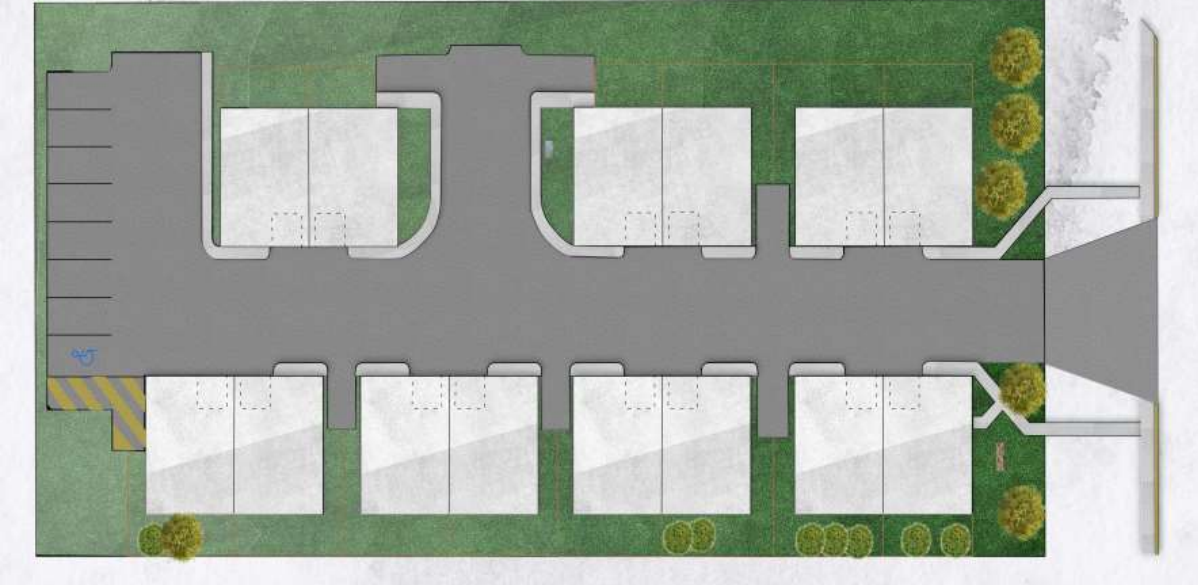


HUEBNER SILOS



Huebner Silos

ARBOR URBAN DEVELOPERS, LLC.

Planned Development District Project Plan

August 14, 2023

Project Description

The proposed project entails the development of a residential community on a 0.8540-acre lot located at 7680 Huebner Road in Leon Valley, Texas. The project is owned by Arbor Urban Developers LLC and falls under the current zoning designation of R3 multiple family dwelling district.

The project aims to construct seven duplexes, resulting in a total of 14 residential units. Each unit will be a two-story dwelling with three bedrooms and two and a half bathrooms. The design of the duplexes will focus on providing comfortable and modern living spaces for future residents.

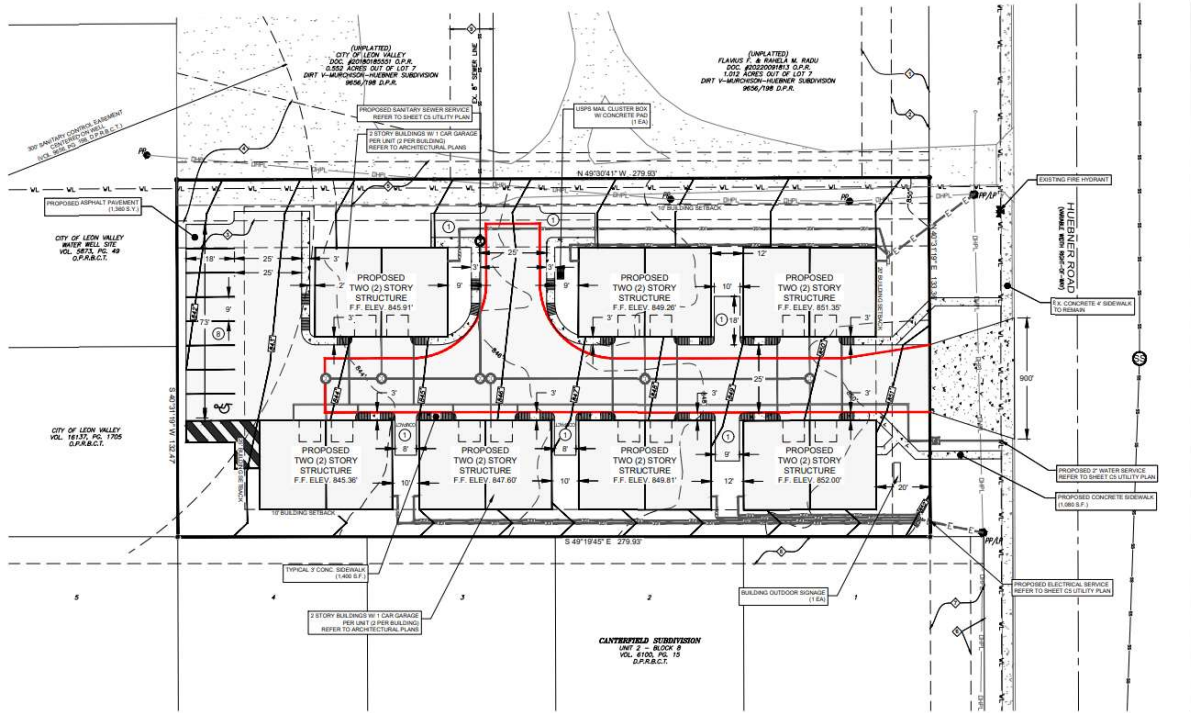
The proposed community will prioritize a well-designed site plan, with attention given to the placement of duplexes, parking areas and landscaping. The project will consider topography, floodplain information, adjacent properties, ingress/egress, existing buildings, parking and loading bays, landscaping, large tree groupings, fire lanes and hydrants, and lot boundaries.

By developing this residential community, Arbor Urban Developers LLC aims to contribute positively to the growth and development of the Leon Valley community, providing quality housing options that meet the needs of residents while maintaining the integrity of the surrounding neighborhood.

Property Information

| | |
|------------------------|--|
| Property ID | 1371541 |
| Legal Description | CB 4445L BLK LOT N 133.20 FT OF 7 (DIRT V-MURCHISON-HUEBNER) |
| Owner Name | Arbor Urban Developers LLC |
| Land Size | 0.8540 acres |
| Current Zoning | R3 multiple-family dwelling district |
| Proposed Zoning | PD - Planned District(R2 based) |
| Address | 7680 Huebner Road, Leon Valley, Texas |
| | |

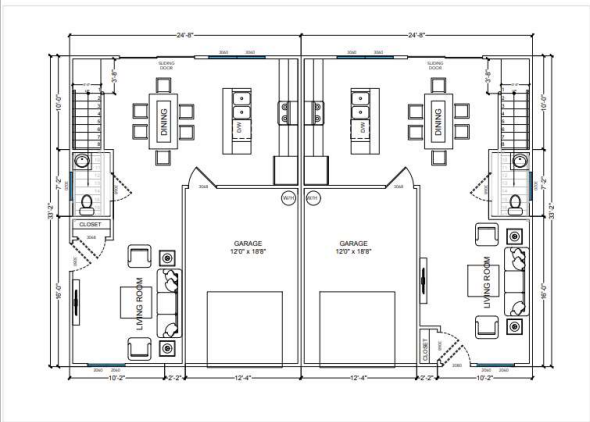
Site Plan:



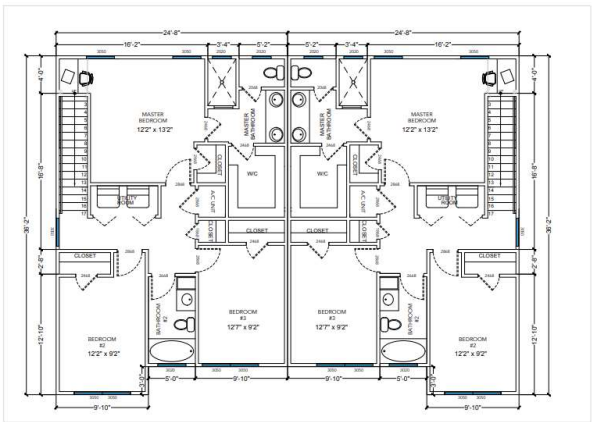
Setbacks:

| | |
|----------------------------|----------------------------|
| Minimum Area of Each lot | 37200 sqft |
| Minimum Depth | 279.93' sqft |
| Minimum Floor Space | 1427 sqft(228 sqft garage) |
| Minimum frontage | 133.36 sqft |
| Maximum Height | 23.8 ft (2 stories) |
| Minimum Front yard setback | 20 sqft |
| Minimum Rear yard setback | 25 sqft |
| Minimum Side yard setback | 10 sqft |

Floor Plan:



FIRST FLOOR PLAN



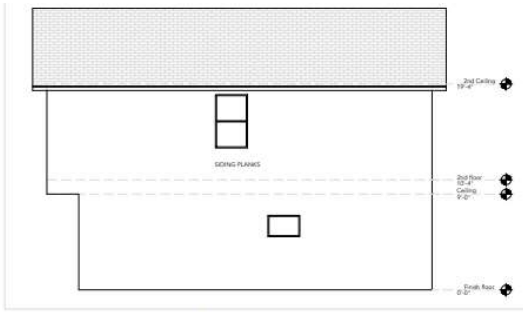
SECOND FLOOR PLAN

| | |
|--------------------------|----------------------|
| FIRST FLOOR LIVING AREA | 590.00 S.F. |
| GARAGE | 228.00 S.F. |
| SECOND FLOOR LIVING AREA | 847.00 S.F. |
| TOTAL LIVING AREA | 1,427.00 S.F. |

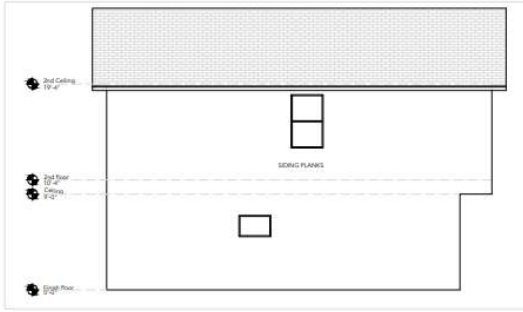
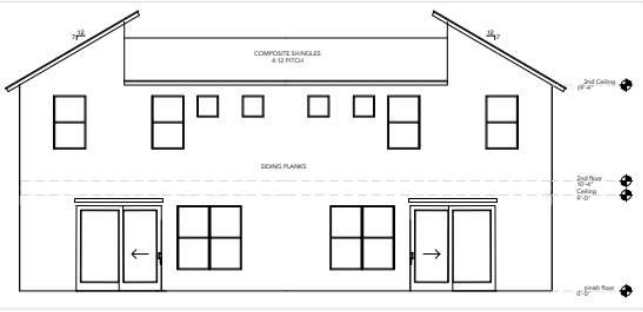
Building Elevations



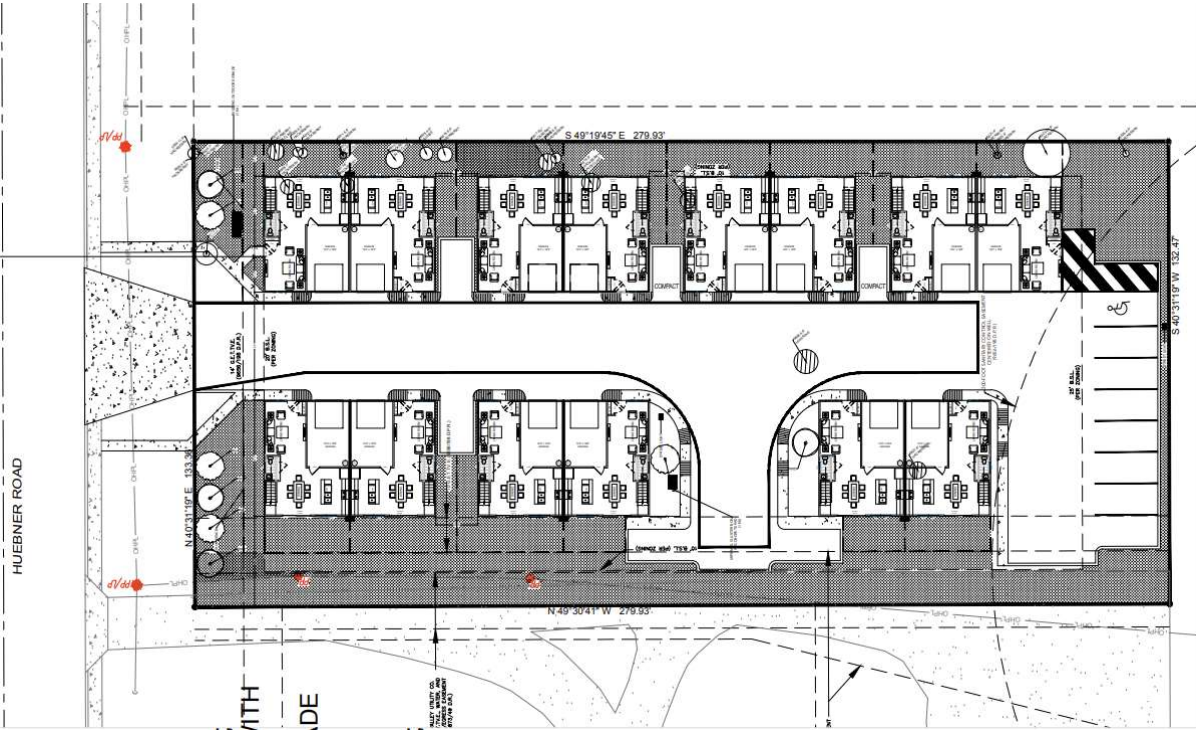
FRONT VIEW



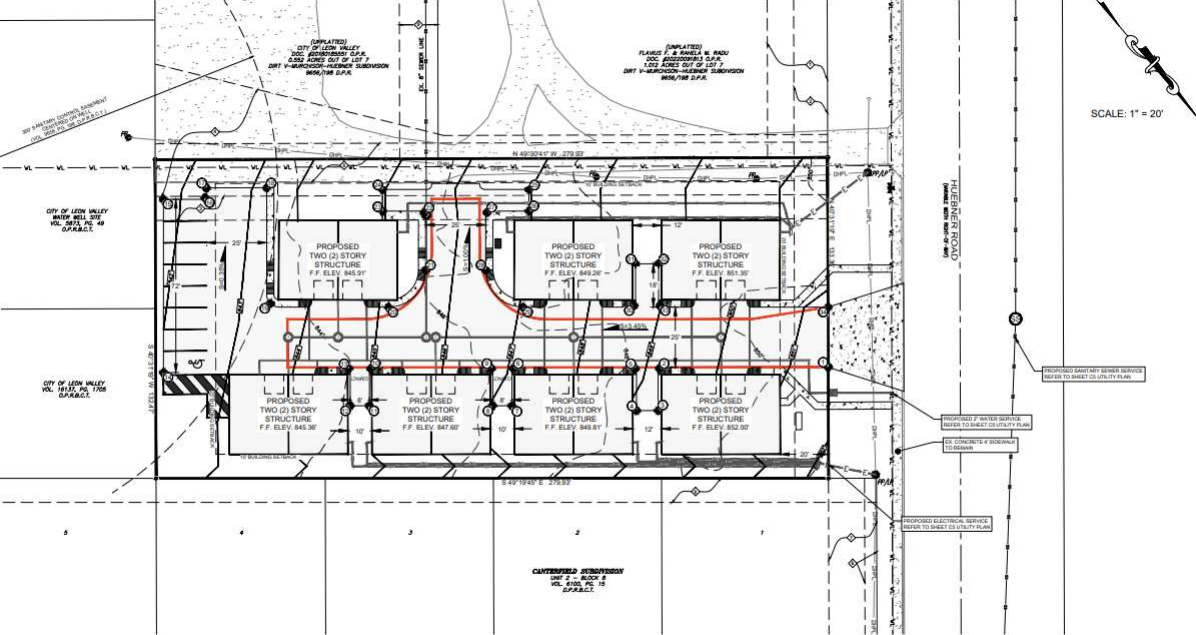
RIGHT VIEW



Landscaping & Large Tree Groupings



Parking Plan



Signage Plan

