

<b>Plat – Preliminary PC-22-77</b>	<b>Paso Robles Ph 4B, Sec 4</b>
--	---------------------------------



**Summary**

<b>Request:</b>	Consideration of a Preliminary Plat for 6 Single-Family Residential Homes		
<b>Applicant:</b>	Steve Crauford 10801 N. Mopac Bldg. 3, Ste. 200 Austin, TX 78757	<b>Property Owner:</b>	Carma Paso Robles, LLC 9600 N. Mopac Ste. 750 Austin, TX 78759
<b>Parkland Required:</b>	N/A (Paso Robles PDD)	<b>Utility Capacity:</b>	Adequate / By Developer
<b>Accessed from:</b>	West Centerpoint Rd & Blushing Aster Dr.	<b>New Street Names:</b>	Rabbitbrush Cv.

**Notification**

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

**Property Description**

<b>Location:</b>	1,500’ east of the W. Centerpoint Rd and Blushing Aster Dr intersection		
<b>Acreage:</b>	1.91 acres	<b>PDD/DA/Other:</b>	Ord. 2010-059
<b>Existing Zoning:</b>	MU	<b>Preferred Scenario:</b>	Low Intensity Zone
<b>Proposed Use:</b>	Single-Family Residential		
<b>CONA Neighborhood:</b>	Kissing Tree	<b>Sector:</b>	9

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	MU	Golf course	Open Space
<b>South of Property:</b>	MU	Golf course	Open Space
<b>East of Property:</b>	MU	Golf course	Open Space
<b>West of Property:</b>	MU	Golf course	Open Space

**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> April 5, 2023

**History**

This property is being developed pursuant to the Paso Robles Planned Development District (PDD) which was approved in October 2010. This application seeks to construct 6 single family lots in accordance with the PDD’s Single Family Detached Residential standards.

**Additional Analysis**

N/A.

<b>Plat – Preliminary</b>	<b>Paso Robles Ph 4B, Sec 4</b>
<b>PC-22-77</b>	



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.