

# Plat - Final

## PC-20-31

# Paso Robles Phase 2B



## Summary

<b>Request:</b>	Consideration of a Final Plat consisting of a 2,700 linear foot section of W. Centerpoint Road.		
<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>	W. Centerpoint Rd	<b>New Street Names:</b>	None

## 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>	W. Centerpoint Road north of Hunter Road		
<b>Acreage:</b>	7.981 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	Single Family	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	Vacant	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

This section of W Centerpoint Road was included with the Paso Robles preliminary plat approved on July 2018.

## Additional Analysis

This final plat is consistent with the approved Paso Robles PDD and approved 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.