

Plat - Final	Trace PA 1A, Section C
PC-19-66	



Summary

Request:	Consideration of a Final Plat with 91 single-family lots and one condominium lot.		
Applicant:	Caren Williams-Murch 5818 S Old Bastrop Hwy San Marcos, TX 78666	Property Owner:	Highpoint Trace, LLC 530 Technology, Ste 100 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Esplanade Parkway	New Street Names:	Spiny Lizard Lane Duck Creek Trail Tortoise Trail Duck Creek Trail

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	Intersection of Esplanade Parkway and Rollingwood Drive		
Acreage:	13.861 acres	PDD/DA/Other:	Ord. # 2015-042
Existing Zoning:	Single-Family "SF-6"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family / Condominiums		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single-Family "SF-6"	Single Family	Low Intensity
South of Property:	Single-Family "SF-6"	Single Family	Low Intensity
East of Property:	Single-Family "SF-6"	Single Family	Low Intensity
West of Property:	Public & Institutional "P"	Amenity Center	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A Title : Planner Date: April 28, 2020					

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<u>History</u>
<u>Additional Analysis</u>
All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

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>X</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.