

PC-17-20_04 Replat

The Randle Tract, The Settlement at San Marcos



Applicant Information:

Agent: BEC-Lin Engineering, LP
100 East San Antonio Street
San Marcos, TX 78666

Property Owner: Sandra Irvin Floyd
106 Oak Hollow
San Marcos, TX 78666

Sally Carlson
301 Pioneer Trail
San Marcos, TX 78666

Notification: Published notification on May 7, 2017 in
San Marcos Daily Record

Type & Name of Subdivision: Replat of the Randle Tract, The Settlement at San Marcos, establishing Randle Tract A and Randle Tract B

Subject Property:

Summary: The subject property is approximately 5.04 acres, more or less, located at the intersection of Pioneer Trail and Oak Hollow Drive, west of Ranch Road 12.

Zoning: N/A, the property is located within the San Marcos Extraterritorial Jurisdiction (ETJ).

Traffic/ Transportation: Randle Tract A has access on Pioneer Trail and Oak Hollow Drive. Randle Tract B has access on Oak Hollow Drive.

Utility Capacity: The property is served by individual water well service and Pedernales Electric Cooperative. Wastewater service shall be provided through an on-site sewage facility (OSSF) in accordance with Hays County regulations.

Planning Department Analysis:

The purpose of this plat is to replat one existing lot to establish 2 separate lots. The replat consists of the Randle Tract in The Settlement at San Marcos, originally recorded in 1975. Randle Tract A will be approximately 2.62 acres and Randle Tract B will be approximately 2.42 acres. The property is located outside the San Marcos City Limits and is within the San Marcos Extraterritorial Jurisdiction. The plat has been reviewed by Hays County officials and meets all Hays County platting requirements.

Staff has reviewed the request and determined that the replat meets the requirements of Section 1.6.8.2 of the Land Development Code and recommends approval of the replat.

| Planning Department Recommendation | |
|---|---|
| X | Approve as submitted |
| | Approve with conditions or revisions as noted |
| | Alternative |
| | Statutory Denial |

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Replat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria set in the approval section of the Land Development Code, or statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

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|---------------------|--------------|----------------|
| Alison Brake, CNU-A | Planner | April 24, 2017 |
| Name | Title | Date |