

Plat – Residential Replat PC-17-31_04	Park Court at Willow Creek
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Summary

Request:	Consideration of a Replat of 2.52 acres establishing Lots 1-12, Park Court at Willow Creek II.		
Applicant:	Hermann Vigil 4303 Russell Drive Austin, TX 78704	Property Owner:	Robert W. McDonald, III 9811 S IH 35 Bldg 3, Ste 100 Austin, TX 78744
Parkland Required:	N/A – previously satisfied	Utility Capacity:	Adequate
Accessed from:	Stagecoach Trail	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	July 29, 2018	# of Participants:	N/A
Posted:	N/A	Personal:	August 3, 2018
Response:	None as of the date of this report		

Property Description

Location:	Stagecoach Trail / Primers Lane		
Acreage:	2.52 acres	PDD/DA/Other:	N/A
Existing Zoning:	Townhouse (TH)	Preferred Scenario:	Existing Neighborhood
Proposed Use:	Townhouse		
CONA Neighborhood:	Hunter’s Hill	Sector:	9

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single Family - 4.5 (SF-4.5)	Residential	Existing Neighborhood
South of Property:	Public & Institutional (P)	Hernandez Elementary School	Existing Neighborhood
East of Property:	Office Professional (OP)	Office Building	Existing Neighborhood
West of Property:	Townhouse (TH)	Residential	Existing Neighborhood

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Andrea Villalobos, CNU-A Title : Planner Date: August 10, 2018			

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History

The subject property is approximately 2.52 acres. The original plat for the property was approved in 2007 and then amended in 2012 to allow the subdivision of townhome lots consistent with Townhome (TH) Zoning. The purpose of the proposed replat is to adjust the lot lines of Lots 1-10 in order to create 2 additional lots for a total of eleven (11) townhome residential lots and one (1) common / open space lot.

Public Improvement Construction Plans have been approved for the relocation of water and wastewater service lines along Stagecoach Trail. The applicant is choosing to defer construction of the Public Improvements until after recordation of the plat, therefore, a Subdivision Improvement Construction Plan is required to be approved with this plat.

Additional Analysis

All requirements of Section 3.2.3.4 of the Development Code have been met.

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<p>If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;</p> <p><i>A Preliminary Subdivision Plat is being considered in conjunction with this plat.</i></p>
<u>X</u>			<p>The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;</p> <p><i>An Amendment to the approved Preliminary Subdivision Plat is included on this agenda and shall be approved prior to the approval of this replat.</i></p>
<u>X</u>			<p>Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;</p> <p><i>The applicant is choosing to construct the Public Improvements prior to recordation of the plat, therefore, no Subdivision Improvement Agreement is required to be approved with this plat.</i></p>
		<u>N/A</u>	<p>Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;</p>
<u>X</u>			<p>The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and</p>
		<u>N/A</u>	<p>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.</p>