

PZ-2025-5
PDD Request
6612 and 6618 Sawyer Road

Susana Huerta
Planning and Zoning Director
City Council Meeting
April 1, 2025

Request

- The purpose of this item is to consider a Zone Change Request from R-1 Single-Family Dwelling District to PD Planned Development District, with R-3 Multiple-Family Dwelling District
- Proposed apartment style townhouse development
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

Section 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;

Variations

- Lot regulation - minimum unit size area after the first three units decreased from 1,200 to 600 square feet
- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)

Variations

- Request to provide only two parking spaces for townhouses with more than two bedrooms
- Reduce Minimum Setbacks from 20 feet to 5 feet in the Front, 25 feet to 5 feet in the Rear and from 15 feet to 4 feet in the Rear.
- Reduce Landscaping requirements from 35% of property and 5% in plantings to 10% of property and 2% of plantings.

Location Map



Aerial View



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

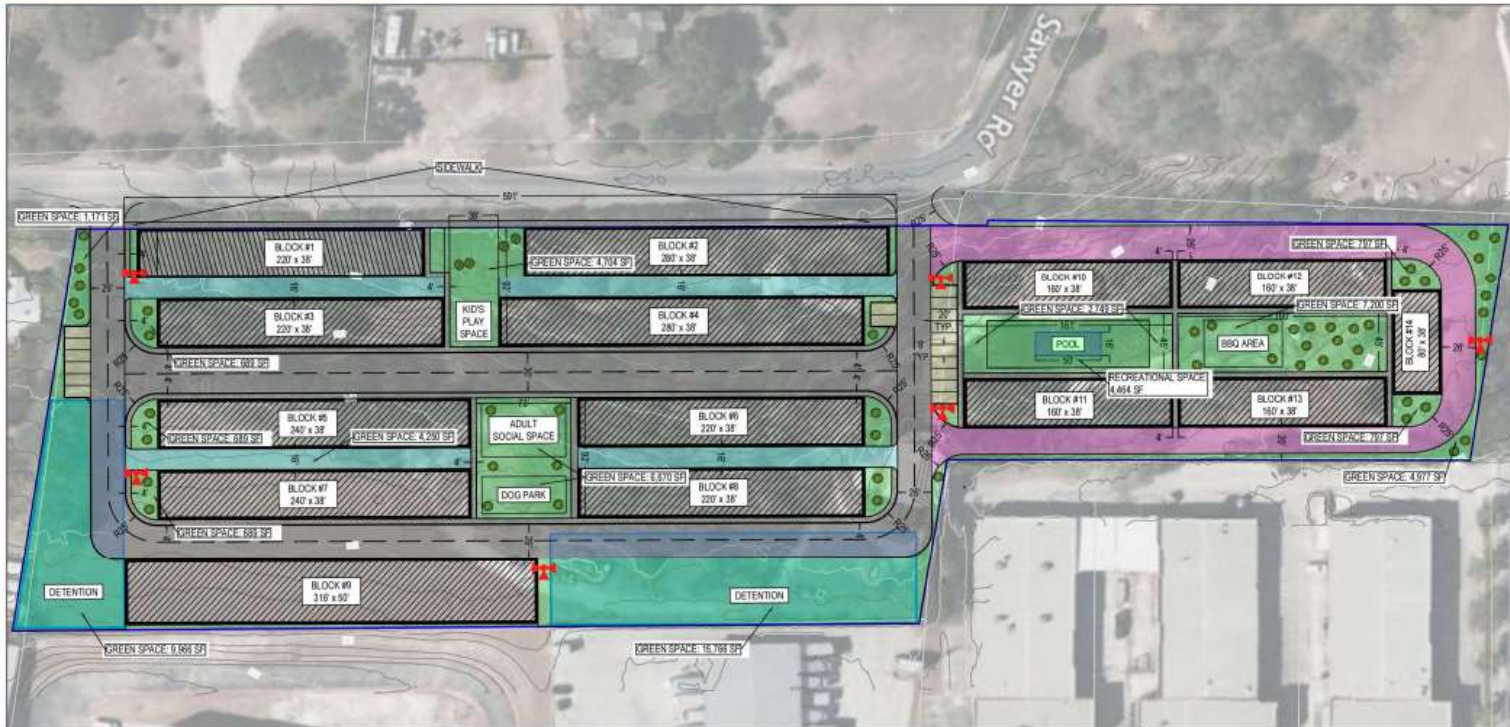
Site and Zoning

- Pink - B-2 Retail with SO
- Light Pink - R-3 Multiple Family Dwelling
- Dark green - B-1 Small Business w/SO
- Blue - R-1 Single Family Dwelling
- Bright Green - B-3 Commercial w/SO
- Yellow Outline - Property



Site Plan

EXHIBIT B (rev.3) – SITE PLAN



GENERAL NOTES

1. ALL SIDEWALKS, CURBS, RAMP, AND DRIVE APPROACHES IN THE FRONT OF LOT SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTOR APPROVAL.

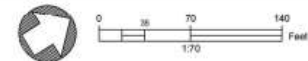
BUILDING AREA = 113,080 SF (2.60) (39.6% OF LOT)

NBR OF UNITS: 145 TO 165
PARKING SPACES: ALL UNITS INCLUDE A DOUBLE GARAGE

LEGEND

- GUEST STREET PARKING (7' x 20') (3,263 SF)
- ALLEY (16') (17,069 SF)
- FIRE LANE/ALLEY (20-20') (22,142 SF)
- FIRE LANE (20') (69,943 SF)
- OPEN SPACE (65,791 SF) (23.0% OF LOT)
- SIDEWALKS/CONCRETE (20,549 SF)
- UNDERGROUND DETENTION (31,576 SF)
- FIRE HYDRANTS (6 TOTAL)
- TREES

6612 AND 6618 SAWYER ROAD
 SITE PLAN #1
 MARCH 2025



Staff Comments

- Proposed development will be located on one (1) lot, as opposed to multiple lots in a townhouse development
- Proposed project will be designed as a condominium-type development which is suited for an R-3 Multiple-Family Zoning District
 - Staff advises the Council to require legal documentation for the condominium project
- Staff does not support the variance request to be exempt from minimum setback requirements
- This property will need to be replatted prior to any development or construction
- The applicant requires a separate tree variance. The code does not allow a variance to Tree Preservation as part of PDD request.
- Staff recommends to place a condition on the site plan that they can't increase units more than 10% without Council approval

Staff Comments

- Staff recommends the following be removed from PDD request

i. The development of a Multi-Family project with a Site Plan substantially similar to the illustration attached in EXHIBIT "B" (the "Site Plan"). The layout of the Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.

Staff Comments

- Staff recommends the following be removed from PDD request

B. The Applicant shall be granted the right to modify the Site Plan so long as the required modifications to the Code, if any, are fully consistent with those required for the Site Plan as shown in Exhibit B.

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C. The total number of units is currently estimated to be approximately 150, but shall not exceed 165. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.

D. The Tree Preservation and Mitigation Plan attached herein as EXHIBIT "J" shall be allowed by-right to enable the construction of the Site Plan, and shall supersede the requirements of the Code. The proposed mitigation plan in this EXHIBIT is approved.



Master Plan

- Properties along Sawyer Road may 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
- Request is consistent and compatible with the City's Master Plan

Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a multiple-family development will increase ad valorem and sales tax in the city

Recommendation

- Staff recommends applicant revise variance request to provide minimum setbacks
- Staff recommends project be held to submitted site plan & that an increase in more than 10% of proposed units will require Council approval - an increase of units will trigger a TIA study requirement
- Condominium documents should be provided at time of platting

Planning and Zoning Commission Recommendation

- The Planning and Zoning Commission recommended denial in a vote of 5 – 2.