

Plat - Final
PC-19-45

Hymeadow, Section 3,
Phase 2



Summary

Request:	Consideration of a Final Plat with 87 single family residential lots and one open space lot.		
Applicant:	Binkley & Barfield, Inc. 2401 Double Creek Drive, Suite 200 Round Rock, TX 78664	Property Owner:	Arroyo Cap II-1, LLC 18575 Jamboree Road, Suite 300 Irvine, CA 92612
Parkland Required:	\$33,582 Fee-in-Lieu administratively approved	Utility Capacity:	Adequate / By Developer
Accessed from:	State Highway 21	New Street Names:	Thistle Lane

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:	14.329 acres	PDD/DA/Other:	N/A
Existing Zoning:	N/A – in ETJ	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Single Family Residential		
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	Single Family	Low Intensity
East of Property:	ETJ	Rural / Agricultural	Low Intensity
West of Property:	ETJ	Vacant (Future Single Family)	Low Intensity

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Alison Brake, CNU-A			
Title: Historic Preservation Officer		Date: May 20, 2021	

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History

This property is part of the larger Hymeadow 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

No additional analysis required.

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.