

Plat - Preliminary	Waterstone Phase 1A
PC-21-05	



Summary

Request:	Consideration of a Preliminary Plat with right-of-way dedication for Waterstone Boulevard and one amenity lot.		
Applicant:	Tracy Bratton, PE Doucet & Associates, Inc. 7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	Property Owner:	Tack Development, Ltd. 230 Klattenhoff Ln., Ste. 100 Hutto, TX 78634
Parkland Required:	N/A Approved with Development Agreement	Utility Capacity:	By Developer
Accessed from:	IH-35 / Waterstone Boulevard	New Street Names:	Waterstone Boulevard

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	+/- 1500' South of CR 158 and east of SH 21		
Acreage:	27.744 acres	PDD/DA/Other:	N/A
Existing Zoning:	ETJ w/ Development Agreement	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Residential & Commercial		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	City of Kyle (R-1-1 & R-1-2) Kyle ETJ	Residential	N/A
South of Property:	San Marcos ETJ	Vacant	Area of Stability – Low Intensity
East of Property:	San Marcos ETJ	Vacant	Area of Stability – Low Intensity
West of Property:	City of Kyle (A & M2)	Residential / Vacant	N/A

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Staff Recommendation

Approval as Submitted	X	<u>Approval with Conditions / Alternate</u>	Denial
Staff recommends approval with the following condition: 1. The Qualified Watershed Protection Plan Phase 2 be approved.			
Staff: Andrea Villalobos, AICP, CNU-A		Title : Planning Manager	Date: October 6, 2021

History

The Waterstone development, previously LaSalle, was negotiated in 2014 through a development agreement and is considered outside the City Limits. The Development Agreement requires compliance with SmartCode, previously Subpart C of the City’s Code of Ordinances.

Additional Analysis

The Preliminary Plat consists of Waterstone Boulevard and an amenity lot proposed within the development. The Preliminary Plat is also associated with a Qualified Watershed Protection Plan Phase 2 which will be heard on the same meeting agenda.

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; <i>A Regulating Plan was required to be approved with the Development Agreement</i>
<u>X</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>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.