RESCUE PLAN FUNDS.

Councilmember Lairsen made a motion to approve Resolution 2024-36, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-G. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-37 REGARDING A RESOLUTION ACKNOWLEDGING ADOPTION OF THE LOCKHART FREEDOM ACT, ACKNOWLEDGING STATE AND FEDERAL LAW REQUIREMENTS RELATED TO ENFORCEMENT OF DRUG LAWS, AND CALLING TO RESOLVE THE CONFLICT BETWEEN THE CHARTER AND STATE/FEDERAL CANNABIS LAW.

Mr. Bullock stated that several Texas cities have been sued by the Attorney General's office for adoption and implementation of ordinances/charter amendments similar in purpose and scope to the Lockhart Freedom Act, which was approved by voters at the November 5, 2024 election. The Lockhart Freedom Act contains several provisions that prohibit Lockhart Police from investigating and charging certain misdemeanor marijuana offenses, except under limited circumstances. State law provides that cities may not adopt policies that fail to fully enforce applicable state and federal drug laws. This is a proposed resolution acknowledging the passage of the Lockhart Freedom Act and its incorporation into the City Charter, while also acknowledging that state law prohibits cities from not fully enforcing drug laws, including those related to low-level cannabis enforcement.

There was discussion.

Mr. Bullock clarified that if the City Council adopts a policy to prohibit the Lockhart Police from investigating and charging certain misdemeanor marijuana offenses, the City of Lockhart could face the consequence of being sued by the Attorney General (as several other cities) because Lockhart is not abiding state law.

Councilmember Westmoreland made a motion to approve Resolution 2024-37, as presented. Mayor White seconded. The motion failed by a vote of 3-4, with Mayor Pro-Tem Sanchez and Councilmembers Mendoza, Castillo and Lairsen opposing.

ITEM 5-H. DISCUSSION AND/OR ACTION REGARDING A PROPOSED AMENDMENT TO THE CITY PURCHASING POLICY REGARDING CONTRACT RENEWAL PROCEDURES. (PREVIOUSLY REQUESTED BY COUNCILMEMBER LAIRSEN)

Ms. Michna stated that the Government Finance Officers Association (GFOA) provides guidance on industry best practices to include adopting financial policies to institutionalize good financial management practices, clarify strategic intent for financial management, and manage risks to financial condition. Specifically, GFOA recommends formal adoption of a procurement policy. Council approved Resolution 2020-16 on June 16th, 2020, formally adopting an expanded Purchasing Policy for the City of Lockhart. The adopted purchasing policy currently includes specific guidance on competitive bidding requirements, exemptions from competitive bidding, and procedures for bids, proposals, and contracts. At the previous Council meeting, staff received direction to develop a provision in the Purchasing Policy regarding contract renewal processes and procedures. Staff researched GFOA resources and reviewed the purchasing policies of several other Texas municipalities to identify best practices and model language for such a provision. Based on this research, staff recommends a revision to the Purchasing Policy to include a Contract Renewal Procedure section. This would allow the City to renew a contract with the

same original terms and conditions with a unit price increase of no more than 10% of the original initial year contract price.

The City of Lockhart competitively bids for the procurement of the following goods and services, among others:

- Bulk fuel for City vehicles and equipment.
- Property abatement for code compliance.
- Annual street resurfacing projects.
- Major sidewalk replacements.

Recent formal competitive procurements also include:

- San Jacinto Elevated Storage Tank (EST) Repainting.
- CDBG Water Meter Replacement.
- Construction-Manager-at-Risk (CMAR) for Fire Station No. 1 Remodel.
- Public Improvement District (PID) Administration Consultant Services.
- Bank Depository Services.
- Downtown Revitalization Project.
- Engineering Design Services for GLO Waterline Replacement Project.
- Grant Administration Services for GLO Waterline Replacement Project.

Councilmember Lairsen requested that staff seek bids on all contracts. There was discussion.

Councilmember Michelson made a motion to approve the Financial Bidding Policy as recommended by staff. Councilmember Westmoreland seconded. The motion passed by a vote of 4-3, Councilmembers Mendoza, Lairsen and Castillo opposing.

ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Caldwell County Evacuation Center breaks ground this week.
- Dispatcher recognized by Texas Department of State Health Services.
- Finance Department recognized by Government Finance Officers Association.
- Christmas Tree lighting (December 6).
- A Christmas to Remember Lighted Christmas parade (December 7).

ITEM 7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza encouraged everyone to lock their vehicles and to protect their belongings since burglaries are on the rise in the community.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She expressed prayers to families that have experienced violence.

Councilmember Lairsen invited everyone to attend upcoming holiday events.

Councilmember Castillo congratulated Officer Castilleja for being voted Officer of the Year. He thanked all involved with the Christmas decorations in the community. He invited everyone to participate in a karaoke event he is hosting on December 18 at The Lounge for a food drive for the community.

Councilmember Michelson invited everyone to join in the community holiday events this weekend.

Mayor White expressed condolences to the Clark Family for their loss. He thanked all involved with the community holiday decorations and events.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Discuss legal issues related to Resolution 2024-37 regarding the Lockhart Freedom Act.

Mayor White announced that the Council will enter Executive Session at 9:50 p.m.

OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 10:02 p.m.

ITEM 9-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-37 REGARDING THE LOCKHART FREEDOM ACT.

Mayor White made a motion to adopt Resolution 2024-37, as presented. Councilmember Michelson seconded. The motion passed by a vote of 4-3, with Councilmembers Lairsen, Castillo and Mendoza opposing.

Mayor White announced that the previous motion on Resolution 2024-37 is reversed.

ITEM 10. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:04 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

DECEMBER 17, 2024

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Brad Bullock, City Attorney
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Bob Leos, Electric Superintendent
Tatiana Salazar, Public Information Officer

Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Pat Stroka, Citizen.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. DISCUSSION REGARDING CONSTRUCTION AGREEMENT WITH TECHLINE CONSTRUCTION, LLC FOR PROJECT #5C AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Mr. Leos stated that Techline Construction is the Lower Colorado River Authority's (LCRA) preferred contractor for projects because they are experienced with high voltage line repairs. Techline has conducted the majority of LCRA projects for the City of Lockhart since 1995. Project #5C is a "System Rehabilitation" project and part of the LCRA's five-year system study that will replace single-strand copper conductor. These conductors have been shown to become brittle and break with age, causing outages. Project #5C will rebuild approximately 800 ft. of three-phase power line on circuit LK30, from Ash and Pecos, west to Comal, and then south on Comal to Pine St. If approved, Project #5C will begin in the first quarter of 2025 with an estimated completion date of the second quarter of 2025. Techline cost for labor and travel is an estimated total of \$254,750 for the project. Projects #5A and #5B were approved at the January 2, 2024 and March 19, 2024 Council meetings, respectively. Both projects are complete. There was discussion.

B. DISCUSSION REGARDING ENGINEERING SERVICES AGREEMENT WITH M&S ENGINEERING FOR PROJECT #7 AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Mr. Leos stated that M&S Engineering is a multi-service utility engineering firm headquartered in Spring Branch, Texas with seven offices in Texas. M&S provides engineering services to several municipal owned utilities (MOU's) and electric cooperatives in Texas, among other clients. This includes the cities of San Marcos, New Braunfels, and previous City of Lockhart projects. Project #7 is a "System

Rehabilitation" project and part of the LCRA's five-year system study that will replace single-strand copper conductors. These conductors have been shown to become brittle and break with age, causing outages. Project #7 will rebuild approximately 6,000 ft. of three-phase power line on circuit LK20, along E Live Oak, Neches, San Saba, and Sabine streets. M&S Engineering design services for Project #7 has an estimated cost of \$73,500, and not to exceed \$75,000. If approved, the design for Project #7 will begin in the first quarter of 2025 with an estimated completion date of the third quarter of 2025. Once the project completes the design phase, staff will return to Council at a later date to review and approve the construction agreement to commence work on the project.

C. DISCUSS SEMI-ANNUAL REPORT CONCERNING THE STATUS OF IMPLEMENTATION OF CHAPTER 31, "IMPACT FEES" OF THE LOCKHART CODE OF ORDINANCES, AND ADVISE OF THE NEED TO UPDATE THE ORDINANCE, LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS, OR IMPACT FEES.

Mr. Fowler stated that the report covers April-September 2024. New impact fee studies for water-wastewater and roads were adopted on May 2, 2023. As such, the most recent reporting period reflects a shift towards collecting at current impact fee rates as projects commenced under the previous impact fee rates are mostly complete. The vast majority of the fees were received from the 71 new houses permitted during the six-month reporting period, with the rest coming from commercial projects. This is lower activity than the previous two semi-annual periods, but the transition to collecting the new fees has resulted in strong collection of fees and the City now has a record balance for the four impact fee accounts (water, wastewater, and two roadway service areas). There was discussion.

D. DISCUSS RESOLUTION 2024-38 APPROVING THE CITY OF LOCKHART'S PARTICIPATION IN THE KROGER SETTLEMENT RELATED TO THE STATEWIDE GLOBAL OPIOID SETTLEMENT.

Mr. Resendez stated that the State of Texas reached a proposed settlement with Kroger, another company alleged to have contributed to the opioid crisis. The Texas Attorney General's Office is urging all municipalities and counties in the State to approve of this new settlement which will add funds to the overall pool of money available to municipalities and counties that have previously adopted the Texas Term Sheet. As part of this new settlement, the municipality must agree not to sue Kroger or drop any pending lawsuits of which Lockhart is not currently pursuing. Previously, the State of Texas reached a proposed settlement with Endo/Par and Teva, other companies alleged to have contributed to the opioid crisis. On February 15, 2022, the City of Lockhart approved Resolution 2022-10 to execute the "Texas Subdivision and Special District Election and Release Forms" for settlement with Endo/Par and Teva.

E. DISCUSS CONFIRMATION OF CIVIL SERVICE COMMISSION MEMBER REAPPOINTMENT OF MS. WORLANDA NEAL FOR A THREE (3) YEAR TERM AS RECOMMENDED BY THE CITY MANAGER.

Mr. Resendez stated that Ms. Neal has served on the commission for the past 18 years (six 3-year terms), and as the commission chairman since 2017. According to Civil Service regulations, she can be reappointed for additional terms (3 years long) if the appointment is confirmed by a two-thirds majority of the City Council. Ms. Neal has graciously agreed to continue serving on the commission. Both the City Manager and Civil Service Director concur that she has been, and will continue to be, an asset to the Civil Service Commission. There was discussion about the requirement that the Commission members reside within the city limits of Lockhart.

F. DISCUSSION REGARDING A COUNCILMEMBER APPOINTMENT TO THE COMMUNITY ACTION, INC. OF CENTRAL TEXAS BOARD OF DIRECTORS.

Mr. Resendez stated that one third of the Community Action Board of Directors shall be elected public officials. The directors serve five-year terms, not to exceed a total of 10 years (or 2 terms). Councilmember Mendoza, who is currently appointed to the Community Action Board of Directors, has reached the ten-year limit of service. Community Action, Inc. of Central Texas has invited the City of Lockhart to appoint a new representative to serve on the board. The board typically meets on Thursdays 6 times per year in San Marcos. The meetings, on average, last approximately one and a half hours and are held in person. However, they do offer a virtual option through Zoom for those who cannot attend in person.

The board is scheduled to meet in 2025 as follows:

January 16, 2025

March 27, 2025

May 15, 2025

July 17, 2025

September 18, 2025

November 20, 2025

Community Action provides a variety of community services ranging from early childhood education, adult literacy programming, and health services, among other programs.

Mayor White announced that Mayor Pro-Tem Sanchez agreed to be appointed.

RECESS: Mayor White announced that the Council would recess for a break at 6:50 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, expressed concern about the actions that the Council about (Proposition A) decriminalization of marijuana. He expressed concern about the City Attorney's recommendation to meet in closed session after the Council voted in favor of Proposition A and then the Council rescinding the favorable vote and thereafter voting against Proposition A. He does not believe that the Council took the appropriate action regarding Proposition A.

ITEM 4-A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2024-37, ANNEXING 84.981 ACRES OUT OF THE JOHN A. NEILL SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White opened the public hearing at 7:36 p.m.

Mr. Fowler stated that the applicant requested that this item be postponed to the February 4, 2025 meeting.

Mr. Fowler stated that the public hearing for the annexation of nearly 85 acres south of Seawillow Section One subdivision, located east of the intersection of FM1322 and Centerpoint Road. The intended land use is single-family residential. Although the property will be assigned an initial zoning of AO Agricultural-Open Space District, the next item on the agenda will be the public hearing regarding the proposed zoning of the property to RMD Residential Medium Density District. The property is currently located in the CCN for Aqua Texas Water. The applicant plans to petition to leave the Aqua CCN to allow connection to City water and wastewater services, both of which will require extension to reach the property. In addition to the petition materials, the ordinance contains the annexation service agreement for the property. Most notably, the service agreement reflects that the property is not currently in the City water CCN and would require a release from the current CCN to facilitate City water service. The annexation service agreement has also been update to reflect the adoption of the Lockhart Looking Forward Comprehensive Plan in November 2024.

Mayor White closed the public hearing at 7:37 p.m. He announced that the public hearing will be postponed to the February 4, 2025 meeting.

ITEM 4-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-08 BY TALLEY J. WILLIAMS ON BEHALF OF BLACKJACK BLOCK, LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2024-38 FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 84.981 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20, LOCATED LAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White opened the public hearing at 7:37 p.m. He announced that the public hearing will be postponed to the February 4, 2025 meeting. He closed the public hearing at 7:38 p.m.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING CONSTRUCTION AGREEMENT WITH TECHLINE CONSTRUCTION, LLC FOR PROJECT #5C AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Councilmember Lairsen made a motion to approve the Construction Agreement with Techline Construction, LLC, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING ENGINEERING SERVICES AGREEMENT WITH M&S ENGINEERING FOR PROJECT #7 AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Councilmember Michelson made a motion to approve the Engineering Services Agreement with M&S Engineering, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND CONSIDERATION TO ACCEPT THE SEMI-ANNUAL REPORT CONCERNING THE STATUS OF IMPLEMENTATION OF CHAPTER 31, "IMPACT FEES" OF THE LOCKHART CODE OF ORDINANCES, AND ADVISE OF THE NEED TO UPDATE THE ORDINANCE, LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS, OR IMPACT FEES.

Councilmember Westmoreland made a motion to accept the semi-annual impact fee report, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-38 APPROVING THE CITY OF LOCKHART'S PARTICIPATION IN THE KROGER SETTLEMENT RELATED TO THE STATEWIDE GLOBAL OPIOID SETTLEMENT.

Councilmember Lairsen made a motion to approve Resolution 2024-38, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING CONFIRMATION OF CIVIL SERVICE COMMISSION MEMBER REAPPOINTMENT OF MS. WORLANDA NEAL FOR A THREE (3) YEAR TERM AS RECOMMENDED BY THE CITY MANAGER.

Mayor Pro-Tem Sanchez made a motion to approve the reappointment of Worlanda Neal to the Civil Service Commission. Councilmember Castillo. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER A COUNCILMEMBER APPOINTMENT TO THE COMMUNITY ACTION, INC. OF CENTRAL TEXAS BOARD OF DIRECTORS.

Mayor White announced that Mayor Pro-Tem Sanchez was recommended and has agreed to serve on the Community Action, Inc. of Central Texas Board of Directors. He thanked Councilmember Mendoza for serving on the Board for the past 10 years.

Mayor White made a motion to appoint Mayor Pro-Tem Angie Gonzales-Sanchez to the Community Action, Inc. of Central Texas Board of Directors. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Downtown Revitalization Project updates.
- Upcoming Blue Santa event on Dec. 21.
- City offices closed on December 24 & 25 in observance of Christmas holidays and January 1 in observance of New Year's holiday.
- Live Christmas Tree recycling.
- Lockhart ISD collecting donations for Lockhart Animal Shelter.
- Carrizo Water Treatment plan ribbon cutting.

ITEM 7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza wished everyone a Merry Christmas. He encouraged everyone to visit the Keep Lockhart Beautiful project.

Mayor Pro-Tem Sanchez thanked all involved with the lighting of the Christmas Tree and the lighted Parade. She expressed condolences to the families that have lost a loved one. She expressed appreciation to the organizations and volunteers that assist families in need during the holidays. She wished everyone Happy Holidays and a Happy New Year.

Councilmember Lairsen wished everyone Happy Holidays and a Happy New Year.

Councilmember Castillo wished everyone Happy Holidays and a Happy New Year. He stated that he is hosting a holiday food collection event at the Sports Bar. He requested that directional signs be erected on the downtown square.

Councilmember Michelson wished everyone Happy Holidays and a Happy New Year.

Mayor White asked if the Council is required to follow Roberts Rules of Order. Mr. Bullock replied that the city has adopted Roberts Rules of Order as a guideline and that it is not a statutory requirement. He also stated that he and staff did refer to Roberts Rules of Order prior to the December 3, 2024 meeting to confirm the Council's proposed actions. Mayor White stated that, during the meeting, he approved that the Council enter into closed session about Proposition A to seek advice from the City Attorney. Mr. Bullock stated that a Resolution providing details about the Council's actions on Proposition A will be forthcoming at a future meeting.

EXECUTIVE SESSION

Mayor White announced that the Council would enter Executive Session to discuss items 8 and 9 at 7:52 p.m.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON. Discussion regarding possible property acquisition for public facilities.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Legal advice related to Emergency Services District No. 5 management services interlocal agreement.

ITEM 10. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 8:32 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION RELATED TO POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

No action.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING EMERGENCY SERVICES DISTRICT NO. 5 MANAGEMENT SERVICES INTERLOCAL AGREEMENT.

Mayor Pro-Tem Sanchez made a motion to approve the Emergency Services No. 5 Management Services Interlocal Agreement, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 11. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:35 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JANUARY 7, 2025

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Council absent:

Mayor Lew White

Staff present:

Steve Lewis, City Manager
Julie Bowermon, City Secretary
Holly Malish, Economic Development Director
Joseph Resendez, Assistant City Manager

Brad Bullock, City Attorney
Sean Kelley, Public Works Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Martin Ritchey and Chris Miller of CAPCOG; James Luvitt and Jason Kirby of SH 130 Concessions; Diana Schulze, Area Engineer, Shane Sims, Assistant Area Engineer and additional representatives of TXDOT; Citizens: Pat Stroka and Len Gabbay.

Work Session 6:30 p.m.

Mayor Pro-Tem Sanchez opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

Mayor Pro-Tem Sanchez announced that Mayor White is ill and will not be attending the meeting.

DISCUSSION ONLY

A. RECOGNITION OF MR. CHRIS MILLER, NEW EXECUTIVE DIRECTOR OF CAPCOG.

Martin Ritchey of CAPCOG stated that Mr. Chris Miller was selected as the new Executive Director of CAPCOG, replacing retiring Director Betty Voights. Mr. Miller began his new role as director in September 2024. He will be attending the January 7, 2025 City Council meeting for an opportunity to be introduced to Lockhart officials and for Council to receive an update regarding CAPCOG programming.

Chris Miller introduced himself to the Council and the public.

B. RECEIVE AN UPDATE FROM SH130 CONCESSIONS REGARDING TRAFFIC SIGNAL TIMING AT THE INTERSECTION OF WEST SAN ANTONIO STREET.

Mr. Kelley stated that the update by SH 130 Concessions would consist of information about the traffic signal at SH 130 and SH 142 (W. San Antonio Street).

James Luvitt and Jason Kirby of SH 130 Concessions provided information and there was discussion regarding the following:

- Signal Warrant Analysis that triggered activation
- Signal Timing Plan

- Min/Max Time Matrix
- Crash Statistics

C. RECEIVE AN UPDATE FROM TXDOT REGARDING THE MOCKINGBIRD LANE AND WEST SAN ANTONIO STREET TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS INCLUDING RESTRIPIING FROM BORCHERT LANE TO DOWNTOWN.

Mr. Kelley stated that on February 6, 2024 the City enter into and Advance Funding Agreement (AFA) with TxDOT authorizing the contribution of up to \$1,000,000 in funds for improvements to the traffic signal and intersection of Mockingbird Lane and West San Antonio Street. This projects improvements were to alleviate bottle-necking at the intersection that is experiences during peak traffic times. The proposed improvement to the intersection stretch out 0.15 miles east and west from the intersection (approximately 800' east and west). Additional improvements at the intersection include reconnecting pedestrian accesses, connections to existing driveways in the affected area, a center turning lane, and permanent traffic signal installation with arm-masts. The City's contribution for the project will fund the construction of the project, with engineering, design, bidding and award being handled by TxDOT. TxDOT will fund any overruns for the project and refund any money back should the project come under budget. TxDOT previously temporarily postponed the 2024 repaving of SH142 from SH130 to downtown so that the Mockingbird Lane improvement can be collaborated with the repaving project. Currently the projects are in the 60% design submittal phase. Additional components of the paving project include restriping of SH142 from Borchert Lane to downtown and incorporate new center turning lanes from Medina Street to Guadalupe Street along with the widening of the Mockingbird intersection.

Diana Schulze, Area Engineer, Shane Sims, Assistant Area Engineer and additional representatives of TXDOT provided an update and there was discussion regarding the Mockingbird project and paving project along with information on anticipated construction of the projects. Construction updates to the sidewalks and roads in the area are anticipated to begin in November or December 2025. The cost of the project is estimated to be approximately \$2million with the City of Lockhart contributing \$1million towards the project.

D. DISCUSSION RESOLUTION 2025-01 AMENDING THE MILL SCALE CHAPTER 380 AGREEMENT AND ADJUSTMENT OF EMPLOYMENT NUMBERS.

Ms. Malish stated that Mill Scale is a business that manufactures offset smokers and live-fire grills for competition, commercial and residential use. Each one is custom built to suit the pitmaster's needs. Co-owners and brothers Matt and Caleb Johnson produce a product far beyond than what is available in a big box retail store. The manufacturing business received an Economic Development Performance Agreement for an electric transformer and Chapter 380 agreement that gives a sales tax rebate. Their investment of \$1.5 million went into a 10,000 sq ft facility with equipment and inventory. Additionally, the facility has a showroom and retail component with product that is shipped worldwide. This amendment presented today reduces the number of required jobs due to revised company projections and therefore, provides consistency and alignment with the recently amended Economic Development Performance Agreement adopted on November 18, 2024.

RECESS: Mayor Pro-Tem Sanchez announced that the Council would recess for a break at 7:38 p.m.

ITEM 1. CALL TO ORDER.

Mayor Pro-Tem Sanchez called the meeting to order at 7:50 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Councilmember Castillo gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor Pro-Tem Sanchez requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, expressed concern about the Council's decision to vote against Proposition A (decriminalizing possession of small amounts of cannabis). He encouraged the Council to revisit the vote about Proposition A.

Len Gabbay, 420 West Prairie Lea, suggested that the Council officially adopt the Roberts Rules of Order since he believes that would assure that the Council would properly take action on agenda items.

Mayor Pro-Tem Sanchez requested additional citizens to address the Council. There were none.

ITEM 4-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-01 AMENDING THE MILL SCALE CHAPTER 380 AGREEMENT AND ADJUSTMENT OF EMPLOYMENT NUMBERS.

Councilmember Lairsen made a motion to approve Resolution 2025-01, as presented. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 5. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Upcoming City Council workshop with Hillwood Communities regarding a proposed master planned community.
- Lockhart's Music Friendly City Designation.
- Lockhart Fire Department receives new ladder truck.
- Lockhart Police Department receives state grant for vehicle laptops and ballistic shields.
- 2024 Blue Santa Event update.
- 2024 Comprehensive Plan published and available on the City website.
- Austin Community College purchase of former Ford building on San Antonio Street.
- City offices closed January 20, 2025 for MLK Day.

ITEM 6. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza expressed condolences to the Niemann family for their loss.

Councilmember Castillo thanked city employees for maintaining services during the holidays. He requested that an item about the Lockhart Freedom Act Resolution and reconsideration of Proposition A be put on the next Council agenda for discussion and/or action. He stated that he believed that the Council should uphold and support the voters' decision about Proposition A.

Councilmember Michelson wished everyone a Happy New Year. He encouraged everyone to stay safe during the upcoming bad weather.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She expressed get well wishes and prayers for Linda Barron.

ITEM 7. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS

SUBJECT TO ATTORNEY/CLIENT PRIVILEGE REGARDING PENDING OR CONTEMPLATED LITIGATION AND/OR 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 CHAPTER 551 OF THE GOVERNMENT CODE.

Mayor Pro-Tem Sanchez announced that the Council would enter Executive Session at 8:16 p.m.

- A. Legal advice related to asset purchase and sale agreement between the City of Lockhart and ESD No. 5.
- B. Legal advice related to contract between City of Lockhart and Titan Lockhart Land Investors, LLC.
- C. Legal advice related to contract between City of Lockhart and Lockhart Hospitality, LLC.

ITEM 8. OPEN SESSION.

Mayor Pro-Tem Sanchez announced that the Council would enter Open Session at 8:40 p.m.

ITEM 8-A. DISCUSSION AND/OR ACTION REGARDING ASSET PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF LOCKHART AND ESD NO. 5.

No action taken.

ITEM 8-B. DISCUSSION AND/OR ACTION REGARDING CONTRACT STATUS WITH TITAN LOCKHART LAND INVESTORS, LLC.

No action taken.

ITEM 8-C. DISCUSSION AND/OR ACTION REGARDING CONTRACT STATUS WITH LOCKHART HOSPITALITY, LLC.

No action taken.

ITEM 9. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:42 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Announcement of nomination of Massimo Gerosa to the Lockhart Economic Development Corporation by Mayor Lew White for a term to expire in November 2026.

ORIGINATING DEPARTMENT AND CONTACT: Council - Mayor Lew White

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Mayor White has nominated Massimo Gerosa to be appointed to the Lockhart Economic Development Corporation.

After reviewing the application, Mr. Gerosa meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

This item is the announcement of nomination. If the Council should move to appoint Mr. Gerosa to the board, action of appointment will occur during a subsequent Council meeting.

PROJECT SCHEDULE (if applicable): N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: Massimo Gerosa Application - LEDC, LEDC Roster

BOARD QUALIFICATION CHECKLIST DATE RECEIVED:APPLICANT'S NAME: Massimo GerosaBOARD NAME(S): LEDC

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.
Date of residency in Lockhart: 2019 (APPROX)
- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.
Date qualified voter in Lockhart: 2019
- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.
Removed from another board? YES or NO
If yes, date _____ and board _____
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
Serves on another board? YES or NO
If yes, board currently serving: _____

BOARD SPECIFIC QUALIFICATIONS:

LEDC
Y or N City Resident?
N/A or N If no, Caldwell County resident?

Lockhart Economic Development Corporation meets on the second Monday at 6:30 p.m. each month. The Board assists in financing the Lockhart Capital Improvement Plan as adopted by the City of Lockhart, shall establish an enterprise fund for approved projects pursuant to the Lockhart Capital Improvement Plan, and shall annually submit a Multi-Year Financial Plan to the City Council. The Board provides economic development assistance from entrepreneurs to large corporations and from retail to manufacturing companies such as property tax abatements. The Board consists of seven directors that serve a two-year term. The Economic Development Director is the staff liaison.

CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES: _____

In order to be considered for an appointment to a Lockhart Board or Commission, please complete the following application. You may also attach a current resume and letter of interest if you choose.

1. PERSONAL INFORMATION

Full Legal Name Massimo Gerosa		Preferred Name	
Physical Home Address 1308 Clearfork Street			
Mailing Address (if different)			
City Lockhart	State TX	Zip 78644	
Home Phone		Work Phone	
Mobile Phone			
Email Address			
Date of Birth			

2. AREAS OF INTEREST

Please indicate the position(s) of interest to you.

☐	Airport Advisory Board	☐	Animal Shelter Advisory Board
☐	Zoning Board of Adjustment & Appeals	☐	Historical Preservation Commission
☐	Charter Review Commission	☐	Hotel Occupancy Tax Advisory Board
☐	Construction Board of Appeals	☐	Library Advisory Board
☒	Economic Development Corp (1/2 Cent Sales Tax)	☐	Parks & Recreation Advisory Board
☐	Electric Board	☐	Planning & Zoning Commission

In the space below, please explain your interest in the position(s) selected above. Also, please explain any experience you have related to your selection(s).

I am interested in serving on the Economic Development Corporation Board because I believe in Lockhart's potential for sustainable growth and strategic investment and I care deeply about Lockhart's long-term prosperity and the well-being of its residents. As a senior private banker with over 20 years of experience—and a former accountant in Milan—I've worked extensively with individuals, businesses, and municipalities to structure financial solutions that foster growth and resilience. I see this Board as a vital platform to help shape Lockhart's economic future, support local entrepreneurs, and attract sustainable investment. My goal is to contribute not only technical expertise, but also a community-centered perspective that prioritizes inclusive development and thoughtful stewardship of public resources.

3. BOARD MEMBER QUALIFICATIONS

The following are qualifications as outlined in Section 2-209 of the Lockhart Code of Ordinances to serve on a Board/Commission:

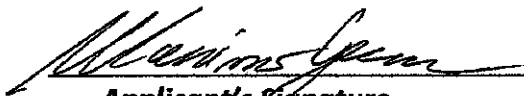
YES	NO	Please answer the following questions about Board/Commission qualifications:
☒	☐	Have you been a resident of the State of Texas/City of Lockhart for at least twelve (12) consecutive months preceding appointment?
☒	☐	Are you a registered voter?
☐	☒	Have you been removed from another city board or commission because of failure to attend meetings or for cause within the last three years?
☐	☒	Do you serve on any other City of Lockhart board/commission/committee at this time? If yes, please list: _____

For your reference, the following additional qualifications apply to appointed Board/Commission members:

- A member who is required to be a resident of the city (or county when applicable) when appointed and who thereafter moves his or her primary residence outside of the corporate limits of Lockhart (or county when applicable) vacates his or her position on a board of commission on the date the residency changes.
- The City Council shall have the right, but not the duty, to appoint up to two members who are not city residents but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the Construction Board of Appeals.
- Any member of a board or commission who is absent from three consecutive regular meetings, or any four non-consecutive regular meetings of the board or commission during any twelve-month period, shall forfeit his or her position and the vacancy occurring shall be declared and filled by the Council.
- Members must maintain their qualifications while serving on a board or commission.
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
- No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization.
- Members appointed serve without compensation.

Certification of Applicant

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I also understand that this application is subject to disclosure under the Texas Public Information Act.


Applicant's Signature

11-20-2025
Date

Completed application, resume and letter of interest may be submitted in person, email, or by mail to:

City of Lockhart
 City Secretary's Office
 308 W. San Antonio Street / PO Box 239
 Lockhart, TX 78644

Phone: 512.398.3461
jbowermon@lockhart-tx.org

Updated 1-17-25

**ECONOMIC DEVELOPMENT CORPORATION
(1/2 CENT SALES TAX)**

Two Year Terms

First	Last	Address1	Council Member	Date Appt / Reappt
Vacant	Doug Foster resigned	1314 Clearfork St.	Jeffry Michelson	
Vacant	Alan Fielder resigned	410 Connolly Circle	Mayor White	
Juan	Alvarez, Jr.	600 Pearl	Juan Mendoza	12/21/2021
Alfredo	Munoz	1201 Plum St.	Angie Sanchez	1/7/2020
Frank	Estrada	407 W. China St.	Brad Westmorel and	2/4/2020
Yolanda	Strey	505 Blakes Cove	David Bryant	9/6/2022
Justin (JJ)	Wells	1007 West Live Oak	John Lairsen	6/3/2025

Economic Development Director - staff liaison

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Announcement of nomination of Kara McGregor to the Lockhart Economic Development Corporation by Mayor Pro-Tem Jeffry Michelson for a term to expire in November 2026.

ORIGINATING DEPARTMENT AND CONTACT: Council - Jeffry Michelson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Mayor Pro-Tem Michelson has nominated Kara McGregor to be appointed to the Lockhart Economic Development Corporation.

After reviewing the application, Ms. McGregor meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

This item is the announcement of nomination. If the Council should move to appoint Ms. McGregor to the board, action of appointment will occur during a subsequent Council meeting.

PROJECT SCHEDULE (if applicable): N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: Kara McGregor Application - LEDC , LEDC Roster

BOARD QUALIFICATION CHECKLIST

DATE RECEIVED: 11.20.25

APPLICANT'S NAME: Kara McGregor

BOARD NAME(S): LEDC

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.
Date of residency in Lockhart: 2002 (APPROX)
- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.
Date qualified voter in Lockhart: 2002
- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.
Removed from another board? YES or NO
If yes, date _____ and board _____
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
Serves on another board? YES or NO
If yes, board currently serving: _____

BOARD SPECIFIC QUALIFICATIONS:

LEDC
Y or N City Resident?
N/A or N If no, Caldwell County resident?

Lockhart Economic Development Corporation meets on the second Monday at 6:30 p.m. each month. The Board assists in financing the Lockhart Capital Improvement Plan as adopted by the City of Lockhart, shall establish an enterprise fund for approved projects pursuant to the Lockhart Capital Improvement Plan, and shall annually submit a Multi-Year Financial Plan to the City Council. The Board provides economic development assistance from entrepreneurs to large corporations and from retail to manufacturing companies such as property tax abatements. The Board consists of seven directors that serve a two-year term. The Economic Development Director is the staff liaison.

CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES: _____

In order to be considered for an appointment to a Lockhart Board or Commission, please complete the following application. You may also attach a current resume and letter of interest if you choose.

1. PERSONAL INFORMATION

Full Legal Name Kara Bliss McGregor		Preferred Name	
Physical Home Address 604 W. San Antonio Street			
Mailing Address (if different)			
City Lockhart		State TX	Zip 78644
Home Phone		Work Phone	
Mobile Phone			
Email Address			
Date of Birth			

2. AREAS OF INTEREST

Please indicate the position(s) of interest to you.

☐	Airport Advisory Board	☐	Animal Shelter Advisory Board
☐	Zoning Board of Adjustment & Appeals	☐	Historical Preservation Commission
☐	Charter Review Commission	☐	Hotel Occupancy Tax Advisory Board
☐	Construction Board of Appeals	☐	Library Advisory Board
☒	Economic Development Corp (1/2 Cent Sales Tax)	☐	Parks & Recreation Advisory Board
☐	Electric Board	☐	Planning & Zoning Commission

In the space below, please explain your interest in the position(s) selected above. Also, please explain any experience you have related to your selection(s).

I Would like to continue my public service after serving on City Council for six years. I think LEDC is the best fit for my expertise and contributions.

3. BOARD MEMBER QUALIFICATIONS

The following are qualifications as outlined in Section 2-209 of the Lockhart Code of Ordinances to serve on a Board/Commission:

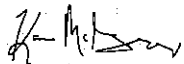
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Certification of Applicant

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I also understand that this application is subject to disclosure under the Texas Public Information Act.



Kara McGregor

11/20/2025

Applicant's Signature

Date

Completed application, resume and letter of interest may be submitted in person, email, or by mail to:

City of Lockhart
City Secretary's Office
308 W. San Antonio Street / PO Box 239
Lockhart, TX 78644

Phone: 512.398.3461
jbowermon@lockhart-tx.org

**ECONOMIC DEVELOPMENT CORPORATION
(1/2 CENT SALES TAX)**

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Economic Development Director - staff liaison

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discuss semi-annual report concerning the status of implementation of Chapter 31, "Impact Fees" of the Lockhart Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvement plans, or impact fees.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Consensus

BACKGROUND/SUMMARY/DISCUSSION:

PROJECT SCHEDULE (if applicable): The most recent Capital Improvement Plan (CIP) update was adopted May 2, 2023. An update of the CIP and impact fees will be required to start prior to the five-year anniversary of the current CIP.

FISCAL NOTE (if applicable): As a result of the ongoing collection of fees and the existing balances accruing interest, several of the projects in the water, wastewater, and roads Capital Improvement Plans can be funded at the 50 percent level outlined in their respective CIPs, with the other half of project costs to be contributed by project developers.

PREVIOUS COUNCIL ACTION: City Council last heard an update on the status of the CIP and impact fees at its July 1, 2025 meeting and recommended no further action..

COMMITTEE/BOARD/COMMISSION ACTION: The Impact Fee Advisory Committee met on November 12, 2025 and unanimously recommended acceptance of the report with no further action at this time.

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends acceptance of the report and does not recommend updating the CIP or impact fees at this time.

LIST OF SUPPORTING DOCUMENTS: Fall 2025 signed committee report to CC, impact fee Exhibit A Fall 2025, Fall 2025 Exhibit B

IMPACT FEE REPORT
To Lockhart City Council –November 2025

PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvement plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvements plans (CIP's), and impact fees.

This is the 44th status report since the City's impact fee ordinance was originally adopted on January 15, 2002, and is for the period from April 1, 2025 through September 30, 2025. It is the sixth report since the update adopted on May 2, 2023. The six-month reporting dates align with the fiscal year quarters.

STATUS OF ACCOUNTS

Exhibit A shows revenue totaling \$1,761,463 during the period covered by this report. Fees collected during the six-month period were for 66 new houses (53 last period), and 13 new commercial buildings. The only expenditures were periodic payments of invoices to the impact fee update consultants as they prepared the recent impact fee update. There was also a charge against the Service Area 1 road impact fees due to a successful appeal of the rate charged for an industrial project. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of October 1, 2025, including accrued interest, are shown in the table.

The total estimated cost of all the projects in the capital improvement plans in effect during the six-month reporting period was \$120,118,135. However, the City Council adopted one-half that amount as the maximum to be collected by May 1, 2023, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$60,059,068. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$774,729, which does not include payments to the impact fee update consultants. The total amount still to be spent is \$59,957,603. The total balance available remaining

collectively in the four impact fee accounts that can be used toward meeting that goal, is currently \$12,867,597.

TRENDS

The bar graph in **Exhibit B** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. The trends reflect the state of the economy, as well as the availability of lots for residential development. Housing production and platting of new subdivisions have slightly decreased since the current housing construction boom started in 2022, but the implementation of the new impact fees combined with a high number of commercial permits has resulted in an increase in impact fees.. This period is the fifth highest revenue since the City began the semi-annual reports in 2003. It is important to build a healthy balance in all of the accounts because there is interest in development where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's.

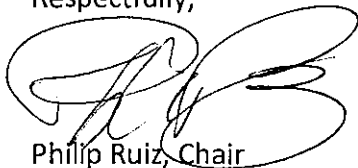
UPDATE

This report reflects the impact fee update completed and adopted in 2023, it appears there are no more projects building out under the old impact fees. In addition, The CIPs are intended to reflect the anticipated growth of the city, and the rapid population growth we are experiencing may require changes in the location and size of projects that are in the current CIPs, and/or may support adding new projects in future reviews of the city's CIP.

RECOMMENDATION

The Committee met on November 12, 2025, and unanimously voted to forward this semi-annual report to the City Council for the period ending on September 30, 2025, recommending that no further changes are necessary at this time.

Respectfully,

A handwritten signature in black ink, appearing to read 'Philip Ruiz', is written over a circular stamp or seal.

Philip Ruiz, Chair

Impact Fee Advisory Committee

EXHIBIT A

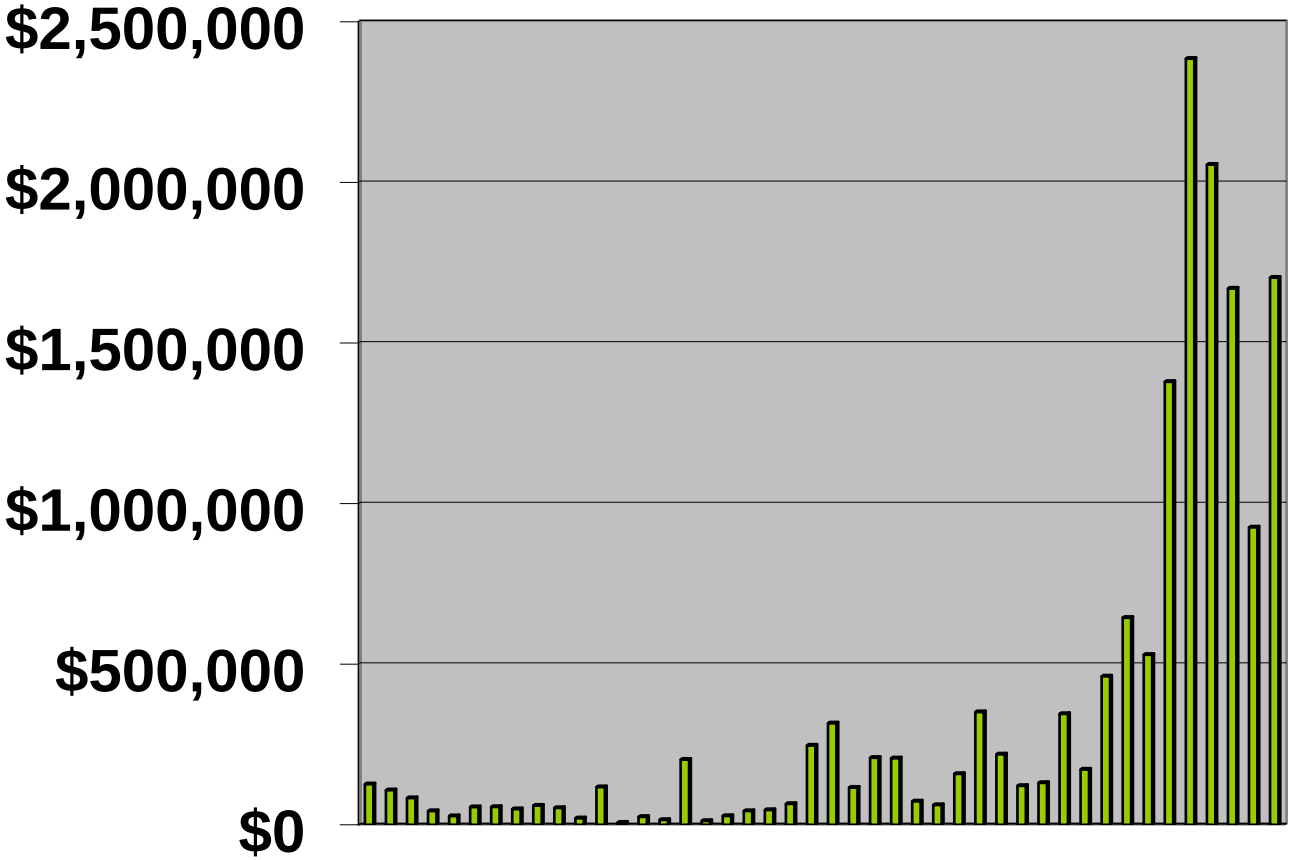
FALL 2025 IMPACT FEE ACCOUNT BALANCES¹

	<u>April 1, 2025</u>	+	Revenue ²	–	Expense ³	<u>October 1, 2025</u>
Water	4,520,614		641,250		12,261	5,149,603
Wastewater	4,154,949		690,884		45,697	4,800,136
Roads (Service Area 1)	2,513,187		236,261		0	2,749,448
Roads (Service Area 2)	1,678,847		193,068		0	1,871,915
TOTAL	\$12,867,597		\$1,761,463		\$57,958	\$14,571,102

1. *All amounts have been rounded to the nearest dollar.*
2. *Revenue amounts include accrued interest.*
3. *Expenses were due to invoices from water/wastewater master plan consultants.*

One-half total CIP estimated cost (estimated 100% cost of all projects is \$120,118,135):	\$60,059,068
Total spent on projects since adoption of Ordinance 2023-09 on May 2, 2023:	\$117,739
Remaining amount of 1/2 estimated cost not yet spent:	\$59,941,329
Current balance on October 1, 2025:	\$14,571,102

EXHIBIT B
IMPACT FEE SEMI-ANNUAL REVENUE
July 2003 - September 2025



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discussion regarding a Subdivision Improvement Agreement with RODG DT Seawillow Prop LLC for the Seawillow Ranch Subdivision and authorize the City Manager to execute the agreement.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: The proposed Subdivision Improvement Agreement (SIA) is between the City and RODG DT Seawillow Prop LLC for a portion of Phase 1 of the Seawillow Ranch Subdivision. Phase 1 contains 390 lots in total, and this SIA covers approximately half of that development - 203 lots included in the initial final plat.

The Agreement requires the Developer to construct all on-site and off-site public improvements in accordance with City ordinance and approved plans. Public improvements are divided into two groups.

Group A improvements must be completed and accepted by the City before the final plat for these 203 lots can be recorded. They include:

- Road construction and paving necessary to serve the lots included in this phase of the subdivision.

Group B must be completed within 12 months after final plat recordation. They include:

- Lift station and force main
- Detention pond
- Park and parking lot
- FM 1322 sidewalk
- Expansion of FM 1322 to three lanes along the subdivision frontage
- Intersection improvements at FM 1322 and MLK Boulevard, including added turn lanes

After the Group A improvements are complete and the final plat is recorded, the Developer may sell lots to homebuilders, and builders may begin home construction by pulling building permits. However, no Certificates of Occupancy may be issued until all Group B improvements are complete and accepted by the City.

To ensure the improvements are completed, the Agreement requires the Developer to provide an irrevocable Letter of Credit equal to 125% of the total cost estimate of Group B improvements. This gives the City the financial ability to complete the improvements, if

City of Lockhart, Texas

Council Agenda Item Cover Sheet

necessary.

Group B Improvements

- Combined Group B cost estimate: \$8,191,928
- Required 125% security: \$10,239,910

Before the final plats can be recorded, the Developer must also provide documentation from a title company confirming who owns the property and whether anyone holds a lien against it. If lienholders exist, they must sign a consent form allowing the subdivision improvements to proceed and ensuring the City's rights under the Agreement take priority.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: Approval of the Seawillow Development Agreement on June 18, 2024; amended April 15, 2025.

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Seawillow Phase 1 - Subdivision Improvement Agreement, Seawillow - Wastewater Improvements, Seawillow - Off-Site Road Improvements

City of Lockhart
Subdivision Improvement Agreement

Subdivision Name: Seawillow Ranch Subdivision

Developer Name: RODG DT Seawillow Prop LLC

Developer Address: 2121 E. 6th St., Ste. # 203, Austin, TX, 78702

Planning Dept. Case No.: FP #23-05

Recitals:

A. The Developer owns the land included in the proposed final plat of the Subdivision, and more particularly described on the attached **Exhibit A** (the “Property”).

B. The Developer desires to develop 203 lots on the Property (“Lots”) which are more particularly described on the attached **Exhibit B**, and City ordinances and State laws require the Developer to complete all on-site and off-site public improvements (the “Public Improvements”) associated with the Subdivision which are more particularly described on the attached **Exhibit C**.

C. In association with a Development Agreement entered between Developer and the City on August 2, 2024 and amended on April 15, 2025, the parties have agreed to the following schedule for installation of Public Improvements.

Agreement: _____

In consideration of the mutual covenants set forth in this Agreement, the City and the Developer agree as follows:

1. **Recitals Incorporated.** The Recitals are incorporated in this Agreement for all purposes.
2. **Parties.** The parties to this Agreement are the Developer and the City of Lockhart.
3. **Effective Date.** This Agreement is effective on the date the Developer signs it (the “Effective Date”).
4. **Construction of Improvements.** The Developer agrees to construct and install, at the Developer’s expense, all of the Public Improvements. All Public Improvements must be constructed and installed in compliance with applicable City ordinances, standards, and regulations, and in accordance with the construction plans and specifications approved by the City. Upon construction and installation of the Group A Public Improvements which are more particularly described in the attached **Exhibit C** and acceptance by the City, the final plat for the Lots may be recorded. No later than twelve months following the date upon which the final plat for the Lots is recorded Developer shall construct and install the Group B Public Improvements which are more particularly described in the attached **Exhibit C**.

5. Security for Completion of Improvements. The Developer shall provide and continuously maintain security (the “Security”) for the completion of the Group B Public Improvements. The Security must be in the amount of 125% of the cost estimate for the Group B Public Improvements as reflected in **Exhibit C**. Security is defined as an irrevocable letter of credit drawn upon a state or national bank that has a regular business office in the State of Texas that authorizes the City to draw upon the letter of credit by presenting to the issuer only a sight draft and a certificate signed by an authorized representative of the City attesting to the City’s right to draw funds under the letter of credit. Developer agrees to provide an irrevocable Letter of Credit in the amount of 125% of the cost estimate for the Group B Public Improvements.

6. Lien Search Certificate. The Developer agrees to provide, at the time this Agreement is executed, a Lien Search Certificate prepared and signed by a title company acceptable to the City Attorney. The Lien Search Certificate must identify the Property, must name all owners of the Property, must name all lienholders having liens against the Property, and must be dated no more than 10 days

prior to the Effective Date. The Lien Search Certificate must be accompanied by a Consent of Lienholder signed by an authorized representative of each lienholder identified in the Lien Search Certificate. This Agreement will not be accepted without the Lien Search Certificate and the executed Consent of Lienholder, if applicable.

7. Acquisition of Property Interests. The Developer agrees to acquire at its expense all rights-of-way, easements and other real property interests needed for the construction of the Public Improvements, including all off-site improvements, in a manner suitable for dedication of the real property interests to the City. The form of all documents under which real property interests are acquired is subject to approval by the City Attorney. The Developer agrees to record each such document in the official public records of the county in which the Property is located, and to provide a copy of each such recorded document to the City Attorney.

8. Recording of Plat. Upon completion of all of the following, the City agrees to record the final plat of the Subdivision in the official public records of the county in which the Property is located:

- A. Approval of this Agreement by the City of Lockhart.
- B. Approval of the final plat of the Subdivision by the City of Lockhart.
- C. Construction and installation of the Group A Public Improvements and acceptance by the City.
- D. Submission to City of Lien Search Certificate, and executed Consent of Lienholder for each lienholder on the Property.
- E. Approval of the Security by the City Attorney.
- F. Approval by the City Attorney of all conveyance documents for rights-of-way, easements and other real property interests needed for the construction of the Public Improvements.

9. Conditions of Draw on Security. The City Engineer may draw upon any Security upon the occurrence of one or more of the following events:

- A. The Developer commenced construction but did not properly construct or complete one or more of the Public Improvements in accordance with Section 4 above;
- B. The Developer did not renew or replace the Security at least 45 days prior to its expiration date; or
- C. The issuer of the Security, or any third party, has acquired all or any portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure.

10 Drawing on the Security; Use of Draws. The City Engineer may draw upon the Security by submitting a draft to the issuer that complies with the terms governing the draft. The draw may be in any amount up to the full amount of the Security. The City agrees to restrict its use of funds from draws to purposes associated with the construction, maintenance or repair of the Public Improvements. The parties agree that by making a draw, the City does not waive its rights to enforce any obligation of the Developer under this Agreement, and the City is not accepting the Public Improvements for ownership and maintenance prior to final completion.

11. Right of Entry. The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to inspect the construction of the Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

12. No Certificate of Occupancy until completion of Public Improvements. Developer agrees that no Certificate of Occupancy will be issued for any building built on the Lots until all Public Improvements have been constructed and installed by Developer and accepted by the City. It will provide notice of this Agreement to any builder or purchaser of the Lots.

13. Maintenance Bond. Developer or Developer's general contractor shall provide a Maintenance Bond in the amount of Ten Percent (10%) of the contract price for all work on the Public Improvements. The Maintenance Bond shall be in favor of both Developer and the City, shall be for a period of two (2) years from the date of acceptance by the City for the Public Improvements, and shall be executed by an approved surety company authorized to do business in the State of Texas. Developer shall guarantee the materials and workmanship of his construction contractors, with whom he contracts

for furnishing materials and installing the improvements, required under this chapter and shall himself be responsible for guaranteeing that all materials and workmanship in connection with such improvements are free of defects for a period of two years after the date of acceptance of the improvements.

14. Remedies. The remedies available to the City in the event of noncompliance by the Developer with this Agreement are cumulative in nature. These remedies include, but are not limited to, the following:

- A. Refusal to approve or record any plat associated with the Subdivision.
- B. Refusal to provide or allow utility services to all or any part of the Property.
- C. Refusal to accept all or a portion of the Public Improvements for public ownership or maintenance.
- D. Draws against the Security for construction of the Public Improvements.
- E. Injunction against further sale of tracts of land within the Subdivision.

The Developer shall have 90 days after the City's delivery of written notice of noncompliance to reasonably cure / remedy all alleged issues of noncompliance. Upon notice of noncompliance by the City, the Developer agrees that it will not file any additional plat applications with the City until the noncompliance is cured.

15. No Third Party Rights. No person or entity who or which is not a party to this Agreement has any right of action under this Agreement. Nor does any such person or entity, other than the City (including without limitation a trustee in bankruptcy) have any interest in or claim to any funds drawn by the City on the Security in accordance with this Agreement.

16. Indemnification. The Developer covenants to indemnify, save, and hold harmless the City and its their respective officers, employees, and agents from, and against, all claims, demands, actions, damages, losses, costs, liabilities, expenses and judgments recovered from or asserted on account of injury or damage to persons or property loss or damage arising in connection with construction performed by or on behalf of the Developer on the Property.

17. Miscellaneous. A. The City may assign, in whole or in part, this Agreement to others as necessary to secure completion of the Public Improvements.

B. This Agreement, including appendices and referenced attachments, constitutes the entire agreement between the City and the Developer on this subject and supersedes all other proposals, presentations, representations, and communications, whether oral or written, between the parties. This Agreement may be amended only by a written document that is duly approved and executed by all parties.

C. In the event any section, subsection, paragraph, sentence, phrase or word is held invalid for any reason, the balance of this Agreement will remain in effect and will be read as if the parties intended at all times not to include the invalid section, subsection, paragraph, sentence, phrase or word.

D. This agreement shall be governed by the laws of the State of Texas. Exclusive venue for any legal dispute arising under this agreement shall be in Caldwell County, Texas. The City's execution of and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

E. Notices required by this Agreement will be provided by the parties to one another by certified mail, return receipt requested, or by confirmed facsimile transmission, to the following addresses:

To the City:

City Manager
City of Lockhart
308 W. San Antonio
P.O. Box 239
Lockhart, TX 78664

To the Developer:

RODG DT Seawillow Prop LLC
2121 E. 6th St., Ste. #203
Austin, TX 78702

If a party changes its address or facsimile number for notice purposes, it will provide written notice of the new address to the other party within 10 days of the change.

G. The Developer shall file this Agreement in the deed records of Caldwell County and provide notice of this Agreement to any builder or purchaser of the Lots. This Agreement constitutes a covenant running with the title to the Property, and the provisions of this Agreement are binding on the Developer and on all successors and assigns of the Developer.

Executed by the parties to be Effective on _____

[signatures on following page]

City of Lockhart, Texas

By: _____
Joseph Resendez, City Manager

This instrument was acknowledged before me on _____, 202__ by Joseph Resendez, known personally by me to be the City Manager of the City of Lockhart, on behalf of the City of San Marcos.

Notary seal: _____
Notary Public, State of Texas

Developer:

By: _____
Signature

Printed name, title

This instrument was acknowledged before me on _____ by _____, known personally by me to be the _____ of _____.

Notary Seal: _____
Notary Public, State of _____

Consent of Lienholder to Subdivision Improvement Agreement
--

Subdivision Name: _____
Developer Name: _____
Developer Address: _____

Lienholder Name: _____
Lienholder Address: _____

Recitals:

A. The Developer is the owner of the property described in the attached and incorporated **Exhibit A** ("Property").

B. The Lienholder is the lienholder of the Property under the terms and conditions of the following document(s):

Deed of Trust dated _____, from the Developer to _____, Trustee, securing the payment of a promissory note payable to the Lienholder. The Deed of Trust is recorded in Volume _____, page _____ of the Official Public Records of _____ County, Texas.

C. The Developer has requested that the City of Lockhart (the "City") approve and execute a Subdivision Improvement Agreement with the Developer governing installation of all on-site and off-site public improvements (the "Public Improvements") associated with the Subdivision.

Agreement:

In consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Lienholder agrees as follows:

1. The Lienholder consents to the execution of the Subdivision Improvement Agreement and the rights and obligations of the Developer set out therein.
2. The Lienholder subordinates its lien rights on this Property to the rights and interests of the City under the Subdivision Improvement Agreement, and the Lienholder agrees that any foreclosure by the Lienholder of its liens will not extinguish City's rights and interests in the Subdivision Improvement Agreement.

The undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on _____

Lienholder:

By: _____

Printed name, title

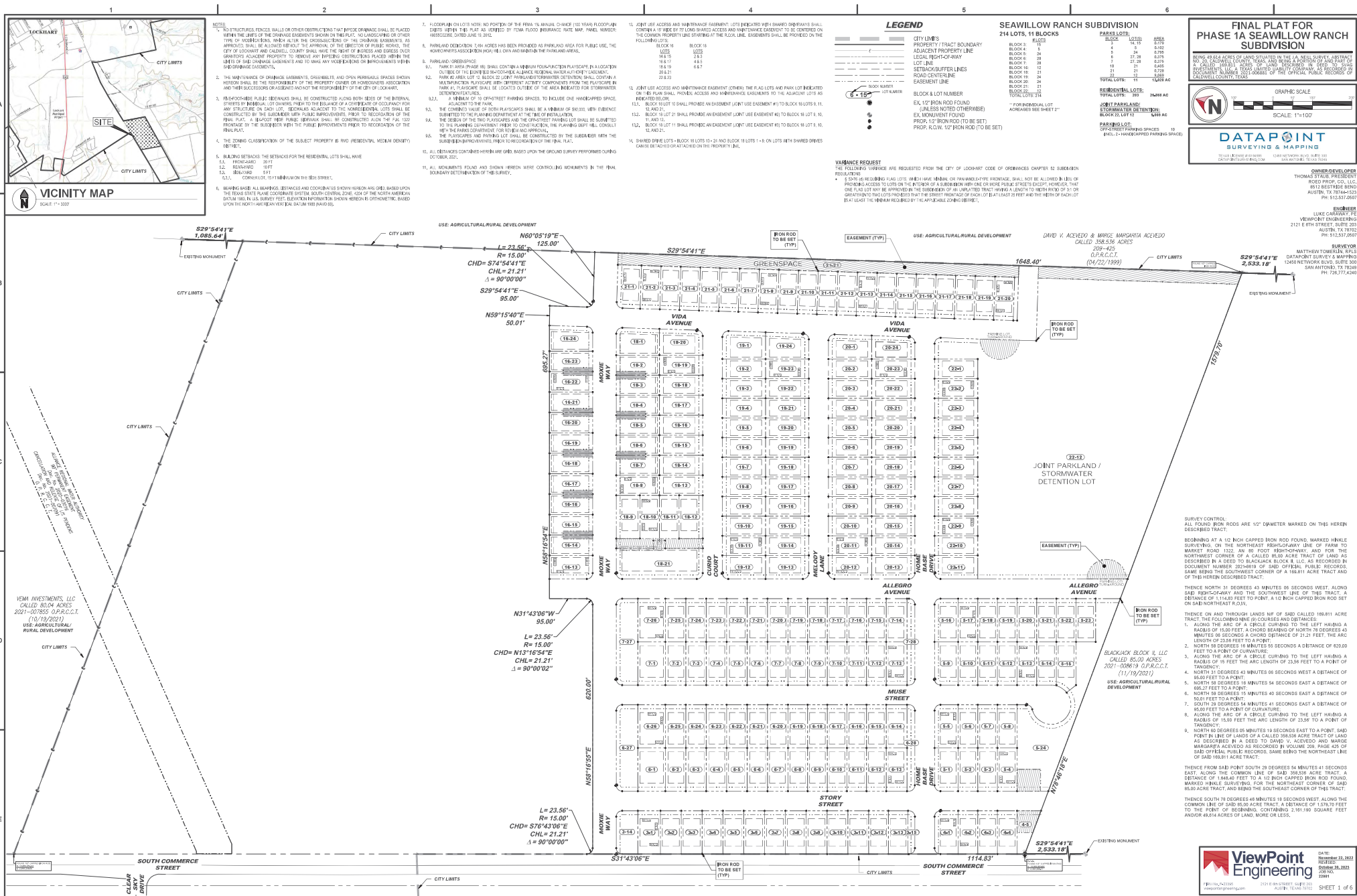
This instrument was acknowledged before me on _____ by
_____, known personally by me to be the _____ of
_____.

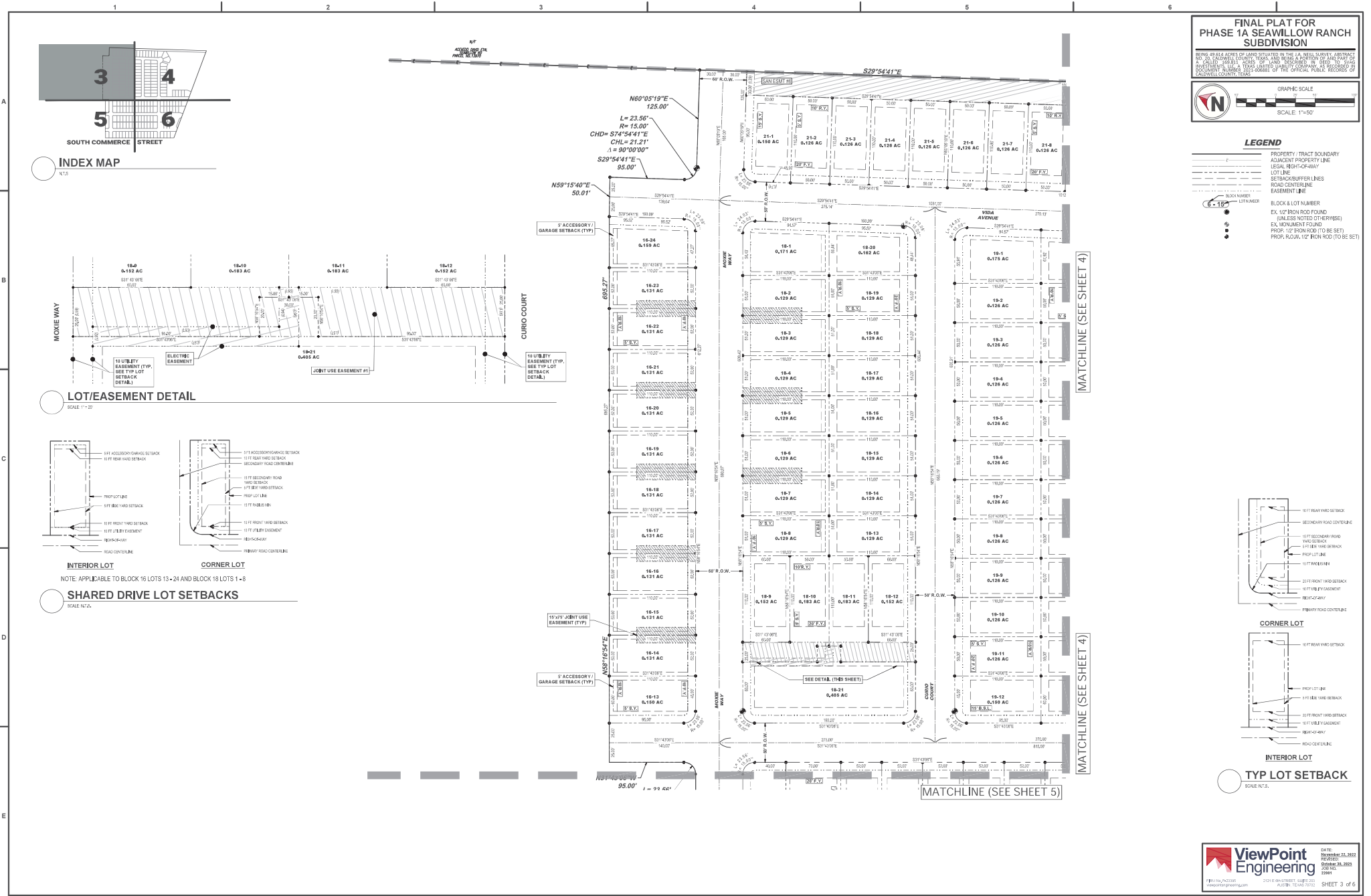
Notary Seal:

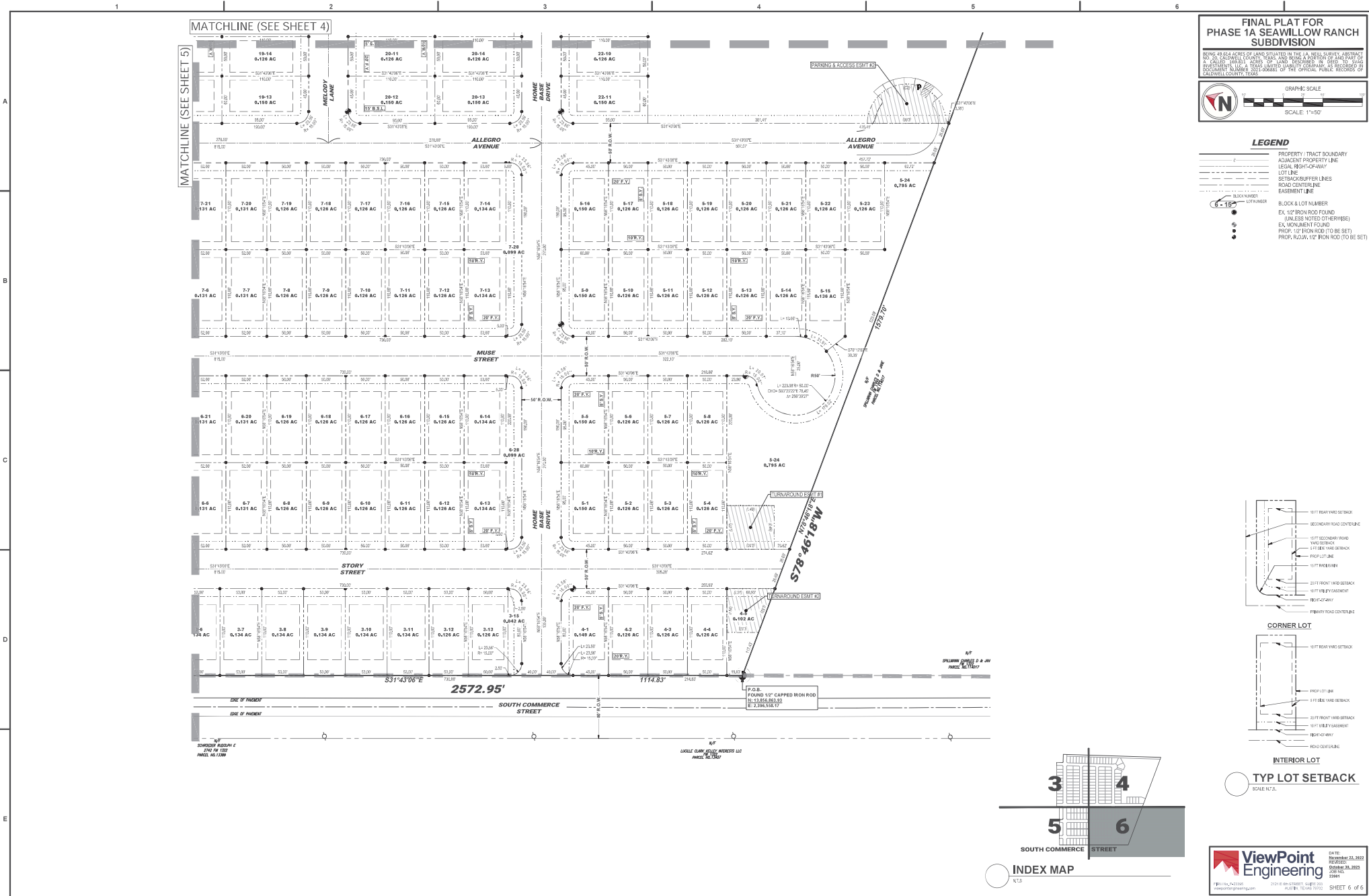
Notary Public, State of _____

**EXHIBIT A:
METES AND BOUNDS DESCRIPTION OF PROPERTY**

**EXHIBIT B:
MAP OF LOTS OF PROPERTY**







**FINAL PLAT FOR
PHASE 1A SEAWILLOW RANCH
SUBDIVISION**

BEING 48.84 ACRES OF LAND SITUATED IN THE T. A. NEILL SURVEY, ABSTRACT 180, CALDWELL COUNTY, TEXAS, AND MORE A PORTION OF SURVEY OF A CALLED 36.831 ACRES OF LAND DESCRIBED IN DEED TO KING PROPERTIES & LISA A. KING LIMITED LIABILITY COMPANY, AS RECORDED IN CALDWELL COUNTY TEXAS.

GRAPHIC SCALE
SCALE: 1"=50'

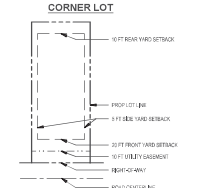
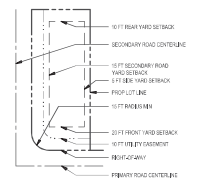
LEGEND

- PROPERTY / TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- LOT LINE
- SETBACK/BUFFER LINES
- ROAD CENTERLINE
- EASEMENT LINE

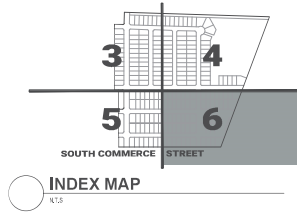
BLOCK NUMBER

LOT NUMBER

BLOCK & LOT NUMBER
EX. 1/2" IRON ROD FOUND
(UNLESS NOTED OTHERWISE)
EX. MONUMENT FOUND
PROP. 1/2" IRON ROD (TO BE SET)
PROP. 1/2" IRON ROD (TO BE SET)



INTERIOR LOT
TYP LOT SETBACK
SCALE: 1/4"=1'



**ViewPoint
Engineering**

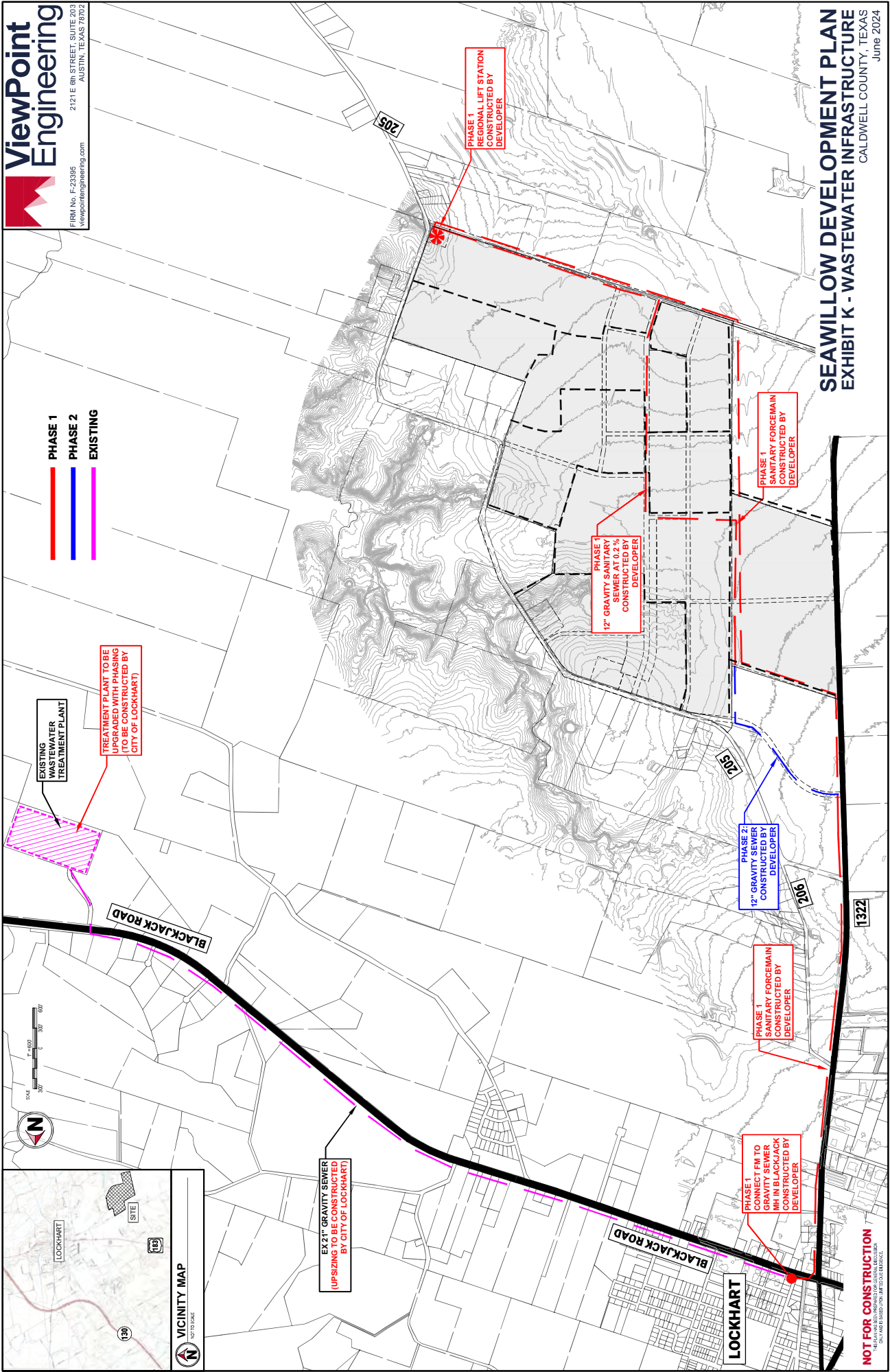
DATE: November 22, 2022
DESIGNED: October 28, 2022
CHECKED: J. A. KING
PROJECT: 22001

1701 N. 4200 E.
PO BOX 1000
AUSTIN, TEXAS 78702

SHEET 6 OF 6

**EXHIBIT C:
PUBLIC IMPROVEMENTS**

Category of Public Improvement	Description	Probable Cost
Group A	Road construction and paving	\$1,346,086.00
Group B	Lift Station and Force Main	\$5,392,109.00
	Detention Pond	\$590,585.00
	Park and Parking Lot	\$200,000.00
	FM 1322 Sidewalk	\$200,000.00
	Expand FM 1322 to 3 lanes in front of the Subdivision frontage, to include 1 lane each way with a center turning lane	\$593,098.00
	Improvements to FM 1322 at MLK Blvd.: add eastbound right turn lane and northbound add left turn lane	\$1,216,136.00



CALDWELL COUNTY, TEXAS
June 2024



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Hold a PUBLIC HEARING and discussion regarding applications ZC-25-06 and PDD-25-01 by Luke Caraway with ViewPoint Engineering on behalf of RODG Seawillow Prop Co, LLC, and discussion and/or action to consider Ordinance 2025-28 for a ZONING CHANGE from RMD Residential Medium Density District to PDD Planned Development District including the adoption of a PDD Development Plan on a total of 89.775 acres in the John A. Neill League, Abstract No. 20, located at 2400 FM 1322.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Ordinance

BACKGROUND/SUMMARY/DISCUSSION: The proposed zoning change would create a Planned Development District to create customized zoning for the subject parcel. While most of the proposed standards are modifications of the existing residential zoning standards, there are also modifications that would allow commercial uses onto the property which would not be allowed under the current Residential Medium Density (RMD) zoning.

The proposed PDD standards that would have the most impact on the affected site are in the areas of lot coverage and setbacks. For all the approximately 400 residential lots within the area of the PDD, the allowable building coverage is proposed to be raised from 40 percent allowed under the current zoning to 55 percent. The PDD also proposes a relaxed off-street parking requirement than the existing zoning, requiring two off-street parking spaces for each residence regardless of size, compared to the current standards which require an additional parking space for every additional bedroom over three bedrooms. For a smaller subsection of 24 lots, labeled as "Deep Setback Garage Lots," the PDD proposes reducing the minimum front setback from 20 feet to 10 feet and reducing the side and rear setbacks for garages from the current 5 and 10 feet to 0 and 5 feet. To offset these relaxations in lot coverage and setback requirements, the PDD proposes to adopt the design standards found in the Seawillow Development Agreement, except for a relaxed roof pitch standard, allowing a 6/12 roof pitch instead of the 8/12 pitch required in the Development Agreement.

The other major variation from the existing code is that the PDD would allow portable food establishments and food service businesses in permanent buildings in the park area. As the site's current zoning is in Residential Medium Density, which is a residential zoning district, restaurants or food trucks would not be allowed in the park area or elsewhere within the zoning district. Under the proposed PDD standards, the food service establishments in the park area would also be permitted to sell alcohol, subject to the Texas Alcoholic Beverage Commission (TABC) review and approval. The PDD also proposes that no off-street parking would be required for the park areas, despite the possible addition of commercial uses within the park. The PDD states that the design standards for commercial buildings in the Seawillow Development Agreement would apply to permanent structures built in the park area, except for

City of Lockhart, Texas

Council Agenda Item Cover Sheet

a proposed waiver of the horizontal articulation requirement for commercial buildings found in the Development Agreement.

City planning staff has concerns regarding the PDD, in that it is generally a set of relaxations of city standards and Development Agreement standards, as opposed to a set of innovative development standards that allow desirable development types that cannot be built under current city code. Greater details and analysis of the proposed PDD proposals can be found in the attached staff report and the attachments to the ordinance that detail the proposed PDD standards.

PROJECT SCHEDULE (if applicable): None

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): None

PREVIOUS COUNCIL ACTION: City Council annexed the subject property on September 6, 2022. Ordinance 2022-52, rezoning the property from AO Agricultural Open Space to RMD Residential Medium Density was approved October 18, 2022.

COMMITTEE/BOARD/COMMISSION ACTION: The Planning and Zoning Commission recommended approval of the proposed zoning change and PDD development plan by a vote of 4-3 at its November 12, 2025 meeting.

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the zoning change and PDD development plan at the Council's discretion.

LIST OF SUPPORTING DOCUMENTS: Ordinance 2025-28, Ordinance 2025-28 Exhibits A-E, Ordinance 2025-28 Exhibit F, ZC2506 case map, ZC2506 zoning, ZC2506 aerial, ZC2506 landuse- thoroughfares, ZC-25-06 and PDD-25-01 Staff Report--council, Seawillow PD Application--signed, SCB_RODG Lot Percentage Letter , The Modern Series 2025, Support ZC-25-06 & PDD 25-01--Traugott, Levi Garrett Letter--Approve ZC-25-06 & PDD 25-01, Opposition to Proposed Zoning Change, Appeal to City Council on Planing and Zoning Commision--Nowlin

ORDINANCE 2025-28

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY KNOWN AS 89.775 ACRES IN THE JOHN A. NEILL LEAGUE, LOCATED AT 2400 SOUTH FM 1322, FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT, INCLUDING BY-REFERENCE ADOPTION OF A PDD DEVELOPMENT PLAN FOR THE SEAWILLOW RANCH PHASE ONE PLANNED DEVELOPMENT DISTRICT.

WHEREAS, on November 12, 2025, the Planning and Zoning Commission held a public hearing and voted to recommend approval of said change; and,

WHEREAS, the City Council desires to amend the zoning map as provided in Section 64-128 of the Code of Ordinances; and,

WHEREAS, a public hearing was held in conformance with applicable law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS, THAT:

I. The foregoing recitals are approved and adopted herein for all purposes.

II. The above-referenced property described in Zoning Change request ZC-25-06 and PDD Development Plan PDD-25-01 as 89.775 acres in the John A. Neill League, more particularly described in Exhibit "F" and located at 2400 Maple Street, will be reclassified from RMD Residential Medium Density District to PDD Planned Development District, including by-reference adoption of a PDD Development Plan for the One Living Planned Development, attached as Exhibits "A" through "E".

III. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or unenforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision or regulation.

IV. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

V. Publication: That the City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

VI. Effective Date: That this ordinance shall become effective and be in full force immediately upon and from the date of its passage.

PASSED, APPROVED, AND ADOPTED AT A REGULAR MEETING OF THE LOCKHART CITY COUNCIL ON THIS, THE SECOND DAY OF DECEMBER, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

APPROVED AS TO FORM:

Julie Bowermon, City Secretary

Brad Bullock, City Attorney

“EXHIBIT A - DESIGN STATEMENT”

Seawillow Ranch Phase One Planned Development District

A. PROPERTY

The “Seawillow Ranch” tract is located at on FM 1322 and encompasses approximately 589 acres. The Phase One portion of the tract encompasses approximately 89 acres and is the subject tract of this Planned Development District (PDD), herein defined as the “property”.

B. PURPOSE

The overall project proposes a mixed-use development including different residential lot types and commercial development. The Phase One portion of the project consists of single family lots and open space maintained by the homeowner’s association (HOA). The development is proposing several lot standards and design criteria different from the Lockhart Development Code. However, it is doing so with enhanced design initiatives around public streets and open spaces which will transform the look of the neighborhood in the most public facing portions of the site. The community will also contain enhanced design initiatives that will greatly enhance walkability throughout the community. This is achieved primarily by reducing auto-oriented architecture along the key collector corridor and an approach to open space design that distributes pocket parks throughout the development.

This PDD serves to augment and/or modify the standards for development outlined in Chapters 52 and 64 of City of Lockhart’s Code of Ordinances in order to implement the vision for the property and ensure cohesive, quality development not otherwise feasible by utilizing the base zoning district.

This Exhibit A - Design Statement is a summary of the development and design standards for the property. Exhibit B - Development Plan indicates the PDD boundary, street, lot and open space and activated park arrangement. Exhibit C – Zoning Plan indicates the sections of lots with additional standards. Exhibit D – Deep Setback Garage Lot Design Exhibit, illustrates the lot details of that particular lot configuration.

C. APPLICABILITY AND BASE ZONING

The base zoning for this PDD is the Residential Medium Density district (RMD) of which Single-Family-2 (SF-2) is the base Development Type. In the case that this Design Statement does not address a specific item, the City of Lockhart’s Code of Ordinances shall apply. In the event of a conflict between the regulations of this PDD and the regulations of the base zoning district, the PDD standards shall control. Per Section 64-166 - Planned Development District (PDD) of the Lockhart Code of

Ordinances the following are reasons for alternative standards in a Planned Development District, of which this PDD meets the criteria for 1, 2, 3, 6 and 7.

- (1) To provide for a superior design of lots or buildings.
- (2) To provide for increased recreation and/or open space opportunities for public use.
- (3) To provide amenities or features that would be of special benefit to the property users or the community.
- (4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, views, and wildlife habitats.
- (5) To protect or preserve existing historical buildings, structures, features or places.
- (6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.
- (7) To meet or exceed the present standards of this article.

The approved Seawillow Development and Public Improvement Agreement applicable to “Seawillow Ranch” shall continue to apply to this PDD area with the exception of the specific Development Standards indicated in Section F of this Exhibit A.

D. DEVELOPMENT PLAN

A Development Plan is attached to this Design Statement titled Exhibit B to illustrate the land use and design intent for the property. The Development Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, proposed building, parking and pond locations and configurations are subject to refinement at the time of Site Plan review. The Development Plan depicts a series of lots, streets and landscaping that may be developed in phases, provided the minimum requirements of the PDD district are proportionally met with each phase. Approval of this PDD, Design Statement, and Development Plan does not constitute approval of a Site Plan.

E. PERMITTED USES

The permitted uses for Residential Medium Density district (RMD) are permitted uses within this PD area.

In addition, the following Accessory Uses are permitted within the activated park, open space lot at Moxie Way and Allegro Avenue:

- Portable food establishments
- Eating establishments of any type, including on-premise consumption of alcoholic beverages

F. DEVELOPMENT STANDARDS

The following development standards are deviations from: the Development Agreement for the site, or the base zoning and the existing Code of Ordinances. The standard is followed by the existing provision (if one exists) as well as an explanation for why the standard facilitates superior design.

1. Lot Coverage with Buildings

Required: SF-2 is 40% maximum lot coverage with buildings.

Provided: PDD Standard is 55% maximum building coverage.

Explanation: Increasing this standard allows for larger, higher quality homes on typical lot sizes, consistent with common market practice.

2. Residential Standards Compliance with Seawillow Development Agreement

Required: All residential uses contemplated in this PDD shall adhere design standards presented for residential uses established in the Seawillow Development Agreement and referenced in Exhibit E of this document, with the exception of Section II.ii.d - Roof Pitches which requires a minimum roof pitch of 8/12 except on porches or decorative extensions which must be a minimum of 4/12.

Provided: PDD Standard is a minimum roof pitch of 6/12 except on porches or decorative extensions which must be a minimum of 4/12.

Explanation: By reducing the minimum roof pitch it allows for broader architectural typologies including Craftsman and Farmhouse designs. This helps ensure there is not monotonous single family home design.

3. Non-Residential Compliance with Seawillow Development Agreement

Required: All accessory uses contemplated in this PDD shall adhere design standards presented for non-residential uses previously established in the Seawillow Development Agreement and referenced in Exhibit E of this document, with the exception of Section II.iii.c- Building Articulation which states “Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building facade length.” And “Height articulation for flat roofs of at least five (5) feet shall be required for every fifty (50) feet of building façade length.”

Provided: PDD Standard would provide an exception to the requirement for buildings for accessory uses with a façade less than 50’.

Explanation: This PDD excludes building articulation previously included in the Seawillow Development Agreement because the proposed building is a small building which will not exceed 1,500 square feet and will serve permitted accessory uses within an activated park, open space lot.

4. Deep Setback Garage Lot Configuration

Required: There are no allowance for a “Deep Setback Garage” configuration within the City of Lockhart Code of Ordinances.

Provided: Along Moxie Way there is allowance for a “Deep Setback Garage” configuration that allows for a shared driveway that serves two lots

with the garages pushed to the rear portion of the lot. (See Exhibit D - Deep Setback Garage Lot Design Exhibit)

- Garages can be attached or detached to the garage of the neighboring unit
- 10' minimum Front Building Setback for the occupiable space of the home with the garage setback to the rear of the lot.
- 5' minimum rear setback for garages and accessory structures.

Explanation: The “Deep Setback Garage” configuration allows for more architectural diversity and lessens auto-oriented design along the entry collector, and less driveway cuts and garages/cars removed from view. This also allows for a more extensive front porch design. Front porches are believed to enhance the look of the public streetscape and promote more community interaction. This request includes only 26 lots in phase 1. This accounts for only 6.2% of phase 1 lots.

5. Parking Requirements for Accessory Uses

Required: Appendix II. CMB Uses require 1 off-street parking space per shift person and per each 300 sq. ft. of floor area.

Provided: Off-street parking is not required for any accessory residential uses under 2,000 sq. ft. Parking for the accessory uses will be provided on the adjacent Moxie Way in appropriate on-street parking spaces.

Explanation: Accessory uses in the activated park, open space lot at Moxie Way and Allegro Avenue, which may include a food truck and/or small retail sales will be embedded in the neighborhood accessible without vehicles and is adjacent to sufficient on-street parking for additional vehicular users.

G. REVISED LOT STANDARDS TABLE

This Revised Lot Standards Table reflect the deviations from the base zoning and/or existing Code of Ordinances.

Development Type	Max. Dwelling Units Per Structure	Min. Lot Area (sq. ft.)	Max. Dwelling Units per Gross Acre	Min. Lot Dimensions (ft.) Width / Depth	Max. Percent Lot Coverage With Buildings	Min. Building Setback From Property Line (ft.)			Max. Height Stories Feet	Min. Off-Street Parking Spaces Per Dwelling Unit Excluding Garages
						Street*	Side	Rear		
SF-2 Single-family 2	1	5,500	7	50 / 105	40	20	5	10	2.5 stories	2, plus 1 for each additional bedroom over 3 per dwelling unit
PDD Typical SF Lots	Same	Same	Same	Same	55	Same	Same	Same	Same	Same
PDD Deep Setback Garage Lots	Same	Same	Same	Same	55	10	5 (0 for garage)	Same for main structure (5 for garage)	Same	Same

*When a corner lot, the street setback shall be 20 ft. minimum on one street, and 15 ft. minimum on the other.

LIST OF EXHIBITS

Exhibit A - PDD Design Statement

Exhibit B - Development Plan

Exhibit C - Zoning Plan

Exhibit D - Deep Setback Garage Lot Design Exhibit

Exhibit E- Development Agreement Design Standards Section II.f-h

Exhibit B - Development Plan

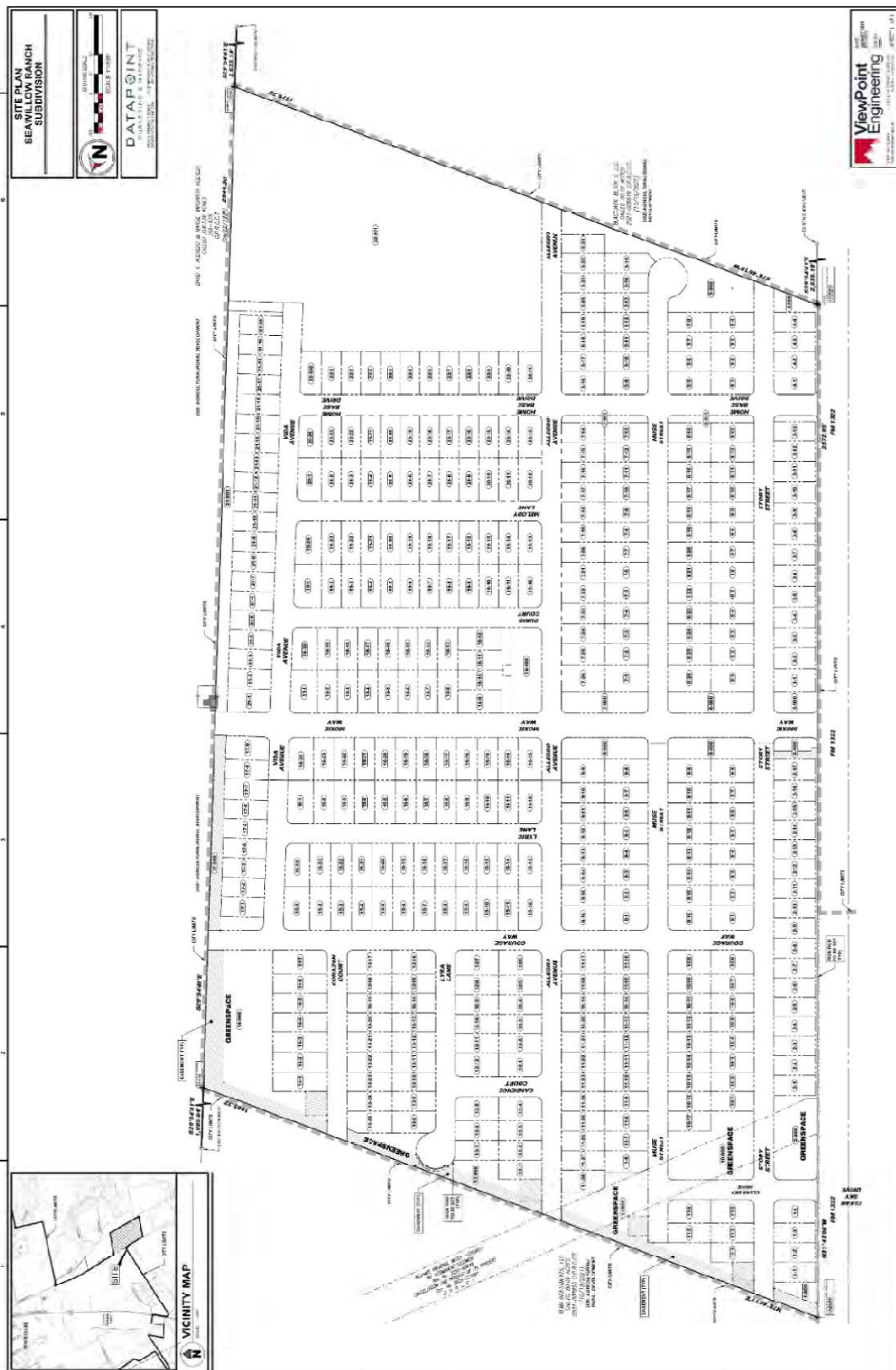


Exhibit D - Deep Setback Garage Lot Design Exhibit

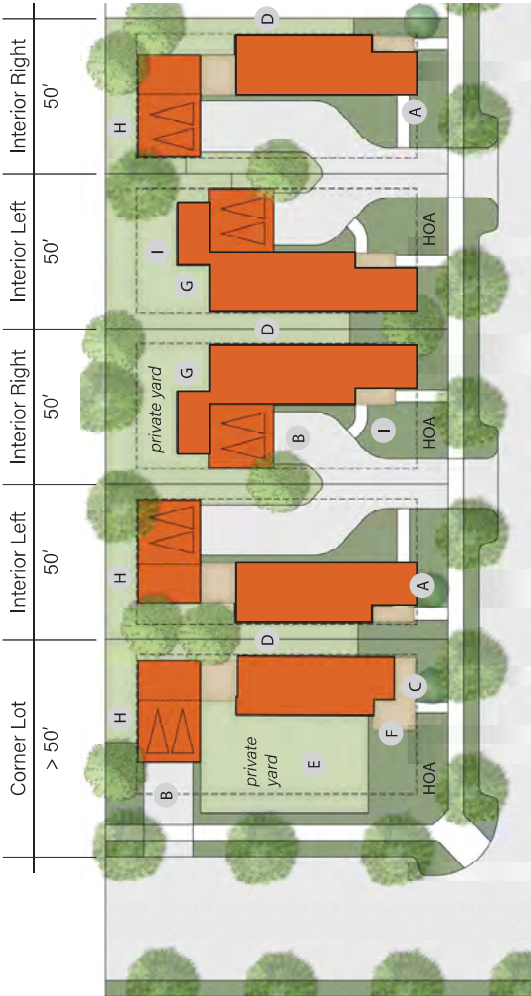
FRONT-LOADED X ZIPPER LOT

The Moxie front-loaded single-family detached Zipper Lot creates a unique experience for potential buyers. The zipper lot offers builders the opportunity to break up the traditional street scene with varied home front, detached garages, and home product with architecture forward and garages set back. Site Develo

FRONT-LOADED X ZIPPER LOT (SINGLE-FAMILY DETACHED)

CRITERIA	MIN.	NOTES
Lot Size	50' x 110'	
Lot Width	50'	
Corner Lot Width	> 50'	
Lot Depth	110'	
Maximum Building Height	2 stories	
Home Size Range		
SETBACKS		
Front to Building	A 10'	a variable setback is encouraged I
Front to Garage	B 20'	
Front to Unenclosed Porch	C 10'	
Side to Building (interior lot line)	D 5'	
Side to Building at Corner ROW	E 10'	
Side to Unenclosed Porch	F 5'	at corner lot scenario
Rear to Building	G 10'	a variable setback is encouraged I
Rear to Garage	H 5'	

Note: Fence lines are conceptual in nature. Actual locations to be determined per product plotting plan.



Building Standards Diagram



Axonometric View

Exhibit E- Development Agreement Design Standards Section II.f-h

II. DEVELOPMENT DESIGN STANDARDS:

a. Street Geometric Standards

- i. Table A-1, located in Appendix A, presents a summary of roadway design standards for the development per roadway classifications found in Exhibit L of the Development Agreement.
- ii. Appendix A contains visual illustrations of the proposed street sections required.

b. Block Length

- i. The maximum allowable block length is six hundred feet (600'); an allowance up to one thousand, two hundred feet (1,200') is allowed with the implementation of dedicated public pedestrian or public park lots or easements with a minimum width of ten feet (10').

c. Lots with No Public Road Frontage

- i. Alley loaded lots with 30' alley right-of-way that provides the appropriate signage and naming convention as a private street shall not be required to have public street frontage.

d. Amenity Center

The Development shall include an amenity center ("Amenity Center") which shall be constructed in Phase 3, on a minimum of 2 acres, which shall include and incorporate \$1.5 million in improvements available for the use and enjoyment of the general public and:

- i. Shall include at least 1 of the following elements:
 - (a) Splash Pad;
 - (b) Covered pavillion 3k square feet minimum; or
 - (c) Basketball/multiuse court and;
- ii. at least one of the following elements not selected in option iv;
 - (d) Swimming Pool
 - (e) Fitness Center/Outdoor Fitness Center
 - (f) Fishing Dock at Detention area
 - (g) Pavilion/Social Building/Event Space
 - (h) Game Room
 - (i) Lazy River
 - (j) Disc golf/Frisbee Golf
 - (k) Food Truck community park
 - (l) Open Play Areas
 - (m) Pickleball courts
 - (n) Tennis courts
 - (o) Children obstacle course
 - (p) Pump track.
 - (q) Basketball courts
 - (r) Playground
 - (s) Dog Park
- iii. A minimum of 14 parking spaces will be provided for the Amenity Center but on-street parking can count towards this total. 1 handicap space will be provided that meets ADA accessibility.

iv. whichever element is designated in section d(i) for the Amenity Center, the other two elements shall be constructed in conjunction with one of the pocket parks, if not otherwise included in the Amenity Center.

e. Parks/Trails

i. ½ acre Pocket Parks

- (a) 5 parking spaces to be provided within each phase; on-street parking can be counted towards this requirement for streets with 50 feet of right of way and 30 feet of pavement. A single handicap parking space will be provided.
- (b) All parks will contain an irrigation system and will maintained by the Developer or successor.
- (c) The pocket parks shall contain at one (1) of the following park design approaches and two (2) elements in subsection (xii.):
 - (i) Open Play Areas
 - (ii) Pavilion
 - (iii) Shade Structure
 - (iv) Basketball courts
 - (v) Pickleball courts
 - (vi) Tennis courts
 - (vii) Splash Pad
 - (viii) Disc golf/Frisbee Golf
 - (ix) Playground
 - (x) Fitness Station
 - (xi) Dog Park; and
 - (xii) Remaining two elements from section d.i. not constructed with the Amenity Center
- (d) Each proposed design approach shown above can only be used twice.

ii. Hike and Bike Trail

- (a) Shall be a minimum of eight feet (8') in width.
- (b) Constructed with decomposed granite, concrete or a combination thereof.

iii. Wi-Fi Access

- (a) Wi-Fi access will be provided for all parks over 5 acres.

iv. Detention Pond

- (a) Pond will be designed utilizing at least 2 of the following design elements:
 - (i) Sidewalk/trail access around external pond
 - (ii) Sidewalk/trail access to internal pond
 - (iii) Reduced slopes to 6:1 maximum
 - (iv) Natural meandering shape
 - (v) Open Play area integrated into pond.
 - (vi) Wet Pond (Maintenance Guidelines provided with this document)
 - (vii) Central Fountain Feature
 - (viii) 2'-3 masonry block walls
 - (ix) Stand-alone dock feature
 - (x) Landscaping external to pond bottom

f. Lighting Standards

- i. Project will comply with the current version of the Dripping Springs Dark Sky Ordinance.

g. Landscaping Requirements

- i. Requirements referenced in Sections 64-197 of the Lockhart Development Code still apply.
- ii. Residential
 - (a) Two (2) trees, a minimum of three caliper inches (3") in size, are required for each single-family residential lot. All lot types that are fifty feet in width or greater are required to have one (1) additional tree planted within the lot.
 - (b) Street trees, located within the ROW between the sidewalk and back of curb and a minimum of three caliper inches (3") in size, can count as a maximum of one (1) tree required in section f.i.(a).
- iii. Non-Residential (Includes Multi-Family)
 - (a) Landscaping Along Perimeter. All nonresidential uses shall comply with the following streetscape requirements:
 - (i) Perimeter Landscaping. Perimeter Landscaping shall be provided adjacent to all streets. This section is only applicable where building facades aren't located within the required perimeter landscaping widths.
 - (ii) The Perimeter Landscaping shall be the following minimum widths, exclusive of street Right-of-Way.
 - A. Adjacent to Arterial Street: Ten (10) feet.
 - B. Adjacent to Collector Street: Five (5) feet.
 - C. Adjacent to Local Street: Five (5) feet.
 - (iii) Plantings within the Perimeter Landscaping shall be determined by the following:
 - A. Complete coverage of natural landscape materials shall be provided with Shrubs, Groundcover, Ornamental Grasses with a Rock/Crushed Rock Landscape Base, or Ornamental Grasses with a Mulch Base. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this subsection.
 - (iv) Shrub Buffer. Where parking lots, drives, and access easements abut the Perimeter Landscaping, Shrubs (5 gallon minimum) shall be planted to form a contiguous buffer along the common boundary line.
 - (v) Shrubs shall be planted in planting beds with a Rock/Crushed Rock Landscape Base or Mulch Base.
 - (vi) A berm may be placed within the Perimeter Landscaping in lieu of the required Shrubs unless needed for a headlight screen.
 - (vii) The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs.
 - (viii) The slope of the berm shall not exceed a thirty-three (33) percent grade.
 - (ix) If the parking lot is located fifty (50) feet or more from the street Right-of-Way line, no Shrubs or berms will be required unless

needed for a headlight screen.

(b) **Internal Landscaping.**

- (i) Internal Landscaping refers to all areas within the paved boundaries of the parking lot.
- (ii) Any nonresidential parking area that contains more than ten (10) parking spaces shall provide Internal Landscaping in addition to the required Perimeter Landscaping.
- (iii) Only landscaped areas within the parking lot shall be used to meet the Internal Landscaping requirement.
- (iv) Plantings within the Internal Landscaping shall be determined by the following:
 - A. Ten (10) square feet of Internal Landscaping for each parking space or fraction thereof.
 - B. One (1) Shade Tree or two (2) Ornamental Trees for every fifteen (15) parking spaces or fraction thereof.
 - C. All parking spaces must be within eighty (80) feet of a Shade Tree.
 - D. Complete coverage of natural landscape materials, such Groundcover, or Ornamental Grasses with a Rock/Crushed Rock Landscape Base or Mulch Base. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this subsection.

iv. **Street Trees**

- (a) Street Trees are required for all residential streets that are fronted by alley-loaded lots. The trees will be planted during vertical construction of the houses. The street trees will be three caliper inches (3") in size and will be spaced at 30' increments.
- (b) Street trees are required for all roadways identified as arterial and collector streets as shown in exhibit L located within the Development Agreement. The street trees will be four and a half caliper inches (4.5") in size and will be spaced at 50' increments.

h. Architectural Requirements

- i. Requirements referenced in Sections 64-197 and 64-203 of the Lockhart Development Code still apply.
- ii. **Residential**
 - (a) Front Porches for Alley Loaded Product. Front porches will need to be at least 80 square feet and 8 feet in depth measured from the entry wall of the home.
 - (b) Garages.
 - (i) Each residence shall have a garage suitable for parking at least two (2) standard size automobiles.
 - (ii) The height of each garage door may not exceed 10 feet in height, calculated from the surface of the driveway to the bottom of the header.
 - (iii) Rear detached garages are permitted provided they are constructed in compliance with the requirements of this PDD.

- (iv) Every garage and accessory building (except a greenhouse) shall correspond in style and architectural and exterior building materials with the dwelling to which it is appurtenant.
- (v) Accessory structures, including a greenhouse, shall not exceed one (1) story in height, nor shall the total floor area of any accessory structure, exceed ten percent (10%), individually or in the aggregate, of the floor area of the main Dwelling.
- (c) Exterior materials
 - (i) which must cover not less than eighty percent (80%) of the exterior, shall be masonry, stone, stucco, plaster, cementitious siding or Hardie-plank equivalent, or wood siding on all first-floor walls (to the top of plate line of first story) visible from any street and on each remaining side and rear elevations. No exterior building walls erected or constructed shall be clad or covered with materials other than brick, brick veneer, stucco, concrete siding in plank form, stone or stone veneer.
 - (ii) 50% of the front and side façades shall be a masonry product (stone, brick, or stucco) for 50% of the single-family detached and single-family attached units.
- (d) Roof pitches must be a minimum of 8/12 front to back, 8/12 side to side, and any porch or decorative extension must be a minimum of 4/12.
- (e) All house plans must provide a minimum of four (4) of the following design elements:
 - (i) Porches, stoops, or covered entries at a minimum of eighty (80) square feet and a minimum depth of 8 feet from the entry wall of the home;
 - (ii) Bay or box windows.
 - (iii) Dormers and/or gables.
 - (iv) Use of accent materials such as brick, stone, or stucco with banding highlights.
 - (v) Ornamental or decorative windows and/or shutters, including, but not limited to, divided light windows.
 - (vi) Driveways with enhanced paving treatment consisting of salt finished concrete and/or brick borders.
 - (vii) Garage doors with one (1) of the following enhancements: (1) Cedar/Wood clad doors; (2) Double doors; (3) Decorative windows; or (4) Stamped reveals/texture and carriage style hardware; or
 - (viii) Two (2) or more coach lights
 - (ix) Front Wall Articulation. An offset in plane shall be provided every fifteen (15) feet along any front facade of the dwelling unit.
 - (x) Varying Front Setbacks. Variations of the front setback of at least five (5) feet shall be required, however buildings shall not be within the required front setback.
 - (xi) Architectural Focal Point. Include one (1) of the following architectural focal points:

Roof pitch minimum
for PDD is 6/12.

(xii) Chimney. The exterior veneer of a chimney constructed as part of or an extension to the exterior wall of a residential structure must be constructed of like or similar brick or other masonry material to that of the primary structure. The exterior veneer of chimneys shall not be constructed of wood or lumber products.

(xiii) Window Enhancements. The use of transoms, bay windows, shutters, or other similar window enhancements.

iii. Non-Residential

(a) Parking Lot Setback: For all commercial districts located along the frontage of an arterial roadway, parking is prohibited within 100' of the arterial right of way line that fronts the tract.

(b) Building Articulation:

(c) Depth Articulation: Depth articulation of at least three (3) feet shall be required for every thirty (30) feet of building facade length. Depth articulation applies only below the roofline.

(i) Height Articulation: Height articulation for flat roofs of at least five (5) feet shall be required for every fifty (50) feet of building facade length. Pitched roofs do not require height articulation.

i. Fencing

i. For areas defined as "Enhanced Fencing" in Appendix C, masonry columns will be required at a spacing of fifty feet (50').

i. For areas defined as "Enhanced Fencing", which shall include all external street frontages, and anywhere someone has a rear or side yard fence abutting an arterial or collector street internal to the development.

iii. For areas defined as "Enhanced Fencing" in Appendix C, cedar or masonry shall be utilized as the fencing material.

iv. Fencing located throughout the rest of the development will be constructed with pine, cedar, or masonry materials.

j. Commercial Build Out

i. For the commercial buildout, developer shall construct one of the following uses:

(a) Cafe / restaurant

(b) Wellness Center featuring saunas, cold plunges and yoga rooms.

(c) Day Care facility

(d) Open food market

(e) Grocery

(f) Microbrewery

(g) Barber Shop

(h) Coffee Shop

k. Commercial build out will be located within the "Central Commercial" Lot Type designation shown on Exhibit B. The Developer shall construct 1,000 square feet of commercial building square footage during Phase 3 of the Development within the "Central Commercial" Lot Type shown in Exhibit B.

l. The Developer shall designate five (5) parking spaces specifically for food truck operations and shall provide electricity within 20' of the food truck parking.

m. Parking Standards

i. Single-Family Detached and Single-Family Attached Lot Type

Depth Articulation
doesn't apply to PDD.

- (a) Provide two (2) parking spaces for each unit.
 - ii. Central Commercial Lot Type
 - (a) There is no parking requirement in this lot type.
 - iii. Medium Commercial Lot Type
 - (a) Provide one (1) parking space or every 300 square feet of building space.
 - iv. Multi-Family Lot Type
 - (a) Provide two (2) parking spaces for every unit.
- n. Utility Standards**
- i. Storm Sewer
 - (a) Mains will be constructed within the City's Public ROW.
 - (b) Alley storm sewer will be designed to connect to storm mains located within the City's Public ROW.
 - ii. Water and wastewater services
 - (a) Will be constructed within the proposed alleys for all alley loaded single-family detached and attached uses.

III. EXHIBITS

- a. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:
 - i. Appendix A Geometric Street Requirements Table A-1
 - ii. Appendix B Street Sections
 - iii. Appendix C Fencing Layout

Exhibit F

BEING 89.775 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, and being a portion of and part of a called 169.811 acres of land described in deed to SVAG Investments, LLC, a Texas Limited Liability Company, as recorded in Document Number 2021-006881 of the Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

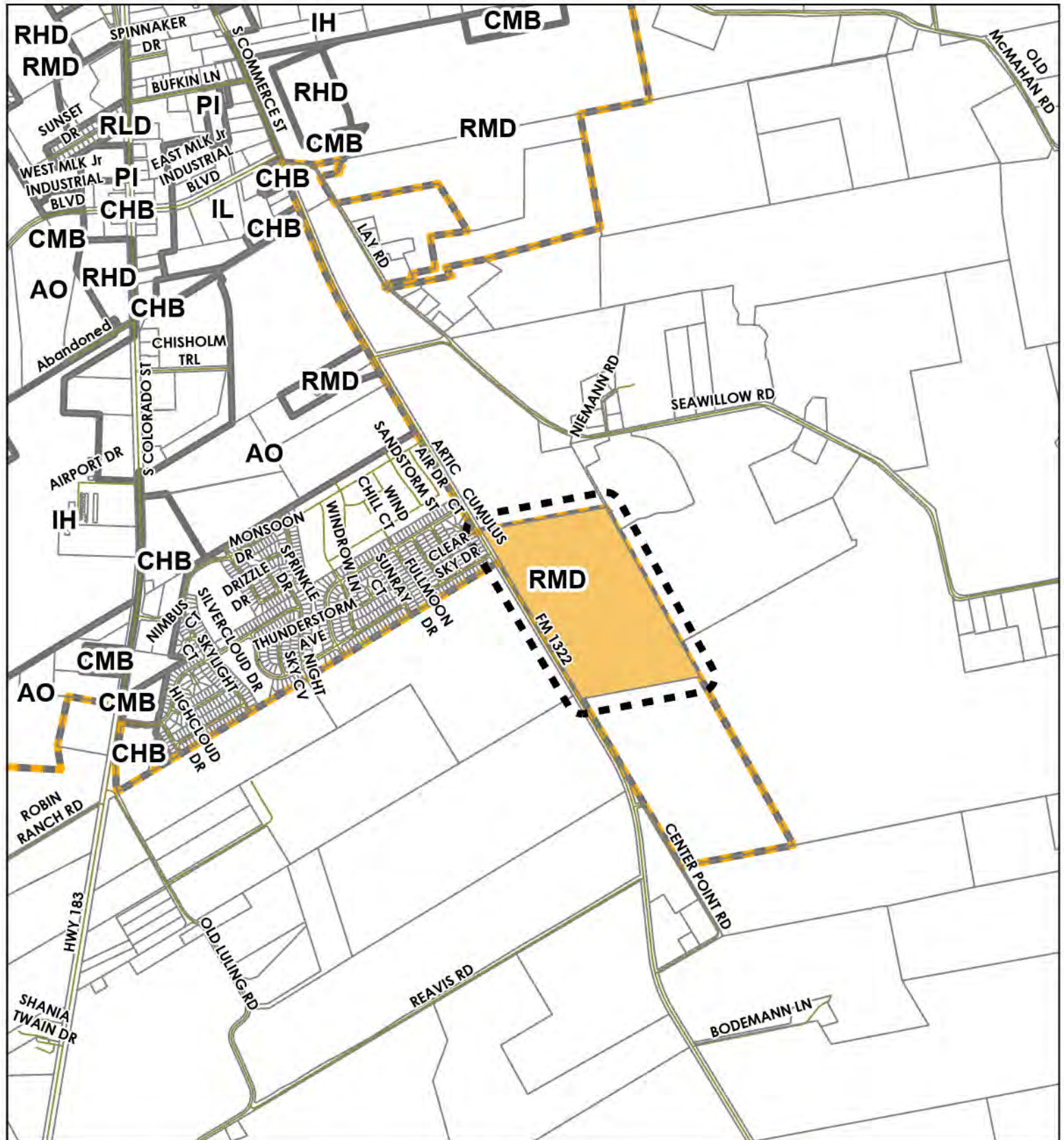
BEGINNING at a ½ inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31 degrees 43 minutes 06 seconds West, along said Right-of-Way and the Southwest line of this tract, a distance of 2,572.95 feet to a ½ inch capped iron rod found, marked Jones Carter Prop Corner, for the Northwest corner of this therein described tract;

THENCE North 78 degrees 46 minutes 11 seconds East, crossing said 169.811 acre tract, a distance of 1,665.32 feet to a ½ inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, same being the Northeast line of said 169.811 acre tract, and being the Northeast corner of this herein described tract;

THENCE South 29 degrees 54 minutes 41 seconds East, along the common line of said 358.536 acre tract, a distance of 2,544.30 feet to a ½ inch capped iron rod found, marked Hinkle Surveying, for the Northeast corner of said 85.00 acre tract, and being the Southeast corner of this tract;

THENCE South 78 degrees 46 minutes 18 seconds West, along the common line of said 85.00 acre tract, a distance of 1,579.70 feet to the **POINT OF BEGINNING**, containing 89.775 acres of land, more or less.



ZC-25-06 & PDD-25-01

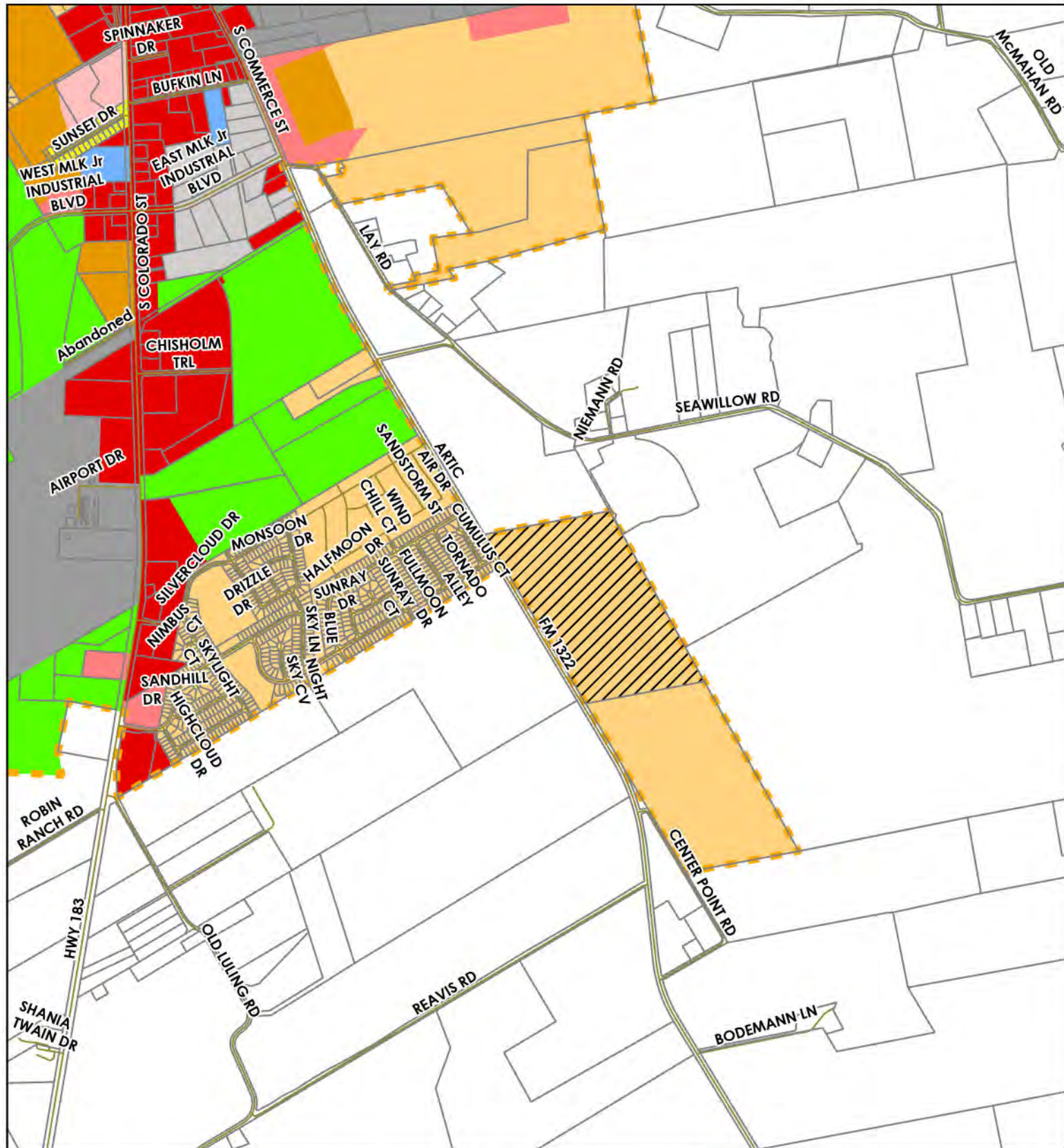
RMD TO PDD

2400 FM 1322



Scale 1" = 2000'

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



ZC-25-06 & PDD-25-01

RMD TO PDD

2400 FM 1322

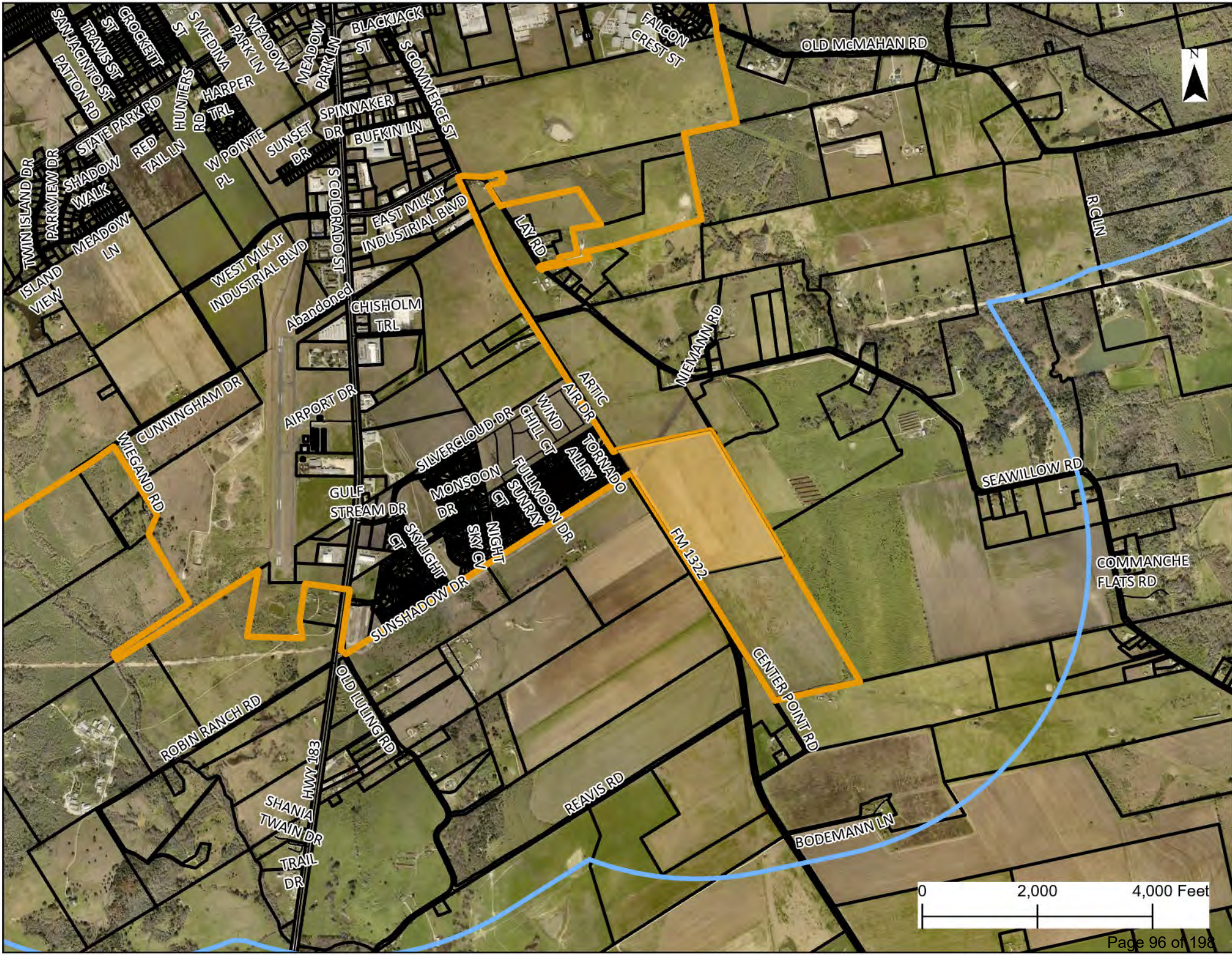


Scale 1" = 2000'

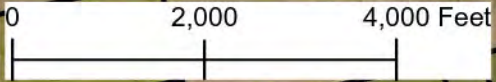
ZONING

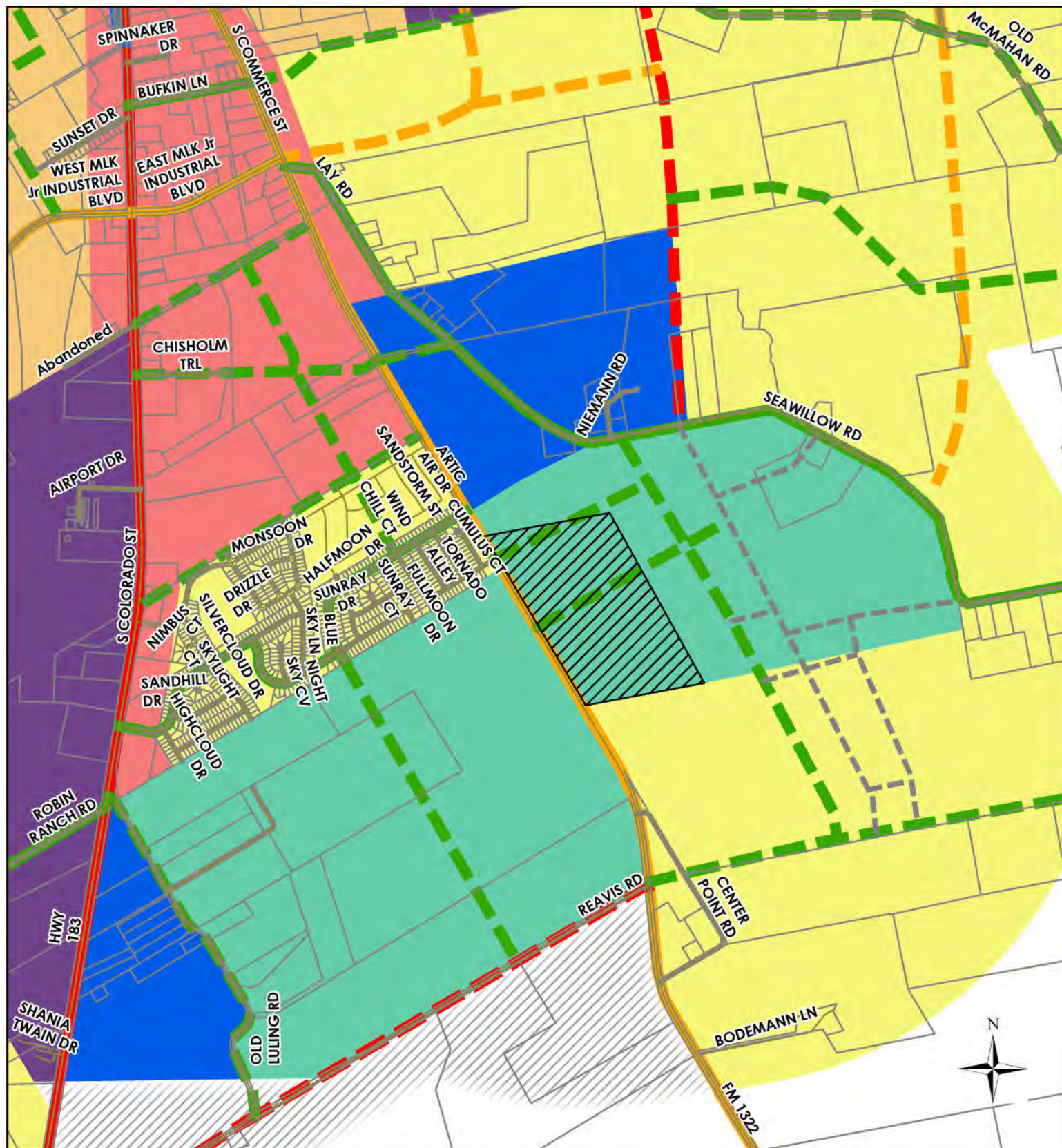
	AO
	CHB
	CLB
	CMB
	IH

	IL
	PI
	RHD
	RLD
	RMD



TWIN ISLAND DR
PARKVIEW DR
SHADOW WALK
MEADOW LN
ISLAND VIEW
CROCKETT ST
TRAVIS ST
SAN JACINTO ST
PATTON RD
HUNTERS RD
S MEDINA
PARK LN
MEADOW
MEADOW PARK LN
BLACKJACK ST
S COMMERCE ST
SPINNAKER DR
BUCKIN LN
SUNSET DR
W POINT PL
TAIL LN
FALCON CREST ST
OLD McMAHAN RD
RC LN
SEAWILLOW RD
COMMANCHE FLATS RD
BODEMANN LN
REAVIS RD
HWY 183
SHANIA TWAIN DR
TRAIL DR
ROBIN RANCH RD
OLD LULING RD
WIEGAND RD
GUNNINGHAM DR
AIRPORT DR
CHISHOLM TRL
Abandoned
WEST MILK JT INDUSTRIAL BLVD
EAST MILK JT INDUSTRIAL BLVD
LAY RD
NEMANN RD
FM 1322
CENTER POINT RD
SUNSHADOW DR
SKYGLT
MONSOON DR
SILVERCLOUD DR
WIND CHILL CT
FULLMOON DR
SUNRAY
TORNADO ALLEY
ARTIC AIR DR
GULF STREAM DR
SKYGLT





FUTURE LANDUSE & THOROUGHFARES

RMD TO PDD

2400 FM 1322

Future Land Use

- Low Density Residential
- Mid-Density Infill
- Mixed Use - Regional
- Mixed Use - Local
- Regional Corridor

- Local Corridor
- Employment
- Industrial
- Unplanned Area

Thoroughfares

- Major Arterial
- Minor Arterial
- Collector

- Urban Downtown Local
- Mixed-use Street Local
- Proposed Major arterial
- Proposed Minor arterial

- Proposed Collector
- Proposed Urban Downtown Local
- Proposed Mixed-use Street
- Proposed Local

PLANNING DEPARTMENT REPORT

PDD ZONING/DEVELOPMENT PLAN

CASE SUMMARY

STAFF CONTACT: David Fowler, AICP, Planning Director CASE NUMBER: ZC-25-06 and PDD-25-01
REPORT DATE: November 6, 2025
PLANNING & ZONING COMMISSION DATE: November 12, 2025
CITY COUNCIL DATE: December 2, 2025
STAFF RECOMMENDATION: ***Approval, at the discretion of Council***
PLANNING AND ZONING COMMISSION RECOMMENDATION: ***Approval***
SUGGESTED CONDITIONS: None

BACKGROUND DATA

ENGINEER: Luke Caraway, Viewpoint Engineering
SURVEYOR: Casey W. Faircloth
APPLICANT: Luke Caraway, Viewpoint Engineering
OWNER: RODG DT Seawillow Prop Co, LLC
SITE LOCATION: 2400 FM 1322
SUBDIVISION NAME: 89.769 acres in the John Neill Survey, Abstract 20
SIZE OF PROPERTY: 89.775 acres
NUMBER OF LOTS: One
EXISTING USE OF PROPERTY: Vacant (subdivision under construction)
ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

PROPOSED DEVELOPMENT: Zoning Change ZC-25-06 is a request for rezoning from RMD to PDD. The case is to be considered simultaneously with Planned Development District case PDD-25-01, which is the creation of regulation for a new Planned Development District for Phase One of the Seawillow Development Agreement Area. The property's current zoning is RMD Residential Medium Density District. The proposed PDD is proposed to allow variations of the SF-2 single-family lot type that would not be permissible otherwise, while also allowing limited non-residential uses in specific areas of the development. 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 proposed development is 89.775 acres with 390 total lots. Circulation would be provided through a series of roads within the subdivision. External access will be provided by two street connections to FM 1322, with two stubs provided to the east to access future phases of areas within the Seawillow Development agreement and two stubs to south to connect to the recently approved Sendero preliminary plat area.

The main modifications to the base zoning that have been requested fall into two main categories: Changing the lot coverages and setbacks for residential lots and allowing for limited commercial uses in the park area shown on Exhibit C. For the residential lot standards, the PDD proposes allowing a greater building coverage on all lots—55 percent building coverage is proposed, which exceeds the 40 percent limit for the SF-2 development type, which is the typical development type within the development's current RMD zoning. This request would apply for both lot types proposed. For most lots, labeled as "Typical SF Lots," this change in building coverage paired with a minimum parking requirement of two off-street parking spaces per residence rather than adding more required spaces for each bedroom in excess

of three bedrooms are the only proposed changes to the code. For a smaller category, labeled “PDD Deep Setback Garage Lots,” which is proposed to apply to 24 lots, the PDD proposes reduced a reduced front setback for the main residential structures, while also allowing reduced side and rear setbacks for garages. These lots, which are designed around driveways shared by two lots, would allow 10-foot front setbacks for the main house and five-foot rear setbacks and zero-foot side setbacks for rear detached garages. The standard 10-foot rear setback and five-foot side setbacks would apply for all other structures, such as sheds and accessory dwelling units. The revised lot standards, and a comparison to the standard SF-2 lot requirements, can be found in Section G of the PDD plan, and is reproduced below:

Development Type	Max. Dwelling Units Per Structure	Min. Lot Area (sq. ft.)	Max. Dwelling Units per Gross Acre	Min. Lot Dimensions (ft.) Width / Depth	Max. Percent Lot Coverage With Buildings	Min. Building Setback From Property Line (ft.)			Max. Height Stories Feet	Min. Off-Street Parking Spaces Per Dwelling Unit Excluding Garages
						Street*	Side	Rear		
SF-2 Single-family 2	1	5,500	7	50 / 105	40	20	5	10	2.5 stories	2, plus 1 for each additional bedroom over 3 per dwelling unit
PDD Typical SF Lots	Same	Same	Same	Same	55	Same	Same	Same	Same	2
PDD Deep Setback Garage Lots	Same	Same	Same	Same	55	10	5 (0 for garage)	10 (5 for garage)	Same	2

In terms of the second main change requested in the PDD, Section E. details that in addition to the allowed uses within the RMD zoning district, the PDD would allow portable food establishments and eating establishments of any type, including sales of alcoholic beverages, within the park area located near Moxie Way and Allegro Avenue. Related to this change in allowed uses, no off-street parking would be required for any of the so-called accessory retail uses under 2,000 square feet. As is stated in Section F.5., these uses will not require off-street parking, instead relying on foot traffic and on-street parking.

In addition to changes to the zoning and SF-2 development type standards, the PDD also proposes to adopt the residential design standards applying to single family lots in the Seawillow Development Agreement, but modified by a relaxation in required roof pitch compared to the required roof pitch detailed in the Development Agreement. This change, detailed in Section G.2. would reduce the required roof pitch from 8/12 to 6/12 for the main roofs, which are not part of porches or decorative extensions.

For the park area, the PDD proposes allowing portable food establishments as well as food establishments in permanent structures. These food service uses would be allowed to include sales of alcoholic beverages. The PDD proposes to adopt the commercial design standards found in the Seawillow Development agreement for this use but modified to not require off-street parking for the food uses in the park area and to reduce the horizontal articulation requirement for commercial buildings in the park area.

CONSISTENCY WITH COMPREHENSIVE PLAN: Generally, the proposed uses are consistent with the Lockhart Looking Forward Comprehensive Plan. Single Family Detached and Retail and Restaurant are both considered to be appropriate in the Seawillow District.

NEIGHBORHOOD COMPATIBILITY: The subject property lies east across FM 1322 from Summerside, a single-family development. To the south is the site of the Sendero Development, which will connect via two stub streets to be created in the Seawillow subdivision. To the east are future sections of the approved Seawillow Development Agreement. The area to the north is undeveloped in the ETJ and not part of the Seawillow Master Plan.

The proposed development should not have significant changes in traffic compared to a traditional subdivision, except for the possibility of increased traffic from the addition of commercial uses to the park area within the development.

FORM AND CONTENT: The PDD Development Plan generally conforms to all minimum requirements for form and content. There are no major deficiencies.

COMPLIANCE WITH STANDARDS: The main purpose of the proposed PDD development plan is a specified set of variations from the base development standards which apply to site's current RMD zoning district, while also allowing limited commercial uses in the area. Other than those standards, the base standards found in Chapter 64 would apply to the site.

ADDITIONAL REQUIREMENTS: None

STAFF RECOMMENDATION: **Approval, at the Council's discretion.** While some of the changes appear minor at face value, several of the proposed changes may have significant impacts. The proposed allowance for greater building coverage of the residential lots could result in greater stormwater runoff compared to the base SF-2 development type standards. This greater impervious area could require a revised engineering submission for the subdivision, especially pertaining to stormwater runoff and detention in the affected area. From discussions with the applicant, it appears that many of the proposed changes stem from builders wanting to place specific product types on lots to be purchased from the applicant. The specificity of the proposed changes makes it appear that the PDD request is more driven by negotiations with builders rather than a desire to create a higher overall standard of development.

It should also be noted that the PDD does not appear to offer any evidence of a higher overall standard of development compared to the base zoning requirements, as there is not much in terms of overall enhanced standards being offered to offset the several relaxations of base standards being proposed. Greater lot coverages, reduced setbacks, reduced parking, and lowered roof pitches are all relaxations of existing zoning standards, not upgrades. While the PDD does offer to apply the design standards found in the Seawillow Development Agreement, it also reduces the development agreement's roof pitch requirement while also allowing for greater lot coverages and reduces setbacks compared to the standards for lots of the same size in the development agreement. Overall, instead of raising standards, the PDD application seems to be driven by a desire to put larger structures on a given lot while also allowing uses typically not found in residentially zoned areas.

One additional concern is that the addition of food sales, possibly including sales of alcohol, in the park area could create issues of noise, traffic, lack of parking, and littering if the food facilities attract significant visitors from outside the immediate vicinity. It should be noted that the area labeled "activated park space" in Exhibit C is only slightly larger than two corner residential lots within the subdivision plat, which could create potential nuisances for abutting and nearby residential properties. For these reasons, staff does not necessarily recommend denial but does not recommend approval either.

PLANNING AND ZONING COMMISSION ACTION: The Planning and Zoning Commission recommended approval of the Zoning Change and PDD Development Plan, subject to several revisions to clarify the PDD's regulations, by a 4-3 vote at its November 12, 2025 meeting.

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

Athn Luke Caraway

APPLICANT NAME ViewPoint Engineering

ADDRESS 2121 E. 6th St.

DAY-TIME TELEPHONE 512-779-9464

Austin, TX 78702, Ste. 203

E-MAIL lwcaraway@gmail.com

OWNER NAME RODG DT Seawillow Prop Co LLC *Athn*

ADDRESS 2121 E. 6th St.

DAY-TIME TELEPHONE 210-859-3343 *Tom Staub*

Austin, TX 78702, Ste. 203

E-MAIL tom@redoakvc.com

PROPERTY

ADDRESS OR GENERAL LOCATION FM 1322 Lockhart, Tx

LEGAL DESCRIPTION (IF PLATTED) John A. Neill Abstract No. 20

SIZE 89.775 ACRE(S)

LAND USE PLAN DESIGNATION _____

EXISTING USE OF LAND AND/OR BUILDING(S) Single-Family under construction

PROPOSED NEW USE, IF ANY Single-Family Development

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density District (RMD)

TO PROPOSED ZONING CLASSIFICATION Planned Development

REASON FOR REQUEST The reason for this request is for a zoning change from RMD to Planned Development.

Please note the overall lot dimensions still follow RMD district standards. The proposed design standards are specifically tied to modifications to building setbacks and building coverage requirements. In the PD design statement our team will provide additional explanations on how the requested design modifications to the code serve to enhance the 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 \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$10,000, PLUS ADDITIONAL \$1,000 FOR PLANNED DEVELOPMENT DISTRICT.

APPLICATION FEE OF \$ 11,000 PAYABLE TO THE CITY OF LOCKHART.

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 DocuSigned by:
Tom Staub
C899E324FC12403... Tom Staub

DATE 10/10/2025

OFFICE USE ONLY

ACCEPTED BY Dana Fowler

RECEIPT NUMBER 0408592

DATE SUBMITTED 10-13-2025

CASE NUMBER ZC - 25 - 06

DATE NOTICES MAILED 10/27/2025-B.T

DATE NOTICE PUBLISHED 10-30-2025

PLANNING AND ZONING COMMISSION MEETING DATE 11-12-2025

PLANNING AND ZONING COMMISSION RECOMMENDATION Approval

CITY COUNCIL MEETING DATE 12-2-2025

DECISION _____



Stylecraft Builders, Inc.
4090 State Highway 6 South
College Station, TX 77845

November 5, 2025

To: Tom Staub
Red Oak Development Group

Subject: Concerns Regarding Lockhart Ordinance Limiting Impervious Cover on SF-2 Lots

Dear Mr. Staub,

I am writing to express my concerns regarding the City of Lockhart's current zoning ordinance for SF-2 (Single-Family Residential Medium Density) lots which limits impervious cover to a maximum of 40%. After carefully reviewing this requirement in relation to our typical product and site design, we have found that the current standard presents several practical and aesthetic challenges for both builders and the community.

Our typical home footprint is approximately 2,800 square feet. On a standard 5,500 square foot lot, this equates to about 51% impervious cover, meaning none of our standard home plans would comply under the existing ordinance. Even our smallest available plan, with a 2,400 square foot footprint, results in approximately 43% coverage, which still exceeds the current 40% limit. This smaller plan is a shallow two-story design that is not a popular choice among buyers and does not align with market demand in this area.

The effect of the 40% cap is that builders are forced to rely heavily on taller, boxier two-story designs in order to stay within the limitation. This approach not only restricts architectural variety but also negatively impacts the aesthetic quality of the neighborhood. Such uniform and vertical designs are generally less appealing to buyers and make it significantly harder to comply with the City's repetition standards.

To address these concerns while maintaining reasonable controls on site development, we request that the City consider increasing the maximum impervious cover allowance for SF-2 lots to at least 55%. This adjustment would provide flexibility to:

- Offer a greater variety of home designs that better reflect market preferences;
- Maintain compliance with repetition and design diversity requirements;
- Allow for variation in lot geometry and depth, particularly where site design necessitates shallower lots (e.g., lots under 110 feet in depth); and
- Produce neighborhoods that are more visually appealing and balanced in scale and proportion.



We believe this modest increase would result in more attractive, marketable, and enduring residential communities that better serve both residents and the City's long-term vision.

We appreciate your consideration of these concerns and would welcome the opportunity to discuss this matter further. Please let us know a convenient time to meet and review possible approaches to adjusting the ordinance or seeking relief where appropriate.

Sincerely,

A handwritten signature in black ink that reads "Stephen Grove". The signature is written in a cursive, flowing style.

Stephen Grove
Vice President of Development & Acquisition
Stylecraft Builders



THE MODERN SERIES



MODERN 1363 A

FLOOR PLAN

3 Beds | 2 Baths | 1,354 SQ FT



MODERN 1422 A

FLOOR PLAN

3 Beds | 2 Baths | 1,445 SQ FT



MODERN 1443 B

FLOOR PLAN

3 Beds | 3 Baths | 1,447 SQ FT



MODERN 1500 A

FLOOR PLAN

3 Beds | 2 Baths | 1,548 SQ FT



THE MODERN SERIES



MODERN 1514 B

FLOOR PLAN

3 Beds | 2 Baths | 1,517 SQ FT



MODERN 1514 C

FLOOR PLAN

3 Beds | 2 Baths | 1,517 SQ FT



MODERN 1613 A

FLOOR PLAN

3 Beds | 2 Baths | 1,620 SQ FT



MODERN 1613 C

FLOOR PLAN

3 Beds | 2 Baths | 1,620 SQ FT



THE MODERN SERIES



MODERN 1651 A

FLOOR PLAN

3 Beds | 2 Baths | 1,620 SQ FT



MODERN 1651 C

FLOOR PLAN

4 Beds | 2 Baths | 1,662 SQ FT



MODERN 1818 B

FLOOR PLAN

3-4 Beds | 2 Baths | 1,862 SQ FT



MODERN 2082 A

FLOOR PLAN

4 Beds | 3 Baths | 2,043 SQ FT



THE MODERN SERIES



MODERN 2082 B

FLOOR PLAN

4 Beds | 3 Baths | 2,043 SQ FT



MODERN 2205 A

FLOOR PLAN

4 Beds | 3 Baths | 2,237 SQ FT



MODERN 2516 A

FLOOR PLAN

4-5 Beds | 2.5 - 3.5 Baths | 2,588 SQ FT



MODERN 2588 A

FLOOR PLAN

4 Beds | 2.5-3.5 Baths | 2,598 SQ FT



THE MODERN SERIES



MODERN 2588 B

FLOOR PLAN

4 Beds | 2.5-3.5 Baths | 2,598 SQ FT



MODERN 2820 A

FLOOR PLAN

4-5 Beds | 3.5-4 Baths | 2,043 SQ FT

From: [Allison Traugott](#)
To: [David Fowler](#); [Kevin Waller](#)
Cc: [John Lairsen](#)
Subject: Support ZC-25-06 & PDD 25-01
Date: Wednesday, November 12, 2025 2:00:47 PM

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Hello,

My name is Allison Traugott and as of today I am a 9-year Lockhart resident.

I cannot attend tonight's P&Z meeting, but I would like to write **in favor of** of the Red Oak Development Group zoning change request and their Moxie community development plans for the property on 1322.

We are in desperate need of counteracting the "trash builds" from DR Horton and Lennar that will only leave our fellow home owners with upside down mortgages and deteriorating homes in no time at all. Current and prospective Lockhart residents do not deserve to have one of the only options for "new" housing be poorly built houses that cheap "volume over values" home builders try to dump on the market.

Lockhartians deserve to have a builder -- or in this case, several builders -- who is putting their money where their mouth is and investing in green space, parks, and perks that enhance and provide longevity and comfort -- homes and a community that bring a sense of accomplishment and wellbeing for them, their children, and their pets.

I believe the builders with Red Oak have Lockhart's best interest at heart and should be granted the changes and variances needed to bring their development plans to life.

My worry is, if this zoning change is not approved, RODG likely already has interest from folks like Lennar who will buy the land from them and continue to throw up poorly built homes here. I'm not going to belabor the point, but 'crap breeds more crap' and as a Lockhart resident I'm sick of our land being destroyed with crap.

Please encourage approval of their request. Looking forward to the council public hearing on this matter.

Thank you,

Allison

From: [Levi Garrett](#)
To: [David Fowler](#); [Kevin Waller](#); bradlingvai@hotmail.com
Subject: Approve ZC-25-06 & PDD 25-01
Date: Wednesday, November 12, 2025 2:55:19 PM

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Hi,

Levi Garrett here from 400 W Prairie Lea St. I attended Tom Staub's (CEO, RODG) Zoom townhall last night regarding the Moxie development project. Typically, I'd be opposed to more residential development of our precious ag land surrounding the town, but I know that this project has been in-the-works for several years now and the development out 1322 is inevitable.

Ultimately, I encourage you and P&Z to **approve** the requested zoning change -- both for their larger home size per lot and the commercial zoning for their proposed park land. RODG seems to have really done the work to bring some reputable and accomplished builders to Lockhart for this project and their designs are impressive.

This development, in theory, will be a benefit to all residents of Lockhart: community parks open to the public, +20 miles of trails, etc. They disclosed that phase 1 will include homes in the \$300's with phase 2 planned to offer homes in the 200-400's.

This proposed injection of quality builds to our community -- as opposed to the poorly constructed homes of DR Horton and Lennar -- will do a great deal to promote outdoor recreation and community engagement, improve the aesthetic of our town, attract responsible homeowners, and fuel our local economy. Not to mention, their TEACH initiative that is working to provide first-time homeownership opportunities for teachers.

RODG is fully aware of the impact on municipal resources and seems to be all-in on supporting the responsible growth of our town.

Tom said that if this zoning change is not approved and council ends up turning them away in December, he will likely sell the property at a loss to DR Horton or Lennar, who have already expressed interest in the development.

Please approve this zoning change and support collaboration with a developer who really wants to make a positive difference in our community.

Have a great day!

-Levi

From: [Chelsea Nowlin](#)
To: [David Fowler](#)
Subject: Opposition to Proposed Zoning Change
Date: Wednesday, November 12, 2025 5:54:40 PM

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Dear David Fowler, AICP,

I absolutely oppose the requested zoning change by the developer of these 89 acres. The existing density will have enough of an adverse traffic impact on 1322 in and out of Lockhart. With all of the other Summerset and Summerside traffic as well as the current development construction of the massive Seawillow development, 1322 will become a nightmare for Lockhart residents. The County's current \$150M road projects do not include 1322 and therefore increasing densities for any subdivision development along 1322 will be a tremendous mistake. Thank you to the P&Z Commission for not approving the increase in the number of homes for this development.

-Signed-
CHELSEA NOWLIN

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Chelsea Nowlin](#)
To: [David Fowler](#)
Subject: Appeal to City Council on Planing and Zoning Commision Vote
Date: Thursday, November 20, 2025 2:16:57 PM

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Good afternoon,

This email serves as a formal appear in regards to the Planning and Zoning Commision voted recommendation to City Council on Nov 10th at the public hearing to "approve as is the zoning change request"

I have concerns that the Commision did not fully understand what specifically was being voted on based on the amount of time deliberating and frequent requests for clarification.

In addition, the commision member that raised this motion to approve as is was very vocal about his support for the new subdivision and desire to live there himself, despite several members expressing concerns over frequently bending the rules for the developers over the last 10 years. There needs to be a level of consistency with building planning to preserve Lockhart's unique small town charm.

The vote is meant to be impartial and in the best interest of the entire community, not for the financial gain and self serving interest of a single commision member who brought forth the second motion to pass for personal gain.

I am aggrieved by this outcome as a resident near the construction site that will have a negative direct impact on my property. I feel like my concerns were not heard at all during the hearing.

Signed,

Chelsea Nowlin
Long term Lockhart resident

[Yahoo Mail: Search, Organize, Conquer](#)

**REGULAR MEETING
LOCKHART CITY COUNCIL**

NOVEMBER 19, 2024

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Holly Malish, Economic Development Director
Michael Mendoza, Animal Control Officer
Keeli Michna, Finance Director
Will Wachel, City Engineer

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Gary Williamson, Police Chief
Andrew Devaney, Building Official
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Mike Kamerlander, President of the Hays Caldwell Economic Development Partnership (HCEDP); Will Wachel of TRC; Citizens: Joel Gangle and Anita Strayer; and, Mirza Baig of PSC.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. DISCUSS RESOLUTION 2024-32 CANVASSING THE SPECIAL ELECTION HELD NOVEMBER 5, 2024 TO CONSIDER A PROPOSITION AND ASSOCIATED CHANGES TO THE CITY'S CHARTER.

Ms. Bowermon stated that the Resolution provides the final election results to canvass the November 5, 2024 City of Lockhart Special Election.

Mayor White read the official election results as follows:

		ABSENTEE	EARLY VOTING	ELECTION DAY	TOTAL
PROPOSITION	For	128	2,867	724	3,719
	Against	75	1,418	254	1,747

Mayor White announced that a vote for the November 5, 2024 will be conducted during the regular meeting.

B. PRESENTATION AND DISCUSSION ON HAYS CALDWELL ECONOMIC DEVELOPMENT PARTNERSHIP, FORMERLY THE GREATER SAN MARCOS PARTNERSHIP.

Mike Kamerlander, President of the Hays and Caldwell Economic Development Partnership stated that, founded nearly fourteen years ago, the Greater San Marcos Partnership (GSMP) formed and joined with surrounding communities, including Lockhart, to promote the region. Working together, GSMP has been instrumental in turning the partnering communities into a vibrant economic hub, attracting new businesses, encouraging innovation, and promoting sustainable development. Yet, as the area continued to expand and the needs of the surrounding counties grew, the organization recognized the necessity of a brand that mirrored its growing scope. The decision to rebrand as the Hays Caldwell Economic Development Partnership (HCEDP) stems from the organization's desire to emphasize its inclusive focus on both Hays and Caldwell counties. Communities such as Kyle, Buda, and Lockhart have seen rapid growth and have become vital contributors to the area's prosperity.

Mayor White announced that Mayor Pro-Tem Sanchez is not feeling well and will not attend the meeting.

C. PRESENTATION AND PROGRESS REPORT FROM TRC REGARDING THE FEASIBILITY TO ESTABLISH A RAILROAD QUIET ZONE.

Mr. Kelley stated that on April 16, 2024, Council heard a presentation regarding the process of establishing railroad quiet zones, which locomotive horns are not required to routinely sound through at-grade crossings, and the considerations needed to establish those zones. Following this meeting, the City Engineer began a feasibility study based on the requirement for establishment. Tonight's presentation will be a progress report and update to establish a railroad quiet zone within the city limits of the City of Lockhart.

Will Wachel of TRC provided an update about the proposed railroad quiet zones. There was discussion.

D. DISCUSS ORDINANCE 2024-35 REGARDING ESTABLISHING MAXIMUM NUMBER OF DOGS AND CATS IN AND ON RESIDENTIAL PROPERTIES.

Chief Williamson stated that the Animal Shelter Advisory Board has recommended an ordinance that aims to regulate the number of dogs and cats that residents may keep on their properties, establishing a combined limit of five animals per household to enhance public health, safety, and welfare. This ordinance applies to all residential properties within Lockhart, including single-family homes, apartments, and townhouses. An important exception to this rule allows current pet owners who already exceed the limit to keep their animals, provided they register them with the Lockhart Animal Shelter within 90 days of the ordinance's effective date. However, these owners will not be allowed to replace any pets that pass away until their total animal count is within the set limit. Enforcement will be managed by the Lockhart Animal Control Department, and penalties for non-compliance range from fines starting at \$200, with escalating fines for repeated violations. Notably, the ordinance exempts licensed animal shelters, rescue organizations, fosters, and state-licensed commercial breeders. Residents seeking an exception to the animal limit may also apply for a variance, which will be evaluated on a case-by-case basis. This measure supports a balanced approach by controlling the pet populations in residential areas while accommodating existing pet owners and supporting animal welfare organizations. By setting a clear standard for responsible pet ownership, the ordinance aims to reduce issues related to overcrowding, improve living conditions for pets and residents, and strengthen animal control efforts, fostering a safer and more

harmonious community environment. Within the past few months, Animal Control Officers have dealt with two cases of animal hoarding at residences in Lockhart.

Michael Mendoza, Animal Control Officer, provided information about the procedure to control the number of animals at a residence.

There was discussion.

E. DISCUSS ORDINANCE 2024-36 REGARDING MICROCHIPPING DOGS AND CATS WITHIN THE CITY OF LOCKHART.

Chief Williamson stated that the Animal Shelter Advisory Board has recommended an ordinance requiring all pet owners within city limits to microchip their dogs and cats to promote responsible pet ownership, increase pet recovery rates, and enhance public safety. Key highlights of this ordinance include mandatory microchipping by a licensed professional or trained animal shelter staff, registration of each pet's unique ID in a national recovery database, and regular updates to contact information. Owners have 180 days from the ordinance's effective date to comply. Enforcement will be managed by Lockhart Animal Control, with fines for non-compliance starting at \$200 and escalating with repeated violations. Exceptions to the ordinance include exemptions for pets under three months, cats in the Trap-Neuter-Release (TNR) program with ear notching, animals with documented medical conditions that are not conducive to microchipping (verified by a veterinarian), and reasonable accommodation for individuals with religious objections unless it presents a public health hazard. This ordinance benefits the community by facilitating the return of lost pets to their owners, reducing stray populations, and promoting a safer, more responsible pet environment in Lockhart. If approved, Chief Williamson recommended a fee of \$15 for microchipping to cover the cost of the chip and associated supplies. There was discussion.

F. DISCUSSION REGARDING RESOLUTION 2024-30 ACCEPTING A PETITION FOR ANNEXATION AND SETTING THE DATE FOR A PUBLIC HEARING REGARDING THE PROPOSED ANNEXATION OF 84.891 ACRES IN THE JOHN A. NEILL SURVEY, A-20 LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD.

Mr. Fowler stated that the proposed resolution is to accept the petition for annexation and schedule the public hearing for 85 acres located east of the intersection of FM 1322 and Centerpoint Road. If the petition is accepted, the hearing will be held on December 17th. As is required by state law, there will be a notification placed in the Lockhart Post-Register and letters sent to affected agencies and utilities between the 10th and 20th days prior to the public hearing.

G. DISCUSS AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE SOUTH CENTRAL PLANNING AND DEVELOPMENT COMMISSION (SCPDC), THROUGH ITS AGENT, CAPCOG, AND THE CITY OF LOCKHART FOR THE LICENSEE USE OF THE MYGOVERNMENTONLINE (MGO) PLANNING & PERMITTING SOFTWARE.

Mr. Devaney stated that the City of Lockhart does not currently utilize Code Enforcement or Planning and Zoning Software. This Interlocal Agreement is for the Licensee use of South Central Planning and Development Commission's (SCPDC) MyGovernmentOnline (MGO) System. MyGovernmentOnline is a government software system that provides an online application and review platform for Building Inspections & Permitting, Code Enforcement, and Planning and Zoning staff and citizens to utilize. This software will be customized to the City of Lockhart's specific needs. Converting to a comprehensive system that can support all areas of responsibility for the Development Services departments is vital to maintain efficiency with the current and expected growth of Lockhart. The City of Lockhart processed approximately 4,300 permits for calendar year 2023. The use of MGO will provide paperless operation

and mitigate staff demands by reducing the manual processing of permits and planning applications. This will improve our quality of service to citizens and contractors by increasing efficiency and providing accessibility to an online and mobile application to review the status of applications. This software will allow citizens to submit Code Enforcement complaints online, and provides support for Code Enforcement officers to correspond with citizens on case status. Building permits will be capable of being applied for, approved, and paid for online. This will decrease foot traffic and increase convenience for permit applicants. This software has been verified to integrate with the city's current accounting system for proper records of permit payments. Building permit holders will also be able to generate online inspection requests, retrieve inspection reports, see pass/fail information, as well as receive Certificates of Occupancy online. Rezoning, Replatting and Variance applications will be available in the Planning and Zoning module. The MGO software will also assist in tracking key development service metrics. Lockhart staff will be able to export key data, including permit volume, code cases initiated and completed, inspection volume and many others. There are multiple regional municipalities that currently utilize this software. Regional municipalities include Bastrop, Bastrop County, Buda, Caldwell County, Dripping Springs, Elgin, Fredricksburg, Georgetown, Hays County, LCRA, Manor, and San Marcos. The term of the proposed Interlocal Agreement is two years with an automatic renewal of twelve (12) months thereafter.

There was discussion.

H. DISCUSS RESOLUTION 2024-31 AUTHORIZING THE CITY MANAGER TO ENTER AN ADVANCE FUNDING AGREEMENT (AFA) WITH TXDOT FOR WILDLIFE FENCING IMPROVEMENTS AT THE LOCKHART MUNICIPAL AIRPORT.

Mr. Kelley stated that TxDOT has several programs aimed at assisting with funding airport maintenance projects, which the City has participated in the past. On January 4, 2022, a letter of intent was sent to TxDOT requesting use of Federal funds for the Lockhart Municipal Airport to make improvements to the runway, taxiway, fencing, LED lighting and development of an Airport Master Plan. The recommended improvements to the airport were prioritized based on discussions and meetings with TxDOT's airport planner representatives. TxDOT is currently working with the City to rebid the airport runway/taxiway paving project, to make the bids more competitive by grouping similar projects together. The runway/taxiway paving project was part of this Federal program, but TxDOT is ready to begin the process for the next safety improvements at the airport. This project will be to design, engineer, and construct approximately 15,000 linear feet of 8' tall wildlife fencing and entry/access gates as additional security measures at the airport. The improvement will replace all the aging fence that encircles the airport, protecting the runway from wildlife. Resolution 2024-31 authorizes the City Manager to enter into an agreement with TxDOT for the project and identifies the City's match responsibilities of 10% (\$135,000) of the entire project (\$1,350,000). The remaining amount will be financed with Federal funds.

I. DISCUSS RESOLUTION 2024-33 AMENDING TEXPOOL AUTHORIZED REPRESENTATIVES, EFFECTIVE NOVEMBER 19, 2024.

Ms. Michna stated that TexPool requires a Council resolution to change personnel authorized to transact business with TexPool Participant Services. This resolution will add the Staff Accountant as an authorized representative as of November 19, 2024. All other representatives remain unchanged from their prior authorization. TexPool is one of the three investment pools utilized by the City. The maintenance and safekeeping of this account is vital as it is a high interest-earning account that is also used to make large monthly disbursements. Periodically updating authorized representatives ensures the City maintains proper internal controls and safekeeping of public funds.

J. DISCUSS THE DESIGNATION OF THE CITY OF LOCKHART'S AVAILABLE AMERICAN RESCUE PLAN ACT (ARPA) - CORONAVIROUS LOCAL AND STATE FISCAL RECOVERY FUNDS (SLFRF) ALLOCATION.

Mr. Resendez stated that on April 5th, 2022, Council approved Resolution 2022-20 authorizing the approval of the City of Lockhart's spending plan for American Rescue Plan Act of 2021 Relief Funds associated with the implementation of the American Rescue Plan Act (ARPA) - Coronavirus Local and State Fiscal Recovery Funds (SLFRF) allocation. The City received \$3,508,879 of ARPA funds. As of the most recent FYE 2023 financial audit, the City has \$1,467,231 of ARPA funds remaining to obligate towards future projects. Staff are currently working to further refine the remaining ARPA balance with expenditures incurred in FYE 2024.

In accordance with the Council-approved spending plan, major projects completed to date that utilized ARPA funds include the following:

- Engineering and construction of improvements at the water treatment plant, including the replacement of High Service Pumps and new installation of two generators (\$1,049,130).
- Revenue replacement in the water fund due to a utility disconnect moratorium to provide relief to utility customers (\$750,000).
- Public Works heavy machinery and equipment (\$104,376).
- Water meter replacement (\$67,119).

Under the SLFRF program, recipients must obligate all award funds by December 31, 2024, and expend all funds by December 31, 2026. Recommended projects to obligate remaining funds include the following (estimated costs):

- Library exterior and interior painting/floors (\$100,000)
- Animal Shelter rehabilitation/improvements (\$650,000 - construction costs only with expanded project scope)
- Fleet replacement (\$700,000 or up to remaining balance of ARPA funds)

Currently, these projects are proposed to use General Fund fund balance. Obligating ARPA funds for these projects will provide for alternate uses of General Fund fund balance for other projects. Consideration of recommended ARPA projects include those that have a complete or near-complete design and are ready for formal procurement of construction bids or readily procured through a purchasing cooperative.

Staff requests direction from Council regarding the allocation of remaining ARPA funds. Staff will return to Council at a future meeting to formally obligate remaining funding.

There was discussion.

RECESS: Mayor White announced that the Council will recess at 7:45 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:00 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Joel Gangle, requested that the city follow up with inspections of street work that are completed by contractors. He expressed concern about damage to infrastructure near his house.

Anita Strayer, expressed concern about the pet microchipping ordinance that she believes will be too expensive for pet owners, the lack of adequate staff at the Lockhart Animal Shelter and the high fines for the lack of microchipping.

Mayor White requested additional citizens to address the Council. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-07 BY MIRZA TAHIR BAIG ON BEHALF OF BUCKHORN HOLDINGS LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2024-34 FOR A ZONING CHANGE FROM IL INDUSTRIAL LIGHT DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON 2.321 ACRES LOCATED AT 1701 AND 1705 SOUTH COMMERCE STREET, CONSISTING OF LOCKHART INDUSTRIAL PARK II, LOTS 12 AND 13, RESUBDIVISION 2.

Mayor White opened the public hearing at 8:10 p.m.

Mr. Fowler stated that the proposed zoning change has been filed to allow a planned gas station and convenience store with additional retail space on the subject property. While the fuel station would have been allowed in the current IL zoning district, the additional leasable space for general retail or restaurant use would not have been allowed with the current zoning. The subject is part of the Lockhart Industrial Park II plat, but has been privately owned since the City sold the property in 2008. The proposed land use is not consistent with the Future Land Use Map in the 2020 Comprehensive Plan. However, retail uses are seen as appropriate in the Lockhart Looking Forward Comprehensive Plan, which was adopted since the zoning change application was received. The subject property is vacant, with no significant vegetation other than grass on the site. No flood plain is present on the site.

Mayor White requested that applicant to address the Council:

Mirza Baig of PSC provided details about the proposed project that will be a gas station and convenience store with retail shops.

Mayor White requested citizens to address the Council about the zoning change. There were none. He closed the public hearing at 8:18 p.m.

Councilmember Lairsen made a motion to approve Ordinance 2024-34, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 6-0.

ITEM 5. CONSENT AGENDA.

Councilmember Westmoreland made a motion to approve consent agenda items 5A, 5B and 5C. Councilmember Michelson seconded. The motion passed by a vote of 6-0.

The following items are the consent agenda items that were approved:

5A: Approve Resolution 2024-30 accepting a petition for annexation and setting the date for a public hearing regarding the proposed annexation of 84.891 acres in the John A. Neill Survey, A-20 located east of the intersection of FM 1322 and Centrepont Road.

- 5B: Discuss Resolution 2024-31 authorizing the City Manager to enter an Advance Funding Agreement (AFA) with TxDOT for wildlife fencing improvements at the Lockhart Municipal Airport.
- 5C: Discuss Resolution 2024-33 amending TexPool Authorized Representatives, effective November 19, 2024.

ITEM 6-A. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-32 CANVASSING THE SPECIAL ELECTION HELD NOVEMBER 5, 2024 TO CONSIDER A PROPOSITION AND ASSOCIATED CHANGES TO THE CITY'S CHARTER.

Councilmember Liarsen made a motion to approve Resolution 2024-32, as presented. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 6-B. DISCUSSION AND/OR ACTION ON ORDINANCE 2024-35 REGARDING ESTABLISHING MAXIMUM NUMBER OF DOGS AND CATS IN AND ON RESIDENTIAL PROPERTIES.

Councilmember Lairsen made a motion to approve Ordinance 2024-35, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0.

ITEM 6-C. DISCUSSION AND/OR ACTION ON ORDINANCE 2024-36 REGARDING MICROCHIPPING DOGS AND CATS WITHIN THE CITY OF LOCKHART.

There was discussion.

Councilmember Lairsen made a motion to approve Ordinance 2024-36, as presented, and to include a \$15 microchipping fee. Councilmember Michelson seconded. The motion passed by a vote of 4-2, with Councilmembers Mendoza and Castilo opposing.

ITEM 6-D. DISCUSSION AND/OR ACTION TO CONSIDER AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE SOUTH CENTRAL PLANNING AND DEVELOPMENT COMMISSION (SCPDC), THROUGH ITS AGENT, CAPCOG, AND THE CITY OF LOCKHART FOR THE LICENSEE USE OF THE MYGOVERNMENTONLINE (MGO) PLANNING & PERMITTING SOFTWARE.

Councilmember Michelson made a motion to approve the Interlocal Agreement with South Central Planning and Development Commission, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 6-0.

ITEM 6-E. DISCUSSION AND/OR ACTION TO CONSIDER THE DESIGNATION OF THE CITY OF LOCKHART'S AVAILABLE AMERICAN RESCUE PLAN ACT (ARPA) - CORONAVIROUS LOCAL AND STATE FISCAL RECOVERY FUNDS (SLFRF) ALLOCATION.

Councilmember Castillo expressed concern about the amount allocated towards the Animal Shelter. He suggested consideration of other projects, such as infrastructure improvements. There was discussion.

Councilmember Lairsen made a motion to accept the staff recommendation to use the ARPA funds and to direct staff to return with a Resolution designating how the funds will be utilized. Councilmember Michelson seconded. The motion passed by a vote of 5-1, with Councilmember Castillo opposing.

ITEM 6-F. DISCUSSION AND/OR ACTION REGARDING RESCHEDULING CITY COUNCIL MEETINGS IN 2025 DUE TO CONFLICTS WITH A CITY HOLIDAY OR EVENT.

Ms. Bowermon stated that annually reviewing council meeting dates for conflicts is important to provide Development Services with an accurate Council meeting schedule when publishing public notice

information about public hearings, such as zoning change applications. The 2025 TML Annual Conference will be held on October 29 - 31 in Fort Worth.

The calendar reflects the meeting conflicts in 2025 as listed below:

Tuesday:

- October 7, 2025 – National Night Out
- November 4, 2025 - Election Day

Councilmember Westmoreland made a motion to move the October 7, 2025 and November 4, 2025 meetings to the next Thursday. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 6-G. DISCUSSION REGARDING A REQUEST FROM COUNCILMEMBER LAIRSEN TO REVIEW THE CITY OF LOCKHART'S PURCHASING POLICY REGARDING BIDS, PROPOSALS, AND CONTRACTS.

Mr. Lairsen requested an update about the city's bidding policy to ensure that contract work is being completed at the lowest cost and allows any business the opportunity to bid.

Mr. Lewis requested that the Council determine whether to place an agenda item to discuss the bid process on a future agenda, as outlined in the Council's policy about placing items on the agenda.

CONSENSUS: After discussion, the consensus of the Council was to place an agenda item on the next meeting about the city's purchasing policy.

ITEM 7. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- CARTS Feasibility Study in progress for potential Transit Station site.
- San Jacinto elevated storage tank painting is underway.
- District 1 Neighborhood meeting conducted.
- LEDC pursuing the Texas Music friendly certification.
- Zeigenfelder (Twin Pops) plant construction update.
- City offices closed on Thanksgiving Day (November 28) and the day after (November 29).

ITEM 8. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Westmoreland thanked the community for their patience during the construction of the Downtown Revitalization project.

Councilmember Mendoza thanked all that attended the District 1 meeting. He invited citizens to several free Thanksgiving meals in the community.

Councilmember Lairsen wished everyone a Happy Holiday season.

Councilmember Castillo expressed condolences to families that have lost a loved one. He expressed appreciation as a Councilmember and appreciation to staff for their work.

Councilmember Michelson wished everyone a Happy Thanksgiving.

Mayor White thanked all involved with the District 1 meeting. He announced that several Lockhart Lionettes will perform during the Macy's Thanksgiving parade. He also announced his granddaughter's accomplishments.

Mayor White announced that the Council would enter Executive Session at 9:05 p.m. to discuss items 9 and 10.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Legal advice related to Charter Amendment – Lockhart Freedom Act.

ITEM 10. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON. Discussion regarding possible property acquisition for public facilities.

Mayor White announced that the Council would enter Open Session at 10:10 p.m.

ITEM 11. OPEN SESSION.

A. DISCUSSION AND/OR ACTION RELATED TO CHARTER AMENDMENT – LOCKHART FREEDOM ACT.

There was no action.

B. DISCUSSION AND/OR ACTION RELATED TO POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

There was no action.

ITEM 12. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Lairsen seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 10:11 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

DECEMBER 3, 2024

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Bertha Martinez, Library Director
Holly Malish, Economic Development Director
Gary Williamson, Police Chief

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief
Keeli Michna, Finance Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Members of Evening with the Authors.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. PRESENTATION REGARDING A \$10,000 DONATION FROM THE EVENING WITH THE AUTHORS TO THE DR. EUGENE CLARK LIBRARY.

Members of the Evening with the Authors presented the check to staff of the Dr. Eugene Clark Library.

B. PRESENTATION AND DISCUSSION REGARDING THE CREATION OF ENHANCED ZONING STANDARDS ALONG MAJOR ENTRY CORRIDORS INTO LOCKHART.

Mr. Fowler stated that this item is a continuation of previous discussion about zoning standards. He stated that set the desired parameters for a possible set of corridor overlay regulations designed to protect the appearance of major entry corridors to the City as they develop, with a particular emphasis on maintaining the rural or scenic nature of these corridors. As a result of this discussion, City staff should receive guidance regarding the desired aspects of corridor overlays to be encoded in potential zoning text and/or map amendments. To assist in providing guidance, the following is an overview of recommended or otherwise typical elements of corridor overlay restrictions.

Location. To enact a corridor overlay, the corridors to be included in the overlays must be defined, including the depth from the included corridors in which regulations would apply. The following corridors would be the most applicable to the stated goal of improving the appearance of the city as viewed from its main entrances:

- 1) US 183 north of Silent Valley Road
- 2) State Park Road/FM 20 west of San Jacinto Street
- 3) Blackjack Street/FM 20 east of Old McMahan Road
- 4) SH 130 north of Silent Valley/FM 2001 and south of Maple Street

In selecting the corridors to be affected, it is also important to select the depth of the overlay from the selected thoroughfares. Typically corridors areas are defined by all properties abutting the corridor and or within a certain amount of feet from corridor, typically between 200-1000 feet.

Restrictions on land uses: Should some allowed land uses be restricted or subject to additional SUP review within the corridors? Commercial land uses that are often subject to prohibition or further restrictions in corridor overlays include automotive uses such as auto sales, automotive service and repair, gas station/convenience stores, truck stops or travel plazas, auto parts stores, car washes, auto auctions, outdoor vehicle storage, and small engine repair. Other non-automotive uses that are typically the subject of further restrictions could include feed stores, food processing plants, manufactured home sales, light assembly and fabrication or limited industrial manufacturing, warehousing, lumber and building materials stores, sexually oriented businesses, self storage, and welding/machine shops. Residential-related uses that might be subject to restrictions could include manufactured home parks or RV parks and any other uses that might be deemed contrary to City goals regarding appearance along entrances to the City.

Additional zoning restrictions or design standards. Should supplemental standards be applied in the corridors to apply stricter regulations relating to the appearance of development along the corridors? Possible aspects of development that could be subject to further restrictions could include the following:

- 1) Building height and setbacks from corridor roadways. For the Commercial Medium Business and Commercial Heavy Business Districts, the maximum height for buildings is 5 stories or 60 feet. One possible option would be to either limit the height of buildings along the entry corridors and/or require a front setback of at least 50 feet from the subject corridor to provide a greater sense of space
- 2) Building appearance, including building articulation, roof design, and other factors. While this area is harder to regulate due to state restrictions on regulating building materials, cities can enhance the appearance of buildings along corridors by requiring pitched roofs, minimum amounts of window area facing streets, requiring four-sided architecture restricting garage bays from either facing the street or being visible from the street, and requiring more of the "bonus features" found in the Nonresidential Appearance Standards found in Section 64-203.
- 3) Required landscaping. It would be suggested to have all commercial parcels require shade trees along their frontage of the corridor, typically at 30 or 40-foot spacing. To ensure the appearance of the landscaping is strong at the time of planting, the required trees should be at least 3-inch caliper, the spaces between the trees should be filled with either shrubs or other decorative plants planted in a mulch bed.
- 4) Restrictions on signage. A typical requirement is to not allow high-profile signs, but to only allow monument signs with a height limit in the range of 6-10 feet. Additional restrictions could include a prohibition on electronic message boards and stronger limits on allowed illumination.
- 5) Location of parking along corridor in relation to buildings. While it may be desirable to limit the proximity of buildings to the affected corridors, it is also often desirable to limit the depth of parking in front of a building so large parking lots, which are often considered unsightly, are not visible from the corridors. Often, cities will limit parking in front of buildings along a corridor to a single double-loaded aisle. This type of parking limitation is also seen as making the appearance of the corridor more pedestrian-friendly as well.

6) Additional restrictions on lighting. Although the City has recently passed upgraded lighting standards, additional restrictions on the light of parking lot lighting could be added in order to reduce light pollution and glare within the corridors.

7) Tailoring allowed fencing types to reinforce the desired appearance of the corridor. Another possibility is to restrict fencing within the affected corridors to more attractive fencing types such as wrought iron, brick/stone or split rail fencing while restricting the use of chain link and wood fencing, either altogether or only in areas visible from the corridors.

In order to have an idea regarding what the additional restrictions within corridor overlays could look like in practice, Buda's regulations for two overlay districts have been included for review.

In deciding the location and composition of the corridor overlay regulations, City Council should carefully consider weighing the potential benefits created by additional standards in the overlay area versus the potential effects such regulations may have in discouraging development if the regulations are seen as unduly restrictive, making development projects too difficult or expensive.

There was discussion.

C. DISCUSSION REGARDING A FACILITIES USE AGREEMENT BETWEEN THE CITY OF LOCKHART, DENUCCI CONSTRUCTORS, AND LIVENGOD FEEDS FOR THE TEMPORARY USE OF PROPERTY LOCATED BEHIND 110 NORTH BRAZOS STREET IDENTIFIED AS CALDWELL COUNTY APPRAISAL DISTRICT ID NUMBER 41727 AND LEGALLY DESCRIBED AS LOT 2, ICE HOUSE ADDITION, FOR PURPOSES OF A CONSTRUCTION LAYDOWN YARD, AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.

Mr. Kelley stated that on October 15, 2024, City Council authorized the temporary use of the land located behind 110 North Brazos Street (Lockhart Recycling Center) as a laydown yard for "spoil" dirt material, bedding materials, and other various staged materials that would benefit the project's functionality. While this space is ample for the loose materials for the project and shifts the most disruptive uses from the other laydown yard on North Blanco Street, the current leased area is not sufficient for staging other traffic control devices, safety equipment and other materials necessary to complete the Downtown Revitalization Project, so additional space is needed. Expanding the laydown yard by an additional 2.228 acres would provide additional space to further shift uses of the Blanco Street laydown yard. This additional acreage is located between 110 North Brazos Street (Lockhart Recycling Center) and the railroad tracks. This additional land is currently owned by the City but being leased by Livengood Feeds until April 16, 2028, but is not being fully occupied by Livengood Feeds storage. The president of Livengood Feeds is amenable to offering use of the space for the downtown contractor during the duration of the project. The term of the temporary use agreement located at 110 North Brazos Street would remain until March 16, 2027, beyond the anticipated completion date of the Downtown Revitalization Project. During the temporary use agreement, Livengood Feeds will still be allowed to store the few Livengood Feeds items that remain on the parcel. As part of the temporary facilities use agreement, the annual lease payments due by the current property lessee, Livengood Feeds, in the annual amount of \$2,315 would not be collected until after the term of the temporary facilities use agreement has expired and the property has been restored by DeNucci Constructors.

D. DISCUSS ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

Chief Jenkins stated that the provider of emergency medical services (EMS) in the City of Lockhart and Caldwell County is scheduled to transition from Lockhart EMS to Caldwell County Emergency Services District (ESD) #5 on January 1, 2025. To ensure a smooth transition, ESD #5 has agreed to purchase, and the City of Lockhart has agreed to sell the associated ambulances, staff vehicles, and equipment to assist ESD #5 in continuing to provide a high level of emergency medical service in the City of Lockhart and Caldwell County. The "Lockhart EMS Asset List" lists the vehicles and equipment for purchase, current value, how the value was determined, quantity, and the total cost. The total cost of all the vehicles and equipment is \$634,393. If approved, a closing will take place at the time and place agreed upon by both parties and the City of Lockhart will provide a Bill of Sale, any associated certificates of title, and ESD #5 will purchase the vehicles and equipment on the approved Lockhart EMS Asset List. The transition of ownership of vehicles and equipment will concur with the time of the closing. There was discussion.

E. DISCUSS RESOLUTION 2024-34 REGARDING A TARGETED RETAIL INCENTIVE POLICY.

Ms. Malish stated that in order to recruit retail, a Targeted Retail and Grocery Economic Development Policy was prepared in order to predetermine incentive policies. The proposed policy establishes alignment with economic development goals and strategies. She provided details about the targeted businesses that the City of Lockhart will work to recruit. There was discussion.

F. DISCUSS RESOLUTION 2024-35 REGARDING ADOPTION OF TAX ABATEMENT GUIDELINES AND CRITERIA PURSUANT TO TEXAS TAX CODE CHAPTER 312.

Ms. Malish stated that Chapter 312 is another tool in the economic development incentive toolbox, first passed in Texas Legislature in 1987. It allows cities to offer full or partial tax exemption for new investments for a period not to exceed 10 years. While Chapter 380 has long been used and has flexible benefits, Chapter 312 program is more structured and has an extensive public process. Adoption of a Chapter 312 policy is the first step outlined in a 6-step process. Chapter 312 requires renewal every 2 years. Chapter 312 does not apply to school districts. There was discussion.

G. DISCUSS AWARDED AN ANNUAL FUEL BID TO ON-SITE FUELS, DBA - SCHMIDT & SONS, INC., OF GONZALES, TEXAS WITH A PROFIT MARGIN OF \$0.05 CENTS PER GALLON OF GASOLINE AND \$0.05 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY. IF APPROVED, THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Mr. Kelley stated that the City uses approximately 60,000 gallons of gasoline and 20,000 gallons of diesel per year. Fuel bids were sought in compliance with State law. Three bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the lowest bid was submitted by On-Site Fuels, DBA - Schmidt & Sons, Inc., of Gonzales, Texas at \$0.05 profit per gallon of gasoline and \$0.05 profit per gallon of diesel. Schmidt & Sons has previously been the City's fuel distributor and provided the City with exceptional service. The contract for fuel services is from January 1, 2025 until December 31, 2025, if approved.

H. DISCUSSION REGARDING A WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF LOCKHART AND AQUA WATER SUPPLY CORPORATION FOR TRANSFER OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) CONSISTING OF APPROXIMATELY 588.553 ACRES, KNOWN AS THE SEAWILLOW RANCH DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN IF APPROVED.

Mr. Kelley stated that on August 2, 2024, the City of Lockhart entered into a Development Agreement with Seawillow Ranch. This development agreement established the responsibility of each party regarding public improvements for the project. In the agreement, the City agreed to provide a maximum of 2,786 Living Unit Equivalents of water service for the project at full build out based on Seawillow's Ranch Absorption Phasing Plan for the 8 phases of the development. The project boundaries for Seawillow Ranch are located in Aqua Water Supply Corporation's (Aqua WSC) Certificate of Convenience and Necessity (CCN), but are not actively served by Aqua. This development is more dense than a typical rural development and must meet City of Lockhart Construction Standards. Rural water suppliers often can't meet these higher urban development standards. The Seawillow Ranch Development and the City of Lockhart support the release of the development's property from Aqua's CCN so that the City of Lockhart will be able to serve both Water and Wastewater Services. The Developer agreed to work with the City to seek release from Aqua's CCN and fund any costs for legal, engineering, and all transfer release fees to be able to obtain the release. The attached Water Service Transfer Agreement for Council consideration would authorize the transfer of approximately 588.553 acres from Aqua WSC water service area to the City of Lockhart's water CCN. This property location is along FM 1322, east of the Summerside Subdivision. Previously, Aqua WSC authorized release of the 89.775 acres of land within the city limits, but 498.778 acres of land located outside the City limits required negotiation for the release with the current CCN Holder (Aqua). A provision in the Water Transfer Agreement for the release from Aqua to the City of Lockhart CCN is Aqua's CCN Transfer Area Fee. The agreement establishes a \$9,655 per acre transfer fee for the 498.778 acres, totaling \$4,815,701.59. This was only applicable for the 498.778 acres since no permission to release was previously granted. Staff has continued to work with Aqua regarding this agreement, and this agreement is up for consideration at the next Aqua Board Meeting on December 3, 2024. Upon mutual execution of the Water Transfer Agreement by the City of Lockhart and Aqua WSC, the City will begin the necessary steps with the Public Utility Commission to seek the Seawillow Ranch Development's release from Aqua's Water CCN, establish the 588.553 acres in the City of Lockhart's CCN, and secure escrow funds from the Seawillow Ranch Development for all fees incurred from the transfer of the Water CCN. In accordance with the Council-approved Development Agreement, "payments due Aqua shall be paid by Developer to the City a minimum of 30 days prior to each Aqua payment date, unless Aqua agrees to accept Developer's payment in lieu of the City." There was discussion.

I. DISCUSSION REGARDING RESOLUTION 2024-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CITY OF LOCKHART ANIMAL SERVICES, LIBRARY, FIRE, PARKS & RECREATION, POLICE, AND PUBLIC WORKS, DEPARTMENTS TO OBLIGATE THE CITY OF LOCKHART'S REMAINING AMERICAN RESCUE PLAN FUNDS.

Mr. Resendez stated that staff received direction from Council at the previous meeting to formally obligate the City's remaining ARPA funds according to Council feedback and staff's recommendations. The proposed Resolution outlines the respective obligations, scope of work, and funding allocations for the following departments:

- Animal Services
- Library
- Fire

- Parks & Recreation
- Police
- Public Works

After reviewing the proposed projects and previous funding requests with each department, the following is a summary of proposed funding allocations:

- Animal Shelter rehabilitation/improvements (\$650,000 - construction costs only with expanded project scope)
- Library interior and exterior improvements (\$200,000)
- Fleet replacement/upgrades (\$617,231)

The fleet replacement/upgrades include:

- Fire - Brush truck (\$275,000)
- Parks & Recreation - One service truck (\$50,000)
- Police - Four patrol vehicles (\$230,000)
- Public Works - One service truck and backhoe (\$62,231)

Staff recommends approval of the proposed allocations as presented. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 8:15 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 8:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING REGARDING ADOPTION OF TAX ABATEMENT GUIDELINES AND CRITERIA PURSUANT TO TEXAS TAX CODE, SEC. 312.002(C-1) AND DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-35.

Mayor White opened the public hearing at 8:36 p.m.

Ms. Malish stated that Chapter 312 is another tool in the economic development incentive toolbox, first passed in Texas Legislature in 1987. It allows cities to offer full or partial tax exemption for new investments for a period not to exceed 10 years. While Chapter 380 has long been used and has flexible benefits, Chapter 312 program is more structured and has an extensive public process. Adoption of a Chapter 312 policy is the first step outlined in a 6-step process. Chapter 312 requires renewal every 2 years. Chapter 312 does not apply to school districts.

Mayor White requested citizens to address the Council. There were none. He closed the public hearing at 8:39 p.m.

Councilmember Michelson made a motion to approve Tax Abatement Guidelines and Criteria, as presented with the edits/amendments as described by staff, and/or Resolution 2024-35, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING A FACILITIES USE AGREEMENT BETWEEN THE CITY OF LOCKHART, DENUCCI CONSTRUCTORS, AND LIVENGOOD FEEDS FOR THE TEMPORARY USE OF PROPERTY LOCATED BEHIND 110 NORTH BRAZOS STREET IDENTIFIED AS CALDWELL COUNTY APPRAISAL DISTRICT ID NUMBER 41727 AND LEGALLY DESCRIBED AS LOT 2, ICE HOUSE ADDITION, FOR PURPOSES OF A CONSTRUCTION LAYDOWN YARD, AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT IF APPROVED.

Councilmember Westmoreland made a motion to approve a Facilities Use Agreement with Denucci Constructors and Livengood Feeds, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION TO CONSIDER ENTERING INTO AN ASSET PURCHASE AND SALE AGREEMENT WITH CALDWELL COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 5 FOR THE PURCHASE OF LOCKHART EMS VEHICLES AND MEDICAL EQUIPMENT TO PROVIDE EMERGENCY MEDICAL SERVICES TO LOCKHART AND CALDWELL COUNTY.

There was brief discussion. No motion.

ITEM 5-C. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-34 REGARDING A TARGETED RETAIL INCENTIVE POLICY.

Councilmember Michelson made a motion to approve Resolution 2024-34, as presented. Councilmember Westmoreland seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSS AND CONSIDER AWARDING AN ANNUAL FUEL BID TO ON-SITE FUELS, DBA - SCHMIDT & SONS, INC., OF GONZALES, TEXAS WITH A PROFIT MARGIN OF \$0.05 CENTS PER GALLON OF GASOLINE AND \$0.05 CENTS PER GALLON FOR DIESEL OVER THE OIL PRICE INFORMATION SERVICES (OPIS) PRICE FROM AUSTIN, TEXAS RACK, POSTED WEEKLY. IF APPROVED, THE TERM OF THE CONTRACT WILL BE FOR ONE YEAR.

Councilmember Westmoreland made a motion to approve the award of the annual fuel bid to Schmidt & Sons, Inc., as presented. Councilmember Michelson seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING A WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF LOCKHART AND AQUA WATER SUPPLY CORPORATION FOR TRANSFER OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) CONSISTING OF APPROXIMATELY 588.553 ACRES, KNOWN AS THE SEAWILLOW RANCH DEVELOPMENT AND AUTHORIZING THE MAYOR TO SIGN IF APPROVED.

Councilmember Lairsen made a motion to approve the Water Service Transfer Agreement with Aqua Water Supply Corporation, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CITY OF LOCKHART ANIMAL SERVICES, LIBRARY, FIRE, PARKS & RECREATION, POLICE, AND PUBLIC WORKS, DEPARTMENTS TO OBLIGATE THE CITY OF LOCKHART'S REMAINING AMERICAN RESCUE PLAN FUNDS.

Councilmember Lairsen made a motion to approve Resolution 2024-36, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-G. DISCUSSION AND/OR ACTION TO CONSIDER RESOLUTION 2024-37 REGARDING A RESOLUTION ACKNOWLEDGING ADOPTION OF THE LOCKHART FREEDOM ACT, ACKNOWLEDGING STATE AND FEDERAL LAW REQUIREMENTS RELATED TO ENFORCEMENT OF DRUG LAWS, AND CALLING TO RESOLVE THE CONFLICT BETWEEN THE CHARTER AND STATE/FEDERAL CANNABIS LAW.

Mr. Bullock stated that several Texas cities have been sued by the Attorney General's office for adoption and implementation of ordinances/charter amendments similar in purpose and scope to the Lockhart Freedom Act, which was approved by voters at the November 5, 2024 election. The Lockhart Freedom Act contains several provisions that prohibit Lockhart Police from investigating and charging certain misdemeanor marijuana offenses, except under limited circumstances. State law provides that cities may not adopt policies that fail to fully enforce applicable state and federal drug laws. This is a proposed resolution acknowledging the passage of the Lockhart Freedom Act and its incorporation into the City Charter, while also acknowledging that state law prohibits cities from not fully enforcing drug laws, including those related to low-level cannabis enforcement.

There was discussion.

Mr. Bullock clarified that if the City Council adopts a policy to prohibit the Lockhart Police from investigating and charging certain misdemeanor marijuana offenses, the City of Lockhart could face the consequence of being sued by the Attorney General (as several other cities) because Lockhart is not abiding state law.

Councilmember Westmoreland made a motion to approve Resolution 2024-37, as presented. Mayor White seconded. The motion failed by a vote of 3-4, with Mayor Pro-Tem Sanchez and Councilmembers Mendoza, Castillo and Lairsen opposing.

ITEM 5-H. DISCUSSION AND/OR ACTION REGARDING A PROPOSED AMENDMENT TO THE CITY PURCHASING POLICY REGARDING CONTRACT RENEWAL PROCEDURES. (PREVIOUSLY REQUESTED BY COUNCILMEMBER LAIRSEN)

Ms. Michna stated that the Government Finance Officers Association (GFOA) provides guidance on industry best practices to include adopting financial policies to institutionalize good financial management practices, clarify strategic intent for financial management, and manage risks to financial condition. Specifically, GFOA recommends formal adoption of a procurement policy. Council approved Resolution 2020-16 on June 16th, 2020, formally adopting an expanded Purchasing Policy for the City of Lockhart. The adopted purchasing policy currently includes specific guidance on competitive bidding requirements, exemptions from competitive bidding, and procedures for bids, proposals, and contracts. At the previous Council meeting, staff received direction to develop a provision in the Purchasing Policy regarding contract renewal processes and procedures. Staff researched GFOA resources and reviewed the purchasing policies of several other Texas municipalities to identify best practices and model language for such a provision. Based on this research, staff recommends a revision to the Purchasing Policy to include a Contract Renewal Procedure section. This would allow the City to renew a contract with the

same original terms and conditions with a unit price increase of no more than 10% of the original initial year contract price.

The City of Lockhart competitively bids for the procurement of the following goods and services, among others:

- Bulk fuel for City vehicles and equipment.
- Property abatement for code compliance.
- Annual street resurfacing projects.
- Major sidewalk replacements.

Recent formal competitive procurements also include:

- San Jacinto Elevated Storage Tank (EST) Repainting.
- CDBG Water Meter Replacement.
- Construction-Manager-at-Risk (CMAR) for Fire Station No. 1 Remodel.
- Public Improvement District (PID) Administration Consultant Services.
- Bank Depository Services.
- Downtown Revitalization Project.
- Engineering Design Services for GLO Waterline Replacement Project.
- Grant Administration Services for GLO Waterline Replacement Project.

Councilmember Lairsen requested that staff seek bids on all contracts. There was discussion.

Councilmember Michelson made a motion to approve the Financial Bidding Policy as recommended by staff. Councilmember Westmoreland seconded. The motion passed by a vote of 4-3, Councilmembers Mendoza, Lairsen and Castillo opposing.

ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Caldwell County Evacuation Center breaks ground this week.
- Dispatcher recognized by Texas Department of State Health Services.
- Finance Department recognized by Government Finance Officers Association.
- Christmas Tree lighting (December 6).
- A Christmas to Remember Lighted Christmas parade (December 7).

ITEM 7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza encouraged everyone to lock their vehicles and to protect their belongings since burglaries are on the rise in the community.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She expressed prayers to families that have experienced violence.

Councilmember Lairsen invited everyone to attend upcoming holiday events.

Councilmember Castillo congratulated Officer Castilleja for being voted Officer of the Year. He thanked all involved with the Christmas decorations in the community. He invited everyone to participate in a karaoke event he is hosting on December 18 at The Lounge for a food drive for the community.

Councilmember Michelson invited everyone to join in the community holiday events this weekend.

Mayor White expressed condolences to the Clark Family for their loss. He thanked all involved with the community holiday decorations and events.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Discuss legal issues related to Resolution 2024-37 regarding the Lockhart Freedom Act.

Mayor White announced that the Council will enter Executive Session at 9:50 p.m.

OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 10:02 p.m.

ITEM 9-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-37 REGARDING THE LOCKHART FREEDOM ACT.

Mayor White made a motion to adopt Resolution 2024-37, as presented. Councilmember Michelson seconded. The motion passed by a vote of 4-3, with Councilmembers Lairsen, Castillo and Mendoza opposing.

Mayor White announced that the previous motion on Resolution 2024-37 is reversed.

ITEM 10. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 10:04 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

DECEMBER 17, 2024

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Brad Bullock, City Attorney
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Bob Leos, Electric Superintendent
Tatiana Salazar, Public Information Officer

Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Randy Jenkins, Fire Chief

Citizens/Visitors Addressing the Council: Pat Stroka, Citizen.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. DISCUSSION REGARDING CONSTRUCTION AGREEMENT WITH TECHLINE CONSTRUCTION, LLC FOR PROJECT #5C AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Mr. Leos stated that Techline Construction is the Lower Colorado River Authority's (LCRA) preferred contractor for projects because they are experienced with high voltage line repairs. Techline has conducted the majority of LCRA projects for the City of Lockhart since 1995. Project #5C is a "System Rehabilitation" project and part of the LCRA's five-year system study that will replace single-strand copper conductor. These conductors have been shown to become brittle and break with age, causing outages. Project #5C will rebuild approximately 800 ft. of three-phase power line on circuit LK30, from Ash and Pecos, west to Comal, and then south on Comal to Pine St. If approved, Project #5C will begin in the first quarter of 2025 with an estimated completion date of the second quarter of 2025. Techline cost for labor and travel is an estimated total of \$254,750 for the project. Projects #5A and #5B were approved at the January 2, 2024 and March 19, 2024 Council meetings, respectively. Both projects are complete. There was discussion.

B. DISCUSSION REGARDING ENGINEERING SERVICES AGREEMENT WITH M&S ENGINEERING FOR PROJECT #7 AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Mr. Leos stated that M&S Engineering is a multi-service utility engineering firm headquartered in Spring Branch, Texas with seven offices in Texas. M&S provides engineering services to several municipal owned utilities (MOU's) and electric cooperatives in Texas, among other clients. This includes the cities of San Marcos, New Braunfels, and previous City of Lockhart projects. Project #7 is a "System

Rehabilitation" project and part of the LCRA's five-year system study that will replace single-strand copper conductors. These conductors have been shown to become brittle and break with age, causing outages. Project #7 will rebuild approximately 6,000 ft. of three-phase power line on circuit LK20, along E Live Oak, Neches, San Saba, and Sabine streets. M&S Engineering design services for Project #7 has an estimated cost of \$73,500, and not to exceed \$75,000. If approved, the design for Project #7 will begin in the first quarter of 2025 with an estimated completion date of the third quarter of 2025. Once the project completes the design phase, staff will return to Council at a later date to review and approve the construction agreement to commence work on the project.

C. DISCUSS SEMI-ANNUAL REPORT CONCERNING THE STATUS OF IMPLEMENTATION OF CHAPTER 31, "IMPACT FEES" OF THE LOCKHART CODE OF ORDINANCES, AND ADVISE OF THE NEED TO UPDATE THE ORDINANCE, LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS, OR IMPACT FEES.

Mr. Fowler stated that the report covers April-September 2024. New impact fee studies for water-wastewater and roads were adopted on May 2, 2023. As such, the most recent reporting period reflects a shift towards collecting at current impact fee rates as projects commenced under the previous impact fee rates are mostly complete. The vast majority of the fees were received from the 71 new houses permitted during the six-month reporting period, with the rest coming from commercial projects. This is lower activity than the previous two semi-annual periods, but the transition to collecting the new fees has resulted in strong collection of fees and the City now has a record balance for the four impact fee accounts (water, wastewater, and two roadway service areas). There was discussion.

D. DISCUSS RESOLUTION 2024-38 APPROVING THE CITY OF LOCKHART'S PARTICIPATION IN THE KROGER SETTLEMENT RELATED TO THE STATEWIDE GLOBAL OPIOID SETTLEMENT.

Mr. Resendez stated that the State of Texas reached a proposed settlement with Kroger, another company alleged to have contributed to the opioid crisis. The Texas Attorney General's Office is urging all municipalities and counties in the State to approve of this new settlement which will add funds to the overall pool of money available to municipalities and counties that have previously adopted the Texas Term Sheet. As part of this new settlement, the municipality must agree not to sue Kroger or drop any pending lawsuits of which Lockhart is not currently pursuing. Previously, the State of Texas reached a proposed settlement with Endo/Par and Teva, other companies alleged to have contributed to the opioid crisis. On February 15, 2022, the City of Lockhart approved Resolution 2022-10 to execute the "Texas Subdivision and Special District Election and Release Forms" for settlement with Endo/Par and Teva.

E. DISCUSS CONFIRMATION OF CIVIL SERVICE COMMISSION MEMBER REAPPOINTMENT OF MS. WORLANDA NEAL FOR A THREE (3) YEAR TERM AS RECOMMENDED BY THE CITY MANAGER.

Mr. Resendez stated that Ms. Neal has served on the commission for the past 18 years (six 3-year terms), and as the commission chairman since 2017. According to Civil Service regulations, she can be reappointed for additional terms (3 years long) if the appointment is confirmed by a two-thirds majority of the City Council. Ms. Neal has graciously agreed to continue serving on the commission. Both the City Manager and Civil Service Director concur that she has been, and will continue to be, an asset to the Civil Service Commission. There was discussion about the requirement that the Commission members reside within the city limits of Lockhart.

F. DISCUSSION REGARDING A COUNCILMEMBER APPOINTMENT TO THE COMMUNITY ACTION, INC. OF CENTRAL TEXAS BOARD OF DIRECTORS.

Mr. Resendez stated that one third of the Community Action Board of Directors shall be elected public officials. The directors serve five-year terms, not to exceed a total of 10 years (or 2 terms). Councilmember Mendoza, who is currently appointed to the Community Action Board of Directors, has reached the ten-year limit of service. Community Action, Inc. of Central Texas has invited the City of Lockhart to appoint a new representative to serve on the board. The board typically meets on Thursdays 6 times per year in San Marcos. The meetings, on average, last approximately one and a half hours and are held in person. However, they do offer a virtual option through Zoom for those who cannot attend in person.

The board is scheduled to meet in 2025 as follows:

January 16, 2025

March 27, 2025

May 15, 2025

July 17, 2025

September 18, 2025

November 20, 2025

Community Action provides a variety of community services ranging from early childhood education, adult literacy programming, and health services, among other programs.

Mayor White announced that Mayor Pro-Tem Sanchez agreed to be appointed.

RECESS: Mayor White announced that the Council would recess for a break at 6:50 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, expressed concern about the actions that the Council about (Proposition A) decriminalization of marijuana. He expressed concern about the City Attorney's recommendation to meet in closed session after the Council voted in favor of Proposition A and then the Council rescinding the favorable vote and thereafter voting against Proposition A. He does not believe that the Council took the appropriate action regarding Proposition A.

ITEM 4-A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE 2024-37, ANNEXING 84.981 ACRES OUT OF THE JOHN A. NEILL SURVEY, ABSTRACT 20, CALDWELL COUNTY, TEXAS, LOCATED EAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White opened the public hearing at 7:36 p.m.

Mr. Fowler stated that the applicant requested that this item be postponed to the February 4, 2025 meeting.

Mr. Fowler stated that the public hearing for the annexation of nearly 85 acres south of Seawillow Section One subdivision, located east of the intersection of FM1322 and Centerpoint Road. The intended land use is single-family residential. Although the property will be assigned an initial zoning of AO Agricultural-Open Space District, the next item on the agenda will be the public hearing regarding the proposed zoning of the property to RMD Residential Medium Density District. The property is currently located in the CCN for Aqua Texas Water. The applicant plans to petition to leave the Aqua CCN to allow connection to City water and wastewater services, both of which will require extension to reach the property. In addition to the petition materials, the ordinance contains the annexation service agreement for the property. Most notably, the service agreement reflects that the property is not currently in the City water CCN and would require a release from the current CCN to facilitate City water service. The annexation service agreement has also been update to reflect the adoption of the Lockhart Looking Forward Comprehensive Plan in November 2024.

Mayor White closed the public hearing at 7:37 p.m. He announced that the public hearing will be postponed to the February 4, 2025 meeting.

ITEM 4-B. HOLD A PUBLIC HEARING ON APPLICATION ZC-24-08 BY TALLEY J. WILLIAMS ON BEHALF OF BLACKJACK BLOCK, LLC AND DISCUSSION AND/OR ACTION ON ORDINANCE 2024-38 FOR A ZONING CHANGE FROM AO AGRICULTURAL-OPEN SPACE DISTRICT TO RMD RESIDENTIAL MEDIUM DENSITY DISTRICT ON 84.981 ACRES IN THE JOHN A. NEILL SURVEY, ABSTRACT NO. 20, LOCATED LAST OF THE INTERSECTION OF FM 1322 AND CENTERPOINT ROAD AND ADDRESSED AS 2500 FM 1322.

Mayor White opened the public hearing at 7:37 p.m. He announced that the public hearing will be postponed to the February 4, 2025 meeting. He closed the public hearing at 7:38 p.m.

ITEM 5-A. DISCUSSION AND/OR ACTION REGARDING CONSTRUCTION AGREEMENT WITH TECHLINE CONSTRUCTION, LLC FOR PROJECT #5C AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Councilmember Lairsen made a motion to approve the Construction Agreement with Techline Construction, LLC, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-B. DISCUSSION AND/OR ACTION REGARDING ENGINEERING SERVICES AGREEMENT WITH M&S ENGINEERING FOR PROJECT #7 AS PART OF THE CITY OF LOCKHART'S FIVE-YEAR SYSTEM STUDY AND CAPITAL PLAN AS PREPARED BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

Councilmember Michelson made a motion to approve the Engineering Services Agreement with M&S Engineering, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 5-C. DISCUSSION AND CONSIDERATION TO ACCEPT THE SEMI-ANNUAL REPORT CONCERNING THE STATUS OF IMPLEMENTATION OF CHAPTER 31, "IMPACT FEES" OF THE LOCKHART CODE OF ORDINANCES, AND ADVISE OF THE NEED TO UPDATE THE ORDINANCE, LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS, OR IMPACT FEES.

Councilmember Westmoreland made a motion to accept the semi-annual impact fee report, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2024-38 APPROVING THE CITY OF LOCKHART'S PARTICIPATION IN THE KROGER SETTLEMENT RELATED TO THE STATEWIDE GLOBAL OPIOID SETTLEMENT.

Councilmember Lairsen made a motion to approve Resolution 2024-38, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-E. DISCUSSION AND/OR ACTION REGARDING CONFIRMATION OF CIVIL SERVICE COMMISSION MEMBER REAPPOINTMENT OF MS. WORLANDA NEAL FOR A THREE (3) YEAR TERM AS RECOMMENDED BY THE CITY MANAGER.

Mayor Pro-Tem Sanchez made a motion to approve the reappointment of Worlanda Neal to the Civil Service Commission. Councilmember Castillo. The motion passed by a vote of 7-0.

ITEM 5-F. DISCUSSION AND/OR ACTION TO CONSIDER A COUNCILMEMBER APPOINTMENT TO THE COMMUNITY ACTION, INC. OF CENTRAL TEXAS BOARD OF DIRECTORS.

Mayor White announced that Mayor Pro-Tem Sanchez was recommended and has agreed to serve on the Community Action, Inc. of Central Texas Board of Directors. He thanked Councilmember Mendoza for serving on the Board for the past 10 years.

Mayor White made a motion to appoint Mayor Pro-Tem Angie Gonzales-Sanchez to the Community Action, Inc. of Central Texas Board of Directors. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Downtown Revitalization Project updates.
- Upcoming Blue Santa event on Dec. 21.
- City offices closed on December 24 & 25 in observance of Christmas holidays and January 1 in observance of New Year's holiday.
- Live Christmas Tree recycling.
- Lockhart ISD collecting donations for Lockhart Animal Shelter.
- Carrizo Water Treatment plan ribbon cutting.

ITEM 7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza wished everyone a Merry Christmas. He encouraged everyone to visit the Keep Lockhart Beautiful project.

Mayor Pro-Tem Sanchez thanked all involved with the lighting of the Christmas Tree and the lighted Parade. She expressed condolences to the families that have lost a loved one. She expressed appreciation to the organizations and volunteers that assist families in need during the holidays. She wished everyone Happy Holidays and a Happy New Year.

Councilmember Lairsen wished everyone Happy Holidays and a Happy New Year.

Councilmember Castillo wished everyone Happy Holidays and a Happy New Year. He stated that he is hosting a holiday food collection event at the Sports Bar. He requested that directional signs be erected on the downtown square.

Councilmember Michelson wished everyone Happy Holidays and a Happy New Year.

Mayor White asked if the Council is required to follow Roberts Rules of Order. Mr. Bullock replied that the city has adopted Roberts Rules of Order as a guideline and that it is not a statutory requirement. He also stated that he and staff did refer to Roberts Rules of Order prior to the December 3, 2024 meeting to confirm the Council's proposed actions. Mayor White stated that, during the meeting, he approved that the Council enter into closed session about Proposition A to seek advice from the City Attorney. Mr. Bullock stated that a Resolution providing details about the Council's actions on Proposition A will be forthcoming at a future meeting.

EXECUTIVE SESSION

Mayor White announced that the Council would enter Executive Session to discuss items 8 and 9 at 7:52 p.m.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON. Discussion regarding possible property acquisition for public facilities.

ITEM 9. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE. Legal advice related to Emergency Services District No. 5 management services interlocal agreement.

ITEM 10. OPEN SESSION.

Mayor White announced that the Council would enter Open Session at 8:32 p.m.

ITEM 10-A. DISCUSSION AND/OR ACTION RELATED TO POSSIBLE PROPERTY ACQUISITION FOR PUBLIC FACILITIES.

No action.

ITEM 10-B. DISCUSSION AND/OR ACTION REGARDING EMERGENCY SERVICES DISTRICT NO. 5 MANAGEMENT SERVICES INTERLOCAL AGREEMENT.

Mayor Pro-Tem Sanchez made a motion to approve the Emergency Services No. 5 Management Services Interlocal Agreement, as presented. Councilmember Lairsen seconded. The motion passed by a vote of 7-0.

ITEM 11. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded. The motion passed by a vote of 7-0. The meeting was adjourned at 8:35 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

**REGULAR MEETING
LOCKHART CITY COUNCIL**

JANUARY 7, 2025

6:30 P.M.

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

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Council absent:

Mayor Lew White

Staff present:

Steve Lewis, City Manager
Julie Bowermon, City Secretary
Holly Malish, Economic Development Director
Joseph Resendez, Assistant City Manager

Brad Bullock, City Attorney
Sean Kelley, Public Works Director
Tatiana Salazar, Public Information Officer

Citizens/Visitors Addressing the Council: Martin Ritchey and Chris Miller of CAPCOG; James Luvitt and Jason Kirby of SH 130 Concessions; Diana Schulze, Area Engineer, Shane Sims, Assistant Area Engineer and additional representatives of TXDOT; Citizens: Pat Stroka and Len Gabbay.

Work Session 6:30 p.m.

Mayor Pro-Tem Sanchez opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

Mayor Pro-Tem Sanchez announced that Mayor White is ill and will not be attending the meeting.

DISCUSSION ONLY

A. RECOGNITION OF MR. CHRIS MILLER, NEW EXECUTIVE DIRECTOR OF CAPCOG.

Martin Ritchey of CAPCOG stated that Mr. Chris Miller was selected as the new Executive Director of CAPCOG, replacing retiring Director Betty Voights. Mr. Miller began his new role as director in September 2024. He will be attending the January 7, 2025 City Council meeting for an opportunity to be introduced to Lockhart officials and for Council to receive an update regarding CAPCOG programming.

Chris Miller introduced himself to the Council and the public.

B. RECEIVE AN UPDATE FROM SH130 CONCESSIONS REGARDING TRAFFIC SIGNAL TIMING AT THE INTERSECTION OF WEST SAN ANTONIO STREET.

Mr. Kelley stated that the update by SH 130 Concessions would consist of information about the traffic signal at SH 130 and SH 142 (W. San Antonio Street).

James Luvitt and Jason Kirby of SH 130 Concessions provided information and there was discussion regarding the following:

- Signal Warrant Analysis that triggered activation
- Signal Timing Plan

- Min/Max Time Matrix
- Crash Statistics

C. RECEIVE AN UPDATE FROM TXDOT REGARDING THE MOCKINGBIRD LANE AND WEST SAN ANTONIO STREET TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS INCLUDING RESTRIPIING FROM BORCHERT LANE TO DOWNTOWN.

Mr. Kelley stated that on February 6, 2024 the City enter into and Advance Funding Agreement (AFA) with TxDOT authorizing the contribution of up to \$1,000,000 in funds for improvements to the traffic signal and intersection of Mockingbird Lane and West San Antonio Street. This projects improvements were to alleviate bottle-necking at the intersection that is experiences during peak traffic times. The proposed improvement to the intersection stretch out 0.15 miles east and west from the intersection (approximately 800' east and west). Additional improvements at the intersection include reconnecting pedestrian accesses, connections to existing driveways in the affected area, a center turning lane, and permanent traffic signal installation with arm-masts. The City's contribution for the project will fund the construction of the project, with engineering, design, bidding and award being handled by TxDOT. TxDOT will fund any overruns for the project and refund any money back should the project come under budget. TxDOT previously temporarily postponed the 2024 repaving of SH142 from SH130 to downtown so that the Mockingbird Lane improvement can be collaborated with the repaving project. Currently the projects are in the 60% design submittal phase. Additional components of the paving project include restriping of SH142 from Borchert Lane to downtown and incorporate new center turning lanes from Medina Street to Guadalupe Street along with the widening of the Mockingbird intersection.

Diana Schulze, Area Engineer, Shane Sims, Assistant Area Engineer and additional representatives of TXDOT provided an update and there was discussion regarding the Mockingbird project and paving project along with information on anticipated construction of the projects. Construction updates to the sidewalks and roads in the area are anticipated to begin in November or December 2025. The cost of the project is estimated to be approximately \$2million with the City of Lockhart contributing \$1million towards the project.

D. DISCUSSION RESOLUTION 2025-01 AMENDING THE MILL SCALE CHAPTER 380 AGREEMENT AND ADJUSTMENT OF EMPLOYMENT NUMBERS.

Ms. Malish stated that Mill Scale is a business that manufactures offset smokers and live-fire grills for competition, commercial and residential use. Each one is custom built to suit the pitmaster's needs. Co-owners and brothers Matt and Caleb Johnson produce a product far beyond than what is available in a big box retail store. The manufacturing business received an Economic Development Performance Agreement for an electric transformer and Chapter 380 agreement that gives a sales tax rebate. Their investment of \$1.5 million went into a 10,000 sq ft facility with equipment and inventory. Additionally, the facility has a showroom and retail component with product that is shipped worldwide. This amendment presented today reduces the number of required jobs due to revised company projections and therefore, provides consistency and alignment with the recently amended Economic Development Performance Agreement adopted on November 18, 2024.

RECESS: Mayor Pro-Tem Sanchez announced that the Council would recess for a break at 7:38 p.m.

ITEM 1. CALL TO ORDER.

Mayor Pro-Tem Sanchez called the meeting to order at 7:50 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Councilmember Castillo gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor Pro-Tem Sanchez requested citizens to address the Council.

Pat Stroka, 1204 Sierra Vista Cove, expressed concern about the Council's decision to vote against Proposition A (decriminalizing possession of small amounts of cannabis). He encouraged the Council to revisit the vote about Proposition A.

Len Gabbay, 420 West Prairie Lea, suggested that the Council officially adopt the Roberts Rules of Order since he believes that would assure that the Council would properly take action on agenda items.

Mayor Pro-Tem Sanchez requested additional citizens to address the Council. There were none.

ITEM 4-A. DISCUSSION AND/OR ACTION REGARDING RESOLUTION 2025-01 AMENDING THE MILL SCALE CHAPTER 380 AGREEMENT AND ADJUSTMENT OF EMPLOYMENT NUMBERS.

Councilmember Lairsen made a motion to approve Resolution 2025-01, as presented. Councilmember Castillo seconded. The motion passed by a vote of 6-0.

ITEM 5. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Upcoming City Council workshop with Hillwood Communities regarding a proposed master planned community.
- Lockhart's Music Friendly City Designation.
- Lockhart Fire Department receives new ladder truck.
- Lockhart Police Department receives state grant for vehicle laptops and ballistic shields.
- 2024 Blue Santa Event update.
- 2024 Comprehensive Plan published and available on the City website.
- Austin Community College purchase of former Ford building on San Antonio Street.
- City offices closed January 20, 2025 for MLK Day.

ITEM 6. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Mendoza expressed condolences to the Niemann family for their loss.

Councilmember Castillo thanked city employees for maintaining services during the holidays. He requested that an item about the Lockhart Freedom Act Resolution and reconsideration of Proposition A be put on the next Council agenda for discussion and/or action. He stated that he believed that the Council should uphold and support the voters' decision about Proposition A.

Councilmember Michelson wished everyone a Happy New Year. He encouraged everyone to stay safe during the upcoming bad weather.

Mayor Pro-Tem Sanchez expressed condolences to families that have lost a loved one. She expressed get well wishes and prayers for Linda Barron.

ITEM 7. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS

SUBJECT TO ATTORNEY/CLIENT PRIVILEGE REGARDING PENDING OR CONTEMPLATED LITIGATION AND/OR 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 CHAPTER 551 OF THE GOVERNMENT CODE.

Mayor Pro-Tem Sanchez announced that the Council would enter Executive Session at 8:16 p.m.

- A. Legal advice related to asset purchase and sale agreement between the City of Lockhart and ESD No. 5.
- B. Legal advice related to contract between City of Lockhart and Titan Lockhart Land Investors, LLC.
- C. Legal advice related to contract between City of Lockhart and Lockhart Hospitality, LLC.

ITEM 8. OPEN SESSION.

Mayor Pro-Tem Sanchez announced that the Council would enter Open Session at 8:40 p.m.

ITEM 8-A. DISCUSSION AND/OR ACTION REGARDING ASSET PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF LOCKHART AND ESD NO. 5.

No action taken.

ITEM 8-B. DISCUSSION AND/OR ACTION REGARDING CONTRACT STATUS WITH TITAN LOCKHART LAND INVESTORS, LLC.

No action taken.

ITEM 8-C. DISCUSSION AND/OR ACTION REGARDING CONTRACT STATUS WITH LOCKHART HOSPITALITY, LLC.

No action taken.

ITEM 9. ADJOURNMENT

Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:42 p.m.

PASSED and APPROVED this the 2nd day of December, 2025.

CITY OF LOCKHART

Lew White, Mayor

ATTEST:

Julie Bowermon
City Secretary

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Accept the semi-annual report concerning the status of implementation of Chapter 31, "Impact Fees" of the Lockhart Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvement plans, or impact fees.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Consensus

BACKGROUND/SUMMARY/DISCUSSION:

PROJECT SCHEDULE (if applicable): The most recent Capital Improvement Plan (CIP) update was adopted May 2, 2023. An update of the CIP and impact fees will be required to start prior to the five-year anniversary of the current CIP.

FISCAL NOTE (if applicable): As a result of the ongoing collection of fees and the existing balances accruing interest, several of the projects in the water, wastewater, and roads Capital Improvement Plans can be funded at the 50 percent level outlined in their respective CIPs, with the other half of project costs to be contributed by project developers.

PREVIOUS COUNCIL ACTION: City Council last heard an update on the status of the CIP and impact fees at its July 1, 2025 meeting and recommended no further action..

COMMITTEE/BOARD/COMMISSION ACTION: The Impact Fee Advisory Committee met on November 12, 2025 and unanimously recommended acceptance of the report with no further action at this time.

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends acceptance of the report and does not recommend updating the CIP or impact fees at this time.

LIST OF SUPPORTING DOCUMENTS: Fall 2025 signed committee report to CC, impact fee Exhibit A Fall 2025, Fall 2025 Exhibit B

IMPACT FEE REPORT
To Lockhart City Council –November 2025

PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvement plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvements plans (CIP's), and impact fees.

This is the 44th status report since the City's impact fee ordinance was originally adopted on January 15, 2002, and is for the period from April 1, 2025 through September 30, 2025. It is the sixth report since the update adopted on May 2, 2023. The six-month reporting dates align with the fiscal year quarters.

STATUS OF ACCOUNTS

Exhibit A shows revenue totaling \$1,761,463 during the period covered by this report. Fees collected during the six-month period were for 66 new houses (53 last period), and 13 new commercial buildings. The only expenditures were periodic payments of invoices to the impact fee update consultants as they prepared the recent impact fee update. There was also a charge against the Service Area 1 road impact fees due to a successful appeal of the rate charged for an industrial project. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of October 1, 2025, including accrued interest, are shown in the table.

The total estimated cost of all the projects in the capital improvement plans in effect during the six-month reporting period was \$120,118,135. However, the City Council adopted one-half that amount as the maximum to be collected by May 1, 2023, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$60,059,068. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$774,729, which does not include payments to the impact fee update consultants. The total amount still to be spent is \$59,957,603. The total balance available remaining

collectively in the four impact fee accounts that can be used toward meeting that goal, is currently \$12,867,597.

TRENDS

The bar graph in **Exhibit B** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. The trends reflect the state of the economy, as well as the availability of lots for residential development. Housing production and platting of new subdivisions have slightly decreased since the current housing construction boom started in 2022, but the implementation of the new impact fees combined with a high number of commercial permits has resulted in an increase in impact fees.. This period is the fifth highest revenue since the City began the semi-annual reports in 2003. It is important to build a healthy balance in all of the accounts because there is interest in development where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's.

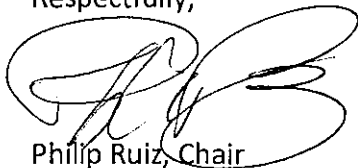
UPDATE

This report reflects the impact fee update completed and adopted in 2023, it appears there are no more projects building out under the old impact fees. In addition, The CIPs are intended to reflect the anticipated growth of the city, and the rapid population growth we are experiencing may require changes in the location and size of projects that are in the current CIPs, and/or may support adding new projects in future reviews of the city's CIP.

RECOMMENDATION

The Committee met on November 12, 2025, and unanimously voted to forward this semi-annual report to the City Council for the period ending on September 30, 2025, recommending that no further changes are necessary at this time.

Respectfully,

A handwritten signature in black ink, appearing to read 'PR', enclosed within a large, stylized oval loop.

Philip Ruiz, Chair

Impact Fee Advisory Committee

EXHIBIT A

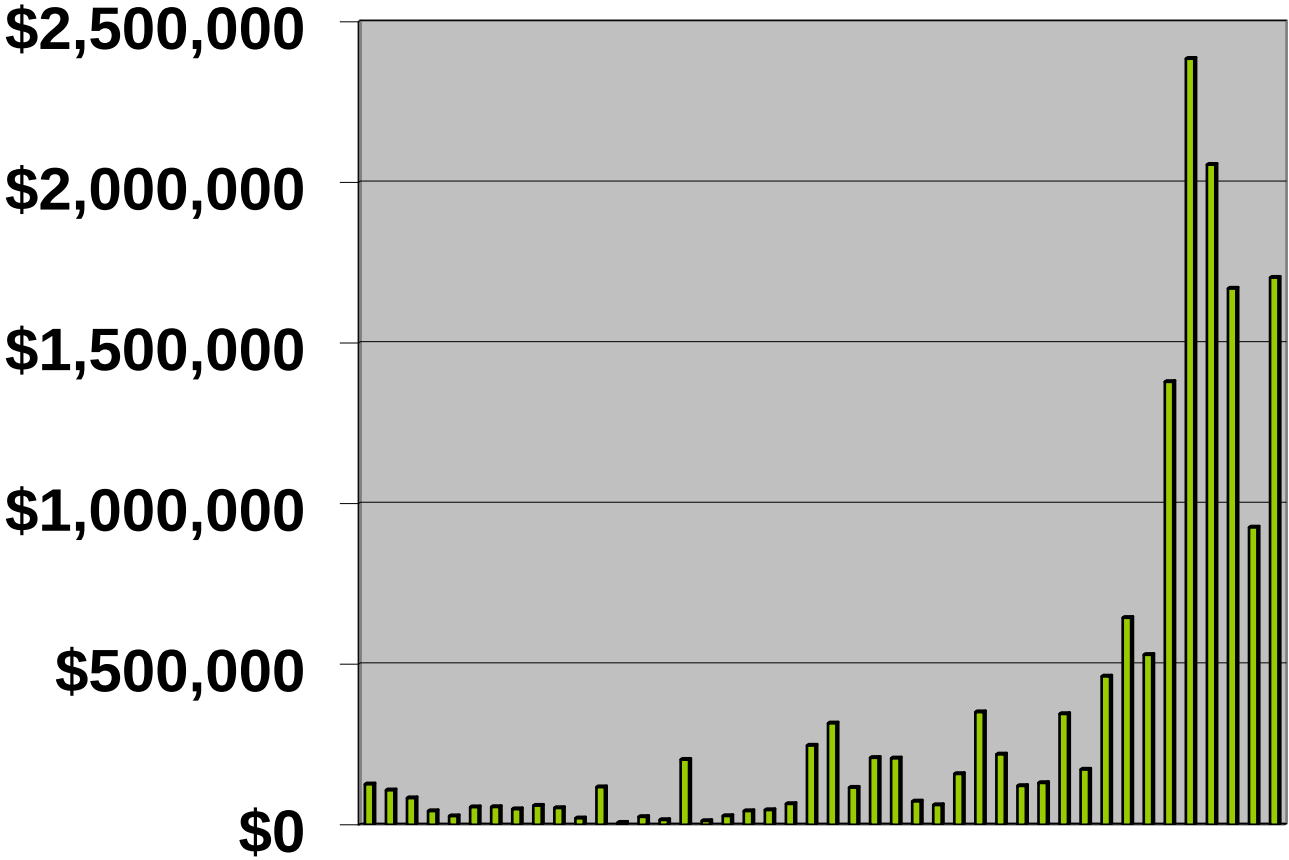
FALL 2025 IMPACT FEE ACCOUNT BALANCES¹

	<u>April 1, 2025</u>	+	Revenue ²	–	Expense ³	<u>October 1, 2025</u>
Water	4,520,614		641,250		12,261	5,149,603
Wastewater	4,154,949		690,884		45,697	4,800,136
Roads (Service Area 1)	2,513,187		236,261		0	2,749,448
Roads (Service Area 2)	1,678,847		193,068		0	1,871,915
TOTAL	\$12,867,597		\$1,761,463		\$57,958	\$14,571,102

1. *All amounts have been rounded to the nearest dollar.*
2. *Revenue amounts include accrued interest.*
3. *Expenses were due to invoices from water/wastewater master plan consultants.*

One-half total CIP estimated cost (estimated 100% cost of all projects is \$120,118,135):	\$60,059,068
Total spent on projects since adoption of Ordinance 2023-09 on May 2, 2023:	\$117,739
Remaining amount of 1/2 estimated cost not yet spent:	\$59,941,329
Current balance on October 1, 2025:	\$14,571,102

EXHIBIT B
IMPACT FEE SEMI-ANNUAL REVENUE
July 2003 - September 2025



City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discussion and/or action regarding awarding an annual fuel bid to Energex, DBA - On-Site Fuels, Inc., of Gonzales, Texas with a profit margin of \$0.0495 cents per gallon of gasoline and \$0.0495 cents per gallon for diesel over the Oil Price Information Services (OPIS) price from Austin, Texas RACK, posted weekly. If approved, the term of the contract will be for one year.

ORIGINATING DEPARTMENT AND CONTACT: Public Works - Sean Kelley

ACTION REQUESTED: Approval of Bid

BACKGROUND/SUMMARY/DISCUSSION: The City uses approximately 60,000 gallons of gasoline and 20,000 gallons of diesel per year. Fuel bids were sought in compliance with State law. Four bids were received from oil companies interested in delivering Unleaded Gasoline and Diesel to the Public Works Yard. The attached synopsis shows the lowest bid was submitted by On-Site Fuels, Inc., of Gonzales, Texas at \$0.0495 profit per gallon of gasoline and \$0.0495 profit per gallon of diesel. On-Site Fuel is the City's current fuel distributor and provides the City with exceptional service. The contract for fuel services is from January 1, 2026 until December 31, 2026, if approved.

PROJECT SCHEDULE (if applicable): Contract Period- January 1, 2026 through December 31, 2026

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable): These funds are budgeted line items across multiple departments listed as fuel expense.

PREVIOUS COUNCIL ACTION:

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION: Staff recommends approval of the bid submitted by Energex, DBA-On-Site Fuels, Inc.

LIST OF SUPPORTING DOCUMENTS: On-Site Fuels, Inc. Fuel Bid 2026, Fuel Bid Notice

City of Lockhart, Texas

Council Agenda Item Cover Sheet

2026, 2026 Fuel Bid Selection Data



**CITY OF LOCKHART
PUBLIC WORKS DEPARTMENT
2026 Annual Fuel Bid Package**

Unleaded Plus Gasoline
No. 2 Dyed Diesel

Bid Opening Information:

Date: November 20, 2025
Time: 10:00 am
Place: Lockhart City Hall
PO Box 239
308 W. San Antonio Street
Lockhart, Texas 78644

Bid

2,500 gallon Min. Delivery

<u>Fuel Type</u>	<u>Profit Margin Per Gallon</u>
Unleaded Plus	\$0. <u>0495</u> per gal. over OPIS
No. 2 Dyed Diesel	\$0. <u>0495</u> per gal. over OPIS

All deliveries to be made to 705 Wichita Street during normal business hours unless otherwise specified. During the term of the contract, fuel price may increase or decrease based on the *Daily Oil Price Information Service* (OPIS) Price from Austin, TX, RACK. The amount designated by the supplier's profit margin per gallon will remain constant for the term of the contract, which is for one calendar year beginning on January 1, 2026.

ON-Site Fuels, INC.
Supplier Firm (Printed)
TREY BUOD Ops. Dir.
Printed name and title
Trey Buod
Signature
11/19/25
Date

Approved by the Lockhart City Council on: _____

Lew White, Mayor

CITY OF LOCKHART PUBLIC BID FOR FUELS

The City of Lockhart is accepting annual supply bids for approximately 60,000 gallons of unleaded plus gasoline and 20,000 gallons of No. 2 dyed diesel fuel. A minimum of two-thousand five hundred (2,500) gallons would be ordered at any given time. The price of fuels may increase or decrease based on the Daily *average* Oil Price Information Service (OPIS) price published each Thursday from the Austin, Texas, Rack. The amount designated as the supplier's profit margin per gallon must include delivery and must remain the same during the term of the contract. The contract term will be one calendar year beginning on January 1, 2026. Bid award may be separate for each fuel. Required forms for bid submittal are available on the City's website at www.lockhart-tx.org or the Public Works Office at 705 Wichita Street during normal business hours.

Bids must be received by ***10 am, Thursday, November 20, 2025 at City Hall, 308 W. San Antonio Street, PO Box 239, Lockhart, Texas 78644.*** Bids not received by this time and date will be rejected. Bid envelopes should be externally marked to indicate ***"Fuel Bids"***.

The City of Lockhart reserves the right to reject any and all fuel bids.

Fuel Bids Synopsis-Top Two Companies

2026

<u>Company and Bid Analysis</u>	<u>Volume</u>	<u>Margin</u>	<u>Extension</u>
Energex, DBA-On-Site Fuels		Gonzales, TX	
Gasoline	60,000	\$ 0.0495	\$ 2,970.00
Diesel	20,000	\$ 0.0495	\$ 990.00
		Total	\$ 3,960.00
Golden West Oil		New Braunfels, TX	
Gasoline	60,000	\$ 0.0495	\$ 2,970.00
Diesel	20,000	\$ 0.0795	\$ 1,590.00
		Total	\$ 4,560.00
Petroleum Distribution		San Antonio, TX	
Gasoline	60,000	\$ 0.0625	\$ 3,750.00
Diesel	20,000	\$ 0.0450	\$ 900.00
		Total	\$ 4,650.00
Global Montell Group Corp.		Waltham, MA	
Gasoline	60,000	\$ 0.1989	\$ 11,934.00
Diesel	20,000	\$ 0.1950	\$ 3,900.00
		Total	\$ 15,834.00

Energex, DBA On-Site Fuels, Inc. is recommended for the bid award by staff.

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discussion and/or action regarding announcement of nomination of Massimo Gerosa to the Lockhart Economic Development Corporation by Mayor Lew White for a term to expire in November 2026.

ORIGINATING DEPARTMENT AND CONTACT: Council - Mayor Lew White

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Mayor White has nominated Massimo Gerosa to be appointed to the Lockhart Economic Development Corporation.

After reviewing the application, Mr. Gerosa meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

This item is the announcement of nomination. If the Council should move to appoint Mr. Gerosa to the board, action of appointment will occur during a subsequent Council meeting.

PROJECT SCHEDULE (if applicable): N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: Massimo Gerosa Application - LEDC, LEDC Roster

BOARD QUALIFICATION CHECKLIST DATE RECEIVED:APPLICANT'S NAME: Massimo GerosaBOARD NAME(S): LEDC

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.
Date of residency in Lockhart: 2019 (APPROX)
- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.
Date qualified voter in Lockhart: 2019
- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.
Removed from another board? YES or NO
If yes, date _____ and board _____
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
Serves on another board? YES or NO
If yes, board currently serving: _____

BOARD SPECIFIC QUALIFICATIONS:

LEDC
Y or N City Resident?
N/A or N If no, Caldwell County resident?

Lockhart Economic Development Corporation meets on the second Monday at 6:30 p.m. each month. The Board assists in financing the Lockhart Capital Improvement Plan as adopted by the City of Lockhart, shall establish an enterprise fund for approved projects pursuant to the Lockhart Capital Improvement Plan, and shall annually submit a Multi-Year Financial Plan to the City Council. The Board provides economic development assistance from entrepreneurs to large corporations and from retail to manufacturing companies such as property tax abatements. The Board consists of seven directors that serve a two-year term. The Economic Development Director is the staff liaison.

CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified?

YES

NO

DISCRETION OF THE COUNCIL

NOTES: _____

In order to be considered for an appointment to a Lockhart Board or Commission, please complete the following application. You may also attach a current resume and letter of interest if you choose.

1. PERSONAL INFORMATION

Full Legal Name Massimo Gerosa		Preferred Name	
Physical Home Address 1308 Clearfork Street			
Mailing Address (if different)			
City Lockhart	State TX	Zip 78644	
Home Phone		Work Phone	
Mobile Phone			
Email Address			
Date of Birth			

2. AREAS OF INTEREST

Please indicate the position(s) of interest to you.

☐	Airport Advisory Board	☐	Animal Shelter Advisory Board
☐	Zoning Board of Adjustment & Appeals	☐	Historical Preservation Commission
☐	Charter Review Commission	☐	Hotel Occupancy Tax Advisory Board
☐	Construction Board of Appeals	☐	Library Advisory Board
☒	Economic Development Corp (1/2 Cent Sales Tax)	☐	Parks & Recreation Advisory Board
☐	Electric Board	☐	Planning & Zoning Commission

In the space below, please explain your interest in the position(s) selected above. Also, please explain any experience you have related to your selection(s).

I am interested in serving on the Economic Development Corporation Board because I believe in Lockhart's potential for sustainable growth and strategic investment and I care deeply about Lockhart's long-term prosperity and the well-being of its residents. As a senior private banker with over 20 years of experience—and a former accountant in Milan—I've worked extensively with individuals, businesses, and municipalities to structure financial solutions that foster growth and resilience. I see this Board as a vital platform to help shape Lockhart's economic future, support local entrepreneurs, and attract sustainable investment. My goal is to contribute not only technical expertise, but also a community-centered perspective that prioritizes inclusive development and thoughtful stewardship of public resources.

3. BOARD MEMBER QUALIFICATIONS

The following are qualifications as outlined in Section 2-209 of the Lockhart Code of Ordinances to serve on a Board/Commission:

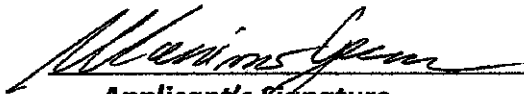
YES	NO	Please answer the following questions about Board/Commission qualifications:
☒	☐	Have you been a resident of the State of Texas/City of Lockhart for at least twelve (12) consecutive months preceding appointment?
☒	☐	Are you a registered voter?
☐	☒	Have you been removed from another city board or commission because of failure to attend meetings or for cause within the last three years?
☐	☒	Do you serve on any other City of Lockhart board/commission/committee at this time? If yes, please list: _____

For your reference, the following additional qualifications apply to appointed Board/Commission members:

- A member who is required to be a resident of the city (or county when applicable) when appointed and who thereafter moves his or her primary residence outside of the corporate limits of Lockhart (or county when applicable) vacates his or her position on a board or commission on the date the residency changes.
- The City Council shall have the right, but not the duty, to appoint up to two members who are not city residents but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the Construction Board of Appeals.
- Any member of a board or commission who is absent from three consecutive regular meetings, or any four non-consecutive regular meetings of the board or commission during any twelve-month period, shall forfeit his or her position and the vacancy occurring shall be declared and filled by the Council.
- Members must maintain their qualifications while serving on a board or commission.
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
- No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization.
- Members appointed serve without compensation.

Certification of Applicant

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I also understand that this application is subject to disclosure under the Texas Public Information Act.


Applicant's Signature

11-20-2025
Date

Completed application, resume and letter of interest may be submitted in person, email, or by mail to:

City of Lockhart
City Secretary's Office
308 W. San Antonio Street / PO Box 239
Lockhart, TX 78644

Phone: 512.398.3461
jbowermon@lockhart-tx.org

Updated 1-17-25

ECONOMIC DEVELOPMENT CORPORATION
(1/2 CENT SALES TAX)

Two Year Terms

First	Last	Address1	Council Member	Date Appt / Reappt
Vacant	Doug Foster resigned	1314 Clearfork St.	Jeffry Michelson	
Vacant	Alan Fielder resigned	410 Connolly Circle	Mayor White	
Juan	Alvarez, Jr.	600 Pearl	Juan Mendoza	12/21/2021
Alfredo	Munoz	1201 Plum St.	Angie Sanchez	1/7/2020
Frank	Estrada	407 W. China St.	Brad Westmorel and	2/4/2020
Yolanda	Strey	505 Blakes Cove	David Bryant	9/6/2022
Justin (JJ)	Wells	1007 West Live Oak	John Lairsen	6/3/2025

Economic Development Director - staff liaison

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discussion and/or action regarding announcement of nomination of Kara McGregor to the Lockhart Economic Development Corporation by Mayor Pro-Tem Jeffry Michelson for a term to expire in November 2026.

ORIGINATING DEPARTMENT AND CONTACT: Council - Jeffry Michelson

ACTION REQUESTED: Other

BACKGROUND/SUMMARY/DISCUSSION: Mayor Pro-Tem Michelson has nominated Kara McGregor to be appointed to the Lockhart Economic Development Corporation.

After reviewing the application, Ms. McGregor meets the qualifications to serve on a city board.

Resolution 2024-02 was adopted in 2024 establishing administrative procedures for the nomination of board and commission members to include a 2-step process. First, the nomination is to be placed on the agenda as "announcement of nomination" followed by a notice on a subsequent agenda as "discussion and/or action on the nomination."

This item is the announcement of nomination. If the Council should move to appoint Ms. McGregor to the board, action of appointment will occur during a subsequent Council meeting.

PROJECT SCHEDULE (if applicable): N/A

FISCAL NOTE (if applicable): N/A

PREVIOUS COUNCIL ACTION: None.

COMMITTEE/BOARD/COMMISSION ACTION: N/A

STAFF RECOMMENDATION/REQUESTED MOTION: None. Discretion of the Council.

LIST OF SUPPORTING DOCUMENTS: Kara McGregor Application - LEDC , LEDC Roster

BOARD QUALIFICATION CHECKLIST

DATE RECEIVED: 11.20.25

APPLICANT'S NAME: Kara McGregor

BOARD NAME(S): LEDC

The qualifications for members of boards and commissions, except special qualifications for service on a particular board or commission, are as follows:

- Appointees must each be a resident of the State of Texas and a resident of the City of Lockhart for at least twelve (12) consecutive months preceding their appointment unless a particular board's or commission's composition or state law allows for membership by a non-resident of the City.
Date of residency in Lockhart: 2002 (APPROX)
- Appointees shall be qualified voters in the City of Lockhart or, if not a resident of the City, of Caldwell County.
Date qualified voter in Lockhart: 2002
- Appointees shall not have been removed from another city board or commission because of failure to attend meetings or for cause within the last three years.
Removed from another board? YES or NO
If yes, date _____ and board _____
- No member of any appointed body shall serve on more than one quasi-judicial or advisory board or commission.
Serves on another board? YES or NO
If yes, board currently serving: _____

BOARD SPECIFIC QUALIFICATIONS:

LEDC
Y or N City Resident?
N/A or N If no, Caldwell County resident?

Lockhart Economic Development Corporation meets on the second Monday at 6:30 p.m. each month. The Board assists in financing the Lockhart Capital Improvement Plan as adopted by the City of Lockhart, shall establish an enterprise fund for approved projects pursuant to the Lockhart Capital Improvement Plan, and shall annually submit a Multi-Year Financial Plan to the City Council. The Board provides economic development assistance from entrepreneurs to large corporations and from retail to manufacturing companies such as property tax abatements. The Board consists of seven directors that serve a two-year term. The Economic Development Director is the staff liaison.

CITY SECRETARY'S DETERMINATION OF APPLICANT'S QUALIFICATION:

Is Applicant Qualified? (YES) NO DISCRETION OF THE COUNCIL

NOTES: _____

In order to be considered for an appointment to a Lockhart Board or Commission, please complete the following application. You may also attach a current resume and letter of interest if you choose.

1. PERSONAL INFORMATION

Full Legal Name Kara Bliss McGregor		Preferred Name	
Physical Home Address 604 W. San Antonio Street			
Mailing Address (if different)			
City Lockhart		State TX	Zip 78644
Home Phone		Work Phone	
Mobile Phone			
Email Address			
Date of Birth			

2. AREAS OF INTEREST

Please indicate the position(s) of interest to you.

☐	Airport Advisory Board	☐	Animal Shelter Advisory Board
☐	Zoning Board of Adjustment & Appeals	☐	Historical Preservation Commission
☐	Charter Review Commission	☐	Hotel Occupancy Tax Advisory Board
☐	Construction Board of Appeals	☐	Library Advisory Board
☒	Economic Development Corp (1/2 Cent Sales Tax)	☐	Parks & Recreation Advisory Board
☐	Electric Board	☐	Planning & Zoning Commission

In the space below, please explain your interest in the position(s) selected above. Also, please explain any experience you have related to your selection(s).

I Would like to continue my public service after serving on City Council for six years. I think LEDC is the best fit for my expertise and contributions.

3. BOARD MEMBER QUALIFICATIONS

The following are qualifications as outlined in Section 2-209 of the Lockhart Code of Ordinances to serve on a Board/Commission:

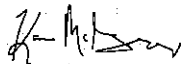
YES	NO	Please answer the following questions about Board/Commission qualifications:
☒	☐	Have you been a resident of the State of Texas/City of Lockhart for at least twelve (12) consecutive months preceding appointment?
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☐	☒	Have you been removed from another city board or commission because of failure to attend meetings or for cause within the last three years?
☐	☒	Do you serve on any other City of Lockhart board/commission/committee at this time? If yes, please list: _____

For your reference, the following additional qualifications apply to appointed Board/Commission members:

- A member who is required to be a resident of the city (or county when applicable) when appointed and who thereafter moves his or her primary residence outside of the corporate limits of Lockhart (or county when applicable) vacates his or her position on a board of commission on the date the residency changes.
- The City Council shall have the right, but not the duty, to appoint up to two members who are not city residents but who are residents of Caldwell County to the Lockhart Airport Advisory Board, the Eugene Clark Library Board, and the Construction Board of Appeals.
- Any member of a board or commission who is absent from three consecutive regular meetings, or any four non-consecutive regular meetings of the board or commission during any twelve-month period, shall forfeit his or her position and the vacancy occurring shall be declared and filled by the Council.
- Members must maintain their qualifications while serving on a board or commission.
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- No appointed body shall deviate from its charge, deliberate items not on its agendas, or speak for the council or City of Lockhart without council authorization.
- Members appointed serve without compensation.

Certification of Applicant

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I also understand that this application is subject to disclosure under the Texas Public Information Act.



Kara McGregor

11/20/2025

Applicant's Signature

Date

Completed application, resume and letter of interest may be submitted in person, email, or by mail to:

City of Lockhart
City Secretary's Office
308 W. San Antonio Street / PO Box 239
Lockhart, TX 78644

Phone: 512.398.3461
jbowermon@lockhart-tx.org

**ECONOMIC DEVELOPMENT CORPORATION
(1/2 CENT SALES TAX)**

Two Year Terms

First	Last	Address1	Council Member	Date Appt / Reappt
Vacant	Doug Foster resigned	1314 Clearfork St.	Jeffry Michelson	
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Alfredo	Munoz	1201 Plum St.	Angie Sanchez	1/7/2020
Frank	Estrada	407 W. China St.	Brad Westmorel and	2/4/2020
Yolanda	Strey	505 Blakes Cove	David Bryant	9/6/2022
Justin (JJ)	Wells	1007 West Live Oak	John Lairsen	6/3/2025

Economic Development Director - staff liaison

City of Lockhart, Texas

Council Agenda Item Cover Sheet

COUNCIL MEETING DATE: December 2, 2025

AGENDA ITEM CAPTION: Discussion and/or action regarding approval of a Subdivision Improvement Agreement with RODG DT Seawillow Prop LLC for the Seawillow Ranch Subdivision and authorize the City Manager to execute the agreement.

ORIGINATING DEPARTMENT AND CONTACT: Development Services - David Fowler

ACTION REQUESTED: Agreement

BACKGROUND/SUMMARY/DISCUSSION: The proposed Subdivision Improvement Agreement (SIA) is between the City and RODG DT Seawillow Prop LLC for a portion of Phase 1 of the Seawillow Ranch Subdivision. Phase 1 contains 390 lots in total, and this SIA covers approximately half of that development - 203 lots included in the initial final plat.

The Agreement requires the Developer to construct all on-site and off-site public improvements in accordance with City ordinance and approved plans. Public improvements are divided into two groups.

Group A improvements must be completed and accepted by the City before the final plat for these 203 lots can be recorded. They include:

- Road construction and paving necessary to serve the lots included in this phase of the subdivision.

Group B must be completed within 12 months after final plat recordation. They include:

- Lift station and force main
- Detention pond
- Park and parking lot
- FM 1322 sidewalk
- Expansion of FM 1322 to three lanes along the subdivision frontage
- Intersection improvements at FM 1322 and MLK Boulevard, including added turn lanes

After the Group A improvements are complete and the final plat is recorded, the Developer may sell lots to homebuilders, and builders may begin home construction by pulling building permits. However, no Certificates of Occupancy may be issued until all Group B improvements are complete and accepted by the City.

To ensure the improvements are completed, the Agreement requires the Developer to provide an irrevocable Letter of Credit equal to 125% of the total cost estimate of Group B improvements. This gives the City the financial ability to complete the improvements, if

City of Lockhart, Texas

Council Agenda Item Cover Sheet

necessary.

Group B Improvements

- Combined Group B cost estimate: \$8,191,928
- Required 125% security: \$10,239,910

Before the final plats can be recorded, the Developer must also provide documentation from a title company confirming who owns the property and whether anyone holds a lien against it. If lienholders exist, they must sign a consent form allowing the subdivision improvements to proceed and ensuring the City's rights under the Agreement take priority.

PROJECT SCHEDULE (if applicable):

AMOUNT & SOURCE OF FUNDING:

Funds Required:

Account Number:

Funds Available:

Account Name:

FISCAL NOTE (if applicable):

PREVIOUS COUNCIL ACTION: Approval of the Seawillow Development Agreement on June 18, 2024; amended April 15, 2025.

COMMITTEE/BOARD/COMMISSION ACTION:

STAFF RECOMMENDATION/REQUESTED MOTION:

LIST OF SUPPORTING DOCUMENTS: Seawillow Phase 1 - Subdivision Improvement Agreement, Seawillow - Wastewater Improvements, Seawillow - Off-Site Road Improvements,

City of Lockhart
Subdivision Improvement Agreement

Subdivision Name: Seawillow Ranch Subdivision
Developer Name: RODG DT Seawillow Prop LLC
Developer Address: 2121 E. 6th St., Ste. # 203, Austin, TX, 78702

Planning Dept. Case No.: FP #23-05

Recitals:

A. The Developer owns the land included in the proposed final plat of the Subdivision, and more particularly described on the attached **Exhibit A** (the “Property”).

B. The Developer desires to develop 203 lots on the Property (“Lots”) which are more particularly described on the attached **Exhibit B**, and City ordinances and State laws require the Developer to complete all on-site and off-site public improvements (the “Public Improvements”) associated with the Subdivision which are more particularly described on the attached **Exhibit C**.

C. In association with a Development Agreement entered between Developer and the City on August 2, 2024 and amended on April 15, 2025, the parties have agreed to the following schedule for installation of Public Improvements.

Agreement:

In consideration of the mutual covenants set forth in this Agreement, the City and the Developer agree as follows:

1. Recitals Incorporated. The Recitals are incorporated in this Agreement for all purposes.

2. Parties. The parties to this Agreement are the Developer and the City of Lockhart.

3. Effective Date. This Agreement is effective on the date the Developer signs it (the “Effective Date”).

4. Construction of Improvements. The Developer agrees to construct and install, at the Developer's expense, all of the Public Improvements. All Public Improvements must be constructed and installed in compliance with applicable City ordinances, standards, and regulations, and in accordance with the construction plans and specifications approved by the City. Upon construction and installation of the Group A Public Improvements which are more particularly described in the attached **Exhibit C** and acceptance by the City, the final plat for the Lots may be recorded. No later than twelve months following the date upon which the final plat for the Lots is recorded Developer shall construct and install the Group B Public Improvements which are more particularly described in the attached **Exhibit C**.

5. Security for Completion of Improvements. The Developer shall provide and continuously maintain security (the “Security”) for the completion of the Group B Public Improvements. The Security must be in the amount of 125% of the cost estimate for the Group B Public Improvements as reflected in **Exhibit C**. Security is defined as an irrevocable letter of credit drawn upon a state or national bank that has a regular business office in the State of Texas that authorizes the City to draw upon the letter of credit by presenting to the issuer only a sight draft and a certificate signed by an authorized representative of the City attesting to the City’s right to draw funds under the letter of credit. Developer agrees to provide an irrevocable Letter of Credit in the amount of 125% of the cost estimate for the Group B Public Improvements.

6. Lien Search Certificate. The Developer agrees to provide, at the time this Agreement is executed, a Lien Search Certificate prepared and signed by a title company acceptable to the City Attorney. The Lien Search Certificate must identify the Property, must name all owners of the Property, must name all lienholders having liens against the Property, and must be dated no more than 10 days

prior to the Effective Date. The Lien Search Certificate must be accompanied by a Consent of Lienholder signed by an authorized representative of each lienholder identified in the Lien Search Certificate. This Agreement will not be accepted without the Lien Search Certificate and the executed Consent of Lienholder, if applicable.

7. Acquisition of Property Interests. The Developer agrees to acquire at its expense all rights-of-way, easements and other real property interests needed for the construction of the Public Improvements, including all off-site improvements, in a manner suitable for dedication of the real property interests to the City. The form of all documents under which real property interests are acquired is subject to approval by the City Attorney. The Developer agrees to record each such document in the official public records of the county in which the Property is located, and to provide a copy of each such recorded document to the City Attorney.

8. Recording of Plat. Upon completion of all of the following, the City agrees to record the final plat of the Subdivision in the official public records of the county in which the Property is located:

- A. Approval of this Agreement by the City of Lockhart.
- B. Approval of the final plat of the Subdivision by the City of Lockhart.
- C. Construction and installation of the Group A Public Improvements and acceptance by the City.
- D. Submission to City of Lien Search Certificate, and executed Consent of Lienholder for each lienholder on the Property.
- E. Approval of the Security by the City Attorney.
- F. Approval by the City Attorney of all conveyance documents for rights-of-way, easements and other real property interests needed for the construction of the Public Improvements.

9. Conditions of Draw on Security. The City Engineer may draw upon any Security upon the occurrence of one or more of the following events:

- A. The Developer commenced construction but did not properly construct or complete one or more of the Public Improvements in accordance with Section 4 above;
- B. The Developer did not renew or replace the Security at least 45 days prior to its expiration date; or
- C. The issuer of the Security, or any third party, has acquired all or any portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure.

10 Drawing on the Security; Use of Draws. The City Engineer may draw upon the Security by submitting a draft to the issuer that complies with the terms governing the draft. The draw may be in any amount up to the full amount of the Security. The City agrees to restrict its use of funds from draws to purposes associated with the construction, maintenance or repair of the Public Improvements. The parties agree that by making a draw, the City does not waive its rights to enforce any obligation of the Developer under this Agreement, and the City is not accepting the Public Improvements for ownership and maintenance prior to final completion.

11. Right of Entry. The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to inspect the construction of the Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

12. No Certificate of Occupancy until completion of Public Improvements. Developer agrees that no Certificate of Occupancy will be issued for any building built on the Lots until all Public Improvements have been constructed and installed by Developer and accepted by the City. It will provide notice of this Agreement to any builder or purchaser of the Lots.

13. Maintenance Bond. Developer or Developer's general contractor shall provide a Maintenance Bond in the amount of Ten Percent (10%) of the contract price for all work on the Public Improvements. The Maintenance Bond shall be in favor of both Developer and the City, shall be for a period of two (2) years from the date of acceptance by the City for the Public Improvements, and shall be executed by an approved surety company authorized to do business in the State of Texas. Developer shall guarantee the materials and workmanship of his construction contractors, with whom he contracts

for furnishing materials and installing the improvements, required under this chapter and shall himself be responsible for guaranteeing that all materials and workmanship in connection with such improvements are free of defects for a period of two years after the date of acceptance of the improvements.

14. Remedies. The remedies available to the City in the event of noncompliance by the Developer with this Agreement are cumulative in nature. These remedies include, but are not limited to, the following:

- A. Refusal to approve or record any plat associated with the Subdivision.
- B. Refusal to provide or allow utility services to all or any part of the Property.
- C. Refusal to accept all or a portion of the Public Improvements for public ownership or maintenance.
- D. Draws against the Security for construction of the Public Improvements.
- E. Injunction against further sale of tracts of land within the Subdivision.

The Developer shall have 90 days after the City's delivery of written notice of noncompliance to reasonably cure / remedy all alleged issues of noncompliance. Upon notice of noncompliance by the City, the Developer agrees that it will not file any additional plat applications with the City until the noncompliance is cured.

15. No Third Party Rights. No person or entity who or which is not a party to this Agreement has any right of action under this Agreement. Nor does any such person or entity, other than the City (including without limitation a trustee in bankruptcy) have any interest in or claim to any funds drawn by the City on the Security in accordance with this Agreement.

16. Indemnification. The Developer covenants to indemnify, save, and hold harmless the City and its their respective officers, employees, and agents from, and against, all claims, demands, actions, damages, losses, costs, liabilities, expenses and judgments recovered from or asserted on account of injury or damage to persons or property loss or damage arising in connection with construction performed by or on behalf of the Developer on the Property.

17. Miscellaneous. A. The City may assign, in whole or in part, this Agreement to others as necessary to secure completion of the Public Improvements.

B. This Agreement, including appendices and referenced attachments, constitutes the entire agreement between the City and the Developer on this subject and supersedes all other proposals, presentations, representations, and communications, whether oral or written, between the parties. This Agreement may be amended only by a written document that is duly approved and executed by all parties.

C. In the event any section, subsection, paragraph, sentence, phrase or word is held invalid for any reason, the balance of this Agreement will remain in effect and will be read as if the parties intended at all times not to include the invalid section, subsection, paragraph, sentence, phrase or word.

D. This agreement shall be governed by the laws of the State of Texas. Exclusive venue for any legal dispute arising under this agreement shall be in Caldwell County, Texas. The City's execution of and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

E. Notices required by this Agreement will be provided by the parties to one another by certified mail, return receipt requested, or by confirmed facsimile transmission, to the following addresses:

To the City:

City Manager
City of Lockhart
308 W. San Antonio
P.O. Box 239
Lockhart, TX 78664

To the Developer:

RODG DT Seawillow Prop LLC
2121 E. 6th St., Ste. #203
Austin, TX 78702

If a party changes its address or facsimile number for notice purposes, it will provide written notice of the new address to the other party within 10 days of the change.

G. The Developer shall file this Agreement in the deed records of Caldwell County and provide notice of this Agreement to any builder or purchaser of the Lots. This Agreement constitutes a covenant running with the title to the Property, and the provisions of this Agreement are binding on the Developer and on all successors and assigns of the Developer.

Executed by the parties to be Effective on _____

[signatures on following page]

City of Lockhart, Texas

By: _____
Joseph Resendez, City Manager

This instrument was acknowledged before me on _____, 202__ by Joseph Resendez, known personally by me to be the City Manager of the City of Lockhart, on behalf of the City of San Marcos.

Notary seal: _____
Notary Public, State of Texas

Developer:

By: _____
Signature

Printed name, title

This instrument was acknowledged before me on _____ by _____, known personally by me to be the _____ of _____.

Notary Seal: _____
Notary Public, State of _____

Consent of Lienholder to Subdivision Improvement Agreement
--

Subdivision Name: _____
Developer Name: _____
Developer Address: _____

Lienholder Name: _____
Lienholder Address: _____

Recitals:

A. The Developer is the owner of the property described in the attached and incorporated **Exhibit A** ("Property").

B. The Lienholder is the lienholder of the Property under the terms and conditions of the following document(s):

Deed of Trust dated _____, from the Developer to _____, Trustee, securing the payment of a promissory note payable to the Lienholder. The Deed of Trust is recorded in Volume _____, page _____ of the Official Public Records of _____ County, Texas.

C. The Developer has requested that the City of Lockhart (the "City") approve and execute a Subdivision Improvement Agreement with the Developer governing installation of all on-site and off-site public improvements (the "Public Improvements") associated with the Subdivision.

Agreement:

In consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Lienholder agrees as follows:

1. The Lienholder consents to the execution of the Subdivision Improvement Agreement and the rights and obligations of the Developer set out therein.
2. The Lienholder subordinates its lien rights on this Property to the rights and interests of the City under the Subdivision Improvement Agreement, and the Lienholder agrees that any foreclosure by the Lienholder of its liens will not extinguish City's rights and interests in the Subdivision Improvement Agreement.

The undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on _____

Lienholder:

By: _____

Printed name, title

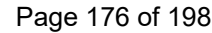
This instrument was acknowledged before me on _____ by
_____, known personally by me to be the _____ of
_____.

Notary Seal:

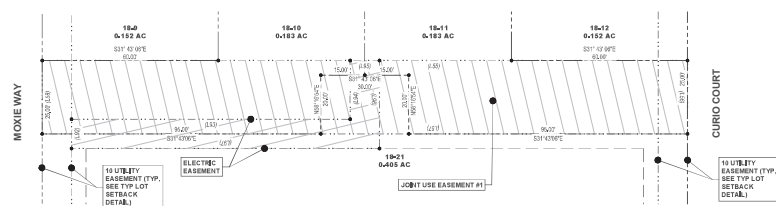
Notary Public, State of _____

**EXHIBIT A:
METES AND BOUNDS DESCRIPTION OF PROPERTY**

**EXHIBIT B:
MAP OF LOTS OF PROPERTY**

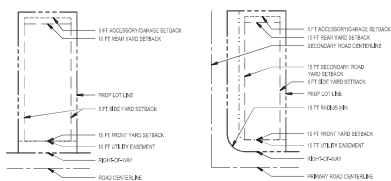


INDEX MAP



LOT/EASEMENT DETAIL

SCALE: 1" = 20'



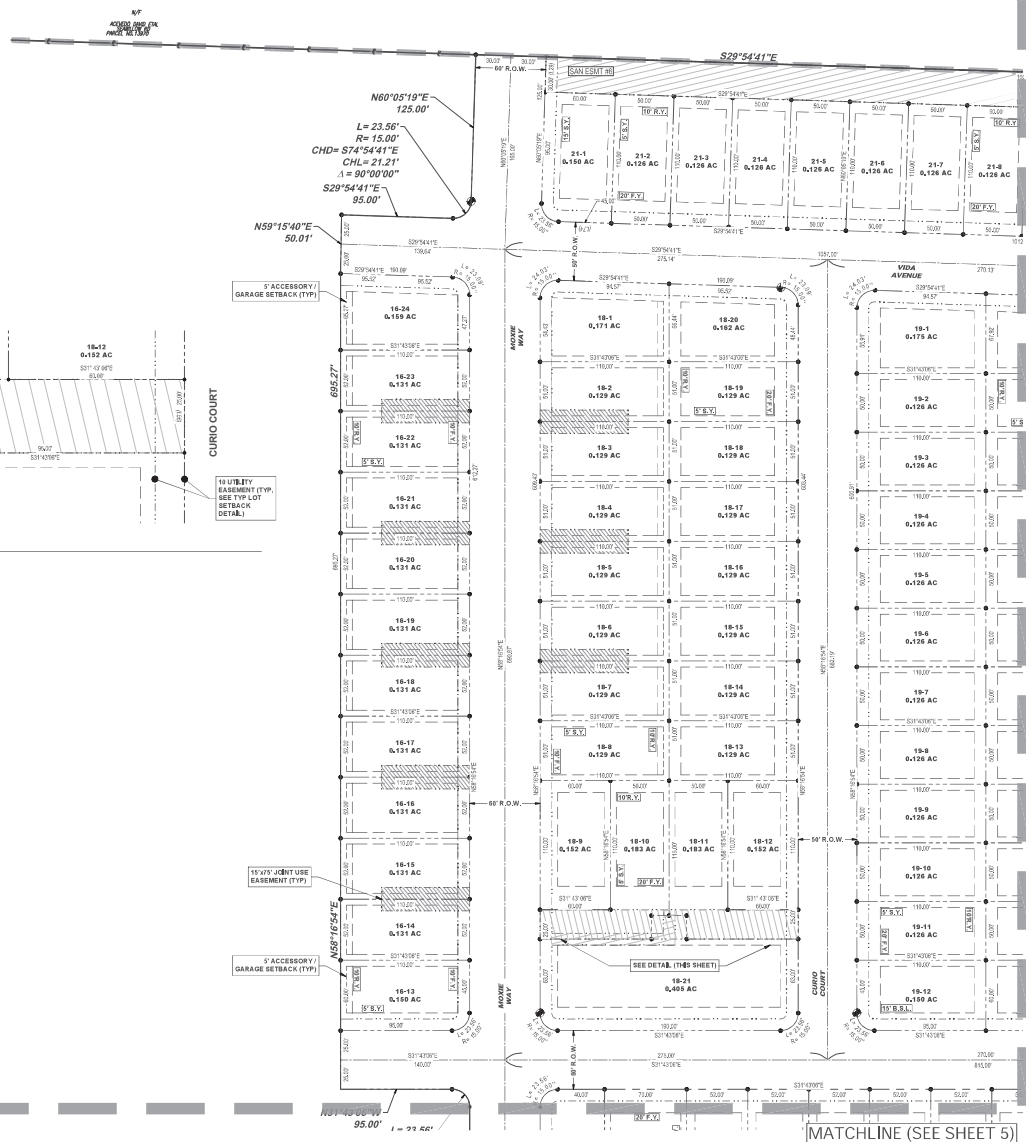
INTERIOR LOT

CORNER LOT

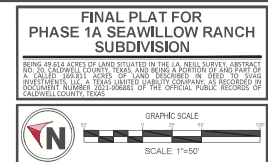
NOTE: APPLICABLE TO BLOCK 16 LOTS 13-24 AND BLOCK 18 LOTS 1-8

SHARED DRIVE LOT SETBACKS

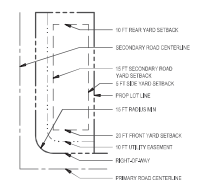
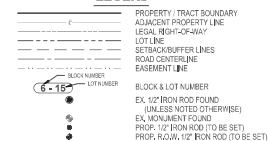
SCALE: N.T.S.



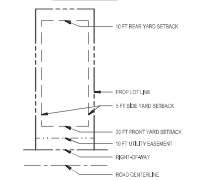
MATCHLINE (SEE SHEET 5)



LEGEND



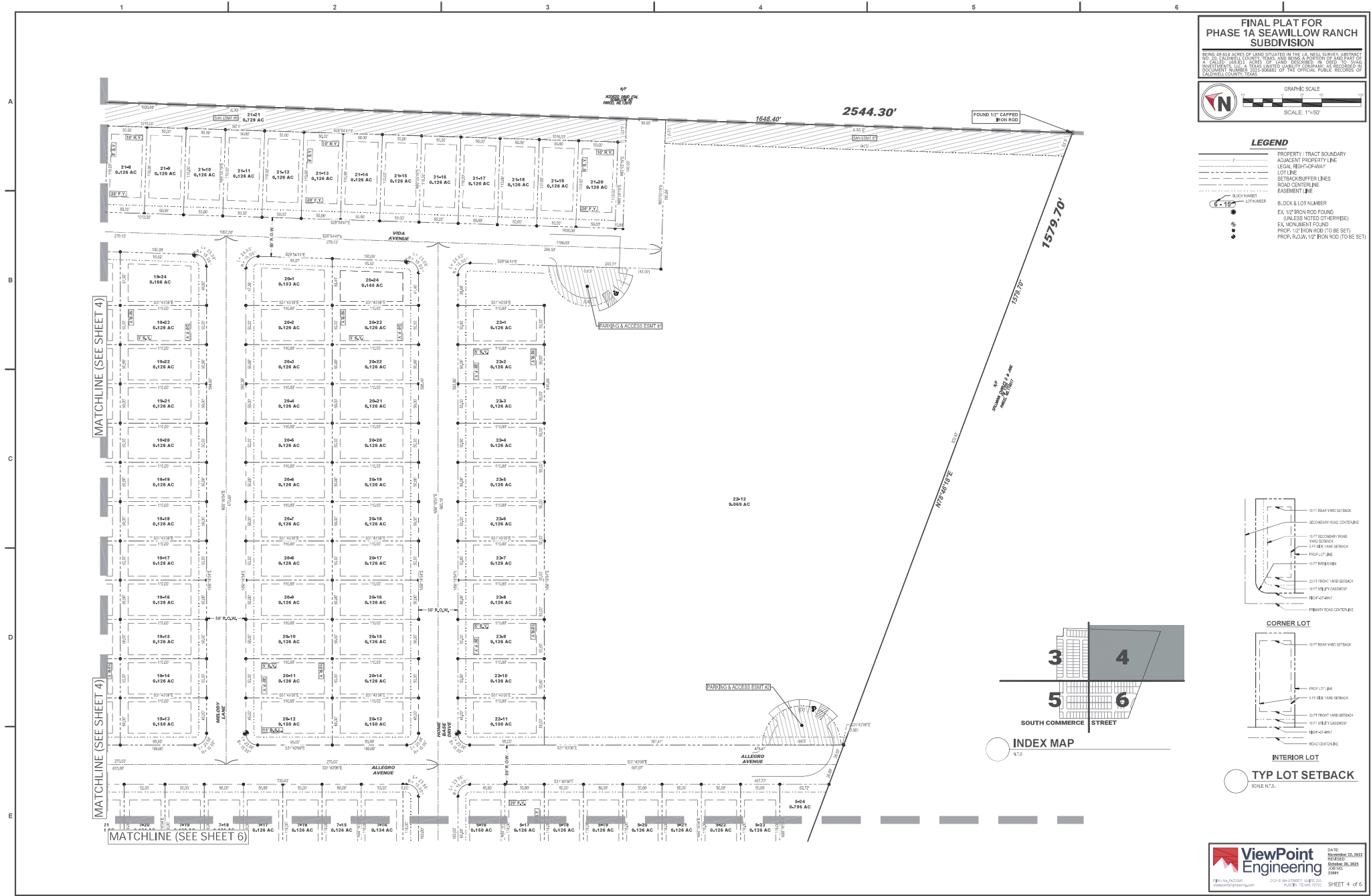
CORNER LOT



INTERIOR LOT

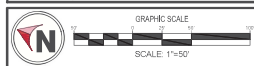
TYP LOT SETBACK

SCALE IN T.S.

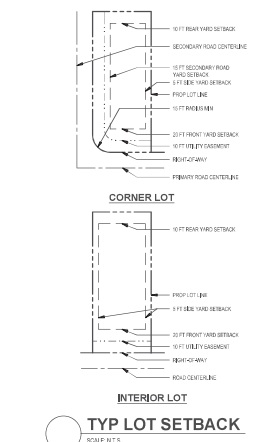


**FINAL PLAT FOR
PHASE 1A SEAWILLOW RANCH
SUBDIVISION**

BEING 48.84 ACRES OF LAND SITUATED IN THE 1A, NEIL SURVEY, ABSTRACT 180, 20, SEAWILLOW COUNTY, TEXAS, AND BEING A PORTION OF SURVEY OF A CALLED "SEAWILLOW RANCH" (AND DESCRIBED IN DEED TO YOUNG PROPERTIES, INC., A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN CALDWELL COUNTY TEXAS)



- LEGEND**
- PROPERTY / TRACT BOUNDARY
 - ADJACENT PROPERTY LINE
 - LEGAL RIGHT-OF-WAY
 - LOT LINE
 - SETBACK/BUFFER LINES
 - ROAD CENTERLINE
 - EASEMENT LINE
 - BLOCK & LOT NUMBER
 - EX. 1/2" IRON ROD FOUND
 - (UNLESS NOTED OTHERWISE)
 - EX. MONUMENT FOUND
 - PROP. 1/2" IRON ROD (TO BE SET)
 - PROP. 1/2" IRON ROD (TO BE SET)



ViewPoint Engineering
1801 N. 120th St.
Suite 100
Oklahoma City, OK 73154
Phone: (405) 233-1111
Fax: (405) 233-1112
www.viewpointeng.com

DATE: November 22, 2022
BY: JES
October 28, 2023
JES

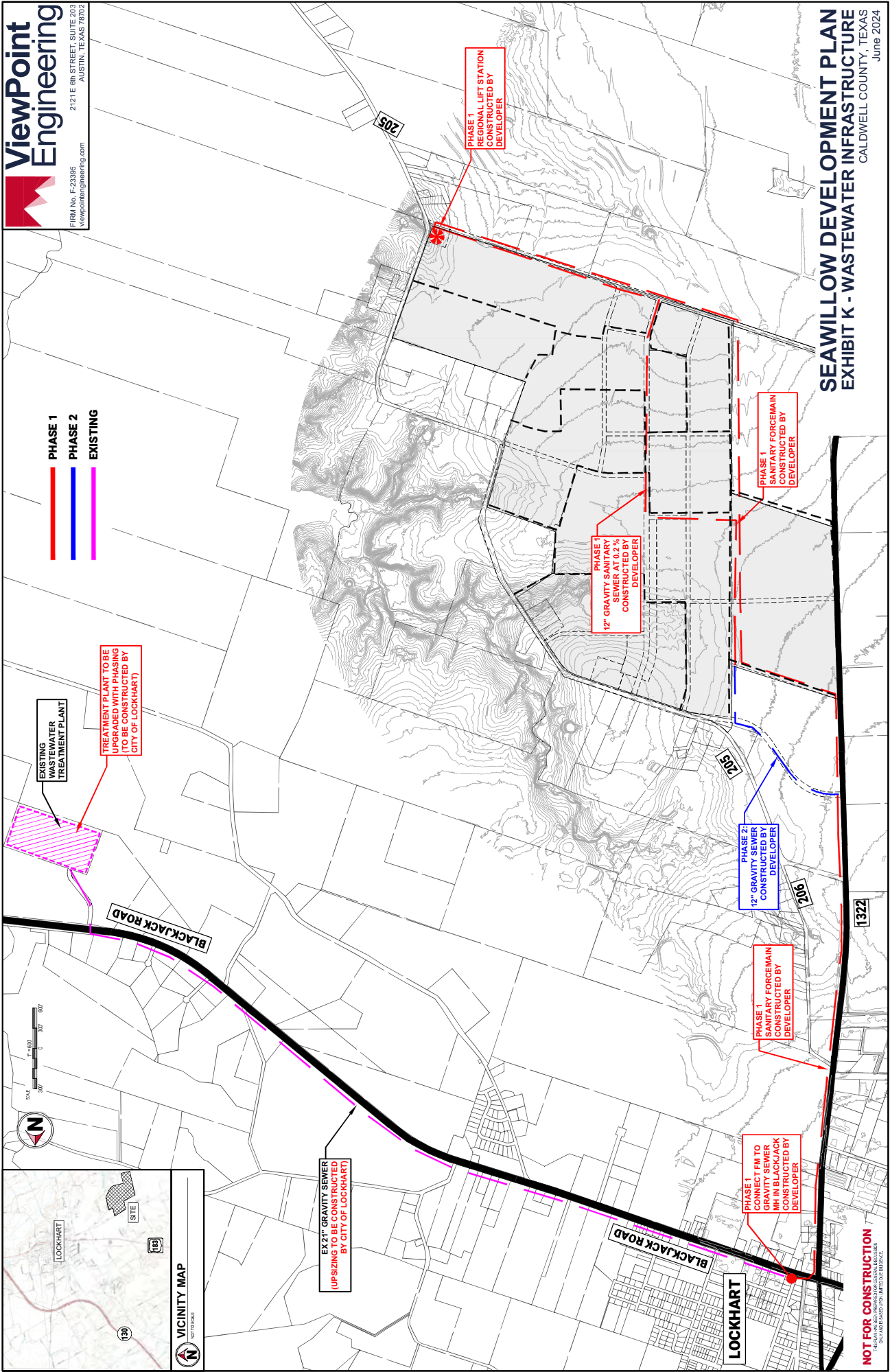
1212 G ST. STREET, SUITE 100
AUSTIN, TEXAS 78702

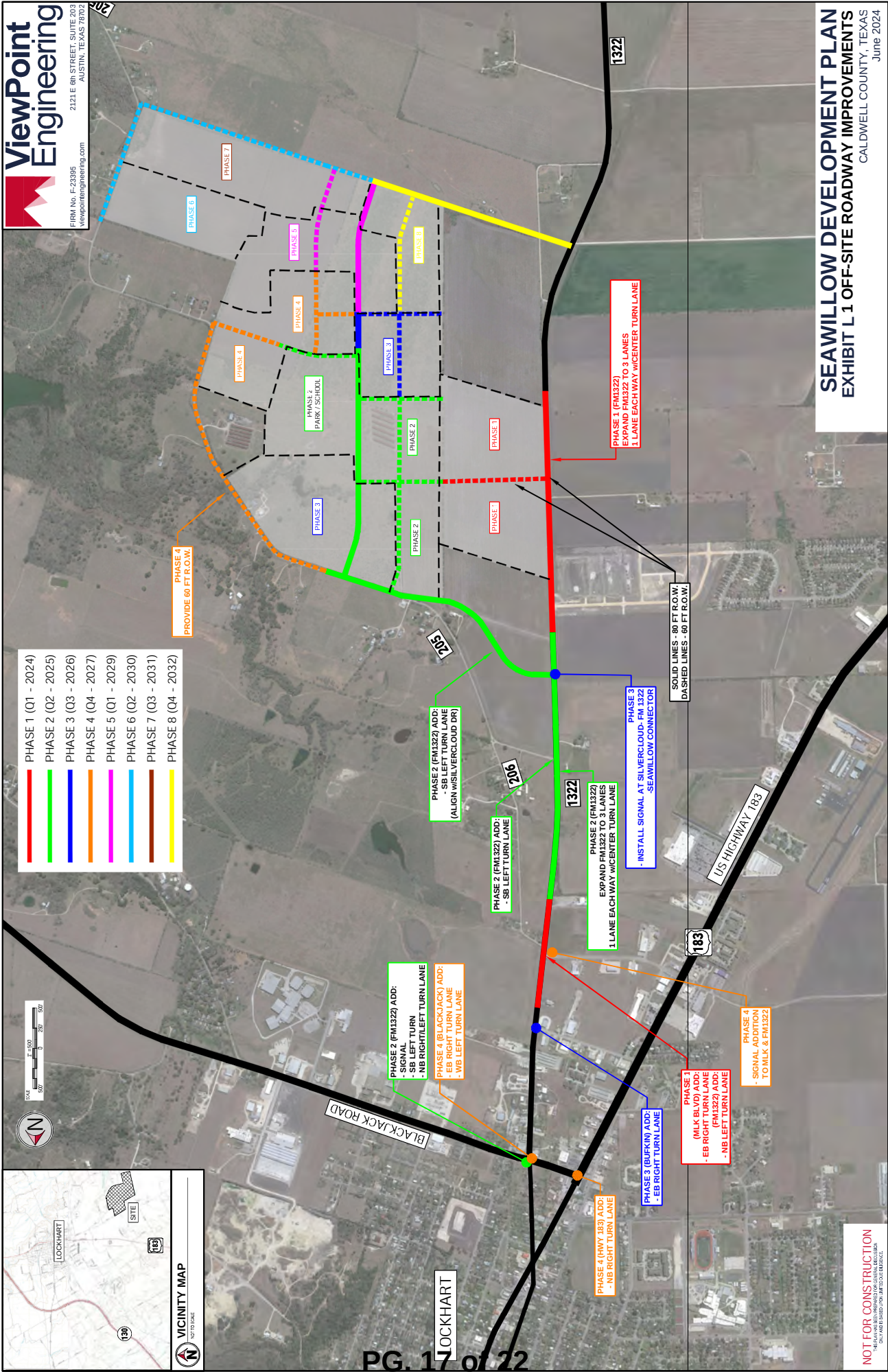
SHEET 4 OF 6



**EXHIBIT C:
PUBLIC IMPROVEMENTS**

Category of Public Improvement	Description	Probable Cost
Group A	Road construction and paving	\$1,346,086.00
Group B	Lift Station and Force Main	\$5,392,109.00
	Detention Pond	\$590,585.00
	Park and Parking Lot	\$200,000.00
	FM 1322 Sidewalk	\$200,000.00
	Expand FM 1322 to 3 lanes in front of the Subdivision frontage, to include 1 lane each way with a center turning lane	\$593,098.00
	Improvements to FM 1322 at MLK Blvd.: add eastbound right turn lane and northbound add left turn lane	\$1,216,136.00





NOT FOR CONSTRUCTION
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY AND ALL CHANGES SHALL BE MADE TO THE PLAN AS NECESSARY.



Lockhart

T E X A S

2022-2023 Strategic Work Plan



The Strategic Planning Process

From January through April 2022, the City of Lockhart embarked on a strategic planning process to create strategic priorities for 2022-2023. The following is the process used to reach the conclusions for the plan:

The process kicked off with a preliminary Zoom between the City Manager, Steve Lewis, Mayor Lew White, and professional facilitator Alysia A. Cook, PCED, IOM with Opportunity Strategies LLC. The three met to review key issues facing the city, understand the programs and projects currently underway, and to prepare the process and format for the planning session.

On April 8, 2022, the City of Lockhart Management Team met at the Library for Part 1 of the Strategic Work Planning Session for 2022-2023.

On April 9, 2022, the City of Lockhart City Council and City Manager met at the Library for Part 2 of the Strategic Work Planning Session for 2022-2023.



Day One – Management Team

Day One began with City Manager Steve Lewis reviewing with the Management Team the City of Lockhart's accomplishments and success stories of 2021.

Following that, the City Manager and the facilitator shared some leadership concepts and considerations with the Lockhart Management Team. This led to some group discussions about the importance of continuous learning and leadership development.

The City Manager discussed with the participants that when goals are adopted by the City Council, they provide a positive impact for the Management Team in at least 4 different ways:

- a) Direction is clearly set by City Council
- b) Once that direction is established, differences can be discussed in a more open, less polarizing manner
- c) Saves time in decision making on projects/programs
- d) City Manager's recommendations can be better aligned with ultimate objectives

Mission of Lockhart Management Team

To promote and influence the alignment of organizational resources by focusing on:

- a) Organizational planning and issues
- b) Open communication with elected officials, staff, boards, commissions, and citizens
- c) Ensuring City of Lockhart is a leader in Central Texas regarding issues with community relevance
- d) Implementing programs that derive from the City Council and community's goals

Start – Stop – Continue

The facilitator then engaged the Management Team in a group exercise called *Start – Stop – Continue* which divides participants into small groups and has them offer feedback on what the City needs to start doing, stop doing, and continue doing.

These are individual manager recommendations and not necessarily agreed to by all managers or by City Council members. The responses are as follows:

Start

- Long-term capital planning
- Increasing non-emergency communications
- Administering annual customer service surveys that are statistically valid
- Developing recreation programs
- Indoor community recreation center
- City facilities and community infrastructure improvements
- New spaces for city facilities
- Modernize Human Resources policies including technology
- A vehicle acquisition fund
- Decreasing steps in the hiring process
- Staff planning for future growth
- Modernizing our contracts, best practices, attorney, etc. including reviewing for mutually beneficial language and avoiding one-sided contracts

Stop

- Ineffective/outdated contracts
- Thinking small
- Six-month probationary period for personnel
- Reconnecting customers after 10pm
- Providing free services (such as banners and road closures) and establish a fee schedule for these special requests
- Requiring utility inspections for every change of occupant

Continue

- Longevity pay
- Forward-looking planning for quality growth
- Law enforcement outreach with community
- Contracting (sending RFPs) for solid waste collection
- Supporting tourism
- Modernizing technology, e.g. paperless, Go Green
- Enhancing community investment
- Planning our wayfinding and signage
- Growing events that enhance overnight stays in Lockhart and maximize HOT \$ collections
- Economic growth including considering developing a 4th industrial park
- Striving for improved customer service
- Community engagement including public open houses and social media



Next, the Management Team embarked on a discussion around the following topics which also included some departmental reports on the status of various projects:

- Growth Trends
- Land Development
- Economic Development
- Service Delivery
- Workforce Development
- Long Range Financial Outlook

Following those discussions, the facilitator led the Management Team through a discussion of what they each thought should be the 2022-2023 goals City Council would establish the following day. She recorded those recommendations, then the group reached consensus on what would be put forth to the Council to consider.

The final decisions for 2022-2023 were made by City Council the following day and are listed below.

Day Two – City Council

Day Two began with City Manager Steve Lewis reviewing with City Council the City of Lockhart's accomplishments and success stories of 2021.

Expectations – City Council

Following that, the facilitator asked City Council to share any expectations for the day. Responses were as follows:

- TxDOT – Wayfinding and Signage
- Summerside Subdivision turn lane and traffic light
- Urgent Care facility
- Comprehensive mental health care for first responders
- Keeping City Staff wages competitive
- Need for an Assistant City Manager
- Need for a grantwriter
- Regional animal shelter
- Next industrial park and/or property

The following is the City of Lockhart 2022-2023 Strategic Work Plan.

City of Lockhart Vision:

- To be a first-class community that has maintained its integrity and sense of community characterized by livable neighborhoods and quality schools.
- To be a City that focuses on family by ensuring quality recreational and cultural activities, services, housing, economic, and educational opportunities that promote a well-rounded productive member of the community.
- To be a City that is friendly to visitors and future residents with a spirit of fellowship and cooperation by accommodating their needs and recognizing the wealth in cultural, ethnic and age diversity.
- To be a City committed to sustainability by diligently balancing community needs with available resources and managing growth in a smart and fiscally responsible manner.
- To be a City that celebrates and embraces its long and rich history by reinvesting in neighborhoods, preserving areas and buildings of historic significance and returning the Central Business District to an economically viable and lively activity center.
- To be a City recognized for the quality of its built environment and the integration of the natural landscape throughout the community.
- To be a City that ensures a good balance between residential, commercial, industrial, and public/institutional uses supported by quality infrastructure and transportation systems.
- To be a City known for its innovative solutions to managing growth, progressiveness of City government, and responsiveness to the needs of citizens and businesses.

Source: Lockhart 2020 Comprehensive Plan

Goal #1:

**City
Facilities**

Goal #2:

**Human Resources/
Staffing**

Goal #3:

**Parks &
Recreation**

Goal #4:

Infrastructure

Goal #5:

**Modernization &
Communications**

Goal #6:

**Development &
Quality of Life**

Goal #7:

**Revenue
Sustainability**

2022-2023 Goals:

Each of the following seven goals is guided by the values of diversity and inclusion. Diversity and inclusion are a tapestry that is woven through every goal, every service, and every program.

Goal #1: City Facilities

To begin planning for new city facilities and offices.

Goal #2: Human Resources/Staffing

To enhance our HR services to ensure Lockhart remains a competitive employer.

Goal #3: Parks & Recreation

To develop the Parks & Recreation program and services.

Goal #4: Infrastructure

To enhance physical infrastructure and branded wayfinding throughout Lockhart.

Goal #5: Modernization & Communications

To modernize our in-house and online technology, systems, and communications to serve residents more efficiently and tell the Lockhart story.

Goal #6: Development & Quality of Life

To continually improve the quality of life and employment opportunities of the people of Lockhart.

Goal #7: Revenue Sustainability

To ensure the long-term financial health and sustainability of the City of Lockhart.

Goal #1: City Facilities

To begin planning for new city facilities and offices.

- 1.1 Consider which facilities improvements should be funded by certificates of obligation vs. bonds
- 1.2 Begin plans to replace/update City Hall
- 1.3 Begin plans to replace/update Police/Fire/Training facilities
- 1.4 Begin plans to replace/update Maintenance/City Barn Utilities
- 1.5 Reclaim old space at the hospital
- 1.6 Lease additional space at the EDC building
- 1.7 Conduct a Facilities Study with architects and engineers
- 1.8 Consider Airport improvements (TxDOT Aviation) in the study

Goal #2: Human Resources/Staffing

To enhance our HR services to ensure Lockhart remains a competitive employer.

- 2.1 Hire ACM (Assistant City Manager) immediately
- 2.2 Hire City Manager Support Staff (Executive Assistant or Administrative Assistant)
- 2.3 Once new ACM is hired, assign him/her with developing a Staffing Plan
- 2.4 Once new ACM is hired, assign him/her with developing a Succession Plan
- 2.5 Consider adding additional staff city-wide as needed
- 2.6 Retain law enforcement officers by ensuring compensation competitiveness
- 2.7 Implement a formal EAP (Employee Assistance Program)
- 2.8 Secure a grantwriter (explore opportunities for hiring one vs. contractor)

Goal #3: Parks & Recreation

To develop the Parks & Recreation program and services.

- 3.1 Develop adult and youth programming that utilize existing facilities
- 3.2 Conduct successful outreach to sports leagues across Texas and neighboring states
- 3.3 Consider new Parks & Rec facilities such as pickleball, volleyball, and frisbee golf
- 3.4 Plan for and implement safety improvements of existing facilities
- 3.5 Plan for and implement aesthetic improvements of existing facilities
- 3.6 City Council requests to meet with Parks & Rec Director and City Manager to discuss ideas and brainstorm next steps in the Parks Plan including:
 - Work session, then tour Parks facilities with Parks & Rec Director
 - Discuss short-term vs. long-term Parks & Rec needs
 - Develop plan to survey citizens including bond exploration

Goal #4: Infrastructure

To enhance physical infrastructure and branded wayfinding throughout Lockhart.

- 4.1 Conduct public open houses to determine public wishes for Downtown
- 4.2 Council to approve a final Downtown Conceptual Design and authorize staff to implement
- 4.3 Consider an additional commercial district with retail and mixed-use offerings
- 4.4 Issue the RFP for a Comprehensive Plan update (hire firm by January 2023, then CIP (capital improvement plan) to follow
- 4.5 Explore downtown WiFi options including geofencing

Goal #5: Modernization & Communications

To modernize our in-house and online technology, systems, and communications to serve residents more efficiently and tell the Lockhart story.

- 5.1 PIO (Public Information Officer) to secure proposals for a new website design including:
 - Online forms and application portals (permitting, employment, variance requests, etc.)
 - Must be mobile responsive platform
 - Ensure ease of use and innovative utility of site
 - Include a portal to the Lockhart Economic Development Corporation website
- 5.2 Hire a consultant to 1) build a survey to ask the public what information they seek to find on the City of Lockhart website and 2) compare Lockhart website to other communities with high utilization of an innovative website
- 5.3 Streamline application processes of permits, developer proposals, engineering, employment, etc. to be placed on website (see 5.1)
- 5.4 Verify internet access at all City facilities



Goal #6: Development & Quality of Life

To continually improve the quality of life and employment opportunities of the people of Lockhart.

- 6.1 Consider proposed sidewalk ordinance
- 6.2 Facilitate/incentivize more housing options including:
 - Rental housing options
 - Workforce housing options
 - Higher-income housing
 - Infill/revitalized housing within centers of commerce (existing or planned)
 - Senior/retiree housing
- 6.3 Continue to promote family-friendly events in Downtown
- 6.4 Encourage higher development standards (within state legislature constraints) to research modernization techniques and make recommendations to City Manager for consideration
- 6.5 Continue to implement Animal Control Audit recommendations
- 6.6 Continue to provide concerts on the square

Goal #7: Revenue Sustainability

To ensure the long-term financial health and sustainability of the City of Lockhart.

- 7.1 Explore and increase film production permitting fees
- 7.2 Create and implement fees for banners, road closures, event special requests
- 7.3 Use grantwriter (see 2.8) to find and write grants that benefit the City of Lockhart and its residents
- 7.4 Conduct discussions between City Council and Staff regarding which items can/should be funded by certificates of obligation vs. bonds
- 7.5 Update/increase construction permit fees and impact fees
- 7.6 Explore a bond vote for the items proposed by Parks & Rec and Council from Goal #3
- 7.7 Explore the concept of a Community Foundation with community benefactor options including other communities who have successfully created and implemented a Community Foundation

City of Lockhart Leadership

The 2022 City Council and Management Team participating:

City Council:

Lew White, Mayor
Angie Gonzales-Sanchez, Mayor Pro-Tem
Brad Westmoreland, Councilmember At-Large
Juan Mendoza, Councilmember District 1
David Bryant, Councilmember District 2
Kara McGregor, Councilmember District 3
Jeffrey Michelson, Councilmember District 4

Management Team:

Steve Lewis, City Manager
Julie Bowermon, Director of Human Resources
Connie Constancio, City Secretary
Travis Hughes, Director of Parks & Recreation
Randy Jenkins, Fire Chief
Mike Kamerlander, Economic Development Director
Sean Kelley, Public Works Director
Pam Larison, Director of Finance
Bobby Leos, Electric Superintendent
Victoria Maranan, Public Information Officer
Bertha Martinez, Director of Library Services
Ernest Pedraza, Chief of Police





City of Lockhart

2020-2021 Strategic Priorities

Prepared by:

