

**Plat - Final**  
**PC-20-52**

**Blanco Vista**  
**Tract M-2**



**Summary**

<b>Request:</b>	Consideration of a Final Plat with 85 single family lots and 3 open space and drainage easement lots.		
<b>Applicant:</b>	CSF Civil Group 3636 Executive Center Drive, Suite 209 Austin, TX 78731	<b>Property Owner:</b>	Brookfield Residential 11501 Alterra Parkway, Suite 100 Austin, TX 78758
<b>Parkland Required:</b>	Completed with initial phase of this project	<b>Utility Capacity:</b>	Adequate / By Developer
<b>Accessed from:</b>	Brand Iron Drive, Bodark Oak Way, and Witchhazel Way. Existing Brand Iron Drive and Witchhazel Way will be extended.	<b>New Street Names:</b>	Ginko Street

**Notification**

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	N/A	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	N/A
<b>Response:</b>	None as of the date of this report.		

**Property Description**

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

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Mixed Use	Single Family	Area of Stability
<b>South of Property:</b>	Mixed Use	Single Family	Area of Stability
<b>East of Property:</b>	Mixed Use	Single Family	Area of Stability
<b>West of Property:</b>	Outside City Limits & 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
<b>Staff:</b> Alison Brake, CNU-A					
<b>Title:</b> Historic Preservation Officer			<b>Date:</b> November 5, 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**

All requirements of Section 3.2.3.4 of the Development Code have been met.

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>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.