

PZ-2025-4
PDD Amendment
6758 Poss Road

Susana Huerta
Planning and Zoning Director
City Council Meeting
April 15, 2025

Summary

- Question
 - **City Council is being asked to consider Amending Ordinance 2021-54 PD Planned Development District with B-3 Commercial District and No Sustainability Overlay District to PD Planned Development District with R-3 Multiple-Family Dwelling District**
- Options
 1. Approve as requested
 2. Approve with revisions
 3. Deny
- Declaration – The Planning and Zoning Commission recommend approval

Request

- Amendment proposes 175-unit apartment-style development
- Current PDD allowed townhouses and offices
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

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 No. 1

- Lot regulation - minimum lot size after the first three units decreased from 1,200 to 400 square feet
 - Code states that the 1st 3 units require 10,400 sq ft in lot area and 1,200 sq ft each additional unit
 - Total area required for 175 units = 237,600
 - Lot would need to be 5.45 acres, but is only 2.849 acres

Variance No. 2

- Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum
 - Property has 193 +/- frontage on Poss Road

Variance No. 3

- Minimum Floor Space decreased from 600 sq ft to 400 sq ft

Variance No. 4

- Minimum Height increased from three (3) stories to four (4) stories

Variance No. 5

- Reduce Minimum Setbacks from 20' to 10' Front, 25' to 10 Rear, and 15' to five (5) foot between buildings.

Variance No. 6

- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)
 - Code states minimum of one space for each one-bedroom unit, two spaces for each two-bedroom unit, and one space for each additional unit shall be provided

Variance No. 7

- Request to provide only two parking spaces for apartments with more than two bedrooms
 - Code states minimum of one space for each one-bedroom unit, two spaces for each two-bedroom unit, and one space for each additional unit shall be provided

Variance No. 8

- Minimum Landscaping requirements reduced from 35% of property and 5% plantings to 10% of property and 2% plantings

Variance No. 9

- Staff recommends these 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:

- i. 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.

- ii. 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.



Variance No. 10

- Staff recommends these 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.

Location Map



Aerial View



Surrounding Zoning

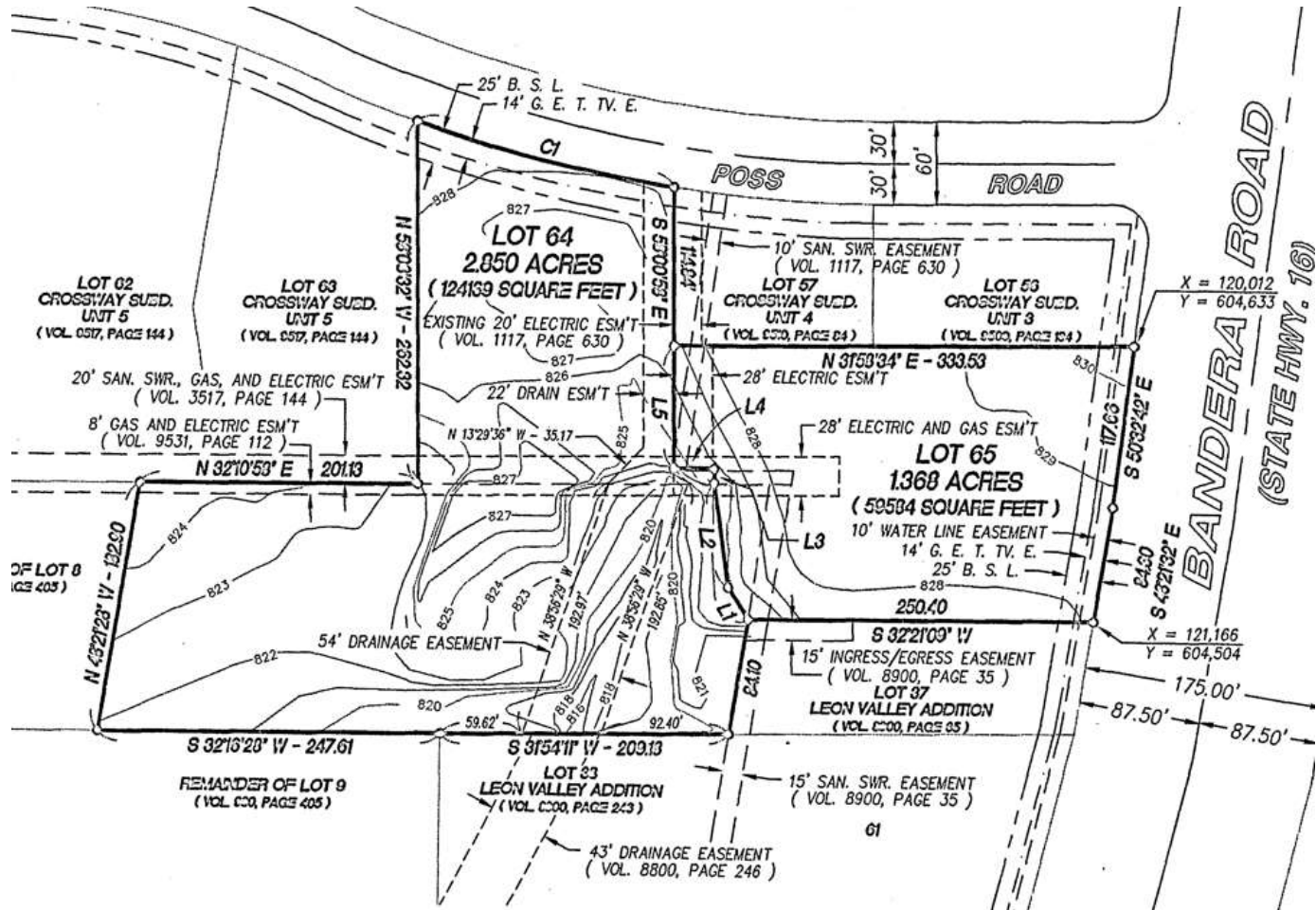
- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

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 #2

EXHIBIT B.2 (rev.3)



Staff Comments

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

Staff Comments

- Roadways are internal to the development, and they will be required to meet all standards of the Fire Code
- Staff does not recommend a decrease in parking space requirements
- Staff does not recommend unilateral variance from all other provisions of the codes

City Engineer Comments

- The proposed site layout depicted on Exhibit H does not match the site layout exhibits
- The proposed revision of Minimum Lot Size to 400 square feet does not appear to be justified since proposed lot is 2.85 acres in size and is not recommended for approval
- Variance to minimum frontage on public ROW of 90 ft not needed as the lot has a frontage of 191 feet and owner has no plan to subdivide
- The proposed variances to setbacks is not recommended due to safety concerns for first responders accessing all sides of buildings

City Engineer Comments

- Provide ADA compliant sidewalks on Poss Rd frontage and within the development – at platting stage of development
- No handicapped parking is shown on the site plan – at bldg. stage
- Concern with Fire Department being able to access the rear of Bldg. 3 with 4-story height
- City Ordinance requires a tree survey
- Concerns with verbiage in the request, giving the developer the right to modify the approved site plan
- Site plan should demonstrate 25-foot clear vision intersections

Master Plan

- 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, and low visibility for retail or commercial use
 - Staff has no objection to proposed variances for lot requirements, except for parking requirements and minimum setbacks and that the developer follow all other applicable codes, including fire, building and engineer recommendations
 - Drainage needs to be satisfactorily addressed at platting stage of development

Planning and Zoning Commission Recommendation

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

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