

**Plat – Final
PC-21-60**

La Cima Ph 5B



Summary

Request:	Consideration of a Final Plat with 84 Garden/Patio Home/Zero Lot Line Homes		
Applicant:	Tirso Gonzalez 1120 S. Capital of TX Hwy Bldg. 3, Ste. 220 Austin, TX 78746	Property Owner:	LCSM Ph. 4 LLC 303 Colorado St. Ste. 2300 Austin, TX 78701
Parkland Required:	N/A (La Cima DA)	Utility Capacity:	Adequate / By Developer
Accessed from:	West Centerpoint Rd & Central Park Lp.	New Street Names:	Spiderwort Rd, Cogitare Ln, Blackfoot Daisy Path, Basket Grass Rd

Notification

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

Property Description

Location:	Approximately 900' SW of the W. Centerpoint Rd & Central Park Lp intersection		
Acreage:	18.060 acres	PDD/DA/Other:	Res. 2022-106R
Existing Zoning:	CD-4	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Single-Family Residential		
CONA Neighborhood:	La Cima	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity Zone
South of Property:	ETJ	Vacant	Low Intensity Zone
East of Property:	CD-4	Vacant	Low Intensity Zone
West of Property:	ETJ	Vacant	Low Intensity Zone

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Will Rugeley, AICP			
Title: Planner		Date: March 22, 2023	

History

This property is being developed per the La Cima Development Agreement which was last amended in May 2022. This application seeks to construct 84 Garden/Patio Home/Zero Lot Line Homes pursuant to the CD-4 District. The associated zoning application was approved by P&Z on September 13, 2022, and by City Council on October 18, 2022.

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.