



Legislation Details (With Text)

File #: PC-20-28 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 1/8/2021 **In control:** Planning and Zoning Commission
On agenda: 2/9/2021 **Final action:**
Title: PC-20-28 (The Ridge at High Branch Preliminary Plat) Consider a request by Moeller and Associates, on behalf of Lee Baker III, Three Rivers Development LLC, to approve the Preliminary Plat, consisting of approximately 110 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC-20-28 Staff Report, 2. PC-20-28 Aerial Map, 3. PC-20-28 P&Z Plat, 4. PC-20-28 Application Documents, 5. PC-20-28 Presentation Final

Date	Ver.	Action By	Action	Result
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AGENDA CAPTION:

PC-20-28 (The Ridge at High Branch Preliminary Plat) Consider a request by Moeller and Associates, on behalf of Lee Baker III, Three Rivers Development LLC, to approve the Preliminary Plat, consisting of approximately 110 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)

Meeting date: February 9, 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 - 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.
- ☐ Core Services
- ☒ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is located +/- 1800' Southeast of Redwood Rd and Hwy 123 and is proposed as a single family subdivision. The property was annexed into the City Limits and zoned to Character District-3 (CD-3) in 2019. The subject property consists of approximately 110 acres and is proposed as 363 single family lots with 18 parks/open spaces lots, one drainage lot, and one amenity lot. The Parks Board approved the dedication of 6.9 acres of parkland at their November 19, 2020 meeting in accordance with the Development Code.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff has reviewed the request in accordance with the Development Code and recommends **approval** of PC-20-28