

# **Time Extension Request**

**PD 2021-1**

**6758 Poss Road**

**Quality Subdivision**

Regular City Council Meeting

Mindy Teague, Director

September 19, 2023

# Request

- By Mr. Samir Chehade
- Requesting a two-year extension for the Planned Development District located at 6758 Poss Rd,
- Being Lot 64, Block 4, CB 5784, Leon Valley Addition - Quality Subdivision

# Background

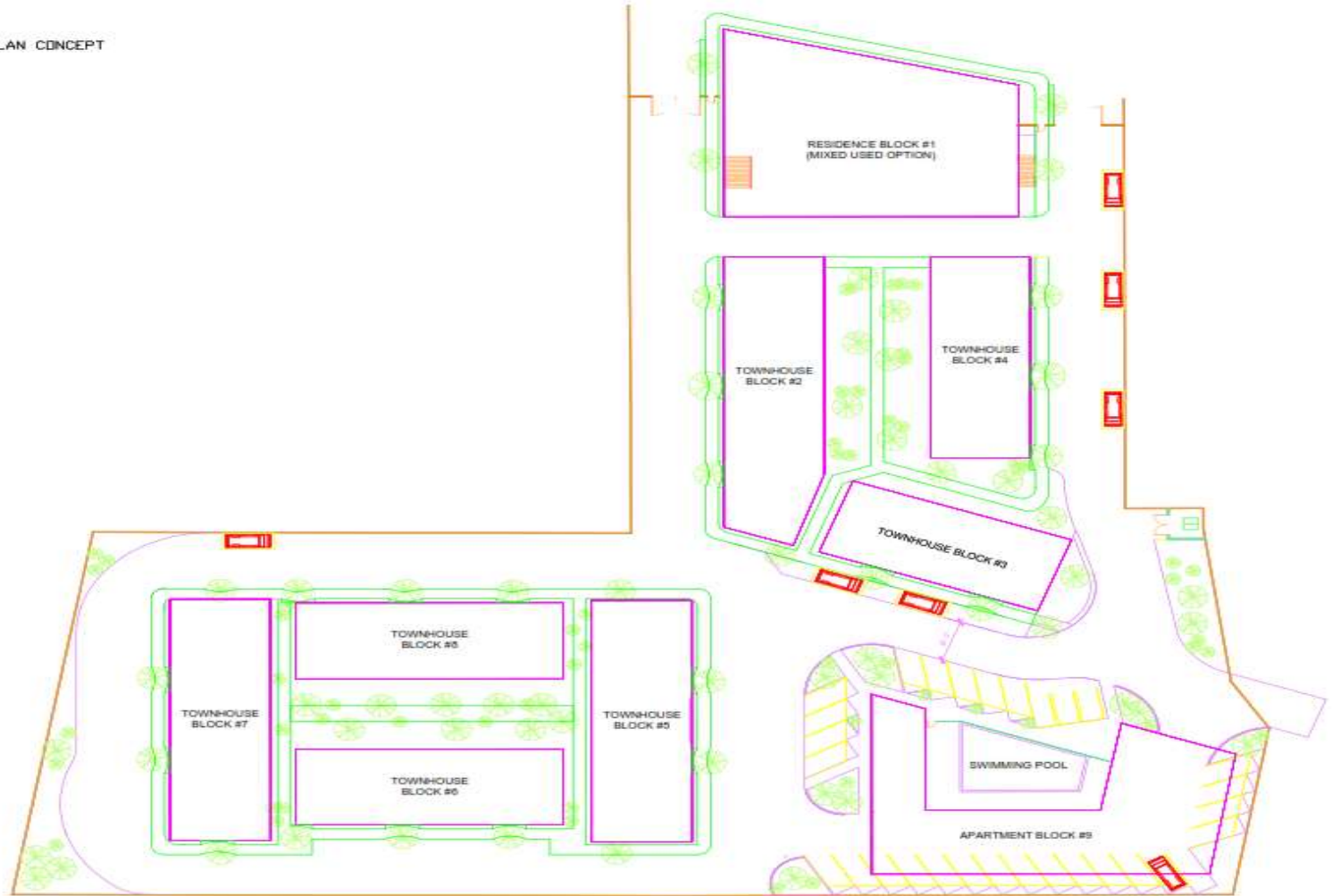
- Planned Development District (PD) #2021-01 (for multi-use buildings, townhomes and apartment style residences) approved by City Council on November 2, 2021
- PD will expire on November 2, 2023
- Per Code, the City Council may authorize an extension prior to the expiration date

# Purpose

- Developer states that due to his efforts in developing another property in Leon Valley, he has not had enough time to focus on this project
- There is also a large drainageway on this property which may cause a slight revision to the approved plan
- Applicant is requesting a two-year extension, which will result in a new deadline of September 2025

# Approved Site Plan

DATE: 2021-09-02  
ADDRESS: 6758 POSS RD.  
DESCRIPTION: PROPOSED SITE PLAN CONCEPT



# Staff Analysis

- City Code Chapter 15 Zoning, Section 15.02.327, which regulates PD's states:
  - Expiration of a planned development district
    - Except for the base zoning, including any applicable overlay districts established by a PD district ordinance, all provisions of PD district, including the project plan, shall initially be valid for a period of twenty-four (24) months.
    - If a building permit has not been issued or construction begun on the detail plan within the twenty-four (24) months, the PD district shall automatically expire and no longer be valid, and the zoning of the property shall automatically convert to the base zoning specified.

# Staff Analysis

- The city council may, prior to the twenty-four (24) month expiration, for good cause shown, extend for up to twenty-four (24) additional months; during which time all provisions of the original PD district ordinance may remain valid. Only one extension may be granted.
- Following both the issuance and commencement of progress pursuant to the adopted PD project plan, all provisions of the PD district shall remain effective without expiration.

# Alternatives

- Approval of the request
- Denial of the request
- Other



# S.E.E. Statement

- Social Equity - The proposed development will increase the housing stock in Leon Valley and will offer residents alternatives to single family home ownership
- Economic Development - The development will bring in more residents, which may result in an increase in the number and types of businesses to Leon Valley
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options