

Plat - Preliminary**PC-18-30_02****Paso Robles (Kissing Tree)****Phase 3E, 4, & 5****Summary**

Request:	Consideration of a Preliminary Plat with 271 single family lots, 3 condominium lots, 9 open space lots, 3 golf course lots, and 3 private street lots.		
Applicant:	Pape-Dawson 10801 N Mopac Expy. Bldg. 3, Suite 200 Austin, TX 78759	Property Owner:	Carma Paso Robles, LLC 11501 Alterra Parkway Suite 100 Austin, TX 78666
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	Centerpoint Road	New Street Names:	TBD

Notification

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

Property Description

Location:	Centerpoint Road at Hunter Road		
Acreage:	181.09 acres	PDD/DA/Other:	Ord. # 2010-59
Existing Zoning:	Mixed Use, MU	Preferred Scenario:	Low Intensity / Open Space
Proposed Use:	Residential		
CONA Neighborhood:	N/A	Sector:	9

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P / ETJ	Church / SF Residential	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	GC / FD	Church / Mobile Homes	Medium Intensity
West of Property:	ETJ	Vacant / SF Residential	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, CNU-A					
Title : Planner				Date: August 9, 2018	

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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.