

Plat – Final Subdivision Plat PC-20-32

Redwood Multifamily



Summary

Request:	Consideration of a Final Subdivision Plat with 20 multifamily residential lots		
Applicant:	Steven Buffum Costello, Inc. 9050 N Capital of Texas Hwy, Bldg 3, Ste 390 Austin, TX 78759	Property Owner:	LDG Development LLC 6300 LA Calma Dr, Ste 520 Austin, TX 78752 Three Rivers Development, LLC 301 Main Plaza, Ste 385 New Braunfels, TX 78130
Parkland Required:	Parks Board approved a fee-in-lieu of parkland dedication	Utility Capacity:	To be supplied by developer
Accessed from:	Redwood Road	New Street Names:	Englemann Way Pavonia Court Wethersfield Lane

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:	1600 Block of Redwood Road		
Acreage:	15.152 acres	PDD/DA/Other:	Res. 2020-164R
Existing Zoning:	Character District-4 (CD-4)	Preferred Scenario:	Medical District Medium Intensity Zone
Proposed Use:	Multifamily		
CONA Neighborhood:	N/A	Sector:	5

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Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ (Outside City Limits)	La Vista Retirement Community	Medical District Medium Intensity Zone
South of Property:	Character District-3 (CD-3)	Vacant	Medical District Medium Intensity Zone / Low Intensity – Area of Stability
East of Property:	Character District-3 (CD-3)	Vacant	Medical District Medium Intensity Zone
West of Property:	ETJ (Outside City Limits) and Future Development (FD)	Vacant / Warehouse / Commercial	Medical District Medium Intensity Zone

Staff Recommendation

<input type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Andrea Villalobos, AICP, CNU-A			Title : Senior Planner	Date: November 5, 2020	
Staff recommends approval of the plat with the following condition:					
1. All Public Improvement Construction Plans (PICPs), Watershed Protection Plan (WPP), and the Traffic Impact Analysis (TIA) applications are approved.					

History

In August, 2020, the City Council approved a Resolution of No Objection for a Low Income Housing Tax Credit (LIHTC) project on the subject property.

Additional Analysis

The project is proposing 2 new blocks and 20 new lots to allow for 296 units for the purposes of multifamily. The project is also proposed the construction of 3 new public right-of-way streets in order to create 2 blocks. Per the Development Code, blocks are bounded by public streets. On August 20, 2020, the project received approval by the Parks Board to pay a fee-in-lieu of parkland dedication in the amount of \$93,832. The project is also required to pay a parkland development fee of \$125,208.

Staff has reviewed the Public Improvement Construction Plans (PICPs), Watershed Protection Plan (WPP), and Traffic Impact Analysis (TIA) applications and has determined that the applications are substantially approved, however, they have not yet been issued. Staff has included a condition on the plat to address this.

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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; <i>There is no preliminary plat on the subject property.</i>
		<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; <i>The applicant is deferring construction of the public improvements.</i>
<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; <i>A subdivision improvement agreement shall be executed.</i>
<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 <i>All required public facility requirements will be met.</i>
		<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>The subject property is not located in the extraterritorial jurisdiction.</i>