

PC-17-29_06

Final Plat

Urban Mining Subdivision



Agent: Daniel Mahoney
221 W 6th Street
Austin, TX 78701

Property Owner: Edmund Jaster Hays County Partnership
PO Box 481
Madisonville, TX 77854

Type & Name of Subdivision: Final Plat of the Urban Mining Subdivision

Subject Property:
Summary:

This is a final plat of the Urban Mining Subdivision. The proposed subdivision includes one industrial lot located within the City's Extraterritorial Jurisdiction.

Zoning: ETJ - NA

Traffic/Transportation: The property is located on Clovis Barker Road. A portion of this lot will serve as an access easement for future neighboring lots that are not yet platted.

Utility Capacity: The applicant is required to extend wastewater service to the proposed lot. All other services are adequate.

Planning Department Analysis:

The subject property consists of approximately 10 acres which the applicant is proposing to develop for industrial purposes. The shape of this lot does not meet the base standards of the Land Development Code, or Hays County subdivision regulations. However, this property is subject to City Council Resolution Number 2017-78R, which grants the applicant a waiver to the standards for a flag lot. This property has also received a variance from the Hays County Commissioners Court to allow this lot configuration. This subdivision will create two remainder tracts, one on each side of the lot, which will be platted at a later date.

Staff has reviewed the request and finds the proposed re-plat meets all criteria of City Council Resolution Number 2017-78R. Staff recommends **approval** of the proposed plat with the following condition:

- The Public Improvement Construction Plan for the wastewater line extension is approved.

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Re-plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria set in the approval section of the Land Development Code, or statutorily deny (an action that keeps the application "in process") the plat.

Prepared By:

Will Parrish, CNU-A	Planner	January 4, 2017
Name	Title	Date