

PZ-2025-4  
PDD Amendment  
6758 Poss Road

Susana Huerta  
Planning and Zoning Director  
Planning and Zoning Commission Meeting  
February 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) and Subdivision Code (street width)

# 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 area regulation – minimum lot area for the first three units decreased from 10,400 to 400 square feet
- Lot area regulation - minimum lot area after the first three units decreased from 1,200 to 400 square feet
- Lot depth - minimum depth of the building decreased from 120 to 40 feet
- Minimum Floor Space decreased from 600 to 400 square feet
- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedroom units decreased from two to one

# Variations

- The applicant is requesting 2 variations to Chapter 10 Subdivision Regulations:
  - Minor or Private Street Minimum Right-of-Way decreased from 50 ft to 36 ft
  - Minor or Private Street Minimum Pavement Width reduced from 30 ft to 26 ft

# Location Map

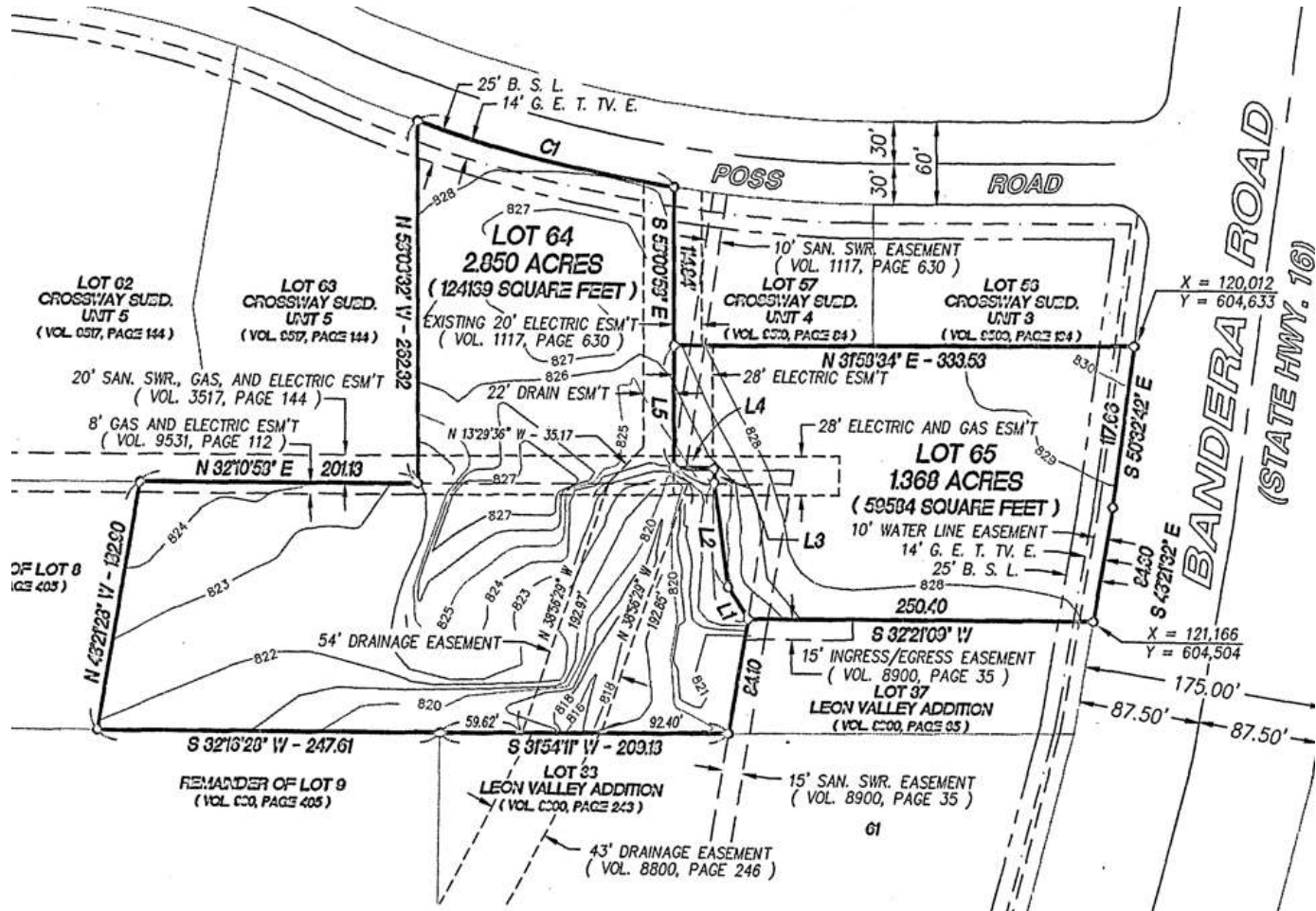




# Aerial View



# Plat





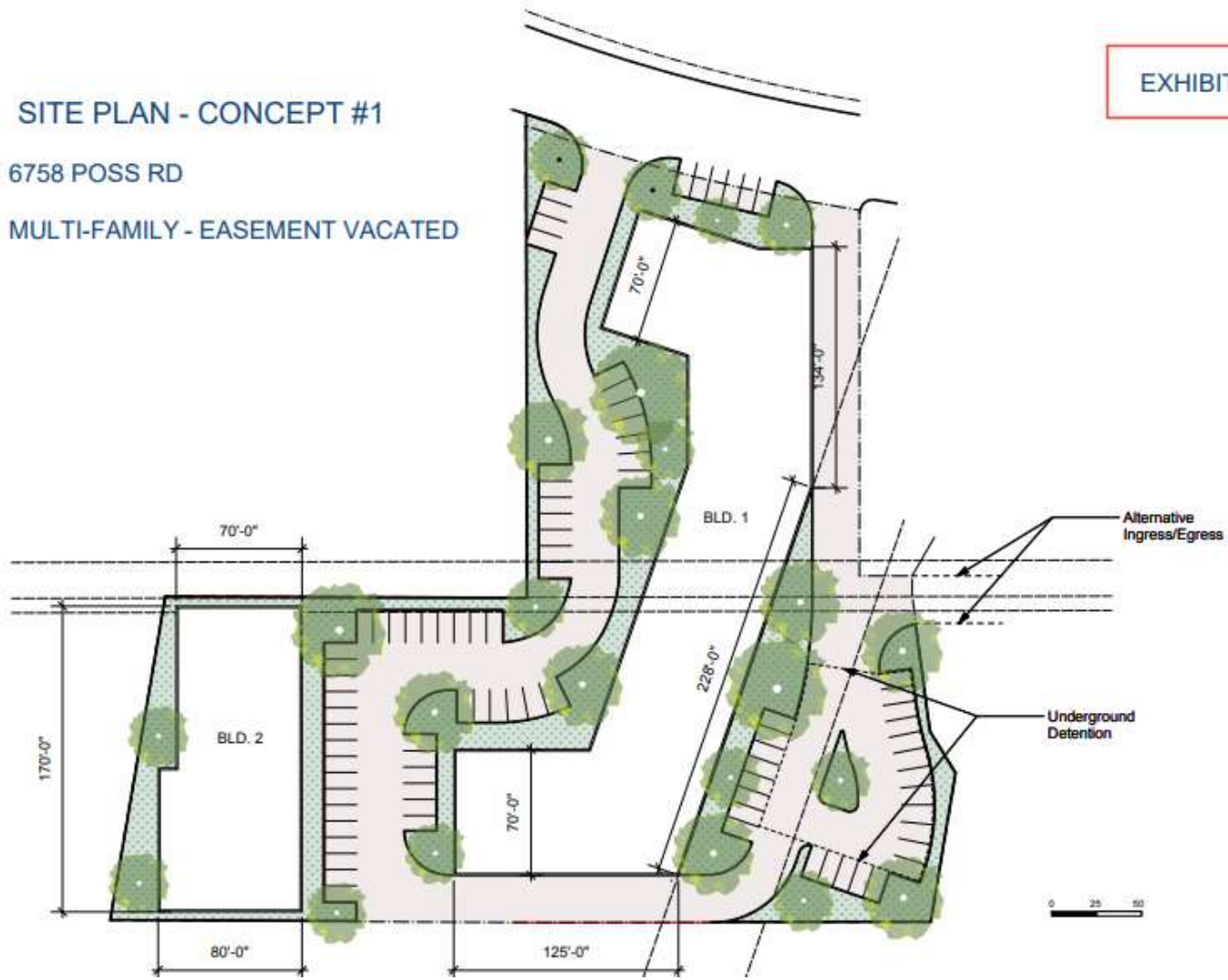
# Site Plan – Concept #1

EXHIBIT B.1

SITE PLAN - CONCEPT #1

6758 POSS RD

MULTI-FAMILY - EASEMENT VACATED



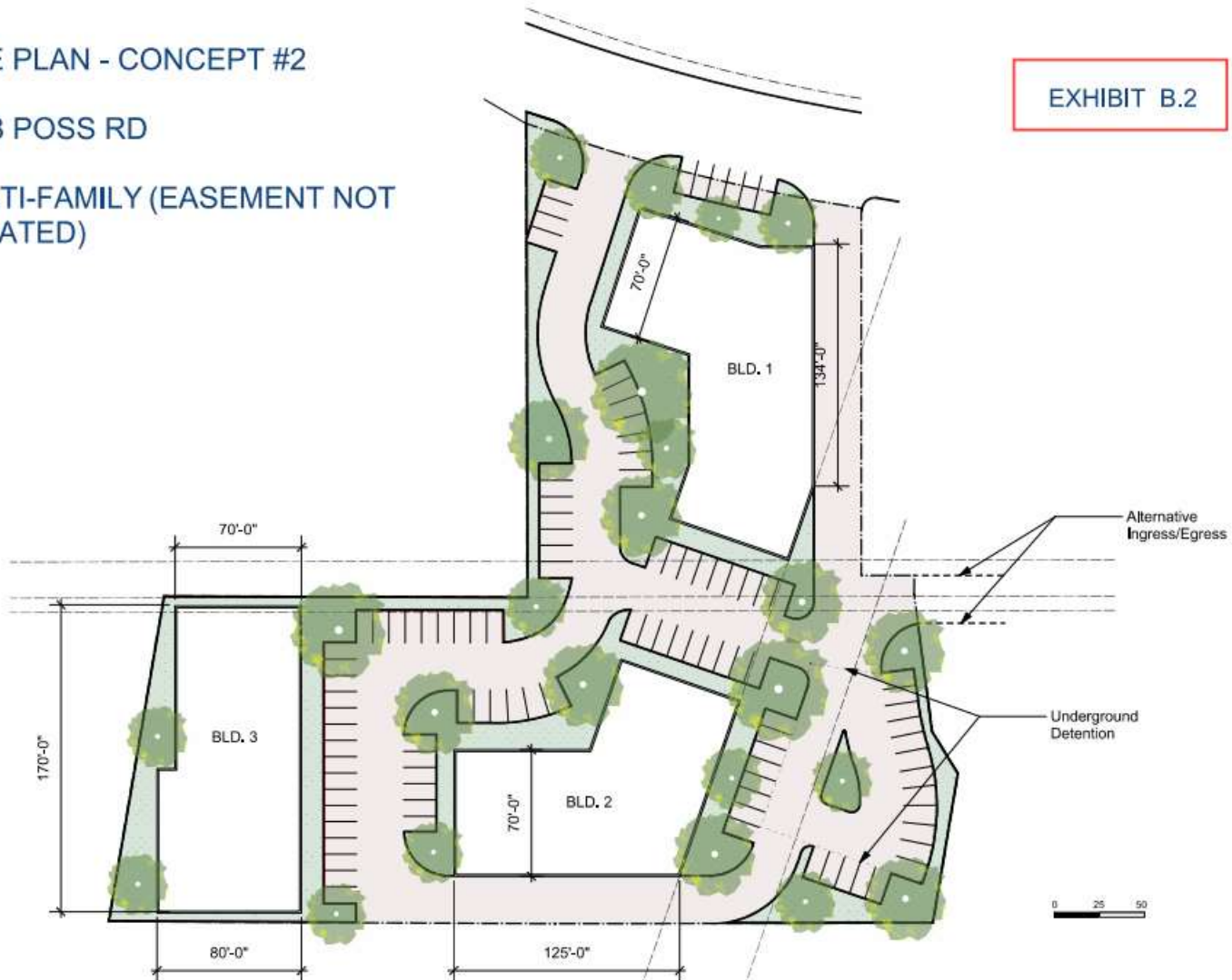
# Site Plan – Concept #2

SITE PLAN - CONCEPT #2

6758 POSS RD

MULTI-FAMILY (EASEMENT NOT VACATED)

EXHIBIT B.2



# 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
- Lot depth
  - Applicant has lot “building” when the code states lot “depth”
  - Lot has a depth of 120 feet, so this exception is not necessary

# 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 1 vehicle, no matter how many bedrooms per unit
  - If use is for general occupancy apartments, staff doesn't recommend a decrease
- Applicant has no need for a variance to the street width, as this is a private facility, on one lot and it fronts a public street
- Applicant will be required to meet the Fire code for internal driveways

# 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”



# Recommendation

- Staff recommends approval of either option for the amended PDD
  - Both consistent & compatible with the City's Master Plan & 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, if the development is for general occupancy apartments.

# Recommendation

- This is the first discussion regarding this proposed amendment, and it is to gain feedback from the Planning and Zoning Commissioners
- The case will be brought before the Planning and Zoning Commission for a public hearing and final recommendation at the March 25, 2025, meeting date

# 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