

ZONING COMMISSION STAFF REPORT

DATE: July 25, 2023
TO: Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, Discussion, and 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 Silo Park.

SPONSOR(S): N/A

PURPOSE

The Commission is being asked to consider making 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.

The property owners wish 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 only a portion of the lot.

Per the City Engineer the replat meets all other city requirements. Platting is required prior to any construction.

A total of 17 letters were sent to property owners within 200' of this request. As of this writing:

- 0 Letters in favor
- 0 Letters received in opposition.
- 0 Letters returned undeliverable.

SEE LEON VALLEY

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.

FISCAL IMPACT:

The applicant has paid all fees associated with replatting.

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

After careful review, Staff has no objection to this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary