

Plat - Final	Hymeadow Section 3 Phase 4
PC-21-72	



Summary

Request:	Consideration of a Final Plat with 169 residential lots.		
Applicant:	Chelsea Osbourn, BGE, Inc 7330 San Pedro Ave, Suite 202 San Antonio, TX, 78216	Property Owners:	Arroyo Cap II-1 LLC 18575 Jamboree Rd, Ste 300 Irvine, CA 92612-2550
Parkland Required:	N/A – Fee in Lieu	Utility Capacity:	By Developer
Accessed from:	Haywood Manor and Delta Crest	New Street Names:	Thistle Lane

Notification

Published:	N/A		
Response:	N/A		

Property Description

Location:	Generally located on the western side of SH-21 approximately 150’ northeast of the intersection between Peridot Pass and Haywood Manor in Hays County, Texas.		
Acreage:	24.091 acres	PDD/DA/Other:	N/A
Existing Zoning:	None - ETJ	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Residential		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Industrial/Vacant	Low Intensity
South of Property:	ETJ	Residential	Low Intensity
East of Property:	ETJ	Residential	Low Intensity
West of Property:	ETJ	Industrial/ Vacant	Low Intensity

History

This site is part of the Sunset Oaks Preliminary Plat (PC-17-38_02) which was approved by P&Z on May 8, 2018. The proposed phase contains 169 residential lots. Fee in lieu has been provided for parkland. Wastewater will be provided by Aqua Texas, water will be provided by Maxwell Water, and electricity will be provided by Pedernales Electric Cooperative. This site is in the Extra-territorial Jurisdiction (ETJ) in Hays County- a written approval letter from the County has been received per the 1445 Interlocal Agreement.

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Julia Cleary Title : Planner Date: May 3, 2023			

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply; <i>A Preliminary Plat has been approved for this site (PC-17-38_02)</i>
<u>X</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; <i>Roadway improvements have been deferred and surety has been posted with Hays County in accordance with the 1445 Interlocal Agreement.</i>
<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; <i>Surety will be required prior to plat recordation. Surety for roadway improvements shall be posted with Hays County.</i>
<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>X</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. <i>Approval letter has been received from Hays County Development Services confirming it meets their requirements.</i>