

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider a Request to Rezone an Approximately 0.8540 Tract of Land From R-3 (Multi-Family Dwelling) Zoning District to a Planned Development District (PDD) with R-2 (Two-Family Dwelling) District Base Zoning, Located in the 7600 Block of Huebner Road, Being a Portion of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision.

PURPOSE

The purpose of this item is to consider a request to rezone an approximately 0.8540 tract of land from R-3 (Multi-Family Dwelling) Zoning District to a Planned Development District (PDD) with R-2 (Two-Family Dwelling) base zoning district.

History

- 1985 – 6.8 acres rezoned from R-1 Single Family to B-1 Small Business
- 1991 – a request is denied rezoning 12.86 acres from B-1 Small Business to B-2 Retail
- 2013 - 1.709 acres of the lot is rezoned from B-1 Small Business with Sustainability Overlay to B-2 Retail with Sustainability Overlay
- 2017 – a request is denied rezoning this portion of the lot from B-1 with Sustainability Overlay to B-2 Retail with Sustainability Overlay

All requirements for parking and landscaping have been met. The City Engineer has approved the site plan.

Traffic Impact Analysis (TIA)

The applicant provided a TIA worksheet that indicates the development will create less than 100 peak hour trips; therefore a TIA is not needed.

Variances

The applicant is requesting a variance to Sec. 15.02.305 - Regulations for all districts, which states:

“(c) Area. No lot shall be reduced or diminished so that the yards or other open spaces shall be smaller than as prescribed in this article, nor shall the density of population be increased in any manner except in conformity with the area regulations established herein. Side yard areas, used to comply with minimum requirements of this article, for a building, shall not be included as a part of the required areas of any other building. Every building hereafter erected shall be located on a lot as herein defined and **in no case shall there be more than one main structure/building on a lot in the "R-1", "R-2" or "B-1" districts, or as otherwise provided herein,** and in no case shall any building be hereafter erected on more than one lot.”

The applicant is proposing to construct all seven duplexes on one lot.

Notification

Notification letters mailed	12
Received in favor	0
Received in opposition	0
Returned undeliverable	1

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development of a two-family housing subdivision will increase ad valorem and sales taxes in the city.

RECOMMENDATION

At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary