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|---------------------|--|
| <b>Plat - Final</b> | <b>Sunset Oaks Section 1<br/>Phase 3</b> |
| <b>PC-22-53</b>     |  |



**Summary**

|                           |   |                          |   |
|---------------------------|---|--------------------------|---|
| <b>Request:</b>           | Consideration of a Final Plat with 25 residential lots.                           |                          |   |
| <b>Applicant:</b>         | CSF Civil Group, LLC<br>3636 Executive Center Dr,<br>Ste 209<br>Austin, TX, 78731 | <b>Property Owner:</b>   | Pulte Homes of Texas, LP<br>9401 Amberglen Blvd<br>Bldg 1, Ste 150<br>Austin, TX, 78729 |
| <b>Parkland Required:</b> | N/A – Fee in Lieu   | <b>Utility Capacity:</b> | By Developer  |
| <b>Accessed from:</b>     | Silent Meadow Run<br>Cobb Branch Dr<br>Spring Hearth St                           | <b>New Street Names:</b> | N/A   |

**Notification**

|                   |     |  |  |
|-------------------|-----|--|--|
| <b>Published:</b> | N/A |  |  |
| <b>Response:</b>  | N/A |  |  |

**Property Description**

|                           |                                     |                            |                    |
|---------------------------|-------------------------------------|----------------------------|--------------------|
| <b>Location:</b>          | Cobb Branch Dr and Spring Hearth St |                            |                    |
| <b>Acreage:</b>           | 3.088 acres                         | <b>PDD/DA/Other:</b>       | N/A                |
| <b>Existing Zoning:</b>   | None - ETJ                          | <b>Preferred Scenario:</b> | Low Intensity Zone |
| <b>Proposed Use:</b>      | Residential                         |                            |                    |
| <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> | ETJ           | Residential (under development) | Low Intensity             |
| <b>South of Property:</b> | ETJ           | Vacant                          | Low Intensity             |
| <b>East of Property:</b>  | ETJ           | Residential (under development) | Low Intensity             |
| <b>West of Property:</b>  | ETJ           | Residential (under development) | Low Intensity             |

**Staff Recommendation**

|                                     |                              |                               |                                      |                           |        |
|-------------------------------------|------------------------------|-------------------------------|--------------------------------------|---------------------------|--------|
| <input checked="" type="checkbox"/> | <b>Approval as Submitted</b> | <input type="checkbox"/>      | Approval with Conditions / Alternate | <input type="checkbox"/>  | Denial |
| <b>Staff:</b> Julia Cleary          |                              | <b>Title :</b> Senior Planner |                                      | <b>Date:</b> May 17, 2023 |        |

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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 is located between Section 1, Phases 1 and 2 and contains 25 residential lots. Fee in lieu will be 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.

| 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;<br><b><i>A Preliminary Plat has been approved for this site (PC-17-38_02)</i></b>   |
| <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;   |
|            |              | <u>N/A</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;<br><b><i>Road surety was posted to Hays County Commissioners Court in 2022 as part of previous Sunset Oaks Section 1 improvements.</i></b> |
| <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   |

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| Evaluation |              |         | Criteria for Approval (Sec.3.2.3.4)   |
|------------|--------------|---------|---|
| Consistent | Inconsistent | Neutral |   |
| <u>X</u>   |              |         | <p>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.</p> <p><b><i>Approval letter has been received from Hays County Development Services confirming it meets their requirements.</i></b></p> |