

PZ-2024-2
Rezone - PDD
7201 & 7205 Huebner

Mindy Teague
Planning & Zoning Director
Planning & Zoning Meeting
February 27, 2024

Background

- This parcel was owned and occupied, prior to the City being incorporated, as the Poss Family Homestead and is zoned R-1 Single Family Dwelling District
- The owner of the adjacent 10-acre subdivision (former Poss Landing) is in the process of constructing a PDD single family home subdivision
- Ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes
- After investigating costs, developer decided to purchase this adjacent lot & develop as Phase II (the original subdivision has since changed name to Senna Phase I)
- This not only provides the necessary second access point for the Senna I project, it will also provide the required ingress/egress to this property

Purpose

- The Master Plan, Huebner Road Corridor 5CC states:
 - The land use in this area encourages all the vacant areas located on the east side of Huebner Road across the school be zoned R-1, with R-3A and R-6 considered as alternatives
- The developer is requesting to match the first phase of the development with a lot size of 3,010 square feet, frontage of 35 ft, 16 ft front set back, 3 ft side set back & 10 ft rear set back
- Development will consist of a total of 49 lots with two trees per lot
- TIA indicates 49 peak hour trips

Site Plan



POSS LANDING - PHASE 2 / R1 SITE PLAN

LEON VALLEY, TEXAS

JANUARY 2024



SCALE: 1"=100'



Background

- 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;

Background

- (D) Preliminary feedback from the planning and zoning commission;
- (E) Recommendation from the planning and zoning commission;
- (F) Final approval from city council.
- The applicant has not proposed any variances for the preliminary hearing

Notification

- 12 Letters were sent out
 1. 0 – In favor
 2. 0 - Opposed
 3. 1 - Undeliverable

Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

Recommendation

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