

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: March 25, 2025
TO: Planning and Zoning Commission
FROM: Susana Huerta, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and Public Hearing on a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330.13 feet of Lots 10, 11, 12, and 13; the Northeast 20' Triangle of Lot 10; and the Southwest 400' of Lot 3, CB 5874, Leon Valley Addition Subdivision

PURPOSE

The purpose of this item is to consider a request to rezone approximately 6.8 acres of land from R-1 Single-Family Dwelling District to a PDD, with R-3 Multiple-Family Dwelling Base Zoning District, located at 6612 and 6618 Sawyer Road

This PDD is proposing to allow for flexible planning to:

1. Develop a multi-family townhouse development which is a product to meet housing demands
2. Allow for more affordable housing options
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. Minimum Lot Size after the first three units reduced from 1,200 square feet unit area to 600 square feet unit area.
2. Maximum Height increased from three (3) stories to four (4) stories.
3. Exemption from minimum setback requirements.
4. Minimum Off-Street Parking Spaces decreased from two (2) to one and one half (1 ½).
5. Request to provide only two parking spaces for units with more than two bedrooms.

The applicant is requesting consideration of the proposed concept plan.

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*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

STAFF COMMENTS

The proposed development will be located on one (1) lot, as opposed to multiple lots in a townhouse development. It will be designed as a condominium development which is suited for an R-3 Multiple-Family Zoning District.

- 1) Staff advises the Commission to require legal documentation for the condominium project during the platting process.
- 2) Staff does not support the variance request to be exempt from minimum setback requirements or parking requirements.
- 3) This property will need to be replatted prior to any development or construction.
- 4) The applicant is in the process of submitting a tree removal variance.
- 5) Staff advises adding the condition that the site plan cannot increase units more than 10% without Council approval.

The City Engineer has submitted a review with several comments that include concerns with the variances to parking, lot size, building height and fire lanes provided. Staff recommends the site plan be revised to demonstrate number of units, number of parking spaces, percentage of open space and exact setbacks proposed. A final site plan cannot be finalized until the approval of a Tree Preservation Plan.

Traffic Impact

The submitted Traffic Impact Analysis (TIA) proposes 175 units and does not exceed the maximum threshold to warrant an additional TIA study. Should the applicant increase the number of units, he will be required to submit a TIA study.

Surrounding Zoning

- North: B-1 Small Business, B-2 Retail, R-1 Single Family Dwelling
- West: R-1 and R-3 Multiple Family Dwelling
- East: B-1, B-2, B-3 Commercial, and R-1
- South: R-1, R-3, B-2, and B-3

Master Plan

The Master Plan contemplates for properties along Sawyer Road to be zoned R-2, R-3 A, R-3, or R-4 which is consistent with the proposed use of the PDD request as a townhouse-like development. The request is consistent and compatible with the City’s Master Plan.

Notification

- Letters mailed to property owners within 200’ 16
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

FISCAL IMPACT:

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

RECOMMENDATION

Staff recommends that should Council decide to approve the proposed project, the following conditions be added to the PDD ordinance:

1. Maximum number of units be limited to a maximum of 175. Should units be increased, it will trigger a TIA study.
2. The minimum lot size for R-3 base zoning district is required to remain.
3. The 600 square foot area variance is to unit size of townhouses, not lot size of the property.
4. Minimum open space requirements should be met.
5. Minimum parking requirements should need to be met.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary