

**Plat - Preliminary****PC-21-30****Sunset Oaks Section V****Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 1,245 lots including 1,225 residential lots and 4 other/ commercial lots.		
<b>Applicant:</b>	Benjamin Green, P.E Kimley-Horn 2600 Via Fortuna, Terrace I, Suite 300 Austin, TX, 78746	<b>Property Owner:</b>	Joe Stafford K Marcos, LLC 3736 Bee Cave Road, Suite 1-122 Westlake Hills, TX, 78746
<b>Parkland Required:</b>	9.6 acres (approved by Parks Board 7/15)	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	SH-21	<b>New Street Names:</b>	1. Summit Lane 2. Tundra Road 3. Range Drive 4. Plateau Street 5. Estuary Drive 6. Gully Street 7. Lagoon Drive 8. Cliff Drive 9. Glacier Street 10. Pond Drive 11. Mesa Street 12. Crater Drive 13. Oasis Street 14. Crevasse Drive 15. Canyon Drive 16. Bluff Street 17. Ice Berg Drive 18. Isthmus Lane 19. Ravine Drive

**Notification**

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

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<b>Location:</b>	SH21, between Misty Lane and FM 1966		
<b>Acreage:</b>	237.95 acres	<b>PDD/DA/Other:</b>	DA between Development and Caldwell County Commissioners Court approved
<b>Existing Zoning:</b>	None (ETJ)	<b>Preferred Scenario:</b>	Low Intensity Zone
<b>Proposed Use:</b>	Residential with commercial lots along SH-21		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Agricultural	Low Intensity
<b>South of Property:</b>	ETJ	Rural/ Industrial	Low Intensity
<b>East of Property:</b>	ETJ	Agricultural	Low Intensity
<b>West of Property:</b>	ETJ	Residential (Sunset Oaks/ Hymeadow) and Industrial	Low Intensity

**Staff Recommendation**

<b>X</b>	<b>Approval as Submitted</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Julia Cleary			
<b>Title :</b> Planner		<b>Date:</b> 9/23/21	

**History**

The site is located in the City's ETJ in Caldwell County and is subject to the 1445 Interlocal Agreement. A Development Agreement was approved by Caldwell County Commissioners Court on 4/27/21 which varied a number of County development standards, including minimum lot size and lot frontage, in exchange for deed restrictions limiting the residential component of the development to site built homes only and enacting Dark Sky Provisions, and a statement that all open space/ common space/ detention facilities be maintained by a Homeowners/ Property Owners Association.

Parkland dedication and fee in lieu were approved by the Parks Board on 7/15/21. The developer requested to meet 50% of their parkland requirements by dedicating 2 public parks (to be maintained by the HOA) and the other 50% through fee in lieu.

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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;
		<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 <b><i>Minimum lot sizes and road frontage requirements are in accordance with Caldwell County Development Regulations as amended by the Development Agreement.</i></b>
<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. <b><i>See above. Written approval from the Caldwell County Engineer was received via email on 9/10/21</i></b>