



Legislation Details (With Text)

**File #:** PC-16-52\_02 **Version:** 1 **Name:**  
**Type:** Action Item **Status:** Passed  
**File created:** 2/12/2019 **In control:** Planning and Zoning Commission  
**On agenda:** 3/12/2019 **Final action:** 3/12/2019  
**Title:** PC-16-52\_02 (Whisper Mixed Use Subdivision Preliminary Plat) Consider a request by Vigil & Associates, on behalf of Whisper Residential, LLC, for approval of a Preliminary Plat for approximately 181.467 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, located east of IH-35 and west of Harris Hill Road. (A. Brake)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-16-52\_02 Aerial Map, 2. PC-16-52\_02 Staff Report, 3. PC-16-52\_02 Plat, 4. PC-16-52\_02 Application, 5. PC-16-52\_02 PZ Presentation

Date	Ver.	Action By	Action	Result
3/12/2019	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

PC-16-52\_02 (Whisper Mixed Use Subdivision Preliminary Plat) Consider a request by Vigil & Associates, on behalf of Whisper Residential, LLC, for approval of a Preliminary Plat for approximately 181.467 acres, more or less, out of the Joel Miner Survey, Abstract No. 321, located east of IH-35 and west of Harris Hill Road. (A. Brake)

**Meeting date:** March 12, 2019

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:**

N/A

**Comprehensive Plan Element (s):**

- Economic Development
- Environment & Resource Protection
- Land Use
- Neighborhoods & Housing
- Parks, Public Spaces & Facilities
- Transportation
- Not Applicable

**Master Plan:**

N/A

**Background Information:**

The subject property is part of the Whisper Texas Planned Development District (PDD) within the mixed-use portion of the development. It is consistent with the development standards in the PDD (Ord. 2017-40). 8.958 acres of parks and open space will be dedicated with this development.

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.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

Staff has reviewed the request and determined that the plat meets the requirements of Section 3.2.2.4 of the San Marcos Development Code and recommends **approval** of the request.