

Plat - Final
PC-18-38_06

Aquarena Springs
Subdivision



Summary

Request:	Consideration of a Final Plat with two commercial lots.		
Applicant:	Mario S. Castillo KBGE 3711 S. Mopac Expressway, Bldg. I, Ste. 550 Austin, TX 78746	Property Owner:	Jay Shree Laxmi Hospitality Corporation 3033 Chimney Rock Suite 305 Houston, TX 77056
Parkland Required:	N/A	Utility Capacity:	Adequate / By Developer
Accessed from:	Aquarena Springs Drive and IH-35 Frontage Road	New Street Names:	N/A

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:	1433 North IH 35		
Acreage:	2.802 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial – GC	Preferred Scenario:	Midtown High Intensity Zone
Proposed Use:	Commercial		
CONA Neighborhood:	Millview West	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MF-18	Colony of San Marcos Apartments	Midtown High Intensity Zone
South of Property:	GC	McCoy's Corporate Office (across IH-35)	Midtown High Intensity Zone
East of Property:	GC	In & Out Burger / Sonic	Midtown High Intensity Zone
West of Property:	MF-24	AQUA 16 Apartments	Midtown High Intensity Zone

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A Title : Historic Preservation Officer and Planner Date: December 6, 2018					

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History

Summit Inn Hotel & Suites is currently located on the site. The site is proposed to be redeveloped into two commercial lots. A wastewater line will be extended from Aquarena Springs Drive to serve Lot 2.

Additional Analysis

All requirements of Section 3.2.3.4 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
		<u>N/A</u>	The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; 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.