



## Legislation Text

---

**File #:** PC\_18-26\_02, **Version:** 1

---

**AGENDA CAPTION:**

PC-18-26\_02 (Blanco Vista, Tract M-1) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 19.180 acres, more or less, out of the William Ward League Survey, Abstract 467, located east of Old Stagecoach Road and north of Trail Ridge Pass (A. Brake)

**Meeting date:** July 24, 2018

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:** N/A

**Comprehensive Plan Element (s):**

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☒ Not Applicable

**Master Plan:** N/A

**Background Information:**

The subject property is part of the Blanco Vista Planned Development District and is within the single-family portion of the development. It provides for the development of 95 residential lots and two (2) open space and drainage easement lots. Three (3) new streets are proposed: Bodark Oak Way, Witchazel Way, and Chaste Tree Drive. An unnamed alley is also proposed and Brand Iron Drive is proposed to be extended. All lots are located above and outside of the limits of the LOMR approved by FEMA in on April 24, 2017 (Case No. 17-06-1994A.) Elevation certificates for those homes will be required at the time of building permit. The site is part of the continued build-out of the Blanco Vista subdivision and the proposed plat is consistent with development in the PDD.

Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development. It is consistent with the development standards in the PDD.

Staff has reviewed the request and determined the requirements of Section 3.2.2.4 of the San Marcos Development Code have been met.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

Approve as submitted.