

**Plat – Preliminary****PC-18-06\_02****Mulberry Meadows****Summary**

<b>Request:</b>	Consideration of a Preliminary Plat which includes approximately 205.54 acres with commercial and residential lots as well as shared public infrastructure.		
<b>Applicant:</b>	Kevin Sawtelle 5508 Hwy 290 West, Suite 150 Austin, TX 78735	<b>Property Owner:</b>	Sebastian Stadler 5508 Hwy 290 West, Suite 150 Austin, TX 78735
<b>Parkland Required:</b>	Dedicated separately	<b>Utility Capacity:</b>	Adequate
<b>Accessed from:</b>	Old Bastrop	<b>New Street Names:</b>	NA

**Notification**

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

**Property Description**

<b>Location:</b>	Near the intersection of Old Bastrop and Centerpoint Road		
<b>Acreage:</b>	205.54	<b>PDD/DA/Other:</b>	NA
<b>Existing Zoning:</b>	NA	<b>Preferred Scenario:</b>	Medium Intensity/Low Intensity
<b>Proposed Use:</b>	Commercial and Residential		
<b>CONA Neighborhood:</b>	None	<b>Sector:</b>	NA

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	SmartCode	Vacant	Medium Intensity
<b>South of Property:</b>	NA	Rural/Agricultural	Low Intensity
<b>East of Property:</b>	NA	Rural/Agricultural	Low Intensity
<b>West of Property:</b>	NA	Residential/Agricultural	Low Intensity

**Staff Recommendation**

<b>X</b>	Approval as Submitted	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Will Parrish, CNU-A			
<b>Title :</b> Planner		<b>Date:</b> November 13, 2018	

**Plat – Preliminary**

**PC-18-06\_02**

**Mulberry Meadows**



**History**

The subject property is approximately 205.54 acres and will be developed in phases. This property is located in the ETJ and is not located within the City of San Marcos Water Service CCN. The development will be required to dedicate and construct public improvements including roads. They are requesting preliminary plat approval in order to establish phasing and locations of 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 of the San Marcos Land Development Code.

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>X</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.