

# PC-17-13\_04 Replat, Birmensdorf Farms, Replat



## Applicant Information:

**Agent:** Paul T. Carey  
709 Washington Street  
Castroville, TX 78009

**Property Owner:** Joseph Benavides  
115 Leveritts Loop  
Wimberley, TX 78676

Benjamin C. Raska  
525 Canyon Gap Road  
Wimberley, TX 78676

**Notification:** Published notification on March 26, 2017  
San Marcos Daily Record

**Type & Name of  
Subdivision:** Replat of Lot 1, Birmensdorf Farms and 4.709 acres  
out of the Charles Henderson Survey 55, Abstract  
147

## Subject Property:

**Summary:** The subject property is approximately 14.7 acres, more or less,  
located at 160 Birmensdorf Drive.

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

**Traffic/ Transportation:** Lot 1A will have access on Hwy 123 and Birmensdorf Drive. Lot  
1B will have access on Birmensdorf Drive.

**Utility Capacity:** The property is served by Crystal Clear water service and  
Bluebonnet Electric. Wastewater service shall be provided  
through an on-site sewage facility (OSSF) in accordance with  
Guadalupe County regulations.

## Planning Department Analysis:

The purpose of this plat is to replat one existing lot and a portion of unplatted property to establish 2 separate lots. The replat consists of Lot 1, Birmensdorf Farms, originally recorded in 1983, and approximately 4.7 acres within the Charles Henderson Survey 55, Abstract 147. Lot 1A will be approximately 11.43 acres and Lot 1B will be approximately 3.26 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 the Guadalupe County officials and meets all Guadalupe County platting requirements.

There are no public improvements associated with this replat. The property is served by Crystal Clear water service and Bluebonnet Electric. Wastewater service shall be provided through an on-site sewage facility (OSSF) in accordance with Guadalupe County regulations.

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.

<b>Planning Department Recommendation</b>	
<b>X</b>	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:**

Andrea Villalobos, CNU-a	Planner	March 28, 2017
<b>Name</b>	<b>Title</b>	<b>Date</b>