

## **MAYOR AND CITY COUNCIL COMMUNICATION**

**DATE:** August 15, 2023  
**TO:** Mayor and City Council  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** Presentation and Discussion to Consider Approval of 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 roads.

**SPONSOR(S):** N/A

### **PURPOSE**

The purpose of this item is to consider approval of 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.

The property owners wish to construct duplexes on the property.

The property owner is requesting variances to connect to water and sewer mains and construct required sidewalks at the time of construction, and to replat only a portion of Lot 7. Per the City Engineer the replat meets all other city requirements. Replatting is required prior to any construction.

A total of 17 letters were sent to property owners within 200' of this request. As of this writing:

- 0 Letters in favor
- 0 Letters received in opposition.
- 0 Letters returned undeliverable.

### **SEE LEON VALLEY**

**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.

**FISCAL IMPACT:**

The applicant has paid all fees associated with replatting.

**STRATEGIC GOALS**

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

**RECOMMENDATION**

At their July 25, 2023 meeting, the Planning and Zoning Commission recommended approval of this replat and the variance requests.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

---

---

---

---

ATTEST:

\_\_\_\_\_  
**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary