

# PC-17-06\_02 Preliminary Plat, Blanco Vista, Tract E, Phase 3



## **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 E, Phase 3

## **Subject Property:**

**Summary:** The subject property is approximately 15.397 acres, more or less, and is located east of Blanco Vista Boulevard.

**Zoning:** Mixed Use/PDD

**Traffic/ Transportation:** The property is east of Blanco Vista Boulevard and directly accessed from Sand Post Place and Stampede Road; both are planned to be extended as part of this plat. Sidewalks will be installed as part of the development of this plat. The plat proposes one new street, Frasier Drive, two alleys, and the continuation of Silo Street.

**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 88 residential lots, one (1) drainage lot and one (1) small park lot. One (1) new street and two (2) new alleys are proposed; Frasier Drive is the new street. The un-named alleys are proposed to be one-way public alleys. Previously approved Sand Post Place, Stampede Road and Silo Street will be extended as part of this section. The proposed plat is consistent with development in the PDD. The site is part of the continued build-out of the Blanco Vista subdivision and is not located in floodplain or floodway. 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.

<b>Planning Department Recommendation</b>	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

**Prepared By:**

Alison Brake, CNU-A	Planner	March 15, 2017
<b>Name</b>	<b>Title</b>	<b>Date</b>

**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.