



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 404-lot single family residential development situated on 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

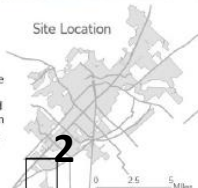
Proposing

- 404 single-family lots
- Min lot size 4,800 sf



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



Existing Utilities

Currently vacant

Requesting only wastewater service

Will require sewer extension

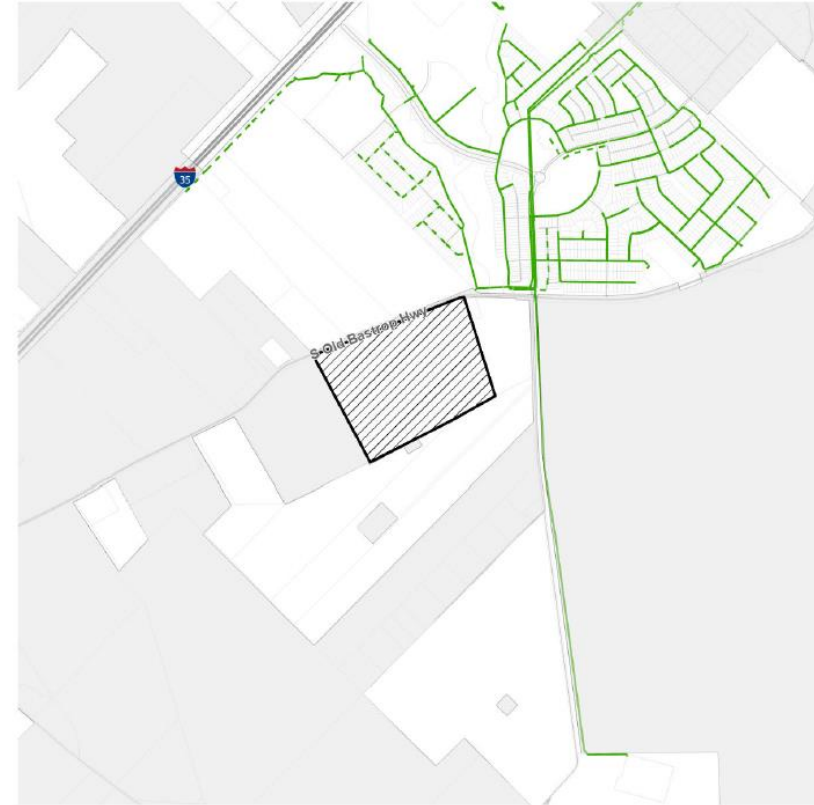
CCN Holders

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

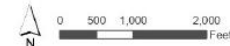
OCU-24-03

Independence Trails /
S Old Bastrop Hwy & Francis Harris Ln

Utilities Map



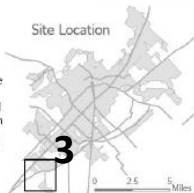
- ▨ Subject Property
- Parcel
- ETJ
- Sanitary Main Active
- - - Sanitary Main Proposed



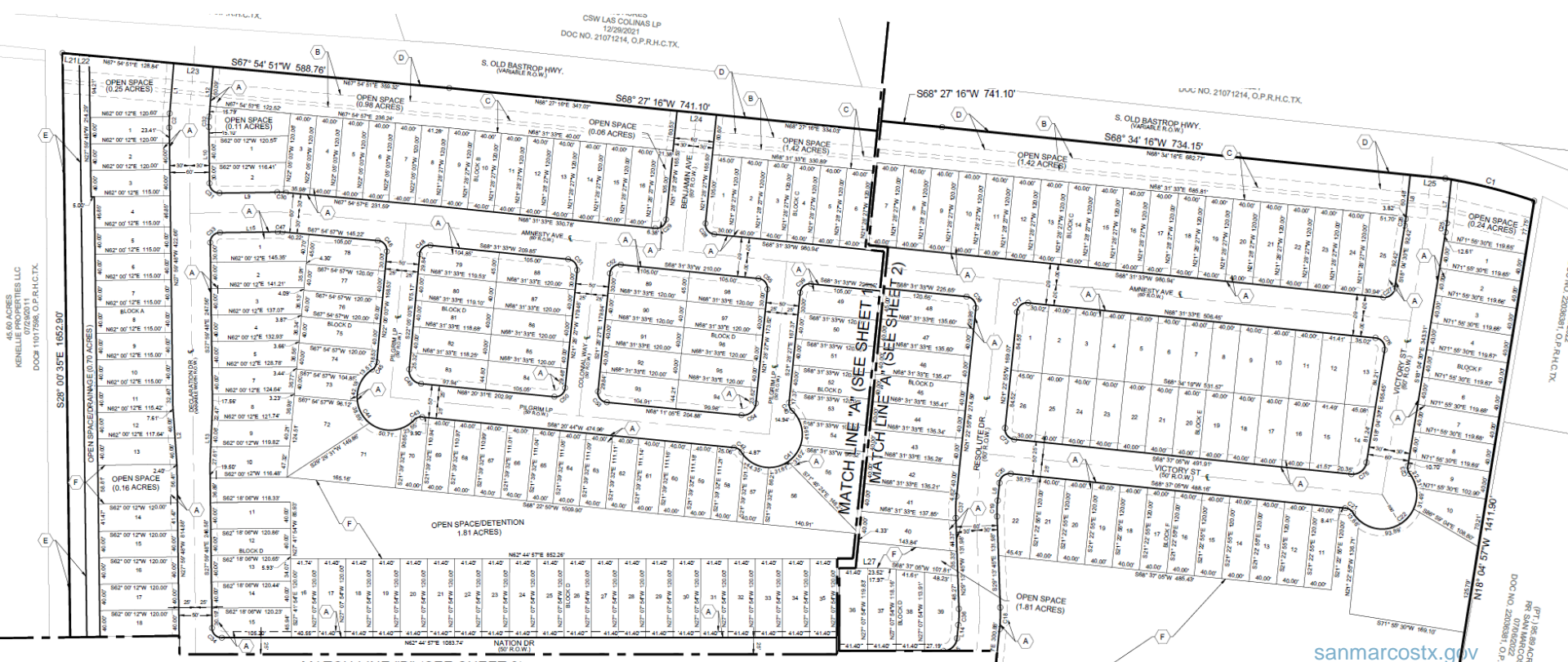
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Date: 11/6/2024

SAMMARCOS Planning and Development Services



Proposed Plat



45.60 ACRES
KENELLE PROPERTIES LLC
DOC# 11071268, O.P.R.H.C.T.

S28° 00' 30"E 1652.00'

MATCH LINE "B" (SEE SHEET 3)

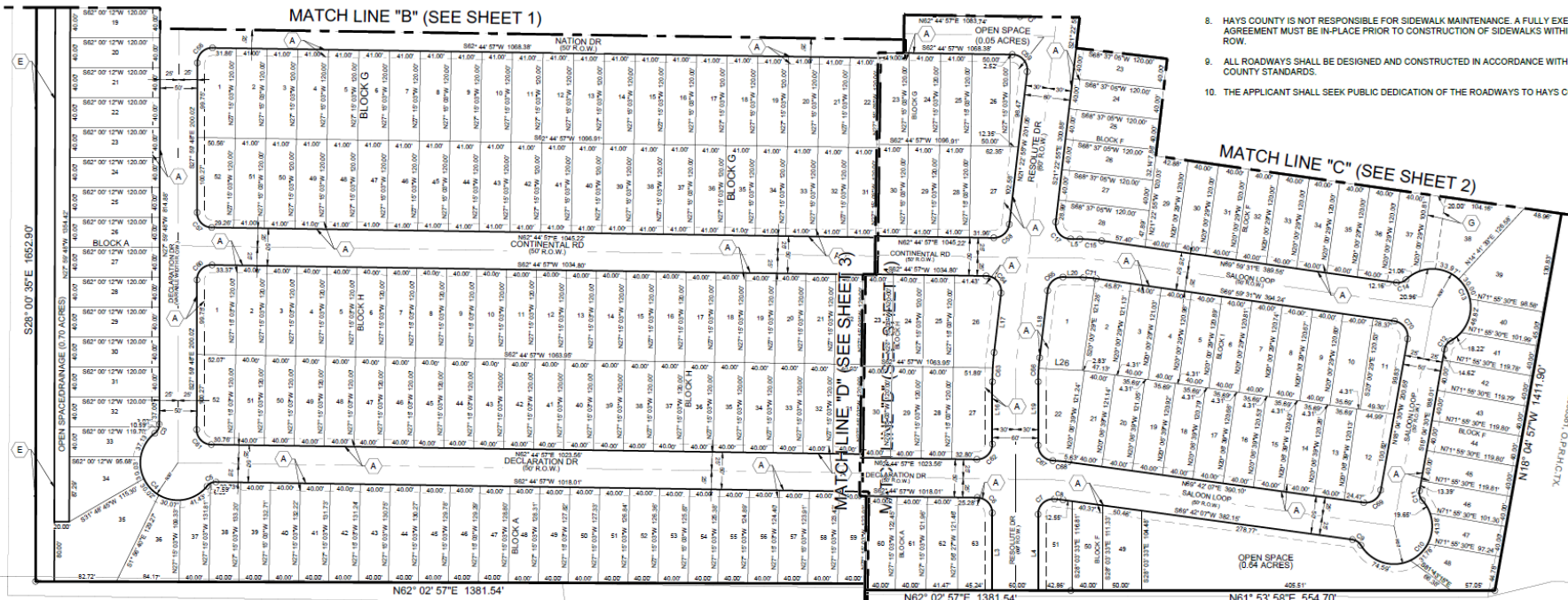
sanmarcostx.gov

(P) 71.86.89 ACRES
PR SAN MARCOS LP
DOC NO. 22000181, O.P.R.H.C.T.

Proposed Plat



45.60 ACRES
KENELLE PROPERTIES LLC
DOC# 1107798, O.P.R.H.C.T.X.



8. HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
9. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
10. THE APPLICANT SHALL SEEK PUBLIC DEDICATION OF THE ROADWAYS TO HAYS COUNTY.

(PT.) 95.89 ACRES
RR SAN MARCOS LP
07/06/2022
DOC NO. 22036381, O.P.R.H.C.T.X.

0.993 ACRES
CAROL HILL
02/20/2019
DOC NO. 19005164, O.P.R.H.C.T.X.

(PT.) 95.89 ACRES
RR SAN MARCOS LP
07/06/2022
DOC NO. 22036381, O.P.R.H.C.T.X.

(PT.) 95.89 ACRES
RR SAN MARCOS LP
07/06/2022
DOC NO. 22036381, O.P.R.H.C.T.X.

sanmarcostx.gov

Recommendation



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