

Plat - Final	Leah Tract
PC-17-47_04	



Summary

Request:	Consideration of a Final Plat which includes approximately 21.13 acres divided into two Commercial lots.		
Applicant:	Lifestyle Development 4851 Keller Springs Road Suite 209 Addison TX, 75001	Property Owner:	City of San Marcos 630 E Hopkins San Marcos TX, 78666
Parkland Required:	NA	Utility Capacity:	Adequate
Accessed from:	IH-35 and Royale Senior Way	New Street Names:	Royal Senior Way

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	IH-35 between Clovis Barker and Cottonwood Parkway		
Acreage:	21.13 acres	PDD/DA/Other:	NA
Existing Zoning:	GC	Preferred Scenario:	Employment Area
Proposed Use:	Senior Housing		
CONA Neighborhood:	None	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Retail / Office	Employment Area
South of Property:	HI	Vacant / National Guard	Employment Area
East of Property:	GC	Vacant	Employment Area
West of Property:	GC	Hotel	Employment Area

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Will Parrish, CNU-A		Title : Planner		Date: December 4, 2018	

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History

The subject property is approximately 21.13 acres and will contain two lots. This is the site of the former San Marcos Municipal Airport, which is proposed to be developed into senior housing. Utilities are adequate for development of this site. The development will be required to dedicate and construct Royal Senior Way.

Additional Analysis

A Public Access easement has been included along Cottonwood Creek which may provide future Greenway access.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and
		<u>NA</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.