

**Consider Recommendation
Request to Amend PDD 2022-31
PDD/R-6 Garden Home Base Zoning
District**

Evers Road at Seneca Drive

Planning and Zoning Commission Meeting

Mindy Teague, Director

April 25, 2023

Request

- By Mr. Samir Chehade
- To amend PDD 2022-31 - a vacant tract of land on Evers at Seneca zoned PD with R-6 Garden Home base zoning
- He is considering the development of an R-6 Garden Home project on this site

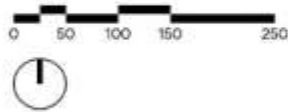
Purpose

- Property is a 9.1740-acre tract of land known as Parcel 4A, Abstract 530, County Block 4432
- Applicant proposes:
 - Reduction in the number of housing units from 94 to 67
 - Relocate the entrance due to a utility conflict
 - Retain the original approval of the 94 units

Approved Site Plan

Trilogy at Huebner Creek

Site Plan



Potential Dedication/
Transfer to the City
of Leon Valley

Area Reserved for
Detention As
Required

Plan Details

94 Single-Family Detached Lots

Base Zoning: "R-6", Garden Home Dwelling District

Gated Subdivision

28' W x 70' L - Typical

Minimum Lot Size: 1,960 SF

Heritage Tree Preservation

2-Pocket Parks (1/3-Acre)

Pocket Park

Proposed Site Plan

EXHIBIT C-3

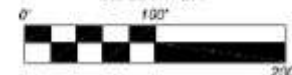
Proposed Added Site Plan – 67 Lots

CONCEPT "B1" DETAILS

GATED SUBDIVISION
67 SINGLE FAMILY DETACHED LOTS
33' W X 90' (TYPICAL)
(1) MAIN ENTRY / EXIT
(1) EMERGENCY ENTRY / EXIT
40' R.O.W. (TYPICAL)
28' PAVEMENT WITH MOUNTABLE CURB
4' SIDEWALKS AT BACK OF CURB (TYPICAL)



SCALE: 1"=200'

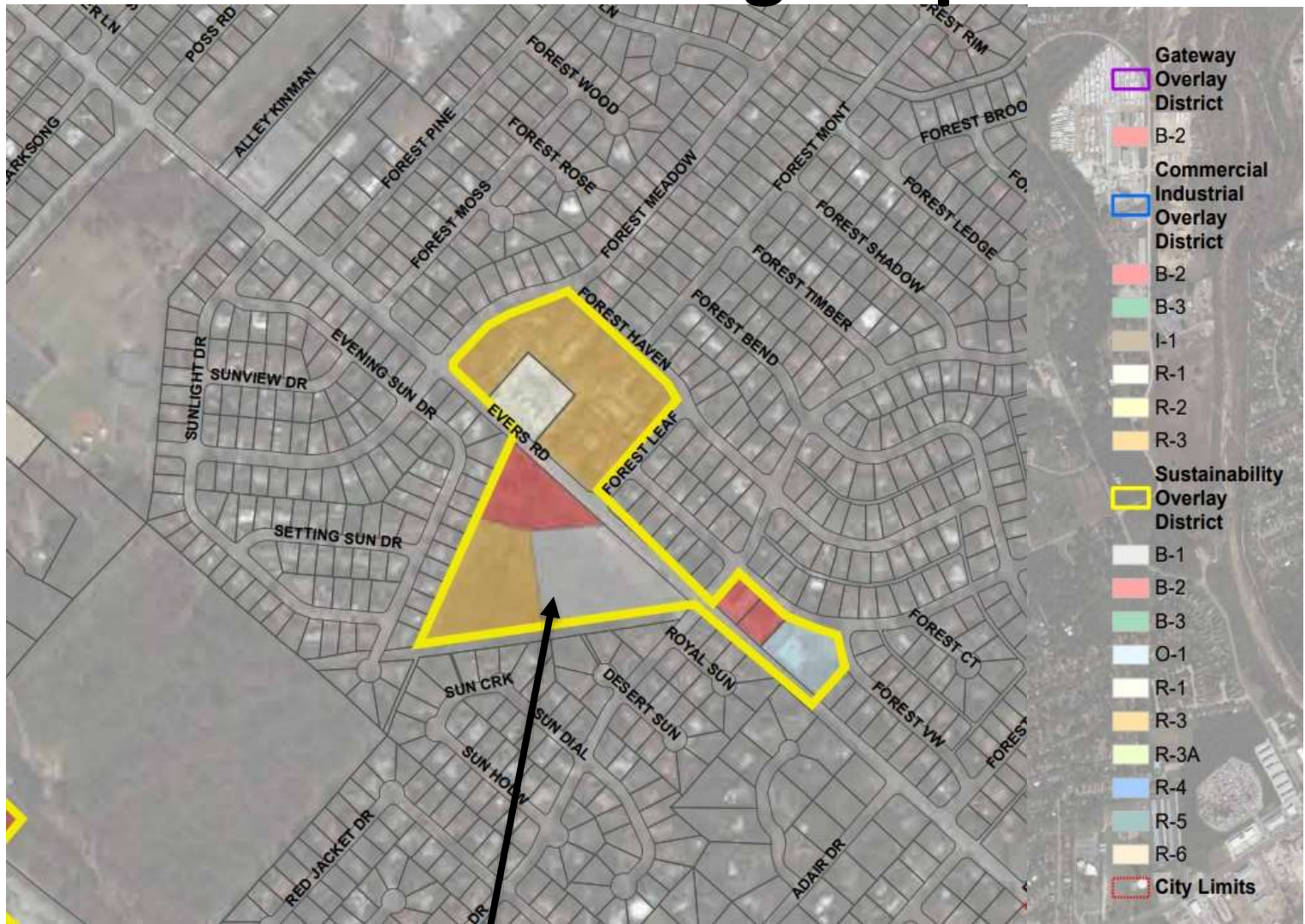


TRILOGY AT HUEBNER CREEK
LEON VALLEY, TEXAS
CONCEPT "B1" - SITE PLAN

[illegible]

SHEET 1 OF 1

Location & Zoning Map



0 Evers Rd

Aerial View



Staff Analysis

- City Code Chapter 15 Zoning, Section 15.02.327, which regulates Planned Development Districts states:
 - Minor deviations - In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director
 - Major deviations from the approved PD project plan - All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district

Staff Analysis

- Even though the number of units is being decreased, the deviation requested is more than 10% of the approved site plan
- Reducing the number of units will reduce the traffic generated by the development

Staff Recommendation

- This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road
- Staff recommends approval of the amendment request

Alternatives

- Recommend approval of the amendment request
- Recommend denial of the request
- Other

S.E.E. Statement

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley
- Economic Development - The request will promote development and an increase in sales and ad valorem tax
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options