

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: March 25, 2025
TO: Planning and Zoning Commission
FROM: Susana Huerta, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, Public Hearing, and Consider a Recommendation on a Request to Amend Ordinance 2021-54 to Change the Zoning from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; More Specifically Described as CB 5784, Block 4, Lot 64, Leon Valley Addition - Quality Subdivision.

PURPOSE

The purpose of this item is to make a recommendation on a request to amend Ordinance 2021-54 to change the zoning from PD Planned Development District with B-3 Commercial District to a Planned Development District with R-3 Multiple-Family Dwelling District for 6758 Poss Road.

This PDD is proposing to allow for flexible planning to:

1. Develop an apartment complex with potential mixed use of independent living and adult-only living.
2. Allow for compatible development with nearby apartment developments including Barcelona, Valencia and Timberhill Apartments.
3. Fulfill the goals and objectives of the City's long-term vision of increasing citizenship, tax-base and promoting Economic Development Growth.

The applicant is asking for seven variances to Section 15.02.308 R-3 Multiple-Family Dwelling District:

1. Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet.
2. Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum. (Not Necessary).
3. Minimum Floor Space decreased from 600 to 400 square feet.
4. Minimum Height increased from three (3) stories to four (4) stories.
5. Reduce Minimum Setbacks from 20' to 10' Front, 25' to 10' Rear and 15' to five (5) foot between buildings.
6. Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½).

7. Request to provide only two parking spaces for apartments with more than two bedrooms.

The applicant is requesting consideration of two concept plans. Concept Plan number one proposes to vacate an existing easement on the property. Concept Plan number two proposes not to vacate the easement.

Sec. 15.02.327 - "PD" planned development district

(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:

- (1) Flexible and creative planning;*
- (2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;*
- (3) Economic development;*
- (4) Compatibility of land uses;*
- (5) Innovative planning concepts;*
- (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

STAFF COMMENTS

Staff has no objection to a decrease in parking spaces, if the facility is truly for independent living or adult only facilities. Persons in independent living or adult only facilities typically only have one vehicle, no matter how many bedrooms per unit. If the use is for general occupancy apartments, staff doesn't recommend a decrease in parking requirements.

Roadways are internal to the development, and they meet all requirements of the Fire Code.

Staff recommends approval of either option for the amended PDD as both are consistent and compatible with the City's Master Plan and surrounding uses. It would make good use of a property that has physical developmental conflicts. The property has an odd shape, difficult easements, and low visibility for retail or commercial use. Staff has no objection to the proposed variances for lot requirements, with exception of parking requirements and minimum setbacks. The site plan should be revised to provide exact number of proposed units, number of parking spaces provided, percentage of open space and show the removal of parking along Poss Rd that backs up into public right-of-way.

| *Traffic Impact*

An updated TIA was not submitted, however the project will be limited to no more than 175 units in order not to go over the threshold to require a TIA study.

| *Surrounding Zoning*

- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

| *Master Plan*

The proposed facility is in keeping with the Master Plan which states that “The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses”

Notification

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| • Letters mailed to property owners within 200' | 15 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development of a multi-family housing subdivision will increase ad valorem and sales taxes in the city.

RECOMMENDATION

Staff recommends that should Council decide to approve the proposed project, the following conditions be added to the PDD ordinance:

1. Maximum number of units be limited to a maximum of 175. Should units be increased, it will trigger a TIA study.
2. The minimum lot size for R-3 base zoning district is required to remain.
3. The 400 square foot area variance is to unit size of apartments, not lot size of the property.
4. Minimum open space requirements will need to be met.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta
Planning and Zoning Director