

**Plat - Preliminary****PC-22-71****Misty Farms****Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 554 residential lots		
<b>Applicant:</b>	Ben Green, P.E Kimley Horn 2600 Via Fortuna,#300 Austin, TX 78746	<b>Property Owner:</b>	Maxwell Farms Partners, LP 2301 S Cap. of Texas Hwy Ste J-101 Austin, TX 78746
<b>Parkland Required:</b>	11.5 acres	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Misty Lane and Farmers Rd.	<b>New Street Names:</b>	See attached plat

**Notification**

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

**Property Description**

<b>Location:</b>	Southwest of the intersection between Misty Lane and Farmers Rd.		
<b>Acreage:</b>	99 acres	<b>PDD/DA/Other:</b>	N/A (Development Agreement approved by Caldwell County Commissioners Court)
<b>Existing Zoning:</b>	None (ETJ)	<b>Preferred Scenario:</b>	Low Intensity Zone
<b>Proposed Use:</b>	Residential		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ (Uhland)	Vacant	N/A (outside City's ETJ)
<b>South of Property:</b>	ETJ	Vacant	Low Intensity
<b>East of Property:</b>	ETJ	Vacant	Low Intensity
<b>West of Property:</b>	ETJ	Rural residential/ vacant	Low Intensity

**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> Julia Cleary		<b>Title :</b> Senior Planner		<b>Date:</b> Aug 16, 2023	

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History

This site is in the ETJ and is subject to a Development Agreement with Caldwell County which allows for smaller lot sizes. The wastewater will be provided by Aqua Texas, water by County Line SUD and electricity will be provided by Bluebonnet.

A dual functioning parkland/ drainage lot is proposed to run through the center of the site - parkland dedication was approved by Parks Board at their June meeting.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
		<u>N/A</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 <b><i>Bluebonnet Electric has noted that additional easements may be required at the time of Final Plat once detailed engineering studies have been undertaken.</i></b>
<u>X</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. <b>A 1445 approval letter has been received from Caldwell County.</b>