

## **PC-17-31\_04 (Park Court at Willow Creek II, Replat)**

Hold a public hearing and consider a request by Hermann Vigil, on behalf of Robert W. McDonald, III, for approval of a replat of 2.52 acres, more or less, being Lots 1-10, Park Court at Willow Creek, establishing Lot 1-12, Park Court at Willow Creek II, San Marcos, Texas. (A. Villalobos)

## Location:

- +/- 2.52 acres; Corner of Stagecoach Trl / Primers Ln
- Zoned Townhome (TH)
- Original plat approved in 2007, amended in 2012 to allow for Townhome lots
- Purpose of replat is to create 2 additional lots for a total of eleven (11) townhome residential lots and one (1) common / open space lot.
- Applicant will be required to construct the adjustment to water/wastewater service lines (PICPs) prior to plat recordation



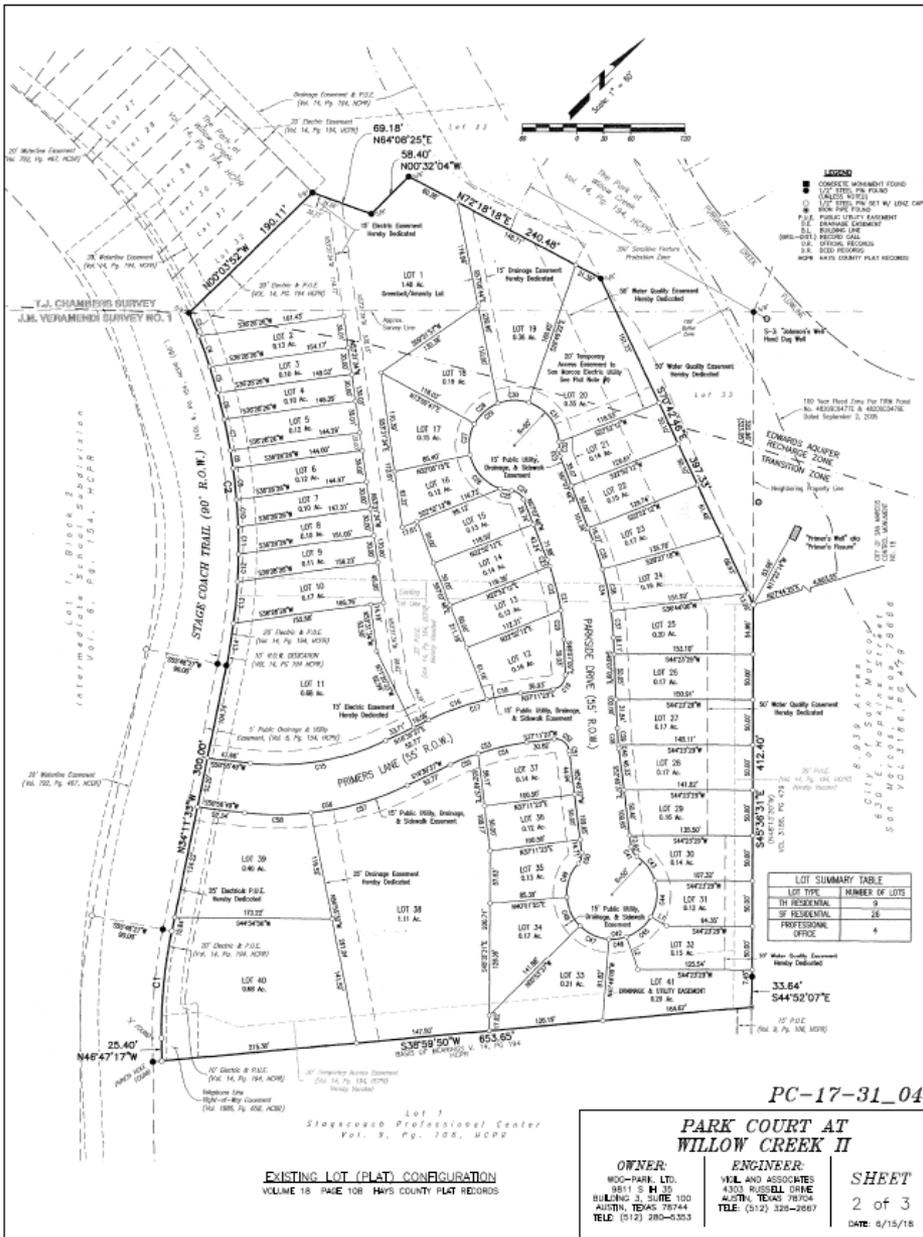
**PC-17-31\_04**  
**Stage Coach Trl & Primers Ln**  
**Map Date: 7/26/2018**

 Subject\_Property

 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.

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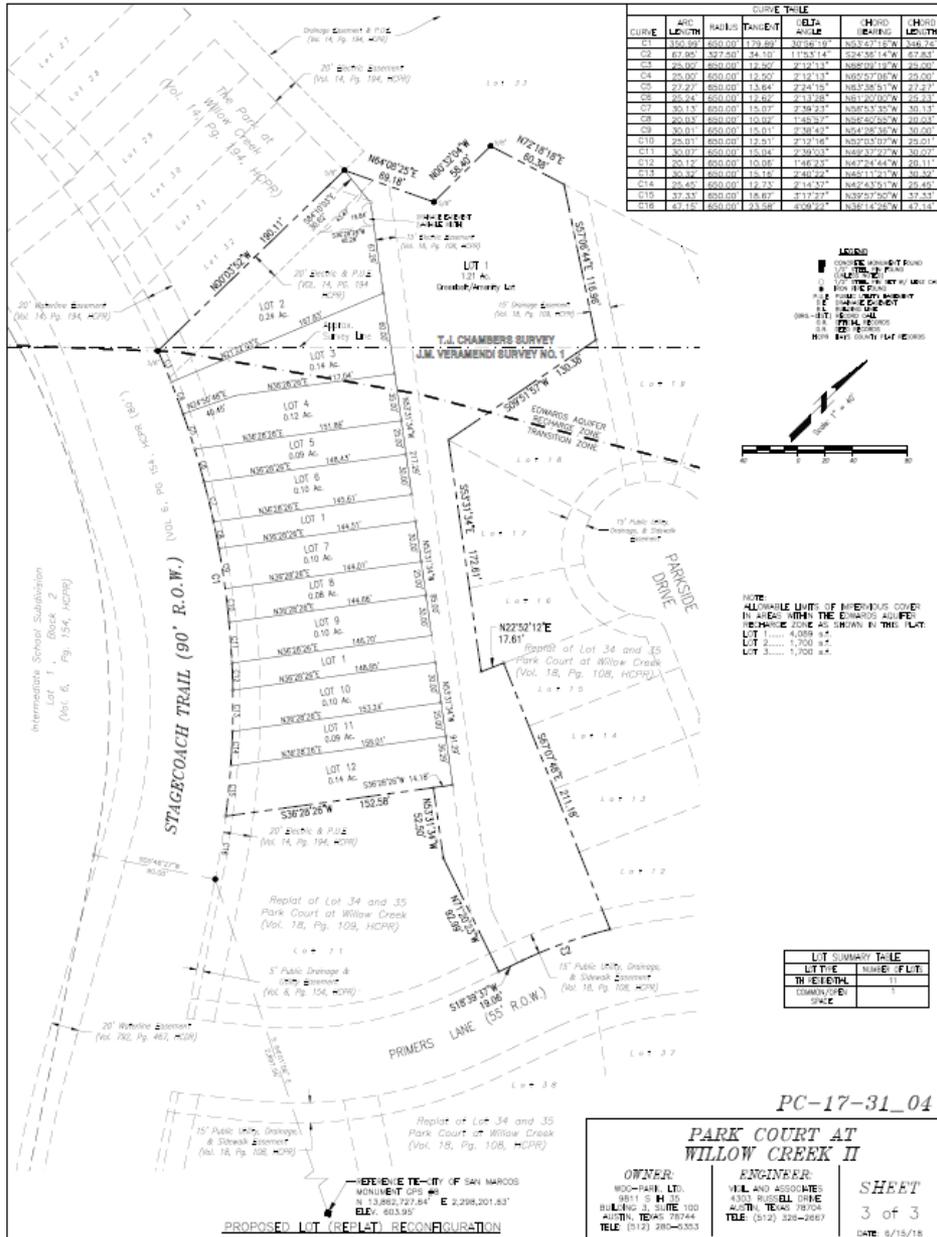
### PARK COURT AT WILLOW CREEK II

**OWNER:** WOC-PARK, LTD.  
 9811 S. H. 35  
 BUILDING 3, SUITE 100  
 AUSTIN, TEXAS 78744  
 TEL: (512) 280-5353

**ENGINEER:** VIEL AND ASSOCIATES  
 4303 RUSSELL DRIVE  
 AUSTIN, TEXAS 78704  
 TEL: (512) 328-2887

**SHEET**  
 2 of 3  
 DATE: 6/15/18

**EXISTING LOT (PLAT) CONFIGURATION**  
 VOLUME 16 PAGE 108 HAYS COUNTY PLAT RECORDS



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**PROPOSED LOT (REPLAT) CONFIGURATION**

CURVE TABLE						
CURVE	ARC LENGTH	RAIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00	100.00	17.36	101.34	S04°31'12"W	100.00
C2	87.85	127.20	34.30	115.14	S24°35'14"W	87.85
C3	25.00	250.00	12.50	17.13	S89°09'17"W	25.00
C4	26.00	260.00	13.00	17.13	S89°09'17"W	26.00
C5	27.22	272.22	13.61	17.24	S89°09'17"W	27.22
C6	28.00	280.00	14.00	17.13	S89°09'17"W	28.00
C7	30.17	301.67	15.07	17.82	S89°09'17"W	30.17
C8	32.00	320.00	16.00	18.46	S89°09'17"W	32.00
C9	30.61	306.00	15.31	17.98	S89°09'17"W	30.61
C10	25.01	250.00	12.51	17.14	S89°09'17"W	25.01
C11	30.00	300.00	15.00	17.90	S89°09'17"W	30.00
C12	30.17	301.67	15.08	17.82	S89°09'17"W	30.17
C13	30.32	303.20	15.16	17.82	S89°09'17"W	30.32
C14	28.25	282.50	14.12	17.82	S89°09'17"W	28.25
C15	37.33	373.30	18.67	21.72	S89°09'17"W	37.33
C16	47.15	471.50	23.58	29.92	S46°14'26"W	47.15

**NOTE:**  
 ALLOWABLE LIMITS OF INTERFERING COVER IN AREA WITHIN THE EDWARDS AQUIFER ZONE TRANSITION ZONE:  
 LOT 1 ..... 4,089 sq ft  
 LOT 2 ..... 1,700 sq ft  
 LOT 3 ..... 1,700 sq ft

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
RESIDENTIAL	11
PROFESSIONAL OFFICE	1

## Recommendation:

Staff has reviewed the request and recommends approval of PC-17-31\_04