

Plat - Preliminary**PC-18-27_02****La Cima, Phase II****Summary**

Request:	Consideration of a Preliminary Plat with 250 single family residential lots.		
Applicant:	Doucet & Associates 7401 B. Hwy. 71 W. Ste. 160 Austin, TX 78735	Property Owner:	Lazy Oaks Ranch, LP 303 Colorado St. Ste. 2300 Austin, TX 78701
Parkland Required:	Set by Development Agreement	Utility Capacity:	Adequate / By Developer
Accessed from:	Central Park Loop	New Street Names:	Carolina Jasmine Dr., Fountain Grass Dr., Lambs Ear Pass, Majestic Sage Trail, Missouri Primrose Ln., Orange Leaf Cv., Pin Cherry Pass, Rhiannon Ridge, Thornberry Tr., Trailing Lantana Ln.

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:	North of West Centerpoint Road, east of Central Park Loop		
Acreage:	89.42 acres	Development Agreement:	Res. 201-131R; amended in Res. 2018-75R
Existing Zoning:	ETJ; zoning set by DA	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Single family		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant & Single-Family	Low Intensity Zone
South of Property:	ETJ	Vacant	Low Intensity Zone
East of Property:	SF-4.5	Single-Family	Low Intensity Zone
West of Property:	ETJ	Vacant	Low Intensity Zone

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A		Title : Planner		Date: September 20, 2018	

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The subject property is part of the La Cima Development and located outside the City Limits within the Extraterritorial Jurisdiction (ETJ). The property is under the regulation of an approved and recorded Development Agreement; approved by City Council on September 16, 2014 and amended on May 15, 2018. The Development Agreement allows for a maximum of 2,400 residential dwelling units. This particular Phase will allow for 250 single family lots. The Open Space lots shown in each Section are private and will be maintained by the HOA. Ten new streets are proposed. City water and wastewater lines will be extended through all streets.

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 Development Agreement.

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>X</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.