

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**



Approved _____, 2025

Article 1. GENERAL

The property is a +/- 6.8 Acre tract generally Located at 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 **Sec. 15.02.310 "R-4" Townhouse district** as revised in attached **Exhibit D**, and **Sec 10.02.251 – Applicable Standards And Specifications** as revised in attached **Exhibit E**. The revisions to both sections are summarized in Article 3 of this document.

B. Supplemental Use Regulations

Additional Allowed Uses: Additional Allowed Uses: The following uses shall be permitted by-right on the property, in addition to the uses permitted by the base zoning:

- The development of a Townhouse project with a Site Plan similar to the illustration attached in **EXHIBIT B**.

- The development of a modified Site Plan created based on feedback from the City and the neighbors during the rezoning approval process, and approved by Council.

Article 3. REQUESTED REVISIONS TO THE CODE OF ORDINANCES

The requested revisions to **Sec. 15.02.310 "R-4" Townhouse District** are included in Exhibit D, and those of **Sec 10.02.251 – Applicable Standards And Specifications** are included in Exhibit E. Here is a summary of these revisions:

Summary of Requested Revisions to Sec. 15.02.310 "R-4" townhouse district

Paragraph	Section 15.02.310 - R-4 Townhouse District – Zoning Ordinances	Current R-4 Standards	Requested Revisions
b.2	Maximum Density	20 units / Acre	30 units / Acre
b.3	Minimum Depth	120 ft	35ft
b.4	Minimum Floor Space	1,400 SQFT	1,200 SQFT
b.6	Maximum Height	3 stories	3-1/2 stories
c.1	Minimum Front yard setback	30 ft	5 ft
c.2	Rear Yard		N/A Delete section
c.3	Side Yard		N/A Delete section
c.4	Corner lot		N/A Delete section
c.5	Reverse Frontage		N/A Delete section
d.7	Minimum off-street Parking spaces	2	1

Summary of Requested Revisions to Sec. 10.02.251 Applicable standards and specifications:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Previously Requested Modifications
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	40 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft
Par. (3)	Alleys	Not allowed unless permitted	Alleys shall be permitted as shown in EXHIBIT B - Site Plan

3.B	Dead End Alleys	Not permitted	Permitted as long as a non-paved access to a minor street is made available
2.O	Sidewalks minimum	4 ft	4 ft

ARTICLE 4. SPECIAL PROVISIONS

The Applicant shall be granted the right to modify the proposed Site Plan as currently shown in Exhibit B to enable a reaction to market input. Such modifications shall satisfy the zoning requirements as stated in the Base Zone section of Article 2 , and shall not increase or decrease the density of the proposed Site Plan in Exhibit B by more than 10%.

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 unique in the fact that there haven’t been any new townhouse developments 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.

Although the current Master Plan calls for a recommended R-1 zoning, all new developments in the area offer high density single-family products due to the high land value for properties in close proximity to the Medical Center and the San Antonio City center.

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 proposed 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.
-

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request 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 Proposed PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Proposed Site Plan
- C. Proposed Fire Plan
- D. Requested revisions to the Code of Ordinances **Sec. 15.02.310 - R-4 Townhouse District**
- E. Requested revisions to the Code of Ordinances **Sec. 10.02.251 - Applicable Standards And Specifications**
- F. Large Tree Grouping
- G. Preliminary Phasing Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet