



Legislation Details (With Text)

**File #:** PC-17-38\_02 **Version:** 1 **Name:**  
**Type:** Action Item **Status:** Individual Consideration  
**File created:** 4/23/2018 **In control:** Planning and Zoning Commission  
**On agenda:** 5/8/2018 **Final action:**  
**Title:** PC-17-38\_02 (Sunset Oaks Subdivision Preliminary Plat) Consider a request by Binkley & Barfield, Inc., on behalf of Kyle Three Partners, LLP, for approval of a Preliminary Plat for approximately 547.74 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, located east of IH-35, at the intersection of State Highway 21 and Yarrington Road. (A. Brake)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-17-38\_02 Aerial Map, 2. PC-17-38\_02 Staff Report, 3. PC-17-38\_02 Plat, 4. PC-17-38\_02 Application, 5. PC-17-38\_02 Presentation

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

**AGENDA CAPTION:**

PC-17-38\_02 (Sunset Oaks Subdivision Preliminary Plat) Consider a request by Binkley & Barfield, Inc., on behalf of Kyle Three Partners, LLP, for approval of a Preliminary Plat for approximately 547.74 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, located east of IH-35, at the intersection of State Highway 21 and Yarrington Road. (A. Brake)

**Meeting date:** May 8, 2018

**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 - Choose an item.
- Environment & Resource Protection - Choose an item.

- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

**Master Plan:** N/A

**Background Information:**

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

This plat shows the establishment of 2,227 single-family lots with two commercial lots as well as a lot for a wastewater treatment plant. Multiple local streets are also proposed with this preliminary plat. The applicant has indicated that the property will be developed in phases. Parkland fee-in-lieu will be calculated at the time of final plat and is required to be paid prior to the recordation of the final plat. No portion of the property is proposed to be served by the City of San Marcos. The property owner has entered into a development agreement with Hays County; it was approved by Hays County Commissioners Court on April 24, 2018. The plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

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

**Alternatives:** N/A

**Recommendation:**

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** of this preliminary plat as submitted.