

Plat - Final	Waterstone Unit B
PC-23-26	



Summary

Request:	Consideration of a Final Plat with a total of 142 residential lots		
Applicant:	Doucet & Associates, Inc. 7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	Property Owner:	DRP TX, LLC 590 590 Madison Ave, 13 th Floor New York, NY 10022
Parkland Required:	N/A Approved with Development Agreement	Utility Capacity:	By Developer
Accessed from:	CR 158	New Street Names:	Mustang Island Way Avre Loop Port Aransas Pass Chapel Beck Drive Haw Branch View Yuba Path

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	N/A		

Property Description

Location:	On CR 158 south of the intersection between CR 158 and Cool Springs Blvd		
Acreage:	+/- 26.47 acres	PDD/DA/Other:	Res.2018-199R
Existing Zoning:	ETJ w/ Development Agreement and MUD	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Residential & Open Space		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	City of Kyle (Single Family Residential)	Residential	N/A
South of Property:	San Marcos ETJ	Vacant	Low Intensity
East of Property:	San Marcos ETJ	Vacant (Unit A)	Low Intensity
West of Property:	San Marcos ETJ	Vacant (Unit C)	Low Intensity

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Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
	Staff: Julia Cleary	Title : Senior Planner	Date: September 20, 2023

History

The Waterstone development, previously LaSalle, was negotiated in 2014 through a development agreement and is located outside the City Limits. The Development Agreement requires compliance with SmartCode, previously Subpart C of the City’s Code of Ordinances. A Preliminary Plat for Waterstone Units A-C was approved in January, 2022 (PC-21-41), and Unit A was approved by the Planning and Zoning Commission in May, 2023. Water and wastewater will be provided through a Retail Services Agreement with the City of Kyle and electricity shall be provided by Pedernales Electric Co-operative.

Additional Analysis

N/A

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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; <i>A Preliminary Plat has been approved for this site (PC-21-41)</i>
<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;
		<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; <i>Surety will be required prior to plat recordation. Surety for roadway improvements shall be posted with Hays County and water and wastewater shall be posted with the City of Kyle.</i>
<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>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. <i>Approval letter has been received from Hays County Development Services confirming it meets their requirements.</i>