

PC-16-52_02 Whisper Mixed Use Subdivision

Consider a request by Vigil & Associates, on behalf of Whisper Residential, LLC, for approval of a Preliminary Plat for approximately 181.467 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, located east of IH-35 and west of Harris Hill Road. (A. Brake)

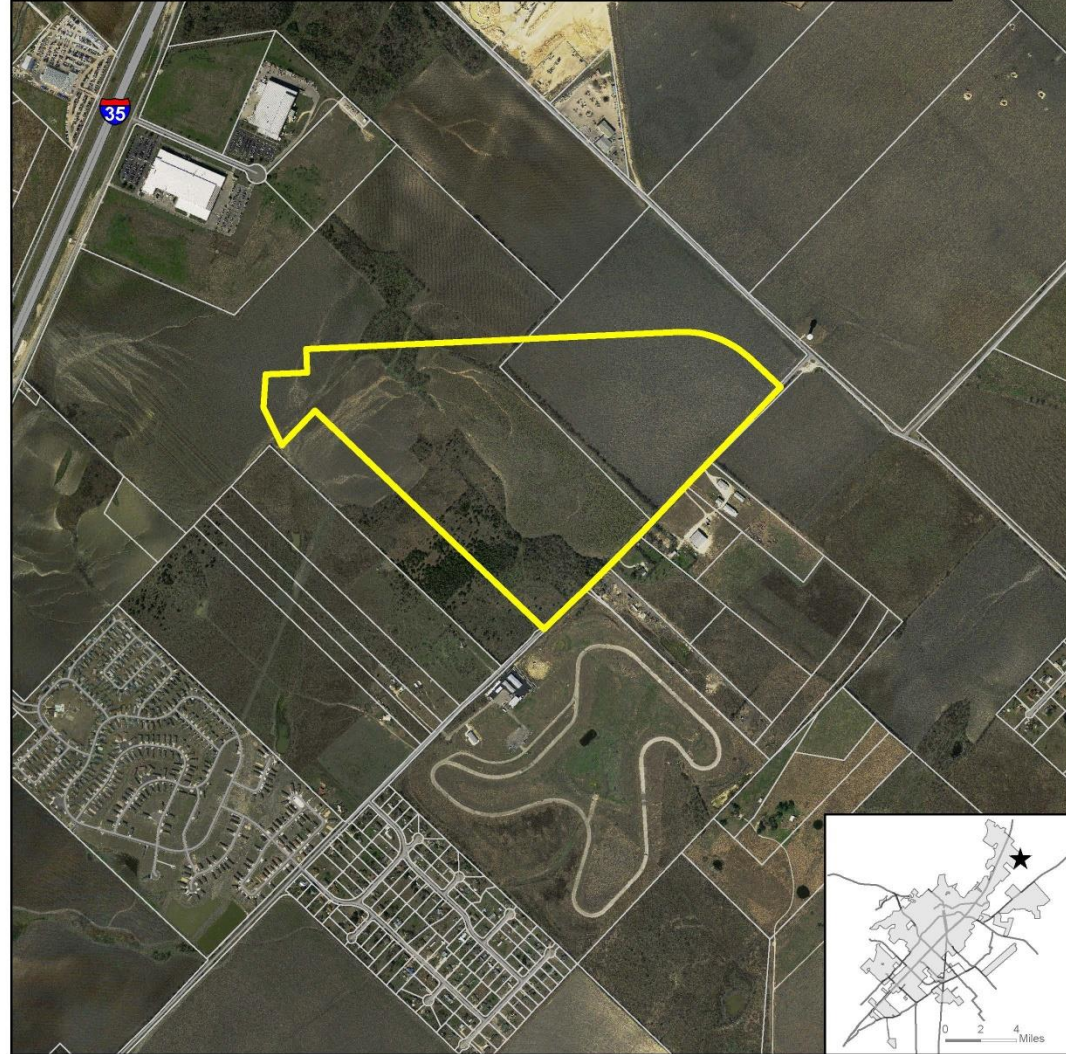
Location and History:

- +/- 181.467 acres
- Located east of IH-35 and west of Harris Hill Road
- Proposed to be a mix of commercial and single-family residential lots

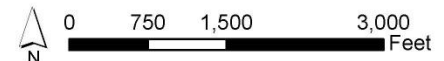
PC-16-15_02

Aerial

Whisper MU Subdivision — Yarrington & Harris Hill



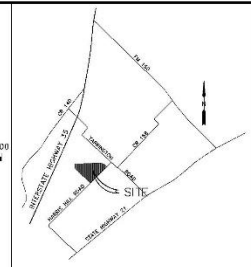
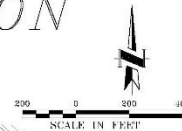
- ★ Site Location
- Subject Property
- Parcel
- City Limit



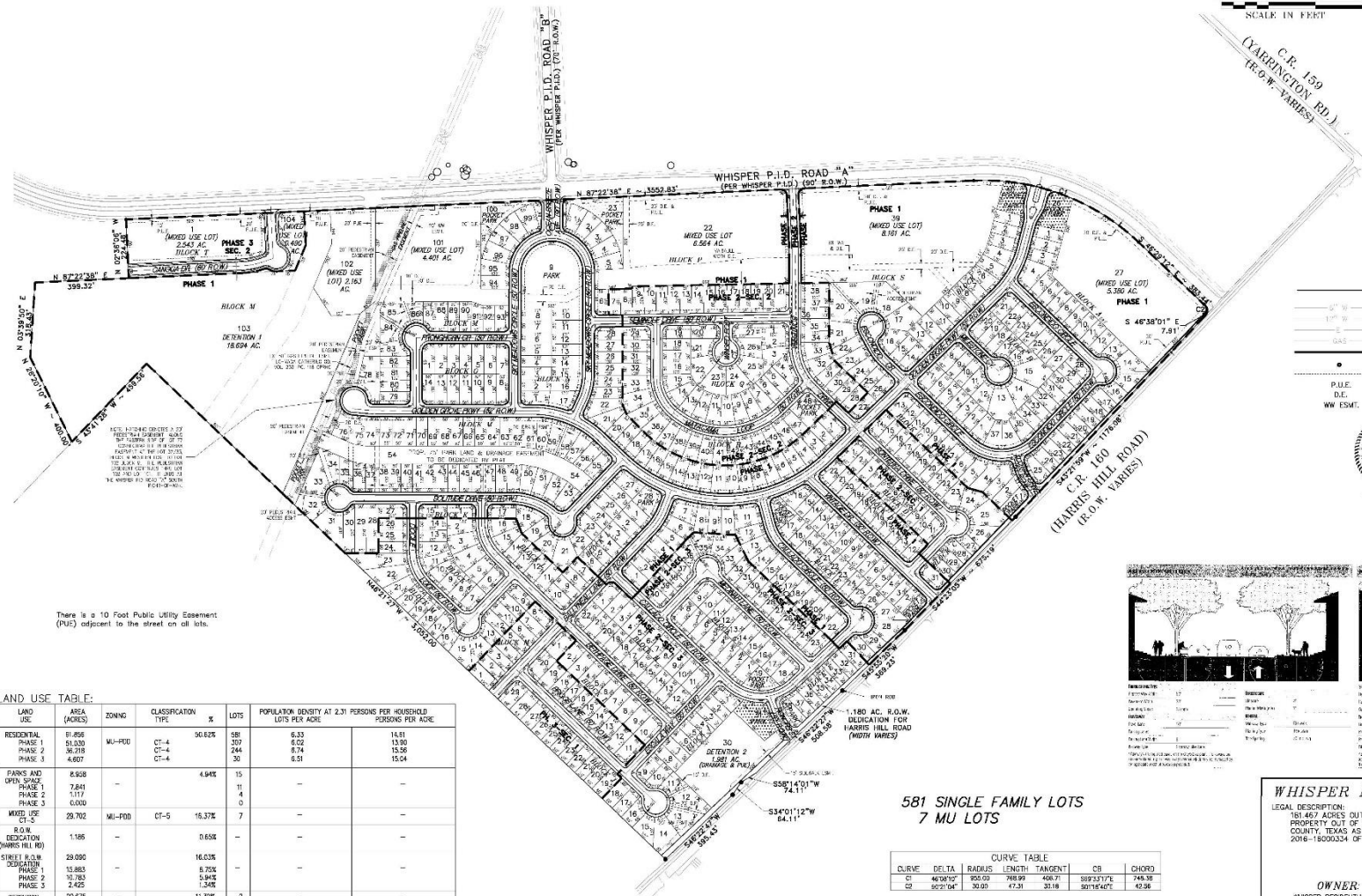
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/15/2019

WHISPER MIXED USE SUBDIVISION PRELIMINARY PLAT



LOCATION MAP
1"=7500 FEET



- LEGEND**
- 12" Existing 12" Water
 - 12" Existing 12" Water
 - Existing Overhead Electric
 - Existing Gas Line
 - Property Boundary Line
 - Iron Road
 - 15 Foot Public Utility Easement (PUE)
 - P.U.E.
 - D.E.
 - W.W. ESM



There is a 10 Foot Public Utility Easement (PUE) adjacent to the street on all lots.

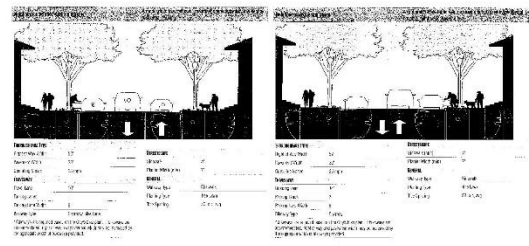
LAND USE TABLE:

LAND USE	AREA (ACRES)	ZONING	CLASSIFICATION TYPE	%	LOTS	POPULATION DENSITY AT 2.31 PERSONS PER HOUSEHOLD	PERSONS PER ACRE
RESIDENTIAL	51.858	MU-FED	CT-4	90.825	581	6.23	14.81
PHASE 1	51.858		CT-4		581	6.23	14.81
PHASE 2	36.218		CT-4		244	6.74	15.56
PHASE 3	4.607		CT-4		30	6.51	15.54
PARKS AND OPEN SPACE	8.508			4.945	15		
PHASE 1	7.841				11		
PHASE 2	1.117				4		
PHASE 3	0.050				0		
MIXED USE	29.702	MU-FED	CT-5	16.378	7		
R.O.W. DEDICATION (HARRIS HILL RD)	1.185			0.658			
STREET R.O.W. DEDICATION	29.090			16.035			
PHASE 1	15.883			8.753			
PHASE 2	10.763			5.943			
PHASE 3	2.445			1.335			
DETENTION	20.875			11.392	2		
PHASE 1	18.894			10.326	1		
PHASE 2	1.981			1.065	1		
PHASE 3	0.000			0.000	0		
TOTAL SUBDIVISION	181.467			100.000	605		

581 SINGLE FAMILY LOTS
7 MU LOTS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CB	CHORD
C1	46°18'12"	955.03	788.99	486.71	589.317'E	748.38
C2	95°21'14"	30.00	47.31	31.16	507°54'42"E	43.46



WHISPER MIXED USE SUBDIVISION

LEGAL DESCRIPTION:
181.467 ACRES OUT OF THAT CERTAIN 505.853 ACRE TRACT OF REAL PROPERTY OUT OF THE JOEL WIMMER SURVEY, ABSTRACT NO. 321, HAYS COUNTY, TEXAS AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2016-18009324 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

OWNER:
WHISPER RESIDENTIAL, LLC
9811 S. H. 36, BUILDING 3, SUITE 100
AUSTIN, TEXAS 78746
TEL: (512) 280-0353

ENGINEER:
VIGL AND ASSOCIATES
P.O. BOX 163314
AUSTIN, TEXAS 78716
TEL: (512) 326-2667

DATE: 02/07/2019
SHEET: 1 OF 2

Recommendation:

Staff has reviewed the request and recommends approval of PC-16-52_02.