

# PC-18-07\_04 Replat, Thermon Industrial Park Replat



## Applicant Information:

**Agent:** Hartman & Associates  
3345 Bee Cave Road, Suite 205  
West Lake Hills, TX 78746

**Property Owner:** Hartman & Associates  
3345 Bee Cave Road, Suite 205  
West Lake Hills, TX 78746

**Notification:** Published notification on February 11, 2018  
San Marcos Daily Record

**Type & Name of  
Subdivision:** Replat of 6.08 acres, more or less, being Lot 2,  
Block 2, Thermon Industrial Park No. 2, Unit 1,  
establishing Lot 2A and Lot 3b, Block 2, Thermon  
Industrial Park No. 2, Unit 1, San Marcos, Texas.

## Subject Property:

**Summary:** The subject property is approximately 6.08 acres, more or less,  
located near the intersection of IH-35 and Chisos Street.

**Zoning:** Heavy Commercial (HC)

**Traffic/ Transportation:** Both lots front on IH-35 and on Barnes Drive.

**Utility Capacity:** Adequate utility service is provided to both lots by the City of San  
Marcos.

## Planning Department Analysis:

The purpose of this replat is to divide one existing 6.08 acre lot into two 3.04 acre lots. This replat is dividing Lot 2, Block 2, of the Thermon Industrial Park No. 2 subdivision into Lots 2A and 2B Block 2, of the Thermon Industrial Park No. 2 subdivision. Both lots will have frontage on IH-35 and Barnes Drive.

There are no public improvements associated with this replat. The property is served by City of San Marcos Utilities.

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	
<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:**

Will Parrish, CNU-a	Planner	February 15, 2018
<b>Name</b>	<b>Title</b>	<b>Date</b>