

Plat - Preliminary**PC-21-41****Waterstone Units A-C****Summary**

Request:	Consideration of a Preliminary Plat with a total of 378 lots for the use of residential homes and open space along with 14 new streets		
Applicant:	Xavier Torres, 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:	Agua Azul Bend Alamito Avenue Avre Loop Boca Chica Drive Chapel Beck Drive Haw Branch View Jura Pass Magalia Lane Meuse Lane Mustang Island Way Port Aransas Pass Sambre Street Sormonne Loop Yuba Path

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:	+/- 90 acres	PDD/DA/Other:	Res.2018-199R
Existing Zoning:	ETJ w/ Development Agreement	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Residential & Open Space		
CONA Neighborhood:	N/A	Sector:	N/A

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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

Staff Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		Denial
Staff: Andrea Villalobos, AICP, CNU-A		Title : Planning Manager		Date: January 19, 2022	

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.

Additional Analysis

N/A

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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.