

PC-16-49_04 Replat, Blanco Riverwalk Subdivision II



Applicant Information:

Agent: Hermann Vigil
4303 Russell Drive
Austin, TX 78704

Property Owner: BRW Warehouse Holdings, LLC
BRW Office Holdings, LLC
9811 S IH 35, Bldg 3, Ste 100
Austin, TX 78744

Notification: Published notification on January 28, 2018
San Marcos Daily Record

Type & Name of Subdivision: Replat of Lot 1, Block A, Blanco Riverwalk Subdivision
Establishing Lots 1A, 1B, 1C, 1D, and 1E

Subject Property:

Summary: The subject property is approximately 30.405 acres, more or less, located along North IH 35 and Riverwalk Drive.

Zoning: Planned Development District (PDD) with a base zoning of Heavy Commercial (HC)

Traffic/ Transportation: Lots 1A through 1D will have access along Riverwalk Drive while Lot 1E will have access along the IH-35 frontage road and Chuck Nash Loop.

Utility Capacity: The property is served by City wastewater and water service is provided by Maxwell Water Supply Corporation. Electric Service is provided by Pedernales Electric Cooperative, Inc.

Planning Department Analysis:

The purpose of this plat is to replat one existing lot and establish 5 separate lots. The replat consists of Lot 1, Block A, Blanco Riverwalk Subdivision, originally recorded in 2008. The property is located inside the San Marcos City Limits and is zoned Planned Development District (PDD) with a base zoning of Heavy Commercial (HC). The current PDD was approved and adopted in 2016.

In conjunction with the plat, Public Improvement Construction Plans (PICPs) have been approved for the construction of a wastewater extension to serve all lots. The completion of the construction of the wastewater line is required prior to the recordation of the plat. Therefore, although the plat is to be approved, the plat will not be recorded until the City has accepted the public improvements.

Staff has reviewed the request and finds the proposed replat meets all criteria of 1.6.6.3 and 1.6.8.2 of the LDC and recommends **approval** of the replat.

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

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Replat. 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 applicant "in process") the plat.

Prepared By:

Andrea Villalobos, CNU-A	Planner	February 2, 2018
Name	Title	Date