

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: February 25, 2025
TO: Zoning Commission
FROM: Susana Huerta, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion to Gain Preliminary Feedback From the Planning and Zoning Commission on a Request for a Zone Change from R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-4 Townhouse District Base Zoning District on Approximately 6.8 Acres of Land at 6612 and 6618 Sawyer Road; and More Specifically Described as the Southwest 400 Feet of Lot 3, and the Northwest 330.13 Feet of Lots 10, 11, 12, and 13, and the Northeast 20 Feet of Lot 10, CB 5784, Leon Valley Addition Subdivision

PURPOSE

The purpose of this item is to gain preliminary feedback for a Zone Change Request from R-1 Single-Family Dwelling District to PDD, with R-4 Townhouse District on Approximately 6.8 Acres, located at 6612 and 6618 Sawyer Road.

This PDD is proposing to allow for flexible planning to:

1. Develop a townhouse development which is a product to meet housing demands
2. Allow for more affordable housing options
3. Fulfill the goals and objectives of the City's long-term vision of increasing citizenship, tax-base and promoting Economic Development Growth.

The applicant is asking for six variances to Section 15.02.310 R-4 Townhouse District:

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

The applicant is requesting for two variances to Section 10.02.251 – Applicable Standards and Specifications:

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

4. Allow Dead End Alleys as long as a non-paved access to a minor street is made available.

The applicant is requesting preliminary feedback on the concept plan.

Sec. 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;*
- (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and*

STAFF COMMENTS

This proposed development will be located on one single lot as opposed to multiple lots in a townhouse development. The proposed project has more in common with condominium development, which would be more suited on a lot that is zoned R-3 Multiple-Family Zoning District. Staff suggests revising the base zoning request to R-3 and then requesting variances as appropriate. The requests for street-width and alleyway variances are not applicable, as these are internal driveways and not streets.

Since Leon Valley does not have a separate "Condominium" zoning district, if this were to be approved as an R-3 District with appropriate variances, we would advise that we would need legal documentation of the condominium project as a requirement of the PDD.

The issue of 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 suggests properties along Sawyer Road be zoned R-2, R-3 A, R-3, or R-4 which is consistent with the proposed use of the PDD request, therefore, the request is consistent and compatible with the City's Master Plan. The use is an appropriate buffer between the commercial developments along Poss Road and the residential properties along Sawyer Road.

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development will increase ad valorem and sales taxes in the city.

RECOMMENDATION

Staff recommends the applicant revise the application to reflect a base zoning district of R-3 Multiple-Family Dwelling District, with revised variance requests and that, if the revised request is approved, the Planning and Zoning Commission require the property owner to provide legal documentation of a condominium association.

This is a preliminary meeting to gain feedback from the Planning and Zoning Commission. The case will be brought back to the Commission at their March 25, 2025 Planning and Zoning Commission meeting for a public hearing and final recommendation.