



Presentation

AC-24-07

Vantage at San Marcos (Dead-End Street Length)

Hold a public hearing and consider a request by Ryan Taylor, on behalf of Vantage at San Marcos, LLC, for an Alternative Compliance to the Land Development Code, Section 3.6.2.1.B, Table 3.1, to authorize a single street within the subdivision known as Vantage at San Marcos, to exceed the 250-foot maximum dead-end street length requirement. The location of this request can be generally described as being on the east side of Hwy 123 and approximately 300' north of the Hwy 123 & Monterrey Oak intersection.

(W. Rugeley)

Property Information

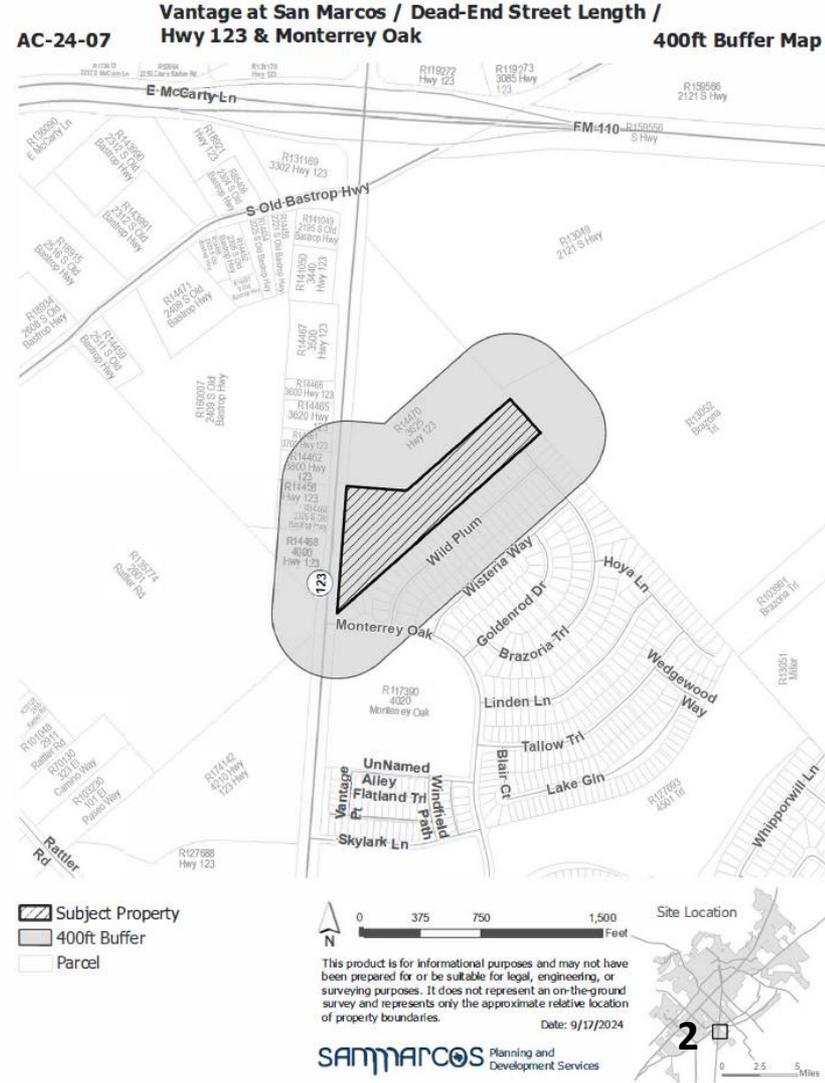
Approximately 11 acres

East side of Hwy 123 and approx. 300' north of Hwy 123 & Monterrey Oak intersection

Located within the City Limit

Related application(s)

- AC-24-06 (exceed the 3:1 lot length to width ratio requirement)



Context & History

Currently vacant

Surrounding uses

- Vacant
- Single family
- Vacant
- Church & vacant

Alternative Compliance Request:

- Authorize Street B to exceed the 250-foot max dead-end street length requirement by 111'

AC-24-07

Vantage at San Marcos /
Dead-End Street Length /
Hwy 123 & Monterrey Oak

Aerial Map



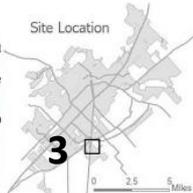
- Subject Property
- Parcel
- City Limit



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: 9/17/2024

SAN MARCOS Planning and Development Services



Analysis: Section 3.6.5.1

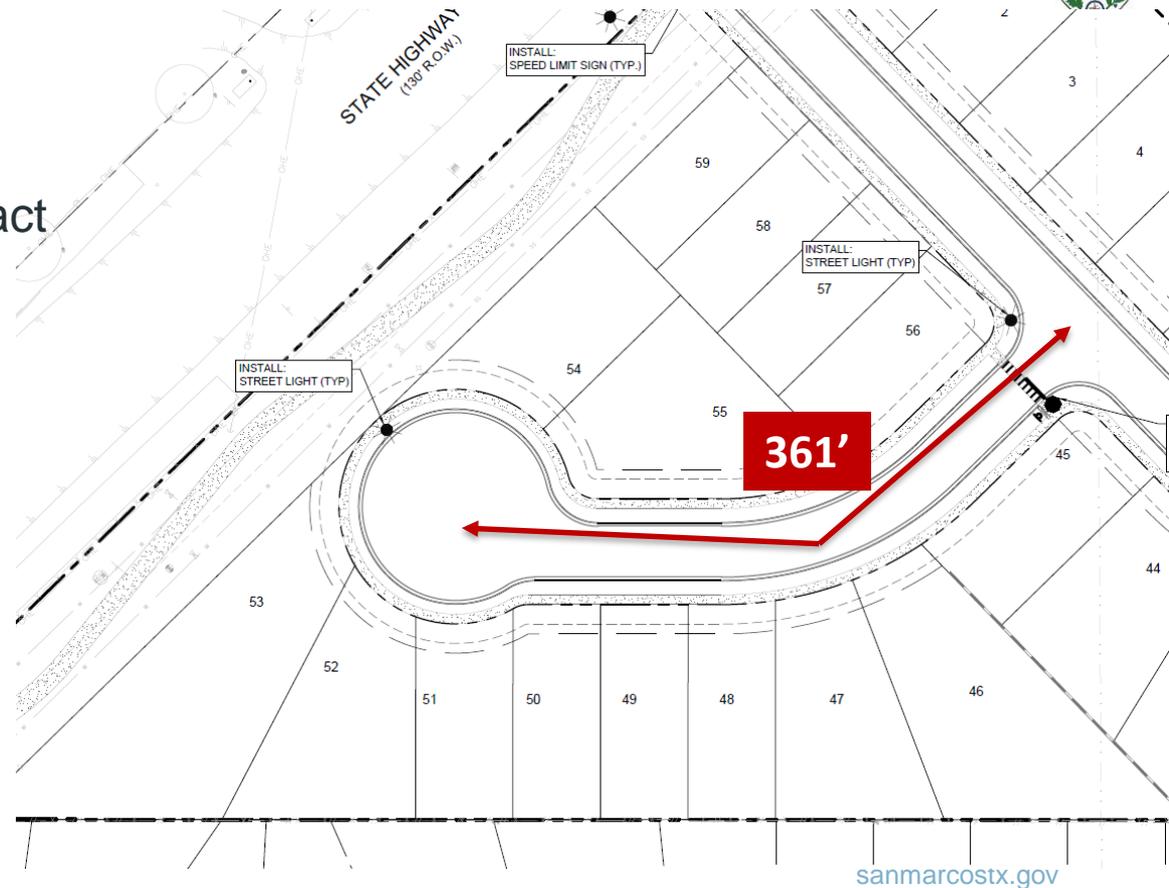
Meets design intent of Article

Relatively minimal potential impact on congestion and public safety

Adjustment deemed reasonable due to

Site layout of developed properties

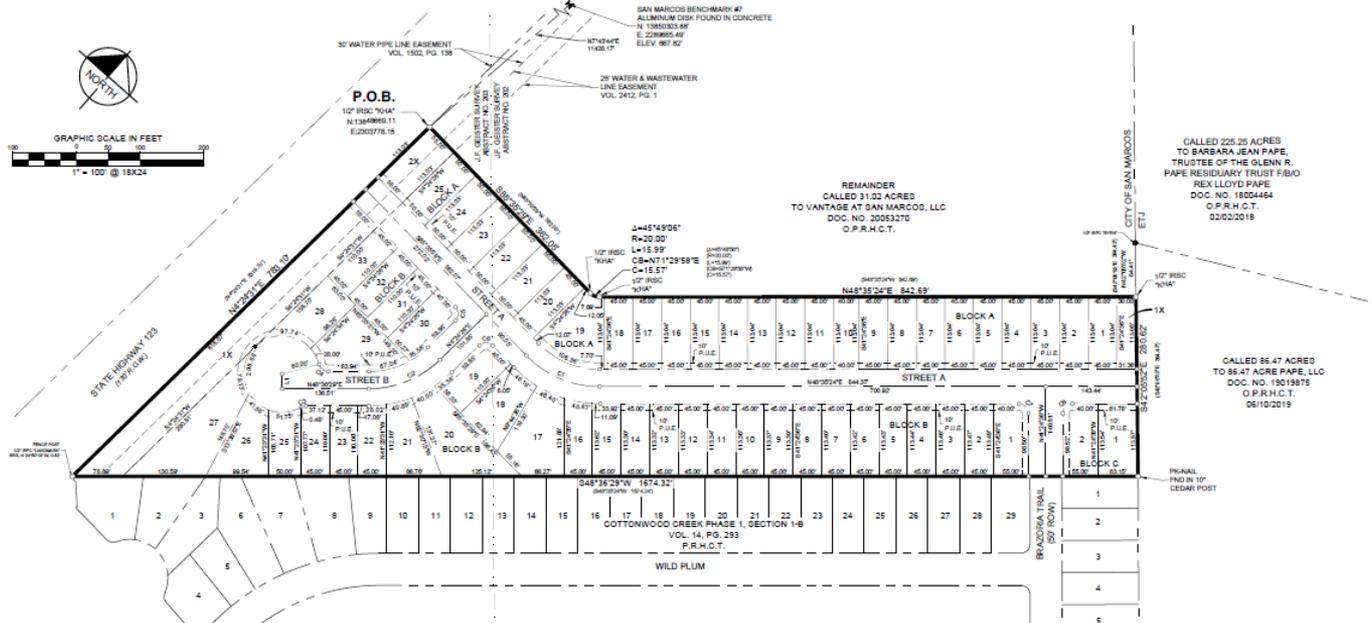
Does not conflict with an approved or built roadway adjacent to site



Recommendation



Staff recommends approval of AC-24-07 as presented.



CALLED 225.25 ACRES
TO BARBARA JEAN PAPE,
TRUSTEE OF THE GLENN R.
PAPE RESIDUARY TRUST F/B/O
HEA LLOYD PAPE
DOC. NO. 1800464
O.P.R.H.C.T.
02/02/2018

CALLED 85.47 ACRES
TO 85.47 ACRE PAPE, LLC
DOC. NO. 1901885
O.P.R.H.C.T.
06/10/2019

REMAINDER
CALLED 31.02 ACRES
TO VANTAGE AT SAN MARCOS, LLC
DOC. NO. 20053270
O.P.R.H.C.T.

- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
HAYS COUNTY, TEXAS
P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
RF IRON ROD FOUND
RFD IRON ROD FOUND CAPPED
RSC 12" IRON ROD SET CAPPED
(STAMPED "04")
MNS MAG NAIL SET
FOS POINT OF BEGINNING
BRS BEARS CALL
(BEARING DISTANCE) RECORD CALL
P.U.E. PUBLIC UTILITY EASEMENT

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	ABSTRACT SURVEY LINE
---	ROAD CENTERLINE
---	LOT LINE
---	ROW LINE

DEVELOPMENT SUMMARY

NUMBER	ACRES	LENGTH
1	11.881	-
2	0.984	-
3	0.154	0.154
4	2.463	1.837
TOTAL	14.482	1.837

LINE TABLE

NO.	BEARING	LENGTH
L1	S41°23'31"E	23.00'

NOTES:

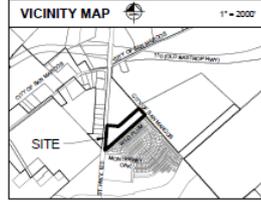
1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, South Central Zone (4204), North American Datum of 1983. All dimensions shown are set distances.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48208C0473F, for Hays County, Texas and incorporated areas, revised September 2, 2005, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°49'08"	190.00'	127.95'	N71°29'59"E	124.57'
C2	44°12'03"	190.00'	123.43'	N68°30'27"E	120.39'
C3	20°49'27"	15.00'	7.81'	S53°11'44"W	7.72'
C4	79°22'18"	15.00'	19.73'	N66°17'48"E	18.36'
C5	89°58'55"	15.00'	29.58'	N40°28'17"W	21.21'
C6	97°30'05"	15.00'	23.58'	S49°24'29"W	21.21'
C7	97°30'05"	15.00'	23.58'	N48°24'30"W	21.21'
C8	97°30'05"	15.00'	23.58'	S57°30'28"W	21.21'

DEVELOPER:
Vantage at San Marcos, LLC
7334 Blanco Road, Suite 200
San Antonio, Texas 78216
Phone:
Contact:

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2172
Contact: Daniel Arthur, R.P.L.S.
APPLICANT:
Kimley-Horn and Associates, Inc.
6800 Burnison Road, Building 312, Suite 150
Austin, Texas 78744
Phone: 737-236-0597
Contact: Ryan Taylor, P.E.

**FINAL PLAT
VANTAGE AT SAN MARCOS
11.459 ACRES**

J.F. GEISTER SURVEY, ABSTRACT NO. 202
J.F. GEISTER SURVEY, ABSTRACT NO. 203
CITY OF SAN MARCOS,
HAYS COUNTY, TEXAS

Kimley-Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194603
Tel. No. (469) 501-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	MJD	7/18/2024	069270006	1 OF 2

narcostx.gov

