

PC-17-07_03 Final Plat, Trace, PID Phase 1A



Applicant Information:

Agent: Caren Williams-Murch
Highpointe Communities, Inc.
5818 South Old Bastrop Hwy.
San Marcos, TX 78666

Property Owner: Highpoint Trace, LLC
2 Venture, Ste 350
Irvine, CA 92618

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Trace, PID Phase 1A

Subject Property:

Summary: The subject property is approximately 5.459 acres, more or less, and is located near the intersection of Posey Road and Coffee Road.

Zoning: "PDD" Planned Development District with a base zoning of Single Family "SF-6"

Traffic/Transportation: The plat reflects the construction of Esplanade Parkway which will serve as one of the major roadways through Trace.

Utility Capacity: City water and wastewater will be extended through Esplanade Parkway. Electric service will be provided by Pedernales Electric Cooperative, Inc.

Planning Department Analysis:

The subject property is part of the Trace Planned Development District "PDD" and has a base zoning of Single Family "SF-6". This section of the development reflects the first phase of the extension of Esplanade Parkway through the development. The Plat also includes "Landscape Lots" which will include entryway features such as public sidewalks, landscaping, and monumentation along the parkway to be maintained by the owner. License Agreements have been submitted for these Landscape Lots to allow irrigation lines for landscaping within the public right-of-way.

City water and wastewater lines will be extended through Esplanade Parkway and Rollingwood Drive. Single family homes will be constructed along both streets as well as an amenity area along Rollingwood Drive

The developer intends to post surety for the public improvements in order to record the plat prior to completion of those improvements which include water, wastewater, and streets. A Subdivision Improvement Agreement has been attached to this report.

Staff has reviewed the request and is recommending **approval** of this final plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

Prepared By:

Andrea Villalobos, CNU-A

Planner

November 10, 2017

Name

Title

Date

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Final Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria for approval section of the Land Development Code, or statutorily deny (an action that keeps the application "in process") the plat.

Attachments:

- Plat
- Subdivision Improvement Agreement
- Application