

PLANNING AND ZONING COMMISION COMMUNICATION

DATE: April 25, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion and Public Hearing to Consider a Recommendation on a Request to Amend Planned Development District #2022-31 to Amend the Approved Site Plan on a 9.180 acre unplatte parcel of land located at the corner of Evers Road and Seneca Drive, Being P-4A, ABS 530, CB 4432.

SPONSOR(S): None

PURPOSE:

The purpose of this item is to consider a recommendation on a request to amend approved Planned Development District Case #2022-31. The applicant proposes a reduction in the number of housing units from 94 to 67 and to relocate the entrance due to a utility conflict. He is also requesting the ability to retain the original approval of the 94 units.

Staff Analysis:

City Code Chapter 15 Zoning, Section 15.02.327, which regulates Planned Development Districts states:

“(7) Deviations from approved PD project plan.

(A) Minor deviations. In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director. Unless otherwise specified in the adopting ordinance, minor deviations are limited to the following:

(i) Corrections in spelling, distances, and other labeling that does not affect the overall development concept.

(ii) Change in building layout, when shown, that is less than a ten percent increase in size.

(iii) Changes in the proposed property lines internal to the PD district, as long as the originally approved district boundaries are not altered.

(iv) Changes in parking layouts as long as the number of required spaces is not decreased and the general original design is maintained.

(B) Major deviations from the approved PD project plan. All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district.”

Even though the number of units is being decreased, the deviation requested is more than 10% of the approved site plan. Reducing the number of units will reduce the traffic generated by the development.

Alternatives:

- Recommend approval of the amendment request
- Recommend conditional approval of the request, contingent upon receipt of a completed and satisfactory Project Plan.
- Denial of the request – if denied, the applicant will have to wait for a period of six months prior to resubmitting an application for this property.

SEE LEON VALLEY

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley.
- Economic Development - The request will promote development and an increase in sales and ad valorem tax.
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options.

FISCAL IMPACT

The City will see an increase in ad valorem and sales and use taxes.

RECOMMENDATION

This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road. Staff recommends approval of the amendment request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary