

PC-17-01_04 Residential Replat, Burluson Street, Replat



Applicant Information:

Agent: R. Anne Gallup, P.E.
174 South Guadalupe Street, Ste 205
San Marcos, TX 78666

Property Owner: Kimberley Jorgenson
505 Duncan Road
San Marcos, TX 78666

Notification: Published notification on April 23, 2017
San Marcos Daily Record

Personal notification sent to all property owners within
200 feet of the subject property on April 28, 2017

**Type & Name of
Subdivision:** Replat of Lot 3A, Block 3, H.E. Barber's Addition

Subject Property:

Summary: The subject property is approximately 0.98 acres, more or less,
located at 1213 Burluson Street.

Zoning: Single Family (SF-6)

Traffic/ Transportation: Lot 3A-1 will have access on Quarry Street and Prospect Street.
Lot 3A-2 will have access on Burluson Street and Prospect Street.

Utility Capacity: The property is serviced by City water, wastewater, and electric.
Service is adequate.

Planning Department Analysis:

The purpose of this plat is to replat one existing undeveloped lot to establish 2 separate lots for the construction of a single family home on each lot. The replat consists of Lot 3A, Block 3, H.E. Barber's Addition, originally recorded in 2001. Lot 3A-1 and Lot 3A-2 will be of equal size (approximately 0.49 acres). The property is located within the Heritage Neighborhood and is zoned single-family (SF-6).

There are no public improvements associated with this replat. The property is serviced by City water, wastewater, and electric. Service is adequate. In conjunction with this replat, the applicant submitted a Watershed Protection Plan (Phase 2) which has been approved.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code and recommends **approval** of the replat.

| Planning Department Recommendation | |
|---|---|
| X | Approve as submitted |
| | Approve with conditions or revisions as noted |
| | Alternative |
| | Statutory Denial |

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Replat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria set in the approval section of the Land Development Code, or statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

| | | |
|--------------------------|--------------|----------------|
| Andrea Villalobos, CNU-a | Planner | April 28, 2017 |
| Name | Title | Date |