

Plat - Concept PC-20-59

Whisper Concept Plat



Summary

Request:	Consideration of a Concept Plat identifying future Rights-of-Way, zoning mix, and block structure in compliance with PDD standards.		
Applicant:	Lonnie Eaves 4005 Banister Ln Ste. 225C Austin TX, 78704	Property Owner:	Wisper Master Community LP 9811 S IH 35 Bldg. 3 Ste. 100 Austin TX, 78744
Parkland Required:	N/A – Concept Plat	Utility Capacity:	By Developer
Accessed from:	IH – 35 and Opportunity Blvd	New Street Names:	Estancia Road

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 IH-35 and Opportunity Blvd		
Acreage:	149.56 acres +/-	PDD/DA/Other:	Ord. # 2017-40
Existing Zoning:	PDD	Preferred Scenario:	Employment Area
Proposed Use:	Commercial		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	LI / PDD	Manufacturing / Vacant	Employment Area
South of Property:	Mobile Home Park (MH)	Mobile Home Park	Low Intensity
East of Property:	PDD /ETJ	Detention Pond / Single Family / Rural	Employment Area / Low Intensity
West of Property:	I-35 / PDD	Vacant	Employment Area

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Will Parrish, AICP, CNU-A					
Title : Planner			Date: November 22, 2020		

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History

This property is part of the Whisper PDD. The purpose of this Concept Plat is to show future compliance with the PDD standards in relation to Block Standards and mix of zoning districts.

Additional Analysis

Any request to substantially deviate from this Concept Plat will require a Concept Plat Amendment.

Evaluation			Criteria for Approval (Sec.3.2.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The Subdivision Concept Plat is consistent with all applicable standards and requirements for the property and any prior approvals listed in Section 3.2.1.2;
<u>X</u>			The proposed provision and configurations of roads, electric, water m wastewater, drainage and park facilities conform to the Comprehensive Plan and any approved City master Plans or Capital Improvement Plans;
<u>X</u>			The proposed provision and configurations of rates, water, electric, wastewater, drainage and park facilities and easements and rights-of-way are determined to be adequate to serve each phase of the development in accordance with Section 3.5.1.1;
<u>X</u>			The schedule of development is feasible and prudent, and assures that the proposed development shall progress to completion within the time limits proposed;
<u>X</u>			The location, size and sequence of phases of development proposed assures orderly and efficient development of land subject to the subdivision concept plat; and
		<u>N/A</u>	Where the proposed development is located in whole or part in the ETJ of the City and is subject to an Interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, the proposed subdivision concept plat meets any county standards to be applied under the agreement.