

PZ-2024-2
Rezone - PDD
7201 & 7205 Huebner

Mindy Teague
Planning & Zoning Director
City Council Meeting
March 19, 2024

Purpose

- This is a request to rezone approximately 6 acres of land at 7201 and 7205 Huebner Road from R-1 Single Family Dwelling District to Planned Development District with RT-6 Garden Home base zoning
- Property will have to be platted and conform to all stormwater regulations prior to being issued any building permits
- Developer will also be requesting a variance to Chapter 13 Tree mitigation for on-site existing trees at a later date

Background

- Parcels were owned/occupied prior to the City being incorporated, as the Poss Family Homestead
- The owner of the adjacent 10-acre subdivision (former Poss Landing) is in the process of constructing PDD/R-6 based single family homes
- Ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes in that development
- After investigating costs, developer decided to purchase adjacent lot & develop as Phase II (the original subdivision has since changed name to Senna Phase I)
- This not only provides the necessary second access point for the Senna I project, but will also provide the required ingress/egress to the subject property

Purpose

- The Master Plan, Huebner Road Corridor 5CC states:
 - The land use in this area encourages all the vacant areas located on the east side of Huebner Road across the school be zoned R-1, with R-3A and R-6 considered as alternatives
- The developer is requesting to match the first phase of the development with a lot size of 3,010 square feet, frontage of 35 ft, 16 ft front set back, 3 ft side set back & 10 ft rear set back
- Development will consist of a total of 49 lots with two trees per lot
- TIA indicates 49 peak hour trips

Site Plan



POSS LANDING - PHASE 2 / R1 SITE PLAN

LEON VALLEY, TEXAS

JANUARY 2024



SCALE: 1"=100'



Notification

- 12 Letters were sent out
 1. 0 – In favor
 2. 0 - Opposed
 3. 1 - Undeliverable

Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

Recommendation

- At the March 12, 2024 meeting, the Planning and Zoning Commission recommended approval of the rezoning request