



MEETING DATE: April 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 8, 2024 – Application for a re-plat submitted to the City
- March 14, 2025 – In accordance with State law, notice of the required public hearings were published in the local newspaper
- March 14, 2025 – In accordance with State law, legal notices were mailed to the property owners within a 200-foot radius of the subject property
- April 2, 2025 - Public hearing and consideration of the requested re-plat by the Planning and Zoning Commission (P&Z). The P&Z Board recommended denial of the re-plat request. There was considerable opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic, theft, safety, and drugs.
- April 14, 2025 – Public hearing and consideration of approval of the re-plat by the City Council

Summary:

- Marco T. Gonzalez, the applicant, is requesting to re-plat the subject property from 1 to 2 lots of equal and matching dimensions and square footages.
- The subject property is a previously recorded lot being the East 120' of Lot 13 of the Perla de Naranja Subdivision which measures 120' wide x 140' in length (16,800 sq. ft.).
- The re-plat will split the property into 2 lots each to measure 60' wide x 140' in length (8,400 sq. ft.). All lots will front the existing interior public street. The lots will be 15 feet shy from meeting the minimum lot frontage requirements for R-1A zoning of 75 feet and are 120 square feet shy of meeting the 8,500 square foot lot area requirements. The proposed lots meet the R-1A requirements for lot depth. The setbacks will remain at 25 feet in the front, 10 feet in the rear, and interior side 6 feet, except where a greater setback is required.
- The subdivision engineer is requesting a variance on behalf of the owner for consideration: R.E. Garcia & Associates on behalf of the owner, hereby request a

