



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 13, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

*Applicant: Forest Surveying & Mapping
Owner: Margarita Arroyo Gomez*

BACKGROUND/SUMMARY:

This plat aims to create legal nonconforming lots on a property constrained by the surrounding subdivision. The current configuration of the proposed platted lots are two extremely narrow strips that hinder the owner from keeping their properties separate.

This item was on the March 11, 2026, P&Z agenda but was pulled so staff could re-notify to include the requested variances on the public notices

History:

The lots were part of a larger 67-acre tract that has been subdivided several times since the 1970s. In 1978 a 4.565-acre tract was created, which was further split in 2014 into a 1.41-acre tract and a 3.15-acre tract. Additionally, adjacent to those two tracts, a 1-acre tract was created in 1992.

The application before you seeks to plat the 2014 created 1.41-acre tract and the 1992 created 1-acre tract into a modified configuration, and make them legal non-conforming lots.

The City’s ETJ, and therefore our jurisdictional authority to review subdivisions, had not extended to these properties when the 1-acre tract was created in 1992. The City’s ETJ did extend to the properties when the 1.41-acre tract was created in 2014.

Current:

The plat before the Commission is seeking to create two legal lots utilizing the existing acreage. The lots’ configurations are adjusted, but the acreage of each lot remains the same, 1-acre and 1.41- acres. The lots’ frontages on Schmidt Loop also remain the same, being 63.40’ and 38.79’.

Variances:

There are two variances requested with this plat. From the City’s subdivision code, Section 45(b)(8) and (9). Section 45(b)(8) limits a lot’s average depth-to-width ratio to 2.5:1. Lot 1 (1-acre lot) is 63.4’ in width and 700’ in length. That is a ratio 11:1. Lot 2 (1.41-acre lot) is 38.79’ in width at the ROW and 89.36’ at the rear, averaging 64.08’ in width, and 1121.25’ in length, resulting in depth-to-width ratio of 17.5:1.

Section 45(b)(9) requires the minimum lot width on a dedicated public right-of-way for lots in our ETJ of 60'. Lot 1 meets the minimum, but Lot 2 has a width at the ROW of 38.79', a 21.21' deficit.

Requests are made to exceed the maximum lot dept-to-width ratio of 2.5:1 on both lots to 11:1 and 17.5:1, and to reduce the minimum lot width on public ROW from 60' to 38.79'.

Considerations and Findings:

In granting approval of a request for variance, the Commission shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship, and so that the variance observes the spirit of this Ordinance and concludes that substantial justice is done. The Commission shall meet these requirements by making findings that:

- (1) The public convenience and welfare will be substantially served;

Through this plat, utility easement for existing and planned infrastructure are included. Having a legal lot also allows the property owner(s) the ability to obtain permits from Travis County (building, driveway, septic), water meters, and electric meters. Often the County and utility providers will withhold permits on non-legal lots. The requested variances are integral to the plat as the property owner only controls their properties, and to resolve issues without variances would require the property owner to purchase adjacent tracts.

- (2) The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;

The City does not regulate land use in our ETJ, however, this plat is planned as residential, which is the current use.

- (3) The applicant has not created the hardship from which relief is sought;

The applicant purchased these properties after the tracts had been created, so they did not cause the hardships for which variances are sought.

- (4) The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;

Other similar situated properties could request a variance, and it does not confer a special privilege solely to the property owner.

- (5) The hardship from which relief is sought is not solely of an economic nature;

The requested variances to minimum lot width and maximum depth-to-width ratio do not confer any economic gain or loss to the applicant. These variances would create legal lots on which the applicant can obtain development permits.

- (6) The variance is not contrary to the public interest;

The variances, by allowing the plat to be considered for approval, are not contrary to the public interest and would further the public interest by providing public utility and electric easements that serve the greater area.

(7) Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship; and

Literal enforcement of the codes would prevent these lots from being legally platted and would require the property owner to purchase other adjacent occupied properties.

(8) In granting the variance the spirit of the ordinance is observed and substantial justice is done.

The width of the lots' at the ROW remains the same and the requested variance does not remove a lot's connection to the public ROW nor reduce the existing widths. Additionally, the lots' depths cannot be reasonable reduced while still providing access to new lots created without also constructing and dedicating new public ROW, or by further reducing the existing lots' widths. The requested variances are the minimum necessary to meet the spirit of the ordinance and provide the applicant with substantial justice.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Short Form Plat
- Engineer Comments and Responses
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Alternative
<i>Actions</i>	Approve, Approve with Conditions, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

