



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

January 27, 2026

Contact:

Will Parrish

**Agenda Item ID /
Number:**

2026-121- / G.2

ITEM TITLE: Consideration and approval of a request by Kimley-Horn for a Final Plat known as S. Loop 4 Industrial Park Final Plat, consisting of +/- 22.9382 acres out of the Jacob G. Lents Survey No.32, located on South Loop 4, Hays County, Texas. (Assistant Development Services Director Will Parrish)

1. EXECUTIVE SUMMARY

The applicant is requesting approval of a one lot Final Plat. The Plat consists of one development lot. There are no public improvements associated with the plat. There is a pedestrian path that bisects the lot providing bike and pedestrian access from the adjacent neighborhood to S Loop 4. This Plat is consistent with the preliminary plat that was approved on November 12, 2024 (PP 23-06). The applicant does not have all the required signatures at the time of the agenda posting, so this item is being recommended for conditional approval.

2. BACKGROUND/HISTORY

The preliminary plat for this project was approved on November 12, 2024. This site previously had a transportation Mobility master plan road that bisected it, however that road was removed from the TMMP. However, in order to meet block standards of Section 3.05.5(B), they would have to construct additional roadways. As part of the Preliminary Plat, the applicant requested a Subdivision Waiver to block length, which was approved with the condition that there was a pedestrian easement through the site to connect the neighborhood to S Loop 4.

3. ANALYSIS

Criteria for Approval

The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied:

1. With Prior Approved Preliminary Plat The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under 3.03.05K. Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat;

This plat is consistent with the approved Preliminary Plat.

2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;

The plat is consistent with all conditions of the Preliminary Plat.

3. The Construction Plans conform to the requirements of 3.04.01. Construction Plans and have been approved by the City Engineer;

There are no Construction Plans for the associated with this Final Plat.

4. Where Public Improvements have been installed, the improvements conform to the approved

Construction Plans and have been approved for acceptance by the City Engineer;
There are no separate Public Improvements proposed.

5. Where the City Engineer has authorized Public Improvements to be deferred, an Improvement Agreement has been executed and submitted by the property owner in conformity with Subsection 3.04. Construction Plans and Procedures;
There are no separate public improvements associated with this site.

6. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in the UDC;
This plat meets all requirements per the UDC.

7. The Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual;
The plat meets this requirement.

8. The Plat conforms to the Director of Planning's subdivision Application checklists and UDC regulations.
The plat meets the checklist requirements, however it is lacking the owners signatures at the time of agenda posting.

4. FINANCIAL IMPACT

Increased property taxes.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 corridors

7. PROS AND CONS

Pro: Increases developable property along S Loop 4.

Cons: Decreases undeveloped property along S Loop 4.

8. ALTERNATIVES

P&Z may approve, approve with conditions, deny, or table the request.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and is recommending Conditional Approval with the following conditions: 1. The plat will be considered approved upon the receiving the signed documents, and 2. All document number blanks are filled.

Attachments:

[G.2 S Loop 4_Plat.pdf](#)

[G.2 S Loop 4 Plat.slides.pdf](#)