

PC-16-45_03 Final Plat

La Cima, Phase 1, West Centerpoint Road



Applicant Information:

Agent: Bowman Consulting Group
1120 South Capital of Texas Highway
Building 3, Suite 220
Austin, TX 78745

Property Owner: Lazy Oaks Ranch, LP
700 Lavaca Street
Suite 1300
Austin, TX 78701

Notification: Notification not required

Type & Name of Subdivision: Final Plat, La Cima, Phase 1, West Centerpoint Road

Subject Property:

Summary: The subject property is approximately 43.152 acres, more or less, and is located west of Old Ranch Road 12.

Zoning: Extraterritorial Jurisdiction (ETJ) / Development Agreement

Traffic/ Transportation: The property is west of the intersection of Old Ranch Road 12 and Wonder World Drive and will be accessed through the extension of West Centerpoint Road. Six foot sidewalks will be required to be constructed at the time of development.

Utility Capacity: All utilities and streets will be extended and constructed by the applicant.

Planning Department Analysis:

The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement; approved by City Council on September 16, 2014. The property being platted is right-of-way that was established under the creation of the La Cima Public Improvement District (PID) which the property owner entered into with Hays County. This plat establishes the extension of West Centerpoint Road from Ranch Road 12 and the creation of one new street, Central Park Loop. The Open Space lots shown in each Section are private and will be maintained by the HOA. The Preliminary Plat that encompassed this section of the Phases was approved by the Planning and Zoning Commission on July 26, 2016. The plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

Staff has reviewed the request and determined that the final plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends **approval**.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Final Subdivision 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.

Prepared By:

Alison Brake, CNU-A	Planner	April 25, 2017
Name	Title	Date