

# Plat - Final PC-20-18

## Millbrook Park Phase 2



### Summary

<b>Request:</b>	Consideration of a Final Plat with 127 residential lots		
<b>Applicant:</b>	BGE, Inc 7330 San Pedro Ave, Ste. 202 San Antonio, TX 78216	<b>Property Owner:</b>	Forestar (USA) Real Estate Group 10700 Pecan Park Blvd. Ste. 150 Austin, TX 78750
<b>Parkland Required:</b>	N/A - PDD	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Wassar Blvd	<b>New Street Names:</b>	Windsor Blvd, Scarborough Way, Wilshire Road.

### 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>	Intersection of Wassar Boulevard and McCarty Lane		
<b>Acreage:</b>	32.109 acres +/-	<b>PDD/DA/Other:</b>	Ord. # 2013-26
<b>Existing Zoning:</b>	PDD	<b>Preferred Scenario:</b>	Medium Intensity
<b>Proposed Use:</b>	Residential		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	PDD	Greenspace / Vacant	Medium Intensity
<b>South of Property:</b>	SmartCode	Vacant	Medium Intensity
<b>East of Property:</b>	PDD	Multifamily / Single family	Medium Intensity
<b>West of Property:</b>	PDD	Greenspace / Vacant	Medium Intensity

### Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Will Parrish, AICP, CNU-A					
<b>Title :</b> Planner			<b>Date:</b> November 22, 2020		

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**History**

This property is part of the McCarty Commons PDD. The applicant is proposing 127 residential lots.

**Additional Analysis**

The applicant has requested an Administrative Adjustment for less than 10% of the side corner setback for three lots within this subdivision. These three lots will have a side corner setback of 9.5 feet, rather than 10 feet. The Planning Director has approved this request.

The applicant is requesting to defer public improvements with a Subdivision Improvement Agreement in accordance with Section 3.4.2.1. This will allow simultaneous construction of public infrastructure and private development with the developer providing surety for 125% of the cost of public improvements.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</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>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.

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