



Legislation Details (With Text)

**File #:** PC-20-53      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Individual Consideration

**File created:** 5/25/2021      **In control:** Planning and Zoning Commission

**On agenda:** 6/8/2021      **Final action:**

**Title:** PC-20-53 (Lantana Apartments) Consider a request by Jason Link, KFW Engineers, on behalf of the Mark Tolley, Rattler Road Land Partners, LLC, to approve a Final Plat, consisting of approximately 9.933 acres, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474 generally located at the corner of Rattler Road and Old Bastrop Hwy (A. Villalobos)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-20-53 Staff Report, 2. PC-20-53 Aerial Map, 3. PC-20-53 Plat, 4. PC-20-53 Application Documents, 5. PC-20-53 Presentation

Date	Ver.	Action By	Action	Result
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**AGENDA CAPTION:**

PC-20-53 (Lantana Apartments) Consider a request by Jason Link, KFW Engineers, on behalf of the Mark Tolley, Rattler Road Land Partners, LLC, to approve a Final Plat, consisting of approximately 9.933 acres, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474 generally located at the corner of Rattler Road and Old Bastrop Hwy (A. Villalobos)

**Meeting date:** June 8, 2021

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** n/a

**Account Number:** n/a

**Funds Available:** n/a

**Account Name:** n/a

**Fiscal Note:**

**Prior Council Action:** n/a

**City Council Strategic Initiative:**

N/A

**Comprehensive Plan Element (s):**

Economic Development - Choose an item.

- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

**Master Plan:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

The project is proposing 2 new blocks and 2 new lots to allow 216 units for the purposes of multifamily. Three new public streets will be constructed. 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.

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

Staff recommends **approval** of the plat with the following condition:

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.