



# **Presentation Item # 2404 Ranch Road 12**

Consider approval, by motion, authorizing an Out-Of-City Utility Connection request for water service by Al Carroll, P.E., on behalf of Pablo Garcia, Nature's Symphony RV Resort, LLC, for approximately 12.22 acres located at 2404 Ranch Road 12.

# Property Information

Approximately 12.22 acres

Located on Ranch Road 12, west of  
Country Estates Drive

NOT located within City Limits

NOT located within ETJ

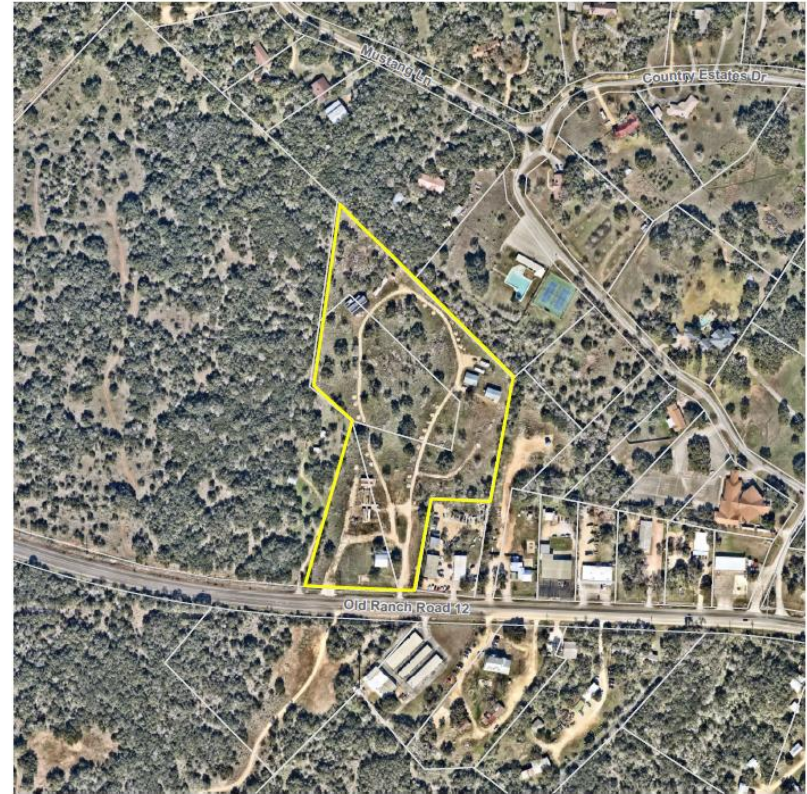
Proposed

- 80-unit RV resort

OCU-25-05

2404 Ranch Road 12

Aerial



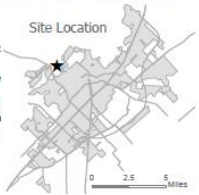
Subject Property  
Parcel

0 200 400 800 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: 7/31/2025

SAN MARCOS Planning and Development Services



# Existing Utilities

Currently occupied by residential and commercial manufactured buildings

Requesting water service connection

Connection to existing 16" waterline

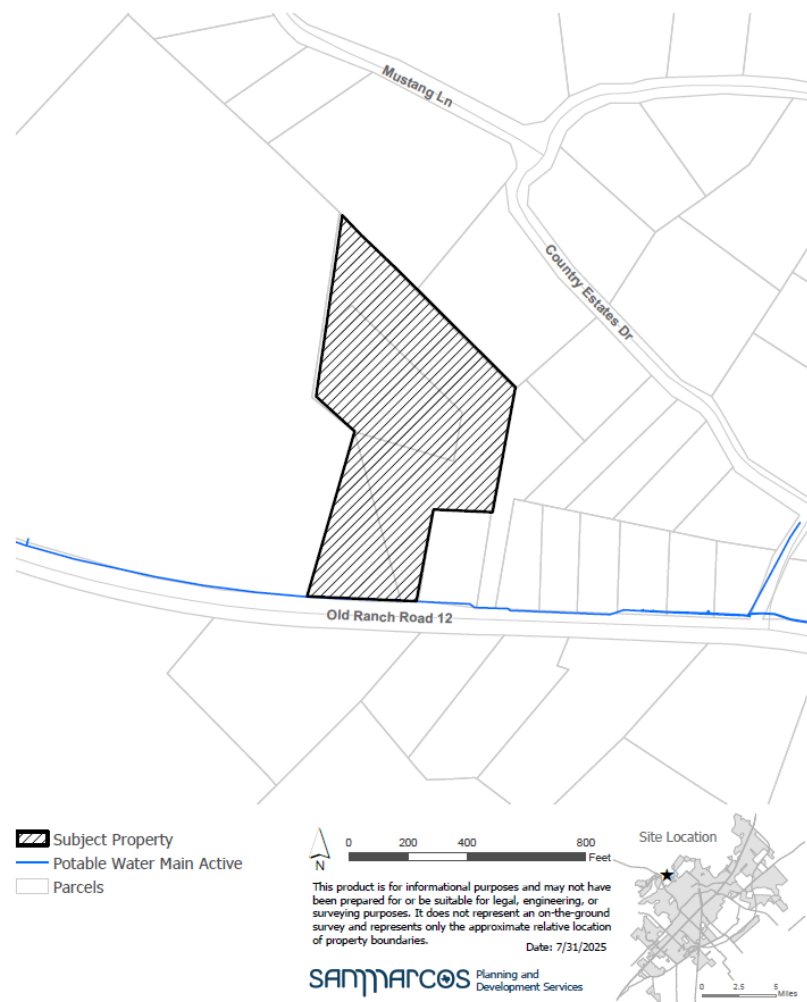
## CCN Holders

- No water CCN
- City wastewater CCN (partial)
- Pedernales Electric

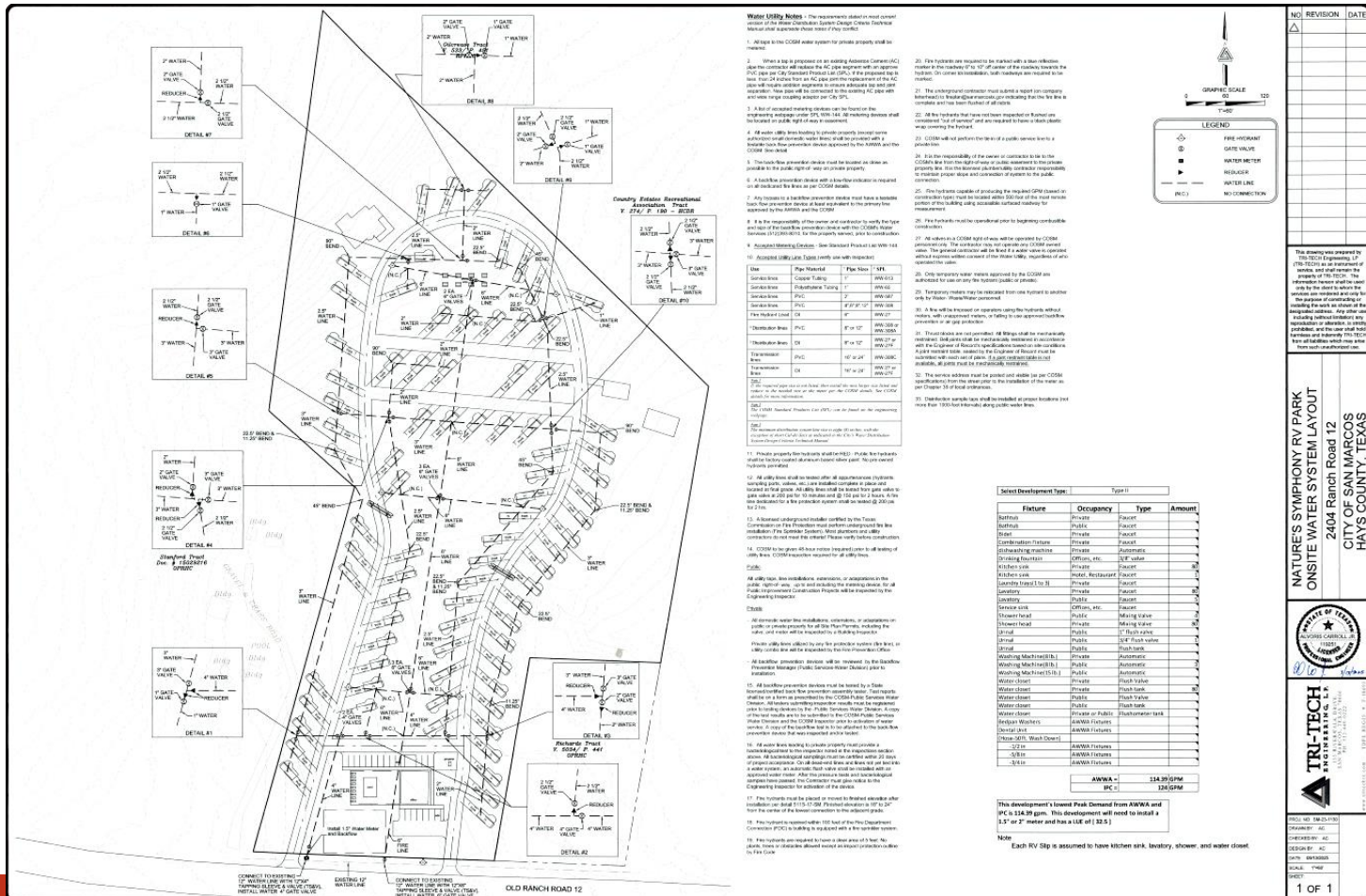
OCU-25-05

2404 Ranch Road 12

Utilities



# Proposed Development



# Recommendation



Staff recommends approval of OCU-25-05 as presented.