

Plat - Preliminary**PC-19-44****Mystic Canyon****Summary**

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|---------------------------|---|--------------------------|---|
| Request: | Consideration of a Preliminary Plat with 127 single-family lots and five parkland lots. | | |
| Applicant: | Bill E. Couch 5501 W WM Cannon Dr Austin, TX 78749 | Property Owner: | Kali Kate Services, Inc. 1709 S Ridge Ln Austin, TX 78734 |
| Parkland Required: | 1.95 Acres | Utility Capacity: | By Developer |
| Accessed from: | Old Ranch Road 12 | New Street Names: | Mystic Whispers Drive Sink Rock Valley Stonehaven Drive Blackberry Bend Coquina Pass Mystic Canyon |

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 the intersection of Craddock Avenue and Old Ranch Road 12 | | |
| Acreage: | 62.059 Acres | PDD/DA/Other: | N/A |
| Existing Zoning: | SF-6 | Preferred Scenario: | Existing Neighborhood |
| Proposed Use: | Single-Family Development | | |
| CONA Neighborhood: | Castle Forest | Sector: | 2 |

Surrounding Area

| | Zoning | Existing Land Use | Preferred Scenario |
|---------------------------|---------------|--------------------------|---------------------------|
| North of Property: | MF-24 | Multifamily | Existing Neighborhood |
| South of Property: | SF-6 | Vacant | Existing Neighborhood |
| East of Property: | SF-6 | Single Family | Existing Neighborhood |
| West of Property: | ETJ / SF6 | Vacant | Existing Neighborhood |

Staff Recommendation

| | | | | | |
|--|-----------------------|--|--------------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Approval as Submitted | <input checked="" type="checkbox"/> X | Approval with Conditions / Alternate | <input type="checkbox"/> | Denial |
| <ul style="list-style-type: none"> Approval of this preliminary plat shall be effective with the adoption of Ord. 2020-31 approving the zoning of this development. | | | | | |
| Staff: Tory Carpenter, AICP, CNU-A | | | Title : Planner | | Date: May 21, 2020 |

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|---------------------------|----------------------|
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History

The request is associated with the Mystic Canyon development, which includes 127 single-family lots. In 2018, the applicant was granted a zoning change from FD to SF-6 for 56.6 acres of the property. While the developer also had the remainder of the property under contract, it was not included with the application materials for the original zoning change.

The Planning & Zoning Commission made a recommendation of approval for a zoning change for the remaining 5.217 acres. This request is scheduled for City Council first and second readings on their May 19 & June 2 meetings respectively.

Additional Analysis

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Mystic Canyon



| 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; <i>There is no concept plat for this property.</i> |
| <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. <i>Type the response below in italics, if necessary</i> |