

PZ-2025-4  
PDD Amendment  
6758 Poss Road

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Planning and Zoning Director  
City Council Meeting  
April 1, 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
- 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
- Minimum Landscaping requirements reduced from 35% of property and 5% plantings to 10% of property and 2% plantings.

# 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





# Site Plan – Concept #1

EXHIBIT B.1 (rev.3)



# Site Plan – Concept #2

EXHIBIT B.2 (rev.3)



# 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

- Roadways are internal to the development, and they meet all requirements of the Fire Code
- If use is for general occupancy apartments, staff doesn't recommend a decrease in parking space requirements

# Staff Comments

- Staff recommends this statements be removed from PDD request:

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:

- The development of a Lofts / apartments project with a Site Plan substantially similar to the one illustrated in attached EXHIBIT B.1 (Rev.3). The layout of the

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E STOP GROUP, LP - 6758 POSS RD -- AMENDMENT TO PDD PROJECT PLAN (rev.3)

Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.

- The development of a Lofts / apartments project with a Site Plan substantially similar to the one illustrated in attached EXHIBIT B.2 (Rev.3). This Site Plan allows for an optional building extension to accommodate a design change shall the Applicant is successful at vacating the CPS and SAWS utilities easements on the property. The layout of the Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.



# Staff Comments

- Staff recommends this statements be removed from PDD request:

## **Article 3. 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 so long as the required modifications to the Code, if any, are fully consistent with those required for the Site Plan as shown in Exhibit B.1 (Rev.3) or Exhibit B.2 (Rev.3)
- C. The total number of units is currently estimated to be between 120 and 145, but shall not exceed 155. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.
- D. The City shall grant a reduction in the width of the Drainage Easement from 54 feet to 40 feet. The Site Plan provisions for an underground Detention Pond which does not require a 54' easement. This reduction allows for increasing the width of the swimming pool for the Residents' enjoyment.



# 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

# 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

# Planning and Zoning Commission Recommendation

- The Planning and Zoning Commission recommended approval of the zone change request with a vote of 7 – 0.