



Legislation Details (With Text)

**File #:** PC-19-60      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Individual Consideration

**File created:** 4/23/2021      **In control:** Planning and Zoning Commission

**On agenda:** 5/11/2021      **Final action:**

**Title:** PC-19-60 (Sunset Oaks, Section 4, Phase 1A) Consider a request by Lennar Homes of Texas for approval of a Final Plat for approximately 48.244 acres, more or less, out of the William Hemphill Survey, Abstract 221, located along Yarrington Road, east of County Road 156.(A. Brake)

**Sponsors:** Alison Brake

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-19-60 Staff Report, 2. PC-19-60 Aerial Map, 3. PC-19-60 Plat, 4. PC-19-60 Application, 5. PC-19-60 Presentation

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**AGENDA CAPTION:**

PC-19-60 (Sunset Oaks, Section 4, Phase 1A) Consider a request by Lennar Homes of Texas for approval of a Final Plat for approximately 48.244 acres, more or less, out of the William Hemphill Survey, Abstract 221, located along Yarrington Road, east of County Road 156.(A. Brake)

**Meeting date:** May 11, 2021

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** N/A  
**Account Number:** N/A  
**Funds Available:** N/A  
**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:**

N/A

**Comprehensive Plan Element (s):**

- Economic Development
- Environment & Resource Protection

- Land Use
- Neighborhoods & Housing
- Parks, Public Spaces & Facilities
- Transportation
- Core Services
- Not Applicable

**Master Plan:**

N/A

**Background Information:**

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.

The plat establishes 143 single family lots and four open space lots. Seven new streets will also be established.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

Staff has reviewed the request and determined the Final Plat meets all requirements of Section 3.2.3.4 of the Development Code and recommends **approval** of PC-20-66.