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PC-16-28_02 Preliminary Plat, Whisper PID Subdivision Phase-1



Applicant Information:

Agent: Doucet & Associates, Inc.
7401B Hwy. 71 West
Suite 160
Austin, TX 78735

Property Owner: Whisper Master Community Limited Partnership
Yarrington Partners, Ltd.
9811 South IH 35
Austin, TX 78744

Notification: Notification not required

Type & Name of Subdivision: Preliminary Plat, Whisper PID Subdivision Phase-1

Subject Property:

Summary: The subject property is approximately 25.48 acres, more or less of right-of-way that will be dedicated to the City as part of the Whisper Public Improvement District (PID).

Zoning: General Commercial ("GC") / Future Development ("FD") / Public Improvement District

Traffic/ Transportation: The property lies east of IH-35, south of Yarrington Road, north of Saddle Run Way, and west of Harris Hill Road. Three new streets are proposed with this Preliminary Plat: Susurro Parkway, Rustle Ridge Road, and Whisper Hills Boulevard.

Utility Capacity: City water and wastewater will be extended through the site and be funded via the PID. Electric service will be provided by Pedernales Electric Cooperative, Inc.

Planning Department Analysis:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. 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.

The subject property is located east of IH-35 and is bounded by Yarrington Road to the north, Saddle Run Way to the south, and Harris Hill Road to the east. The property being platted is right-of-way that was established under the creation of the Whisper Public Improvement District (PID) by City Council Resolution 2014-149. This Preliminary Plat establishes three new streets, Susurro Parkway, Rustle Ridge Road, and Whisper Hills Boulevard.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied.

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) 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.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** of this preliminary plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

Prepared By:

Alison Brake, CNU-A	Planner	February 1, 2017
Name	Title	Date

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Preliminary Plat. The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria for approval section of the Land Development Code, or statutorily deny (an action that keeps the application "in process") the plat.