

Plat - Replat	Hymeadow Replat Alterra Way & Jade Street
PC-23-03	



Summary

Request:	Consideration of a Replat creating 5 lots out of 1		
Applicant:	Chelsea Osbourn BGE, Inc. 1701 Directors Blvd, Ste. 1000 Austin, TX 78744	Property Owner:	Clayton Properties Group 6720 Vaught Ranch Road, Ste. 200 Austin, TX 78730
Parkland Required:	0.06 ac (\$1,692 FIL)	Utility Capacity:	Adequate
Accessed from:	Hwy 21 & Alterra Way	New Street Names:	N/A

Notification

Published:	4/23/2023	# of Participants:	N/A
Response:	None as of the date of this report		

Property Description

Location:	Approx. 1,200 NW of the Hwy 21 and Alterra Way intersection		
Acreage:	2.468	PDD/DA/Other:	N/A
Existing Zoning:	ETJ	Preferred Scenario:	Low Intensity Zone
Proposed Use:	SF & Amenity Center		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity Zone
South of Property:	ETJ	Single-Family	Low Intensity Zone
East of Property:	ETJ	Vacant	Low Intensity Zone
West of Property:	ETJ	Vacant	Low Intensity Zone

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP	Title: Planner	Date: May 3, 2023

History

N/A.

Additional Analysis

N/A.

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
		<u>N/A</u>	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;
<u>X</u>			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;
		<u>N/A</u>	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;
<u>X</u>			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
<u>X</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.