

# Plat – Preliminary Plat PC-19-50

# La Salle Preliminary Plat Amendment



## Summary

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

## 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>	Intersection of Yarrington Road and County Road 158		
<b>Acreage:</b>	1748	<b>PDD/DA/Other:</b>	PDA-14-01
<b>Existing Zoning:</b>	N/A	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Mixed (Single Family, Multifamily, Open Space, Commercial)		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A

## Surrounding Area

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

## Staff Recommendation

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> <b>Approval with Conditions / Alternate</b>	<input type="checkbox"/> <b>Denial</b>
<b>Staff:</b> Will Parrish, CNU-A	<b>Title :</b> Planner	<b>Date:</b> January 8, 2019

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## 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 six (6) lots from which material will be extracted, and one (1) lot where the material will be processed. 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 <b><i>This Preliminary Plat is subject to a Development Agreement that pre-dates the current Land Development Code.</i></b>
		<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.