

Plat - Final PC-20-23

Trace Planning Area 9



Summary

Request:	Consideration of a Final Plat with one commercial lot.		
Applicant:	Caren Williams-Murch 5818 S Old Bastrop Hwy San Marcos, TX 78666	Property Owner:	Highpoint Trace, LLC 530 Technology, Ste 100 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Interstate 35	New Street Names:	None

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:	Intersection of Esplanade Parkway and Rollingwood Drive		
Acreage:	2.127 acres	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	General Commercial "GC"	Preferred Scenario:	Medium Intensity
Proposed Use:	Convenience Store		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial "GC"	Vacant	Medium Intensity
South of Property:	Community Commercial "CC"	Vacant	Medium Intensity
East of Property:	General Commercial "GC"	Vacant	Medium Intensity
West of Property:	General Commercial "GC"	Interstate 35	Medium Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A		Title : Planner		Date: May 21, 2020	

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</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>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;
<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.