

Plat - Final
PC-21-52

Blanco Vista Tract L



Summary

Request:	Consideration of a Final Plat with 114 single family lots.		
Applicant:	CSF Civil Group 3636 Executive Center Drive, Suite 209 Austin, TX 78731	Property Owner:	Brookfield Residential 11501 Alterra Parkway, Suite 100 Austin, TX 78758
Parkland Required:	Completed with initial phase of this project	Utility Capacity:	Adequate / By Developer
Accessed from:	Blue Oak Boulevard, Chaste Tree Drive and Royal Oak Boulevard	New Street Names:	Kalamon Court, Ladolia 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:	East of Old Stagecoach Road, north of Trail Ridge Pass		
Acreage:	51.891 acres	PDD/DA/Other:	Ord. # 2011-37; amended in Ord. # 2012-33
Existing Zoning:	Mixed Use	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Single Family		
CONA Neighborhood:	Blanco Vista	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Single Family	Low Intensity Zone
South of Property:	Mixed Use	Single Family	Low Intensity Zone
East of Property:	ETJ	Vacant	Low Intensity Zone
West of Property:	Mixed Use	Single Family	Low Intensity Zone

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Alison Brake, CNU-A			
Title: Historic Preservation Officer		Date: September 23, 2021	

Plat - Final
PC-21-52

Blanco Vista Tract L



History

The subject property is part of the Blanco Vista Planned Development District (PDD) within the single-family portion of the development. All lots are located above and outside the limits of the LOMR approved by FEMA on April 24, 2017 (Case No. 17-06-1994A).

Additional Analysis

None required.

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; <i>The preliminary plat for this tract was approved by the Planning and Zoning Commission on March 9, 2021.</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;
<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.