



Legislation Details (With Text)

File #: PC-19-50 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 12/27/2019 **In control:** Planning and Zoning Commission
On agenda: 1/14/2020 **Final action:**
Title: PC-19-50 (LaSalle Holdings Prelim) Consider a request by Joann Eagle P.E. on behalf of La Salle Holdings, LLC to amend a preliminary plat consisting of 1748 acres more or less out of the William Hemphill Survey, Abstract 221, generally located at near the intersection of Yarrington Road and County Road 158. (W. Parrish)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC-19-50 Staff Report, 2. PC-19-50 Aerial Map, 3. PC-19-50 Application Packet, 4. PC-19-50 Presentation

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

PC-19-50 (LaSalle Holdings Prelim) Consider a request by Joann Eagle P.E. on behalf of La Salle Holdings, LLC to amend a preliminary plat consisting of 1748 acres more or less out of the William Hemphill Survey, Abstract 221, generally located at near the intersection of Yarrington Road and County Road 158. (W. Parrish)

Meeting date: January 14, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ 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.
- ☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*
Choose an item.

Background Information:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. 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.

In this particular case, the Preliminary Plat is being used to establish boundaries for the extraction of fill material as well as a lot on which to process this material. This property is subject to a Development Agreement that allows for the extraction of material prior to the development of the site. The Preliminary Plat will be amended in the future to include streets and lots as approved under the Development Agreement.

This plat shows six (6) lots from which material will be extracted, and one (1) lot where the material will be processed. The Preliminary Plat establishes the proposed excavation and processing areas, as well as access points to each lot, and delineates the Water Quality Zone.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request and determined the Preliminary Plat Amendment complies with the Development Agreement and the San Marcos Land Development Code and recommends **approval** of PC-19-50 as submitted.