

PC-17-38_02 Sunset Oaks Preliminary Plat



Applicant Information:

Agent:

Nicholas Sandlin
Binkley & Barfield, Inc.
2401 Double Creek Drive, Suite 200
Round Rock, Texas 78661

Property Owner:

Kyle Three Partners, LLP
3736 Bee Caves Road, Suite 1-122
Austin, TX 78746

Subject Property:

Summary:

The subject property is approximately 547 acres and is located east of IH-35, at the intersection of State Highway 21 and Yarrington Road.

Zoning:

Located in the City's Extraterritorial Jurisdiction (ETJ). There are no zoning regulations within the ETJ.

Traffic/ Transportation:

The property is served by Yarrington Road and State Highway 21. Additional streets will be required and are represented in this request.

Utility Availability:

No portion of this property is served by the City of San Marcos. Water service will be provided by Maxwell Water Supply Corporation. Wastewater service will be provided by Aqua Utilities, Inc. Electric service will be provided by Pedernales Electric Cooperative, Inc.

Planning Department Analysis:

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.

This plat shows the establishment of 2,227 single-family lots with two commercial lots as well as a lot for a wastewater treatment plant. Multiple local streets are also proposed with this preliminary plat. The applicant has indicated that the property will be developed in phases. Parkland fee-in-lieu will be calculated at the time of final plat and is required to be paid prior to the recordation of the final plat. No portion of the property is proposed to be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County; it was approved by

