



Presentation

AC-24-06

Vantage at San Marcos (Irregular Shaped Lot)

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 3.6.3.1.B, to authorize Lot 20, Block B, within the subdivision known as Vantage at San Marcos, to exceed the three to one (3:1) lot length to width ratio 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

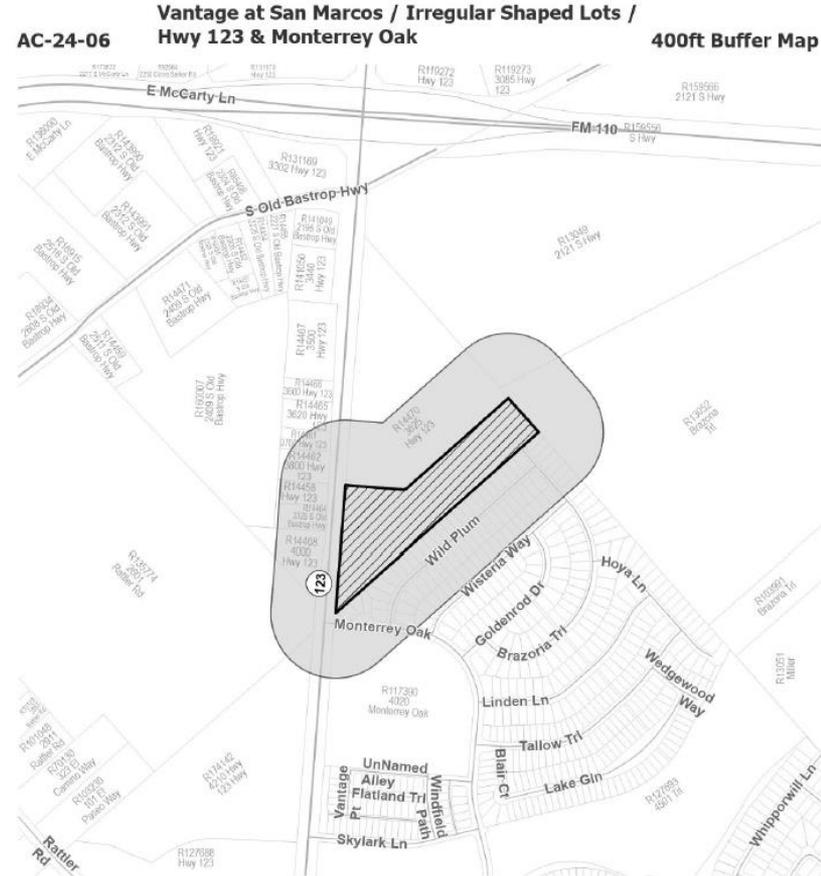
Approximately 11 acres

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

Located within the City Limit

Related application(s)

- AC-24-07 (extend max dead-end street length)

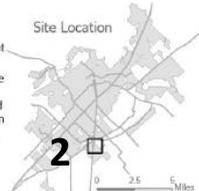


Subject Property
400ft Buffer
Parcel



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



Context & History

Currently vacant

Surrounding uses

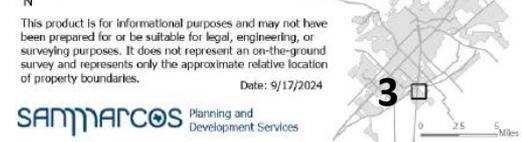
- Vacant
- Single family
- Vacant
- Church & vacant

Alternative Compliance Request:

- Authorize Lots 20, Block B, to exceed the three to one (3:1) lot length to width ratio requirement



- Subject Property
- Parcel
- City Limit



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Date: 9/17/2024

Context & History

Existing zoning

Character District 2.5 (CD-2.5)

Existing use(s)

Vacant

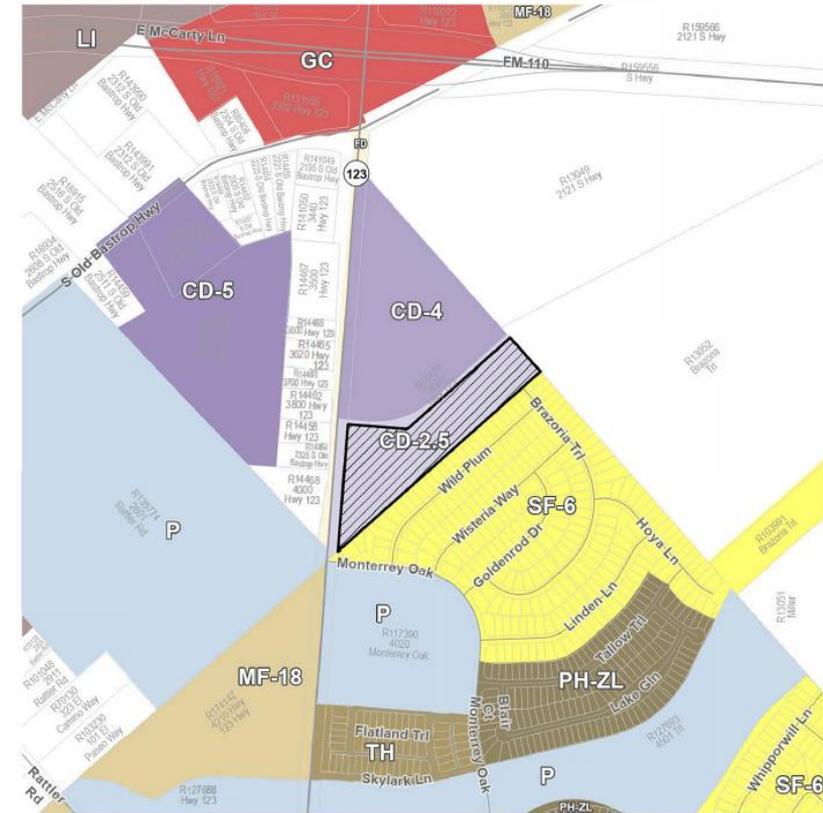
Proposed use(s)

Single-family residential

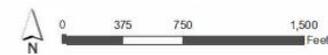
AC-24-06

Vantage at San Marcos /
Hwy 123 & Monterrey Oak

Zoning Map



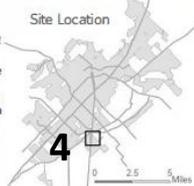
	Subject Property	LI
	Parcel	MF-18
	CD-2.5	P
	CD-4	PH-ZL
	CD-5	SF-6
	FD	TH
	GC	CM



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Date: 9/17/2024

SAN MARCOS Planning and Development Services



4



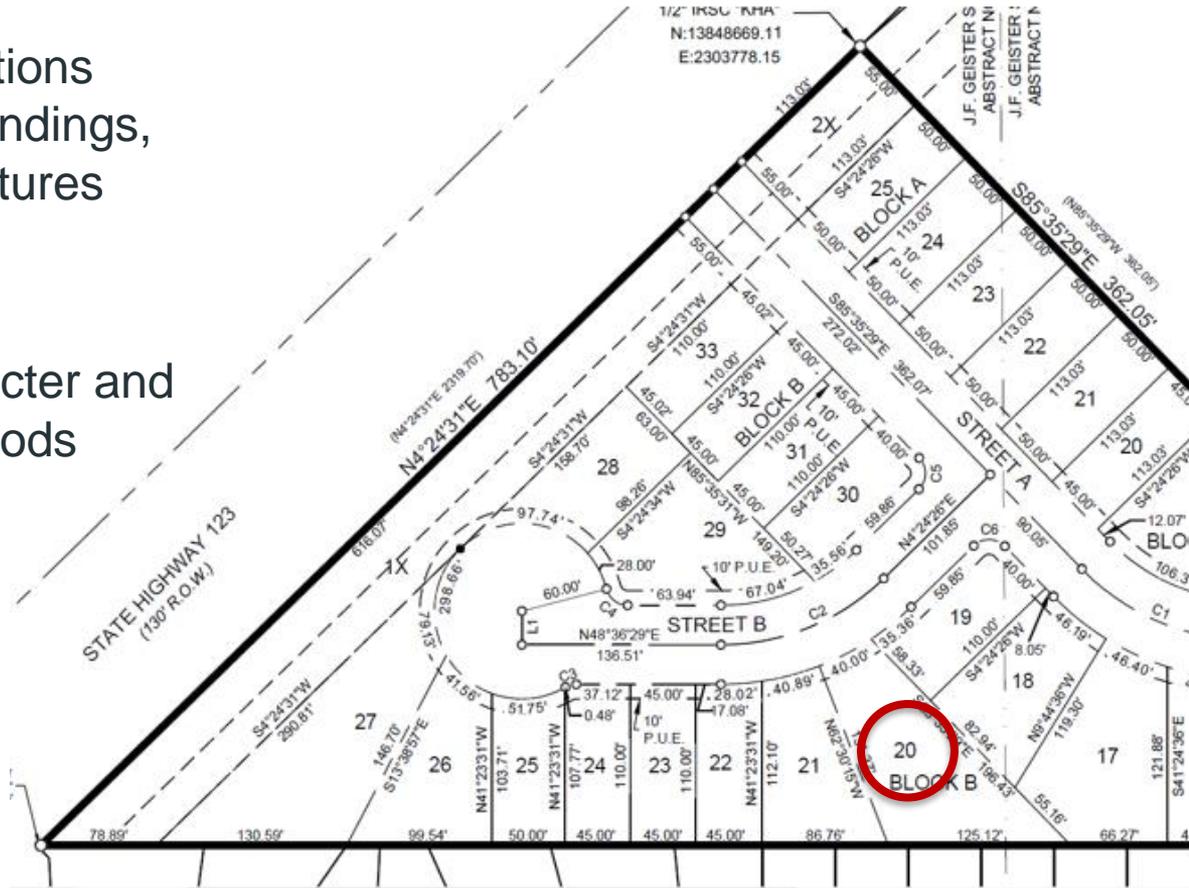
Analysis: Section 2.8.4.4

Special circumstances or conditions arising from the physical surroundings, shape, topography, or other features affecting the subject property

Not incompatible with the character and integrity of adjacent neighborhoods

No adverse impact to adjacent properties

Must comply with all other code requirements





Analysis: Section 3.6.5.1

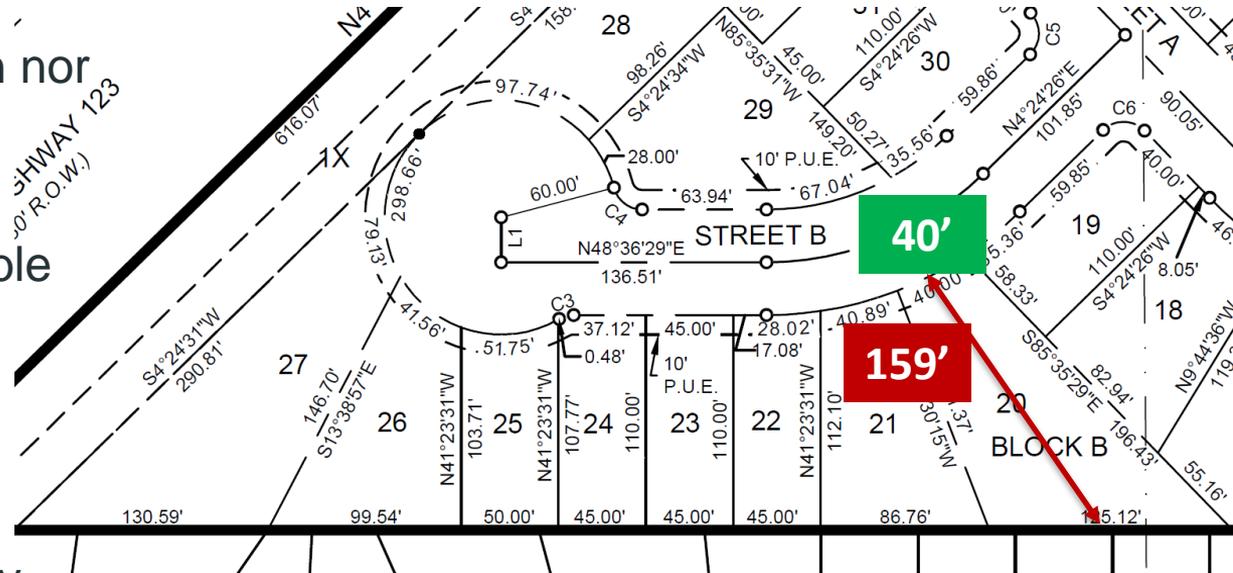
Meets design intent of Article

Does not increase congestion nor compromise safety

Adjustment deemed reasonable due to

Site layout of developed properties

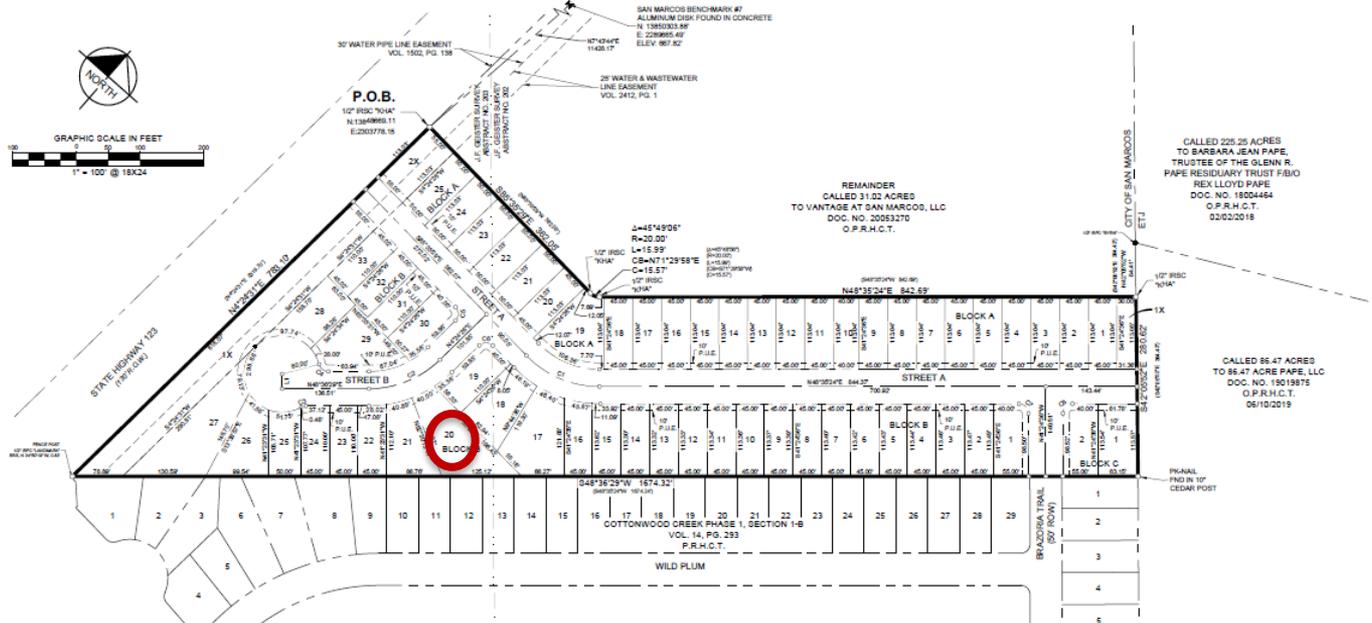
Does not conflict with an approved or built roadway adjacent to site



Recommendation



Staff recommends approval of AC-24-06 as presented.



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

RFCD IRON ROD FOUND CAPPED

IRSC 1/2" IRON ROD SET CAPPED (STAMPED "04")

MNS MAG NAIL SET

FOB 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
SINGLE FAMILY LOTS	30	11.981	-
OPEN SPACE LOTS	3	0.964	-
DRAINAGE LOTS	1	0.154	0.15M
NUMBER OF STREETS	3	2.463	1.832
TOTAL	34	11.459	1.832

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"

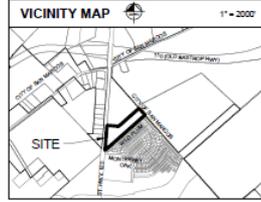
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural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

LINE TABLE

NO.	BEARING	LENGTH
L1	S41°23'31\"/>	

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°49'08\"/>				



DEVELOPER:
Vantage at San Marcos, LLC
7334 Blanco Road, Suite 200
San Antonio, Texas 78216
Phone: (469) 501-2172
Contact: Daniel Arthur, R.P.L.S.

OWNER:
Vantage at San Marcos, LLC
7334 Blanco Road, Suite 200
San Antonio, Texas 78216
Phone: (469) 501-2172
Contact: Ryan Taylor, P.E.

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 Burnson Road, Building 312, Suite 150
Austin, Texas 78744
Phone: 737-236-0397
Contact: Ryan Taylor, P.E.

CoDM #PC-24-33

Kimley-Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2300
FIRM # 101944503
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

**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

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

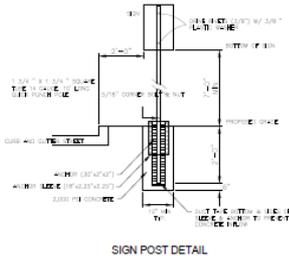
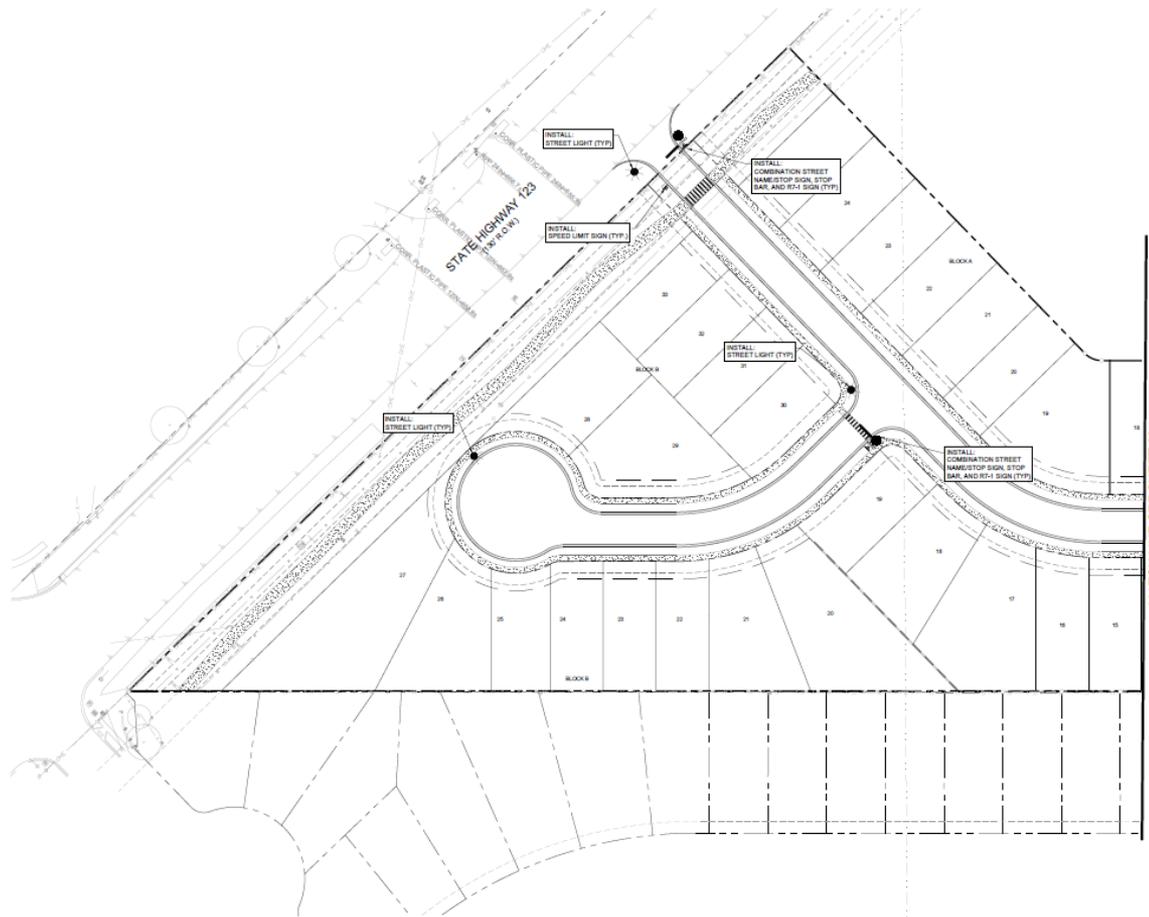
CALLED 86.47 ACRES
TO 86.47 ACRE PAPE, LLC
DOC. NO. 19018875
O.P.R.H.C.T.
06/10/2019



GRAPHIC SCALE 4" = 100'

LEGEND

---	PROPERTY BOUNDARY
---	PARKING LINES
—●—	STREET LIGHT
—●—	STOP SIGN AND STOP BAR (TYP.)
—●—	STREET NAME SIGN
—●—	SPEED LIMIT SIGN (25 MPH)
—●—	FIRE ZONE SIGN (FIRE ZONE SIGN)
—●—	FIRE LANE STOPPING (NO PARKING)
—●—	NO-TURN SIGN (NO TURN)
—●—	YIELD SIGN
—●—	ENCLOSURE MARKINGS



BENCHMARKS

BM 101	101.00	101.00
BM 102	102.00	102.00
BM 103	103.00	103.00
BM 104	104.00	104.00
BM 105	105.00	105.00



Know what's below. Call before you dig.



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Analysis: Section 3.6.5.1

