



## Legislation Details (With Text)

**File #:** PC-21-41 **Version:** 1 **Name:**  
**Type:** Action Item **Status:** Individual Consideration  
**File created:** 1/6/2022 **In control:** Planning and Zoning Commission  
**On agenda:** 1/25/2022 **Final action:**  
**Title:** PC-21-41 (Waterstone Units A-C Preliminary Plat) Consider a request by Xavier Torres, Doucet and Associates, Inc., on behalf of Tack Development, Ltd., to approve the Preliminary Plat, consisting of approximately 90 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-21-41 Aerial Map, 2. PC-21-41 Staff Report, 3. PC-21-41 PZ Plat, 4. PC-21-41 Application Documents, 5. PC-21-41 Presentation

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

PC-21-41 (Waterstone Units A-C Preliminary Plat) Consider a request by Xavier Torres, Doucet and Associates, Inc., on behalf of Tack Development, Ltd., to approve the Preliminary Plat, consisting of approximately 90 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, Hays County, Texas. (A. Villalobos)

**Meeting date:** January 25, 2022

**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 located 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 a total of 378 lots for the use of residential homes and open space along with 14 new streets comprising units A, B, and C of Waterstone.

**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-21-41.