

Plat – Final PC-19-35

Hymeadow Section 2, Phase 1



Summary

Request:	Consideration of a Final Plat with 149 single family lots and three open space lots.		
Applicant:	Binkley & Barfield, Inc. 2401 Double Creek Dr. Suite 200 Round Rock, TX 78664	Property Owner:	Brohn Homes 3720 Vaught Ranch Rd. Suite 200 Austin, TX 78730
Parkland Required:	\$57,514.00 Fee-in-lieu approved by Parks Board 7.16.20	Utility Capacity:	Adequate / By Developer
Accessed from:	State Highway 21	New Street Names:	Tempest Trail, Bright Flora Lane, Delta Crest, Haywood Manor, Hidden Branch Cove, White Dunes Drive, Heather Glen Way, Alterra Way, Living Reef Drive.

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Northeast of Yarrington Road, along SH 21		
Acreage:	27.638 acres	PDD/DA/Other:	N/A
Existing Zoning:	N/A – in ETJ	Preferred Scenario:	Area of Stability
Proposed Use:	Single Family		
CONA Neighborhood:	N/A – in ETJ	Sector:	N/A – in ETJ

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	ETJ	Vacant & Commercial (Highway 21 Bar & Club)	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	ETJ	Vacant (part of Sunset Oaks)	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
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History

This property is part of the larger Sunset Oaks development located in the ETJ. No portion of the subject property is located within the city limits and will not be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County and the plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

Additional Analysis

All requirements of Section 3.2.3.4 of the Development Code have been met.

Staff: Alison Brake, CNU-A

Title : Historic Preservation Officer and Planner

Date: August 3, 2020

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;
<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>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;
<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.