

Rezoning Request PZ-2022-36 0 Huebner Road

Melinda Moritz
Public Works Director
Planning and Zoning Meeting
November 16, 2022

Summary

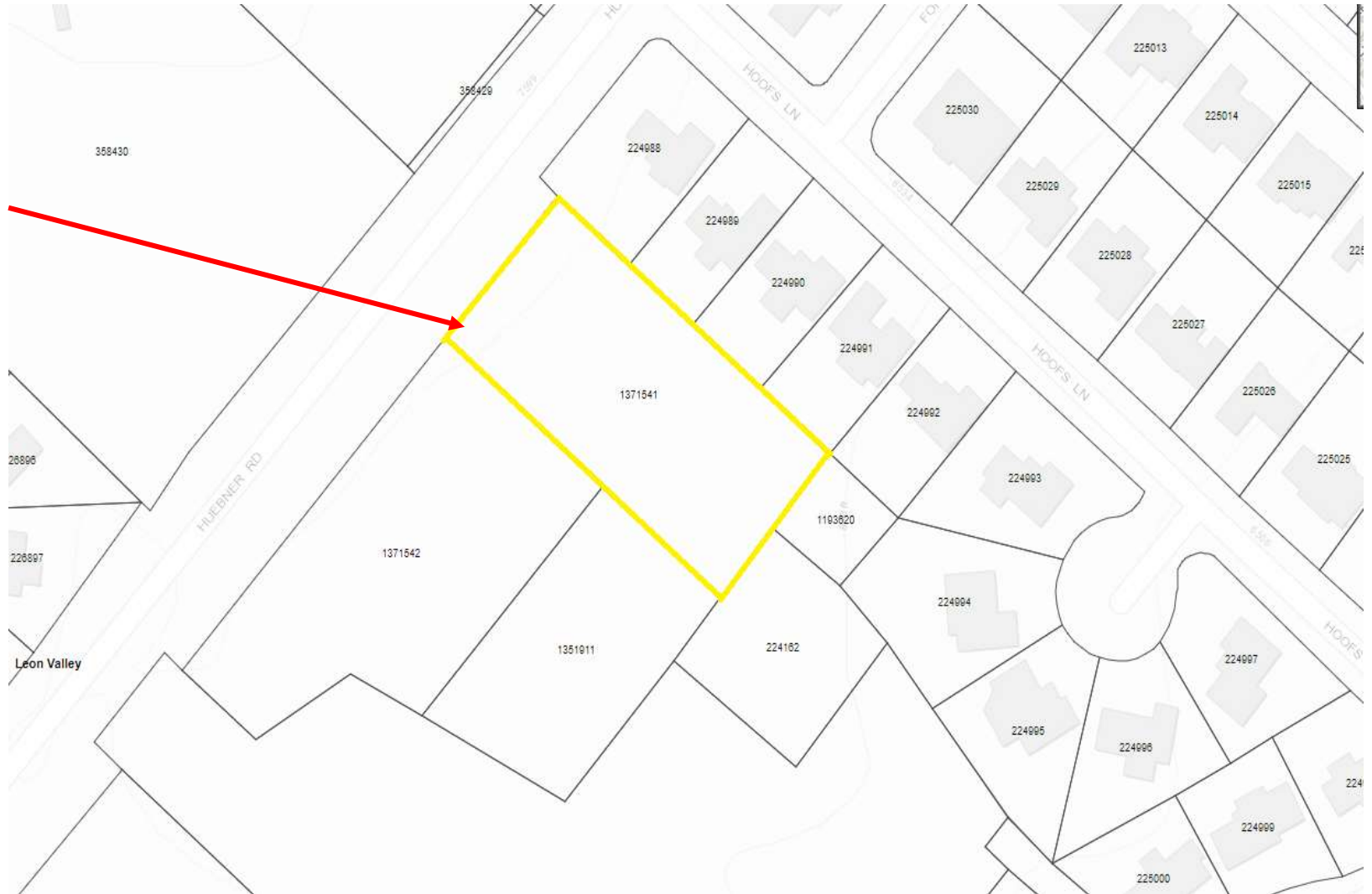
- Question
 - The Commission is being asked to consider approval of an Ordinance authorizing a zoning change from B-1 Small Business with Sustainability Overlay District to R-3 Multiple Family Dwelling District on an approximately 0.854-acre tract of land, being the north 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision
 - Located on Huebner Road between Hoofs and Evers Road, adjacent to the silos
- Options
 1. Approval
 2. Denial
 3. Conditional approval

Request

- To rezone approximately 0.854 acres of land out of Lot 7 CB 4445L, Dirt V–Murchison-Huebner Subdivision
- From B-1 Small Business with SO to R-3 Multiple Family Dwelling zoning
- Tract is located in the 7500 block of Huebner Road (adjacent to the silos) and is currently not properly platted

BCAD Map

Property



Aerial View



History

- 1985 – 6.8 acres rezoned from R-1 Single Family to B-1 Small Business
- 1991 – a request is ***denied*** to rezone 12.86 acres from B-1 Small Business to B-2 Retail
- 2013 - 1.709 acres of the lot is rezoned from B-1 Small Business with Sustainability Overlay to B-2 Retail with Sustainability Overlay
- 2017 – a request is ***denied*** to rezone this portion of the lot from B-1 with Sustainability Overlay to B-2 Retail with Sustainability Overlay

Surrounding Zoning

- North - developed R-1 Single Family
- South – developed R-1 Single Family
- East – developed R-1 Single Family Dwelling
- West – developed R-6 Garden Home (Pavona Place)
and developed and undeveloped B-2 Retail with
Sustainability Overlay
 - vacant parcel, Silo Park, Church, DPS Office

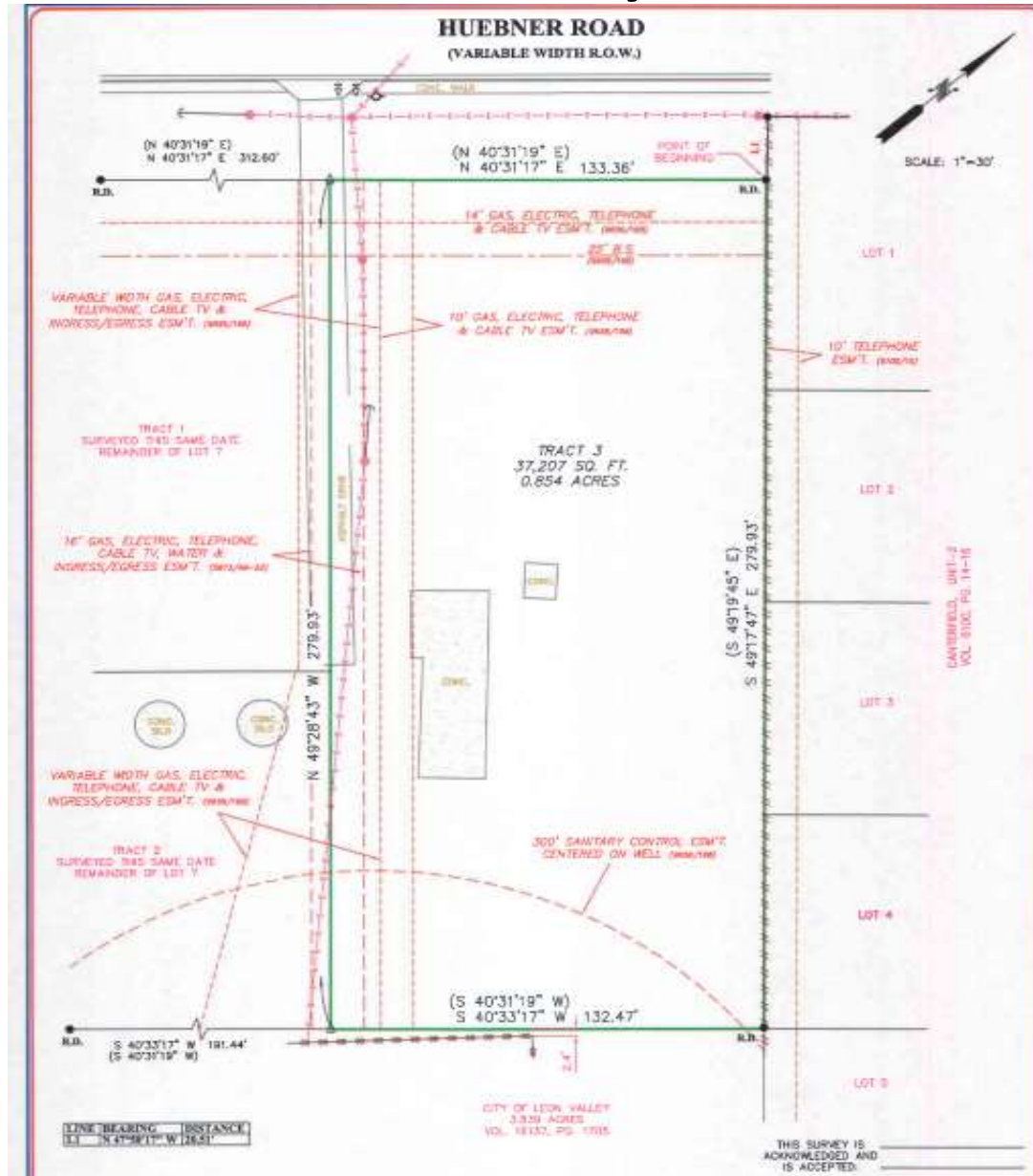
Zoning Map



Master Plan

- Canterfield Area addresses this area noting that undeveloped land in this area should be considered for rezoning to R-1 Single Family, R-4 Townhouse, R-6 Garden House, R-7 Single Family Medium Density, and MX-1 Mixed Use zoning
- Pavona Place notes that this area includes several large vacant tracts with potential for increased residential development.
- It further states that the area also includes existing vacant areas currently zoned B-1 (Small Business) and B-2 (Retail) that are encouraged to be rezoned as R-1 (Single-Family), R-3A (Multiple-Family Retirement), or R-6 (Garden Home)
- It is also encouraged that any proposed commercial development exceeds open/green space requirements

HUEBNER ROAD
(VARIABLE WIDTH R.O.W.)



Notification Process

- 16 Letters Sent
- 0 In Favor
- 0 In Opposition
- 0 Undeliverable

Fiscal Impact

- The approval of this zone change request may produce additional ad-valorem and sales tax revenue on this property

Recommendation

- After careful review, Staff has no objection to this request.

S.E.E. Statement

Social Equity: Approval of this request would allow for the development of the property for multiple-family use, which would be consistent and compatible with existing surrounding uses.

Economic Development: Tenants in a multiple family zoning district would likely shop locally and generate more sales tax revenue

Environmental Stewardship: Any structures built on this property would have to conform to the 2021 International Energy Code