

<b>Plat - Preliminary</b>	<b>The Waters</b>
<b>PC-23-11</b>	



**Summary**

<b>Request:</b>	Consideration of a preliminary plat with 7 multifamily/ mixed use (CD-5) and 7 open space/ parkland lots		
<b>Applicant:</b>	LJA Engineering, Inc 7500 Rialto Blvd, Ste 100 Austin, TX, 78735	<b>Property Owner:</b>	AV McCarty Lane GP and SM McCarty Lane LLC c/o American Ventures LLC 1801 Lavaca St, Ste 116 Austin, TX, 78701
<b>Parkland Required:</b>	8.69 acres and \$39,313.83 fee in lieu.	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	McCarty Lane	<b>New Street Names:</b>	See attached plat

**Notification**

<b>Published:</b>	N/A		
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Location:</b>	On McCarty Lane 750' west of the intersection between Rattler Rd and E McCarty Lane		
<b>Acreage:</b>	40.78 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Character District-5	<b>Preferred Scenario:</b>	Medium Intensity Zone
<b>Proposed Use:</b>	Multifamily/ Mixed Use		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Light Industrial	Vacant (under development)	Medium Intensity Zone (East Village)
<b>South of Property:</b>	Light Industrial	Vacant	Medium Intensity Zone (East Village)
<b>East of Property:</b>	Character District 4	Vacant	Medium Intensity Zone (East Village)
<b>West of Property:</b>	McCarty Commons PDD	Residential	Medium Intensity Zone (East Village)

**Staff Recommendation**

<input checked="" type="checkbox"/>	<b>Approval as Submitted</b>	<input type="checkbox"/>	<b>Approval with Conditions / Alternate</b>	<input type="checkbox"/>	<b>Denial</b>
<b>Staff: Julia Cleary</b>		<b>Title : Senior Planner</b>		<b>Date: July 19, 2023</b>	

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History

The site is located within the proposed “East Village” in the current Comprehensive Plan and the “Second City Center”/ East Village within the draft Vision SMTX Comprehensive Plan update. It was annexed and zoned to “Character District-5” on August 16, 2022 (Ord.2022-57). Public parkland dedication and a partial fee in lieu was approved by Parks Board at their May 18<sup>th</sup> meeting. The applicant is proposing to develop the site as multifamily with the option for some mixed use/ retail/ commercial elements as allowed under the CD-5 zoning district. The exact uses for each parcel will be determined by the final user at the time of site development.

Additional Analysis

See below.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
		<u>N/A</u>	The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations 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 this Development Code; 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.