

Plat – Replat PC-23-33	Replat of Lot 1B, Block B, Blanco Riverwalk
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Summary

Request:	Consideration of a Replat Creating 2 Heavy Commercial Lots		
Applicant:	Brad Lauth Centerpoint Integrated Solutions 1626 Cole Blvd, Suite 125, Lakewood, CO 80401	Property Owner:	Robert McDonald BR 2020 Land BK, LLC 9811 S Interstate Highway 35, Bldg 3, Suite 100, Austin, TX 78744
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	IH35 Frontage Road	New Street Names:	N/A

Notification

Published:	July 5, 2024
Response:	None as of the date of this report

Property Description

Location:	Intersection of Cuck Nash Loop and IH35 intersection		
Acreage:	28.964 acres	PDD/DA/Other:	Blanco Riverwalk PDD, Ord No. 2016-16
Existing Zoning:	HC	Preferred Scenario:	Employment Area
Proposed Use:	Vehicular Sales and Service		
CONA Neighborhood:	N/A	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	HC	Self Storage/ Commercial Office	Employment Area
South of Property:	HC	Vacant	Employment Area
East of Property:	LI	Vacant	Employment Area
West of Property:	MU and MF-24	Vacant/ Multifamily	Low Intensity Area

Staff Recommendation

<i>Approval as Submitted</i>	Approval with Conditions <u>X</u>	Denial
Staff recommends approval of the plat with the following condition:		
1. The Watershed Protection Plan 2 (WPP2) shall be approved prior to plat recordation.		
Staff: Craig Garrison	Title: Planner	Date: July 17, 2024

History

This site applied for, and was denied a Variance Request (VR-23-08), to not require mitigation for excess surface parking.

Additional Analysis

See analysis below.

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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>N/A</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;
<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 ETJ of the City and in the county.