

Plat - Preliminary**PC-19-24_02****Paso Robles (Kissing Tree)****Phase 4C****Summary**

Request:	Consideration of a Preliminary Plat with 84 residential lots, one golf course lot, and one private street lot.		
Applicant:	Pape-Dawson Engineers 10801 North Mopac Expressway, Building 3, Suite 200 Austin, TX 78759	Property Owner:	Carma Paso Robles, LLC 11501 Alterra Parkway Suite 100 Austin, TX 78758
Parkland Required:	Previous Phases	Utility Capacity:	By Developer
Accessed from:	Dancing Oak Lane	New Street Names:	Soaring Myrtle Way Calming Sage Drive Blooming Aster Way Waving Muhly 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:	Kissing Tree Development		
Acreage:	34.94 acres	PDD/DA/Other:	Ord. # 2010-59
Existing Zoning:	Mixed Use	Preferred Scenario:	Low Intensity
Proposed Use:	Say Something		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Mixed Use "MU"	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 as Submitted	Approval with Conditions / Alternate	Denial
Staff: Tory Carpenter, CNU-A		Title : Planner	Date: October 3, 2019

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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.