

# PC-17-41\_03, Final Plat McCarty Commons Final Plat



## **Applicant Information:**

**Agent:** Hugo Elizondo Jr.  
Cuatro Consultants, Ltd.  
3601 Kyle Crossing, Suite B  
Kyle, TX 78640

**Property Owner:** SLFII, McCarty, LP  
5949 Sherry Lane, Ste. 1750  
Dallas, TX 75225

**Notification:** NA

**Type & Name of Subdivision:** 14.76 acre Final Plat known as McCarty Commons, Phase II.

## **Subject Property:**

**Summary:** The subject property is approximately 14.76 acres, more or less, located along McCarty Lane. This plat includes approximately 4 acres which will be dedicated to the construction of a Major Arterial which will eventually connect McCarty Lane and Centerpoint Road.

**Zoning:** Planned Development District (PDD)

**Traffic/ Transportation:** Lot will front McCarty Lane and the future Major Arterial.

**Utility Capacity:** A Subdivision Improvement Agreement for the construction of a Major Arterial and extension of wastewater is included with this plat submission.

## **Planning Department Analysis:**

The purpose of this plat is to create an approximately 10.4 acre lot and dedicate approximately 4 acres for the development of a Major Arterial. This plat is subject to, and compliant with the McCarty Commons PDD, Ordinance Number 2013-26.

The public improvements associated with this project include the construction of a portion of a future major arterial, the extension of a wastewater line, and the development of a portion of a trail. The public improvements construction plans (PICPs) are still under review at the time of this Staff Report.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code as well as the McCarty Commons PDD and recommends **approval** of the plat on the following condition:

- The Plat shall not be recorded until the Public Improvement Construction Plans are approved and accepted by the City of San Marcos.

Planning Department Recommendation	
	Approve as submitted
<b>X</b>	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 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 applicant "in process") the plat.

**Prepared By:**

Will Parrish, CNU-a	Planner	April 17, 2018
<b>Name</b>	<b>Title</b>	<b>Date</b>