

# PC-16-48\_03 Final Plat Paso Robles, Phase 2C



## **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 2C

## **Subject Property:**

**Summary:** The subject property is approximately 14.735 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 Dancing Oak Lane; five private roads are included in 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 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 55 residential lots.

Dancing Oak Lane will be extended which will connect this phase with phase 2B. 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 has been attached to this report.

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

Planning Department Recommendation	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

**Prepared By:**

Tory Carpenter

Planner

February 14, 2018

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**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