



## Legislation Text

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**File #:** ID#18-454, **Version:** 1

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**AGENDA CAPTION:**

Consider approval by motion of an Out of City Utility Extension request by Ramsey Engineering, LLC, for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey No. 2, located at 128 Spring Road, San Marcos, Texas.

**Meeting date:** August 7, 2018

**Department:** Planning and Development Services

**Amount & Source of Funding**

**Funds Required:** n/a

**Account Number:** n/a

**Funds Available:** n/a

**Account Name:** n/a

**Fiscal Note:**

**Prior Council Action:** n/a

**City Council Strategic Initiative:** n/a

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☒ Not Applicable

**Master Plan:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

The Out of City Utility Extension request is for an approximately 4.851 acre property currently contiguous to the San Marcos City Limits located at 128 Spring Road. The property will be extending water and wastewater to and through the site in order to service approximately 29 proposed single family lots. The property currently has a Preliminary Plat in review with the City and Hays County as well as a Zoning Change Application in review for a proposed zoning to Character District-3 "CD-3". The property meets the criteria for annexation under Texas Local Government Code Section 43.028 and this annexation process will be occurring concurrently with the Zoning Change process.

In deciding an application for approval of a utility extension, the Council shall consider the criteria of Section 2.4.4.4 as follows:

**(a) Whether the location of the proposed development to be served by the extension is consistent with the Comprehensive Plan;**

*The property is located in a Low Intensity Zone on the Preferred Scenario Map outside the City Limits. The preferred scenario anticipates that these areas will generally maintain their existing character. The Comprehensive Plan states that these areas should be carefully planned and implemented so that the character of the area remains. The subject property is adjacent to single-family, multi-family, and a sorority house. The subject property is contiguous to existing City Limits.*

**(b) Whether the extension is proposed to be constructed in accordance with the TCSS, the provisions of Chapter 86 of the City Code, and all other applicable City regulations and standards;**

*The proposed utility extension will be constructed in accordance with the City Codes, regulations and standards.*

**(c) Whether it is feasible to annex the property, and any intervening property which is needed for utility rights-of-way, to the City in a timely manner;**

*The property is contiguous to the City Limits and the Quick Annexation process will be considered concurrently with the proposed rezoning of the property.*

**(d) Whether the utility extension would compromise the City's ability to timely provide adequate water or wastewater facilities to property inside the City;**

*The proposed utility extension to serve the subject property is funded by the applicant and will not compromise the City's ability to provide water facilities within the City of San Marcos Water and Wastewater Utility CCN. The applicant may be required to provide easements for the orderly extension of water and wastewater utilities to and through this property. Easements or right-of-way for the utility lines will be dedicated through the platting process.*

**(e) Whether the utility extension shall lead to premature development that cannot be served efficiently and timely by roadway, drainage or park facilities;**

*The property has several development applications in process to ensure that it is adequately served by utility, roadway, and drainage infrastructure.*

**(f) Whether the utility extension is financially feasible given the proposed means of financing the**

**extension;**

*The proposed utility extension to serve the subject property will be funded by the applicant.*

- (g) Whether the utility extension shall lead to significant degradation of water quality or other environmental resources, either from construction of the water or wastewater improvements, development of applicant's land, or development of other land that may be served through the extended facilities; and**

*The property will be required to meet all applicable water quality, and utility infrastructure requirements outlined in the San Marcos Development Code.*

- (h) Whether the applicant proposed to extend wastewater facilities without utilizing city water facilities.**

*The applicant is requesting an Out of City Utility Extension for both water and wastewater facilities.*

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

Following the review of this application, Staff recommends **approval** of this utility extension with the following conditions:

- 1. The dedication of utility easements as determined by the City of San Marcos Engineering Department.**