

PC-17-09_03 Final Plat, Trace, Section A, PA 1A, Phase A-1



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, Section A, PA 1A, Phase A-1

Subject Property:

Summary: The subject property is approximately 6.512 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 includes the construction of portions of Spiny Lizard Lane, Mews View Lane, Bosque Drive, and Duck Creek Trail along with several alleys.

Utility Capacity: City water and wastewater will be extended through the development. 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 includes the construction of 30 single family rear-accessed lots and 4 Open Space Lots for a neighborhood park and entryway landscaping. The Plat includes 4 portions of public streets and 3 segments of alleyway to allow rear-access to homes.

A License Agreement has been submitted for landscaping and irrigation within a cul-de-sac at the end of Spiny Lizard Lane. City water and wastewater lines will be extended through the development.

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