

Plat - Final
PC-17-48_03

Blanco Vista
Tract S-T



Summary

Request:	Consideration of a Final Plat with 99 single family lots and 2 open space and drainage easement lots.		
Applicant:	CSF Civil Group 3636 Executive Center Drive, Suite 209 Austin, TX 78731	Property Owner:	Brookfield Residential 11501 Alterra Parkway, Suite 100 Austin, TX 78758
Parkland Required:	Completed with initial phase of this project	Utility Capacity:	Adequate / By Developer
Accessed from:	Harwood Drive and Old Settlers Drive – both will be extended	New Street Names:	Blue Oak Boulevard, Rugosa Road, and Alba Avenue

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:	West of Blanco Vista Boulevard		
Acreage:	30.025 acres	PDD/DA/Other:	Ord. # 2011-37; amended in Ord. # 2012-33
Existing Zoning:	Mixed Use	Preferred Scenario:	Area of Stability
Proposed Use:	Single Family		
CONA Neighborhood:	Blanco Vista	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Mixed Use	Single Family	Area of Stability
South of Property:	Future Development	Soccer Fields	Area of Stability
East of Property:	Mixed Use	Single Family	Area of Stability
West of Property:	Outside City Limits	Single Family	Area of Stability

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A		Title : Planner		Date: July 19, 2018	

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History

The subject property is part of the Blanco Vista Planned Development District and is consistent with development standards in the PDD. All lots are located above and outside of the limits of the LOMR approved by FEMA on April 24, 2017 (Case No. 17-06-1994A). Elevation certificates for those homes will be required at the time of building permit. The developer has elected to defer the construction of the infrastructure until after the plat is recorded and will enter into a Subdivision Improvement Agreement (SIA). Surety for the construction of the public infrastructure will be required to be posted prior to the recordation of the plat.

Additional Analysis

No additional analysis is required.

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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; <i>The Final Plat conforms to the approved preliminary plat which was approved by the Commission on August 8, 2017.</i>
		<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; <i>SIA will be executed and recorded at the same time the plat is.</i>
<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.