

**Plat – Preliminary****PC-16-52\_02****Whisper Mixed Use****Subdivision****Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 581 single-family lots, seven (7) mixed use lots, 15 parks and open space lots, and four (4) detention lots.		
<b>Applicant:</b>	Hermann Vigil, P.E. Vigil & Associates 4303 Russell Drive Austin, TX 78704	<b>Property Owner:</b>	Robert W. McDonald, III Whisper Residential, LLC 9811 South IH-35, Bldg. 3 Suite 100 Austin, TX 78744
<b>Parkland Required:</b>	8.94 acres	<b>Utility Capacity:</b>	Adequate / By Developer
<b>Accessed from:</b>	Harris Hill Road and 2 new, unnamed roadways per PID Agreement	<b>New Street Names:</b>	Ocean Breeze, Sonterra Drive, Golden Grove Parkway, Escondido Circle, Alotian Drive, Vintage Drive, Callado Circle, Medinah Lane, Bethpage Drive, Honors Street, Escala Way, Winged Foot, Seminole Drive, Mayacama Loop, Sky Meadows Circle, Pronghorn Circle, Ballyneal Lane, Briggs Lane, Docile Loop, Solitude Drive, Canoga Drive

**Notification**

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

**Property Description**

<b>Location:</b>	East of IH-35, west of Harris Hill Road		
<b>Acreage:</b>	181.467 acres	<b>PDD/DA/Other:</b>	Ord. # 2017-40
<b>Existing Zoning:</b>	Mixed Use	<b>Preferred Scenario:</b>	Employment Area
<b>Proposed Use:</b>	Single-family and mixed use		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	6

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	No Zoning - ETJ	Vacant	Area of Stability
<b>South of Property:</b>	No Zoning - ETJ	Harris Hill Race Track	Area of Stability
<b>East of Property:</b>	No Zoning - ETJ	Vacant	Area of Stability
<b>West of Property:</b>	GC and HC	Vacant	Employment Area

**Staff Recommendation**

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Alison Brake, CNU-A <b>Title :</b> Historic Preservation Officer and Planner <b>Date:</b> March 7, 2019					

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**History**

The subject property is part of the Whisper Texas Planned Development District (PDD) within the mixed-use portion of the development. 8.958 acres of parks and open space will be dedicated with this development.

**Additional Analysis**

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. It is consistent with the development standards in the PDD.

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>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>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.