



Planning & Zoning Commission Regular Meeting

DEPARTMENT: Community Development

FROM: Jason Lutz – Senior Planner

MEETING: December 12, 2023

SUBJECT:

A final plat of 700 Bunton, Phase 1A-1, (SUB-22-0255).

SUMMARY: Rastegar Property Companies is working with Hays ISD to provide a site for a future school within the 700 Bunton Development. In order to provide necessary access for the site, construction is now proposed to be phased, with Grist Mill Rd to be built and accepted prior to the residential portion of the previous Phase 1A plat boundary. In order to accelerate the acceptance of Grist Mill Rd, those improvements will now be contained within a fully separate final plat (Phase 1A-1). The residential portion of the previous plat, now Phase 1A-2, will be submitted at a later date.

1. Zoning: Single-family Attached (R-1-A)
2. Lot Configuration: NA
 - a. This plat is for Gristmill Rd and associated utility improvements in order to access the proposed elementary school site.
3. Utilities/Easements:
 - a. Water & Sewer
 - Water and sewer will be provided by the City of Kyle and constructed as part of the road construction project.
4. Transportation:
 - a. Gristmill Rd is a 70' wide right-of-way being constructed in order to access and allow recordation of plats for the proposed Elementary School #17 site.

OPTIONS:

1. Approve the replat as requested.

RECOMMENDATION:

Staff recommends approval of the proposed Final Plat, as this plat meets all Local and State regulations and must be approved according to the Texas Local Government Code.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:



N/A

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