

Plat - Final	Celebration Way Infrastructure Improvements
PC-20-66	



Summary

Request:	Consideration of a Final Plat establishing the public right-of-way for Celebration Way		
Applicant:	Lonnie D. Eaves Vigil & Associates 4005 Banister Lane, 225C Austin, TX 78704	Property Owner:	Whisper Master Community, LTD 9811 S. IH 35, Bldg. 3, Ste. 100 Austin, TX 78744
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Opportunity Boulevard	New Street Names:	Celebration Way

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:	Celebration Way at Opportunity Boulevard		
Acreage:	4.224 acres	PDD/DA/Other:	Ord. 2017-40 (Whisper PDD)
Existing Zoning:	HC	Preferred Scenario:	Whisper North Employment Center
Proposed Use:	Public Right-of-Way		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	HC	Vacant (Part of Whisper)	Whisper North Employment Center
South of Property:	HC	Vacant (Part of Whisper)	Whisper North Employment Center
East of Property:	HC	Vacant (Part of Whisper)	Whisper North Employment Center
West of Property:	HC	Vacant (Part of Whisper)	Whisper North Employment Center

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Alison Brake, CNU-A					
Title: Historic Preservation Officer			Date: April 22, 2021		

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History

The plat establishes the dedication of right-of-way within the Whisper development.

Additional Analysis

None required.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
		<u>N/A</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>N/A</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>X</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.