

Plat - Preliminary	Paso Robles (Kissing Tree) Phase 4D, 4E, and 4F
PC-19-55	



Summary

Request:	Consideration of a Preliminary Plat with 151 single-family lots and one condominium lot.		
Applicant:	Steve Crauford, P.E. Pape-Dawson Engineers 10801 N Mopca Expy Bldg 3, Ste 200 Austin, TX 78759	Property Owner:	Carma Paso Robles, LLC 11501 Alterra Pkwy Ste 100 Austin, TX 78758
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Dancing Oak Lane	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	Intersection of Dancing Oak Lane and Calming Sage Drive		
Acreage:	34.94 acres	PDD/DA/Other:	Ord. # 2010-59
Existing Zoning:	Mixed Use "MU"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family / Condominiums		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Mixed Use "MU"	Single Family	Low Intensity
South of Property:	Mixed Use "MU"	Single Family	Low Intensity
East of Property:	Mixed Use "MU"	Single Family	Low Intensity
West of Property:	Mixed Use "MU"	Single Family	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
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Staff: Tory Carpenter, AICP, CNU-A		Title : Planner		Date: April 28, 2020	

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<u>History</u>
<u>Additional Analysis</u>
All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
<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.