

Plat – Preliminary Plat PC-18-46

La Salle Preliminary Plat Amendment



Summary

Request:	Consideration of an amendment to the La Salle Preliminary Plat		
Applicant:	Joann Eagle 5501 W William Cannon Austin, TX 78748	Property Owner:	La Salle Holdings LTD 6109 FM 390 North Brenham, TX 77833
Parkland Required:	N/A	Utility Capacity:	Required at Final Plat
Accessed from:	Yarrington Road, County Road 158, Hwy 21	New Street Names:	N/A

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:	Intersection of Yarrington Road and County Road 158		
Acreage:	1748	PDD/DA/Other:	Res. 2018-199
Existing Zoning:	N/A	Preferred Scenario:	Low Intensity
Proposed Use:	Mixed (Single Family, Multifamily, Open Space, Commercial)		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ/Kyle	Quarry/Residential	Low Intensity
South of Property:	ETJ	Residential/Agricultural	Low Intensity
East of Property:	Kyle	Vacant / Residential	N/A
West of Property:	HC/ETJ	Vacant	Employment Area / Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Will Parrish, CNU-A	Title : Planner	Date: December 28, 2018

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Amendment



History

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.

In this particular case, the Preliminary Plat is being used to establish boundaries for the extraction of fill material as well as a lot on which to process this material. This property is subject to a Development Agreement that allows for the extraction of material prior to the development of the site. The Preliminary Plat will be amended in the future to include streets and lots as approved under the Development Agreement.

Additional Analysis

This plat shows three (3) lots from which material will be extracted, one (1) lot where the material will be processed which is proposed by this amendment, and two (2) reserve tracts on which material extraction will not occur. The Preliminary Plat establishes the proposed excavation and processing areas, as well as access points to each lot, and delineates the Water Quality Zone.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The plat is consistent with all zoning requirements for the property, and any approved development agreement;
<u>X</u>			The plat conforms to the approved Watershed Protection Plan (Phase 1);
<u>X</u>			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;
<u>X</u>			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 <i>This Preliminary Plat is subject to a Development Agreement that pre-dates the current Land Development Code.</i>
		<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.