

Plat - Preliminary

PC-19-15_02

Paso Robles Phase 4B



Summary

Request:	Consideration of a Preliminary Plat with 132 single family lots, three drainage/open space lots, and one private street lot.		
Applicant:	Pape-Dawson Engineers 10801 N Mopac Expy Austin, TX 78759	Property Owner:	Brookfield Residential 11501 Alterra Pkwy Austin, TX 78758
Parkland Required:	Dedicated in previous phases	Utility Capacity:	Adequate / By Developer
Accessed from:	Calming Agave Way	New Street Names:	Bending Paintbrush Cove Skipping Cedar Street Singing Sumac Way Soaring Bluestem Cove Rising Yaupon Cove Winding Yucca Lane

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 Calming Agave Way and Skipping Cedar Street		
Acreage:	82.835 acres	PDD	Ord. # 2010-59
Existing Zoning:	Mixed Use "MU"	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family Residential		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MU	Single-Family	Low Intensity Zone
South of Property:	MU	Single-Family	Low Intensity Zone
East of Property:	MU	Single-Family	Low Intensity Zone
West of Property:	MU	Single-Family	Low Intensity Zone

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: July 19, 2019	

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<u>History</u>
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 136 lots.
<u>Additional Analysis</u>
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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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. <i>This plat is located within the City of San Marcos.</i>