

<b>Plat - Preliminary</b>	<b>River Bridge Ranch</b>
<b>PC-22-47</b>	



**Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 980 single family lots; 371 zero lot line lots; 32 Open Space and utility lots; 5 public parkland lots; and one amenity center lot.		
<b>Applicant:</b>	LJA Engineering, Inc 7500 Rialto Blvd, Bld II Austin, TX, 78735	<b>Property Owner:</b>	Lennar Homes of Texas 13620 N FM 620, Bldg B Austin, TX, 78717
<b>Parkland Required:</b>	33 acres	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	FM 110/ Old Bastrop	<b>New Street Names:</b>	See attached plat

**Notification**

<b>Published:</b>	N/A		
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Location:</b>	Southeast of the Intersection between FM 110 and Staples Rd		
<b>Acreage:</b>	328.85 +/- acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	CD-3	<b>Preferred Scenario:</b>	Low Intensity Zone
<b>Proposed Use:</b>	Residential		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	LI / ETJ (Riverbend Ranch Development Agreement)	Vacant	Low Intensity Zone
<b>South of Property:</b>	CD-3	Vacant	Low Intensity Zone
<b>East of Property:</b>	ETJ/CD-3/ FD	Vacant	Low Intensity Zone
<b>West of Property:</b>	ETJ (includes Riverbend Ranch Development Agreement)	Manufactured Home Rental Community/ Appliance Sales/ Vacant	Low Intensity Zone

**Staff Recommendation**

<b>X</b>	<b>Approval as Submitted</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Senior Planner			
		<b>Title :</b> Julia Cleary	<b>Date:</b> July 20, 2023

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History

The developer is proposing a residential subdivision comprising single family detached homes and zero lot line lot homes (described in Section 4.4.5.5 of the Land Development Code) located within the City limits at the intersection of FM 110 and Staples Rd. An application to re-zone the entire site as Character District- 3 was approved on June 6, 2023 (ZC-23-13). The development is subject to a Settlement Agreement which allows the site to develop under the Codes and Ordinances in effect in 2007.

An alternative compliance for the block perimeter (AC-23-05) was approved on May 23, 2023.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply; <b><i>Per the settlement agreement the plat may follow the codes and platting regulations in effect in 2007.</i></b>
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations 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 this Development Code; and
		<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.