

## MAYOR AND COUNCIL COMMUNICATION

**DATE:** September 19, 2023  
**TO:** Mayor and Council  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:**

Discussion, and Possible Action Granting a Time Extension for Planned Development District (PD) #2021-1, on a 2.85 acre Parcel of Land Generally Located at 6758 Poss Road, Being Lot 64, Block 4, CB 5784, Quality Subdivision

**SPONSOR(S):** None

**PURPOSE:**

The purpose of this item is to consider granting approval of a request for a time limit extension of Planned Development District #2021-01. The PD, for multi-use buildings, townhomes and apartment style residences, was approved by the City Council on November 2, 2021 and will expire on November 2, 2023. Per Chapter 15 Zoning, the City Council may authorize an extension of this time limit upon request by the owner prior to the expiration date of the time limit in effect.

The 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. In addition, a large drainageway on this property has caused him to consider revising the approved plan, which has resulted in a further delay. He is requesting a two-year extension, which will result in a new deadline of September 2025.

**Staff Analysis:**

Chapter 15 Zoning, Article 15.02, Division 6, Section 15.02.327, which regulates Planned Development Districts, states:

**Expiration of a planned development district.**

- (1) 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.
- (2) 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.

(3) 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.

(4) 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
- Conditional Approval
- Denial

**SEE LEON VALLEY**

Social Equity - The proposed development will increase the housing stock in Leon Valley and will offer our 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.

**FISCAL IMPACT**

The City will see an increase in ad valorem and sales and use taxes.

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

---

---

---

---

ATTEST:

---

**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary