

Plat – Preliminary	Blanco Vista
PC-19-57	Tract M-2



Summary

Request:	Consideration of a Preliminary Plat with 85 single family lots and three open space and drainage easement lots.		
Applicant:	CSF Civil Group 3636 Executive Center Drive, Suite 209 Austin, TX 78731	Property Owner:	Brookfield Residential 11501 Alterra Parkway, Suite 100 Austin, TX 78758
Parkland Required:	Completed with initial phase of this project	Utility Capacity:	Adequate / By Developer
Accessed from:	Brand Iron Drive, Bodark Oak Way, Witchazel Way, and Ginko Street. Existing Brand Iron Drive will be extended.	New Street Names:	Witchazel Way, and Ginko Street. An unnamed Alley is also proposed.

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:	East of Old Stagecoach Road, north of Trail Ridge Pass		
Acreage:	17.445 acres	PDD/DA/Other:	Ord. # 2011-37; amended in Ord. # 2012-33
Existing Zoning:	Mixed Use	Preferred Scenario:	Area of Stability
Proposed Use:	Single Family		
CONA Neighborhood:	Blanco Vista	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Mixed Use	Single Family	Area of Stability
South of Property:	Mixed Use	Single Family	Area of Stability
East of Property:	Mixed Use	Single Family	Area of Stability
West of Property:	Mixed Use	Single Family	Area of Stability

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: January 23, 2020

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History

The subject property is part of the Blanco Vista Planned Development District (PDD) within the single-family portion of the development. All lots are located above and outside the limits of the LOMR approved by FEMA on April 24, 2017 (Case No. 17-06-1994A).

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 PDD.

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.