

EXHIBIT __
To Ordinance ____
Of The City of Leon Valley

6758 POSS RD

Submitted by: ONE STOP GROUP, LP

**AMENDMENT TO PLANNED DEVELOPMENT DISTRICT
COLV REZONING ORDINANCE 2021-54**

PROJECT PLAN (rev.2)



Approved _____, 2025

Article 1. GENERAL

The property is approximately 2.85 Acres with a municipal address of 6758 Poss Road. It is generally Located on the East Side of Poss Road, Approximately 400 Feet South of Bandera Road, Legal Description: "CB 5784 Blk 4 Lot 64 Quality Subd", as illustrated in **Exhibit "A"** and shall herein be referred to as the "Property".

This property has been rezoned in 2021 to allow a PDD for a Mixed-used project, with a combination of 4-storey townhouses, 4-storey loft-style condos, with a retail front on Poss Road. In 2023, the City Council approved an extension to this PDD. It is owned by One Stop Group, LP since 2015.

This **Amendment** addresses the changes in market demand and support for this particular location, where the use of townhouses for sale on a property surrounded by commercial business is no longer viable with steep competition from affordable nearby single-family developments.

Our Group reconsidered potential land-uses that is more consistent with market indicators. Although there is a strong appetite for townhouses in the area, they would not be attractive for a buyer on this particular parcel of land, being fully surrounded by commercial businesses. It is our belief that Lofts/apartment-style development, with potential uses for adults and senior independent living, is the most suitable use for this property. This is also consistent with the City's approval of three successful apartment developments nearby: Barcelona Lofts, Valencia Lofts, and Timberhill Commons. There is significant market demand for new, well-kept, higher-end, and secure Loft offerings in Leon Valley, being in close proximity to the Medical Centre.

Article 2. LAND USE

The Land Use of the Property shall be changed to:

A. Base Zoning

The use and development of the Property shall comply with the zoning requirements of the City Code of Ordinances Sec. 15.02.308 "R-3" Multiple-family dwelling district as revised in attached **Exhibit "D"**. The revisions to this section are also summarized in Article 3 of this document.

B. Supplemental Use Regulations

Additional Allowed Uses: The following uses shall be permitted by-right on the property, in addition to the uses permitted in Section A, Base Zoning:

- i. The development of a Lofts / apartments project with a Site Plan similar to the illustration attached in **EXHIBIT “B”**.
- ii. The development of a Lofts / apartments project with a Site Plan similar to the illustration attached in **EXHIBIT B**, while allowing flexibility in design to accommodate a scenario where the CPS and SAWS utilities easements on the property are vacated.

***Note: The approved PDD as it currently stands allows for the construction of two 4-story lofts/apartment-style buildings, in addition to 4-story townhouses, by-right. As well, the original Sustainability Overlay zoning on this property allows for the development of “Lofts” by-right.**

Article 3. REVISIONS TO THE CODE OF ORDINANCES

The revisions to **Sec. 15.02.308 "R-3" Multiple-Family dwelling district** are included in Exhibit D. These revisions are wholly consistent with those in the currently approved PDD for this Property. Here is a summary of these revisions:

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
b.1	Lot regulation – minimum lot size after the first three units	1,200	400
b.3	Minimum Floor space	600	400
b.4	Minimum Frontage on Public ROW	90ft	DELETE – N/A
b.5	Minimum Height	3 stories	4 stories
c.1, c.2, c.3, c.4, c.5	All setbacks		Remove section

d.6	Minimum Parking Spaces for two bedrooms	Two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	Illustration diagram at end of document		DELETE

Article 4. SPECIAL PROVISIONS

- A. This Development is considered a private facility on one lot that fronts a public street. The streets inside the development are considered private streets and are not subject to Sec 10.02.251 of the Code of Ordinances, Applicable Standards and Specifications. The development must, however, comply with the requirements of the Fire Code.
- B. The Applicant shall be granted the right to modify the Site Plan as currently shown in Exhibit B. All modifications shall comply with the zoning requirements as stated in Section A of Article 2, Base Zoning, and Sec. 15.02.308 "R-3" Multiple-Family dwelling district as revised in attached **Exhibit D**.

Article 5. PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS

This PDD allows for flexible and creative planning to create a development similar to neighboring developments and that meets the strong current market demand for relatively affordable new rentals in proximity to the Medical Center.

This development only borders commercial developments. Poss Rd is a less traveled road and has ample capacity to handle additional traffic, making this location ideal for this type of development.

Our PD district fulfills the goals and objectives of the city's long-term vision of:

- 1. Increasing citizenship
- 2. Increasing its tax-base
- 3. Economic Development Growth
- 4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
- 5. This Development will have a substantial economic impact on the City

ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- December 2025: Complete Platting
- August 2026: Complete Infrastructure Construction
- December 2027: Complete Construction of the Entire project.

Our PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the zoning change. This rezoning will not adversely affect the health, safety, or welfare of the general public. This rezoning is consistent with the City's vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.

This PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Site Plan – revised
- C. Fire Plan – revised
- D. Revision to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- E. This Exhibit has been eliminated as it was deemed unnecessary by Staff
- F. Large Tree Grouping
- G. Site Topo on Site Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet