



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

variance to the minimum lot frontage and minimum lot areas as specified in Appendix A – Zoning Article VII – Use District, General, Section 1.37 – R1A Large Lot Single Family Residential District. Proposed 60' frontage (8,400 sq. ft.). Required is 75' frontage (8,500 sq. ft.).

- When Perla de Naranja Subdivision was developed, water and sewer services were made accessible to each lot. This re-plat will not affect any utility lines or the availability to connect to them upon issuance of permits.
- This is a simple re-plat; no additional paving or city street drainage improvements are being proposed.
- The existing roadside ditches will be cleaned, and re-graded and properly sized culvert pipes will be installed for the new driveway. These ditches will continue to flow and discharge west into Stewart Road and eventually into the Mission lateral Drainage Ditch which is owned and maintained by HCDD#1. The addition to one single family home lot will not increase storm water discharge in the area. The peak rate of runoff will not be increased during the 50-year rainfall event.
- The Engineering Department has reviewed and approved the drainage report.
- Street lighting already exists and therefore, no additional lighting is required.
- The developer must comply with any and all other format findings.
- Staff mailed out notices to property owners within a 200-foot radius to announce the public hearing. Staff did not receive any inquiries neither for/or against this proposal however the owner did submit a petition for approval signed by 9 of the 20 residents within the subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of the re-plat request subject to payment of the Capital Sewer Recovery fee, payment of the Park Fee, approval of the infrastructure from the different city departments as per the approved construction plans, and approval of the variance submitted for consideration.

Departmental Approval: Approval

Advisory Board Recommendation: Denial

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____