

Plat – Preliminary**PC-20-51****Creekside Station****Summary**

Request:	Consideration of a Preliminary Plat with 392 residential lots		
Applicant:	Dan Ryan 7500 Rialto Blvd Bldg. II Ste. 100 Austin, TX 78735	Property Owner:	Clint Jones 1067 FM 306 Unit 106 New Braunfels, TX 78130
Parkland Required:	6.03 acres (32.79 acres dedicated and accepted by the Parks Board on 12/17/20)	Utility Capacity:	By Developer
Accessed from:	FM 1101	New Street Names:	N/A

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:	Near intersection of FM 1101 and Rodgers Hollow		
Acreage:	111.76 acres +/-	PDD/DA/Other:	N/A
Existing Zoning:	ETJ	Preferred Scenario:	Low Intensity
Proposed Use:	Residential		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Rural	Low Intensity
South of Property:	ETJ	Rural	Low Intensity
East of Property:	ETJ	Residential	Low Intensity
West of Property:	ETJ	Rural	Low Intensity

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Will Parrish, AICP, CNU-A		Title : Planner	Date: December 28, 2020

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History

This property is located in the Extraterritorial Jurisdiction, and is proposed for a single-family subdivision with 392 lots.

Additional Analysis

The applicant received an administrative waiver to the block requirement along the east side of the property, due to existing development. Even with the administrative waiver, there is still one stub out street to allow for a future connection to the existing residential development is needed.

The parkland dedication requirement, based on the number of units proposed, was 6.03 acres. The applicant requested to dedicate 32.79 acres of parkland. This request was approved by the Parks Board at their regularly scheduled meeting on December 17, 2020.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
		<u>N/A</u>	The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this development;
<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.