

<b>Plat - Final</b>	<b>McCarty Commons Phase 2</b>
<b>PC-18-57_03</b>	



**Summary**

<b>Request:</b>	Consideration of a Final Plat of a single lot.		
<b>Applicant:</b>	Charles Hager, P.E. 5316 Highway 290 West, Suite 150 Austin, TX	<b>Property Owner:</b>	D.R. Horton, Inc. 210 West Hutchison Street San Marcos, TX
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	East McCarty Lane	<b>New Street Names:</b>	N/A

**Notification**

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

**Property Description**

<b>Location:</b>	Near the intersection of East McCarty Lane and Leah Avenue.		
<b>Acreage:</b>	6.622 +/-	<b>PDD/DA/Other:</b>	Ordinance No. 2013-26
<b>Existing Zoning:</b>	PDD	<b>Preferred Scenario:</b>	Medium Intensity
<b>Proposed Use:</b>	Office		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	General Commercial (GC)	Vacant / Agricultural / Embassy Suites	Employment Center
<b>South of Property:</b>	PDD	Vacant	Open Space
<b>East of Property:</b>	Heavy Industrial (HI)	Amazon	Employment Center
<b>West of Property:</b>	PDD	Vacant	Employment Center / Open Space

**Staff Recommendation**

<b>X</b>	<b>Approval of the Final Plat as Submitted</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Will Parrish, CNU-A		<b>Title :</b> Planner	<b>Date:</b> May 9, 2019

Plat - Final	McCarty Commons Phase 2 Lot 1
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History

The subject property is approximately 6.622 acres. This lot is within the McCarty Commons Planned Development District that was approved in 2013.

Additional Analysis

There are waste water and trail improvements associated with this plat. These improvements are consistent with the approved PDD.

Evaluation			Criteria for Approval (Sec. 3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1; <b><i>A Subdivision Improvement Agreement will be recorded with the plat.</i></b>
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</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.