

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

Hays County Commissioners Court on April 24, 2018. The plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied.

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration 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 Chapters 6 and 7 of this Land Development Code; and
- (5) 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.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** of this preliminary plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Preliminary Plat. The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria for approval section of the Land Development Code, or statutorily deny (an action that keeps the application "in process") the plat.

Prepared by:

Alison Brake, CNU-A

Planner

May 3, 2018

Name

Title

Date