



Legislation Details (With Text)

**File #:** PC-17-45\_03 **Version:** 1 **Name:**  
**Type:** Discussion Item **Status:** Passed  
**File created:** 10/26/2017 **In control:** Planning and Zoning Commission  
**On agenda:** 11/14/2017 **Final action:** 11/14/2017  
**Title:** PC-17-45\_03 (Blanco Vista, Tract P) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 11.502 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Trail Ridge Pass. (A. Brake)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-17-45\_03 Aerial Map, 2. PC-17-45\_03\_Staff Report, 3. PC-17-45\_03 Final Plat, 4. PC-17-45\_03 Application

Date	Ver.	Action By	Action	Result
11/14/2017	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

PC-17-45\_03 (Blanco Vista, Tract P) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 11.502 acres, more or less, out of the William Ward League Survey, Abstract 467, located west of Trail Ridge Pass. (A. Brake)

**Meeting date:** November 14, 2017

**Department:** Planning and Development Services

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**CITY COUNCIL GOAL:** N/A

**COMPREHENSIVE PLAN ELEMENT(s):** N/A

**BACKGROUND:**

The subject property is part of the Blanco Vista Planned Development District, and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 25 residential lots, one (1) drainage lot and one (1) small park lot. One (1) new street, Emery Oak Court, is proposed. The site is part of the continued build-out of the Blanco Vista subdivision. All lots are located above and outside of the limits of the LOMR approved by FEMA in April 2017 (Case No. 17-06-1994A). Elevation certificates for those homes will be required at the time of building permit. Parkland dedication was completed with the initial phase of this project, and is not required for this individual plat. The preliminary plat for this tract

was approved by the Commission on April 11, 2017.

Staff has reviewed the request and determined that the final plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends **approval** of the final plat as submitted.