

Plat – Final
PC-17-03

Vista De Los Santos Phase 3



Summary

Request:	Consider a request by HMT on behalf of Continental Homes of Texas, LP, for approval of a final subdivision plat consisting of 27 lots on approximately 10.40 acres out of the Thomas J Chambers Survey, located near the intersection of Los Santos Drive and Andalucía Drive.		
Applicant:	HMT 410 N. Seguin Ave New Braunfels, TX 78130	Property Owner:	Continental Homes of Texas, LP 210 West Hutchison St. San Marcos, TX 78666
Parkland Required:	Previously Dedicated	Utility Capacity:	By Developer
Accessed from:	Madrid Trace and Andalucía Drive	New Street Names:	Mallorca Way

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	N/A		

Property Description

Location:	Near the intersection of Los Santos Drive and Andalucía Drive.		
Acreage:	10.40	PDD/DA/Other:	Resolution 2012-46R
Existing Zoning:	SF-6	Preferred Scenario:	Land Conservation
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	2

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single Family – 6 (SF-6)	Single Family	Land Conservation
South of Property:	NA / Public (P)	Vacant / Parkland	Land Conservation / Park or Natural Area
East of Property:	Community Commercial / Single Family	Vacant / Vacant	Land Conservation / Existing Neighborhood
West of Property:	Public (P)	Parkland	Park or Natural Area

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Will Parrish					
Title : Planner			Date: July 18, 2018		

Plat – Final

PC-17-03

Vista De Los Santos Phase 3



History

This property is subject to an agreement with the City of San Marcos that limits the maximum allowable impervious cover to 12.52 acres out of a total of 45.02 acres across all three phases. This is the third and final phase of the development.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</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.