

Plat – Final PC-20-06

La Cima Fire Station



Summary

Request:	Consideration of a Final Plat with two lots - one for Fire Station No. 2 and one remainder lot.		
Applicant:	Bowman Consulting 1120 S. Capital of TX Highway, Bldg. 3, Ste. 220 Austin, TX 78746	Property Owner:	La Cima Commercial LP 303 Colorado Street, Ste. 2300 Austin, TX 78701
Parkland Required:	N/A	Utility Capacity:	Adequate / By Developer
Accessed from:	West Centerpoint Road and Flint Ridge Road	New Street Names:	Flint Ridge Road

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 West Centerpoint Road and Flint Ridge Road		
Acreage:	7.024 acres	PDD/DA/Other:	Resolution 2020-179R
Existing Zoning:	ETJ	Preferred Scenario:	Area of Stability
Proposed Use:	Fire Station No. 2		
CONA Neighborhood:	N/A	Sector:	2

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	COSM Electric Substation	Area of Stability
South of Property:	ETJ	Vacant (part of La Cima Development)	Area of Stability
East of Property:	ETJ	Vacant (part of La Cima Development)	Area of Stability
West of Property:	ETJ	Vacant (part of La Cima Development)	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: Historic Preservation Officer			Date: December 3, 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. These two lots are within the commercial portion of the development and provides for the development of one civic use lot for Fire Station No. 2 (Lot 1) and one other lot; there is no proposed use at this time for Lot 2. The proposed plat is consistent with development standards set forth in the Development Agreement.

Additional Analysis

None.

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>N/A</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.