

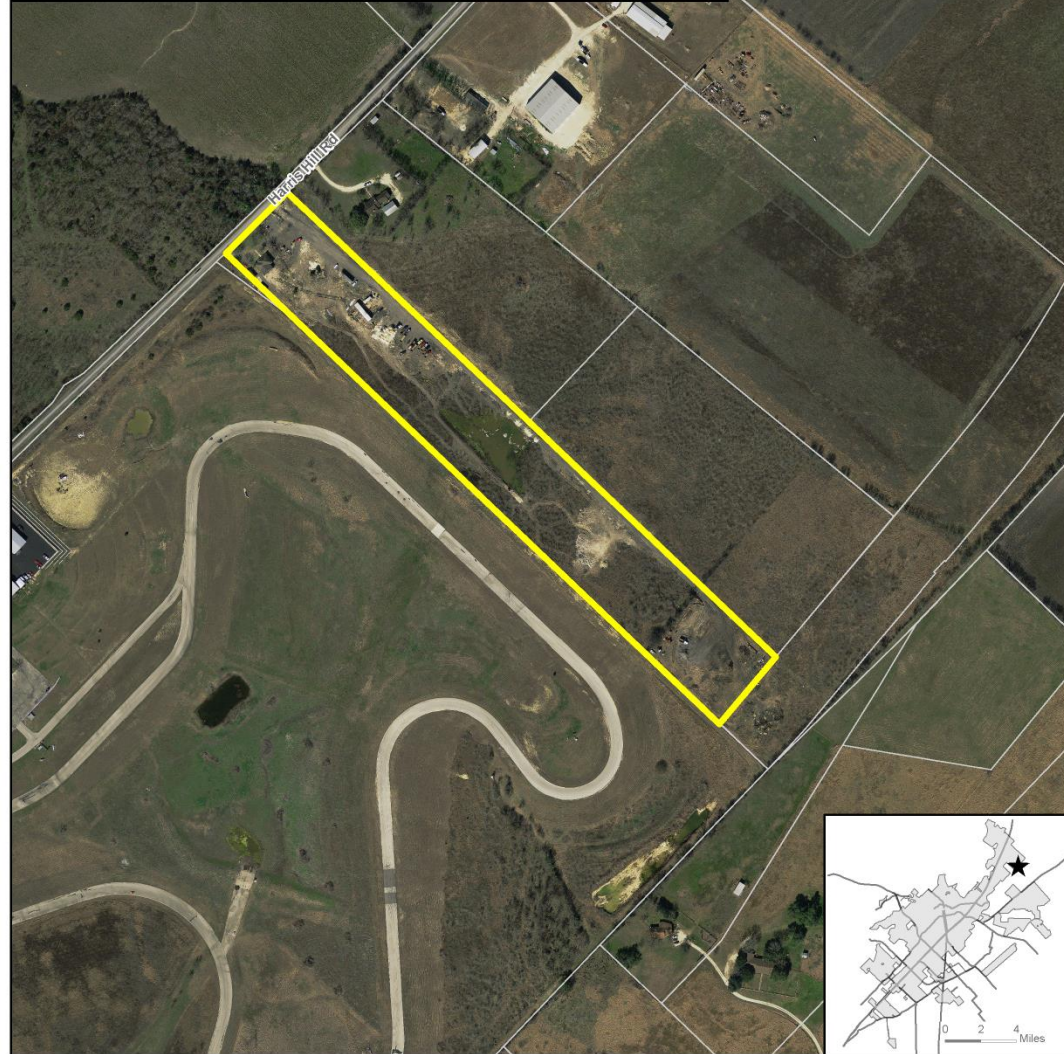
PVC-18-01 (Garza Ranch)

PVC-18-01 (Garza Ranch) Hold a public hearing and consider a request by I.T. Gonzalez on behalf of Claudia E Serna and Juan Angel Garza, for a plat variance to Section 3.4.3.1(B)(3), lot depth to with ratio, for a plat consisting of approximately 13.72 acres, located at 3030 Harris Hill Road. (W. Parrish)

Location:

- +/- 13.72 acres
- Located at 3030 Harris Hill Road
- Requires a Variance to section 3.6.3.1(B)(3) of the San Marcos Land Development Code, which states that lots should not exceed a depth to width ratio of 3:1.

PVC-18-01
400' Aerial Map
3030 Harris Hill Rd



- ★ Site Location
- Subject Property
- 400' Buffer
- Parcel
- City Limit

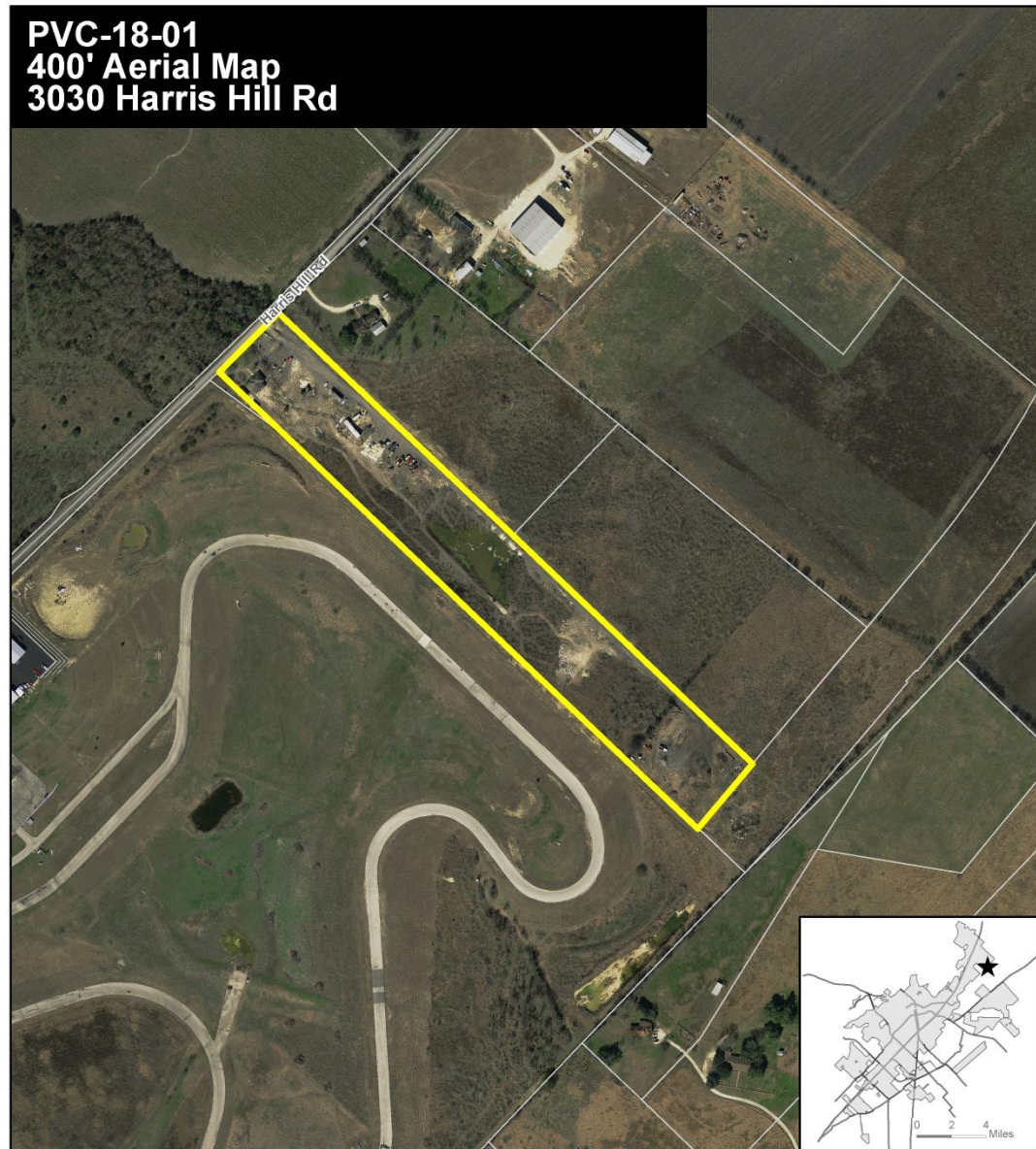


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/2/2019

Context and History:

- Property sold and developed without required platting.
- When discovered, property owner worked with Staff to come into compliance with Watershed Protection Plan, Plat, and Plat Variance.
- Depth to width ratio is almost 8:1
- Will have adequate frontage on future Loop 110 and additional ROW dedication along Harris Hill Raceway which will allow future subdivision of property.



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The Commission's Responsibility:

- The Commission is charged with making the final decision regarding this variance request. The City Charter delegates all platting variances 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 or deny this variance request.