

# Plat - Final PC-20-25

## Paso Robles Phase 4B-2



### Summary

<b>Request:</b>	Consideration of a Final Plat with 65 single family lots, two open space lots, and one private street lot.		
<b>Applicant:</b>	Steve Crauford, P.E. 101801 N Mopac Expy Austin, TX 787	<b>Property Owner:</b>	Carma Paso Robles, LLC 11501 Alterra Pkwy Austin, TX 78758
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Skipping Cedar Street	<b>New Street Names:</b>	Singing Sumac Way

### 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>	Skipping Cedar Street at Singing Sumac Way		
<b>Acreage:</b>	17.196 acres	<b>PDD/DA/Other:</b>	Ord. # 2010-59
<b>Existing Zoning:</b>	Mixed Use "MU"	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Single Family		
<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>	MU	Open Space	Low Intensity
<b>South of Property:</b>	MU	Vacant	Low Intensity
<b>East of Property:</b>	MU	Single Family	Low Intensity
<b>West of Property:</b>	MU	Golf Course	Low Intensity

### Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Tory Carpenter, AICP, CNU-A					
<b>Title :</b> Planner				<b>Date:</b> December 3, 2020	

### History

The Paso Robles Phase 4B preliminary plat was approved in August 2019.

### Additional Analysis

This final plat is consistent with the approved Paso Robles PDD and Phase 4B preliminary plat.

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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;
<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.