

Plat - Final

PC-18-55_03

Paso Robles Phase 3B



Summary

Request:	Consideration of a Final Plat with 147 single-family lots.		
Applicant:	Steve Crauford, P.E. 10801 N Mopac Expy, Bldg 3, Ste 200 Austin, TX 78759	Property Owner:	Carma Paso Robles, LLC 11501 Alterra Parkway, Suite 100 Austin, TX 78758
Parkland Required:	N/A	Utility Capacity:	Adequate / By Developer
Accessed from:	Dancing Oak Lane	New Street Names:	Drawing Maple Street Gliding Willow Street Riding Plumb Drive Balancing Laurel Drive Playing Cypress Drive Cruising Oak Street Passing Elm Drive

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:	Intersection of Dancing Oak Lane and Drawing Maple Street		
Acreage:	51.651 ac	PDD/DA/Other:	Ord. # 2010-59
Existing Zoning:	Mixed Use "MU"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Single Family	Low Intensity
South of Property:	Mixed Use "MU"	Single Family	Low Intensity
East of Property:	Mixed Use "MU"	Single Family	Low Intensity
West of Property:	Mixed Use "MU"	Single Family	Low Intensity

Staff Recommendation

X	Approval of the Final Plat and Subdivision Improvement Agreements as Submitted	Approval with Conditions / Alternate	Denial
Staff: Tory Carpenter, CNU-A		Title : Planner	Date: February 7, 2019

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History

The subject property is approximately 51.651 acres. The proposed lots are part of the Paso Robles Planned Development District “PDD” adopted in 2010 and have a base zoning district of Mixed Use “MU”. The proposed final plat includes 147 single-family lots, 6 open space lots, and parkland dedication of approximately 7.494 acres.

Additional Analysis

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec. 3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official; <i>Subdivision Improvement Agreements have been submitted.</i>
<u>X</u>			Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1; <i>Subdivision Improvement Agreements have been submitted.</i>
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; 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.