

Ordinance Amendment
1 Year Extension of PDD w/2 Family
Dwelling District
PZ-2023-21 - 7680 Huebner

Michael Gallardo
Planning & Zoning Director
November 18, 2025

Purpose

- Consider approval of a request for a 1 year extension of a PDD at 7680 Huebner Road
- Development will include 7 two-family dwelling units for total of 14 units
- Property has been platted, conforms to all stormwater regulations, & has obtained a Site Work Permit

Purpose

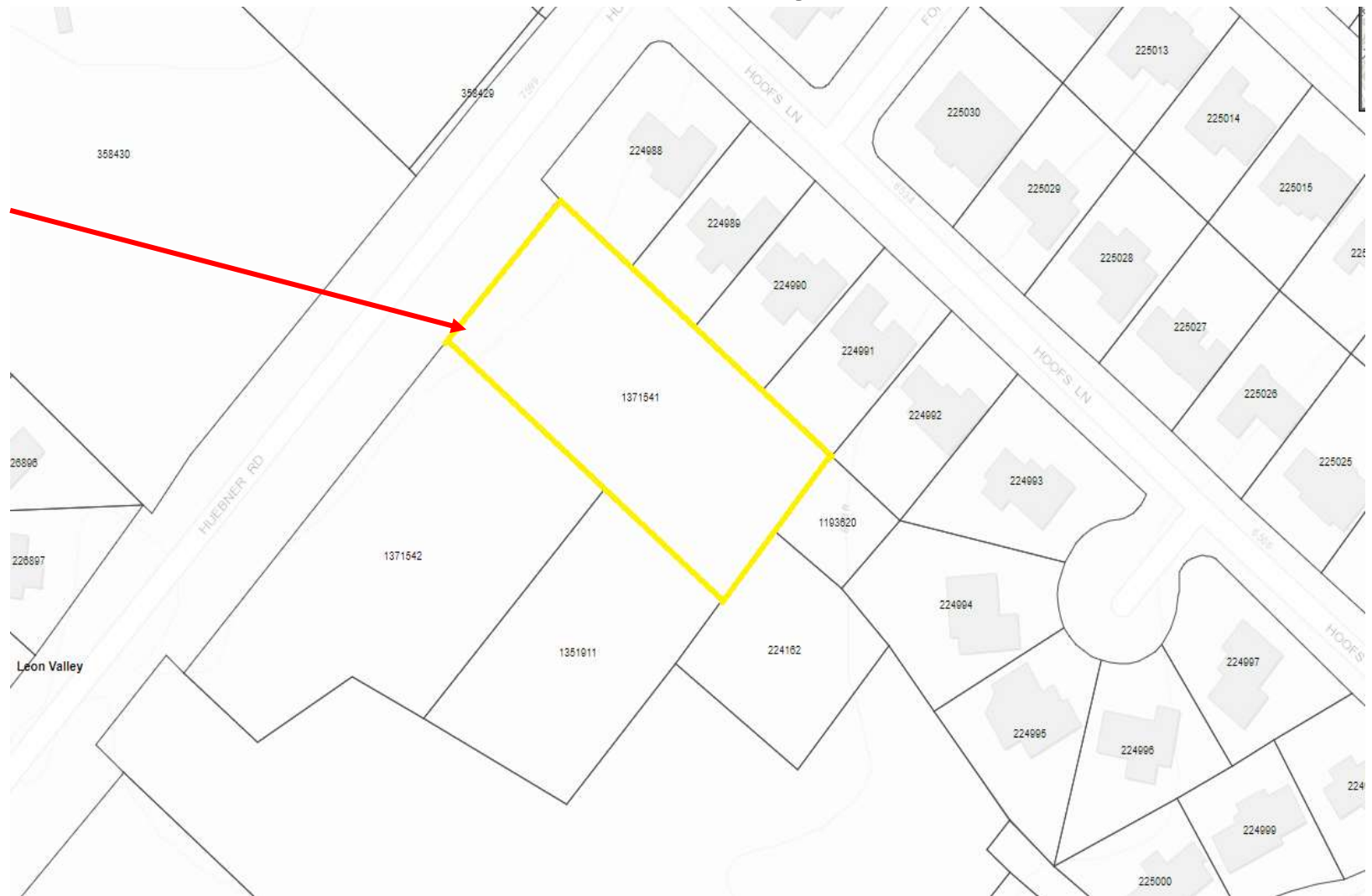
- Each two-story dwelling will have 3 bedrooms & 2 1/2 bathrooms

Signage Plan



BCAD Map

Property



Aerial View



Variances

- The applicant was granted 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 will be constructing 7 duplexes on one lot
- All zoning requirements have been met

Fiscal Impact

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

Recommendation

- Staff recommends approval of the request for a 1-year extension