

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

Susana Huerta
Planning and Zoning Director
Planning and Zoning Commission Meeting
February 25, 2025

Request

- The purpose of this item is to gain preliminary feedback for a Zone Change Request from R-1 Single-Family Dwelling District to PD Planned Development District, with R-4 Townhouse District
- Proposed Townhouse development
- Requesting variances from Section 15.02.310 R-4 Townhouse District and Section 10.02.251 – Applicable Standard and Specifications.

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

- Maximum Density increased from 20 units/acre to 30 units/acre.
- Minimum Depth decreased from 120 feet to 35 ft.
- Minimum Floor Space decreased from 1,400 square feet to 1,200 square feet.
- Maximum Height increased from three (3) stories to 3-1/2 stories.
- Minimum Front yard setback decreased from 30 feet to 5 feet.
- Minimum Off-Street Parking Spaces decreased from two (2) to one (1).

Variations

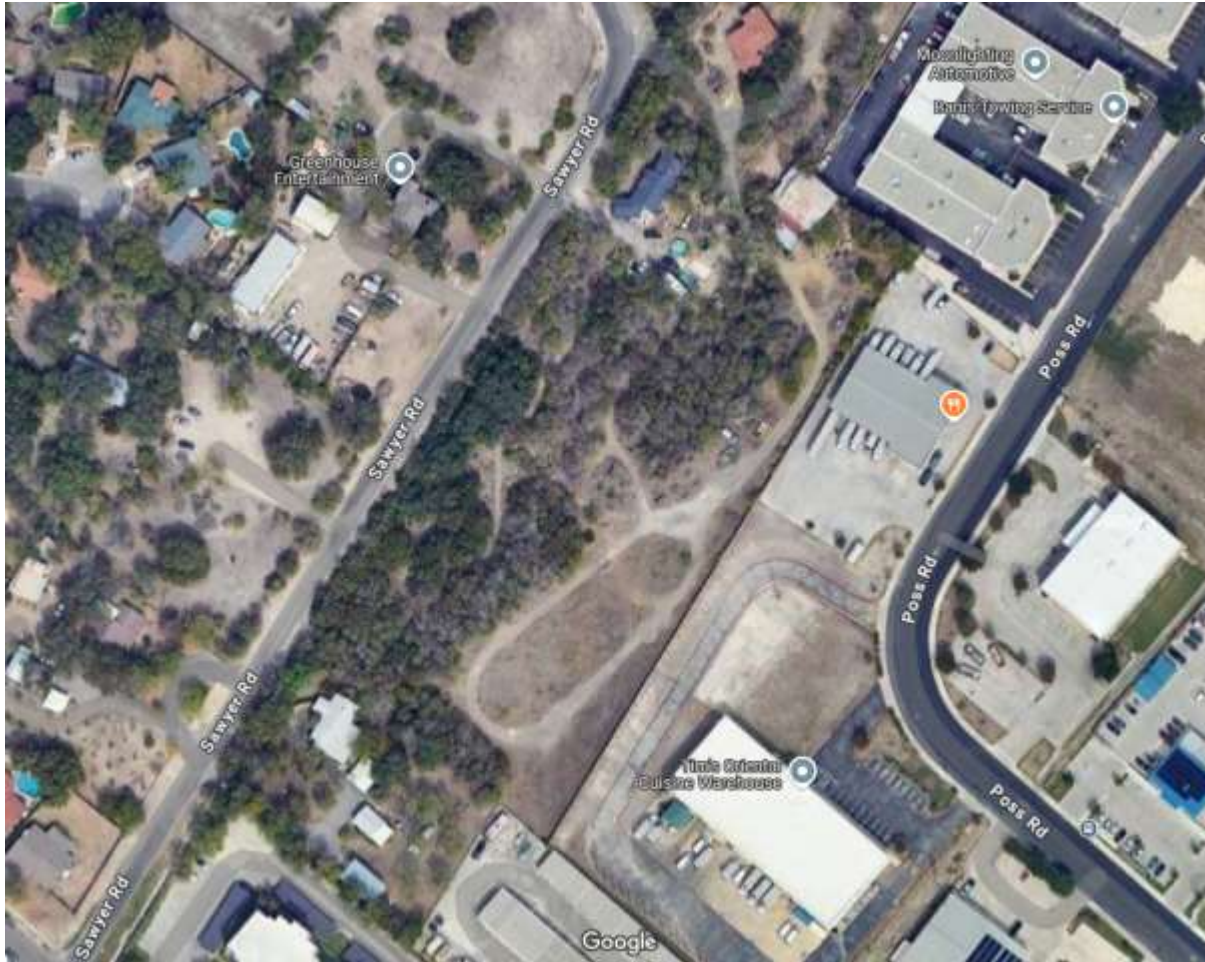
The applicant is requesting for three variations to Section 10.02.251 – Applicable Standards and Specifications:

- Minor or Private Street Minimum Right-of-Way decreased from 50 feet to 40 feet.
- Minor or Private Street Minimum Pavement Width reduced from 30 feet to 26 feet.
- Allow Alleys as shown in Exhibit B -Site Plan

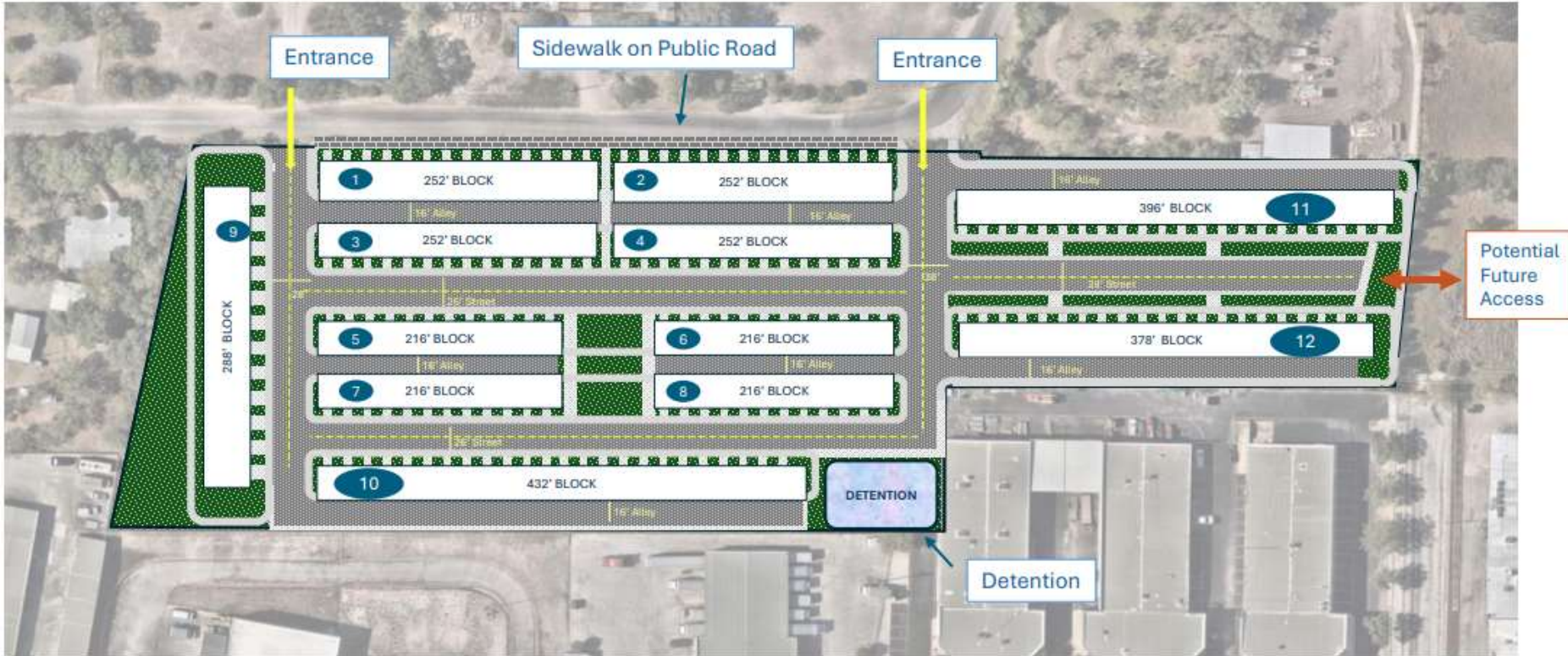
Location Map



Aerial View



Site Plan



Staff Comments

- Proposed development will be located on 1 lot, as opposed to multiple lots in a townhouse development
- Proposed project has more in common with a condominium development which is more suited for R-3 Multiple-Family Zoning District
- Staff suggests revising the base zoning request to R-3 & then requesting variances as appropriate
- The request for street width variances is not applicable to this type of development
- If this request is changed to R-3, staff would advise the P&Z to require legal documentation for the condominium project
- The proposed Base Zoning District needs to be resolved before staff can comment further on the requested variances
- This property will need to be replatted prior to any development or construction.

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.

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 the applicant revise his application to use an R-3 Base Zoning
- Staff recommends applicant revise their variance requests