



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.

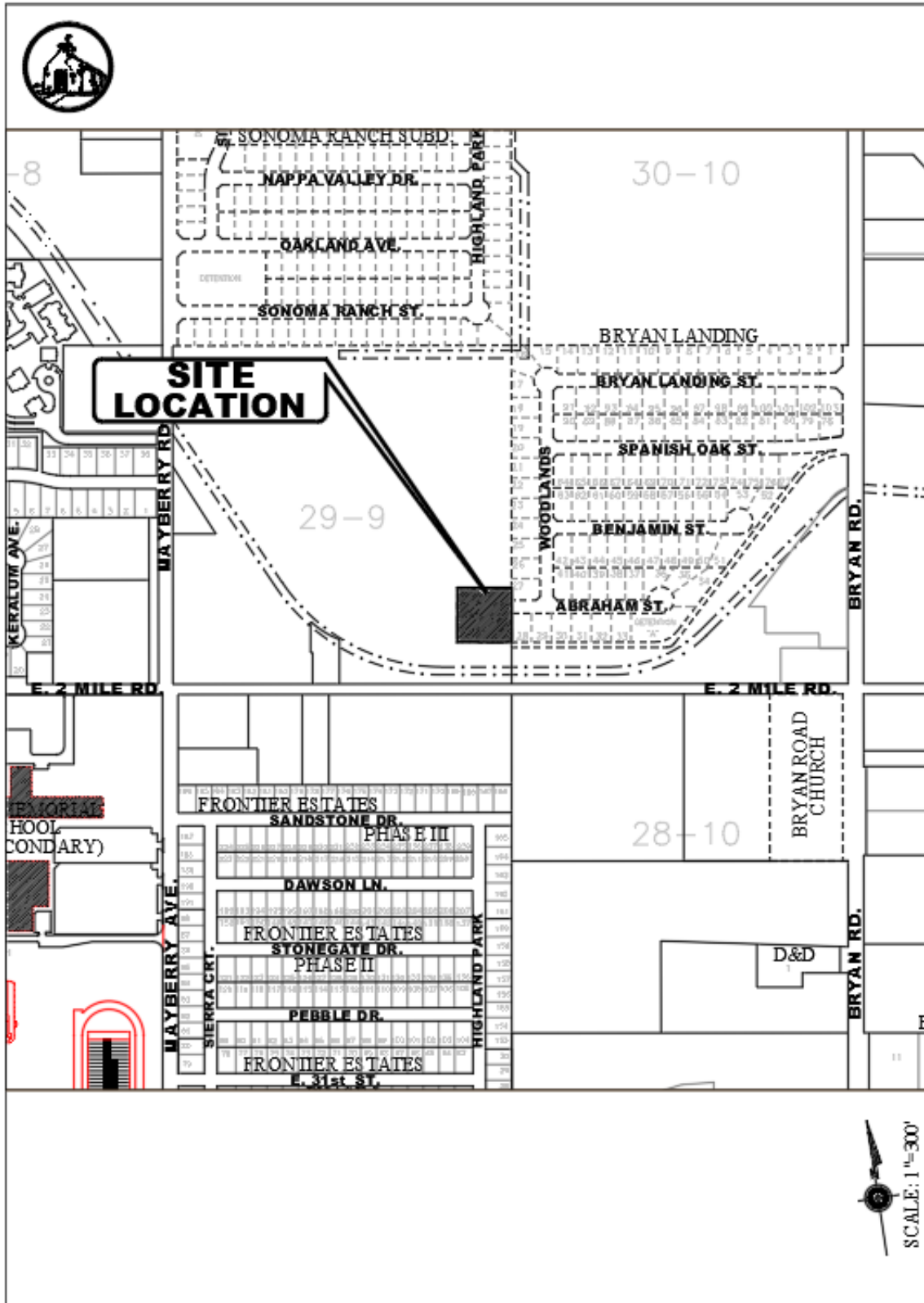
STAFF RECOMMENDATION:

Staff recommends approval of the Single Lot Variance

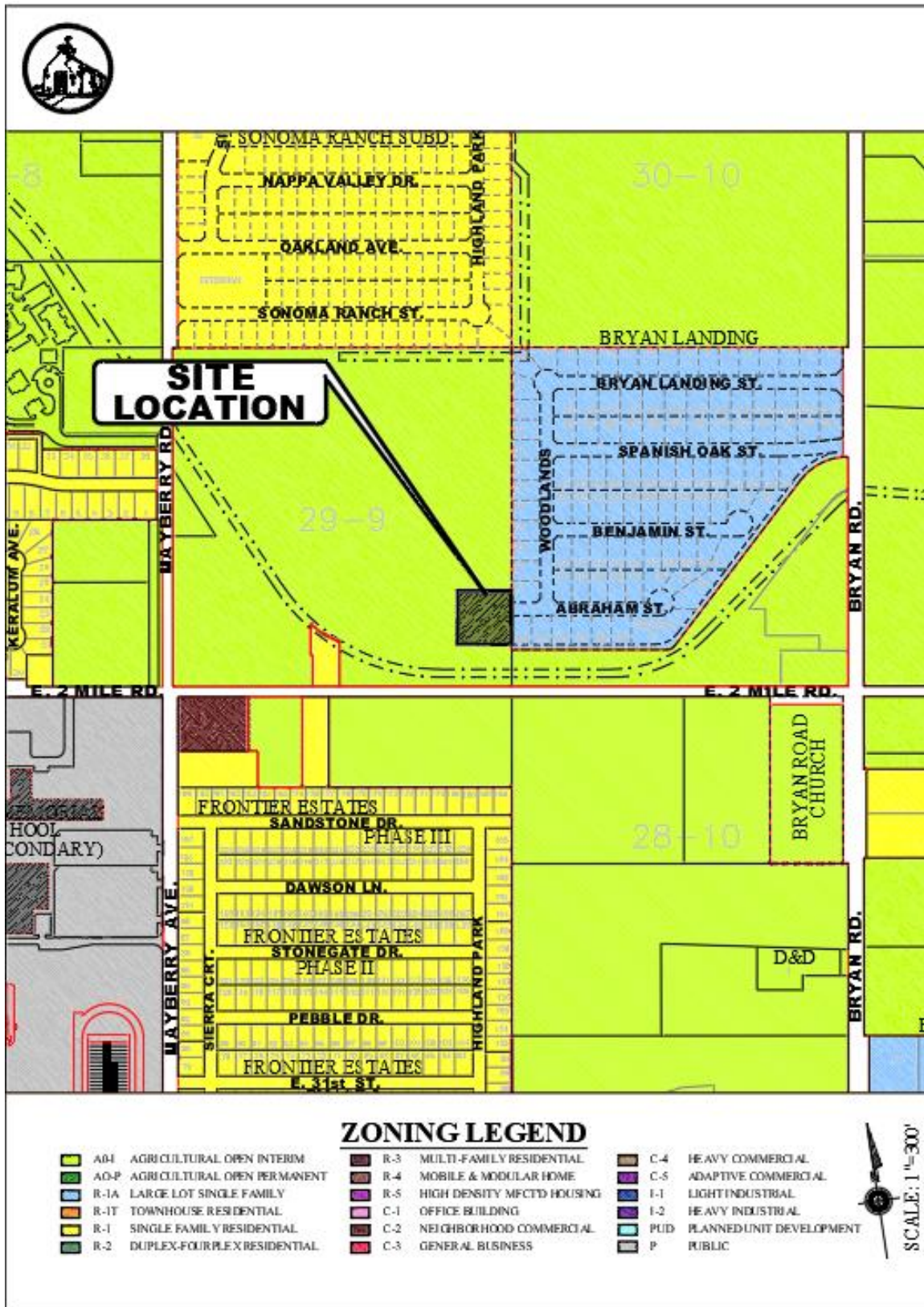
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING _____

ATTACHMENT I – SITE PLAN



ATTACHMENT III – ZONING MAP

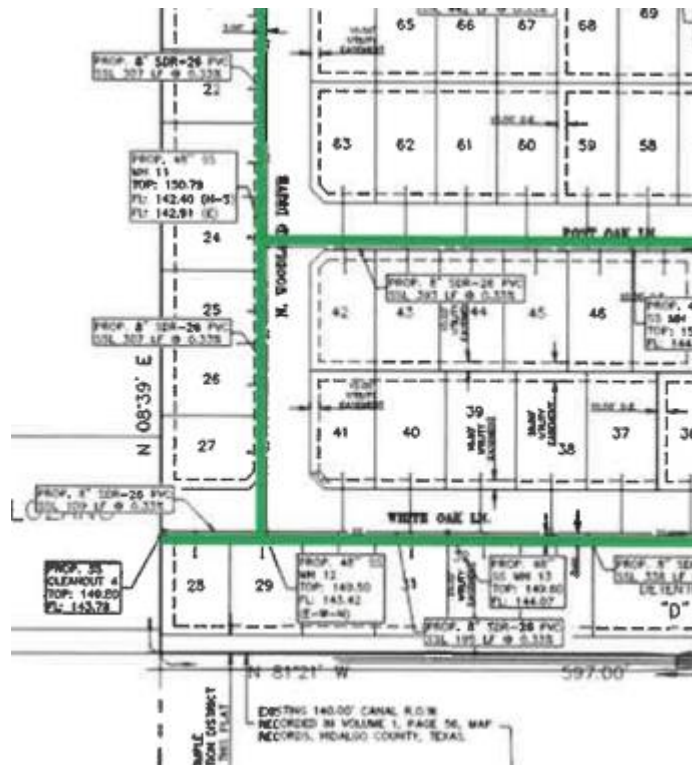


ATTACHMENT IV - ZONING MAP

WATER SERVICE
DISTRIBUTION



SANITARY SEWER
DISTRIBUTION



ATTACHMENT VII – AERIAL PHOTO

