

## **ZONING COMMISSION STAFF REPORT**

**DATE:** February 25, 2025  
**TO:** Zoning Commission  
**FROM:** Susana Huerta, Planning and Zoning Director  
**THROUGH:** Dr. Crystal Caldera, City Manager

**SUBJECT:** Presentation and Discussion, to Gain Preliminary Feedback From the Planning and Zoning Commission for a request to Amend Ordinance 2021-54 PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling District on Approximately 2.85 Acres at 6758 Poss Road; More Specifically Described at CB 5784, Block 4, Lot 64, Quality Subdivision.

### **PURPOSE**

The purpose of this item is to gain preliminary feedback to amend Ordinance 2021-54 PD Planned Development District with B-3 Commercial District to a Planned Development District with R-3 Multiple-Family Dwelling District for 6758 Poss Road.

This PDD is proposing to allow for flexible planning to:

1. Develop an apartment complex with potential mixed use of independent living and adult-only living.
2. Allow for compatible development with nearby apartment developments including Barcelona, Valencia and Timberhill Apartments.
3. Fulfill the goals and objectives of the City's long-term vision of increasing citizenship, tax-base and promoting Economic Development Growth.

The applicant is asking for six variances to Section 15.02.308 R-3 Multiple-Family Dwelling District:

1. Lot regulation – minimum unit size for the first three units decreased from 10,400 to 400 square feet.
2. Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet.
3. Minimum depth of the building decreased from 120 to 40 feet.
4. Minimum Floor Space decreased from 600 to 400 square feet.
5. Minimum Height increased from three (3) stories to four (4) stories.
6. Minimum Parking Spaces for two bedrooms decreased from two to one.

The applicant is requesting for two variances to Section 10.02.251 – Applicable Standards and Specifications:

1. Minor or Private Street Minimum Right-of-Way decreased from 50 feet to 36 feet.
2. Minor or Private Street Minimum Pavement Width reduced from 30 feet to 26 feet.

The applicant is requesting preliminary feedback on two concept plans. Concept Plan number one proposes to vacate an existing easement on the property. Concept Plan number two proposes not to vacate the easement.

**Sec. 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;*
- (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and*

**FISCAL IMPACT:**

The developer has paid all fees associated with the processing of this PDD. The development of a multi-family housing subdivision will increase ad valorem and sales taxes in the city.

**RECOMMENDATION**

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
 City Secretary