

<b>Plat – Preliminary PC-22-67</b>	<b>Village at Posey Road</b>
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**Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 165 Single Family Lots		
<b>Applicant:</b>	Steven Buffum 9050 N Capital of Texas Hwy, Bldg 3, Suite 390 Austin, TX 78759	<b>Property Owner:</b>	Posey Road Direct Holdings, LLC 99 Trophy Club Dr Trophy Club, TX 76262
<b>Parkland Required:</b>	2.54 acres	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Old Bastrop Hwy & Posey Rd	<b>New Street Names:</b>	Western Pine Cir, Holly Oak Cir, Weeping Willow Way, Irish Moss Rd

**Notification**

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

**Property Description**

<b>Location:</b>	North side of Posey Rd approximately 600' from the S. Old Bastrop Hwy and Posey Rd intersection		
<b>Acreage:</b>	50.267 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	CD-3	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Single Family 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>	ETJ	Metal Buildings	Low Intensity
<b>South of Property:</b>	NC	Vacant	Low Intensity
<b>East of Property:</b>	ETJ	Single Family & Cemetery	Low Intensity
<b>West of Property:</b>	SF-6	Trace	Low Intensity

**Staff Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
<b>Staff:</b> Will Rugeley, AICP	<b>Title:</b> Planner	<b>Date:</b> July 19, 2023

**History**

N/A.

**Additional Analysis**

N/A.

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PC-22-67**

**Village at Posey Road**



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.