

Plat – Preliminary**PC-18-36_02****McCarty Commons****Phase 1****Summary**

Request:	Consideration of a Preliminary Plat which includes 10 commercial lots as well as shared public infrastructure.		
Applicant:	Danny Miller 5316 Hwy 290 West, Ste. 150 Austin, TX 78735	Property Owner:	SLF II – McCarty Commons 5949 Sherry Lane, Ste. 1750 Dallas, TX 75225
Parkland Required:	Dedicated separately	Utility Capacity:	Adequate
Accessed from:	IH-35	New Street Names:	NA

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Near the intersection of IH-35 and East McCarty Lane		
Acreage:	36.778	PDD/DA/Other:	Ordinance No. 2013-26
Existing Zoning:	PDD (General Commercial base zoning)	Preferred Scenario:	Employment Center
Proposed Use:	Commercial		
CONA Neighborhood:	None	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	PDD	Vacant	Employment
South of Property:	PDD	Vacant	Employment
East of Property:	PDD	Vacant	Open Space
West of Property:	P	Fish Hatchery	Employment

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Will Parrish, CNU-A		Title : Planner		Date: November 13, 2018	

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Phase 1



History

The subject property is approximately 36.7 acres and will be developed in phases. This property is regulated by a Planned Development District (PDD) zoning overlay that establishes triggers for the development and dedication of specific public improvements. They are requesting preliminary plat approval in order to establish locations and layouts of lots and shared public infrastructure.

Additional Analysis

Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development. It is consistent with the development standards in the PDD.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; 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 extraterritorial jurisdiction of the City and in the county.