

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

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Planning and Zoning Director  
City Council Meeting  
April 15, 2025

# Summary

- Question
  - **City Council is being asked 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**
- Options
  1. Approval as submitted
  2. Approval with revisions
  3. Denial
- The Planning and Zoning Commission recommended denial of this request

# Purpose

## 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;*

# Purpose / Background

- Proposed condominium-style townhouse development
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

# Variance No. 1

- Lot regulation - minimum unit size area after the first three units be decreased from 1,200 to 600 square feet

## Variance No. 2

- Minimum Height increased from three (3) stories to four (4) stories

## Variance No. 3

- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)

## Variance No. 4

- Request to provide only two parking spaces for townhouses with more than two bedrooms

# Variance No. 5

- 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 between buildings

# Variance No. 6

- Reduce Landscaping requirements from 35% of property and 5% in plantings to 10% of property and 2% of plantings

# Variance No. 7

- 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.

# Variance No. 8

- 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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3 | Page

E STOP GROUP, LP - 6612 and 6618 SAWYER RD – PDD PROJECT PLAN (Rev.3)

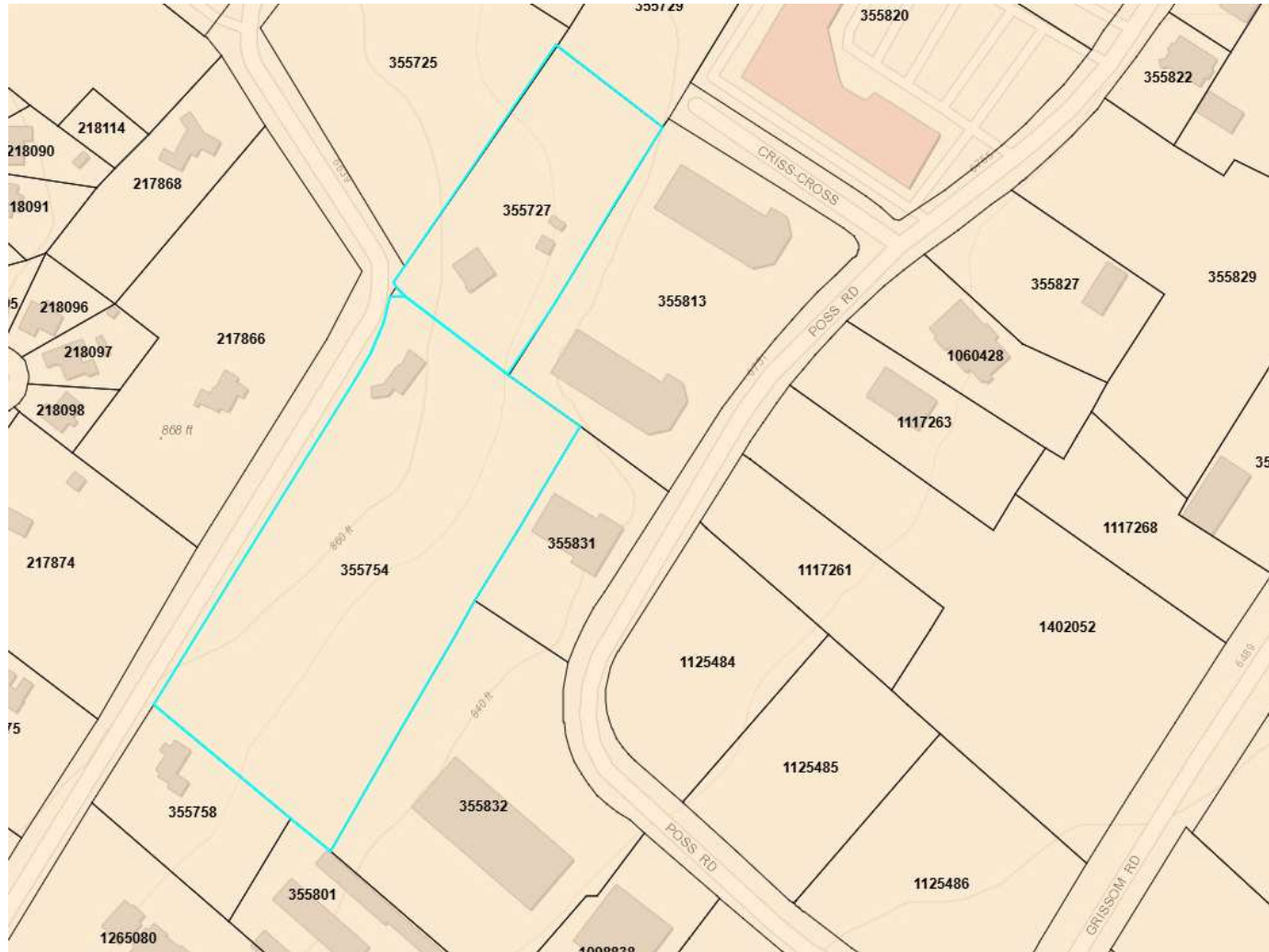
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C. The total number of units is currently estimated to be approximately 150, but shall not exceed 165. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.

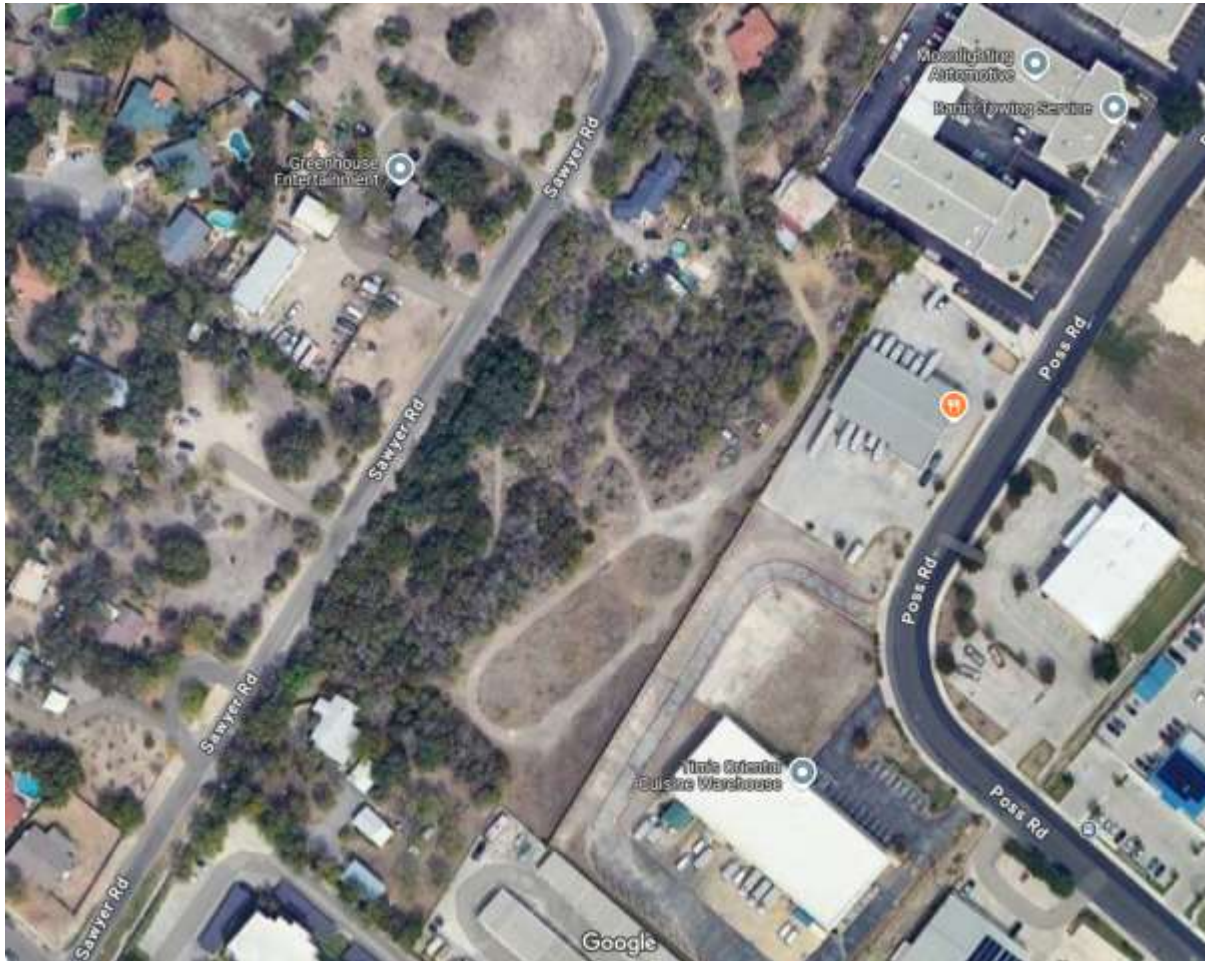
D. The Tree Preservation and Mitigation Plan attached herein as **EXHIBIT "J"** shall be allowed by-right to enable the construction of the Site Plan, and shall supersede the requirements of the Code. The proposed mitigation plan in this EXHIBIT is approved.



# 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

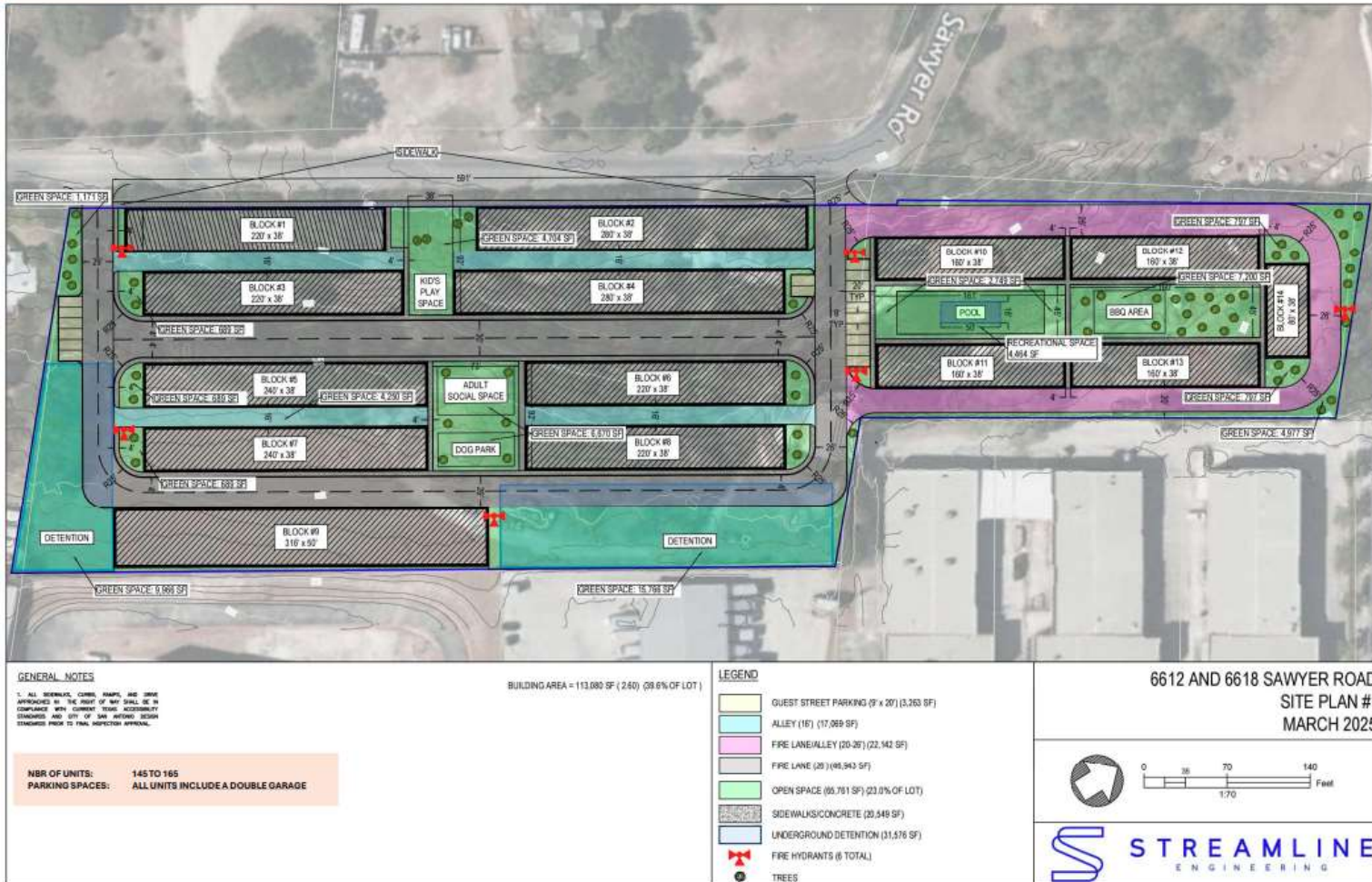
# Site and Zoning

- 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



# 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
- This property will need to be replatted prior to any development or construction
- The applicant requires a separate tree variance, as the code does not allow a variance to Tree Preservation as part of PDD request
- Staff recommends a condition that the site plan can't be increased in units more than 10% without Council approval

# City Engineer Comments

- The proposed site layout depicted on Exhibit H does not match the site layouts or correspond with drainage plan.
- The proposed revision of the Minimum Lot Size of 600 square feet does not appear to be justified and is not recommended for approval.
- Minimum parking spaces for two or more-bedroom units seek to reduce the current parking requirements for multiple bedroom units.
- There is street parking within the development on Building 1 and Building 3 that is placed behind the covered parking. How are people in the covered parking supposed to get out of the facility if there is a street parked vehicle parked behind them?
- Are there any ADA accessible units?
- Provide ADA compliant sidewalks on the Sawyer Rd frontage

# City Engineer Comments

- There is no handicapped parking shown on the site plan.
- The City ordinance requires a tree survey.
- Special Provision in the PDD have been revised and Article 4B was revised to give the Developer the right to modify the approved site plan. This should be removed.
- Lot size revision is not required since the one lot exceeds the 1200 SF minimum. What is the purpose of this revision?  
Underground detention on drainage layout not shown in site layout
- Fire Department to verify adequate access the rear of Block 1 and Block 2 from Sawyer Rd
- Fire Department to verify if the fire lanes varying from 20-ft to 26-ft wide enough for the ladders to extend to the top 4th story at an acceptable angle

# 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

# Notification

• Letters mailed to property owners within 200'	16
• Letters received in favor	0
• Letters received in opposition	1
• Letters returned undeliverable	3

# Recommendation

- Staff recommends that the applicant revise the variance request to provide minimum setbacks
- Staff recommends the project be held to the 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 the time of platting
- Staff concerned with parking variance requests
- The applicant must meet all other applicable codes, including Fire, building and engineer recommendations.

# 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

# Planning and Zoning Commission Recommendation

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