

Plat - Final	Trace PA 7 Sec E
PC-22-31	Esplanade Pkwy/ Van Horn Trace



Summary

Request:	Consideration of a Final Subdivision Plat for a development comprising 89 single family lots, one lift station lot and two open space lots.		
Applicant:	Caren Williams-Murch Highpointe Communities 5618 S. Old Bastrop Hwy. San Marcos, TX 78666	Property Owner:	Highpoint Trace, LLC 2 Venture, Ste. 350 Irvine, CA 82618
Parkland Required:	N/A (Trace PDD)	Utility Capacity:	By Developer
Accessed from:	Esplanade Pkwy/Van Horn Trace/ Old Bastrop Hwy	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	N/A		

Property Description

Location:	Southwest of the intersection between Van Horn Trace and Esplanade Pkwy.		
Acreage:	28.925 acres	PDD/DA/Other:	Trace PDD, Ord. No. 2015-42
Existing Zoning:	SF-6/P	Preferred Scenario:	Low Intensity Zone
Proposed Use:	89 lot single-family development	Current Use:	Vacant
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P	Vacant/ Amenity Center	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	SF-6	Elementary School	Low Intensity
West of Property:	SF-6/P	Vacant	Low Intensity

Staff Recommendation

X	Approval as Submitted	<input type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
Staff: Julia Cleary, AICP		Title: Senior Planner	Date: July 20, 2023

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History

Development of this property is regulated by the Trace PDD that was approved by City Council on October 5, 2015. The property achieved Preliminary Plat approval in September 2016, and an administrative adjustment was granted in November 2022 to reflect the changes in the March 2022 PDD amendment.

Additional Analysis

N/A.

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; <i>The plat conforms with the approved Preliminary Plat for this site.</i>
<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; <i>The plat shall not be recorded until improvements for the associated PICPs have been completed.</i>
		<u>N/A</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; &
		<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.