



**CITY OF LEON VALLEY**  
**PLANNING & ZONING COMMISSION**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, March 25, 2025 at 6:30 PM

**AGENDA**

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**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF ZONING COMMISSION MINUTES**

1. Discussion and Action to Consider Approval of the February 25, 2025, Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

**3. NEW BUSINESS**

1. Recommendation for Appointment of New Commissioners and Alternates - S. Huerta, Planning and Zoning Director
2. Presentation and Possible Action to Approve an Amending Subdivision Plat of the Correction Plat of Linkwood Addition Subdivision Establishing Block 41, Block D, CB 4446A for Approximately 0.427 acres, Located at 7500 and 7504 Linkside Drive - S. Huerta, Planning and Zoning Director
3. Presentation, Discussion, and Public Hearing to Consider Approval of a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 - S. Huerta, Planning and Zoning Director
4. Presentation, Discussion, Public Hearing, and Consider Recommendation on a Request to Amend Ordinance 2021-54 to Change the Zoning from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; and More Specifically Described as CB 5784, Block 4, Lot 64, Leon Valley Addition, Quality Subdivision - S. Huerta, Planning and Zoning Director

**4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF**

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

**5. ADJOURNMENT**

SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
March 21, 2025 8:00 AM





**City of Leon Valley  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**6:30 PM – FEBRUARY 25, 2025  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238**

**1. CALL TO ORDER AND ROLL CALL**

Chair Erick Matta called the Planning and Zoning Commission meeting to order at 6:30 PM.

**PRESENT**

2 <sup>nd</sup> Vice Chair	Andrea Roofe	Place 2 Voting member
Commissioner	Hilda Gomez	Place 3 Voting member
Commissioner	Pat Martinez	Place 4 Voting member
1 <sup>st</sup> Vice-Chair	Mary Ruth Fernandez	Place 5 Voting member
1 <sup>st</sup> Alternate	Abraham Diaz	Nonvoting member
2 <sup>nd</sup> Alternate	Beth Mursch	Nonvoting member
3 <sup>rd</sup> Alternate	Olen Yarnell	Nonvoting member
Council Liaison	Benny Martinez	Council Member
Commissioner	David Perry	Place 1 Voting member
Chair	Erick Matta	Place 6 Voting member

Also in attendance were Planning and Zoning Director Susana Huerta and Executive Director Roque Salinas.

**1. CALL TO ORDER AND ROLL CALL**

Chair Erick Matta called the meeting to order at 6:30 PM with all members present.

**2. APPROVAL OF ZONING COMMISSION MINUTES**

1. Discussion and Action to Consider Approval of the February 25, 2025, Planning and Zoning Commission Minutes - S. Huerta, Planning and Zoning Director

Third Alternate Commissioner Yarnell requested a Correction to the minutes to reflect Council Member Martinez. Commissioner Roofe made a motion to approve the minutes with corrections which was seconded by First Vice Chair Fernandez. The motion carried unanimously.

**3. NEW BUSINESS**

1. Presentation and Discussion to Gain Preliminary Feedback From the Planning and Zoning Commission on a Request to Amend Ordinance 2021-54 Granting a Zone

Change to PDD Planned Development District, with B-3 Commercial District and No Sustainability Zoning to a PDD with R-3 Multiple Family Dwelling District Zoning on Approximately 2.85 Acres at 6758 Poss Road; Being Lot 64, Block 4, CB 5784, Leon Valley Addition - Quality Subdivision - S. Huerta, Planning and Zoning Director

The Commission had a discussion and asked questions but there was no action was required or taken.

- 2. 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 PDD Planned Development District, with R-4 Townhouse District zoning on Approximately 6.8 Acres 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 5874, Leon Valley Addition Subdivision . - S. Huerta, Planning and Zoning Director

The Commission had a discussion and asked questions but there was no action required or taken.

**4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF**

Mr. Salinas made an announcement about Code Enforcement and Animal Control moving to under his responsibility. Second Alternate Mursch made an announcement about the Earthwise Living Festival.

**5. ADJOURNMENT**

Chair Matta announced the meeting adjourned at 8:14 PM.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 25<sup>th</sup> of March 2025.*

APPROVED

\_\_\_\_\_  
**ERICK MATTA**  
CHAIR

ATTEST: \_\_\_\_\_  
**SUSANA HUERTA, AICP**  
PLANNING AND ZONING DIRECTOR

**PLANNING AND ZONING COMMISSION STAFF REPORT**

**DATE:** March 25, 2025  
**TO:** Planning and Zoning Commission  
**FROM:** Susana Huerta, AICP, Planning & Zoning Director  
**THROUGH:** Crystal Caldera, Ph.D., City Manager  
**SUBJECT:** Recommendation for Appointment of New Commissioners and Alternates - S. Huerta, Planning and Zoning Director

**PURPOSE**

The resignation of Commissioner Gomez has created an open seat on the Planning and Zoning Commission. The Code of Ordinances provides the procedure on making a recommendation to the City Council to fill that vacancy.

*Sec. 1.06.006 - Board appointments and succession*

*(a)All members and alternates shall be appointed by city council through resolution.*

*(b)For boards and commissions that have alternates, if a member position becomes vacant, the chairperson of that board, committee, or commission may ask the first alternate if he or she wishes to become a regular member. If the alternate consents to the appointment in writing, the board, committee, or commission shall vote to approve such recommendation and submit that recommendation to the city council that such alternate be appointed as a regular member and forward the written consent of the alternate. Should the first alternate position be vacant or the alternate does not consent in writing, the chairperson of that board, committee, or commission may ask the second alternate, vote, and then forward such recommendation and written consent to the city council for appointment, and so on until a recommendation and written consent is presented to city council. Should alternate positions be vacant or the alternates do not consent to the consideration of appointment, the city council may consider other candidates for the member position, when all alternates considered for recommendation have been exhausted.*

**RECOMMENDATION**

Recommend one of the alternate members fill the vacancy following the code guidelines.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_



APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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Susana Huerta, AICP  
Planning and Zoning Director

**PLANNING AND ZONING COMMISSION STAFF REPORT**

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

**SUBJECT:** Presentation, Discussion, and Consider Recommendation to Approve an Amending Subdivision Plat of the Correction Plat of Linkwood Addition Subdivision Establishing Block 41, With a Request for a Variance to Chapter 10 Subdivisions, a Requirement for Construction of a Sidewalk, Block D, CB 4446A for Approximately 0.427 acres, Located at 7500 and 7504 Linkside Drive. S. Huerta, Planning and Zoning Director

**PURPOSE**

**SUMMARY:** This is a request by Meals Myers Engineering and Surveying LLC on behalf of Katrina N. Garcia and Jim J. Garcia for an amending plat of approximately 0.427 acres of land located at 7500 and 7504 Linkside Drive. The request is intended to facilitate an addition to the existence residence.

The property owner wishes to build an addition to the existing home, but it will not fit within the current lot lines. The property owner owns the adjoining lot and intends to amend the currently platted lot to incorporate the additional land. This will allow them to construct the proposed home addition.

The requested amending plat proposes to combine the property into one new lot (Lot 41). The 0.427-acre lot labeled as Lot 41, will provide access from both Linkside Street and Linkcrest Street.

The City Engineer has reviewed the plat document and all other associated analysis and infrastructure design elements and has determined that the plat is in substantial conformance with the regulations of Chapter 10, Subdivisions, with the exception of the construction of a sidewalk. The applicant has submitted a request for a variance to this requirement.

Additionally, Per Section 212.010 of the Local Government Code, "the municipal authority responsible for approving plats shall approve if:

- 1) it conforms to the general plan of the municipality and it's current and future streets, alleys parks, playgrounds, and public utility facilities; and
- 2) it conforms to the general plan for the extension of the municipality and it's roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction taking into account access to an extension of sewer and water mains and the instrumentalities of public utilities; and

- 3) a bond required under Section 212.106, if applicable, is filed with the municipality;  
and
- 4) it conforms to any rules adopted under Section 212.002.

**FISCAL IMPACT**

The proposed new improvements will increase the taxable value of the property and therefore increase the City's property tax base.

**RECOMMENDATION**

The amending request has been found to be in substantial conformance to Chapter 10, Subdivisions with the exception of the sidewalk requirement. The City Engineer and staff recommend approval contingent on the outcome of the sidewalk variance request.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

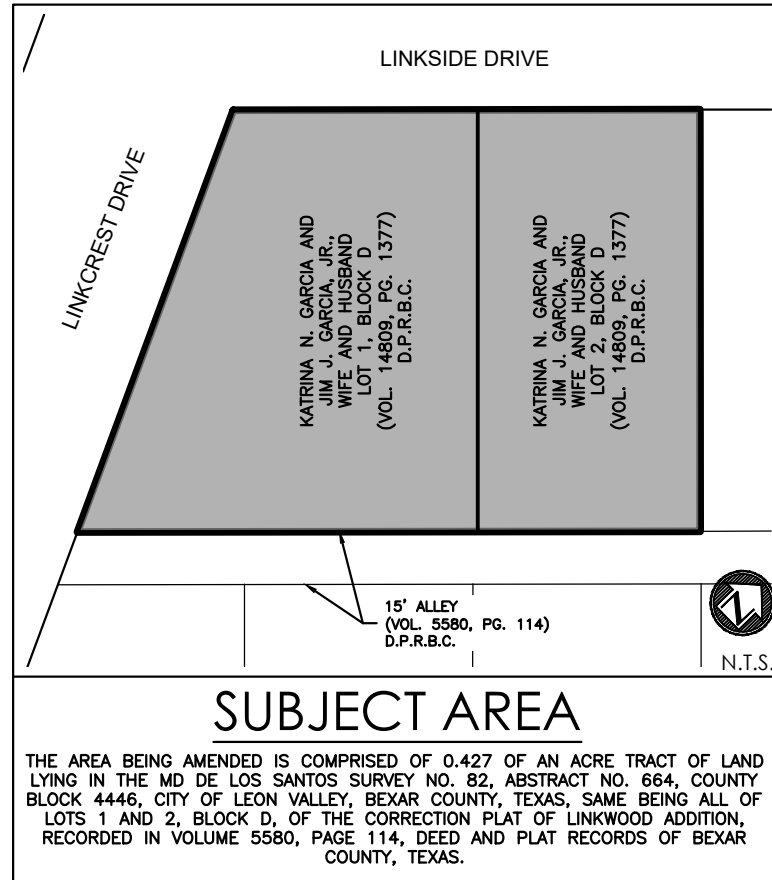
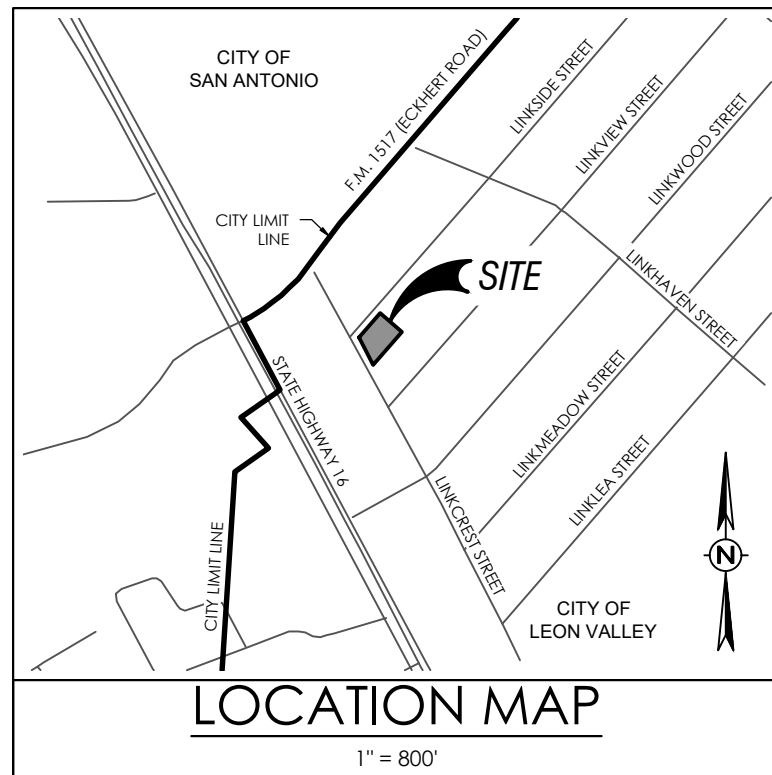
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ATTEST:

\_\_\_\_\_  
Susana Huerta, AICP  
Planning and Zoning Director



THE AREA BEING AMENDED IS COMPRISED OF 0.427 OF AN ACRE TRACT OF LAND LYING IN THE MID DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, SAME BEING ALL OF LOTS 1 AND 2, BLOCK D, OF THE CORRECTION PLAT OF LINKWOOD ADDITION, RECORDED IN VOLUME 5580, PAGE 114, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- SURVEYOR NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MMES PROP CORN" UNLESS NOTED OTHERWISE.
  - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
  - COORDINATES SHOWN HEREON ARE GRID.
  - DISTANCES SHOWN HEREON ARE SURFACE (GRID x 1.00017 = SURFACE).

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS SUBDIVISION PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

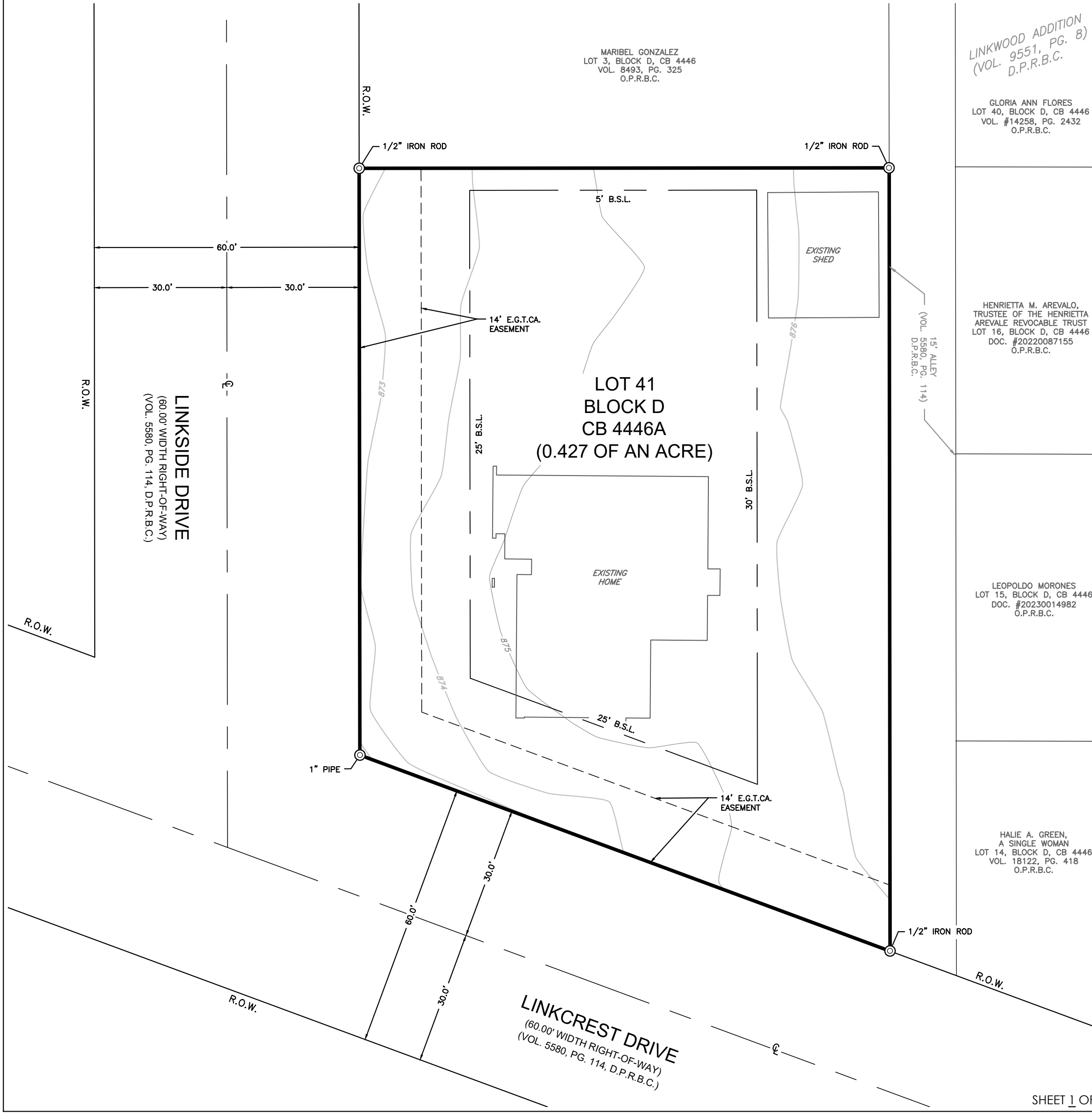
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FLOODPLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02406, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**LEGEND**

N.T.S.	=	NOT TO SCALE
R.O.W.	=	RIGHT OF WAY
I.R.	=	IRON ROD
O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
E.G.T.C.A.	=	ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
ESM'T.	=	EASEMENT
VOL.	=	VOLUME
PG.	=	PAGE
B.S.L.	=	BUILDING SETBACK LINE
---	=	EASEMENT LINE
- - -	=	BUILDING SETBACK LINE
- - -	=	ROADWAY CENTERLINE
- - -	=	EXISTING GROUND MAJOR CONTOUR
- - -	=	EXISTING GROUND MINOR CONTOUR
---	=	PROPERTY BOUNDARY
---	=	ADJOINING PROPERTY LINE
---	=	RIGHT-OF-WAY LINE
○	=	FOUND MONUMENT
○	=	SET MONUMENT



LINKWOOD ADDITION  
(VOL. 9551, PG. 8)  
D.P.R.B.C.

GLORIA ANN FLORES  
LOT 40, BLOCK D, CB 4446  
VOL. #14258, PG. 2432  
O.P.R.B.C.

HENRIETTA M. AREVALO,  
TRUSTEE OF THE HENRIETTA  
AREVALO REVOCABLE TRUST  
LOT 16, BLOCK D, CB 4446  
DOC. #20220087155  
O.P.R.B.C.

LEOPOLDO MORONES  
LOT 15, BLOCK D, CB 4446  
DOC. #20230014982  
O.P.R.B.C.

HALIE A. GREEN,  
A SINGLE WOMAN  
LOT 14, BLOCK D, CB 4446  
VOL. 18122, PG. 418  
O.P.R.B.C.

**AMENDING SUBDIVISION PLAT  
OF  
LINKWOOD ADDITION SUBDIVISION  
ESTABLISHING  
BLOCK 41, BLOCK D**

BEING A TOTAL OF 0.427 OF AN ACRE TRACT OF LAND, LYING IN THE M DE LOS SANTOS SURVEY NUMBER 82, ABSTRACT 664, COUNTY BLOCK 4446, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, SAME BEING ALL OF LOTS 1 AND 2, BLOCK D, COUNTY BLOCK 4446A OF THE CORRECTION PLAT OF LINKWOOD ADDITION, RECORDED IN VOLUME 5580, PAGE 114, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME ALSO BEING A DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO KATRINA N. GARCIA AND JIM J. GARCIA, JR., WIFE AND HUSBAND, IN VOLUME 14809, PAGE 1377, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE:  
1" = 20'

**MM**  
**MEALS MYERS**  
ENGINEERING & SURVEYING LLC  
10906 LAUREATE ROAD #101  
SAN ANTONIO, TX 78249  
(210) 740-2483 | (830) 931-1269  
TBPE No. F-18576  
TBPLS No. 101942291  
WWW.MEALSMYERS.COM  
MMES PROJECT NO.: 24062

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS AMENDING SUBDIVISION PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PROPERTY OWNER/AGENT'S

PROPERTY OWNER/AGENT'S  
7500 LINKSIDE STREET  
SAN ANTONIO, TX 78240-3032  
CONTACT PERSON: JIM J. GARCIA, JR., PROPERTY OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM J. GARCIA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**APPROVAL OF PLANNING AND ZONING COMMISSION**

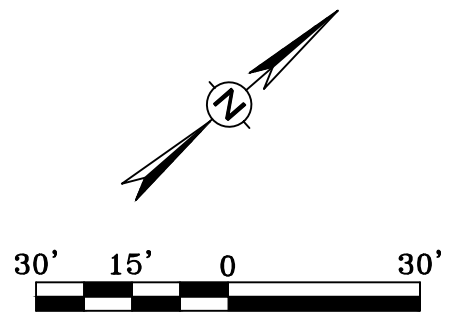
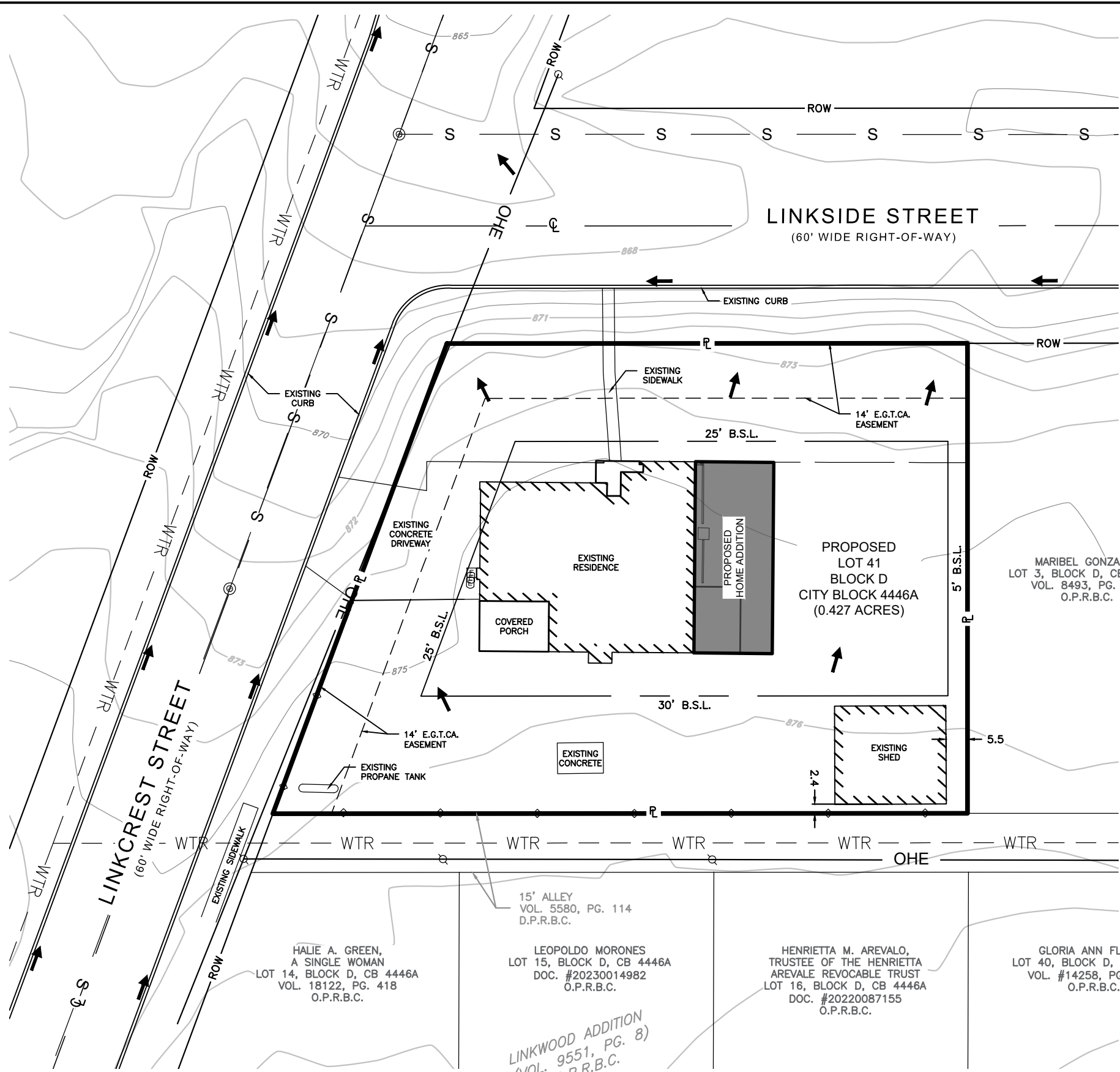
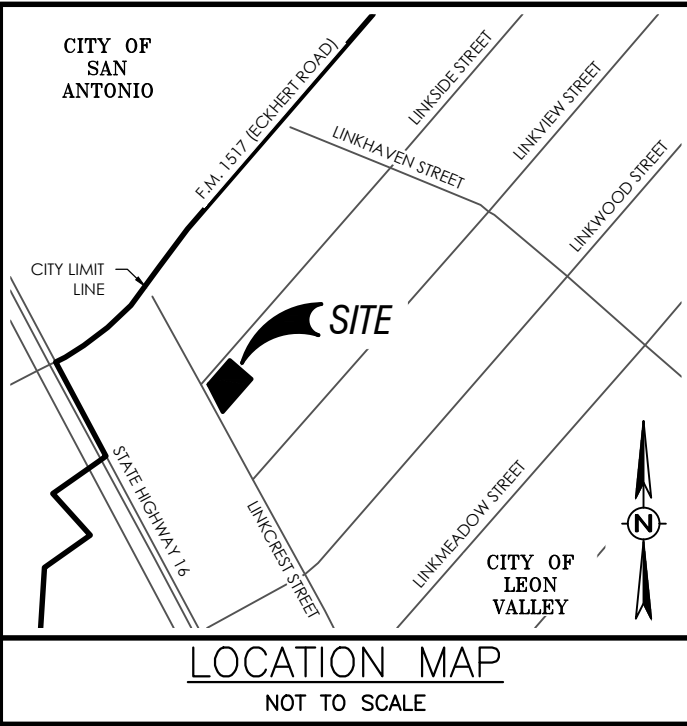
THIS AMENDING SUBDIVISION PLAT OF LINKWOOD ADDITION SUBDIVISION ESTABLISHING LOT 41, BLOCK D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIR

**CERTIFICATION BY CITY ENGINEER**

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

BY: \_\_\_\_\_  
CITY ENGINEER



**LEGEND**

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOODEN FENCE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- EXISTING POWER POLE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- FLOW ARROW

HALIE A. GREEN,  
A SINGLE WOMAN  
LOT 14, BLOCK D, CB 4446A  
VOL. 18122, PG. 418  
O.P.R.B.C.

15' ALLEY  
VOL. 5580, PG. 114  
D.P.R.B.C.

LEOPOLDO MORONES  
LOT 15, BLOCK D, CB 4446A  
DOC. #20230014982  
O.P.R.B.C.

LINKWOOD ADDITION  
(VOL. 9551, PG. 8)  
D.P.R.B.C.

HENRIETTA M. AREVALO,  
TRUSTEE OF THE HENRIETTA  
AREVALO REVOCABLE TRUST  
LOT 16, BLOCK D, CB 4446A  
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GLORIA ANN FLORES  
LOT 40, BLOCK D, CB 4446A  
VOL. #14258, PG. 2432  
O.P.R.B.C.

MARIBEL GONZALEZ  
LOT 3, BLOCK D, CB 4446A  
VOL. 8493, PG. 325  
O.P.R.B.C.

**EXHIBIT PURPOSES ONLY.  
NOT FOR CONSTRUCTION.**

Item 2.  
DATE: JANUARY 2025  
SCALE: 1"=30'



10906 LAUREATE DRIVE #101, SAN ANTONIO, TX 78249  
PHONE: (210) 740-2483 | (830) 931-1269  
TBPE No. F-18576 | TBPLS No. 101942291

© 2025 Meals-Myers

**HOME ADDITION  
7500 LINKSIDE STREET  
SAN ANTONIO, TX 78240**

**PZ-2024-31**  
**Request for Amending Plat**  
**7500 and 7504 Linkside Drive**

**Susana Huerta, AICP**  
**Planning and Zoning Director**  
**March 25, 2025**



# Purpose

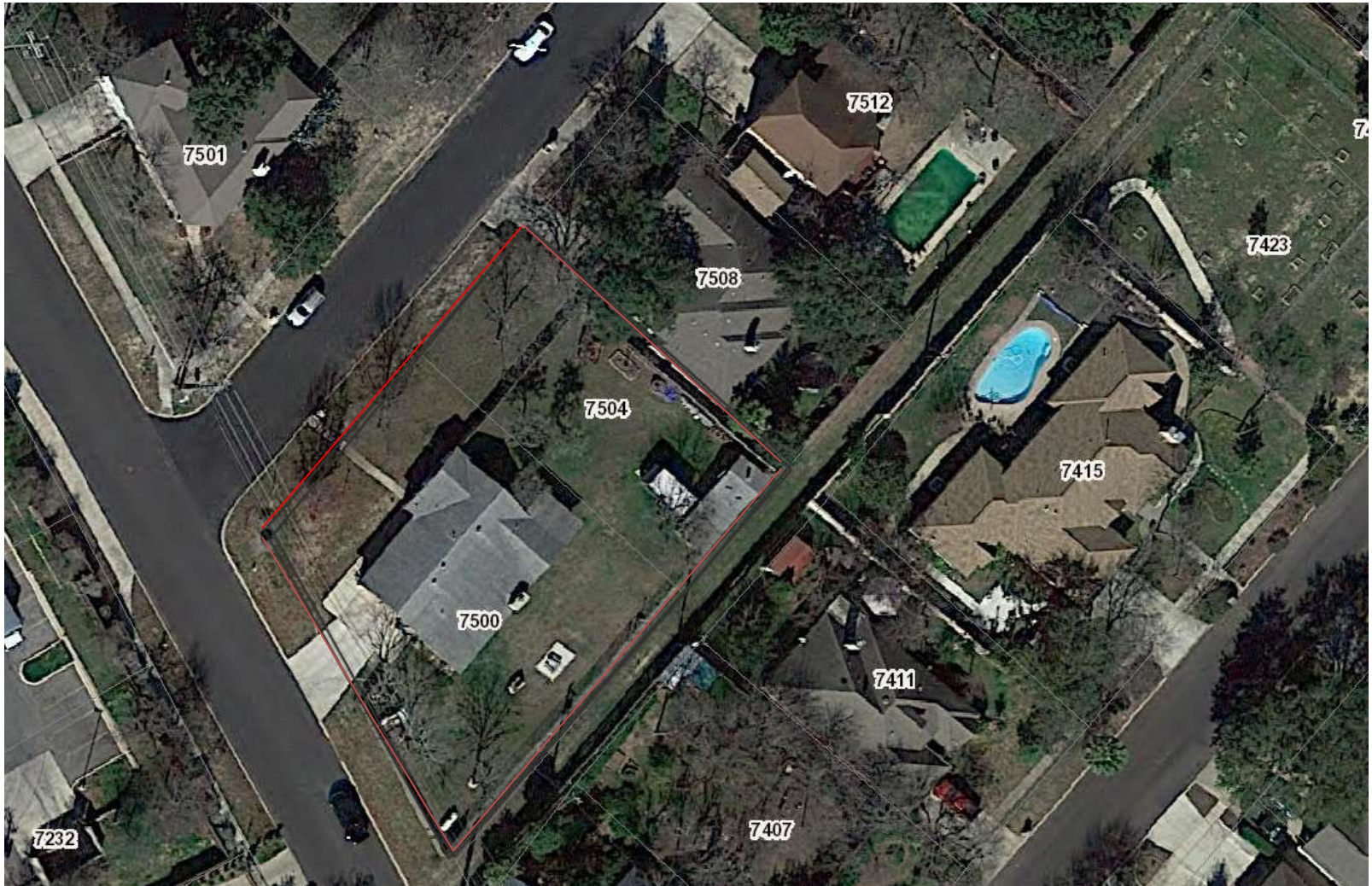
- Consider recommending approval of an Amending Plat
- 7500 and 7504 Linkside Drive – approx. 0.427 acres with an existing home and shed
- Lots 1 & 2, Block D, CB 4446A, Correction Plat of Linkwood Addition
- Proposing an addition to the existing residence
- Owner is required to amend his plat in order to allow the proposed construction

# Purpose

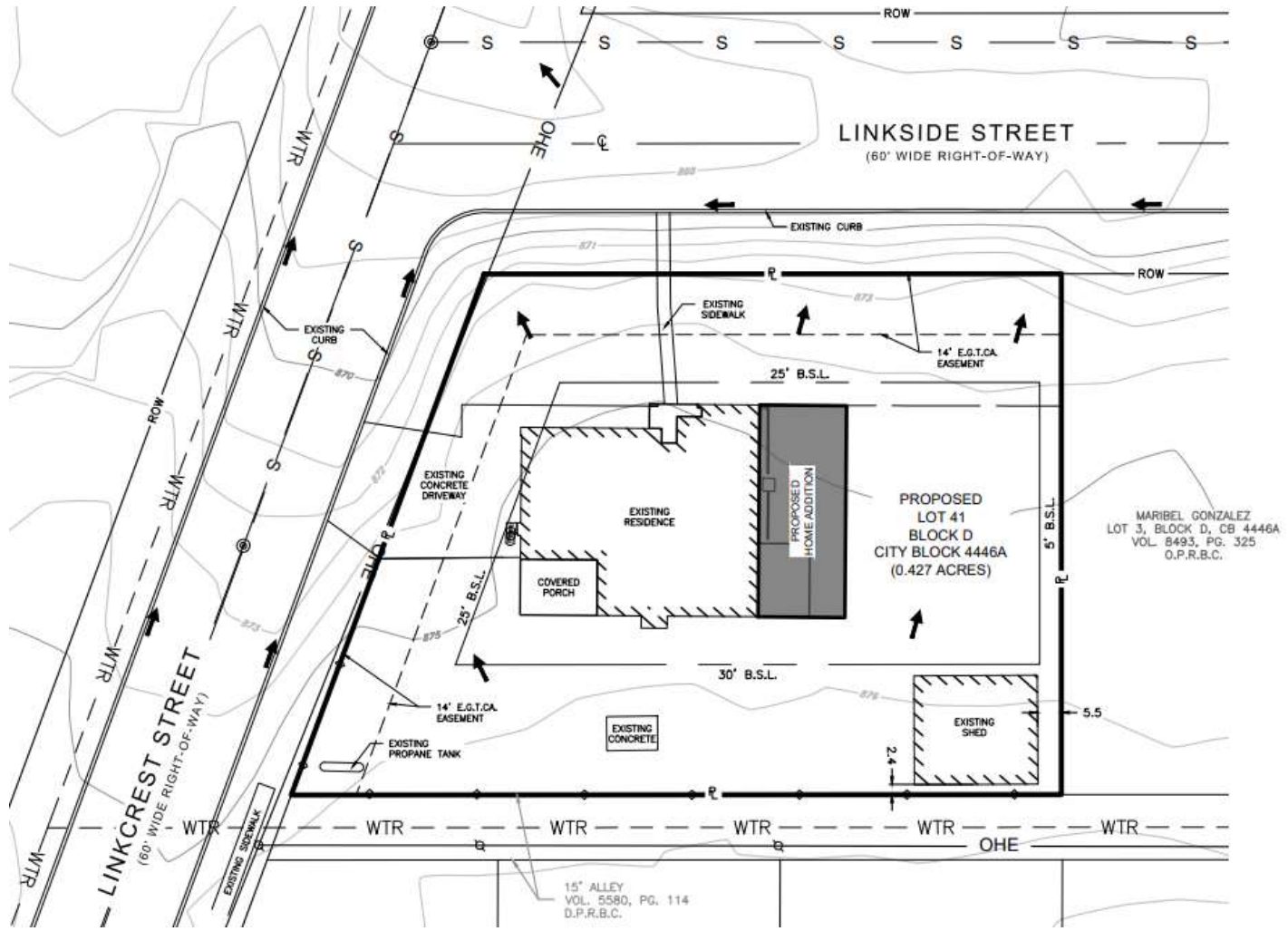
- Project consists of two lots (to be amended):
- Lot 1 – Existing Residence
- Lot 2 – Proposed addition and existing Shed
  - These structures will have access to both Linkside Drive & Linkcrest Drive



# Aerial View



# Site Plan







# Staff Comments

- City Engineer reviewed amending plat & determined that plat is in substantial conformance to Chapter 10, Subdivisions, with exception of meeting the requirements of sidewalk installation
- Applicant is requesting a variance to this requirement

# Fiscal Impact

- The owner has paid all fees associated with this application
- The proposed addition will increase the property value and therefore increase the City's property tax base.

## PLANNING AND ZONING COMMISSION STAFF REPORT

**DATE:** March 25, 2025

**TO:** Planning and Zoning Commission

**FROM:** Susana Huerta, Planning and Zoning Director

**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Presentation, Discussion, and Public Hearing on a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330.13 feet of Lots 10, 11, 12, and 13; the Northeast 20' Triangle of Lot 10; and the Southwest 400' of Lot 3, CB 5874, Leon Valley Addition Subdivision

### **PURPOSE**

The purpose of this item is to consider a request to rezone approximately 6.8 acres of land from R-1 Single-Family Dwelling District to a PDD, with R-3 Multiple-Family Dwelling Base Zoning District, located at 6612 and 6618 Sawyer Road

This PDD is proposing to allow for flexible planning to:

1. Develop a multi-family 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 15.02.308 R-3 Multiple-Family Dwelling District:

1. Minimum Lot Size after the first three units reduced from 1,200 square feet unit area to 600 square feet unit area.
2. Maximum Height increased from three (3) stories to four (4) stories.
3. Exemption from minimum setback requirements.
4. Minimum Off-Street Parking Spaces decreased from two (2) to one and one half (1 ½).
5. Request to provide only two parking spaces for units with more than two bedrooms.

The applicant is requesting consideration of the proposed 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*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

### **STAFF COMMENTS**

The proposed development will be located on one (1) lot, as opposed to multiple lots in a townhouse development. It will be designed as a condominium development which is suited for an R-3 Multiple-Family Zoning District.

- 1) Staff advises the Commission to require legal documentation for the condominium project during the platting process.
- 2) Staff does not support the variance request to be exempt from minimum setback requirements or parking requirements.
- 3) This property will need to be replatted prior to any development or construction.
- 4) The applicant is in the process of submitting a tree removal variance.
- 5) Staff advises adding the condition that the site plan cannot increase units more than 10% without Council approval.

The City Engineer has submitted a review with several comments that include concerns with the variances to parking, lot size, building height and fire lanes provided. Staff recommends the site plan be revised to demonstrate number of units, number of parking spaces, percentage of open space and exact setbacks proposed. A final site plan cannot be finalized until the approval of a Tree Preservation Plan.

#### *Traffic Impact*

The submitted Traffic Impact Analysis (TIA) proposes 175 units and does not exceed the maximum threshold to warrant an additional TIA study. Should the applicant increase the number of units, he will be required to submit a TIA study.

*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

*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.

Notification

- Letters mailed to property owners within 200’ 16
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

**FISCAL IMPACT:**

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

**RECOMMENDATION**

Staff recommends that should Council decide to approve the proposed project, the following conditions be added to the PDD ordinance:

1. Maximum number of units be limited to a maximum of 175. Should units be increased, it will trigger a TIA study.
2. The minimum lot size for R-3 base zoning district is required to remain.
3. The 600 square foot area variance is to unit size of townhouses, not lot size of the property.
4. Minimum open space requirements should be met.
5. Minimum parking requirements should need to be met.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

\_\_\_\_\_  
\_\_\_\_\_



---

---

ATTEST:

---

**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

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.2)**



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 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:

- The development of a Multi-Family project with a Site Plan similar to the illustration attached in **EXHIBIT “B”**.

**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, c.2, c.3, c.4, c.5	All setbacks		Remove section
d.6	Minimum Parking Spaces for two bedrooms	two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	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. The development must, however, comply with the requirements of the Fire Code.

- B. The Applicant shall be granted the right to modify the Site Plan as currently shown in Exhibit B. All modifications shall comply with the zoning requirements as stated in Section A of Article 2, Base Zoning, and Sec. 15.02.308 "R-3" Multiple-Family dwelling district as revised in attached **Exhibit D**.

## **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.
- 

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**

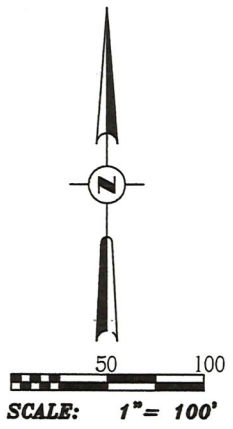
**This PDD Project Plan includes the following Exhibits:**

- A. Property Site Survey
- B. Site Plan – revised
- C. Fire Plan – revised
- D. Revision to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- E. This Exhibit has been eliminated as it was deemed unnecessary by Staff
- F. Large Tree Grouping
- G. Site Topo on Site Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet

# LEON VALLEY ADDITION

## PLAT LEGEND

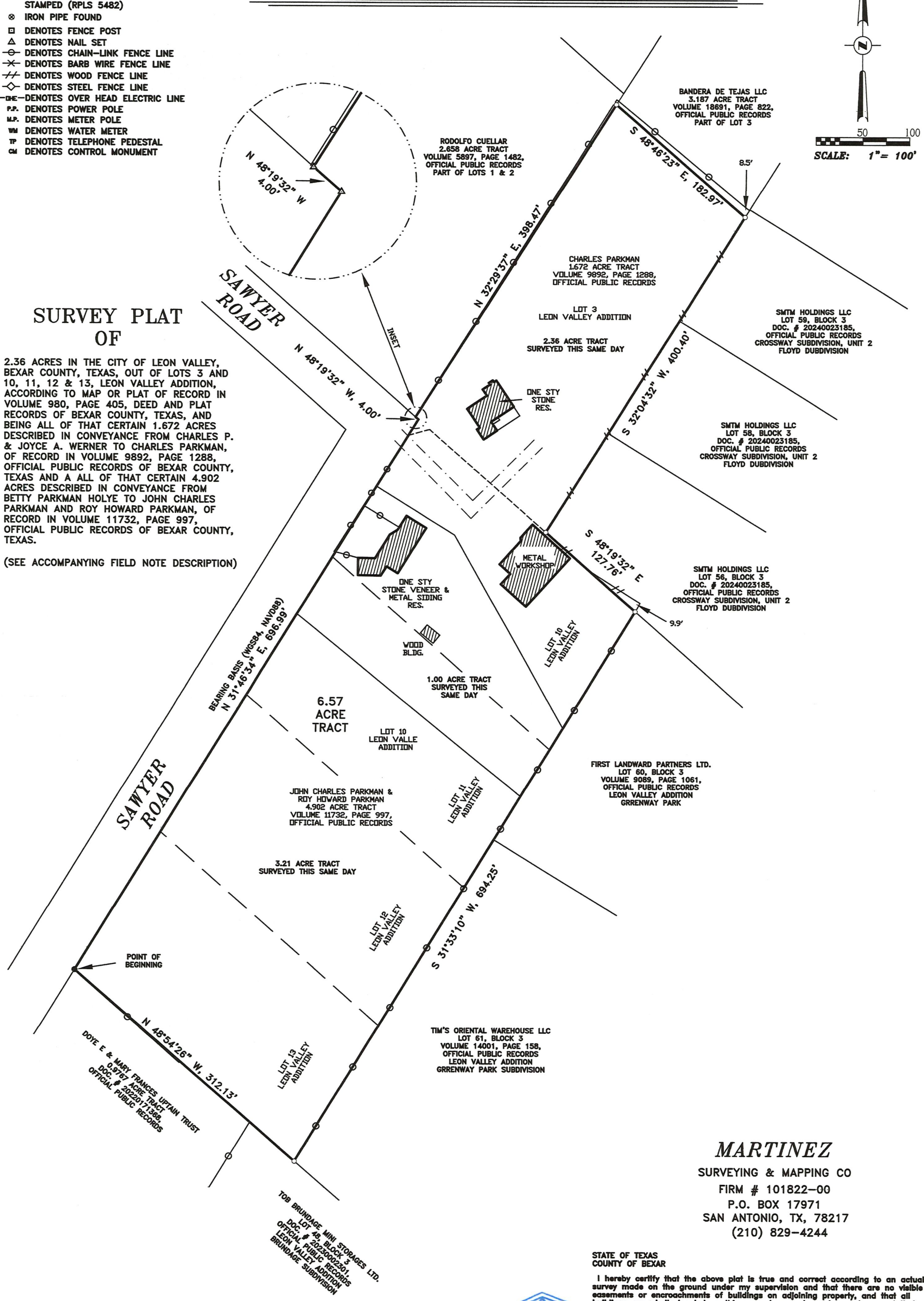
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ⊗ IRON PIPE FOUND
- DENOTES FENCE POST
- △ DENOTES NAIL SET
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ⊘ DENOTES WOOD FENCE LINE
- ◇ DENOTES STEEL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- WM DENOTES WATER METER
- TP DENOTES TELEPHONE PEDESTAL
- CM DENOTES CONTROL MONUMENT



## SURVEY PLAT OF

2.36 ACRES IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, OUT OF LOTS 3 AND 10, 11, 12 & 13, LEON VALLEY ADDITION, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 980, PAGE 405, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.672 ACRES DESCRIBED IN CONVEYANCE FROM CHARLES P. & JOYCE A. WERNER TO CHARLES PARKMAN, OF RECORD IN VOLUME 9892, PAGE 1288, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A ALL OF THAT CERTAIN 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND ROY HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



**MARTINEZ**  
 SURVEYING & MAPPING CO  
 FIRM # 101822-00  
 P.O. BOX 17971  
 SAN ANTONIO, TX, 78217  
 (210) 829-4244

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

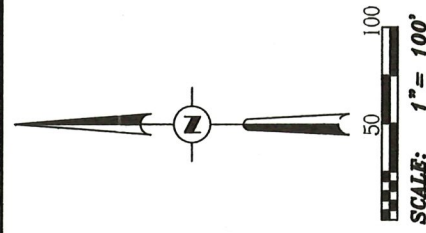


This 1<sup>ST</sup> day of MARCH, 20 24 A.D.  
*Reynaldo Martinez Jr.*  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5482

NOTES:  
 PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD  
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.  
 THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.



# LEON VALLEY ADDITION



- PLAT LEGEND**
- 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET WITH CAP
  - STAMPED (RPLS 5482)
  - ⊗ IRON PIPE FOUND
  - ⊠ DENOTES FENCE POST
  - △ DENOTES NAIL SET
  - DENOTES CHAIN-LINK FENCE LINE
  - x— DENOTES BARB WIRE FENCE LINE
  - //— DENOTES WOOD FENCE LINE
  - ◇— DENOTES STEEL FENCE LINE
  - DE— DENOTES OVER HEAD ELECTRIC LINE
  - P.P. DENOTES POWER POLE
  - M.P. DENOTES METER POLE
  - WM DENOTES WATER METER
  - TP DENOTES TELEPHONE PEDESTAL
  - CM DENOTES CONTROL MONUMENT

RODOLFO CUELLAR  
2.658 ACRE TRACT  
VOLUME 5897, PAGE 1482,  
OFFICIAL PUBLIC RECORDS  
PART OF LOTS 1 & 2

CHARLES PARKMAN  
1.672 ACRE TRACT  
VOLUME 9892, PAGE 1288,  
OFFICIAL PUBLIC RECORDS

SMTM HOLDINGS LLC  
LOT 59, BLOCK 3  
DOC. # 20240023185,  
OFFICIAL PUBLIC RECORDS  
CROSSWAY SUBDIVISION, UNIT 2  
FLOYD SUBDIVISION

SMTM HOLDINGS LLC  
LOT 58, BLOCK 3  
DOC. # 20240023185,  
OFFICIAL PUBLIC RECORDS  
CROSSWAY SUBDIVISION, UNIT 2  
FLOYD SUBDIVISION

SMTM HOLDINGS LLC  
LOT 56, BLOCK 3  
DOC. # 20240023185,  
OFFICIAL PUBLIC RECORDS  
CROSSWAY SUBDIVISION, UNIT 2  
FLOYD SUBDIVISION

FIRST LANDWARD PARTNERS LTD.  
LOT 60, BLOCK 3  
VOLUME 1081, PAGE 1081,  
OFFICIAL PUBLIC RECORDS  
LEON VALLEY ADDITION  
GREENWAY PARK

TIM'S ORIENTAL WAREHOUSE LLC  
LOT 61, BLOCK 3  
VOLUME 14001, PAGE 158,  
OFFICIAL PUBLIC RECORDS  
LEON VALLEY ADDITION  
GREENWAY PARK SUBDIVISION

TOB BRUNDAGE MINI STORAGE LTD.  
LOT 49, BLOCK 3  
DOC. # 20220002301,  
OFFICIAL PUBLIC RECORDS  
LEON VALLEY ADDITION  
BRUNDAGE SUBDIVISION

## SAWYER ROAD

## SURVEY PLAT

2.36 ACRES IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, OUT OF LOTS 3 AND 10, LEON VALLEY ADDITION, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 980, PAGE 405, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.672 ACRES DESCRIBED IN CONVEYANCE FROM CHARLES P. & JOYCE A. WERNER TO CHARLES PARKMAN, OF RECORD IN VOLUME 9892, PAGE 1288, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND ROY HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

LOT 10  
LEON VALLEY  
ADDITION

1.00 ACRE TRACT  
SURVEYED THIS  
SAME DAY

LOT 10  
LEON VALLEY  
ADDITION

JOHN CHARLES PARKMAN &  
ROY HOWARD PARKMAN  
4.902 ACRE TRACT  
VOLUME 11732, PAGE 997,  
OFFICIAL PUBLIC RECORDS

3.21  
ACRE  
TRACT

LOT 12  
LEON VALLEY  
ADDITION

LOT 13  
LEON VALLEY  
ADDITION

BEARING BASIS (WGS84, NAVD83)  
N 31°46'34" E, 450.64'

N 31°46'34" E, 450.64'

S 31°33'10" W, 460.49'

DOYE E & MARY FRANCES UFTMANN TRUST  
0.9767 ACRE TRACT  
DOC. # 20220171309,  
OFFICIAL PUBLIC RECORDS

POINT OF BEGINNING

**MARTINEZ**  
SURVEYING & MAPPING CO  
FIRM # 101822-00  
P.O. BOX 17971  
SAN ANTONIO, TX, 78217  
(210) 829-4244

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 1<sup>ST</sup> day of MARCH, 20 24 A.D.  
*Reynaldo Martinez Jr.*  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482

JOB No. 24-2-9B

NOTES:

PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

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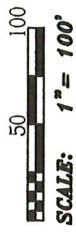
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# LEON VALLEY ADDITION

## PLAT LEGEND

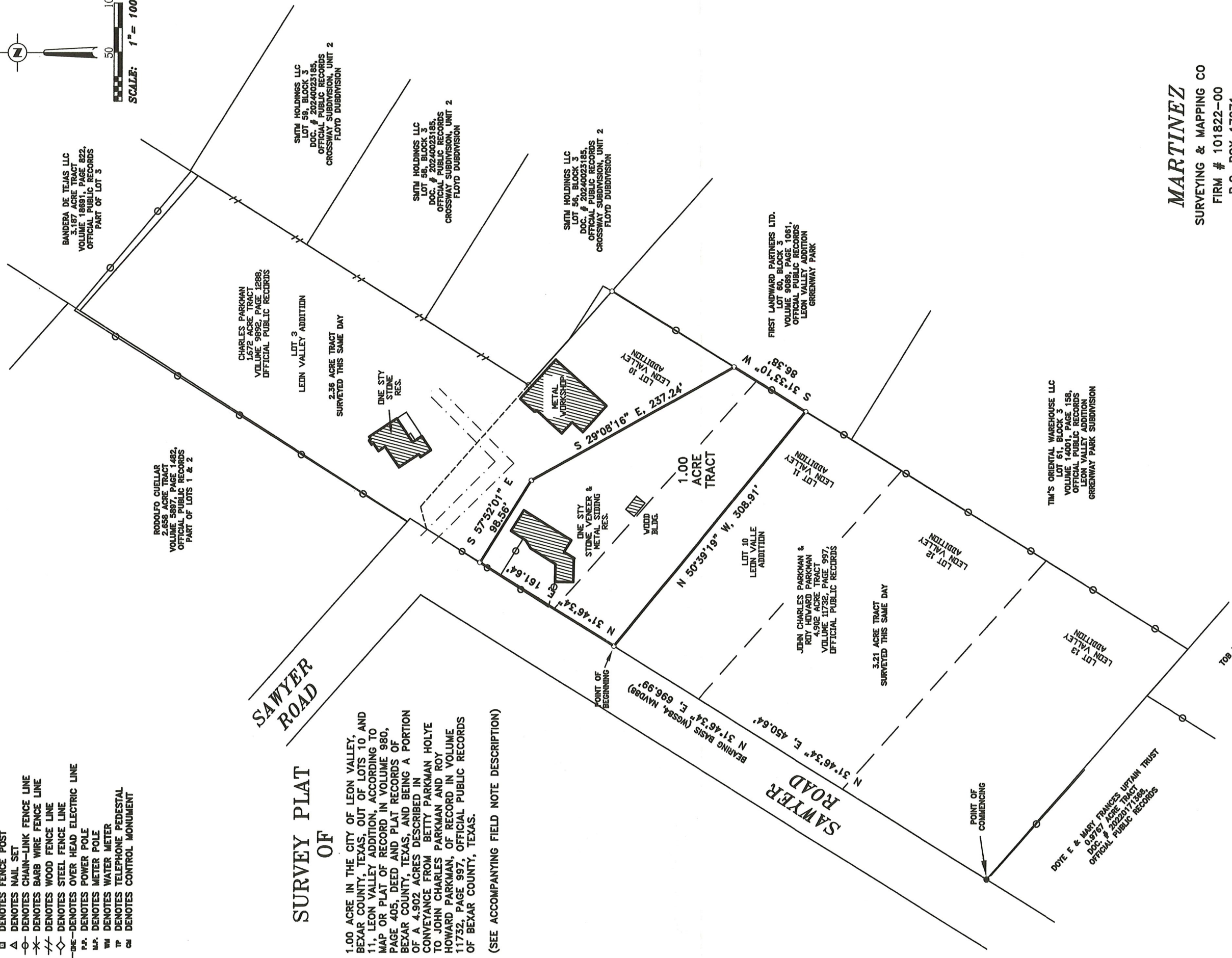
- 1/2" IRON PIN FOUND
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- M.P.— METER POLE
- WM— WATER METER
- TP— TELEPHONE PEDESTAL
- CM— CONTROL MONUMENT



## SURVEY PLAT OF

1.00 ACRE IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, OUT OF LOTS 10 AND 11, LEON VALLEY ADDITION, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 980, PAGE 405, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND ROY HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



BANDERA DE TEJAS LLC  
3.167 ACRE TRACT  
VOLUME 16811, PAGE 822,  
OFFICIAL PUBLIC RECORDS  
PART OF LOT 3

RODOLFO CUELLAR  
2.658 ACRE TRACT  
VOLUME 5897, PAGE 1482,  
OFFICIAL PUBLIC RECORDS  
PART OF LOTS 1 & 2

CHARLES PARKMAN  
1.672 ACRE TRACT  
VOLUME 9892, PAGE 1288,  
OFFICIAL PUBLIC RECORDS

LOT 3  
LEON VALLEY ADDITION  
2.56 ACRE TRACT  
SURVEYED THIS SAME DAY

ONE STY  
STONE  
RES.

METAL  
WORKSHOP

ONE STY  
STONE VENEER &  
METAL SIDING  
RES.

LOT 10  
LEON VALLEY  
ADDITION

1.00  
ACRE  
TRACT

LOT 10  
LEON VALLEY  
ADDITION

JOHN CHARLES PARKMAN &  
ROY HOWARD PARKMAN  
4.902 ACRE TRACT  
VOLUME 11732, PAGE 997,  
OFFICIAL PUBLIC RECORDS

3.21 ACRE TRACT  
SURVEYED THIS SAME DAY

LOT 12  
LEON VALLEY  
ADDITION

TIM'S ORIENTAL WAREHOUSE LLC  
LOT 61A, BLOCK 3  
VOLUME 14011, PAGE 158,  
OFFICIAL PUBLIC RECORDS  
LEON VALLEY ADDITION  
GREENWAY PARK SUBDIVISION

TOP BRUNDAE MINI STORAGE LTD.  
LOT 45, BLOCK 3  
DOC. # 2024002201,  
OFFICIAL PUBLIC RECORDS  
LEON VALLEY ADDITION  
BRUNDAE SUBDIVISION

DOYE E & MARY FRANCES UPTAIN TRUST  
0.4767 ACRE TRACT  
DOC. # 20220171388,  
OFFICIAL PUBLIC RECORDS

FIRST LANDWARD PARTNERS LTD.  
LOT 60, BLOCK 3  
VOLUME 9089, PAGE 1061,  
OFFICIAL PUBLIC RECORDS  
LEON VALLEY ADDITION  
GREENWAY PARK

SMITH HOLDINGS LLC  
LOT 56, BLOCK 3  
DOC. # 20240023185,  
OFFICIAL PUBLIC RECORDS  
CROSSWAY SUBDIVISION, UNIT 2  
FLOYD SUBDIVISION

SMITH HOLDINGS LLC  
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OFFICIAL PUBLIC RECORDS  
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LAND SURVEYOR No. 5482

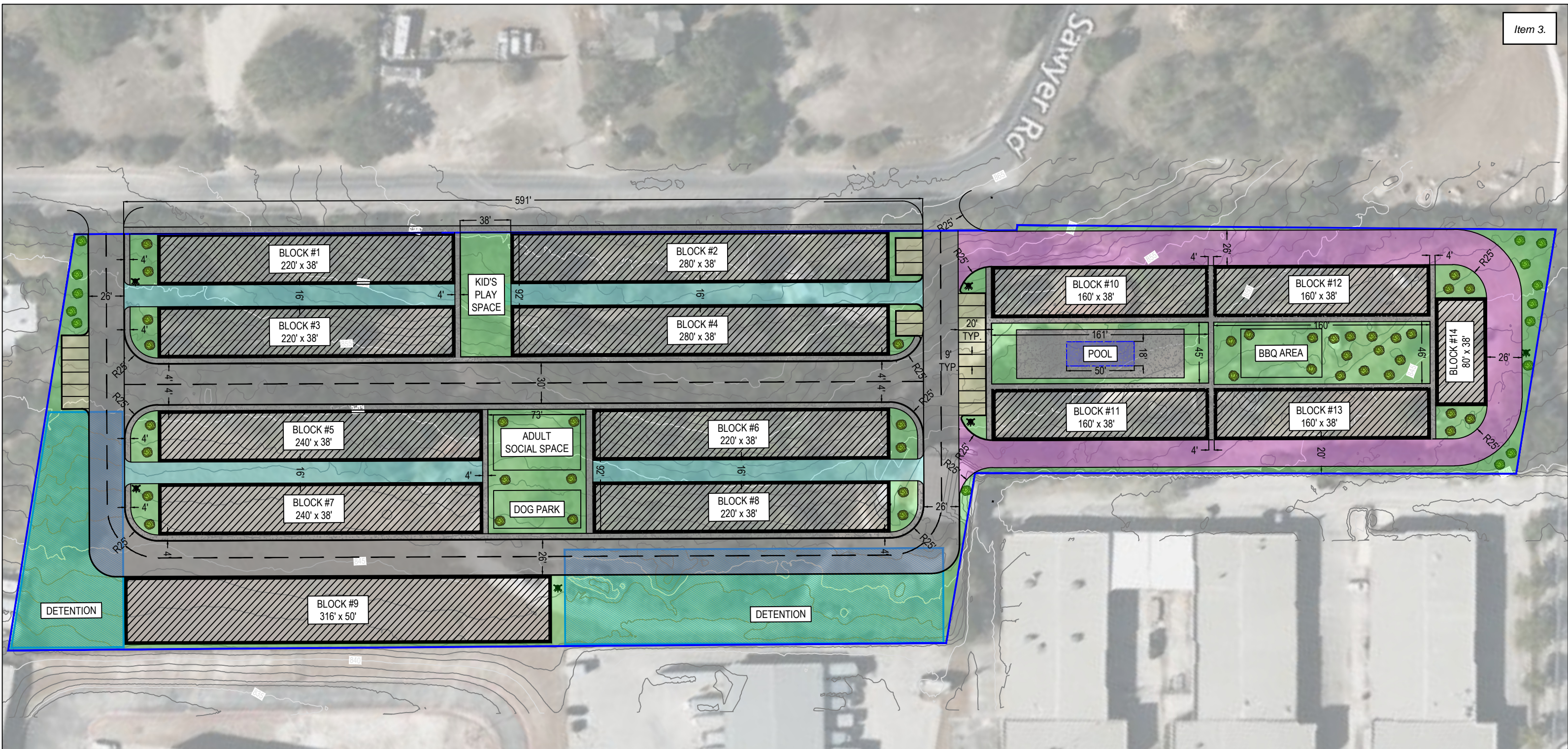
JOB No. 24-2-9B

PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

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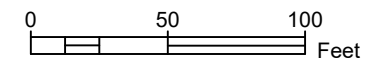
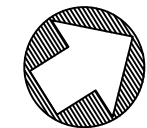


**EXHIBITs B and C**    **SITE PLAN and FIRE PLAN**

**LEGEND**

	GUEST STREET PARKING (9' x 20')
	ALLEY (16')
	FIRE LANE/ALLEY (20-26')
	FIRE LANE (26')
	LANDSCAPING/RECREATION AREAS
	SIDEWALKS/CONCRETE
	UNDERGROUND DETENTION
	FIRE HYDRANTS
	TREES

**6612 AND 6618 SAWYER ROAD**  
**SITE PLAN #1**  
**MARCH 2025**





**Sec. 15.02.308 "R-3" multiple-family dwelling district**

REVISED FOR 6612 AND 6618 SAWYER RD

EXHIBIT D

**PDD Rezoning – 6612 and 6618 SAWYER RD****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, c.2, c.3, c.4, c.5	All setbacks		Remove section
d.6	Minimum Parking Spaces for two bedrooms	two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	Illustration diagram at end of document		DELETE

**Sec. 15.02.308 "R-3" multiple-family dwelling district****(a) Purpose and description.**

- (1) The R-3 district is composed of areas containing multiple-family dwellings. The district regulations are designed to: (1) protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes; (2) encourage a suitable neighborhood environment; (3) prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; (4) avoid excessive population density by requiring a certain minimum building site area for each building unit; and (5) provide a buffer between retail and single-family dwelling areas.
- (2) The R-3 district implements the following policies of the master plan:
  - (A) Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
  - (B) Encourage connectivity throughout the city.

**(b) Lot regulations.**

- (1) *Area.* A lot on which there is erected or converted a multiple-family dwelling shall contain an area of not less than 10,400 square feet for the first three units and ~~1,200~~ 600 square feet for each additional unit.
- (2) *Depth.* Minimum of 120 feet.
- (3) *Floor space.* Minimum of 600 square feet.

## Sec. 15.02.308 "R-3" multiple-family dwelling district

### REVISED FOR 6612 AND 6618 SAWYER RD

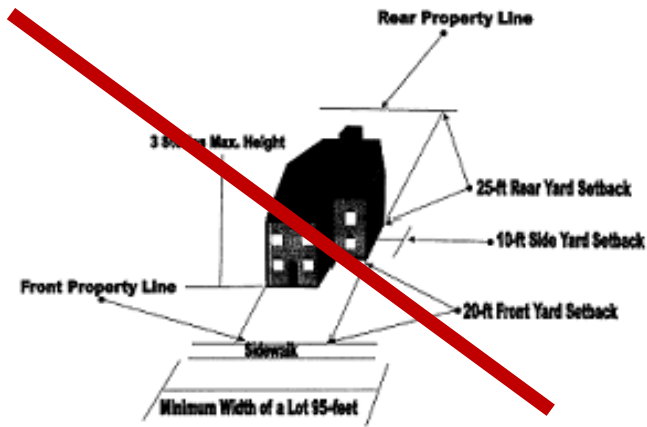
- 
- (4) *Frontage.* A minimum frontage of 95 feet is required along a public right-of-way.
- (5) *Height.* A maximum of **three four** stories is allowed in the R-3 district.
- (6) *Density.* None.
- (c) *Setback requirements.*
- ~~(1) *Front yard.* There shall be a front yard having a minimum of 20 feet from the property line to the building structure.~~
- ~~(2) *Rear yard.* There shall be a rear yard having a minimum of 25 feet from the structure to the rear property line.~~
- ~~(3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.~~
- ~~(4) *Vision clearance area.* On any corner lot no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such property lines at points 25 feet from the point of intersection, measured along such street lines.~~
- ~~(5) *Building distance.* The required space between buildings is 15 feet.~~
- (d) *Other.*
- (1) *Accessory buildings.* Accessory buildings shall in no case consist of more than 20 percent of the total lot area.
- (2) *Landscaping.* A total of 35 percent of the total overall area must be landscaped and not less than five percent of the R-3 area shall be covered by plantings and amenities other than sod, subject to the approval of the city. The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. See appendix A for a list of trees, shrubs and plants suitable for the region. Also see Landscaping, division 9 of this article, for other applicable regulations.
- (3) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
- (4) *Masonry required.* Multiple-family dwellings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
- (5) *Nonconforming structures.* The provisions of subsection (b) above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.
- (6) *Parking.* A minimum of one space for each one-bedroom unit, **two one and half** spaces for each two-bedroom unit and **one space for each additional unit shall be provided two spaces for each unit with more than two bedrooms.**
- (7) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
-

**Sec. 15.02.308 "R-3" multiple-family dwelling district**

**REVISED FOR 6612 AND 6618 SAWYER RD**

- (8) *Storage.* Outside storage is not allowed in the R-3 district, with the exception of vehicles, trailers, recreational vehicles and boats in accordance with article 3.05 and article 12.03 of the Leon Valley City Code. Items to be stored must be completely contained in either the apartment units, garages or accessory buildings.

015\_CHAPTER\_15\_\_ZONING.txt



(1972 Code, sec. 30.608; Ordinance 07-033 adopted 8-8-07; 2008 Code, sec. 14.02.308)



# LARGE TREE GROUPING

# EXHIBIT F

Item 3.

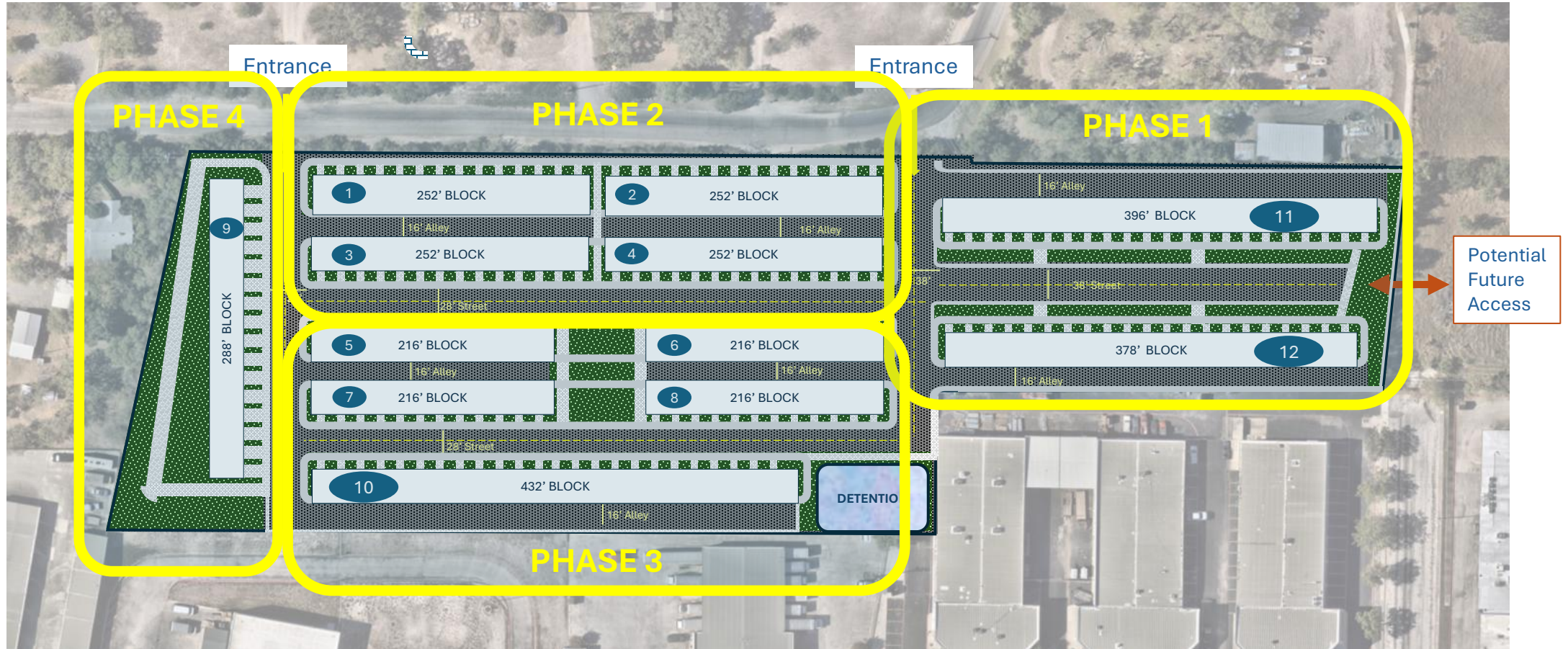




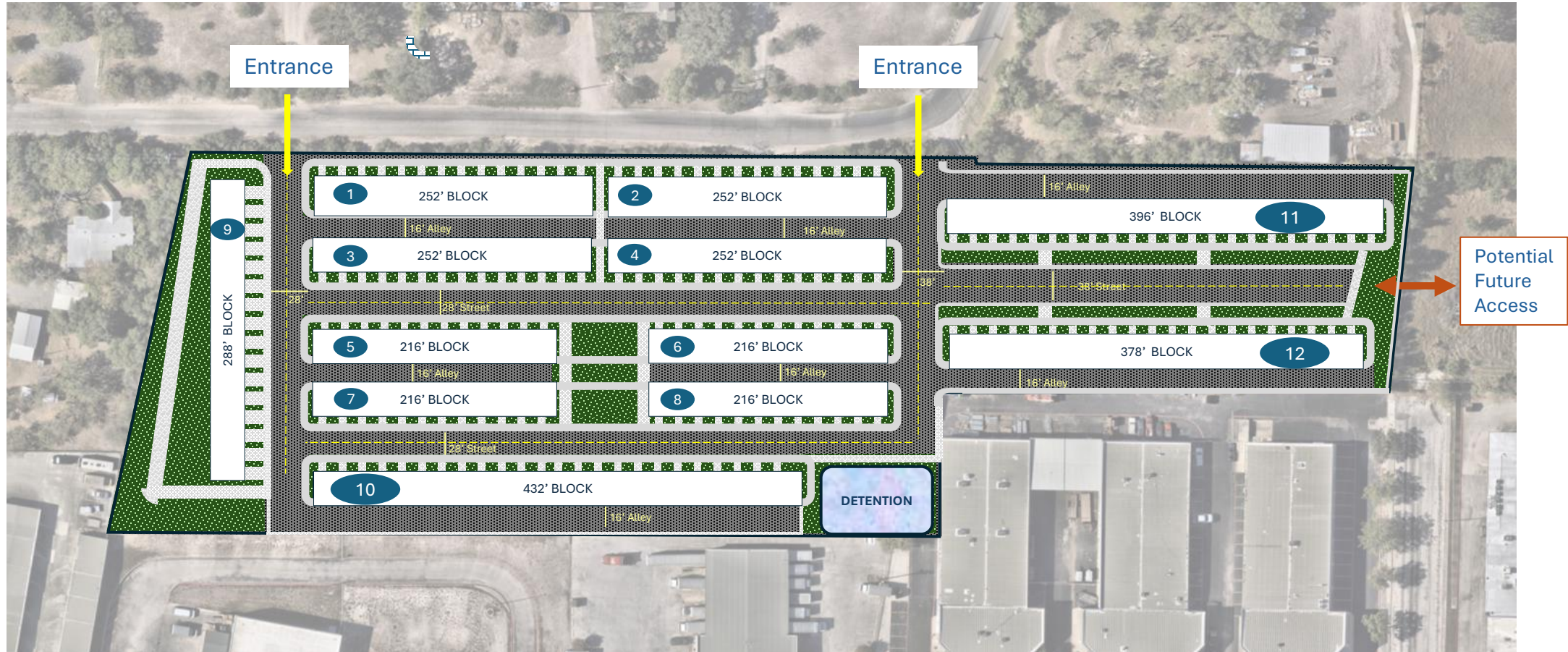
# PHASING PLAN

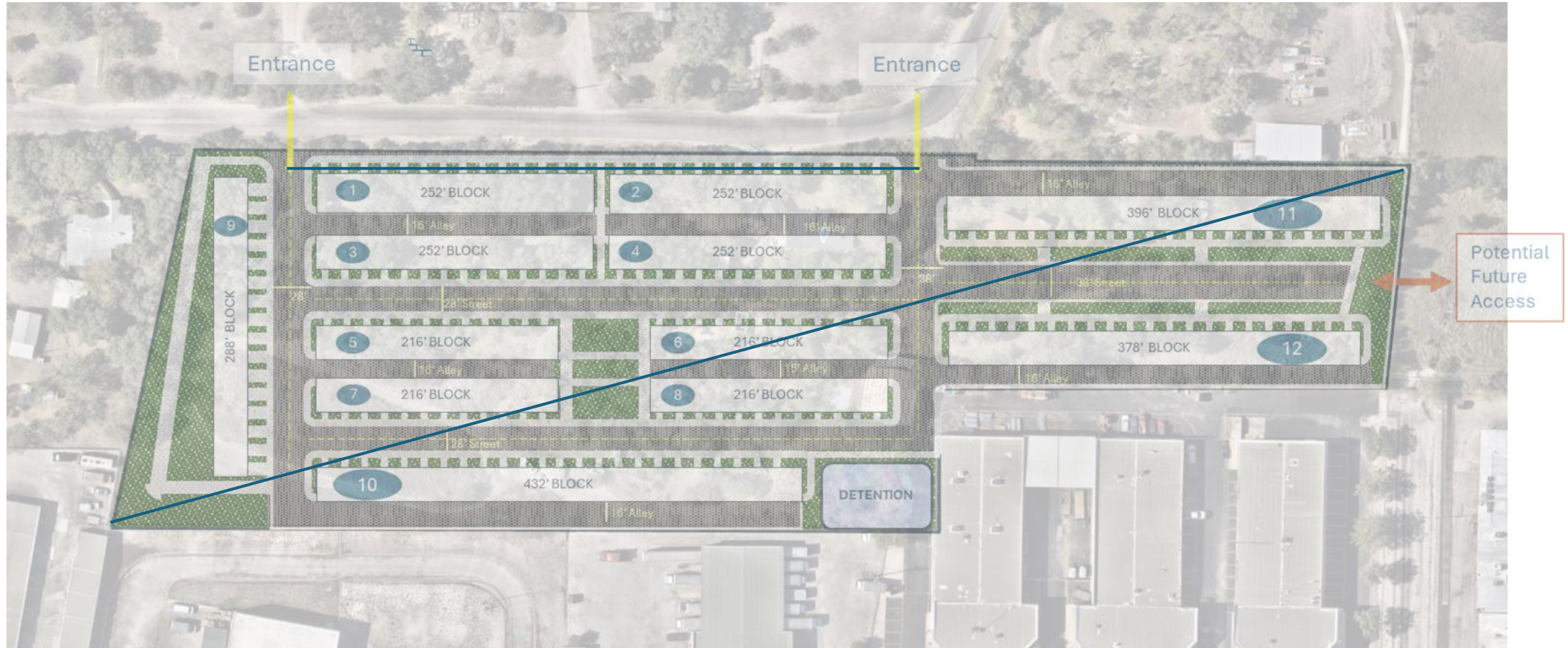
# EXHIBIT G

Item 3.









City of Leon Valley - Traffic Impact Analysis (TIA) Threshold Worksheet  
Office Use Only:  
CASE #

\*\*Complete this Form as an aid to determine if your project requires a Traffic Impact Analysis, as per city code, Sect. **30.406**

**Project Name:** 6612 and 6618 Sawyer Rd rezoning - PZ 2025-05

**Location:** 6612 and 6618 Sawyer Rd

**Applicant:** One Stop Group, LP **Owner:** Estates of Roy and John Parkman

**Agent/Applicant:** Samir Chehade - Managing Partner \*\* Submit Letter of Authorization

**Type of Development Request:** (circle one)

- ZONING
- SPECIFIC USE PERMIT
- PLAT
- CERTIFICATE OF OCCUPANCY

**SECTION A (Initial Traffic Impact Analysis) RESIDENTIAL DEVELOPMENT**

ANTICIPATED LAND USE	NUMBER OF UNITS	OTHER — SPECIFY
PDD - Townhouses	175	
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS	TRIP RATE SOURCE *ITE CODE:
PM	0.57 / unit = 99.75	215

**\*\*A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.\*\***  
(Refer to Section 30.406, 1998 **Zoning Code** for Details)

**SECTION B (Initial Traffic Impact Analysis) NON-RESIDENTIAL DEVELOPMENT**

ANTICIPATED LAND USE	PROJECT SIZE	OTHER — SPECIFY	
	ACRES	GROSS FLOOR AREA	175
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS	TRIP RATE SOURCE	*ITE CODE:

**\*\*A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.\*\***  
(Refer to Section 30.406, 1998 **Zoning Code** for Details)

**\*\*NOTE\*\* FILL OUT PORTION D & E OF THIS FORM, ONLY IF TIA PEAK HOUR TRIPS EXCEED 100**

**SECTION C (To Be Completed By Staff ONLY)**

REVIEWED BY:

TRAFFIC IMPACT ANALYSIS REQUIRED: (Circle One) YES NO

LEVEL REQUIRED: (Circle One of the Following) 1 2 3

Signature of Applicant: 

Date of Submittal: 2025-02-05

**SECTION D** (Initial Traffic Analysis on File with Development Department? If **YES**, complete Section D to determine if new activity/use requires an updated TIA.)


PEAK HOUR TRIPS PROJECTED IN INITIAL TIA

PEAK HOUR TRIPS IN UPDATED INCREASE IN PEAK HOUR TRIPS DEVELOPMENT PROJECT

**\*\*NOTE\*\*** An **ADDITIONAL** Traffic Impact Analysis **IF** Peak Hour Trips **EXCEED 100**. (Refer to **Section 30.406**, 1998 Zoning Code for details.)

**SECTION E** (Information Regarding the Person/Agency, who prepared the TIA)

PREPARED BY: ONE STOP GROUP, LP - Samir Chehade

ADDRESS: 12042 Blanco Rd. Ste 305 CITY: San Antonio STATE: TX ZIP: 78216

PHONE NUMBER: 403-561-2425 FAX NUMBER: samir@sts-partners.com

**COMMENTS:**

\_\_\_\_\_ A TRAFFIC IMPACT ANALYSIS IS **REQUIRED**.  
REFER TO 1998 ZONING CODE, SECTION 30.406, 1998 ZONING CODE FOR REQUIREMENTS.

\_\_\_\_\_ A TRAFFIC IMPACT ANALYSIS IS **NOT REQUIRED**.  
THE TRAFFIC GENERATED BY THE PURPOSED DEVELOPMENT **DOES NOT EXCEED** THE THRESHOLD REQUIREMENTS.




THE TRAFFIC IMPACT ANALYSIS HAS BEEN WAIVED FOR THE FOLLOWING REASON(S):



# STS PARTNERS

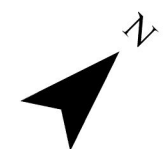
## PRELIMINARY DRAINAGE PLAN SAWYER TRACT

### Legend

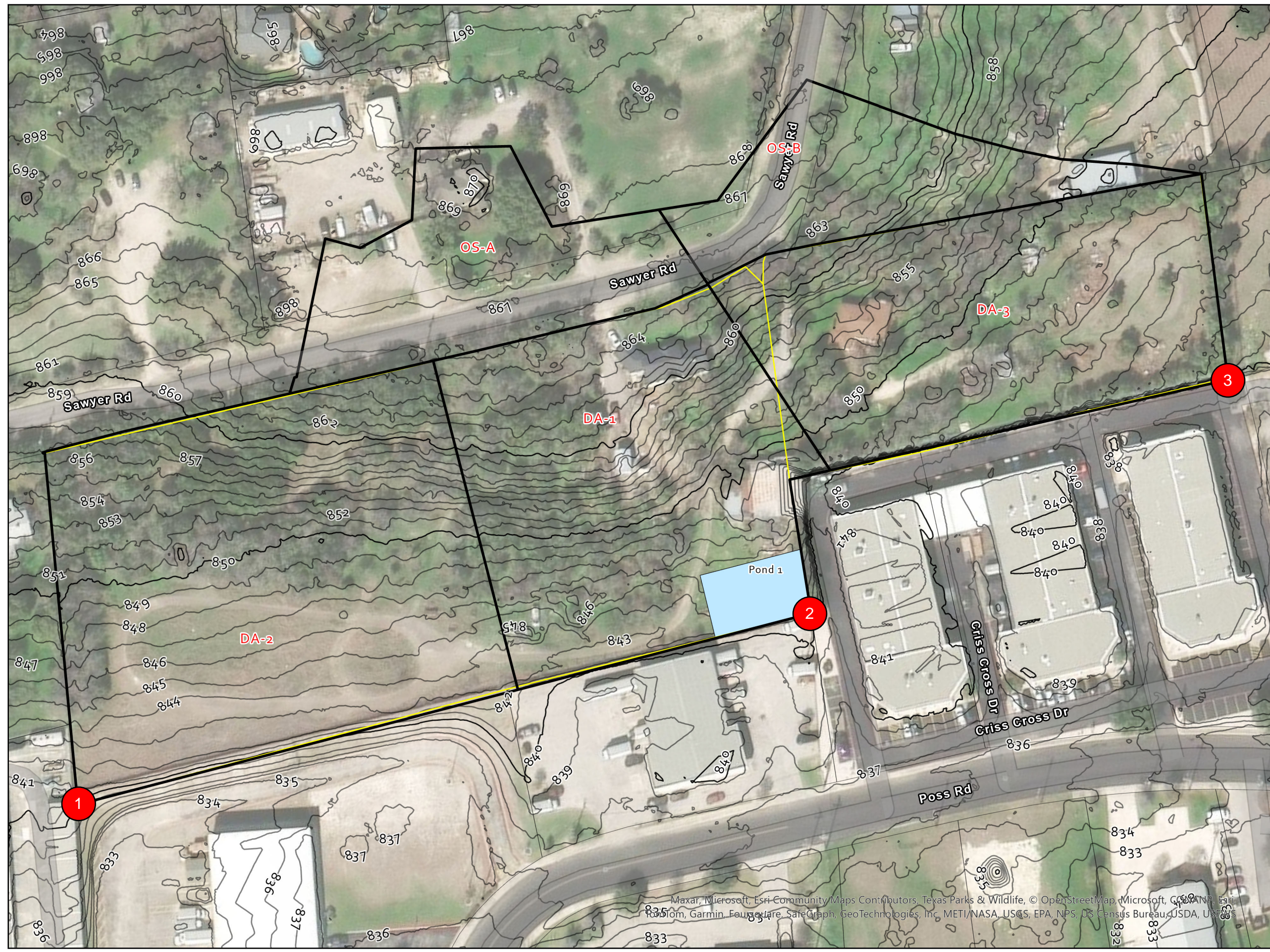
-  DRAINAGE AREA
-  PROJECT SITE
-  ABOVE GROUND DETENTION

### Notes:

1. DA OS-A to be captured via onsite inlet and underground storm drain and directed to Pond 1. This will reduced offsite flows draining to Outfall 2.
2. DA OS-B to be drained to drainage swale or underground system on the north portion of DA-3 toward Outfall 3.
3. DA-1 to drain to Pond 1 via surface and underground systems.
4. DA-2 to drain to Outfall 2, local underground detention to be assessed.
5. DA-3 to drain to Outfall 3, local underground detention to be assessed.



0 50 100 200 Feet



Maxar, Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Garmin, Esri, TomTom, Garmin, FourGears, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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

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



# Request

- The purpose of this item is 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
- Proposed apartment style townhouse development
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

# 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

- Lot regulation - minimum unit size area after the first three units decreased from 1,200 to 600 square feet
- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)
- Request to provide only two parking spaces for townhouses with more than two bedrooms
- Request to be exempt from minimum setbacks

# Location Map

Item 3.



# Aerial View

Item 3.



# Surrounding Zoning

Item 3.

- 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

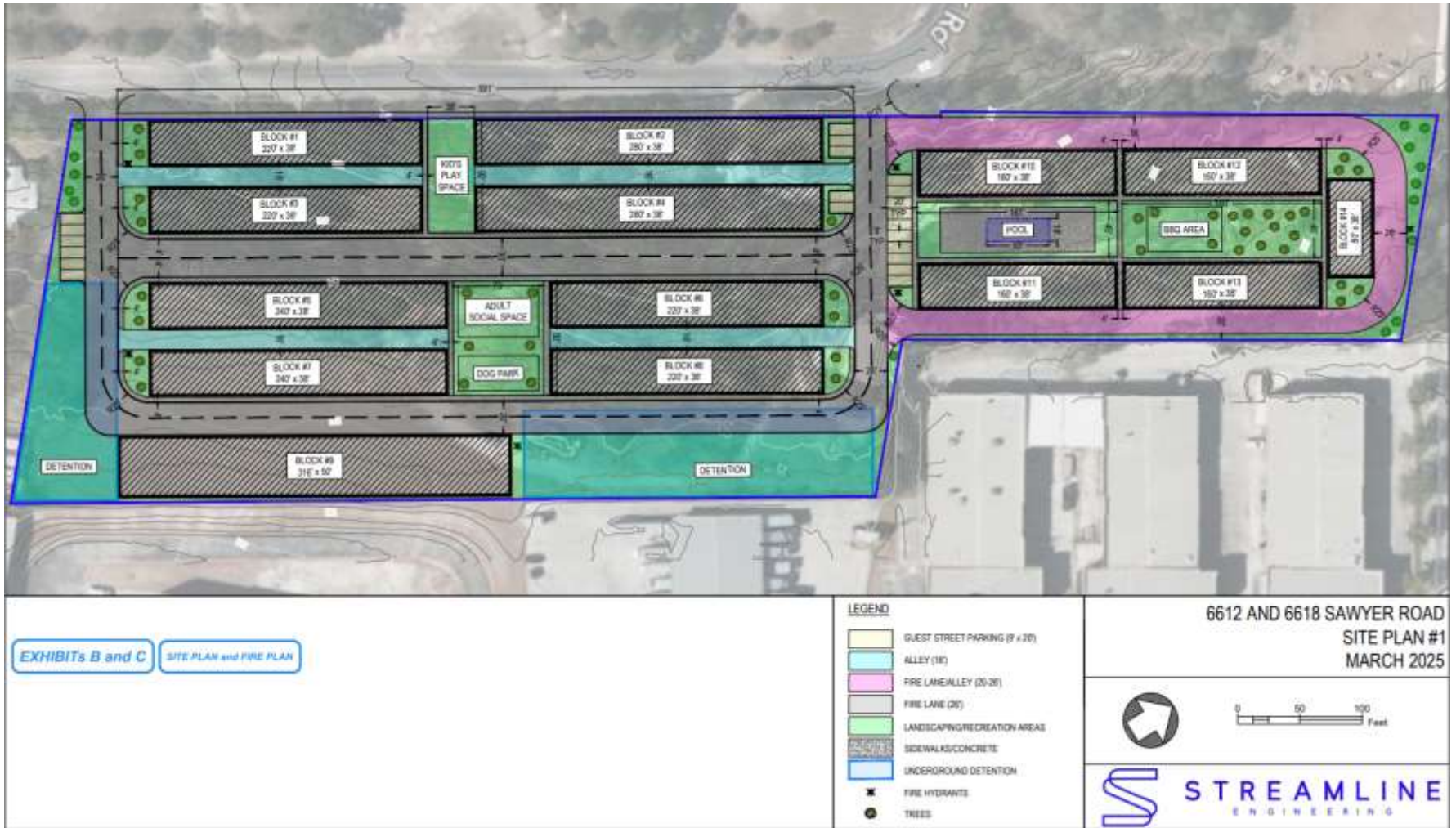
- Pink - B-2 Retail with SO
- Light Pink - R-3 Multiple Family Dwelling
- Dark green - B-1 Small Business w/SO
- Blue - R-1 Single Family Dwelling
- Bright Green - B-3 Commercial w/SO
- Yellow Outline - Property





# Site Plan

Item 3.



# 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 Commission to require legal documentation for the condominium project
- Staff does not support the variance request to be exempt from minimum setback requirements
- This property will need to be replatted prior to any development or construction
- Applicant is in the process of submitting a tree removal variance
- Staff recommends to place a condition on the site plan that they can't increase units more than 10% without Council approval

# 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

# 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 applicant revise variance request to provide minimum setbacks
- Staff recommends project be held to 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
- Site plan be revised to indicate number of units, number of parking spaces provided, percentage of open space provided, and minimum setbacks followed
- Condominium documents should be provided at time of platting

## PLANNING AND ZONING COMMISSION STAFF REPORT

**DATE:** March 25, 2025

**TO:** Planning and Zoning Commission

**FROM:** Susana Huerta, Planning and Zoning Director

**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Presentation, Discussion, Public Hearing, and Consider a Recommendation on a Request to Amend Ordinance 2021-54 to Change the Zoning from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; More Specifically Described as CB 5784, Block 4, Lot 64, Leon Valley Addition - Quality Subdivision.

### PURPOSE

The purpose of this item is to make a recommendation on a request to amend Ordinance 2021-54 to change the zoning from PD Planned Development District with B-3 Commercial District to a Planned Development District with R-3 Multiple-Family Dwelling District for 6758 Poss Road.

This PDD is proposing to allow for flexible planning to:

1. Develop an apartment complex with potential mixed use of independent living and adult-only living.
2. Allow for compatible development with nearby apartment developments including Barcelona, Valencia and Timberhill Apartments.
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 seven variances to Section 15.02.308 R-3 Multiple-Family Dwelling District:

1. Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet.
2. Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum. (Not Necessary).
3. Minimum Floor Space decreased from 600 to 400 square feet.
4. Minimum Height increased from three (3) stories to four (4) stories.
5. Reduce Minimum Setbacks from 20' to 10' Front, 25' to 10' Rear and 15' to five (5) foot between buildings.
6. Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½).

7. Request to provide only two parking spaces for apartments with more than two bedrooms.

The applicant is requesting consideration of two concept plans. Concept Plan number one proposes to vacate an existing easement on the property. Concept Plan number two proposes not to vacate the easement.

### **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*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

### **STAFF COMMENTS**

Staff has no objection to a decrease in parking spaces, if the facility is truly for independent living or adult only facilities. Persons in independent living or adult only facilities typically only have one vehicle, no matter how many bedrooms per unit. If the use is for general occupancy apartments, staff doesn't recommend a decrease in parking requirements.

Roadways are internal to the development, and they meet all requirements of the Fire Code.

Staff recommends approval of either option for the amended PDD as both are consistent and compatible with the City's Master Plan and surrounding uses. It would make good use of a property that has physical developmental conflicts. The property has an odd shape, difficult easements, and low visibility for retail or commercial use. Staff has no objection to the proposed variances for lot requirements, with exception of parking requirements and minimum setbacks. The site plan should be revised to provide exact number of proposed units, number of parking spaces provided, percentage of open space and show the removal of parking along Poss Rd that backs up into public right-of-way.



*Traffic Impact*

An updated TIA was not submitted, however the project will be limited to no more than 175 units in order not to go over the threshold to require a TIA study.

*Surrounding Zoning*

- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

*Master Plan*

The proposed facility is in keeping with the Master Plan which states that “The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses”

Notification

- |   |    |
|---|----|
| • Letters mailed to property owners within 200' | 15 |
| • Letters received in favor                     | 0  |
| • Letters received in opposition                | 0  |
| • Letters returned undeliverable                | 0  |

**FISCAL IMPACT:**

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

**RECOMMENDATION**

Staff recommends that should Council decide to approve the proposed project, the following conditions be added to the PDD ordinance:

1. Maximum number of units be limited to a maximum of 175. Should units be increased, it will trigger a TIA study.
2. The minimum lot size for R-3 base zoning district is required to remain.
3. The 400 square foot area variance is to unit size of apartments, not lot size of the property.
4. Minimum open space requirements will need to be met.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

\_\_\_\_\_  
**Susana Huerta**  
Planning and Zoning Director

EXHIBIT \_\_  
To Ordinance \_\_\_\_  
Of The City of Leon Valley

**6758 POSS RD**

Submitted by: ONE STOP GROUP, LP

**AMENDMENT TO PLANNED DEVELOPMENT DISTRICT  
COLV REZONING ORDINANCE 2021-54**

**PROJECT PLAN (rev.2)**



Approved \_\_\_\_\_, 2025

## Article 1. GENERAL

The property is approximately 2.85 Acres with a municipal address of 6758 Poss Road. It is generally Located on the East Side of Poss Road, Approximately 400 Feet South of Bandera Road, Legal Description: "CB 5784 Blk 4 Lot 64 Quality Subd", as illustrated in **Exhibit "A"** and shall herein be referred to as the "Property".

This property has been rezoned in 2021 to allow a PDD for a Mixed-used project, with a combination of 4-storey townhouses, 4-storey loft-style condos, with a retail front on Poss Road. In 2023, the City Council approved an extension to this PDD. It is owned by One Stop Group, LP since 2015.

This **Amendment** addresses the changes in market demand and support for this particular location, where the use of townhouses for sale on a property surrounded by commercial business is no longer viable with steep competition from affordable nearby single-family developments.

Our Group reconsidered potential land-uses that is more consistent with market indicators. Although there is a strong appetite for townhouses in the area, they would not be attractive for a buyer on this particular parcel of land, being fully surrounded by commercial businesses. It is our belief that Lofts/apartment-style development, with potential uses for adults and senior independent living, is the most suitable use for this property. This is also consistent with the City's approval of three successful apartment developments nearby: Barcelona Lofts, Valencia Lofts, and Timberhill Commons. There is significant market demand for new, well-kept, higher-end, and secure Loft offerings in Leon Valley, being in close proximity to the Medical Centre.

## 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. 15.02.308 "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 in Section A, Base Zoning:

- i. The development of a Lofts / apartments project with a Site Plan similar to the illustration attached in **EXHIBIT “B”**.
- ii. The development of a Lofts / apartments project with a Site Plan similar to the illustration attached in **EXHIBIT B**, while allowing flexibility in design to accommodate a scenario where the CPS and SAWS utilities easements on the property are vacated.

**\*Note: The approved PDD as it currently stands allows for the construction of two 4-story lofts/apartment-style buildings, in addition to 4-story townhouses, by-right. As well, the original Sustainability Overlay zoning on this property allows for the development of “Lofts” by-right.**

**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. These revisions are wholly consistent with those in the currently approved PDD for this Property. 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	400
b.3	Minimum Floor space	600	400
b.4	Minimum Frontage on Public ROW	90ft	DELETE – N/A
b.5	Minimum Height	3 stories	4 stories
c.1, c.2, c.3, c.4, c.5	All setbacks		Remove section

d.6	Minimum Parking Spaces for two bedrooms	Two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	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. The development must, however, comply with the requirements of the Fire Code.
- B. The Applicant shall be granted the right to modify the Site Plan as currently shown in Exhibit B. All modifications shall comply with the zoning requirements as stated in Section A of Article 2, Base Zoning, and Sec. 15.02.308 "R-3" Multiple-Family dwelling district as revised in attached **Exhibit D**.

**Article 5. PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS**

This PDD allows for flexible and creative planning to create a development similar to neighboring developments and that meets the strong current market demand for relatively affordable new rentals in proximity to the Medical Center.

This development only borders commercial developments. Poss 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 2027: Complete Construction of the Entire project.

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.

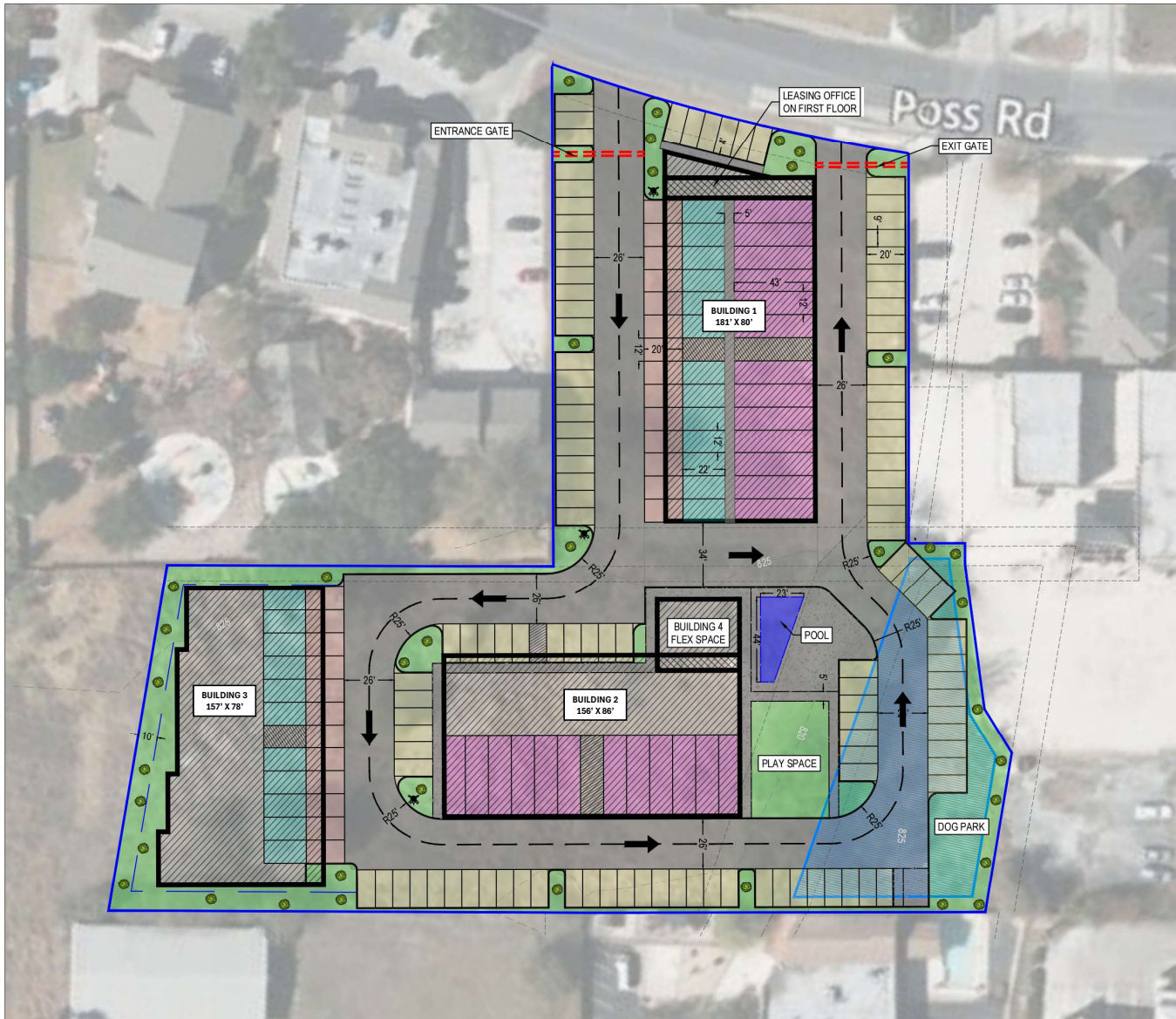
### **This PDD Project Plan includes the following Exhibits:**

- A. Property Site Survey
- B. Site Plan – revised
- C. Fire Plan – revised
- D. Revision to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- E. This Exhibit has been eliminated as it was deemed unnecessary by Staff
- F. Large Tree Grouping
- G. Site Topo on Site Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet



EXHIBIT B.1  
AND  
EXHIBIT C.1

CONCEPT #1  
SITE PLAN  
AND  
FIRE PLAN



6758 POSS ROAD  
SITE PLAN #1 - LOFTS  
CROSS UTILITIES EASEMENT NOT VACATED  
GATED COMMUNITY

MARCH 2025

LEGEND

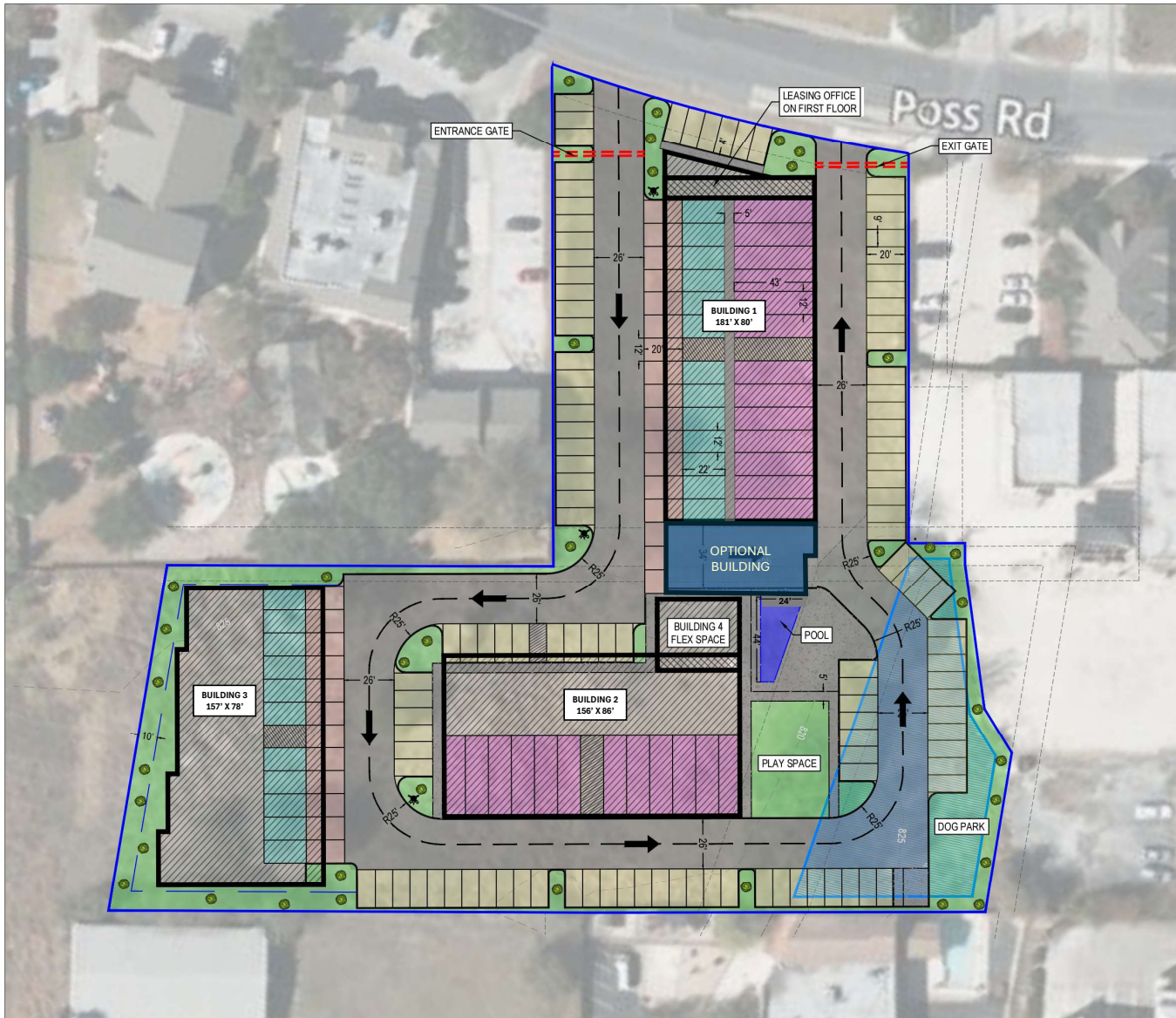
- RESIDENT STREET PARKING (12' x 20')
- GUEST STREET PARKING (9' x 20')
- COVERED PARKING - SINGLE (12' x 22')
- COVERED PARKING - TANDEM (12' x 43')
- FIRE LANE
- LANDSCAPING/RECREATION AREAS
- SIDEWALKS/CONCRETE
- UNDERGROUND DETENTION
- EASEMENTS
- FIRE HYDRANTS
- TRAFFIC DIRECTION
- TREES

THIS PLAN ALSO  
SHOWS FIRE HYDRANTS'  
LOCATIONS AND EMERGENCY  
VEHICLES TURNING RADIUS



EXHIBIT B.2  
AND  
EXHIBIT C.2

CONCEPT #2  
SITE PLAN  
AND  
FIRE PLAN



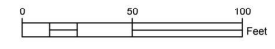
6758 POSS ROAD  
SITE PLAN #2 - LOFTS  
CROSS UTILITIES **EASEMENT VACATED**  
ADDING OPTIONAL BUILDING  
GATED COMMUNITY

MARCH 2025

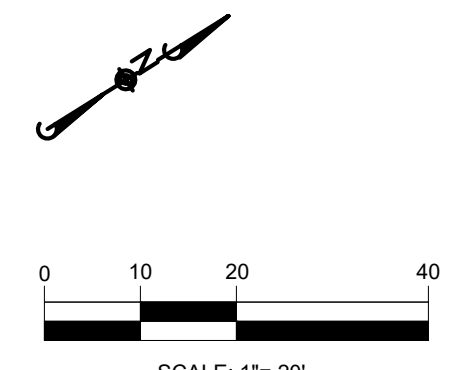
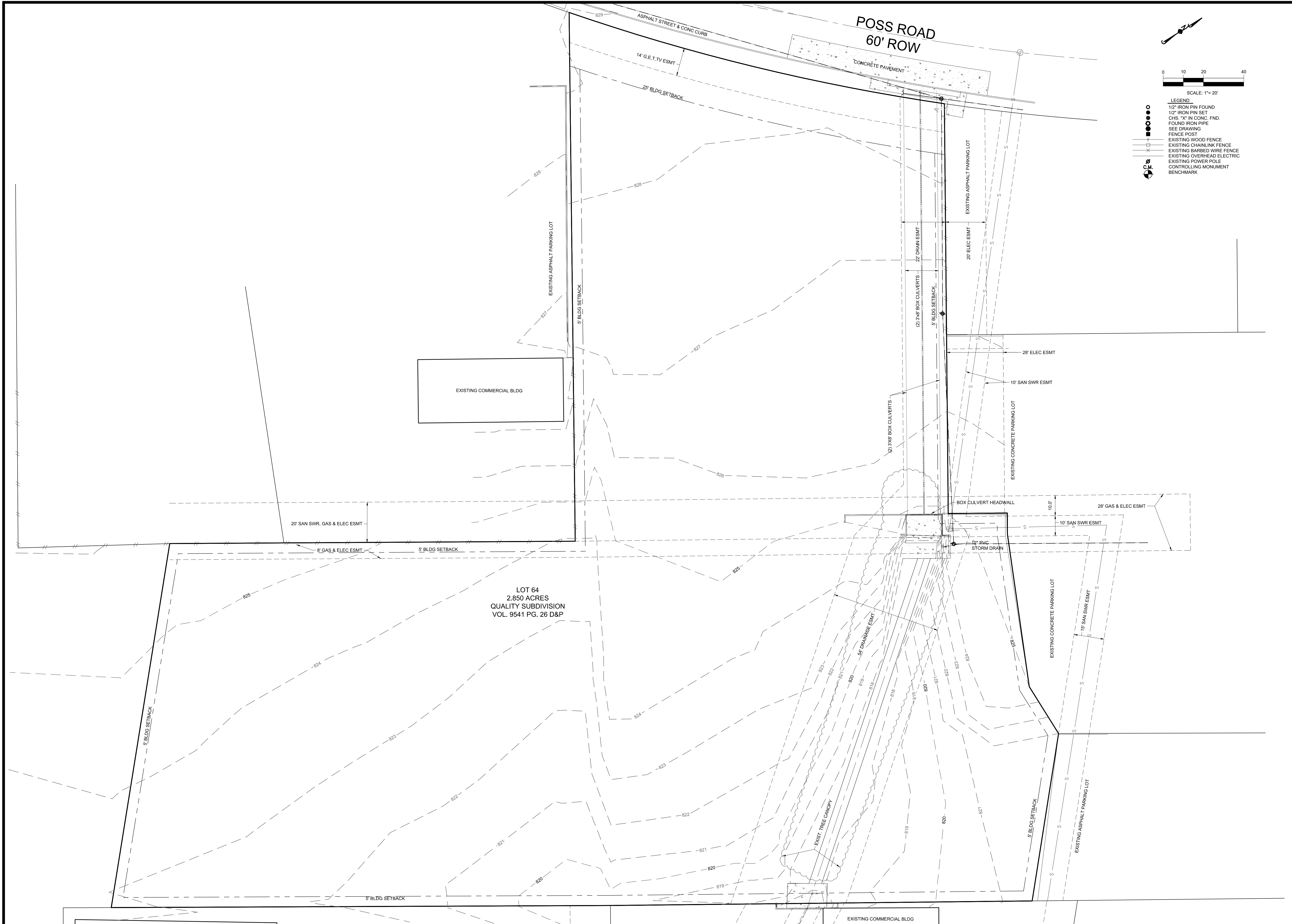
LEGEND

- RESIDENT STREET PARKING (12' x 20')
- GUEST STREET PARKING (9' x 20')
- COVERED PARKING - SINGLE (12' x 22')
- COVERED PARKING - TANDEM (12' x 43')
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- EASEMENTS
- FIRE HYDRANTS
- TRAFFIC DIRECTION
- TREES

THIS PLAN ALSO  
SHOWS FIRE HYDRANTS'  
LOCATIONS AND EMERGENCY  
VEHICLES TURNING RADIUS







- SCALE: 1"= 20'
- LEGEND**
- 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET
  - CHS. 3" IN CONC. FND.
  - FOUND IRON PIPE
  - SEE DRAWING
  - FENCE POST
  - EXISTING WOOD FENCE
  - EXISTING CHAINLINK FENCE
  - EXISTING BARBED WIRE FENCE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING POWER POLE
  - CONTROLLING MONUMENT
  - BENCHMARK

NO.	DATE	COMMENTS

THIS PRELIMINARY DOCUMENT IS RELEASED FOR THE REVIEW AND APPROVAL OF THE PUBLIC UNDER THE AUTHORITY OF DAVID W. DYE, INC., 1001 R.F.L. ROAD, SAN ANTONIO, TEXAS 78204. IT IS NOT TO BE RECORDED FOR ANY PURPOSE.

**DYE DEVELOPMENT, INC.**  
 TBPE: F-9539 - TBPLS: #10092300  
 17174 IRONGATE RAIL  
 SAN ANTONIO, TEXAS 78247  
 TEL: (210) 685-9193  
 FAX: (210) 598-9758

POSS ROAD CONDOMINIUM & COMMERCIAL DEVELOPMENT  
**BOUNDARY & TOPOGRAPHICAL SURVEY**  
 PROPOSED MIXED USE DEVELOPMENT  
 6758 POSS ROAD, LEON VALLEY, TEXAS 78238

DRAWN BY: DWD  
 CHECKED BY: DWD  
 DATE: 11-27-2018  
 PROJECT NO: POSS

SHEET  
**S1.0**

**Sec. 15.02.308 "R-3" multiple-family dwelling district**

REVISED FOR 6758 POSS RD

EXHIBIT D

**PDD Rezoning – 6758 POSS RD****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	400
b.3	Minimum Floor space	600	400
b.4	Minimum Frontage on Public ROW	90ft	DELETE – N/A
b.5	Minimum Height	3 stories	4 stories
c.1	Front yard setback	20	10
c.2	Rear yard setback	25	10
c.5	Distance between <u>buildings (only to accommodate an optional building)</u>	15	5
d.6	Minimum Parking Spaces for two bedrooms	Two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	Illustration diagram at end of document		DELETE

**Sec. 15.02.308 "R-3" multiple-family dwelling district****(a) Purpose and description.**

- (1) The R-3 district is composed of areas containing multiple-family dwellings. The district regulations are designed to: (1) protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes; (2) encourage a suitable neighborhood environment; (3) prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; (4) avoid excessive population density by requiring a certain minimum building site area for each building unit; and (5) provide a buffer between retail and single-family dwelling areas.
- (2) The R-3 district implements the following policies of the master plan:
  - (A) Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
  - (B) Encourage connectivity throughout the city.

## Sec. 15.02.308 "R-3" multiple-family dwelling district

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(b) *Lot regulations.*

- (1) *Area.* A lot on which there is erected or converted a multiple-family dwelling shall contain an area of not less than 10,400 square feet for the first three units and **1,200 400** square feet for each additional unit.
- (2) *Depth.* Minimum of 120 feet.
- (3) *Floor space.* Minimum of **600 400** square feet.
- (4) *Frontage.* ~~A minimum frontage of 95 feet is required along a public right-of-way.~~
- (5) *Height.* A maximum of **three four** stories is allowed in the R-3 district.
- (6) *Density.* None.

(c) *Setback requirements.*

- (1) *Front yard.* There shall be a front yard having a minimum of **20 10** feet from the property line to the building structure.
- (2) *Rear yard.* There shall be a rear yard having a minimum of **25 10** feet from the structure to the rear property line.
- (3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.
- (4) *Vision clearance area.* On any corner lot no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such property lines at points 25 feet from the point of intersection, measured along such street lines.
- (5) *Building distance.* The required space between buildings is **15 5** feet.

(d) *Other.*

- (1) *Accessory buildings.* Accessory buildings shall in no case consist of more than 20 percent of the total lot area.
- (2) *Landscaping.* A total of 35 percent of the total overall area must be landscaped and not less than five percent of the R-3 area shall be covered by plantings and amenities other than sod, subject to the approval of the city. The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. See appendix A for a list of trees, shrubs and plants suitable for the region. Also see Landscaping, division 9 of this article, for other applicable regulations.
- (3) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
- (4) *Masonry required.* Multiple-family dwellings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
- (5) *Nonconforming structures.* The provisions of subsection (b) above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built

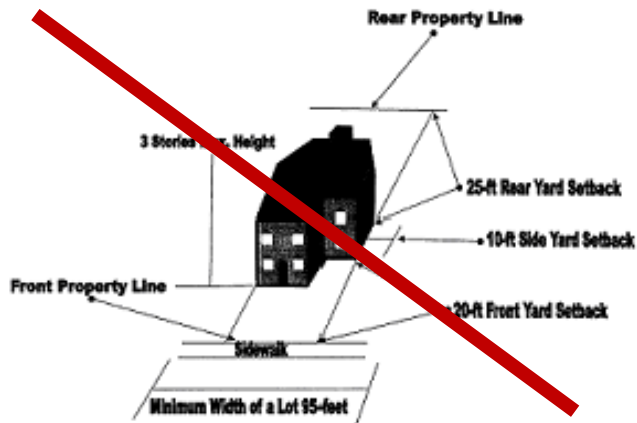
**Sec. 15.02.308 "R-3" multiple-family dwelling district**

**REVISED FOR 6758 POSS RD**

hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.

- (6) *Parking.* A minimum of one space for each one-bedroom unit, **two one and half** spaces for each two-bedroom unit and **one space for each additional unit shall be provided two spaces for each unit with more than two bedrooms.**
  
- (7) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
  
- (8) *Storage.* Outside storage is not allowed in the R-3 district, with the exception of vehicles, trailers, recreational vehicles and boats in accordance with article 3.05 and article 12.03 of the Leon Valley City Code. Items to be stored must be completely contained in either the apartment units, garages or accessory buildings.

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(1972 Code, sec. 30.608; Ordinance 07-033 adopted 8-8-07; 2008 Code, sec. 14.02.308)

EXHIBIT E

**EXHIBIT “E” HAS BEEN ELIMINATED AS IT IS NO LONGER REQUIRED**

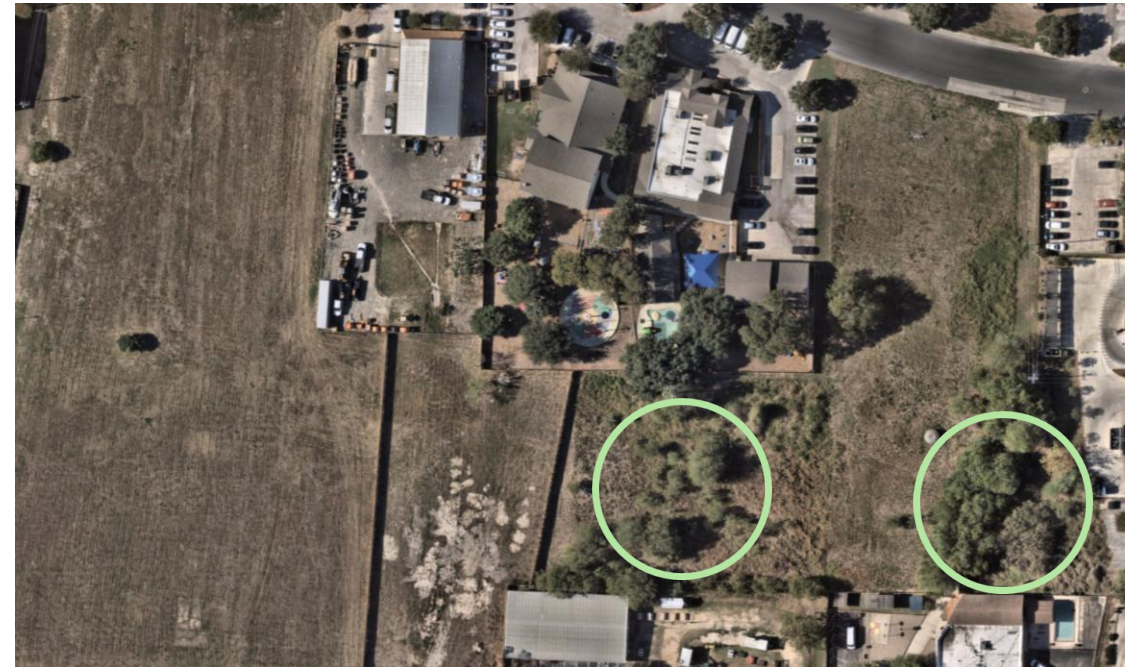


# LARGE TREE GROUPING

2004 Aerial – shows no heritage trees



Current – Brush and diseased Trees



# SITE TOPOGRAPHY WITH SITE PLAN #2

## EXHIBIT H

Item 4.







# STS PARTNERS

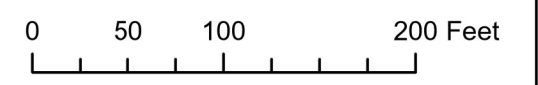
## PRELIMINARY DRAINAGE PLAN POSS TRACT

### Legend

-  DRAINAGE AREA
-  PROJECT SITE

### Notes:

1. DA OS-B to be conveyed in existing inlet system at Point 1 on Poss to existing 8-3 box culvert.
2. DA OS-A to be conveyed via onsite inlet system and conveyed through underground storage before reaching Outfall 1C.
3. DA OS-C to be conveyed via onsite inlet system and conveyed through underground storage before reaching Outfall 1C.
4. DA-1 to be conveyed via onsite surface drainage and inlet system and conveyed through underground detention storage before reaching Outfall 1C.
5. Drainage between 1B and 1C to be conveyed through proposed underground box culvert system.





Map: Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS



# STS PARTNERS

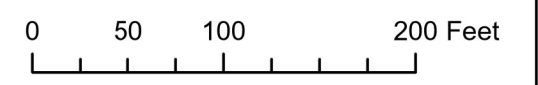
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PZ-2025-4  
PDD Amendment  
6758 Poss Road

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

# Request

- Amend Ordinance 2021-54 PD Planned Development District with B-3 Commercial District to PD Planned Development District with R-3 Multiple-Family Dwelling District
  - Current PDD allowed townhouses
- Amendment proposes 175-unit apartment style development with potential of independent/adult only living
- Requesting variances from Zoning Code (R-3)

# 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;*

# Variance Requests

- Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet
- Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum
- Minimum Floor Space decreased from 600 to 400 square feet



# Variance Requests

- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedrooms decreased from two to one and one half
- Request to provide only two parking spaces for apartments with more than two bedrooms
- Request to not follow minimum setbacks

# Location Map

Item 4.



# Aerial View

Item 4.



## Surrounding Zoning

- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

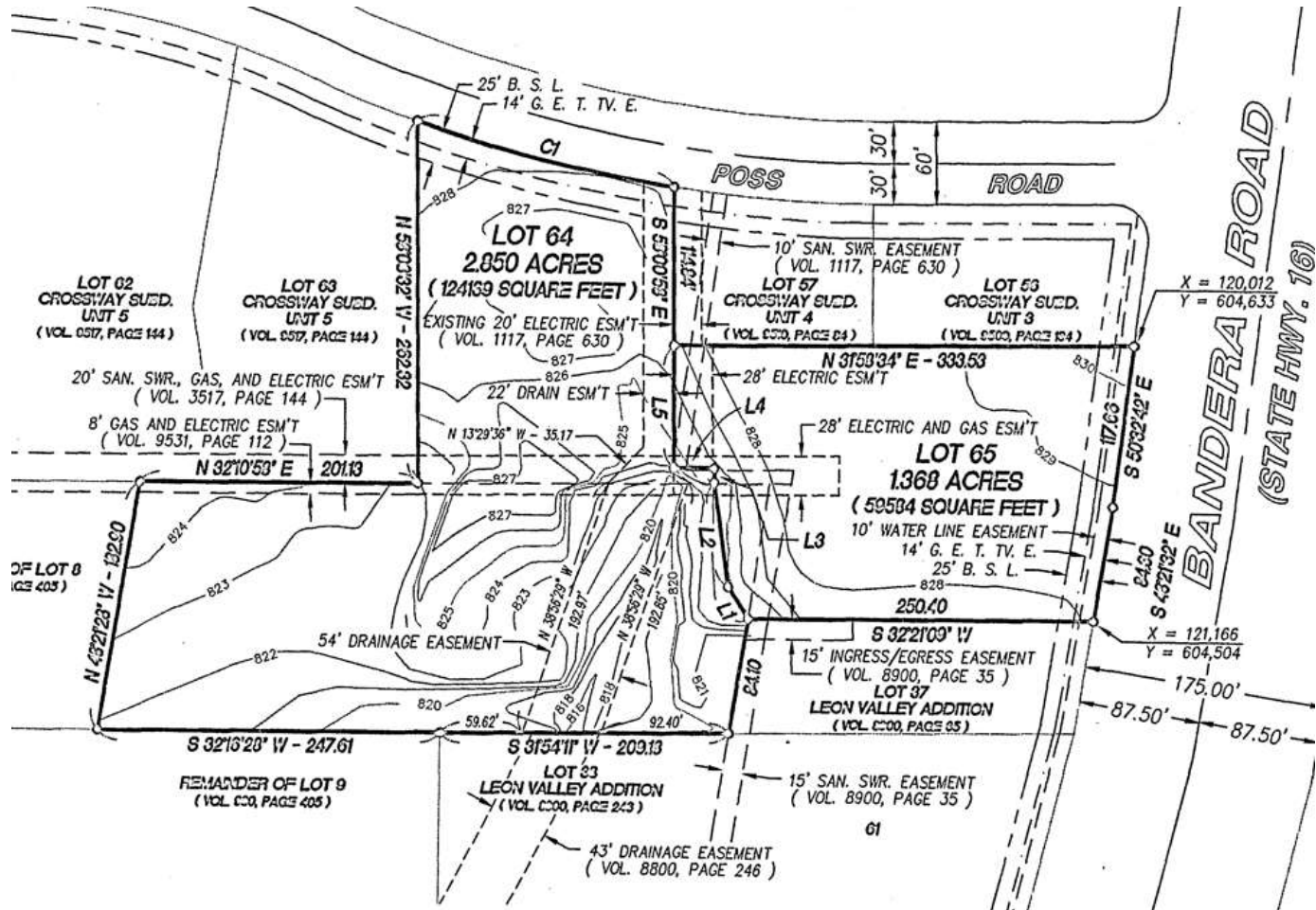


## Site and Zoning

- Pink – B-2 Retail with SO
- Brown – Planned Development District
- Bright Green – B-3 Commercial w/SO & w/o SO
- Yellow Outline – Property



# Plat



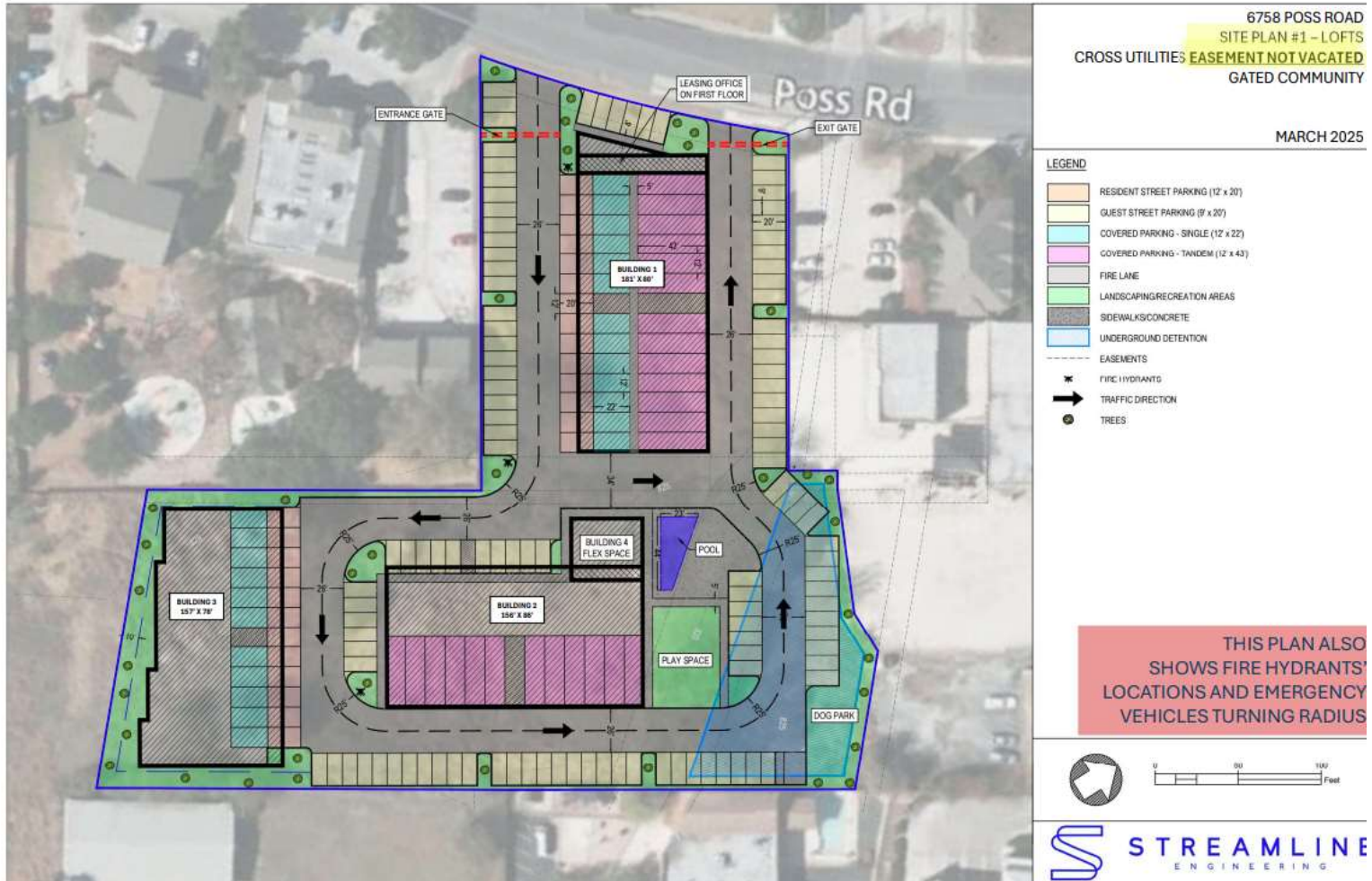


# Site Plan – Concept #1

Item 4.

EXHIBIT B.1  
AND  
EXHIBIT C.1

CONCEPT #1  
SITE PLAN  
AND  
FIRE PLAN



# Site Plan – Concept #2

Item 4.

EXHIBIT B.2  
AND  
EXHIBIT C.2

CONCEPT #2  
SITE PLAN  
AND  
FIRE PLAN



# Staff Comments

- Lot area – lot is 2.86-acres
  - If applicant is required to conform to area requirements, property minimum size would be 5.45-acres
  - Shape of the lot is not conducive to retail or commercial development due to depth, number of easements, & low visibility
  - Surrounding lots are privately owned & either developed or in the process of development

# Staff Comments

- No objection to decrease in parking spaces, if facility is truly for independent living or adult only facilities
  - Persons in independent living or adult only facilities typically only have one vehicle, no matter how many bedrooms per unit
  - If use is for general occupancy apartments, staff doesn't recommend a decrease
- Roadways are internal to the development, and they meet all requirements of the Fire Code



# Master Plan

- The proposed facility is in keeping with the Master Plan which states:
- “The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses”

# Notification

- Letters mailed to property owners within 200' 15
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

# Recommendation

- Staff recommends approval of either option for the amended PDD
  - Both consistent and compatible with the City's Master Plan and surrounding uses
  - Would make good use of a property that has physical developmental conflicts
    - Odd shape, difficult easements, & low visibility for retail or commercial use
  - Staff has no objection to proposed variances for lot requirements, with exception of parking requirements and minimum setbacks; site plan must be revised to remove parking along Poss Rd that backs up into public right-of-way.

# Recommendation

- The site plan should be revised to provide exact number of proposed units, number of parking spaces provided, percentage of open space and show the removal of parking along Poss Rd that backs up into public right-of-way.
- This is the public hearing and final recommendation regarding this proposed amendment, and it is scheduled for Consideration by Council on April 1<sup>st</sup> and Public Hearing on April 15, 2025.



# 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