



MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for the North 49 feet of Lot 34, Johnson City Subdivision, in a property zoned (R-1) Single Family Residential, located at 3004 Harmony Lane.
Applicant: Christina DeMaria Kirby – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 12, 2026 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- September 16, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located at the North 49 feet of Lot 34, Johnson City Subdivision located along the West side of Harmony Lane approximately 830 feet South of Mile 2 North Road.
- The land measures 140 feet by 49 feet measuring 6,860 square feet or .157 acres per map records.
- Lot 34 got split into two separate tracts of land by metes and bounds description in August 2026.
- The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request.
- This site has access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$675), and Water Rights Fee (\$3000) will be imposed as a condition for approval.

STAFF RECOMMENDATION:

There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

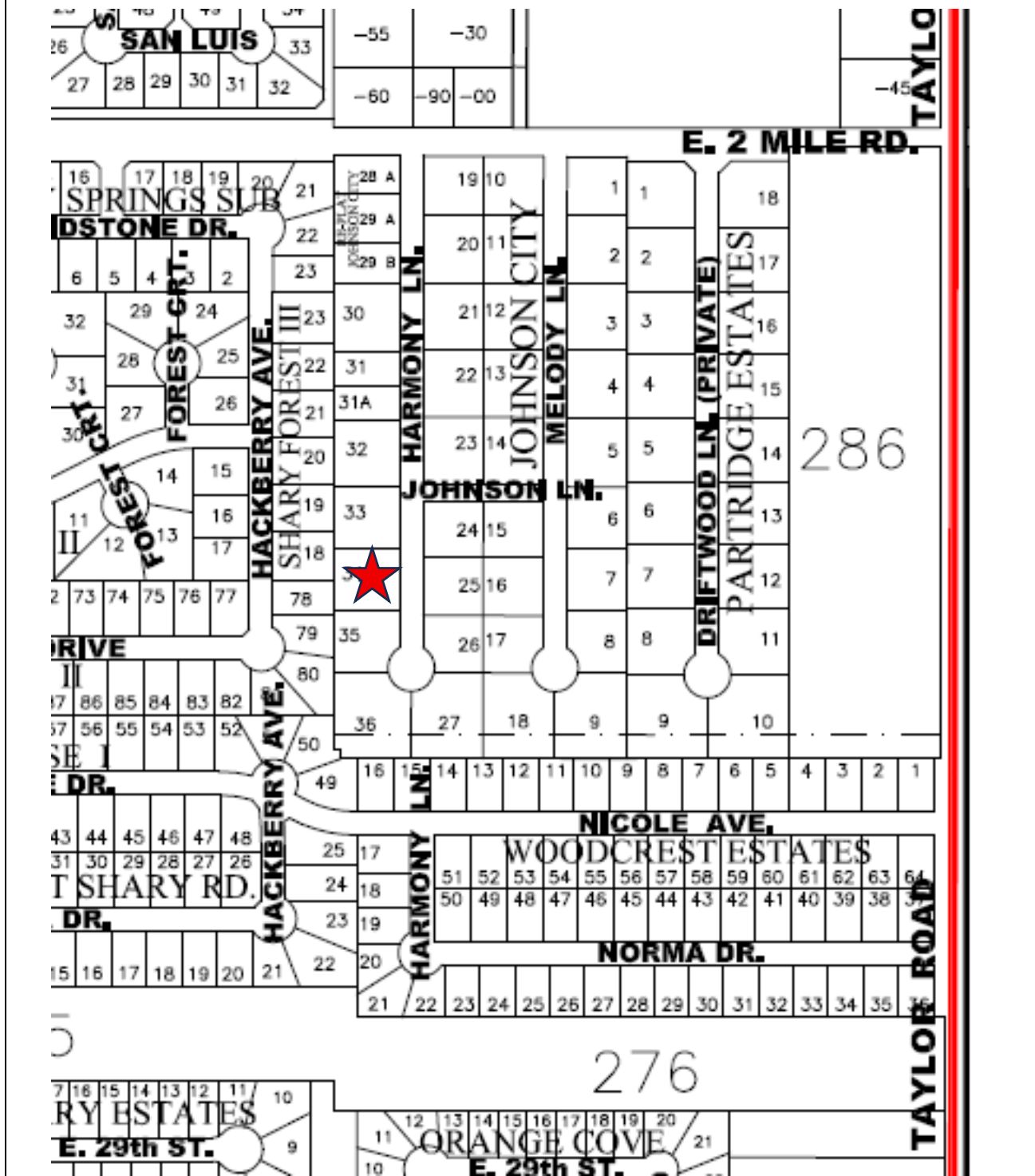
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING

VICINITY MAP



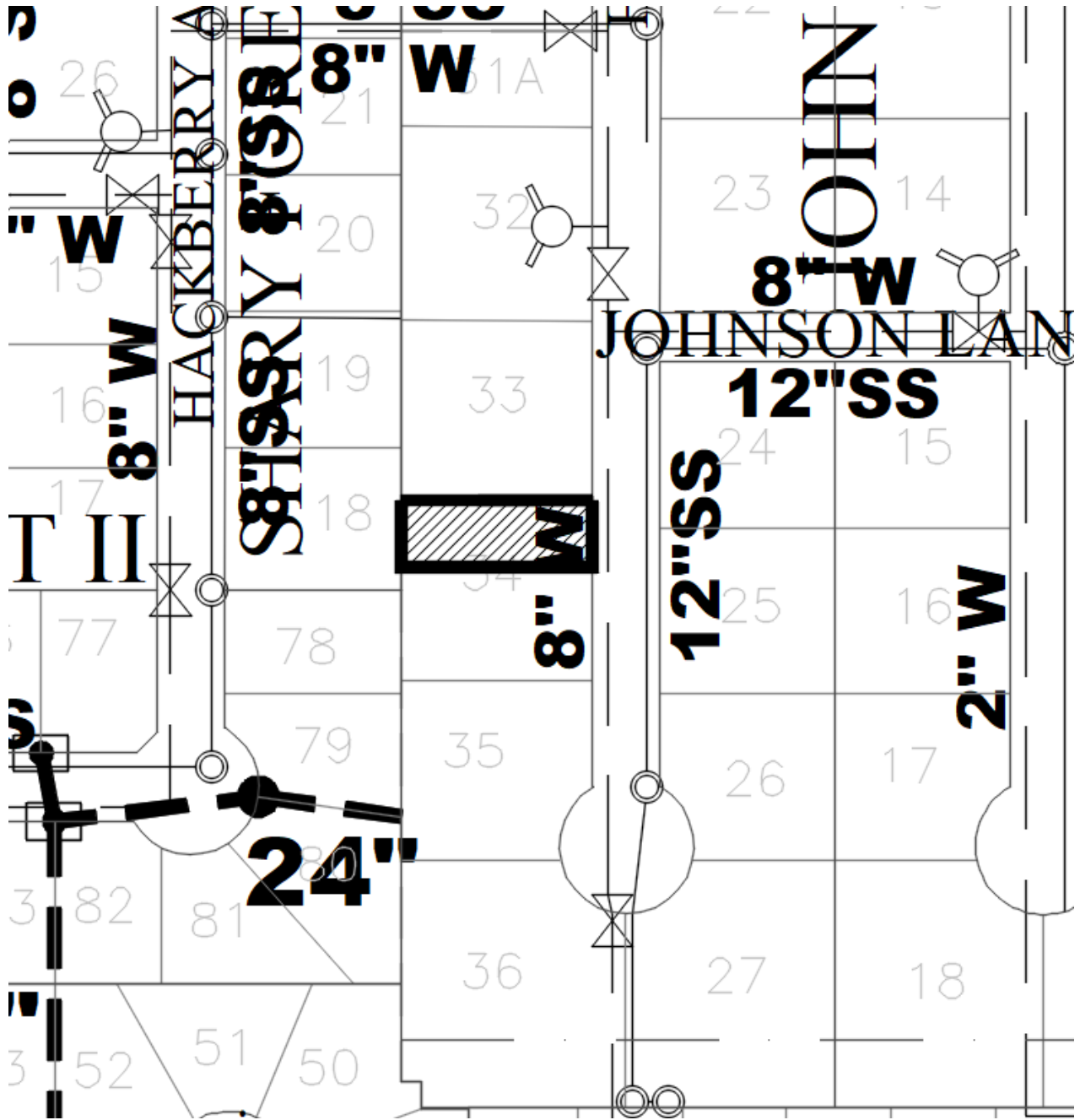
ZONING MAP



ZONING LEGEND

	A04 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

UTILITY MAP



AERIAL PHOTO

