

Plat - Final**PC-18-09****Garza Ranch**

Summary

Request:	Consideration of a Final Plat consisting of approximately 13.72 acres.		
Applicant:	I.T. Gonzalez 3501 Manor Road Austin, TX 78723	Property Owner:	Claudia Serna & Juan Garza PO Box 2100 Kyle, TX 78640
Parkland Required:	NA	Utility Capacity:	Adequate
Accessed from:	Harris Hill Road	New Street Names:	NA

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	3030 Harris Hill Road		
Acreage:	13.72 acres	PDD/DA/Other:	NA
Existing Zoning:	NA	Preferred Scenario:	Low Intensity Zone
Proposed Use:	Commercial Trucking		
CONA Neighborhood:	NA	Sector:	NA

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ / PDD	Agricultural / Vacant	Employment Zone
South of Property:	ETJ	Agricultural / Race Track	Low Intensity
East of Property:	ETJ	Agricultural	Low Intensity
West of Property:	ETJ	Race Track	Low Intensity

Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Will Parrish, CNU-A		
Title : Planner		Date: December 4, 2018

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History

The subject property is approximately 13.72 acres. The property was purchased and developed prior to being platted. The applicant has worked with Staff to bring the site into compliance with a Watershed Protection Plan and going through the platting process. However the site is extremely elongated, requiring a variance.

Section 3.6.3.1(B)(3) of The San Marcos Development Code requires that lots not exceed a 3:1 lot depth to width ratio, this lot is almost 8:1 in depth to width ratio. The property owner does not own the property on either side of their tract, and the site has already been developed.

Additional Analysis

This Plat requires an approved variance to Section 3.6.3.1(B)(3) of the San Marcos Development Code before it meets the standard for approval.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
	<u>X</u>		If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply; <i>If the Planning and Zoning Commission approve the associated Plat Variance (PVC-18-01) then this section will be satisfied.</i>
		<u>N/A</u>	The plat conforms to all prior approvals or phasing plans for the development;
		<u>N/A</u>	The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and
<u>X</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.