

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: February 27, 2024
TO: Planning and Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Gain Preliminary Feedback from the Planning and Zoning Commission to Rezone Approximately 6-Acres of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD) with R-6 Garden Home District Base Zoning, Being Lot 46A, P-46, and P-46C, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas

PURPOSE

The purpose of this item is to gain preliminary feedback on a request to rezone an approximately 6-acre parcel of land from R-1 to PDD with R-6 Base Zoning at 7201 and 7205 Huebner Road.

History

This parcel was owned and occupied prior to the City being incorporated as the Poos Family Homestead and has been zoned as R-1 since its incorporation.

The owner of the adjacent 10-acre subdivision (Poss Landing) is in the process of constructing a PDD single family home subdivision, but the ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes. After investigating the costs for fire sprinkling, the developer decided to purchase this adjacent lot and develop it as Phase II of what was Poss Landing (the subdivision has since changed the name to Senna Phase I). This will not only provide the necessary second access point for the Senna I project, it will also provide the required ingress/egress to this property.

The City Engineer has approved the preliminary documents to move forward for feedback from the Planning and Zoning Commission.

The review process for a PD district application shall include but not be limited to the following steps:

- (A) Pre-application conference;
- (B) Application submittal;

- (C) Project plan review by the planning and zoning director or designees;
- (D) Preliminary feedback from the planning and zoning commission;
- (E) Recommendation from the planning and zoning commission;
- (F) Final approval from city council.

City Master Plan

The City Master Plan, Huebner Road Corridor 5CC states:

The Huebner Road Corridor area of land is primarily Single-Family Dwelling, Multiple Family Retirement Dwelling, and Garden House Dwelling Uses with some Small Business and Retail Uses. The land use in this area encourages all of the vacant areas located on the east side of Huebner Road across from the Elementary School be zoned R-1 (Single-Family). R-3A (Multiple-Family Retirement Dwelling) and R-6 (Garden House) should be considered as alternatives. Vacant areas zoned B-2 (Retail) should be rezoned to R-1 (Single family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden House), R-7 (Single Family Medium Density), and MX-1 (Mixed Use).

The proposed zoning is in compliance with the Master Plan recommendations.

Variances

The developer is requesting to match the first phase of the development with a lot size reduced to 3,010 square feet, a lot frontage of 35 feet on the street, and have a 16’ front setback, 3’ side setback, and 10’ rear setback. The development will consist of 49 homes. The developer will be planting 2 trees on each lot.

Streets/Traffic Impact Analysis (TIA)

The total street right-of-way is proposed at 38’ with 28’ of asphalt. The TIA indicates 49 peak hour trips.

Notification

Notification letters mailed	12
Received in favor	0
Received in opposition	0
Returned undeliverable	1

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The

development of a single-family housing subdivision will increase ad valorem and sales taxes in the city.

RECOMMENDATION

Staff recommends approval of this request with the addition of R-6 as the base zoning district.

Chapter 15 Zoning, Sec. 15.02.721 - General statutes, ordinances and rules applying to the zoning commission (q) states:

(4) Motions to recommend approval or denial of any change in a zoning district may, when appropriate, contain statements of commission findings in the following areas:

- (A) Consistency and compatibility with the master plan;
- (B) Consistency and compatibility with surrounding zoning districts;
- (C) Consistency and compatibility with site and surrounding uses;
- (D) Protection of the health, safety and welfare of the general public; and/or
- (E) Protection and preservation of the property rights of the owner(s) of all real property affected by the proposed change in zoning district(s).

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary