

EXHIBIT __
To Ordinance ____
Of The City of Leon Valley

6758 POSS RD

Submitted by: ONE STOP GROUP, LP

**AMENDMENT TO PLANNED DEVELOPMENT DISTRICT
COLV REZONING ORDINANCE 2021-54**

PROJECT PLAN



Approved _____, 2025

Article 1. General

The property is approximately 2.85 Acres at 6758 Poss Road; Generally Located on the East Side of Poss Road, Approximately 400 Feet South of Bandera Road, Legal Description: "CB 5784 Blk 4 Lot 64 Quality Subd", tract as illustrated in **Exhibit A** and shall herein be referred to as the "Property".

This property has been rezoned in 2021 to allow a PDD for a Mixed-used project, with a combination of 4-storey townhouses, 4-storey apartment-style condos, with a retail front on Poss Road. In 2023, the City Council approved an extension to this PDD.

This **Amendment** addresses the changes in market demand and support for this particular location, where the use of townhouses for sale on a property surrounded by commercial business is no longer viable with steep competition from affordable nearby single-family developments.

Our Group reconsidered potential land-uses that is more consistent with market indicators. Although there is a strong appetite for townhouses in the area, they would not be attractive for a buyer on this particular parcel of land, being fully surrounded by commercial businesses. It is our belief that apartment-style development, with potential uses for adults and senior independent living, is the most suitable use for this property. This is also consistent with the City's approval of three nearby successful apartment developments: Barcelona, Valencia, and Timberhill Apartments. There is a significant market demand for new, well-kept, higher-end, and secure apartment offerings in Leon Valley, being in close proximity to the Medical Centre.

We are proposing the development of one of two significantly similar apartment-style plans for approval: The first design assumes that an unused easement on the property shall be vacated, and the second assumes that the easement remain on the property.

Article 2. Land Use & Concept Plan

The Land Use of the Property shall be changed to:

A. Base Zoning

The use and development of the Property shall comply with the zoning requirements of the City Code of Ordinances Sec. 15.02.308 "R-3" Multiple-family dwelling district as revised in attached **Exhibit D**, as well as Sec 10.02.251 - Applicable_standards_and_specifications as revised in attached **Exhibit E**. The revisions to both sections are summarized in Article 3 of this document.

Note: The original Sustainability Overlay zoning on this property allows for the development of "Lofts" by-right on this property. Although not specifically

defined in the City Code of Ordinances, in common use, “lofts” means “apartments”.

B. Supplemental Use Regulations

Additional Allowed Uses: The following uses shall be permitted by-right on the property, in addition to the uses permitted by the base zoning:

- i. The development of an apartment complex with potential mixed use of independent living and adult-only living, as shown in Exhibit B.2, and which assumes our ability to vacate the current north/south easement crossing the middle part of the site.
- ii. The development of an apartment complex with potential mixed use of independent living and adult-only living, as shown Exhibit B.2. This Plan contemplates the scenario if the current north/south easement crossing the middle part of the site is not vacated.

Article 3. SUMMARY OF THE REQUESTED REVISIONS TO THE CODE OF ORDINANCES

The requested revisions to **Sec. 15.02.308 "R-3" Multiple-Family dwelling district** are included in Exhibit D, and those of **Sec 10.02.251 - Applicable standards and specifications** are included in Exhibit E. These requested revisions are wholly consistent with those in the currently approved PDD for this Property. Here is a summary of these revisions:

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Requested Revisions
b.1	Lot regulation – minimum unit size for the first three unit	10,400	400
b.1	Lot regulation – minimum unit size after the first three units	1,200	400
b.2	Minimum depth of the building	120	40
b.3	Minimum Floor Space	600	400
b.6	Density	None	No limit
c.5	Minimum Height	3 stories	4 stories
c.6	Minimum Parking Spaces for two bedrooms	Two	One

Summary of Revisions to Sec. 10.02.251:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Previously Requested Modifications
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	36 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft

Article 4. SPECIAL PROVISIONS

- A. A PDD was approved for the carwash property which is adjacent and located to the north of this Property. This PDD imposes that the owners of the carwash property dedicate an emergency access easement from Bandera to the Property. Such dedication has not yet occurred. The City shall take action to enforce the owners’ obligation to do so.

- B. The Applicant shall be granted the right to modify the proposed Site Plans as currently shown in Exhibit B. Such modifications shall satisfy the zoning requirements as stated in the Base Zone section of Article 2 , and shall not affect an increase or decrease in density of the proposed Site Plans in Exhibit B by more than 10%.

Article 5. PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS

This PDD allows for flexible and creative planning to create a development similar to neighboring developments and that meets the strong current market demand for affordable new rentals in proximity to the Medical Center. ed for this type of development in this location.

This development only borders commercial developments. Poss Rd is a less traveled road and has ample capacity to handle additional traffic, making this location ideal for this type of development.

Our proposed PD district fulfills the goals and objectives of the city's long-term vision of:

1. Increasing citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- December 2025: Complete Platting
- August 2026: Complete Infrastructure Construction
- December 2027: Complete Construction of the Entire project.

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City's vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.

This Proposed PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Proposed Site Plans (B.1 and B.2)
- C. Proposed Fire Plans (C.1 and C.2)
- D. Requested revisions to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- E. Requested revisions to the Code of Ordinances **Sec. 10.02.251 - Applicable standards and specifications**
- F. Large Tree Grouping
- G. Site Topo on Site Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet