



## Legislation Details (With Text)

**File #:** PC-21-05      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Passed  
**File created:** 9/22/2021      **In control:** Planning and Zoning Commission  
**On agenda:** 10/12/2021      **Final action:** 10/12/2021  
**Title:** PC-21-05 (Waterstone Phase 1A Preliminary Plat) Consider a request by Tracy Bratton, on behalf of Tack Development, Ltd., to approve the Preliminary Plat, consisting of approximately 27.744 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, Hays County, Texas. (A. Villalobos)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-21-05 Staff Report, 2. PC-21-05 Aerial Map, 3. PC-21-05 Plat, 4. PC-21-05 Application Documents, 5. PC-21-05 Presentation

Date	Ver.	Action By	Action	Result
10/12/2021	1	Planning and Zoning Commission	approved	Pass

### **AGENDA CAPTION:**

PC-21-05 (Waterstone Phase 1A Preliminary Plat) Consider a request by Tracy Bratton, on behalf of Tack Development, Ltd., to approve the Preliminary Plat, consisting of approximately 27.744 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, Hays County, Texas. (A. Villalobos)

**Meeting date:** October 12, 2021

**Department:** Planning and Development Services Department

### **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:** Res. 2014-114R

### **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 Waterstone development, previously LaSalle, was negotiated in 2014 through a development agreement and is considered outside the City Limits. The Development Agreement requires compliance with SmartCode, previously Subpart C of the City's Code of Ordinances. The Preliminary Plat consists of Waterstone Boulevard and an amenity lot proposed within the development.

**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-21-05 with the following condition:

1. The Qualified Watershed Protection Plan Phase 2 be approved.