

Plat - Final
PC-19-34

La Cima, Phase 2, Section B



Summary

Request:	Consideration of a Final Plat with 120 single-family residential lots.		
Applicant:	Doucet & Associates 7401 B. Highway 71 W. Suite 160 Austin, TX 78735	Property Owner:	LCSM Ph. 2, LLC 303 Colorado Street Suite 2300 Austin, TX 78701
Parkland Required:	N/A – will be handled in a future phase	Utility Capacity:	Adequate / By Developer
Accessed from:	West Centerpoint Road and Central Park Loop	New Street Names:	Lambs Ear Pass, Teakmill Trail, Trailing Lantana Lane, Pin Cherry Pass, Majestic Sage Traill, Carolina Jasmine 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:	West of the intersection of Old Ranch Road 12 and Wonder World Drive		
Acreage:	55.831 acres	PDD/DA/Other:	Resolution # 2018-75R
Existing Zoning:	ETJ	Preferred Scenario:	Area of Stability / Low Intensity Zone
Proposed Use:	Single-family Residential		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone
South of Property:	ETJ	Vacant	Area of Stability/ Low Intensity Zone
East of Property:	SF-4.5	Single-family	Area of Stability/ Low Intensity Zone
West of Property:	ETJ	Vacant	Area of Stability/ 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 : Historic Preservation Officer & Planner		Date: February 20, 2020	

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History

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. This section is within the single-family portion of the development and provides for the development of 120 residential lots, three open space lots, and six drainage easement lots. The La Cima H.O.A. will be responsible for the maintenance of the open space lots. The proposed plat is consistent with development standards set forth in the Development Agreement.

Additional Analysis

The Preliminary Plat that encompassed this section of Phase 2 was approved by the Planning and Zoning Commission on September 25, 2018.

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>N/A</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;
<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;
<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>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.