



# Agenda Item Report

**Legislative Board:**

Planning and Zoning  
Commission

**Date:**

March 26, 2024

**Contact:**

Tyler Frost, Planner I

**Agenda Item ID /**

**Number:**

2024-239- / F.2

**ITEM TITLE:** Consideration and approval of the Final Plat of Sunfield Phase Five, Section Five, being +/- 41.413 acres out of the W. Porter Survey No. 6, Abstract No. 359, City of Buda ETJ, Hays County, TX (FP 21-11) (Planner Tyler Frost).

## 1. EXECUTIVE SUMMARY

This is the action item for considering approval of the Sunfield Phase Five, Section Five Subdivision Final Plat. The preliminary plat for Sunfield Phase 5 was approved on November 30, 2021.

## 2. BACKGROUND/HISTORY

This plat covers 41.413 acres and encompasses 109 lots, 104 of which are designated for single family residential use. The remaining lots are designated as lots for parkland, an amenity center, and as pedestrian easements. The residential lots in this section vary in size, ranging from 6,900 square feet to 18,617 square feet. The typical in-line lot in this section is approximately 7,200 square feet, or 60' by 120'. The lot and street layouts in this plat are largely consistent with the Sunfield Phase Five Preliminary Plat approved in November 2021.

Although this section is vested under a previous UDC, it has a connectivity ratio of 1.67, exceeding the City's current minimum requirement of 1.6. To ensure pedestrian connectivity, the plat features mid-block pedestrian crossings, which will improve the section's walkability over the 1.67 connectivity ratio which represents the roadway connectivity only.

Water service will be provided by Goforth Water Supply Company, and wastewater service will be provided by the Sunfield MUD No. 4.

Hays County has reviewed and approved the plat under the terms of the City's 1445 agreement with the County.

## 3. ANALYSIS

Staff recommends approval of the Sunfield Phase Five, Section Five Final Plat as submitted to staff.

### *Criteria for Approval*

*The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied:*

#### 1. With Prior Approved Preliminary Plat

- a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that



are authorized under 3.03.05.K. Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat;

This plat generally conforms to the Preliminary Plat approved by the Planning and Zoning Commission on November 30, 2021. Discrepancies between the two applications include Lot 503 on the Final Plat being redesignated as a "Park" lot instead of a Landscape Easement, the removal of a Landscape Easement along the northern frontage of Lot 504, and the inclusion of a Parking and Sidewalk Easement along the eastern frontage of Lot 504. Per UDC subsection 3.03.05.K, these are considered minor amendments to the Preliminary Plat and that can be included in the Final Plat without the necessity of re-approval of a Preliminary Plat.

b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;

Preliminary Plat was approved without conditions on November 30, 2021.

c. The Construction Plans conform to the requirements of 3.04.01. Construction Plans and have been approved by the City Engineer;

The Construction Plans for Sunfield Phase 5 Section Five were reviewed by Freese and Nichols (FNI), and a recommendation letter of approval was issued by FNI on September 22, 2023. The plan set was signed and issued by City staff on November 3, 2023.

d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Engineer;

The Municipal Utility District (MUD) engineer that will be maintaining the streets and utilities has approved the plans and will accept the infrastructure.

e. Where the City Engineer has authorized Public Improvements to be deferred, an Improvement Agreement has been executed and submitted by the property owner in conformity with Subsection 3.04. Construction Plans and Procedures;

There is not an applicable Public Improvement Agreement.

e. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this UDC;

This lot within the ETJ meets the platting requirements.

f. The Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual; and

The plat meets this requirement.

g. The plat conforms to Director of Planning's subdivision Application checklists and UDC regulations.

This plat meets the checklist requirements.



#### **4. FINANCIAL IMPACT**

As this subdivision is in the Buda ETJ, the site does not generate property taxes or building permit fees. The subdivision will produce subdivision and construction plan review fees. Each new house in Sunfield generates a \$100 fee at its initial closing. The resident will likely generate sales taxes at city businesses after the project is completed.

#### **5. STRATEGIC PLAN/GOALS**

BALANCED AND INTENTIONAL GROWTH

#### **6. STRATEGIC PLAN OBJECTIVES**

Other

#### **7. PROS AND CONS**

#### **8. ALTERNATIVES**

#### **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff recommends approval of the Sunfield Phase Five, Section Five Final Plat as submitted by the applicant.

#### **Attachments:**

[Hays County 1445 Approval Letter.pdf](#)

[FP 21-11 Sunfield 5-5 Plat.pdf](#)

[Sunfield Phase 5 Preliminary Plat - General Layout.pdf](#)