

Plat - Final PC-18-51_03

Whisper PID Infrastructure Improvements



Summary

Request:	Consideration of a Final Plat with right-of-way to be dedicated to the City as part of the Whisper Public Improvement District (PID).		
Applicant:	Doucet & Associates, Inc. 7401B Hwy. 71 West Suite 160 Austin, TX 78735	Property Owner:	Whisper Master Community Limited Partnership 9811 South IH 35 Austin, TX 78744
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	IH-35, Yarrington Road, and Harris Hill Road	New Street Names:	Susurro Parkway, Fortuna Road, and Opportunity 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:	East of IH-35, south of Yarrington Road, and west of Harris Hill Road		
Acreage:	25.615 acres	PDD/DA/Other:	Whisper Public Improvement District (PID) (Resolution 2014- 149) and Whisper PDD (Ord. # 2017-40)
Existing Zoning:	Mixed Use and Heavy Commerical	Preferred Scenario:	Employment Area
Proposed Use:	Right-of-Way		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

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

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Alison Brake, CNU-A Title : Historic Preservation Officer and Planner Date: August 8, 2019			

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Improvements**



History

The right-of-way being established in this Final Plat was created as part of the Whisper Public Improvement District (PID) approved by City Council in October 2014 (Resolution 2014-149). Three new streets, Susurro Parkway, Fortuna Road, and Opportunity Boulevard will be constructed and dedicated to the City. City water and wastewater will be extended through the site and funded via the PID

Additional Analysis

All requirements of Section 3.2.3.4 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; 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.