

Plat – Final Plat	Paso Robles Phase 4H
PC-23-18	



Summary

Request:	Consideration of a final plat for one open space lot.		
Applicant:	Pape-Dawson Engineers, Inc. 10801 N Mopac Expy, Bldg. 3 Ste 200 Austin, TX 78759	Property Owner:	Carma Paso Robles, LLC 9600 N. Mopac Expy, Ste 750 Austin, TX 78759
Parkland Required:	N/A (Paso Robles PDD)	Utility Capacity:	Adequate
Accessed from:	Playing Cypress Drive	New Street Names:	N/A

Notification

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

Property Description

Location:	Located on Playing Cypress Drive north of the intersection of Dancing Oak Lane		
Acreage:	2.955 acres	PDD/DA/Other:	Paso Robles Ord. No. 2011-39
Existing Zoning:	MU	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family Residential		
CONA Neighborhood:	Kissing Tree	Sector:	9

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MU	Outdoor Recreation	Low Intensity
South of Property:	MU	Single Family Residential	Low Intensity
East of Property:	MU	Single Family Residential/ Open Space	Low Intensity
West of Property:	MU	Single Family Residential	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Craig Garrison		Title : Planner		Date: July 19, 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>X</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>N/A</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>X</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>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.