

PC-17-44_03 Final Plat, Blanco Vista, Tract E, Phase 3



Applicant Information:

Agent: CSF Civil Group
3636 Executive Center Drive
Suite 209
Austin, Texas 78731

Property Owner: Brookfield Residential
11501 Alterra Parkway
Austin, TX 78758

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Blanco Vista, Tract E, Phase 3

Subject Property:

Summary: The subject property is approximately 15.397 acres, more or less, and is located east of Blanco Vista Boulevard.

Zoning: Mixed Use/PDD

Traffic/ Transportation: The property is east of Blanco Vista Boulevard and directly accessed from Sand Post Place and Stampede Road; both are planned to be extended as part of this plat. Sidewalks will be installed as part of the development of this plat. The plat proposes one new street, Frasier Drive, two alleys, and the continuation of Silo Street.

Utility Capacity: All utilities and streets will be extended and constructed by the applicant.

Planning Department Analysis:

The subject property is part of the Blanco Vista Planned Development District, and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 88 residential lots, one (1) drainage lot and one (1) small park lot. One (1) new street and two (2) new alleys are proposed; Frasier Drive is the new street. The un-named alleys are proposed to be one-way public alleys. Previously approved Sand Post Place, Stampede Road and Silo Street will be extended as part of this section. The proposed plat is consistent with development in the PDD. The site is part of the continued build-out of the Blanco Vista subdivision and is not located in floodplain or floodway. Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat.

Staff has reviewed the request and determined that the final plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends **approval** of the final plat as submitted.

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

Prepared By:

Alison Brake, CNU-A

Planner

October 30, 2017

Name

Title

Date

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Final Subdivision 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, or to statutorily deny (an action that keeps the applicant "in process") the plat.