



## Legislation Details (With Text)

**File #:** PC-20-29      **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-20-29 (The Springs 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 94.623 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-20-29 Staff Report, 2. PC-20-29 Aerial Map, 3. PC-20-29 P&Z Plat, 4. PC-20-29 Application Documents, 5. PC-20-29 Presentation

Date	Ver.	Action By	Action	Result
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### **AGENDA CAPTION:**

PC-20-29 (The Springs 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 94.623 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 94 acres and is proposed as 409 single family lots, 15 park/open space lots, four drainage lots, 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-20-29