



## Legislation Text

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**File #:** PC-18-09, **Version:** 1

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### **AGENDA CAPTION:**

PC-18-09 (Garza Ranch) Consider a request by I.T. Gonzalez on behalf of Claudia E Serna & Juan Angel Garza for a Final Plat of approximately 13.72 acres out of the Thomas G. McGehee Survey, Abstract No. 11, located at 3030 Harris Hill Road. (W. Parrish)

**Meeting date:** August 13, 2019

**Department:** Planning and Development Services

### **Amount & Source of Funding**

**Funds Required:** NA

**Account Number:** NA

**Funds Available:** NA

**Account Name:** NA

### **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 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.

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 (PVC-18-01).

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

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

If the Planning and Zoning Commission chooses to approve the plat variance (PVC-18-01) this plat will meet the Criteria for Approval set forth in Section 3.2.2.4 of the San Marcos Development Code.