



Legislation Details (With Text)

File #: PVC-18-01 **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 8/5/2019 **In control:** Planning and Zoning Commission
On agenda: 8/13/2019 **Final action:** 8/13/2019
Title: 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)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PVC-18-01 Aerial Map Update, 2. PVC-18-01 Staff Report, 3. PVC-18-01 Plat, 4. PVC-18-01 Application, 5. PVC-18-01 PZ Presentation

Date	Ver.	Action By	Action	Result
8/13/2019	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

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)

Meeting date: August 13, 2019

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: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

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: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The subject property is located at 3030 Harris Hill Road, adjacent to Harris Hill Raceway which is within the San Marcos Extra-Territorial Jurisdiction (ETJ). The proposed plat will create 1 commercial lot. The proposed plat is attached.

The applicant is requesting a variance to the requirement that lots not exceed a 3:1 width to length ratio, established in Section 3.6.3.1(B)(3) of the San Marcos Development Code. The proposed lots ratio is approximately 8:1.

This lot has already been developed without a plat. The property owner has worked with Staff to come into compliance with a Watershed Protection Plan, Plat, and Plat Variance.

This property will have 275 feet of frontage on the yet to be developed Loop 110. Additionally, the property owner is dedicating 42.5 feet along the side property line adjacent to Harris Hill Raceway in order to conform with the Transportation Master Plan.

Council Committee, Board/Commission Action:

N/A

