

**Plat – Preliminary****PC-18-02\_02****Blanco Vista****Tract U****Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 8 single family lots and 1 drainage easement lot.		
<b>Applicant:</b>	CSF Civil Group 3636 Executive Center Drive, Suite 209 Austin, TX 78731	<b>Property Owner:</b>	Brookfield Residential 11501 Alterra Parkway, Suite 100 Austin, TX 78758
<b>Parkland Required:</b>	Completed with initial phase of this project	<b>Utility Capacity:</b>	Adequate / By Developer
<b>Accessed from:</b>	Blue Oak Boulevard	<b>New Street Names:</b>	Blue Oak Boulevard

**Notification**

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	N/A	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	N/A
<b>Response:</b>	None as of the date of this report.		

**Property Description**

<b>Location:</b>	West of Blanco Vista Boulevard		
<b>Acreage:</b>	3.111 acres	<b>PDD/DA/Other:</b>	Ord. # 2011-37; amended in Ord. # 2012-33
<b>Existing Zoning:</b>	Mixed Use	<b>Preferred Scenario:</b>	Area of Stability
<b>Proposed Use:</b>	Single Family		
<b>CONA Neighborhood:</b>	Blanco Vista	<b>Sector:</b>	7

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Mixed Use	Single Family	Area of Stability
<b>South of Property:</b>	Future Development	Soccer Fields	Area of Stability
<b>East of Property:</b>	Mixed Use	Single Family	Area of Stability
<b>West of Property:</b>	Mixed Use	Single Family	Area of Stability

**Staff Recommendation**

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Alison Brake, CNU-A		<b>Title :</b> Planner		<b>Date:</b> July 19, 2018	

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**Tract U****History**

The subject property is part of the Blanco Vista Planned Development District (PDD) within the single-family portion of the development. All lots are located above and outside the limits of the LOMR approved by FEMA on April 24, 2017 (Case No. 17-06-1994A).

**Additional Analysis**

Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development. It is consistent with the development standards in the PDD.

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**Blanco Vista**

**Tract U**



Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.