

PC-17-24_03 Final Plat Amendment, Paso Robles, Phase 3A



Applicant Information:

Agent: Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd Suite 220W
Austin, TX 78757

Property Owner: Carma Paso Robles, LLC
9737 Great Hills Trail
Suite 260
Austin, Texas 78759

Notification: Notification not required

Type & Name of Subdivision: Final Plat, Paso Robles, Phase 3A

Subject Property:

Summary: The subject property is approximately 31.111 acres, more or less, and is located west at the intersection of Hunter Road and Centerpoint Road.

Zoning: Mixed Use/PDD

Traffic/Transportation: The property is northwest of Hunter Road and is accessed through the extension of Flying Orchid Drive; five new private drives will be built with this phase.

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

Planning Department Analysis:

The Planning & Zoning Commission first approved this plat on August 8, 2017. The plat has not been recorded and the applicant is requesting an amendment to the approved plat in order to rearrange the residential lots, ultimately decreasing the number of lots from 95 to 92.

The subject property is part of the Paso Robles 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 92 residential lots and nine open space / drainage lots.

Flying Orchid Drive will be extended which will connect this phase with McCarty Lane. Five new private streets are proposed. City water and wastewater lines will be extended through all streets.

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 was approved by the Planning & Zoning Commission in August 2017.

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:

Tory Carpenter

Planner

February 22, 2018

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
- Application