

Plat – Final	Post Road Final Plat
PC-23-01	
2138 and 2390 Post Rd	



Summary

Request:	Consideration of a Final Plat for 210 micro homes & 36 townhomes		
Applicant:	Lexie England 5301 Southwest Pkwy Bldg. 2, Ste 100 Austin, TX 78735	Property Owner:	Casata Corp Inc PO Box 90638 Austin, TX 78709
Parkland Required:	3.79 acres	Utility Capacity:	Adequate / By Developer
Accessed from:	Post Rd	New Street Names:	Big Constellation Way, Asher Way

Notification

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

Property Description

Location:	Approximately 3,500' N of the Booth Dr & Post Rd intersection		
Acreage:	30.97 acres	PDD/DA/Other:	Res. 2021-244
Existing Zoning:	CD-4 & MH	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Micro (Tiny) Homes & Townhouses		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	SFR	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	ETJ	Vacant	Low Intensity

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Will Rugeley, AICP		Title: Planner	Date: July 19, 2023

History

This property is being developed pursuant to the Casata Development Agreement which was approved in December 2021 via Resolution 2021-244. This application seeks to construct 246 residential units comprised of 36 townhomes at a minimum size of 1,100 sf and 210 micro homes ranging from 380-1,100 sf. On February 21, 2023, City Council annexed the property via Ordinance 2023-17 and approved Character District 4 via Ordinance 2023-18 and the Manufactured Home District via Ordinance 2023-19, with the former serving as the underlying zoning for the townhouses and the latter serving as the underlying zoning for the micro homes.

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.