



# Public Hearing

## AC-25-05

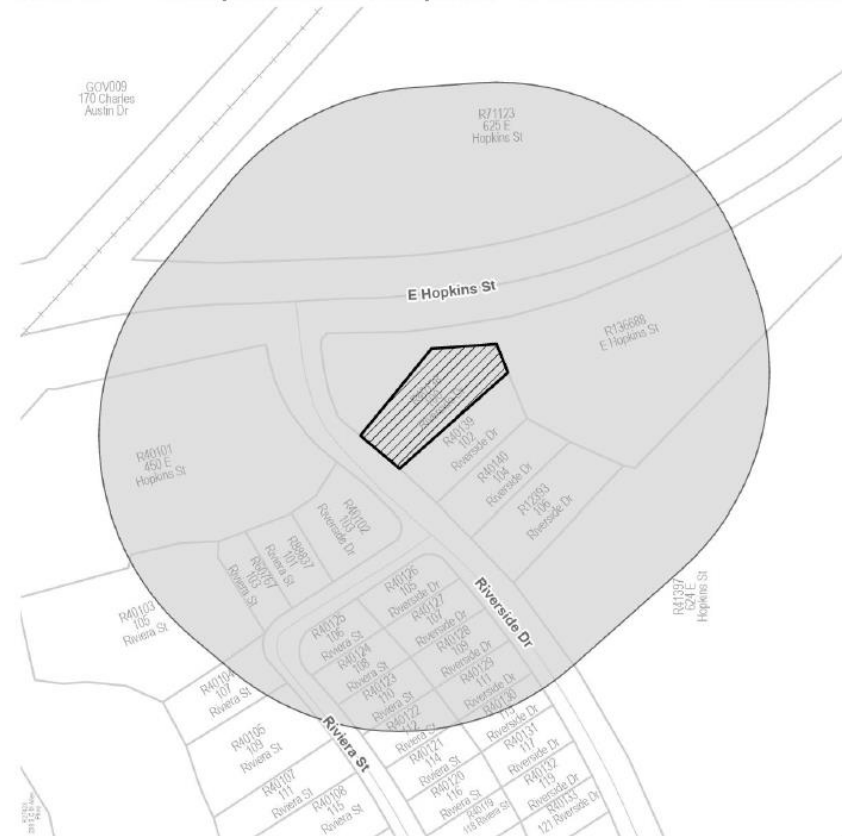
### 100 Riverside Drive – Irregularly Shaped Lots

AC-25-05 (100 Riverside Drive – Irregularly Shaped Lots) Hold a public hearing and consider a request by Matt Lewis, on behalf of James Gill, for an Alternative Compliance to the requirements in Section 3.6.3.1 (Irregularly-Shaped Lots) of the Land Development Code to allow two (2) severely elongated lots within a proposed two (2) lot subdivision, located at 100 Riverside Drive. (K. Buck)



# Property Information

- Approximately 0.639 acres
- Located: East side of Riverside Drive, approximately 170 feet South of Hopkins Street



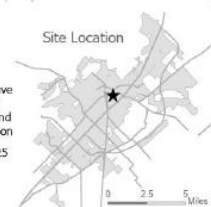
- ▨ Subject Property
- 400ft Buffer
- Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 8/21/2025

**SAN MARCOS** Planning and Development Services



[sstm.sanmarcos.gov](https://sstm.sanmarcos.gov)

# Context & History

- Currently: Undeveloped
- Surrounding Uses:
  - Single family
  - Civic
- Single-family structure demolished in Spring 2025



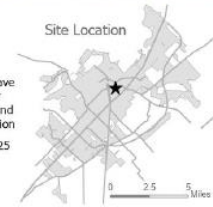
Subject Property  
Parcel

0 85 170 340 Feet

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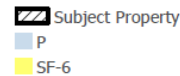
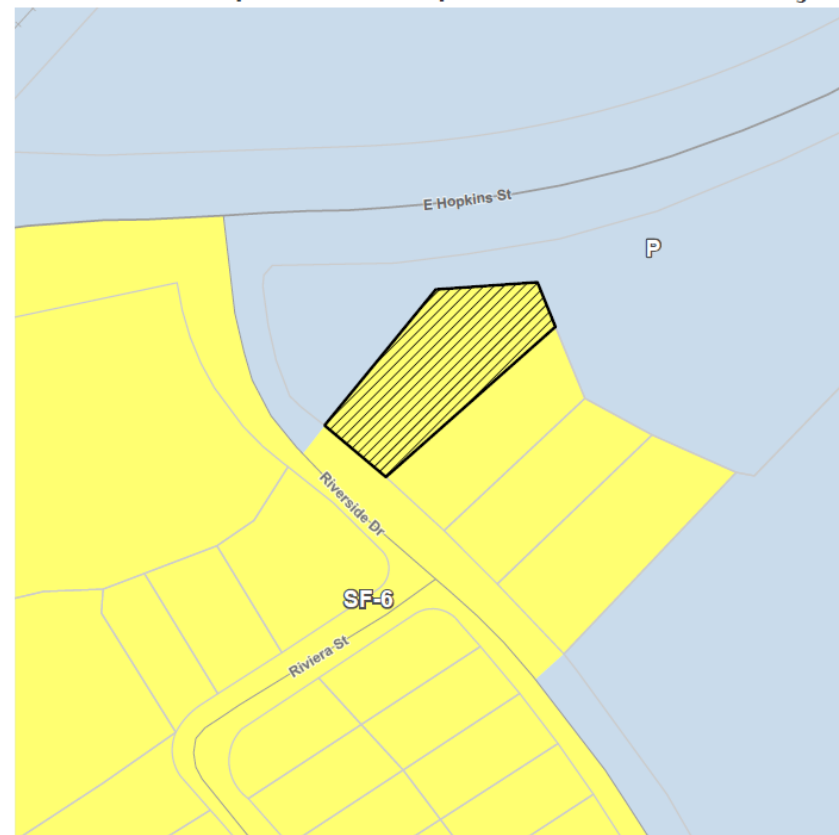
[arcostx.gov](https://arcostx.gov)





# Context & History

- Existing Zoning:  
Single-Family 6 (SF-6)
- Proposed Use:  
Single-Family Residential



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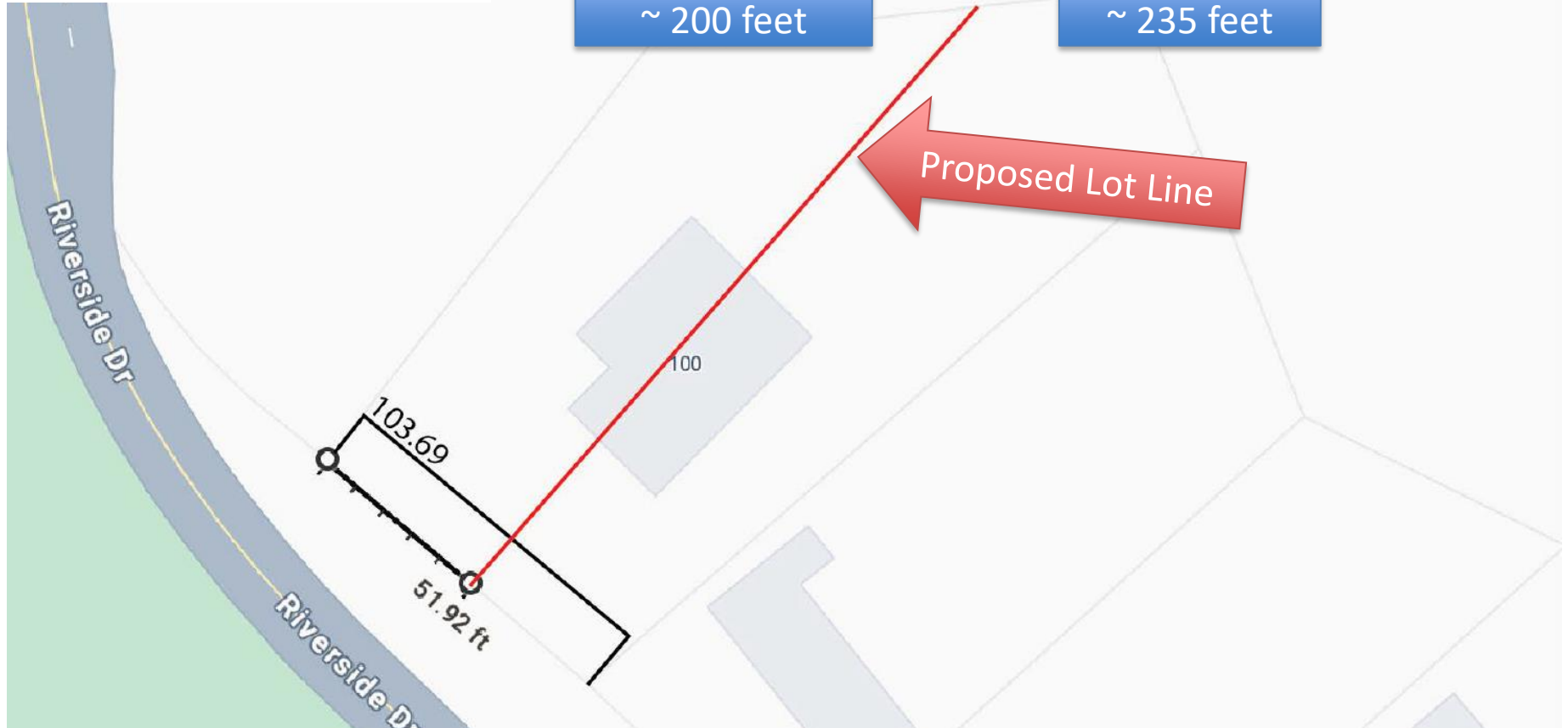
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[costx.gov](http://costx.gov)

# Proposed Layout



# Code Requirement

- Per Section 3.6.3.1 of the Code, the following are not permitted unless an Alternative Compliance is granted:
  - Severely Elongated
  - Lots with a depth to width ratio greater than 3:1
- **Proposed Lot Ratio**
  - Lot 1A: 4:1 ratio
  - Lot 1B = 4.6:1 ratio

- 3. Irregularly-Shaped Lots.** Irregularly-shaped lots shall have sufficient width at the front setback line to meet lot width requirements in Chapter 4.
  - a. Triangular, tapered, or flag lots shall be not be permitted except for use as dedicated parkland lots.
  - b. Severely elongated (in excess of a three to one (3:1) length to width ratio) lots shall not be permitted except for use as dedicated parkland lots, or for use as townhome or zero lot line building type lots.
  - c. Townhome and zero lot line lots may not exceed a six to one (6:1) length to width ratio.
  - d. Exceptions to the irregularly shaped lot requirements fall under the alternative compliance process in accordance with Section 2.8.4.1.



# Recommendation

- Staff recommends approval of AC-25-05 as Submitted.