

Plat - Final PC-20-11

Paso Robles Phase 4B Section 1



Summary

| | | | |
|---------------------------|--|--------------------------|--|
| Request: | Consideration of a Final Plat with 75 single-family lots. | | |
| Applicant: | Steve Crauford, P.E. Pape-Dawson Engineers 10801 N Mopca Expy Bldg 3, Ste 200 Austin, TX 78759 | Property Owner: | Carma Paso Robles, LLC 11501 Alterra Pkwy Ste 100 Austin, TX 78758 |
| Parkland Required: | N/A | Utility Capacity: | By Developer |
| Accessed from: | Skipping Cedar Street | New Street Names: | Dancing Paintbrush Cove Calming Agave Cove Soaring Bluestem Cove Blushing Aster 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: | Intersection of Skipping Cedar Street & Leaping Holly Street | | |
| Acreage: | 23.7 acres | PDD/DA/Other: | Ord. # 2010-59 |
| Existing Zoning: | Mixed Use "MU" | Preferred Scenario: | Low Intensity |
| Proposed Use: | Single Family | | |
| 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

| | | | | | |
|---|-----------------------|--------------------------|--------------------------------------|---------------------------|--------|
| <input checked="" type="checkbox"/> | Approval as Submitted | <input type="checkbox"/> | Approval with Conditions / Alternate | <input type="checkbox"/> | Denial |
| • | | | | | |
| Staff: Tory Carpenter, AICP, CNU-A | | Title : Planner | | Date: May 21, 2020 | |

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| 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; <i>A Preliminary plat has been approved.</i> |
| <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>X</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>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. The property is not located in the ETJ. |