

# PC-17-44\_03 Final Plat, Blanco Vista, Tract P



## **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 P

## **Subject Property:**

**Summary:** The subject property is approximately 11.502 acres, more or less, and is located west of Trail Ridge Pass.

**Zoning:** Mixed Use/PDD

**Traffic/ Transportation:** The property is west of Trail Ridge Pass and is directly accessed from a new street, Emery Oak Court, located off Jacob Lane. Sidewalks will be installed as part of the development of this plat.

**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 25 residential lots, one (1) drainage lot and one (1) small park lot. One (1) new street, Emery Oak Court, is proposed. The site is part of the continued build-out of the Blanco Vista subdivision. All lots are located above and outside of the limits of the LOMR approved by FEMA in April 2017 (Case No. 17-06-1994A). Elevation certificates for those homes will be required at the time of building permit. 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 11, 2017

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**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.