



Public Hearing

AC-25-06

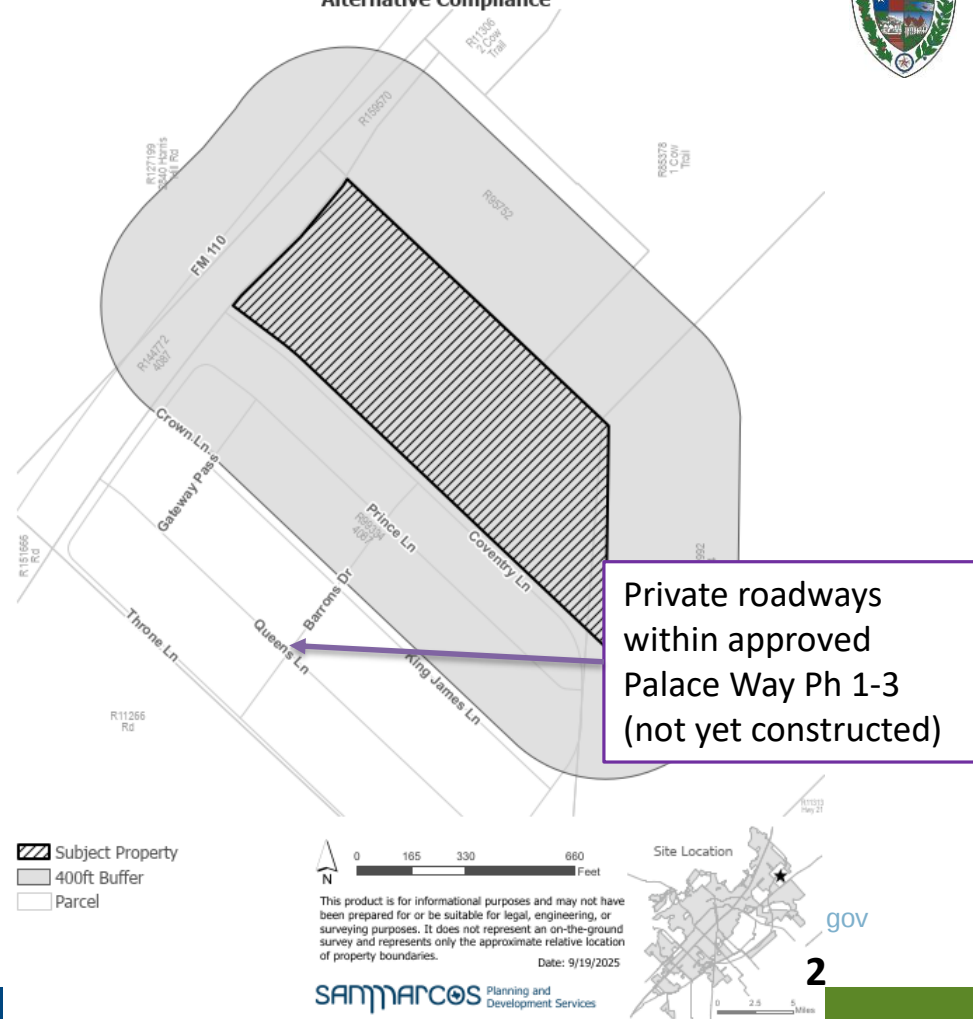
Palace Way North Alternative Compliance

Hold a public hearing and consider a request by David Joyner, on behalf of Palace Way Partners, for an Alternative Compliance to the requirements in Section 3.6.2.1. (Block Perimeter) of the Land Development Code to allow the use of a private street in lieu of dedicated Right-of-Way to meet the block perimeter requirements within an MH (Manufactured Home) zoned development, generally located on the southeastern side of FM-110, approximately 4,600 ft south of the intersection between Yarrington Rd and FM-110 in Hays County, Texas. (J. Cleary)



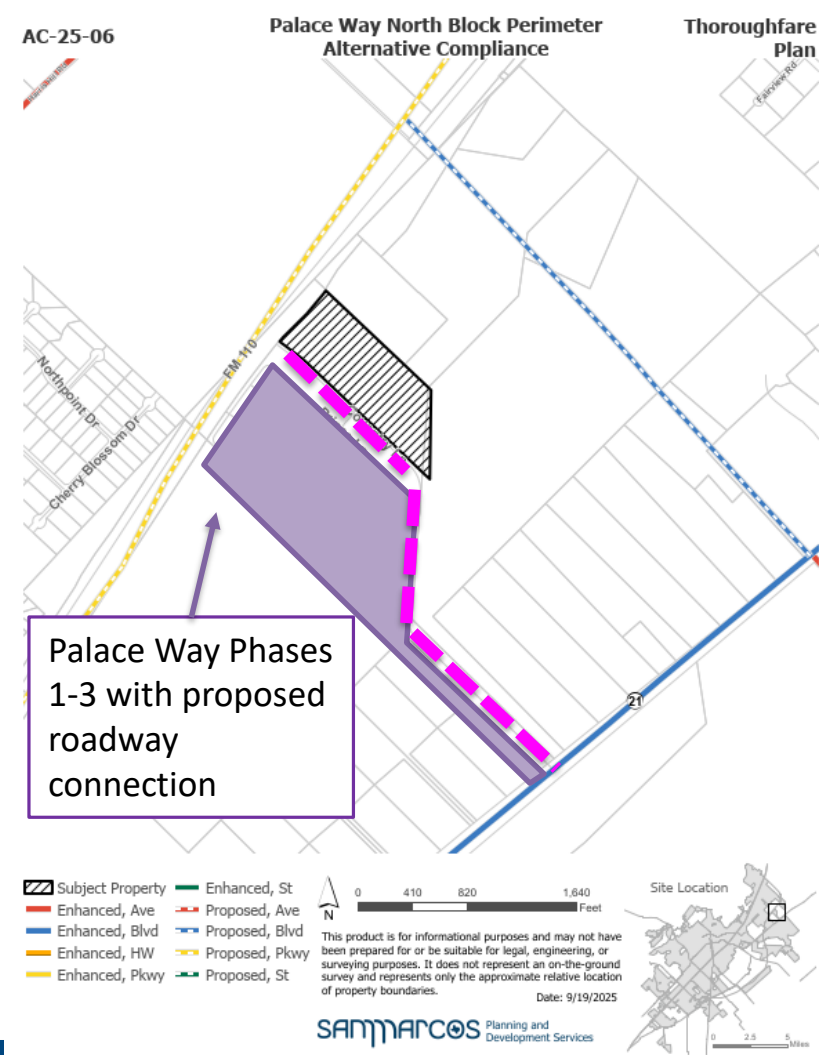
Property Information

- Approximately 15 acres
- Located on FM-110 across from Harris Hill Raceway and adjacent Palace Way Park Phases 1-3 (currently under development).
- Located within City Limits
- Zoned to Manufactured Home (MH) in April 2025



Infrastructure

- **Streets**
 - New street connection to SH-21 to be constructed as part of the development of Palace Way Park Phases 1-3.
 - New Hays County road planned to the east of the site (William Pettus extension)
- **Manufactured Home Development Standards (Chapter 7 LDC)**
 - Each home site must be accessible from a paved Internal Street at least 30' wide (public access easement not typically required).



Overview of Request

Code Requirements:

- 5,000 feet block perimeter maximum in MH Zoning.
- A block must be bound by an improved public right-of-way not including an alley.
- Public streets must be constructed to City standards and dedicated as public right-of-way at the time of platting. Internal Drives may not be used to meet the block perimeter requirement in MH zoning.

Applicant Request: Applicant is requesting to utilize a private street with a public access easement to meet the block perimeter requirement in lieu of a public city street. The street would be constructed at the time of site development.



Diagram illustrating the cross-section of a 28' HMAC Private Street Standards. The diagram shows a 30' total width utility and access easement. The layout includes:

- 2' EASEMENT
- 30' TOTAL VARIABLE WIDTH UTILITY AND ACCESS EASEMENT
- 28' HMAC PRIVATE STREET STANDARDS
- 13' LANE
- 2' EASEMENT
- 13' LANE
- 7' LANDSCAPE
- 5' SIDEWALK
- 20' SANITARY SEWER EASEMENT
- 2% SLOPE
- CURB & GUTTER

The site plan illustrates the proposed development layout. It features a central area labeled 'PRIVATE STREET' flanked by residential units. To the left, a 'PRIVATE STREET' is shown with a '20' DRAINAGE EASEMENT' indicated. To the right, a '20' PUBLIC ACCESS EASEMENT' is shown. The plan also includes a 'COVENTRY AVE' at the bottom and a '20' PUBLIC ACCESS EASEMENT' on the right side. A red arrow points to the proposed road network, and a purple arrow points to the public access easement.

Future Coventry Lane in adjacent plat (Palace Way Units 1-3)

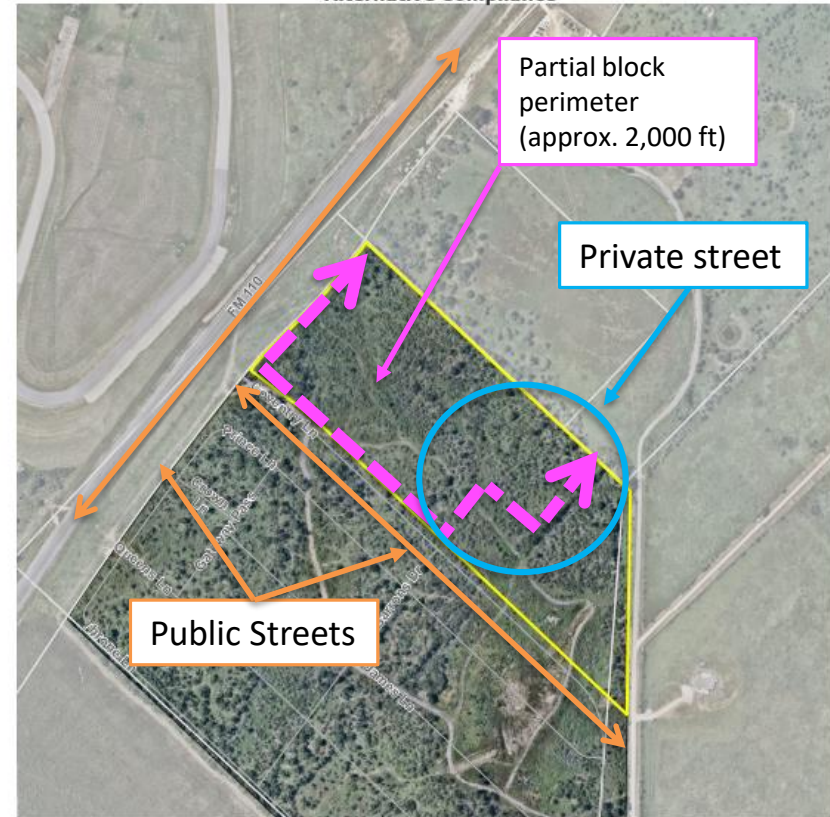
Considerations

- **Network redundancy/ future connectivity** - the proposed private street will be accessible to the public through a dedicated public access easement.
- Pedestrian connectivity provided through a sidewalk along the proposed street in addition to along the southern perimeter of the site and a shared use path along FM-110 (per TMP).
- Maintenance will be the responsibility of the property owner and not the city.
- City wastewater line will stub out to adjacent property owners.

AC-25-06

Palace Way North Block Perimeter
Alternative Compliance

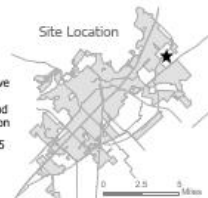
Aerial



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/30/2025

SAN MARCOS Planning and Development Services



Recommendation



Staff recommends approval of AC-25-06 with the following conditions:

1. The applicant shall construct a publicly accessible, privately maintained street between the future Coventry Lane and the northeastern property line with the following criteria:
 - a) A minimum 30' wide Internal Street per Sections 7.6.1.3.D and E, to be privately maintained by the property owner. Additional width shall be required if on-street parking is proposed.
 - b) A minimum 5' sidewalk shall be installed along at least one side of the street.
 - c) A minimum 7' landscape strip, between the curb and the sidewalk, with street trees every 40' on the same side of the street as the sidewalk shall be installed.
 - d) A minimum 42' wide Public Access and Utility Easement (wider if on-street parking is proposed) shall be dedicated as part of the plat to accommodate the street.
2. The developer shall install a city wastewater main, within a dedicated Utility Easement, between the future Coventry Lane and the northeastern property line at time of platting.