

Plat – Final	Kissing Tree Apartments
PC-22-54	



Summary

Request:	Consideration of a Final Plat with 1 Apartment Lot		
Applicant:	Jonathan Kerby 13455 Noel Road Two Galleria Office Tower Ste 700, Dallas, TX 75240	Property Owner:	Kalterra Capital Partners, LLC 3710 Rawlins Street Ste 1390, Dallas, TX 75219
Parkland Required:	N/A (Paso Robles PDD)	Utility Capacity:	Adequate / By Developer
Accessed from:	Hunter Rd	New Street Names:	N/A

Notification

Published:	N/A
Response:	None as of the date of this report

Property Description

Location:	S side of Hunter Rd approx. 1,400' S of the Hunter Rd & W. Centerpoint Rd intersection		
Acreage:	19.801 acres	PDD/DA/Other:	Ord. No. 2010-59
Existing Zoning:	GC	Preferred Scenario:	Medium Intensity & Open Space
Proposed Use:	Apartments		
CONA Neighborhood:	N/A	Sector:	4

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MU	Vacant	Low Intensity
South of Property:	CD-5	Vacant	Employment Area
East of Property:	GC	Vacant	Medium Intensity
West of Property:	GC	Vacant	Medium Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP	Title: Planner	Date: April 19, 2023

History

N/A.

Additional Analysis

N/A.

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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>N/A</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; <i>The plat cannot be recorded until either completion of the PICP improvements (right-hand turn lane off Hunter Rd) or surety is posted.</i>
<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.