

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.3)

CHANGES HIGHLIGHTED IN YELLOW



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: CB 5874 BLK LOT SW 400 FT OF 3 LOT N W 330.13 FT OF 10,11,12 & 13 & LOT N E 20 FT TRI OF 10
- Current Owner: ESTATES OF ROY AND JOHN PARKMAN
- Tract under contract by: ONE STOP GROUP, LP
- Current Zoning: R-1
- Tract:: As illustrated in **Exhibit “A”** (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 (the “Code”) 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:

- 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.

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

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
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	Front yard setback	20	5
c.2	Rear yard setback	25	5
c.5	Distance between buildings	15	4
d.2	Landscaping	35% overall and 5% non-sod coverage	10% overall and 2% non-sod coverage
d.6	Min parking spaces for two-bedroom unit	2	1.5
d.6	Min parking spaces for units with more than two bedrooms	?	2
	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.
- 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.

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.

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:

This Proposed PDD Project Plan includes the following Exhibits:

- **Exhibit A (Rev.3):** Site Survey
- **Exhibit B (Rev.3):** Site Plan
- **Exhibit C (Rev.3):** Fire Plan
- **Exhibit D (Rev.3):** Requested revisions to the Code of Ordinances **Sec. 15.02.308**
"R-3" Multiple-Family dwelling district
- ~~EXHIBIT E~~ ~~DELETED~~
- **EXHIBIT F:** Large Tree Grouping
- **EXHIBIT G:** Site Topo on Site Plan
- **EXHIBIT H:** Preliminary Drainage Plan
- **EXHIBIT I:** TIA Worksheet
- **EXHIBIT J: (NEW)** Tree Inventory and Tree Preservation And Mitigation Plan