

Plat – Preliminary PC-22-37	Paso Robles South
--	--------------------------



Summary

Request:	Consideration of a Preliminary Plat with 927 Single Family Lots		
Applicant:	Steve Crauford 10801 N. Mopac Bldg. 3, Ste. 200 Austin, TX 78757	Property Owner:	Carma Paso Robles, LLC 11501 Alterra Pkwy, Ste 100 Austin, TX 78759
Parkland Required:	N/A (Paso Robles PDD)	Utility Capacity:	By Developer
Accessed from:	W Centerpoint Rd	New Street Names:	Cenzio, Watercree, Tuberose, Ponyfoot

Notification

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

Property Description

Location:	West side of W Centerpoint Rd approximately 1-mile from the Hunter Rd. & W. Centerpoint Rd intersection.		
Acreage:	459.6 acres	PDD/DA/Other:	Ord. 2010-059
Existing Zoning:	MU	Preferred Scenario:	Low Intensity & Open Space
Proposed Use:	Single Family Residential		
CONA Neighborhood:	Kissing Tree	Sector:	9

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Single Family	Low Intensity
South of Property:	GC	Vacant	Medium Intensity
East of Property:	MU	Single Family	Low Intensity
West of Property:	ETJ	Vacant	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP	Title: Planner	Date: August 16, 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 927 single family lots in accordance with the PDD's Single Family Detached Residential standards.

Additional Analysis

N/A.

Plat – Preliminary	Paso Robles South
PC-22-37	



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.