

Plat - Final	<h1 style="margin: 0;">Mostyn Point</h1>
PC-18-43	



Summary

Request:	Consideration of a Final Plat which includes approximately 4.67 acres divided into two residential lots.		
Applicant:	Nelly Altuve 1905 Alyssa Drive Manchaca TX, 786652	Property Owner:	Nelly Altuve 1905 Alyssa Drive Manchaca TX, 786652
Parkland Required:	NA	Utility Capacity:	Adequate
Accessed from:	Offerman Hill Road	New Street Names:	NA

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Offerman Hill Road between FM 1979 and Lehmann Drive		
Acreage:	4.67 acres	PDD/DA/Other:	NA
Existing Zoning:	NA	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Residential		
CONA Neighborhood:	NA	Sector:	NA

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Residential / Ag	Low Intensity
South of Property:	ETJ	Residential	Low Intensity
East of Property:	ETJ	Residential	Low Intensity
West of Property:	ETJ	Residential	Low Intensity

Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/> Denial
<ul style="list-style-type: none"> Staff recommends approval on the condition that the requested Plat Variance PVC-18-04, is approved by the Planning and Zoning Commission. 			
Staff: Will Parrish, CNU-A	Title : Planner		Date: December 4, 2018

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History

The subject property is approximately 4.67 acres and will contain two lots. These lots are part of a larger property which the former owner sold off as un-platted tracts for residential development by meets and bounds prior to being within the City of San Marcos ETJ. These un-platted tracts access Offermann Hill Road via a private street (Mostyn Lane). The former owner recently sold the property in question for two residential homes, without platting.

Section 3.5.1.1 of The Land Development Code requires that development allow for adequate public facilities to serve development. Section 3.6.3.1(A) requires that all lots have frontage on a public street. The manner in which the proposed lots are arranged removes the older lots frontage on Offermann Hill Road. The older lots retain frontage on Mostyn Lane, however that is a private street.

This property is located in Guadalupe County, which does not have the ability at this time to accept Mostyn Lane as a public road. The applicant has requested a variance to the platting requirements to allow the current configuration with the remaining tracts taking access from Mostyn Lane.

Additional Analysis

Mostyn Lane is a 60 foot wide easement, which will allow for it to be accepted as a public road in the future without requiring additional right-of-way in order to serve the homes that are currently using it as a private road.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
		<u>N/A</u>	The plat conforms to all prior approvals or phasing plans for the development;
		<u>N/A</u>	The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and If the Planning and Zoning Commission approves the Variance request, the application will meet the applicable standards.
<u>X</u>			The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.