

**Plat – Preliminary
PC-22-32**

Casata Post Rd



Summary

Request:	Consideration of a Preliminary Plat for 210 micro homes & 36 townhomes		
Applicant:	Lexie England 5301 Southwest Pkwy Bldg. 2, Ste 100 Austin, TX 78735	Property Owner:	Casata Corp Inc PO Box 90638 Austin, TX 78709
Parkland Required:	3.79 acres	Utility Capacity:	Adequate / By Developer
Accessed from:	Post Rd	New Street Names:	Big Constellation Way, Gemeni Ln, Asher Way

Notification

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

Property Description

Location:	Approximately 3,500' N of the Booth Dr & Post Rd intersection		
Acreage:	31.77 acres	PDD/DA/Other:	Res. 2021-244
Existing Zoning:	MH & CD-4	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Micro (Tiny) Homes & Townhouses		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	SFR	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	ETJ	Vacant	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: April 5, 2023	

History

This property is being developed pursuant to the Casata Development Agreement which was approved in December 2021 via Resolution 2021-244. This application seeks to construct 246 residential units comprised of 36 townhomes at a minimum size of 1,100 sf and 210 micro homes ranging from 380-1,100 sf. On February 21, 2023, City Council annexed the property via Ordinance 2023-17 and approved Character District 4 via Ordinance 2023-18 and the Manufactured Home District via Ordinance 2023-19, with the former serving as the underlying zoning for the townhouses and the latter serving as the underlying zoning for the micro homes.

Additional Analysis

N/A.

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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 <i>Fire Marshall and City Engineering staff approved one point of ingress and egress.</i>
		<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.