

# Replat PZ-2023-07 7680 Huebner Road

Mindy Teague  
Planning and Zoning Director  
City Council Meeting  
August 15, 2023

# Summary

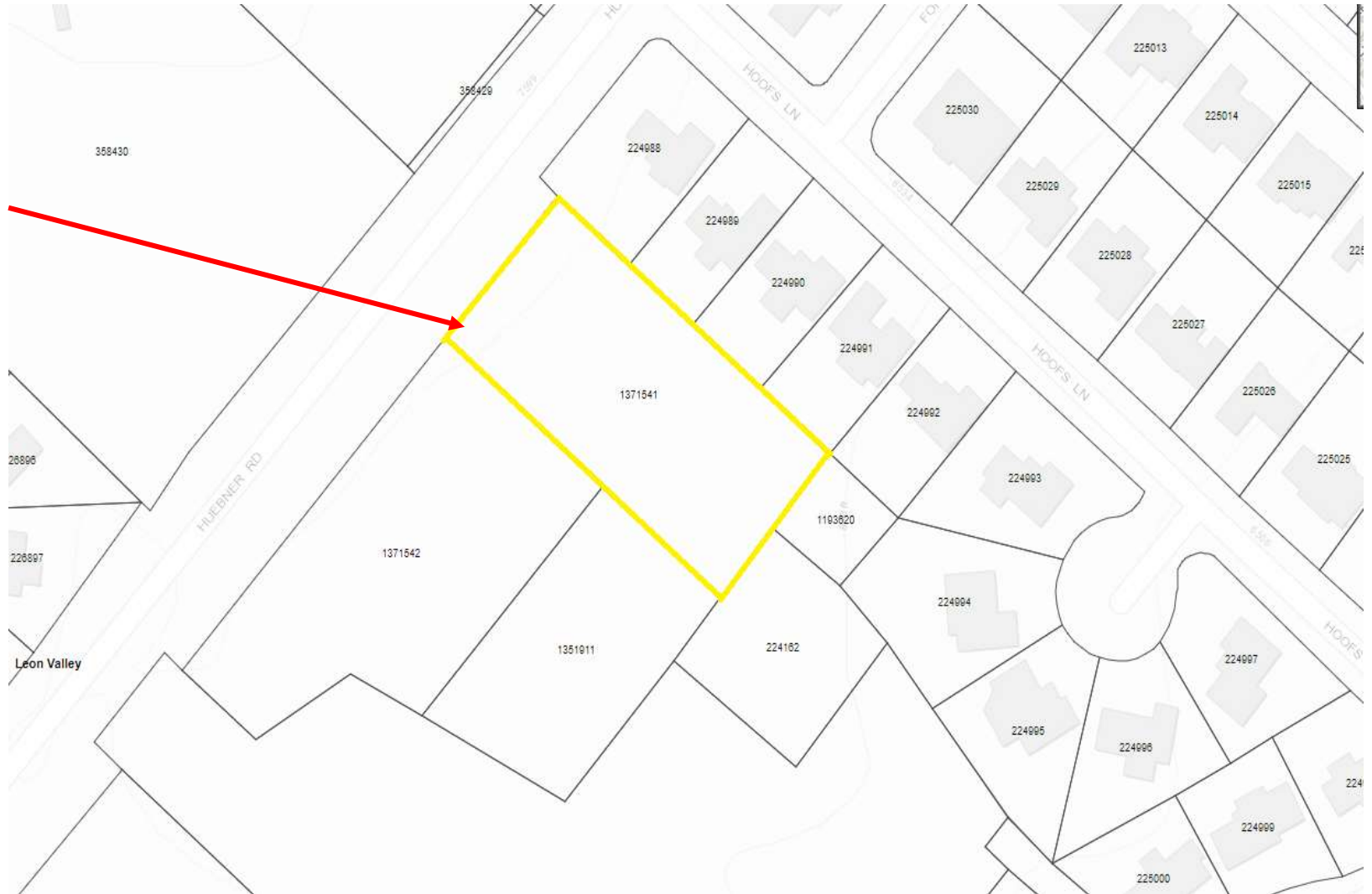
- Question
  - The Council is being asked to approve a replat with requested variances on an approximately 0.854-acre tract of land, being the north 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision
  - Located on Huebner Road between Hoofs and Evers Road, adjacent to the silos
- Options
  1. Approval
  2. Denial

# Background

- The property owners wish to construct duplexes on the property
- The property is requesting variances to connect to water and sewer mains and required sidewalks at the time of construction and to replat a only a portion of Lot 7
- Per the City Engineer the replat meets all other city requirements
- Platting is required prior to any construction

# BCAD Map

## Property



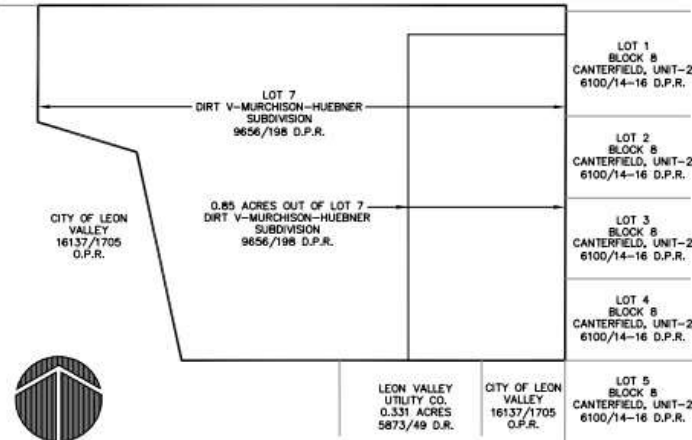


# Aerial View



# Plat

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



NOT TO SCALE

## AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 7, C.B. 4445L, OF THE DIRT V-MURCHISON-HUEBNER SUBDIVISION AS RECORDED IN VOLUME 9656, PAGE 198, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR #5315

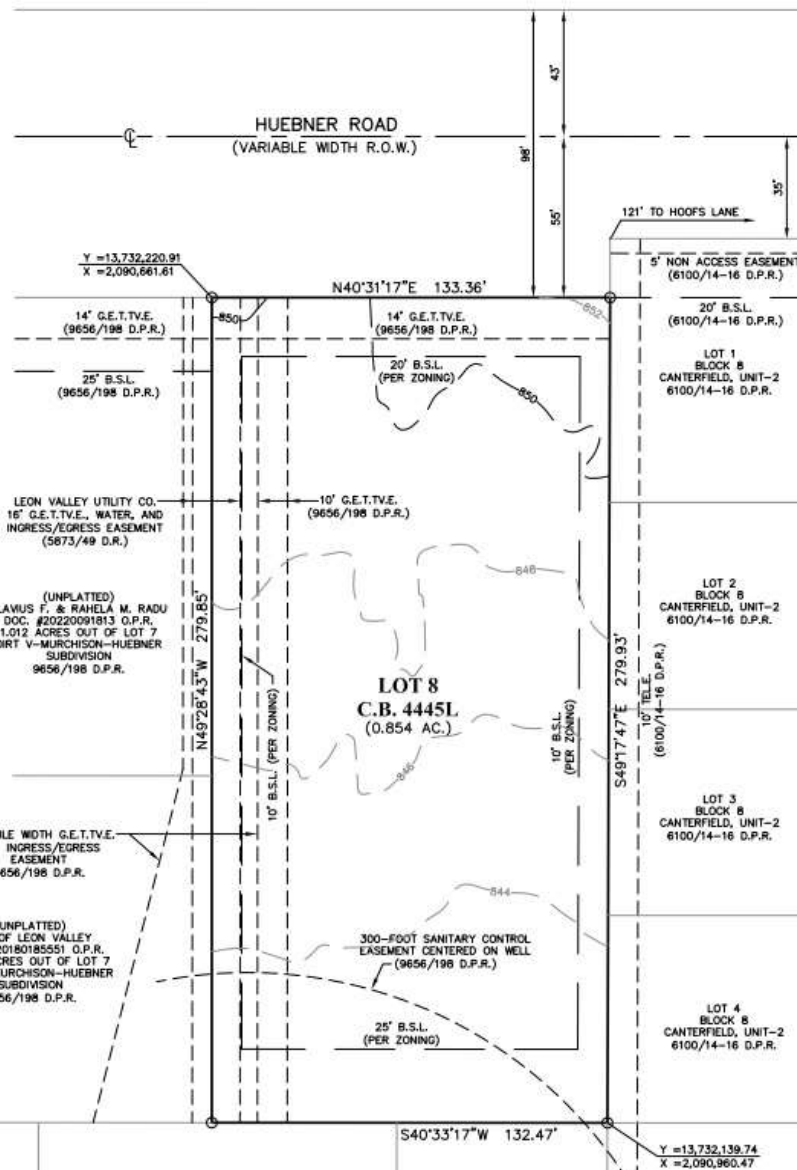
STATE OF TEXAS  
COUNTY OF BEXAR

SWORN TO AND AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SUBDIVISION PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.



OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN TO AND AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SCALE: 1"= 40'  
2' CONTOUR INTERVAL

## LEGEND

- CALCULATED POINT (NO MONUMENT SET)
- FND. 1/2" STEEL REBAR (UNLESS NOTED OTHERWISE)
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 18334/1678 VOLUME/PAGE
- C.M. CONTROLLING MONUMENT
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- TELE. TELEPHONE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- 636 --- EXISTING CONTOUR



# Notification Process

- 17 Letters Sent
- 0 Letter in Favor
- 0 Letters in Opposition
- 0 Letter Undeliverable

# Fiscal Impact

- The platting process is the first step in being able to develop the property, which will bring increased ad valorem and sales tax



# S.E.E. Statement

Social Equity: Requiring properties to be platted protects all property owners from potential title concerns

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality

Environmental Stewardship: Platting a property assures stormwater concerns are addressed, which protects water sources