

Replat PZ-2023-07  
7680 Huebner Road

Mindy Teague  
Planning and Zoning Director  
Planning & Zoning Meeting  
July 25, 2023

# Summary

- Question
  - The Commission is being asked to consider a recommendation on a replat, with requested variances, on an approximately 0.854-acre tract of land, being the north 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision
  - Located on Huebner Road between Hoofs and Evers Roads, adjacent to the silos
- Options
  1. Recommend approval
  2. Recommend denial

# Background

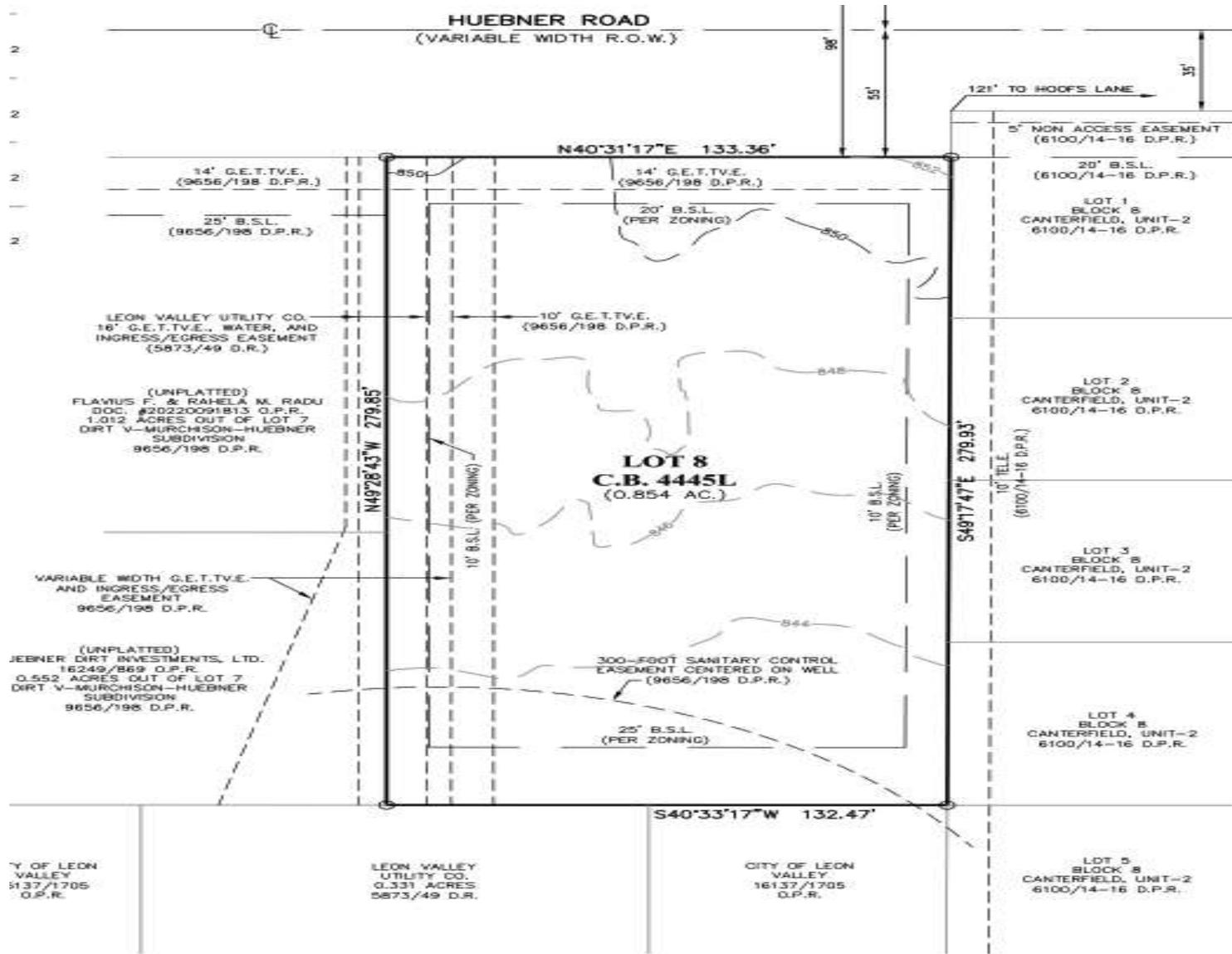
- The property owner wishes to construct duplexes on the property
- The property owner is requesting variances to connect to water and sewer mains and required sidewalks to the time of construction and to replat a only a portion of Lot 7
- Per the City Engineer the replat meets all other city requirements
- Platting is required prior to any construction



# Aerial View



# Plat



# Notification Process

- 17 Letters Sent
- 0 Letter in Favor
- 0 Letters in Opposition
- 0 Letter Undeliverable

# Fiscal Impact

- The platting process is the first step in being able to develop the property, which will bring increased ad valorem and sales tax

# S.E.E. Statement

Social Equity: Requiring properties to be platted protects all property owners from potential title concerns

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality

Environmental Stewardship: Platting a property assures stormwater concerns are addressed, which protects water sources