

PC-17-34 Final Plat Center Park Unit 1



Applicant Information:

Agent: Dennis R. Rion
2000 Northwest Loop 410
San Antonio, TX 78213

Property Owner: Walton Texas LP
9811 South IH 35 Suite 4-200
Austin, TX 78744

Notification: NA

Type & Name of Subdivision: Approximately 28.336 acre Final Plat known as Center Park Unit 1.

Subject Property:

Summary: The subject property is approximately 28.336 acres, more or less, located along Centerpoint Road. This plat includes approximately 3.9 acres which will be dedicated to the construction of a Major Arterial which will eventually connect McCarty Lane and Centerpoint Road.

Zoning: SmartCode Special District.

Traffic/ Transportation: Lot will front Centerpoint Road and the future Major Arterial.

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

Planning Department Analysis:

The purpose of this plat is to create an approximately 28.336 acre lot and dedicate approximately 3.9 acres for the development of a Major Arterial. This plat is compliant with the SmartCode Special District requirements associated with Ordinance #2017-59, which established the development standards for this SmartCode Special District zoning.

The public improvements associated with this project include the construction of a portion of a future major arterial, the extension of utilities. The public improvements construction plans (PICPs) have been approved.

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 Ordinance 2017-59 and recommends **approval** of the plat.

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:

Will Parrish, CNU-a	Planner	May 3, 2018
Name	Title	Date