

PZ-2025-4
PDD Amendment
6758 Poss Road

Susana Huerta
Planning and Zoning Director
Planning and Zoning Commission Meeting
March 25, 2025

Request

- Amend Ordinance 2021-54 PD Planned Development District with B-3 Commercial District to PD Planned Development District with R-3 Multiple-Family Dwelling District
 - Current PDD allowed townhouses
- Amendment proposes 175-unit apartment style development with potential of independent/adult only living
- Requesting variances from Zoning Code (R-3)

Section 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;

Variance Requests

- Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet
- Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum
- Minimum Floor Space decreased from 600 to 400 square feet

Variance Requests

- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedrooms decreased from two to one and one half
- Request to provide only two parking spaces for apartments with more than two bedrooms
- Request to not follow minimum setbacks

Location Map



Aerial View



Surrounding Zoning

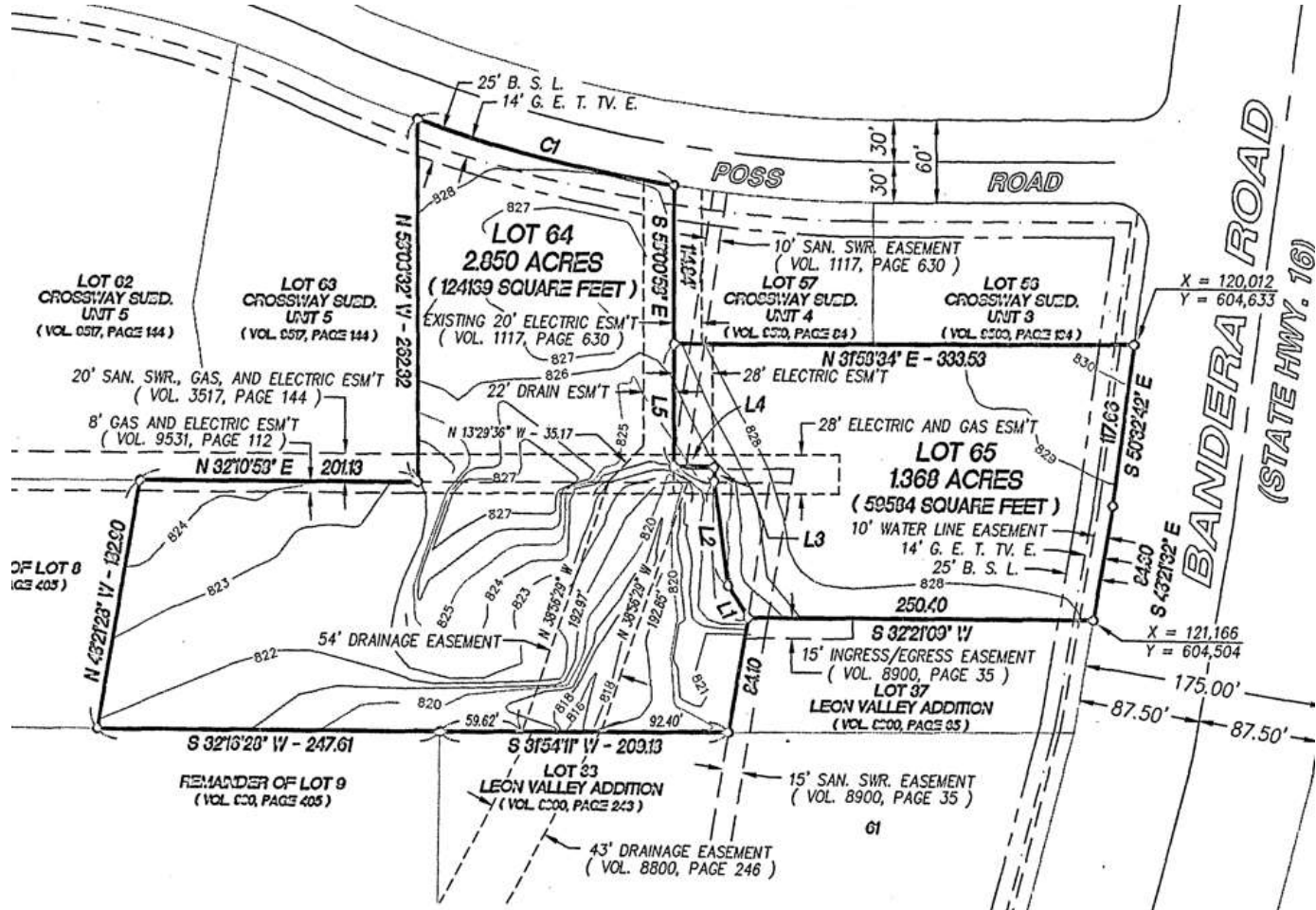
- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

Site and Zoning

- Pink – B-2 Retail with SO
- Brown – Planned Development District
- Bright Green – B-3 Commercial w/SO & w/o SO
- Yellow Outline – Property



Plat



Site Plan – Concept #1

EXHIBIT B.1
AND
EXHIBIT C.1

CONCEPT #1
SITE PLAN
AND
FIRE PLAN

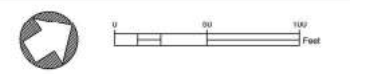


6758 POSS ROAD
SITE PLAN #1 – LOFTS
CROSS UTILITIES EASEMENT NOT VACATED
GATED COMMUNITY

MARCH 2025

- LEGEND**
- RESIDENT STREET PARKING (12' x 20')
 - GUEST STREET PARKING (8' x 20')
 - COVERED PARKING - SINGLE (12' x 22')
 - COVERED PARKING - TANDEM (12' x 43')
 - FIRE LANE
 - LANDSCAPING/RECREATION AREAS
 - SIDEWALKS/CONCRETE
 - UNDERGROUND DETENTION
 - EASEMENTS
 - FIRE HYDRANTS
 - TRAFFIC DIRECTION
 - TREES

THIS PLAN ALSO
SHOWS FIRE HYDRANTS'
LOCATIONS AND EMERGENCY
VEHICLES TURNING RADIUS



STREAMLINE
ENGINEERING

Site Plan – Concept #2

EXHIBIT B.2
AND
EXHIBIT C.2

CONCEPT #2
SITE PLAN
AND
FIRE PLAN



6758 POSS RD
SITE PLAN #2 – LOP
CROSS UTILITIES EASEMENT VACATI
ADDING OPTIONAL BUILDIN
GATED COMMUNI

MARCH 20:

LEGEND

- RESIDENT STREET PARKING (12' x 20')
- GUEST STREET PARKING (9' x 20')
- COVERED PARKING - SINGLE (12' x 22')
- COVERED PARKING - TANDUM (12' x 22')
- FIRE LANE
- LANDSCAPING/RECREATION AREAS
- SIDEWALKS/CONCRETE
- UNDERGROUND DETENTION
- EASEMENTS
- FIRE HYDRANT
- TRAFFIC DIRECTION
- TREES

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STREAMLIN
ENGINEERING

Staff Comments

- Lot area – lot is 2.86-acres
 - If applicant is required to conform to area requirements, property minimum size would be 5.45-acres
 - Shape of the lot is not conducive to retail or commercial development due to depth, number of easements, & low visibility
 - Surrounding lots are privately owned & either developed or in the process of development

Staff Comments

- No objection to decrease in parking spaces, if 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 use is for general occupancy apartments, staff doesn't recommend a decrease
- Roadways are internal to the development, and they meet all requirements of the Fire Code

Master Pan

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

Notification

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

Recommendation

- Staff recommends approval of either option for the amended PDD
 - Both consistent and compatible with the City's Master Plan and surrounding uses
 - Would make good use of a property that has physical developmental conflicts
 - Odd shape, difficult easements, & low visibility for retail or commercial use
 - Staff has no objection to proposed variances for lot requirements, with exception of parking requirements and minimum setbacks; site plan must be revised to remove parking along Poss Rd that backs up into public right-of-way.

Recommendation

- 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.
- This is the public hearing and final recommendation regarding this proposed amendment, and it is scheduled for Consideration by Council on April 1st and Public Hearing on April 15, 2025.

Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a multiple-family development will increase ad valorem and sales tax in the city