

**Plat – Preliminary Plat
Amendment
PC-17-46_02**

Park Court at Willow Creek



Summary

Request:	Consideration of an Amendment to a Preliminary Plat with 2.52 acres establishing Lots 1-12, Park Court at Willow Creek II.		
Applicant:	Hermann Vigil 4303 Russell Drive Austin, TX 78704	Property Owner:	Robert W. McDonald, III 9811 S IH 35 Bldg 3, Ste 100 Austin, TX 78744
Parkland Required:	N/A – previously satisfied	Utility Capacity:	Adequate
Accessed from:	Stagecoach Trail	New Street Names:	N/A

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:	Stagecoach Trail / Primers Lane		
Acreage:	2.52 acres	PDD/DA/Other:	N/A
Existing Zoning:	Townhouse (TH)	Preferred Scenario:	Existing Neighborhood
Proposed Use:	Townhouse		
CONA Neighborhood:	Hunter's Hill	Sector:	9

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single Family - 4.5 (SF-4.5)	Residential	Existing Neighborhood
South of Property:	Public & Institutional (P)	Hernandez Elementary School	Existing Neighborhood
East of Property:	Office Professional (OP)	Office Building	Existing Neighborhood
West of Property:	Townhouse (TH)	Residential	Existing Neighborhood

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Andrea Villalobos, CNU-A		
Title : Planner		Date: August 10, 2018

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History

The subject property is approximately 2.52 acres. The original Preliminary Plat for the property was approved in 2011. The owner has submitted a Replat Application to replat a portion of the property to establish 2 additional townhome lots along Stagecoach Trail. This Replat is on the agenda and is being considered in conjunction with this Amending Plat Application. Due to the creation of new lots, the Preliminary Plat must be amended to establish consistency between the Replat creating the new lots.

Additional Analysis

All requirements of Section 3.2.3.4 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
<u>X</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.