



## Legislation Text

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**File #:** PC-21-30, **Version:** 1

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**AGENDA CAPTION:**

PC-21-30 (Sunset Oaks Section V Preliminary Plat) Consider a request by Kimley Horn on behalf of K Marcos, LLC, for a Preliminary Plat consisting of 237.95 acres, more or less, out of the Thomas Yates League, located on SH-21 between Misty Lane and FM 1966, Caldwell County, Texas. (J. Cleary)

**Meeting date:** September 28, 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:** [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:**

The site is located in the City's ETJ in Caldwell County and is subject to the 1445 Interlocal Agreement. A Development Agreement was approved by Caldwell County Commissioners Court on 4/27/21 which varied a number of County development standards, including minimum lot size and lot frontage, in exchange for deed restrictions limiting the residential component of the development to site built homes only and enacting Dark Sky Provisions, and a statement that all open space/ common space/ detention facilities be maintained by a Homeowners/ Property Owners Association.

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

Parkland dedication and fee in lieu were approved by the Parks Board on 7/15/21. The developer requested to meet 50% of their parkland requirements by dedicating 2 public parks (to be maintained by the HOA) and the other 50% through fee in lieu.

**Alternatives:**

[Click or tap here to enter text.](#)

**Recommendation:**

Staff recommends approval of this Preliminary Plat as presented.