

Plat - Preliminary**PC-20-29****The Springs at High Branch****Summary**

Request:	Consideration of a Preliminary Plat with 409 single family lots, 15 park/open space lots, four drainage lots, and one amenity lot		
Applicant:	James Ingalls, PE Moeller & Associates 2021 W SH 46 Ste 105 New Braunfels, TX 78132	Property Owner:	Lee Baker, III Three Rivers Development, LLC 301 Main Plaza #385 New Braunfels, TX 78130
Parkland Required:	6.29 acres	Utility Capacity:	Adequate / By Developer
Accessed from:	Redwood Road	New Street Names:	Wethersfield Lane Lindheimer Lane Crown Road Cardenas Street Tessaria Drive Catkin Drive Ambrosia Street Lowell Street Liana Drive Petala Drive Artemisia Street Modesta Drive Vitis Lane Asa Grey Avenue Drummond Lane Cambrium Way Albis Street

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:	+/- 1800' Southeast of Redwood Road and Hwy 123		
Acreage:	94.623	PDD/DA/Other:	N/A
Existing Zoning:	Character District-3 (CD-3)	Preferred Scenario:	Medical District Medium Intensity / Area of Stability – Low Intensity
Proposed Use:	Single-Family		
CONA Neighborhood:	N/A	Sector:	5

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Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Character District-3 (CD-3) and Character District-4 (CD-4)	Single Family and Multifamily	Medical District Medium Intensity
South of Property:	Single Family-6	Vacant	Area of Stability – Low Intensity
East of Property:	ETJ	Vacant	Area of Stability – Low Intensity
West of Property:	Single Family-4.5 and ETJ	Single Family and Vacant	Area of Stability – Low Intensity

Staff Recommendation

X	<u>Approval as Submitted</u>		Approval with Conditions / Alternate		Denial
Staff: Andrea Villalobos, AICP, CNU-A		Title : Senior Planner		Date: February 4	

History

The subject property was annexed and zoned to Character District-3 in 2019.

Additional Analysis

The property received approval from the Parks Board on November 19, 2020 for the dedication of 6.4 total acres of parkland throughout the development.

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Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply; <i>A Concept Plat was approved and the preliminary plat is in accordance with the approved Concept Plat</i>
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations 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 this Development Code; and
		<u>N/A</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>The subject property is not located in the County and is located in the San Marcos City Limits.</i>