

EXHIBIT \_\_\_\_  
To Ordinance \_\_\_\_\_  
Of The City of Leon Valley

**6612 and 6618 SAWYER RD.**

Submitted by: ONE STOP GROUP, LP

**PLANNED DEVELOPMENT DISTRICT**  
**PROJECT PLAN (rev.2)**



Approved \_\_\_\_\_, 2025

## **Article 1. GENERAL**

The property is a +/- 6.8 Acre tract Located at municipal addresses 6612 and 6618 Sawyer Rd, south of Bandera Rd, in the City of Leon Valley.

### **Property Information (the “Property”):**

Address:	+/- 6.8 Acre Tract located at 6612 and 6618 Sawyer Rd.
Legal Description:	<u>CB 5874 BLK LOT SW 400 FT OF 3 LOT N W 330.13 FT OF 10,11,12 &amp; 13 &amp; LOT N E 20 FT TRI OF 10</u>
Current Owner:	ESTATES OF ROY AND JOHN PARKMAN
Tract under contract by:	ONE STOP GROUP, LP
Current Zoning:	R-1
Tract::	As illustrated in <b>Exhibit “A”</b> (Site Survey)

## **Article 2. LAND USE**

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”**. The revisions to this section are also summarized in Article 3 of this document.

### **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, as defined in Section A above:

- The development of a Multi-Family project with a Site Plan similar to the illustration attached in **EXHIBIT “B”**.

### **Article 3. REVISIONS TO THE CODE OF ORDINANCES**

The revisions to **Sec. 15.02.308 "R-3" Multiple-Family dwelling district** are included in Exhibit D. Here is a summary of these revisions:

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

<b>Paragraph</b>	<b>Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances</b>	<b>Current R-3 Standards</b>	<b>Revisions</b>
b.1	Lot regulation – minimum lot size after the first three units	1,200	600
b.5	Minimum Height	3 stories	4 stories
c.1, c.2, c.3, c.4, c.5	All setbacks		Remove section
d.6	Minimum Parking Spaces for two bedrooms	two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	Illustration diagram at end of document		DELETE

### **Article 4. SPECIAL PROVISIONS**

- A. This Development is considered a private facility on one lot that fronts a public street. The streets inside the development are considered private streets and are not subject to Sec 10.02.251 of the Code of Ordinances, Applicable Standards and Specifications. The development must, however, comply with the requirements of the Fire Code.

- B. The Applicant shall be granted the right to modify the Site Plan as currently shown in Exhibit B. All modifications shall comply with the zoning requirements as stated in Section A of Article 2, Base Zoning, and Sec. 15.02.308 "R-3" Multiple-Family dwelling district as revised in attached **Exhibit D**.

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

This PDD allows for flexible and creative planning to create an innovative new product that meets the strong current market demand for affordable new homes in proximity to the Medical Center. This development is contemplating the concept of a multi-family townhouse development which has not been built in Leon Valley for the past decades, with only two blue zones (Townhouse Districts) in the City. With the many new single-family developments in Leon Valley, the market is starved for this type of development in this location.

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

Our 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 2029: Complete Home Construction of the Entire project.
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Our PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the zoning change. This rezoning will not adversely affect the health, safety, or welfare of the general public. This rezoning is consistent with the City's vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.

**Please see below list of ATTACHED EXHIBITS**

**This PDD Project Plan includes the following Exhibits:**

- A. Property Site Survey
- B. Site Plan – revised
- C. Fire Plan – revised
- D. Revision to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- E. This Exhibit has been eliminated as it was deemed unnecessary by Staff
- F. Large Tree Grouping
- G. Site Topo on Site Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet