

PC-17-12_02 Preliminary Plat, Blanco Vista, Tract P



Applicant Information:

Agent: CSF Civil Group
3636 Executive Center Drive
Suite 209
Austin, Texas 78731

Property Owner: Brookfield Residential
9737 Great Hills Trail
Suite 260
Austin, Texas 78759

Notification: Notification not required

**Type & Name of
Subdivision:** Preliminary Plat, Blanco Vista, Tract P

Subject Property:

Summary: The subject property is approximately 11.502 acres, more or less, and is located west of Trail Ridge Pass.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is west of Trail Ridge Pass and is directly accessed from a new street, Emery Oak Court, located off Jacob Lane. Sidewalks will be installed as part of the development of this plat.

Utility Capacity: All utilities and streets will be extended and constructed by the applicant.

Planning Department Analysis:

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.

The subject property is part of the Blanco Vista Planned Development District, and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 25 residential lots, one (1) drainage lot and one (1) small park lot. One (1) new street, Emery Oak Court, is proposed. The site is part of the continued build-out of the Blanco Vista subdivision. All lots are located above and outside of the limits of the CLOMR approved by FEMA in August 2009 (Case No. 08-06-1821R). A final LOMR is currently being reviewed and until it is approved by FEMA, a portion of this section will appear to fall within the 100-year floodplain. Elevation certificates for those homes will be required at the time of building permit. Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied, where no Subdivision Concept Plat has been approved for the land subject to the proposed plat:

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;

- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) 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.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** of this preliminary plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision Preliminary Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

Alison Brake, CNU-A	Planner	March 29, 2017
Name	Title	Date