

# Plat – Final Subdivision Plat PC-20-53

## Lantana Apartments Northeast Corner of South Old Bastrop Hwy and Rattler Road



### Summary

<b>Request:</b>	Consideration of a Final Subdivision Plat with 2 multifamily residential lots		
<b>Applicant:</b>	Jason Link KFW Engineers 3421 Paesanos Pkwy Ste 200 San Antonio, TX 78231	<b>Property Owner:</b>	Mark Tolley Rattler Road Land Partners, LLC 454 Soledad Street, Ste 200 San Antonio, TX 78205
<b>Parkland Required:</b>	Parks Board approved a fee-in-lieu of parkland dedication	<b>Utility Capacity:</b>	To be supplied by developer
<b>Accessed from:</b>	Rattler Road and Old Bastrop Hwy	<b>New Street Names:</b>	Beerbrush Road Vervain Road Nashia Road

### 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>	Northeast Corner of South Old Bastrop Hwy and Rattler Road		
<b>Acreage:</b>	9.933 acres	<b>PDD/DA/Other:</b>	Res. 2020-188R
<b>Existing Zoning:</b>	Character District-5 (CD-5)	<b>Preferred Scenario:</b>	Medium Intensity Zone
<b>Proposed Use:</b>	Multifamily		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ (Outside City Limits)	Residential	Medium Intensity Zone
<b>South of Property:</b>	Public (P)	San Marcos High School	Medium Intensity Zone
<b>East of Property:</b>	ETJ (Outside City Limits)	Residential	Medium Intensity Zone
<b>West of Property:</b>	ETJ (Outside City Limits), Future Development (FD), and Character District-5 (CD-5)	Residential / Vacant	Medium Intensity Zone

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**Staff Recommendation**

Approval as Submitted	<u>X</u>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Andrea Villalobos, AICP, CNU-A		<b>Title:</b> Planning Manager	<b>Date:</b> June 3, 2021
Staff recommends approval of the plat with the following condition:			
<ol style="list-style-type: none"> <li>1. The Public Improvement Construction Plans (PICPs) shall be approved and any additional necessary easements as determined by the PICP shall be approved by separate easement.</li> </ol>			

**History**

In August, 2020, the City Council approved a Resolution of No Objection for a Low Income Housing Tax Credit (LIHTC) project on the subject property.

**Additional Analysis**

The project is proposing 2 new blocks and 2 new lots to allow for 216 units for the purposes of multifamily. The project is also proposed the construction of 3 new public right-of-way streets. On May 20, 2021, the project received approval by the Parks Board to pay a fee-in-lieu of parkland dedication in the amount of \$68,472. The project is also required to pay a parkland development fee of \$91,368.

Staff has reviewed the Public Improvement Construction Plans (PICPs) for the public infrastructure proposed with the plat and has determined that the applications are substantially approved, however, they have not yet been issued. Staff has included a condition on the plat to address this.

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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; <b><i>There is no preliminary plat on the subject property.</i></b>
		<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; <b><i>The applicant is deferring construction of the public improvements.</i></b>
<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; <b><i>A subdivision improvement agreement shall be executed.</i></b>
<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 <b><i>All required public facility requirements will be met.</i></b>
		<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. <b><i>The subject property is not located in the extraterritorial jurisdiction.</i></b>