

Plat - Final PC-19-13_03

Katerra San Marcos



Summary

Request:	Consideration of a Final Plat of a single lot.		
Applicant:	Chris Chaffee, P.E. 2000 NW Loop 410 San Antonio, TX 78213	Property Owner:	Michael Schroeder 110 San Antonio St. #3111 Austin, TX 78701
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Highway 80	New Street Names:	Industrial Parkway Van Lee Boulevard

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 Highway 80 and FM 1984		
Acreage:	81.83 ac	PDD/DA/Other:	Resolution 2019-49R Chapter 380 Agreement
Existing Zoning:	Heavy Industrial "HI"	Preferred Scenario:	Low Intensity
Proposed Use:	Industrial		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Gary Job Corps	Low Intensity
South of Property:	HI	Vacant	Low Intensity
East of Property:	HI	Vacant	Low Intensity
West of Property:	ETJ	Vacant	Low Intensity

Staff Recommendation

X	Approval of the Final Plat as Submitted	Approval with Conditions / Alternate	Denial
Staff: Tory Carpenter, CNU-A		Title : Planner	Date: April 4, 2019

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History

The subject property is approximately 81.83 acres. This lot is within the recently annexed and zoned property known as S.M.A.R.T. Terminal. City Council approved a Chapter 380 Economic Development Incentive Agreement for this industrial park in March 2019.

Additional Analysis

This request is consistent with the approved Chapter 380 Agreement.

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; <i>There is no preliminary plat for this development.</i>
<u>X</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; <i>A Subdivision Improvement Agreements will be recorded with the plat.</i>
<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>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.