



## Legislation Details (With Text)

**File #:** PC-22-53      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Passed  
**File created:** 5/10/2023      **In control:** Planning and Zoning Commission  
**On agenda:** 5/23/2023      **Final action:** 5/23/2023  
**Title:** PC-22-53 (Sunset Oaks Section 1, Phase 3 Final Plat) Consider a request by CSF Civil Group on behalf of Pulte Homes of Texas, for a Final Plat of approximately 3.088 acres, more or less, out of the William Hemphill Survey, located at the intersection of Cobb Branch Dr and Spring Hearth St in Hays County. (J. Cleary)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-22-53 Staff Report, 2. PC-22-53 Aerial, 3. PC-22-53 Final Plat, 4. PC-22-53 Application, 5. PC-22-53 P&Z Presentation

Date	Ver.	Action By	Action	Result
5/23/2023	1	Planning and Zoning Commission		

### **AGENDA CAPTION:**

PC-22-53 (Sunset Oaks Section 1, Phase 3 Final Plat) Consider a request by CSF Civil Group on behalf of Pulte Homes of Texas, for a Final Plat of approximately 3.088 acres, more or less, out of the William Hemphill Survey, located at the intersection of Cobb Branch Dr and Spring Hearth St in Hays County. (J. Cleary)

**Meeting date:** May 23, 2023

**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:** [Please select from the dropdown menu below]

N/A

N/A

N/A

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu]

below]

- ☐ 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:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

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**Background Information:**

This site is part of the Sunset Oaks Preliminary Plat (PC-17-38\_02) which was approved by P&Z on May 8, 2018. The proposed phase is located between Section 1, Phases 1 and 2 and contains 25 residential lots. Fee in lieu will be provided for parkland. Wastewater will be provided by Aqua Texas, water will be provided by Maxwell Water, and electricity will be provided by Pedernales Electric Cooperative. This site is in the Extra-territorial Jurisdiction (ETJ) in Hays County- a written approval letter from the County has been received per the 1445 Interlocal Agreement.

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

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommends approval of PC-22-53 as presented.