

**Plat - Preliminary****PC-21-05****Waterstone Phase 1A****Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with right-of-way dedication for Waterstone Boulevard and one amenity lot.		
<b>Applicant:</b>	Tracy Bratton, PE Doucet & Associates, Inc. 7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	<b>Property Owner:</b>	Tack Development, Ltd. 230 Klattenhoff Ln., Ste. 100 Hutto, TX 78634
<b>Parkland Required:</b>	N/A Approved with Development Agreement	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	IH-35 / Waterstone Boulevard	<b>New Street Names:</b>	Waterstone Boulevard

**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>	+/- 1500' South of CR 158 and east of SH 21		
<b>Acreage:</b>	27.744 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	ETJ w/ Development Agreement	<b>Preferred Scenario:</b>	Low Intensity Zone
<b>Proposed Use:</b>	Residential & 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>	City of Kyle (R-1-1 & R-1-2) Kyle ETJ	Residential	N/A
<b>South of Property:</b>	San Marcos ETJ	Vacant	Area of Stability – Low Intensity
<b>East of Property:</b>	San Marcos ETJ	Vacant	Area of Stability – Low Intensity
<b>West of Property:</b>	City of Kyle (A & M2)	Residential / Vacant	N/A

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**Waterstone Phase 1A**



**Staff Recommendation**

Approval as Submitted	<b><u>X</u></b>	<b><u>Approval with Conditions / Alternate</u></b>	Denial
Staff recommends approval with the following condition: 1. The Qualified Watershed Protection Plan Phase 2 be approved.			
<b>Staff:</b> Andrea Villalobos, AICP, CNU-A		<b>Title :</b> Planning Manager	<b>Date:</b> October 6, 2021

**History**

The Waterstone development, previously LaSalle, was negotiated in 2014 through a development agreement and is considered outside the City Limits. The Development Agreement requires compliance with SmartCode, previously Subpart C of the City's Code of Ordinances.

**Additional Analysis**

The Preliminary Plat consists of Waterstone Boulevard and an amenity lot proposed within the development. The Preliminary Plat is also associated with a Qualified Watershed Protection Plan Phase 2 which will be heard on the same meeting agenda.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<b><u>N/A</u></b>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply; <b><i>A Regulating Plan was required to be approved with the Development Agreement</i></b>
<b><u>X</u></b>			The plat conforms to all prior approvals or phasing plans for the development;
<b><u>X</u></b>			The proposed provision and configurations 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 this Development Code; and
<b><u>X</u></b>			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.