

MAYOR AND COUNCIL COMMUNICATION

DATE: November 18, 2025

TO: Mayor and Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action to Consider Approval of an Amendment to Ordinance No. 2024-13 on a Request for a One Year Extension to the Planned Development District (PDD) with R-2 Two Family Dwelling District Based Zoning, Located at 7680 Block of Huebner Road, Being Approximately 0.853 Acre Tract of Land, Lot 8, CB4445L, Huebner Silos

PURPOSE & BACKGROUND

To consider approval of a request for an amendment to Ordinance No. 2024-13, granting an extension of the approved PDD with R-2 Two Family Dwelling District Base Zoning, located at 7680 Block of Huebner Road.

The PDD was approved by the City Council on April 16, 2024. The applicant is requesting an extension of the PDD and states that the delay in construction is due to unforeseen financial and market conditions. Structures on the property will consist of seven duplexes with a total of 14 units. The Zoning Code allows for a one-time extension of a PDD.

Sec. 15.02.327 "PD" planned development district

(k) *Expiration of a planned development district.*

- (1) Except for the base zoning, including any applicable overlay districts established by a PD district ordinance, all provisions of PD district, including the project plan, shall initially be valid for a period of 24 months.
- (2) If a building permit has not been issued or construction begun on the detail plan within the 24 months, the PD district shall automatically expire and no longer be valid, and the zoning of the property shall automatically convert to the base zoning specified.
- (3) The city council may, prior to the 24-month expiration, for good cause shown, extend for up to 24 additional months, during which time all provisions of the original PD district ordinance may remain valid. Only one extension may be granted.

- (4) Following both the issuance and commencement of progress pursuant to the adopted PD project plan, all provisions of the PD district shall remain effective without expiration.

FISCAL IMPACT

The applicant has paid all fees associated with this project. The approval will increase ad valorem and sales taxes in the city.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary