

PZ-2023-21 – Request to Rezone  
PDD With R-2 Two-Family Dwelling  
Zoning District  
7680 Huebner

Mindy Teague  
Planning & Zoning Director  
City Council Meeting  
April 2, 2024

# Purpose

- This is a request to rezone approximately 0.854 acres of land at 7680 Huebner Road from R-3 Multi-Family Dwelling District to Planned Development District with R-2 Two-Family Dwelling base zoning
- Property will have to be platted and conform to all stormwater regulations prior to being issued any building permits
- Options
  1. Approval
  2. Denial
  3. Other

# History

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

# Purpose

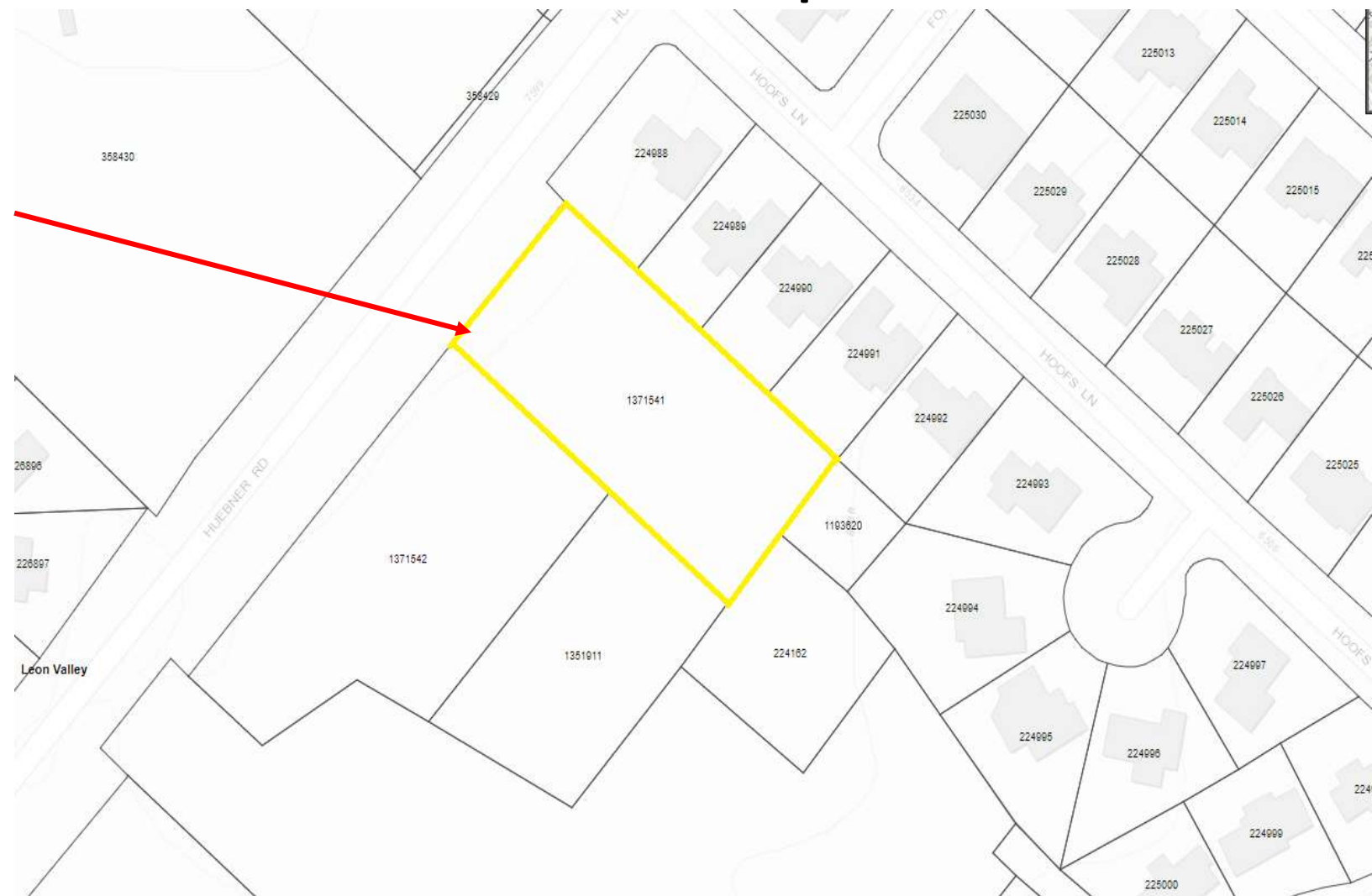
- The goal of the developer is to build seven duplexes, totaling 14 units
- Each two-story dwelling will have 3 bedrooms & 2 1/2 bathrooms, designed to offer modern and comfortable living spaces

Signage Plan



# BCAD Map

Property





# Aerial View



# Variations

- The applicant is requesting a variance to Chapter 15 Zoning, Sec. 15.02.305 Regulations for all districts, which states:
  - “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
- All other zoning requirements have been met

# Notification Process

- 16 Letters Sent
- 0 In Favor
- 0 In Opposition
- 1 Undeliverable



# Fiscal Impact

- The approval of this zone change request will produce additional ad-valorem revenue on this property

# Recommendation

- At their March 26<sup>th</sup> meeting, the Planning and Zoning Commission recommended approval of this request