

# AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Single Lot Variance: A. 1.0 acre tract of land, more or less, out of the East 17.35

acres out of Lot 29-8, lying North of canal, in the West Addition to Sharyland Subdivision, in a property zoned Agricultural Open Interim, located at 925 E. Mile

2 Road, Applicant: Vicente Lozano – Cervantes (ATTACHMENT I)

### **NATURE OF REQUEST:**

### **Project Timeline:**

- March 28, 2025 Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- April 16, 2025 Consideration of the Single Lot Variance by the Planning and Zoning Commission.
- April 28, 2025 Consideration of the Single Lot Variance by the City Council.

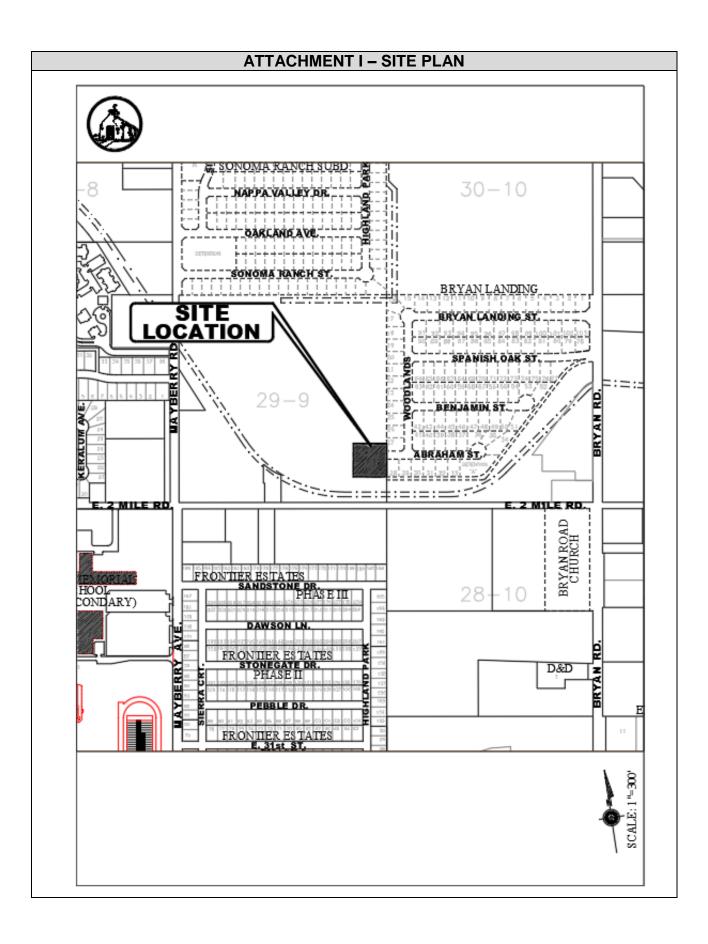
### Summary:

- This property is located along the North side of a United irrigation District canal approximately 1266 feet East of Mayberry Road situated along the North side of E. Mile 2 Road. (ATTACHMENT II)
- The land measures 208.72 feet by 208.72 feet being a 1.0 acre tract of land. (ATTACHMENT III)
- The owner proposes to reconstruct their home thru a General Land Office (GLO) housing grant that will include demolishing the existing structure and building a new residence.
- A new development adjacent to the East side of this site (Bryan Landing Subdivision) has created a public street stubout giving the subject property access to a public street. (ATTACHMENT V)
- This new subdivision, designed for residential housing, includes infrastructures such as streets, utilities (street lighting, fire hydrants, and drainage), all developed under the single-family residential zoning district.
- A Capital Sewer Recovery fee (\$200.00) will be imposed as a condition of approval.

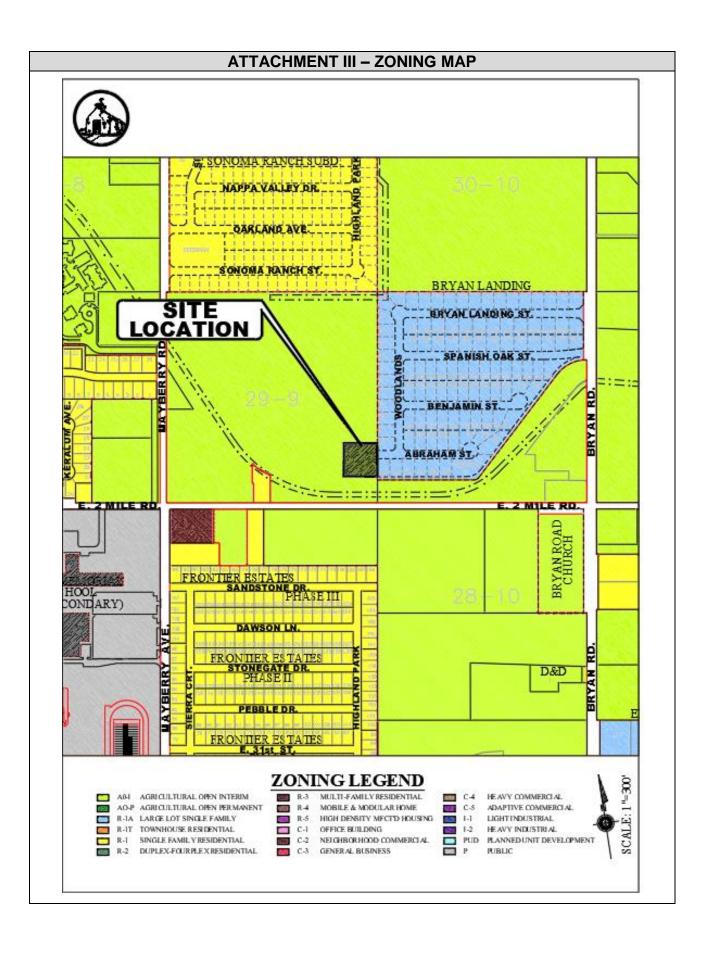
## **STAFF RECOMMENDATION:**

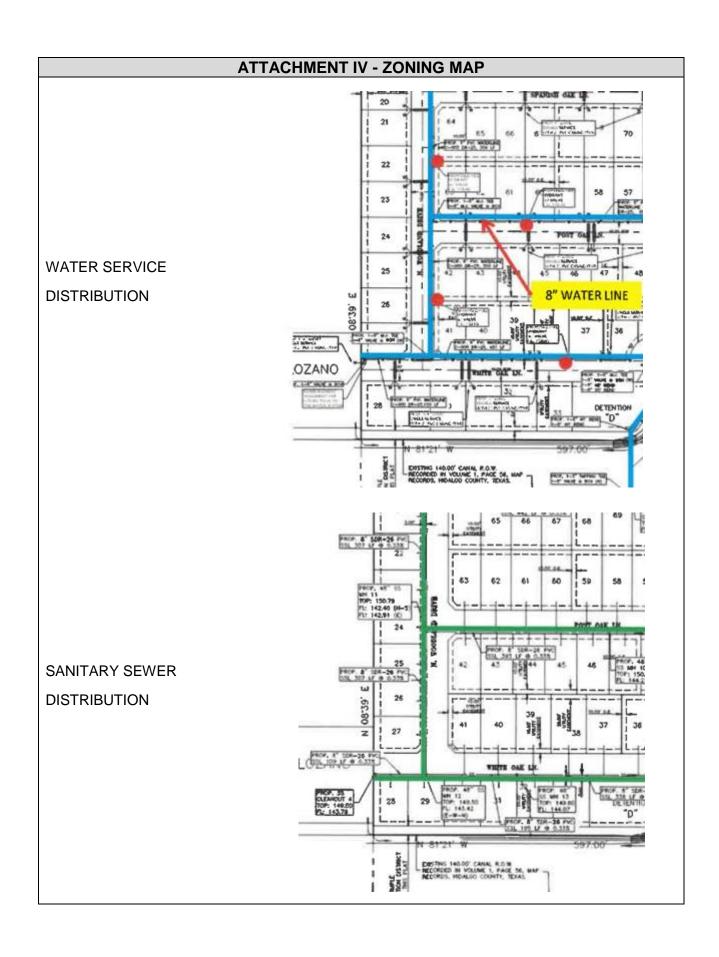
Staff recommends approval of the Single Lot Variance

RECORD OF VOTE:	APPROVED: DISAPPROVED:	
AYES	TABLED:	
NAYS		
DISSENTING_		



### ATTACHMENT II - ADJACENT NEW SUBDIVISION GUNZALEZ GONZALEZ MARES LEO SUBDIVISION PLAT OF: **BRYAN LANDING** (PRIVATE) BECOMMEN at a 40 pk mall set in the centerine of Bryon Road for the THENCE, South 8 degrees, 39 minutes West, along the East line of Lot 29-10, and the centerline of Bryon Rood, a distance of 420.21 feet to a paint on the North line of the original 140.00 feet come injury of ear for the analysist corner of this tract. SCHOOLS IS, 1862. A THE CORTS OF THE U.S. AT THE CORTS OF THE U.S. AND AND ADDRESS OF THE UNIQUE COMPOSITION, IN THE U.S. ADDRESS OF THE U.S. ADD THENCE, North 76 degrees, 31 minutes west, slong the North line of sold original 140,00 lost canal right of way, a distance of 7.48 feet to a point for the beginning of a cure, and an interfer comer of this trust; tellible best lawer degli of may a William best lawer; of a sures, and a labeller connect to the late Seath. Thirty charge the are of a connect to the late Seath of THENCE, South 45 degrees, 54 minutes West, utang the North line of solid 140,00 feet centil right of way, a distance of 709,00 feet to a point for the beginning of a curve, and an exterior corner of this tract: THENCE, along the art of a corne to the right (Datio 52 degrees , 45 minutes, Radius 53.50°), a distance of 30.70 feet to the end of solid corne, and on extention corner of 10 feet. 1. A TOTAL OF MAJESTAS CHIEC FEET BLATTO CLINE) OF STOM WHITE EXTENTION IN REQUIRED FOR THIS SECURITION OF MAJESTAS CHIEF FEED AND A TOTAL WITH THE SECURITION WAS DIVINED BY THE EXTENSION OF THE SECURITION OF THE SECURITIES O DENCE, North 81 degrees, 21 minutes west, stong the North line of add original 140,00 that count right of way, o distance of 507,00 feet to a point on the West file of Let 29—10 for the studyward course of this treat; B. THE PROOF OF UTULE SAMENIES SHALL NOT BE PRINCED IN ON ITS ADDRESS REFIRMED FROM THE CITY OF MESTICS. 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# ATTACHMENT VII – AERIAL PHOTO