



Presentation

Item

Independence Trails / Resolution 2024-#

Consider approval, by motion, authorizing an Out-Of-City Utility Connection request for wastewater service by Seamus MacFarland on behalf of MCLB Land LLC for a development situated on approximately 72.85 acres and generally located on the south side of S Old Bastrop Hwy and approximately 2,000 west of the S Old Bastrop Hwy and Francis Harris Ln intersection.

Property Information

Approximately 72.85 acres

South side of S Old Bastrop Hwy &
approx. 2,000 west of S Old Bastrop
Hwy & Francis Harris Ln intersection

NOT located within City Limit *nor* ETJ

OCU-24-03 Independence Trails /
S Old Bastrop Hwy & Francis Harris Ln

Aerial Map



Subject Property
Parcel
ETJ

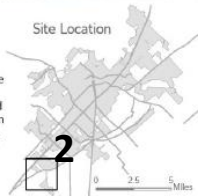
0 500 1,000 2,000
Feet

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: 11/6/2024

SAMMARCOS Planning and
Development Services

Site Location



Property Information

Proposing

- Single-family residential
- Min lot size 4,800 sf

Approved by City Council 12/3/2024

Item brought back to provide flexibility to add or reduce lots in future (prior agenda caption too specific)

OCU-24-03

Independence Trails /
S Old Bastrop Hwy & Francis Harris Ln

Aerial Map



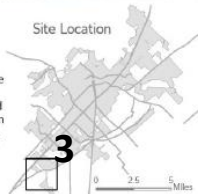
Subject Property
Parcel
ETJ

0 500 1,000 2,000
Feet

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SAN MARCOS Planning and Development Services



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Existing Utilities

Currently vacant

Requesting *only* wastewater service

Will require sewer extension

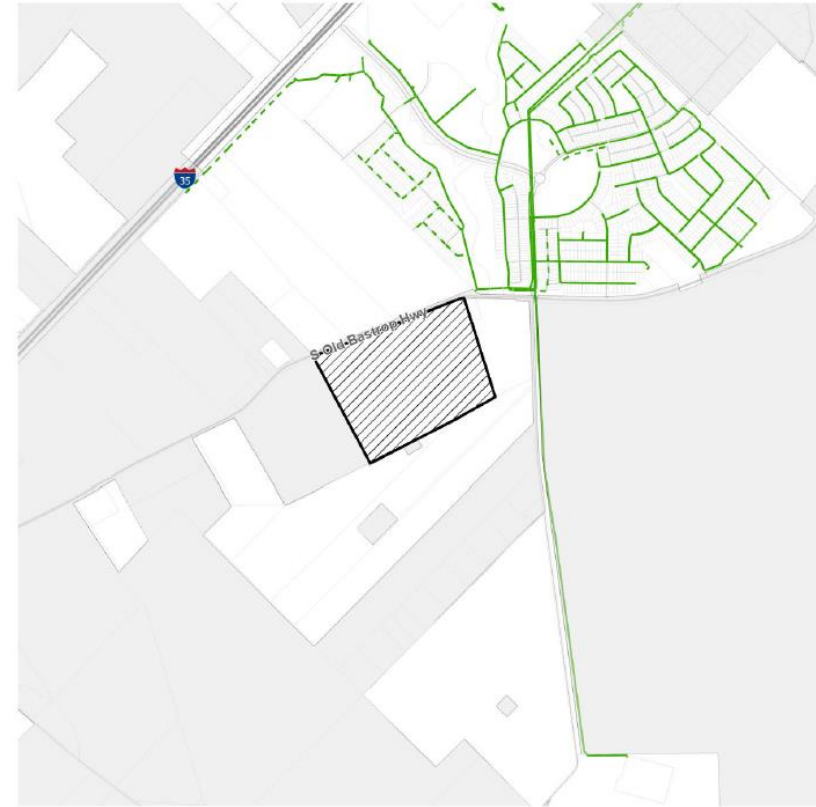
CCN Holders

- Crystal Clear Water CCN
- PEC CCN
- Not within wastewater CCN

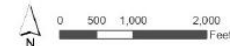
OCU-24-03

Independence Trails /
S Old Bastrop Hwy & Francis Harris Ln

Utilities Map



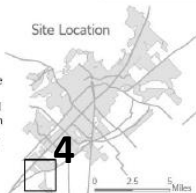
- ▨ Subject Property
- Parcel
- ETJ
- Sanitary Main Active
- - - Sanitary Main Proposed

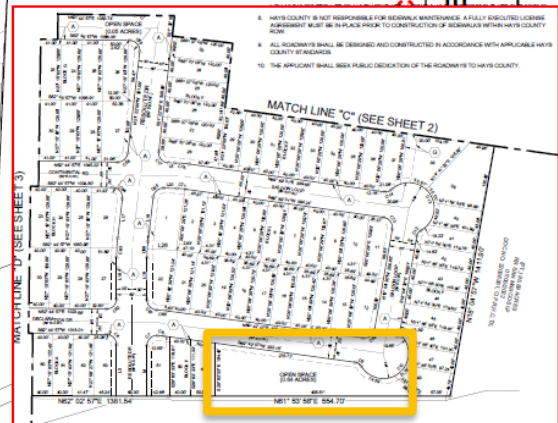


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SAN MARCOS Planning and Development Services





Recommendation



Staff recommends approval of OCU-24-03 as presented.