



**CITY OF LEON VALLEY**  
**PLANNING & ZONING COMMISSION**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, February 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 January 28, 2025, Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

**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
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

**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**

**Executive Session.** The Planning & Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s)

hereby posted concluded. This notice is posted on the City website at . This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216

*Susana Huerta*



*Susana Huerta, Planning and Zoning Director*

On Behalf of:  
SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
FEBRUARY 21, 2025 12:00 PM



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

**6:30 PM – JANUARY 28, 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
Commissioner	Cynthia Koger	Place 7 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	Nonvoting 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 Economic Development 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 November 12, 2024, Planning and Zoning Commission Minutes - S. Huerta, Planning and Zoning Director

1<sup>st</sup> Vice-Chair Fernandez made a motion to approve the minutes, which was seconded by Commissioner Perry. The motion carried unanimously.

2. Discussion and Action to Consider Approval of the January 15, 2025 Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

First Alternate Diaz made a correction to the minutes stating he had been present at the meeting. Second Vice Chair 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, **Public Hearing**, and Possible Action to Approve a Replat of Lots 24 and 25, Block 4, CB 9904, Rollingwood Ridge Subdivision and the West 250' of Lot 5, Block 4, CB 9904, Rollingwood Estates Unit I Subdivision, Establishing Lot 30R on Approximately 2.62 Vacant Acres, Located at 5307 Wurzbach Road - S. Huerta, Planning and Zoning Director

3<sup>rd</sup> Alternate Yarnell asked a question about the development of adjacent properties. 2<sup>nd</sup> Alternate Mursch asked a question about the traffic impact to the adjacent residential properties.

1<sup>st</sup> Vice Chair Fernandez made a motion to approve the proposed replat with Commissioner Perry seconding the motion. The motion carried unanimously.

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

2<sup>nd</sup> Vice Chair Roofe announced that the AARP would be helping with income tax returns at the Conference Center starting on the 4<sup>th</sup> of February.

**5. ADJOURNMENT**

Chair Matta announced the meeting adjourned at 6:56 PM.

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

APPROVED

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

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

## ZONING COMMISSION STAFF REPORT

**DATE:** February 25, 2025

**TO:** Zoning Commission

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

**THROUGH:** Dr. Crystal Caldera, City Manager

**SUBJECT:** Presentation and Discussion, to Gain Preliminary Feedback From the Planning and Zoning Commission for a request to Amend Ordinance 2021-54 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 District on Approximately 2.85 Acres at 6758 Poss Road; More Specifically Described at CB 5784, Block 4, Lot 64, Quality Subdivision.

### **PURPOSE**

The purpose of this item is to gain preliminary feedback to amend Ordinance 2021-54 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 six variances to Section 15.02.308 R-3 Multiple-Family Dwelling District:

1. Lot regulation – minimum unit size for the first three units decreased from 10,400 to 400 square feet.
2. Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet.
3. Minimum depth of the building decreased from 120 to 40 feet.
4. Minimum Floor Space decreased from 600 to 400 square feet.
5. Minimum Height increased from three (3) stories to four (4) stories.
6. Minimum Parking Spaces for two bedrooms decreased from two to one.

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 36 feet.
2. Minor or Private Street Minimum Pavement Width reduced from 30 feet to 26 feet.

The applicant is requesting preliminary feedback on 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*

**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**

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

\_\_\_\_\_  
**SAUNDRA PASSAILAIGUE, TRMC**  
 City Secretary

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**



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

## Article 1. General

The property is approximately 2.85 Acres at 6758 Poss Road; 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”, tract 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 apartment-style condos, with a retail front on Poss Road. In 2023, the City Council approved an extension to this PDD.

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 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 nearby successful apartment developments: Barcelona, Valencia, and Timberhill Apartments. There is a significant market demand for new, well-kept, higher-end, and secure apartment offerings in Leon Valley, being in close proximity to the Medical Centre.

We are proposing the development of one of two significantly similar apartment-style plans for approval: The first design assumes that an unused easement on the property shall be vacated, and the second assumes that the easement remain on the property.

## Article 2. Land Use & Concept Plan

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**, as well as Sec 10.02.251 - Applicable\_standards\_and\_specifications as revised in attached **Exhibit E**. The revisions to both sections are summarized in Article 3 of this document.

**Note: The original Sustainability Overlay zoning on this property allows for the development of “Lofts” by-right on this property. Although not specifically**



defined in the City Code of Ordinances, in common use, "lofts" means "apartments".

**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:

i. The development of an apartment complex with potential mixed use of independent living and adult-only living, as shown in Exhibit B.2, and which assumes our ability to vacate the current north/south easement crossing the middle part of the site.

ii. The development of an apartment complex with potential mixed use of independent living and adult-only living, as shown Exhibit B.2. This Plan contemplates the scenario if the current north/south easement crossing the middle part of the site is not vacated.

**Article 3. SUMMARY OF THE REQUESTED REVISIONS TO THE CODE OF ORDINANCES**

The requested revisions to **Sec. 15.02.308 "R-3" Multiple-Family dwelling district** are included in Exhibit D, and those of **Sec 10.02.251 - Applicable standards and specifications** are included in Exhibit E. These requested 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	Requested Revisions
b.1	Lot regulation – minimum unit size for the first three unit	10,400	400
b.1	Lot regulation – minimum unit size after the first three units	1,200	400
b.2	Minimum depth of the building	120	40
b.3	Minimum Floor Space	600	400
b.6	Density	None	No limit
c.5	Minimum Height	3 stories	4 stories
c.6	Minimum Parking Spaces for two bedrooms	Two	One

**Summary of Revisions to Sec. 10.02.251:**

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Previously Requested Modifications
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	36 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft

**Article 4. SPECIAL PROVISIONS**

- A. A PDD was approved for the carwash property which is adjacent and located to the north of this Property. This PDD imposes that the owners of the carwash property dedicate an emergency access easement from Bandera to the Property. Such dedication has not yet occurred. The City shall take action to enforce the owners’ obligation to do so.
  
- B. The Applicant shall be granted the right to modify the proposed Site Plans as currently shown in Exhibit B. Such modifications shall satisfy the zoning requirements as stated in the Base Zone section of Article 2 , and shall not affect an increase or decrease in density of the proposed Site Plans in Exhibit B by more than 10%.

**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 affordable new rentals in proximity to the Medical Center. ed for this type of development in this location.

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 proposed PD district fulfills the goals and objectives of the city's long-term vision of:

1. Increasing citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

#### **ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE**

- December 2025: Complete Platting
- August 2026: Complete Infrastructure Construction
- December 2027: Complete Construction of the Entire project.

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City's vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.

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

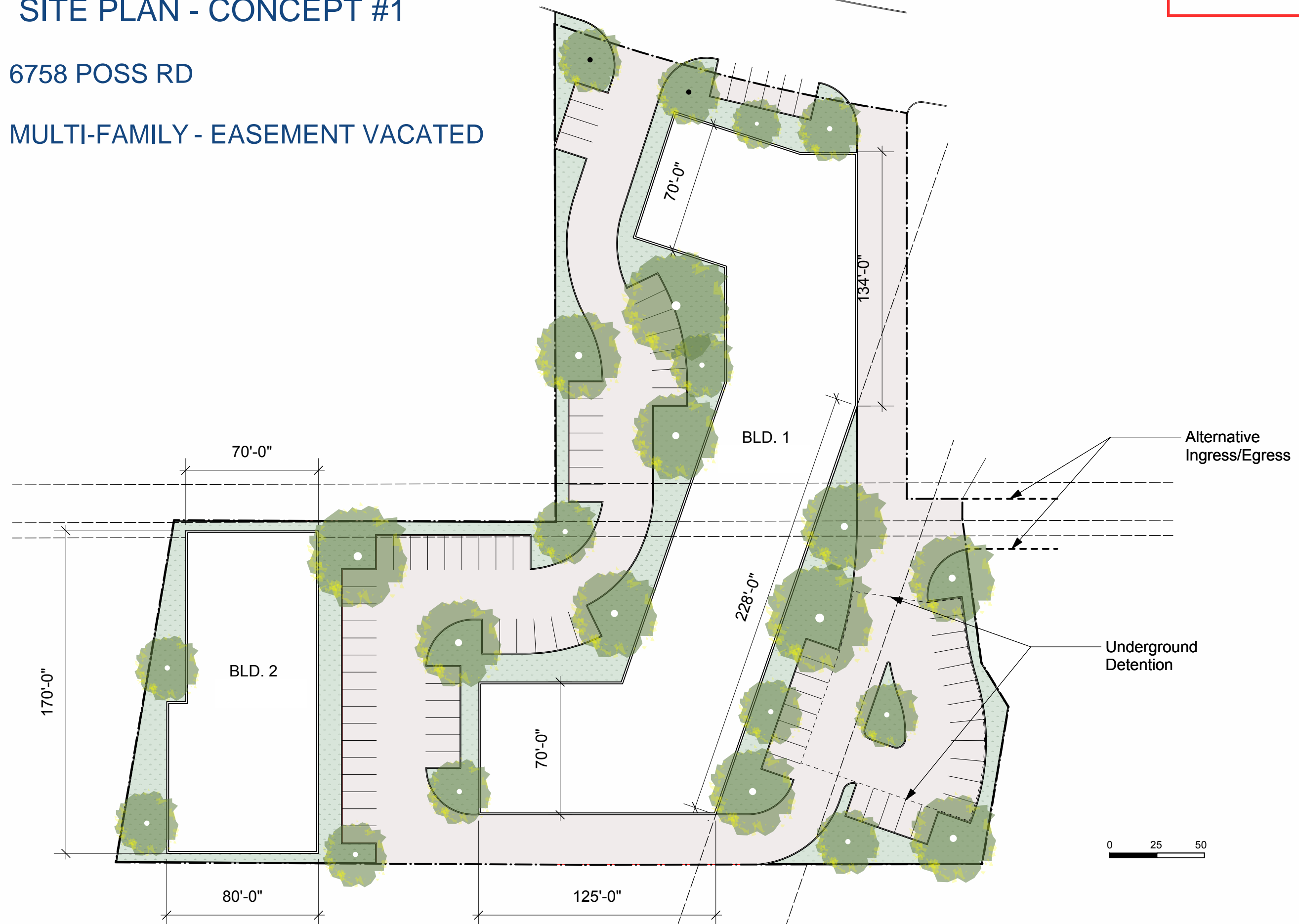
- A. Property Site Survey
- B. Proposed Site Plans (B.1 and B.2)
- C. Proposed Fire Plans (C.1 and C.2)
- D. Requested revisions to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- E. Requested revisions to the Code of Ordinances **Sec. 10.02.251 - Applicable standards and specifications**
- F. Large Tree Grouping
- G. Site Topo on Site Plan
- H. Preliminary Drainage Plan
- I. TIA Worksheet

EXHIBIT B.1

# SITE PLAN - CONCEPT #1

6758 POSS RD

MULTI-FAMILY - EASEMENT VACATED

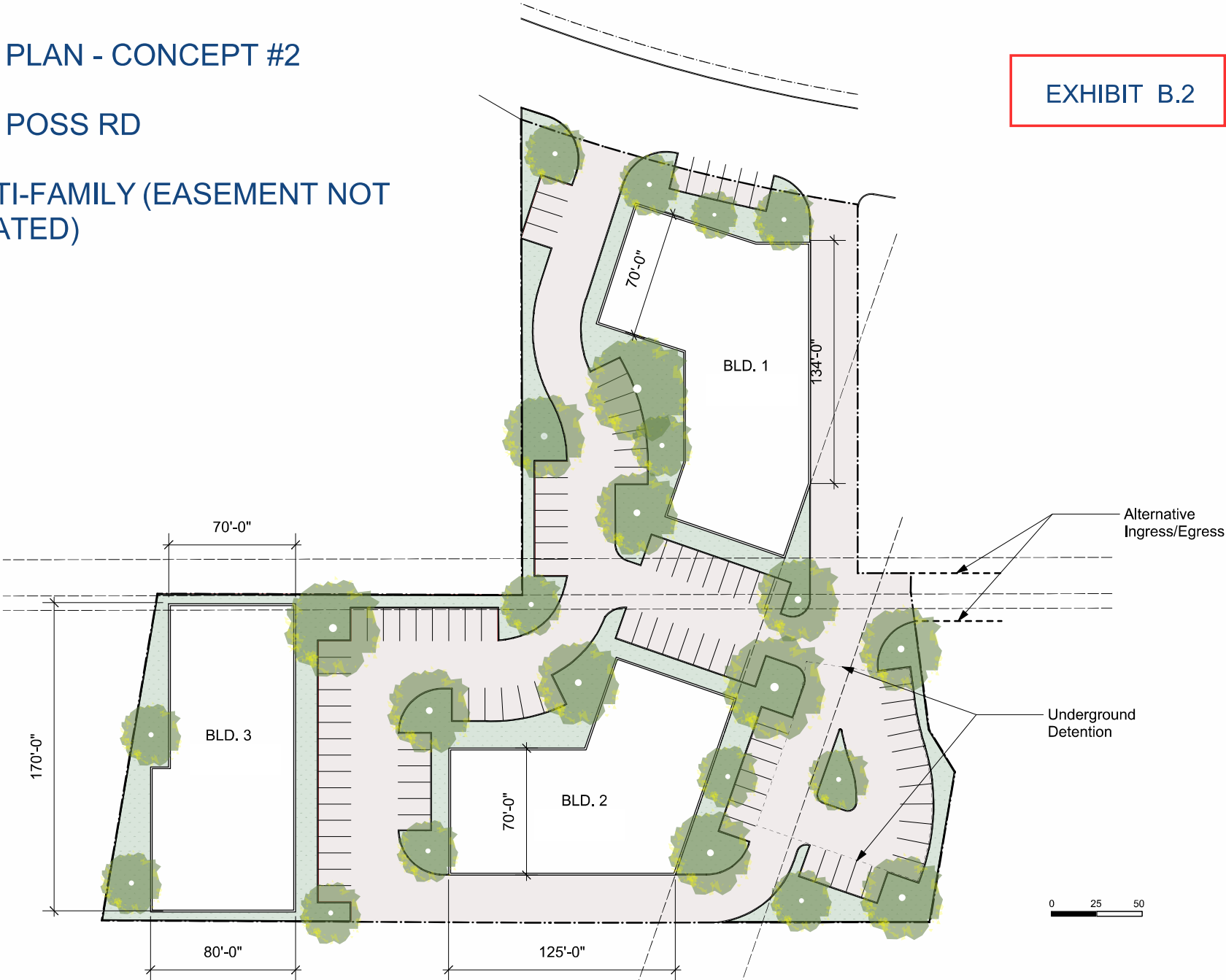


# SITE PLAN - CONCEPT #2

6758 POSS RD

MULTI-FAMILY (EASEMENT NOT VACATED)

EXHIBIT B.2

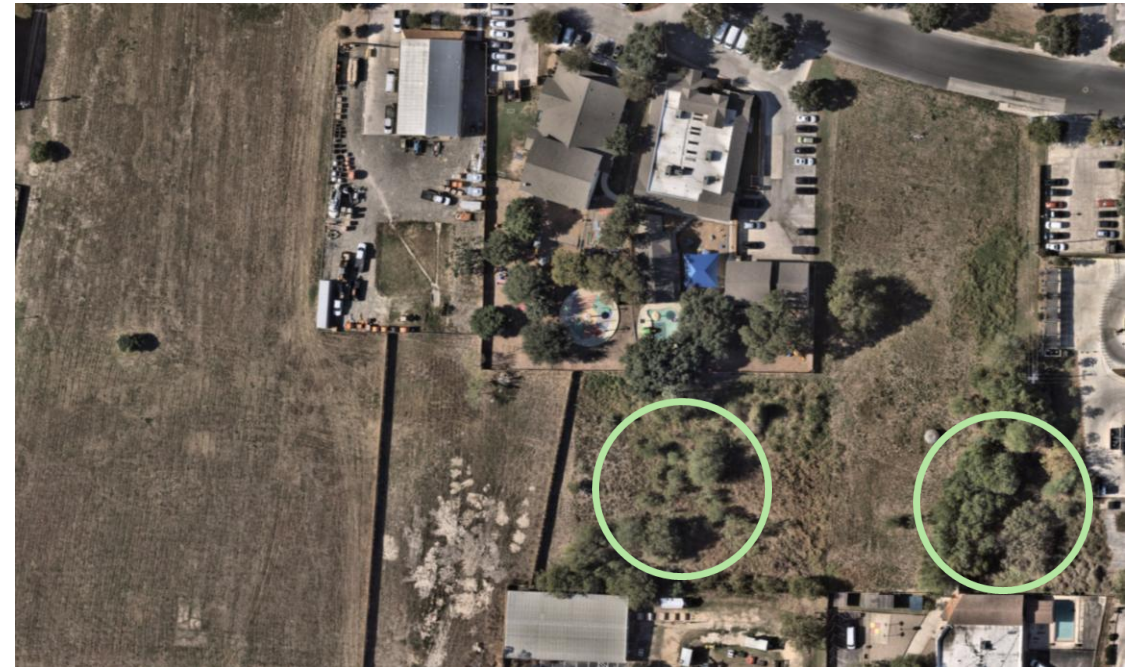


# LARGE TREE GROUPING

2004 Aerial – shows no heritage trees



Current – Brush and diseased Trees

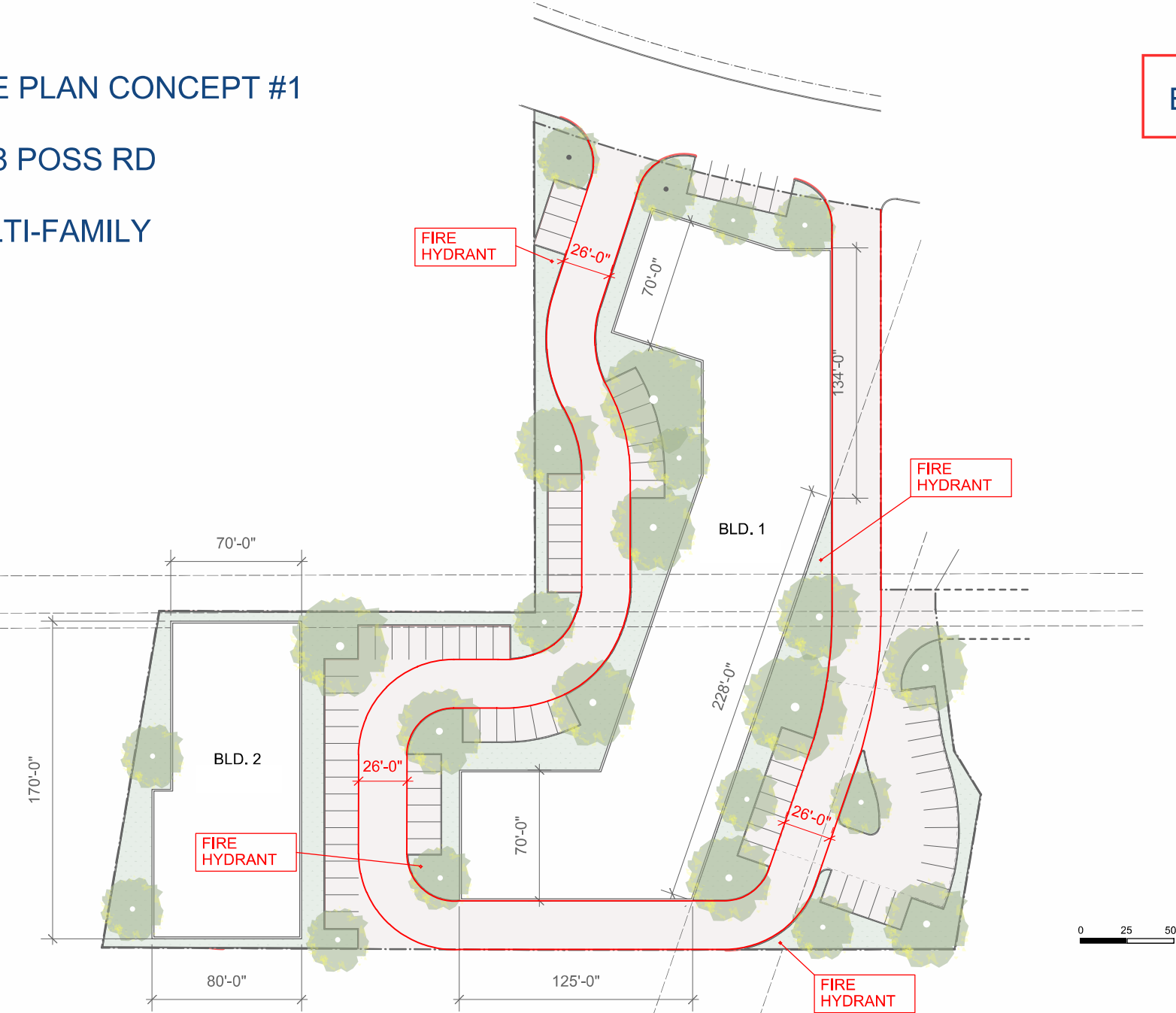


# FIRE PLAN CONCEPT #1

6758 POSS RD

MULTI-FAMILY

## EXHIBIT C.1

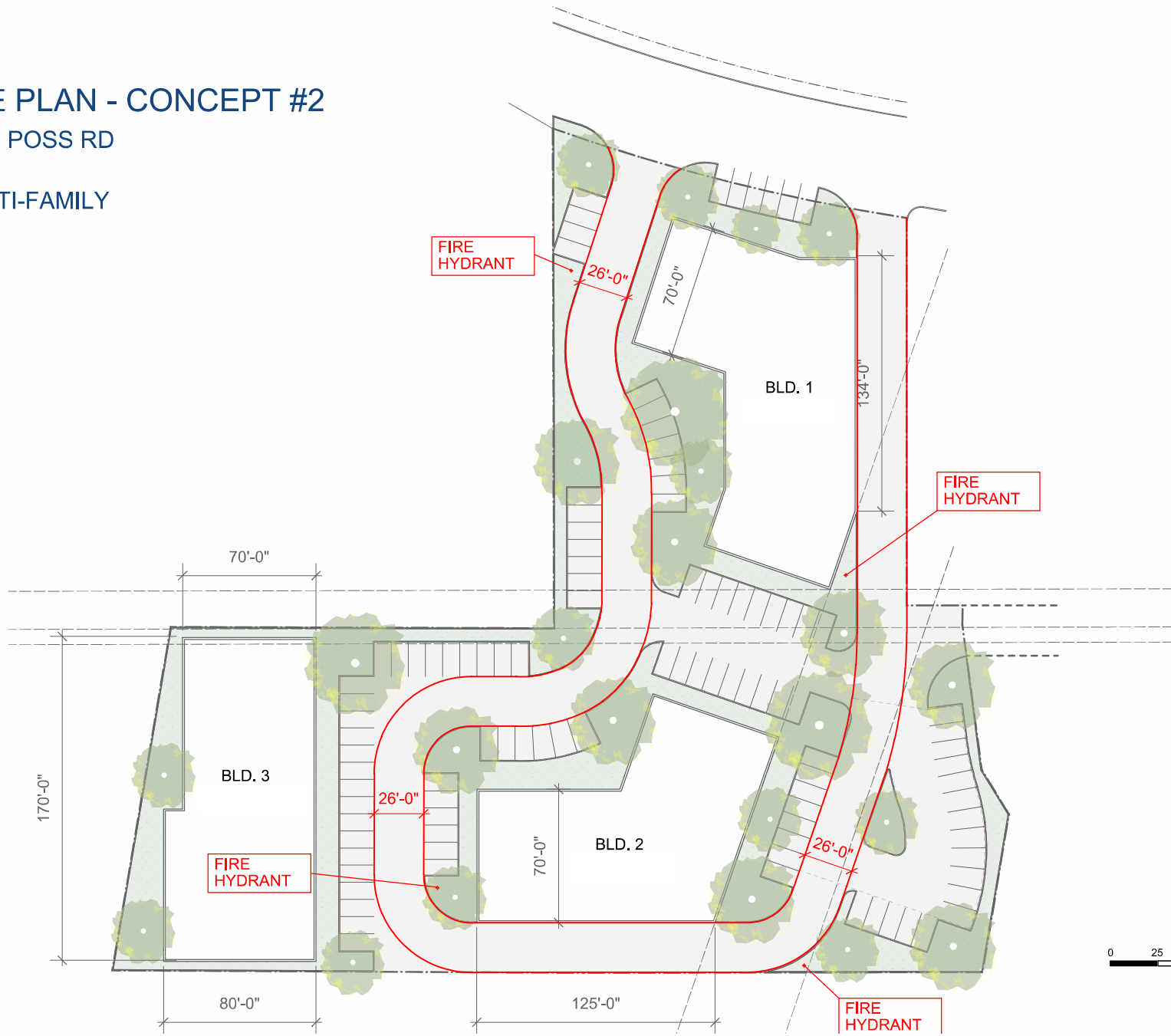


# FIRE PLAN - CONCEPT #2

6758 POSS RD

MULTI-FAMILY

## EXHIBIT C.2





## PDD Rezoning Request – 6758 POSS RD

### Summary of Requested 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	Requested Revisions
b.1	Lot regulation – minimum unit size for the first three unit	10,400	400
b.1	Lot regulation – minimum unit size after the first three units	1,200	400
b.2	Minimum depth of the building	120	40
b.3	Minimum Floor Space	600	400
b.6	Density	None	No limit
c.5	Minimum Height	3 stories	4 stories
c.6	Minimum Parking Spaces for two bedrooms	Two	One

### **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~~ **400** square feet for the first three units and ~~1,200~~ **400** square feet for each additional unit.
- (2) *Depth.* Minimum of ~~120~~ **40** 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~~ **No limit.**

(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 shall be provided for each one-bedroom and two-bedroom unit, two spaces for units larger than two bedrooms. ~~unit and one space for each additional unit shall be provided.~~
- (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)

**PDD Request – POSS Property****Summary of Requested Revisions to Sec. 10.02.251:**

<b>Paragraph</b>	<b>Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances</b>	<b>Current R-6 Standard</b>	<b>Previously Requested Modifications</b>
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	36 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft

**Sec. 10.02.251 Applicable standards and specifications – REVISED FOR THIS PDD**

No preliminary or final subdivision plat shall be approved by the commission and no completed improvements shall be accepted by the city unless and until the following standards and specifications have been met:

(1) General.

- (A) The master plan shall be considered by the subdivider and commission for subdivision conformity.
- (B) Provision for future subdivisions. If a tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged to allow the opening of future streets.
- (C) Reserve strips are prohibited and will not be used for controlling access to land dedicated or intended to be dedicated to public use.
- (D) Residential R-1, R-2 and R-6 lots shall not have driveway access to collector or larger streets.
- (E) Buildings shall not be constructed across lot lines.
- (F) As applicable, the subdivider shall be fully responsible for compliance with all city, state and federal regulations and shall bear all costs thereof expended toward the development, including the cost of any city professional staff efforts and approvals as needed from all other regulatory agencies.

(2) Streets.

- (A) Street layout (also see exhibits “s” and “dd”).
  - (i) Adequate streets shall be provided by the subdivider, and the arrangement, character, extent, width, grade and location of each shall be considered in their relation to existing and planned streets, topographical conditions, public safety and convenience, and in their appropriate relationship to the proposed uses of land to be

served by such streets and to the city master plan.

(ii) The street layout shall be devised for the most advantageous development of the entire neighborhood.

(B) Relation to adjoining street system. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.

(C) Projection of streets. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

(D) Street jogs. Whenever possible, streets with centerline offsets of less than 150 feet will be avoided.

(E) Half or adjacent streets. In the case of collector, minor, or marginal access streets, no new half-streets shall be platted unless approved by the city.

(F) Street intersections. Intersections shall be as nearly at right angles as practicable, giving due regard to terrain and topography.

(G) Dead-end streets. Dead-end streets shall be prohibited except as short stubs to permit future expansion.

(H) Cul-de-sacs.

(i) Except with the prior written approval of the city engineer, cul-de-sacs shall not exceed 500 feet in length, and shall have a turnaround of not less than 100 feet in diameter in residential areas, and not less than 200 feet in diameter in commercial and industrial areas.

(ii) Where cul-de-sac ended streets are proposed which are longer than 500 feet in length in residential areas, the cul-de-sac shall have a property line diameter of at least 140 feet and a pavement diameter of 120 feet.

(I) Marginal access streets.

(i) The creation of marginal access streets is prohibited except where allowed by the city engineer after review of the access and intersection control measures being proposed and of the general traffic safety and circulation plan for the area.

(ii) The commission may determine that such marginal access streets are not desirable under the facts of a particular case for adequate protection of the lots and separation of through and local traffic.

(J) Streets on master plan. Where a subdivision embraces a street as shown on the master plan of the city, the location and width as indicated by the master plan, shall be considered in the planning of such subdivision.

(K) Minor streets. Minor streets shall be laid out so as to discourage their use by through traffic.

(L) Pavement widths and rights-of-way. Pavement widths and rights-of-way shall be as follows:

- (i) Primary streets shall have a right-of-way of at least 110 feet, pavement width of at least seventy-two (72) feet, and a fourteen-foot curbed divider in the center.
- (ii) Secondary streets shall have a right-of-way of at least eighty-six (86) feet and a pavement width of at least sixty (60) feet.
- (iii) Collector streets shall have a right-of-way of at least sixty (60) feet and a pavement width of at least forty-four (44) feet.

(iv) Minor or Private streets shall have a right-of-way of at least ~~fifty (50)~~ thirty 6 (36) feet and a pavement width of at least ~~thirty (30)~~ twenty-six (26) feet.

(M) Pavement width and rights-of-way of streets forming part of the boundary of the subdivision (adjacent) shall be as follows:

(i) The subdivider shall dedicate a right-of-way of forty-three (43) feet in width for new adjacent secondary streets, and twenty-two (22) feet of such right-of-way shall be paved and curbed.

(ii) New adjacent collector, minor or marginal access streets shall conform to paragraph (2)(L) of this section.

(iii) Where the proposed subdivision abuts upon an existing street or half-street that does not conform to paragraph (2)(L) of this section, the subdivider shall dedicate right-of-way sufficient to make the full right-of-way width conform to such paragraph, and there shall be paved and curbed so much of such right-of-way as to make the full pavement width comply with such paragraph. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two (2) feet to assure an adequate subbase and pavement joint.

(N) Medians.

(i) Center island median. Streets which have center island medians shall be curbed and provide for a minimum lane width adjacent to the median of twenty (20) feet on each side.

(ii) Openings. Medians shall be continuous. Openings in the median may be provided at all public streets if the centerline spacing of said public street is at least 400 feet. If said spacing is less than 400 feet, the median shall be open for the street with the higher functional classification. All other openings shall be made in accordance with current standards set by the city engineer. When medians are open, safety bays and median radii shall be provided and curbed unless approved otherwise by the city engineer.

(iii) Special purpose medians. Dividers constructed for aesthetic purposes (i.e. entrances for subdivisions) shall be permitted and such dividers shall normally be fourteen (14) feet in width. The divider shall maintain the full width for a minimum of twenty-five (25) feet after which an appropriate transition shall be provided. The nose or rounded portion of the divider shall be placed at least fifteen (15) feet off the edge of the traveled roadway of the intersecting street and the turning radius of vehicular traffic shall be at least thirty-five (35) feet.

(iv) Landscaping and signing. No signs, walls, or fences shall be placed in the median area other than approved traffic-control devices unless approved by city staff. No trees, shrubs or other ground cover shall be placed in the median which will obstruct the driver's sight distance. With the approval of the city, trees, shrubs, and ground cover may be planted in the median and divider area provided the full-grown tree or shrub trunk diameter does not exceed four (4) inches in diameter. In addition, appropriate maintenance agreements shall be made with the city.

- (v) Crosswalk area. Where a median or traffic divider projects across a crosswalk, the median shall be opened for six (6) feet at the projection of the crosswalk. This six-foot opening shall be paved to the grade of the existing surface to permit wheelchair and mobility impaired persons utilization of the crosswalk.
- (O) Curbs and sidewalks (see exhibits “t” and “u”). Curbs and sidewalks shall be installed by the subdivider on both sides of all interior streets, and on the subdivision side of all streets forming part of the boundary of the subdivision. The street frontage on all sides of all lots must be provided with concrete sidewalks of at least four (4) feet in width and four (4) inches in thickness. All sidewalks and driveways shall be designed and constructed in accordance with the requirements of the city and the Americans with Disabilities Act. Utility meter boxes or fire hydrants shall not be incorporated into the sidewalk area.
- (i) Sidewalk deferred construction. A developer may petition the city to defer construction of sidewalk along the frontage of lots in residential developments and if approved, sidewalks would be constructed as a building permit requirement (developer remains responsible for construction of the rear sidewalks on lots having double street frontage and over drainageways).
- (ii) Sidewalks shall, in general, be placed near the property line. Where the city permits the sidewalk to abut the curb on collector streets, the sidewalk width will be six (6) feet.
- (P) Fire lanes. Fire lanes shall be installed where required by city and shall thereafter be maintained by the property owner.
- (Q) Ramps. Where the development abuts existing curbed streets, with or without sidewalks, the developer shall install ramps as required to conform with the Americans with Disabilities Act and/or as directed by the city.
- (R) Street names. Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are continuation of or in alignment with existing streets; in which case names of existing streets shall be used.
- (S) Street signs. Reflective street name signs shall be installed by the subdivider in a uniform manner throughout the subdivision at all intersections within or abutting the subdivision and will be of the size and type specified by the city. (Subdivider shall consult with a designated city official as to the plan of placement thereof prior to the installation of such street signs and all street signage will conform to the size and type specified by the city.) Stop signs and other traffic-control signs will be furnished and installed by the city.
- (T) Electronic signalization. If the city determines the traffic volume generated by the proposed subdivision will create safety problems or hazardous driving conditions, the developer may be required to install or modify existing appropriate electronic signalization devices in the locations specified.
- (U) Traffic impact analysis. As the city determines appropriate, developer shall provide a traffic study prepared by a qualified traffic engineer which addresses specific traffic impacts caused by the development.
- (V) Specifications. The City of San Antonio Standard Specifications for Public Works Construction are adopted for reference, except as modified by the city engineer.
- (3) Alleys. Alleys will not be allowed in the city except under special circumstances. When permitted, alleys shall be permitted and shall have a minimum right-of-way width of sixteen (16) feet with ten (10) feet of concrete pavement in residential areas and eighteen (18) feet of right-of-way and

pavement in commercial areas, as shown in exhibit “C” [exhibit (s)], attached hereto.

(A) Intersecting alleys. Where two (2) alleys intersect or turn at right angles, a cutoff of not less than fifteen (15) feet from the normal intersection of the property or easement line shall be provided along each property or easement line.

(B) Dead-end alleys. Dead-end alleys shall not be permitted as long as an open non-paved access to a minor street is made available.

(C) Overhang easements along alleys. Along all alleys and where otherwise requested by the city, overhang easements allowing for aerial encroachments, as required by any public or private utility, shall be provided.

(D) Alleys which do not connect on a straight course. An easement shall be provided for alleys which do not connect on a straight course for the placing of guy wires on lot division lines in order to support poles set on curving or deviating rights-of-way or alleys (i.e. alleys are not straight within each block or the same do not connect a straight course with the alleys of adjoining blocks).

(E) Cutbacks. Where alleys intersect a street right-of-way, a fifteen-foot right-of-way cutoff shall be provided.

(4) Easements. When required, drainage easements will be allowed for proper drainage or topographic requirements. Gas, electric and telephone easements may be provided within each lot with no increase in the standard lot size unless deemed necessary by the city. Water and sanitary sewer easements will not be located at the rear of lots except with prior city approval. All easements for city use will have a minimum width of ten (10) feet, except sanitary sewer easements which shall be a minimum of sixteen (16) feet in width.

(5) Water installation.

(A) Water supply and distribution (see exhibit “bb”).

(i) All subdivisions shall be provided with water supply, water distribution, and fire protection systems as approved by the city engineer and in compliance with other parts of this code and the building code (see [article 3.02, division 2](#) of this code).

(ii) Minimum construction and design standards of the San Antonio Water System shall be used except as modified by the city, to include:

- a. Valves shall open left;
- b. C-900 class 150/200 PVC pipe may be used in lieu of ductile iron;
- c. Use of asbestos cement pipe is prohibited; and
- d. In all construction plans, the developer will incorporate city provided special conditions in the form of general notes set out in exhibits attached hereto.

(iii) All subdivisions containing more than sixteen (16) lots or housing units and as otherwise required by the city shall be provided with looped water mains. The loop shall be sufficient to create fire flows required by the fire marshal.



(iv) Apartment (multiple-family) or commercial areas will be metered in accordance with city requirements and dual or sub-metering (internal city meters beyond the city's master meter) will not be allowed.

(B) Backflow protection. Metering will include backflow prevention devices in accordance with city code requirements.

(C) Fire hydrants.

(i) Fire hydrants shall be of the Mueller Improved type or approved equal compatible with the city's firefighting equipment and installed with a separate gate valve as follows:

a. Single-family, two-family, and townhouse dwelling areas.

1. Fire hydrants in a single- or two-family dwelling area shall be located throughout the distribution system so that every building site is within 500 feet of a fire hydrant; except in the townhouse areas, which shall be within 400 feet.

2. Sufficient fire hydrants shall be provided so that not more than 550 feet of hose laid along public rights-of-way will be required to reach from a fire hydrant to any building site within the area served.

b. All other land use areas.

1. Fire hydrants in all areas other than single-family, two-family or townhouse dwelling areas shall have a maximum spacing of 300 feet.

2. Sufficient fire hydrants shall be provided so that not more than 500 feet of hose will be required to reach from a fire hydrant to cover all portions of the first floor of all structures.

3. Hose lay is measured along public streets, fire lanes, and access roadways for fire department vehicles; plus, not over 150 feet of pulling hose by hand shall be required.

(ii) No fire flow credit is allowed for hydrants which are obstructed as to make their use impractical (i.e., including but not limited to hydrants across limited access highway, expressways, primary thoroughfares, or hydrants blocked by walls/buildings).

(iii) Fire hydrants shall be located along the public right-of-way or along fire access roadways; preferably at intersections or on islands separating parking areas which cannot be obstructed by parked vehicles.

(iv) Fire hydrants shall be located as directed by the city engineer and the city fire marshal. In general, hydrants shall be located a minimum of eight (8) inches and a maximum of seven (7) feet from the back of the curb. The steamer connection shall be a minimum of 1-1/2 feet and a maximum of two (2) feet above grade.

(v) The area around fire hydrants shall be kept unobstructed for a distance of two (2) feet and six-inch steel guard posts shall be provided around the hydrant where curbs are not provided and where otherwise required by the city engineer.

(vi) Fire hydrants shall face the curb except as otherwise directed by the city.

(6) Sewers (see exhibit "cc").

(A) All subdivision lots will be provided with connections to the city's organized sanitary sewage disposal system. Where necessary, the developer will extend the city's collection system mains to the subdivision at his cost. Where existing on-site sewage disposal systems are in place, these will be closed down in accordance with procedures prescribed by regulatory authorities. New on-site sewage disposal facilities will not be permitted (see [article 14.05](#) (sewers) of this code). Where the sewer main will serve other properties beyond the proposed plat, the sewer will be extended across the developer's property at his cost.

(B) The design and construction of sewage collection systems will be in accordance with the city's regulations. The San Antonio Water System standards for design and construction are adopted for reference except as modified by the city engineer. The subdivider will incorporate the city's special conditions in the design in the form of general notes set out in exhibits attached hereto and the requirements of the state's regulatory agencies will also be adhered to.

(C) Television videotape. In addition to other prescribed tests, the subdivider will videotape sewage collection mains after the facilities have been installed for thirty (30) days and before preliminary acceptance by the city.

(D) Sewage lift station. Lift stations are prohibited. All developments will provide gravity service sewage systems.

(7) Utility lines.

(A) All utility lines that pass under a street or alley shall be installed before the street or alley is paved. When it is necessary that utility lines pass under the street or alley pavement, they shall be installed to a point of at least four (4) feet beyond the edge of the pavement and all telephone, cable, or underground electric lines under paved streets or alleys shall be installed in conduit. Sanitary sewer services shall extend to the property line.

(B) All utilities installed within the street right-of-way shall be properly backfilled with trench compaction approved by the city. Utility construction permits must be obtained for this work.

(C) Where new subdivisions are being created, all new utility services including telecommunications, cable service and electrical services shall be installed underground. Additionally, where replats of existing lots occur, underground utility service shall be provided if feasible as determined by the city engineer.

(8) Drainage.

(A) Drainage easement/right-of-way. Where a subdivision is traversed by a watercourse, drainageway, natural channel or stream, there shall be provided an easement or drainage right-of-way conforming substantially to the limit of such watercourse, plus additional width to accommodate future needs and maintenance.

(B) Drainage facilities. Drainage facilities shall be provided and constructed by the developer in accordance with approved plans as submitted under [section 10.02.203](#). The subdivider will design and construct improvements in these drainageways which facilitate maintenance, prevent flooding and eliminate nuisance. All such designs and improvements will conform to the city's regulations and federal and state requirements. The City of San Antonio regulations regarding design and construction are adopted for reference, except as modified by the city engineer, depending upon particular circumstances regarding the proposed development.

(C) Detention facilities. Water detention facilities shall be provided where, in the opinion of

the city engineer, the subdivision stormwater runoff will adversely affect sensitive downstream properties. Detention facilities shall be designed so as to allow stormwater runoff at a rate equal to pre-construction conditions of the land. The design of such detention ponds or other detention facilities shall meet with city engineer approval and shall be constructed along with all other required drainage facilities prior to issuance of any building permits for the project.

(9) Requirements for park land dedication or payment of fees in lieu thereof.

(A) Purpose.

(i) The council has determined that recreational areas in the form of neighborhood parks are necessary and in the public's welfare, and that the only adequate procedure to provide for the same is by integrating such a requirement into the procedure for planning and developing properties and subdivisions in the city when such development consists of unplatted residential property.

(ii) It is also declared that [section 10.02.201](#) of this article be administered in conjunction with the Leon Valley parks and recreation plan. The park zones established by the Leon Valley parks and recreation plan shall be prima facie proof that any park located therein is within a convenient distance from any residence located therein and the following subsection, "general requirements," are adopted to affect the purposes stated.

(B) General requirements.

(i) Where a final subdivision plat is submitted for approval of any residential subdivision, such subdivision plat shall contain a clear, fee simple dedication of an area to the city for park purposes.

a. The area to be dedicated shall be one (1) acre of park land for each 133 allowed dwelling units. The number of allowed dwelling units shall be determined according to minimum lot size and maximum density standards set forth in [article 15.02](#) (zoning ordinance) of this code, except that, in those cases where the zoning code restricts the number of dwelling units allowed per lot, the actual number of lots can be used to determine the number of allowed dwelling units. Where phased development occurs; the first unit shall include the full park dedication required of the entire development and/or all of the developer's land.

1. At the discretion of the commission, after receiving recommendations from the city manager, the required park land dedication can be reduced when the subdivider demonstrates that the actual density of the proposed subdivision will be significantly less than the allowed density in the respective zoning district.

2. In cases where a subdivision plat contains land in more than one (1) zoning district, park land dedication shall be determined according to the acreage in each zoning district wholly or partially contained within the subdivision.

b. The required dedication of this subsection may be satisfied by a payment of money in lieu of land, when permitted or required by other provisions of this section.

(ii) All subdivisions of land which create dwelling units shall provide for park land

improvements. Where existing subdivisions are being replatted or vacated and are recreated as residential units which increase the potential number of dwelling units, then the provisions of this section shall apply. Where land is being developed in the R-5 (manufactured homes) and R-3A (multiple-family retirement community) areas, the ratio of one acre for each 133 allowed dwelling units shall be applied to the cottage or manufactured homes anticipated.

(iii) Where the completed development or subdivision has less than 133 allowed dwelling units the developer will at the discretion of the city, either:

- a. Dedicate not less than one-half acre of park land (with the smallest dimension being 140 feet); or
- b. Pay the city the amount required as per ordinance, as amended, for each dwelling unit being created.

(iv) Where the dwelling units being created are R-3 (multiple-family dwelling), R-5 (manufactured home) and R-3A (multiple-family retirement community) development areas, the developer may elect to satisfy the park land dedication by providing a one-acre reserved area within his development at a location approved by the city. otherwise provided. [sic] Such areas shall be owned and maintained by the owner of the development. Developers not making this election must otherwise satisfy the parkland dedication requirements. Such reserve area will be annotated on the subdivision plat "Area reserved for park purposes." These areas will be in addition to the required landscaping, green spaces, pool and recreation building area otherwise provided. Such areas shall be owned and maintained by the owner of the development. Developers not making this election must otherwise satisfy the parkland dedication requirements.

(v) Park land dedication requirements shall be based on the contiguous acreage of land owned by the developer. All park area dedications shall be completed in conjunction with or prior to final subdivision plat approval of the first unit of development. Parkland dedications shall [be] at distance and location specified and approved by the city engineer.

(vi) In instances where an area of less than five (5) acres is required to be dedicated, the city shall have the right to accept the dedication for approval on the final subdivision plat, or to refuse the same, and to require payment of cash in lieu of land in the amount provided by section 10.02.251(9)(B).

- a. The refusal by the city of a dedication of one (1) acre or more, but less than five (5) acres, shall be based on one (1) or more of the following factors:
  1. City determines that sufficient park area is already in the public domain in the area of the proposed subdivision;
  2. City determines the recreational potential for a particular park zone would be better served by expanding or improving existing parks;
  3. City determines that a combination of factors, related to the status and condition of the overall city park system, make a payment in lieu of park land dedication more desirable for the overall park needs of the citizens of the city;
  4. The land proposed for dedication is undesirable for use as a public

park; and/or

5. The proposed dedication is not in conformance with the city parks and recreation plan.

(vii) The dedication required by this section shall be made by submitting a final subdivision plat for commission approval, and subsequent recordation with the Bexar County clerk, unless additional dedication is required subsequent to the filing of the final subdivision plat.

(viii) If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, additional dedication shall be made by payment of the cash in lieu of land amount provided in section 10.02.251(9)(B), or by the conveyance of an entire numbered lot to the city in conformance with the standards set forth herein.

(C) Money in lieu of land.

(i) Subject to veto of the commission, a land owner responsible for dedication under this section may elect to meet the requirements of section 10.02.251(2) [10.02.251(9)(B)] in whole or in part by a cash payment in lieu of land, in the amount set forth herein. An applicant may appeal the commission's veto to council. A written application for appeal shall be placed on the first available council agenda for final determination. Such payment in lieu of land shall be made at or prior to the time of final subdivision plat approval of the first unit of development.

(ii) The city may, from time to time, decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase park land in a particular park zone, subsequent park land dedications for that zone could be required in cash only.

(iii) The amount of money accepted in lieu of land shall be determined by obtaining a fair market appraised value of lands in the immediate area of the development. The real estate appraisal shall be initiated by an appointee, acceptable to the city.

(D) Dedicated funds; transfer of funds; right of refund. residential fences [sic]

(i) There are four (4) neighborhood park zones and one (1) community park zone established in the parks and recreation plan for the city.

(ii) When a fee in lieu of park land dedication is collected by the city, relative to the filing of a subdivision plat, said monies shall be placed in a dedicated fund to be used to serve the park zone(s) in which the subdivision is located.

(iii) If the city is not able to purchase suitable land or otherwise spend the collected monies in a manner it deems appropriate to provide park services for the respective park zone(s), then the monies may be used for any park within the city.

(iv) The city shall account for all sums paid in lieu of park land dedication under this section with reference to the individual subdivision plats involved. Such funds shall be considered to be spent on a first in, first out accounting basis.

(v) If the funds are not spent within three (3) years detailed above, the owners of the property on the last day of such period may be entitled to a prorated refund of such sum, computed on a square foot basis. The owners of such property must request

such a refund within one (1) year of entitlement, in writing, or such right shall be barred.

(vi) The funds may be used for improvements to the city's community parks; acquisition of park; or to improve access to the community park by construction of pedestrian access improvements such as sidewalks, pedestrian bridges, crosswalk ways and crosswalk traffic control or other such park improvements.

(E) Additional requirements.

(i) Any land dedicated to the city under this section must be suitable for park and recreational uses. The city alone shall make this determination of suitability using the following and other guides as may be needed:

a. Any area primarily located in the 100-year floodplain, as shown on FEMA maps or other generally accepted flood area maps will generally not be suitable. In some cases, the city may accept an area located in the 100-year floodplain for park land dedication if said land was dedicated at a ratio of two (2) acres of flood prone park land dedication to each one (1) acre of park land dedication as required by this section; or

b. Any areas of unusual topography or slope which renders land unusable for organized recreational activities may be excluded from consideration.

(ii) Drainage areas may be accepted as part of a park if the channel is constructed in accordance with city engineering standards, and if a significant area (ten percent or more of the park) is not cut off from access by such channel and if the park user is not thereby exposed to dangerous conditions.

(iii) Each park must have frontage on a public street and be properly shown as a lot on a subdivision plat with the appropriate plat certificate designating the dedication. All such property shall conform to the city subdivision regulations.

(10) Blocks. Block lengths shall not exceed 1,800 feet, nor be less than 220 feet.

(11) Crosswalk ways. Crosswalk ways six (6) to ten (10) feet in width, as determined by the city, shall be dedicated where deemed necessary by the city to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities, or to provide pedestrian circulation.

(12) Fire lanes. Fire lanes shall be required as deemed necessary by the city and shall be at least twenty (20) feet in width with the road edge closest to the structure at least ten (10) feet from the structure, being designed and constructed to accommodate the city's firefighting equipment. Fire lanes connecting to public streets, roadways, or private streets shall be provided with curb cuts extending at least two (2) feet beyond each edge of the fire lane and fire lane area is to remain free and unobstructed of parked vehicles or other obstacles at all times.

(13) Lots.

(A) Corner lots. Corner lots shall be at least seventy (70) feet wide and when said lot(s) abut on crosswalk ways, shall be treated as corner lots.

(B) Frontage. Each lot shall front upon a public street. Lots of irregular shape shall not be allowed unless a street curb frontage of at least forty (40) feet is provided.

(C) Front and side setbacks. The front and side setbacks required by [article 15.02](#) (zoning

ordinance) of this code, shall be shown on the subdivision plat. Where garages are installed on the side or rear of lots, the garage shall be set back a minimum of twenty (20) feet (but not less than the required setback) from the access street property line.

(D) Side lot lines. Side lot lines shall be substantially at right angles to straight street lines and radial to curved street lines.

(E) Extra depth and width in certain cases. Where a lot in a residential area backs up to a railroad right-of-way, high-pressure gasoline, oil or gas line, arterial street, industrial area, or other land use which has a depreciating effect on the residential use of property, and where no marginal access street or other street is provided at the rear of such lot, additional depth shall be required by the city. In no case shall a depth in excess of 150 feet be required. Where a lot sides to any of the above, additional width shall be required, but in no event shall a width in excess of 100 feet be required.



(F) Flag lots. Flag lots will not be allowed, except where in the opinion of the city, this is the only possible layout. Normal city services, including fire and police protection and garbage collection, must be facilitated. Flag lots must have a minimum street frontage of forty (40) feet.

(1972 Code, sec. 24.601; Ordinance 06-046, secs. 2, 3, adopted 10/3/06; Ordinance 08-001, sec. 1, adopted 1/15/08; Ordinance 09-020 adopted 4/21/09; 2008 Code, sec. 10.02.251; Ordinance 2020-11, sec. 7, adopted 3/3/20)

# STS PARTNERS

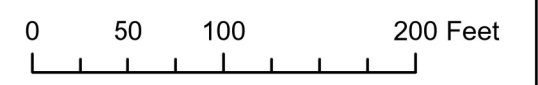
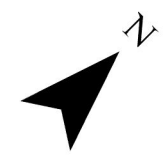
## PRELIMINARY DRAINAGE PLAN POSS TRACT

### 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



# SITE TOPOGRAPHY WITH SITE PLAN #2

## EXHIBIT H



Item 1.



# STS PARTNERS

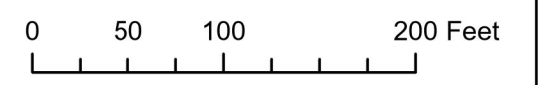
## PRELIMINARY DRAINAGE PLAN POSS TRACT

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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

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: 6758 Poss Rd rezoning - PZ 2025-05

Location: 6758 Poss Rd

Applicant: One Stop Group, LP Owner: One Stop Group, LP

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 - Multi-Family - Low-rise	Maximum 175	
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS	TRIP RATE SOURCE *ITE CODE:
PM	0.51 / unit = 89.25	220

\*\*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)

[Empty box for Section C completion]

REVIEWED BY: YES NO  
TRAFFIC IMPACT ANALYSIS REQUIRED: (Circle One) YES NO  
LEVEL REQUIRED: (Circle One of the Following) 1 2 3

Signature of Applicant:  Date of Submittal: February 8, 2025

**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 DEVELOPMENT PROJECT	INCREASE IN PEAK HOUR TRIPS
--	--	-----------------------------

**\*\*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):

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PZ-2025-4  
PDD Amendment  
6758 Poss Road

Susana Huerta  
Planning and Zoning Director  
Planning and Zoning Commission Meeting  
February 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) and Subdivision Code (street width)

# 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 area regulation – minimum lot area for the first three units decreased from 10,400 to 400 square feet
- Lot area regulation - minimum lot area after the first three units decreased from 1,200 to 400 square feet
- Lot depth - minimum depth of the building decreased from 120 to 40 feet
- Minimum Floor Space decreased from 600 to 400 square feet
- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedroom units decreased from two to one



# Variations

- The applicant is requesting 2 variations to Chapter 10 Subdivision Regulations:
  - Minor or Private Street Minimum Right-of-Way decreased from 50 ft to 36 ft
  - Minor or Private Street Minimum Pavement Width reduced from 30 ft to 26 ft

# Location Map

Item 1.



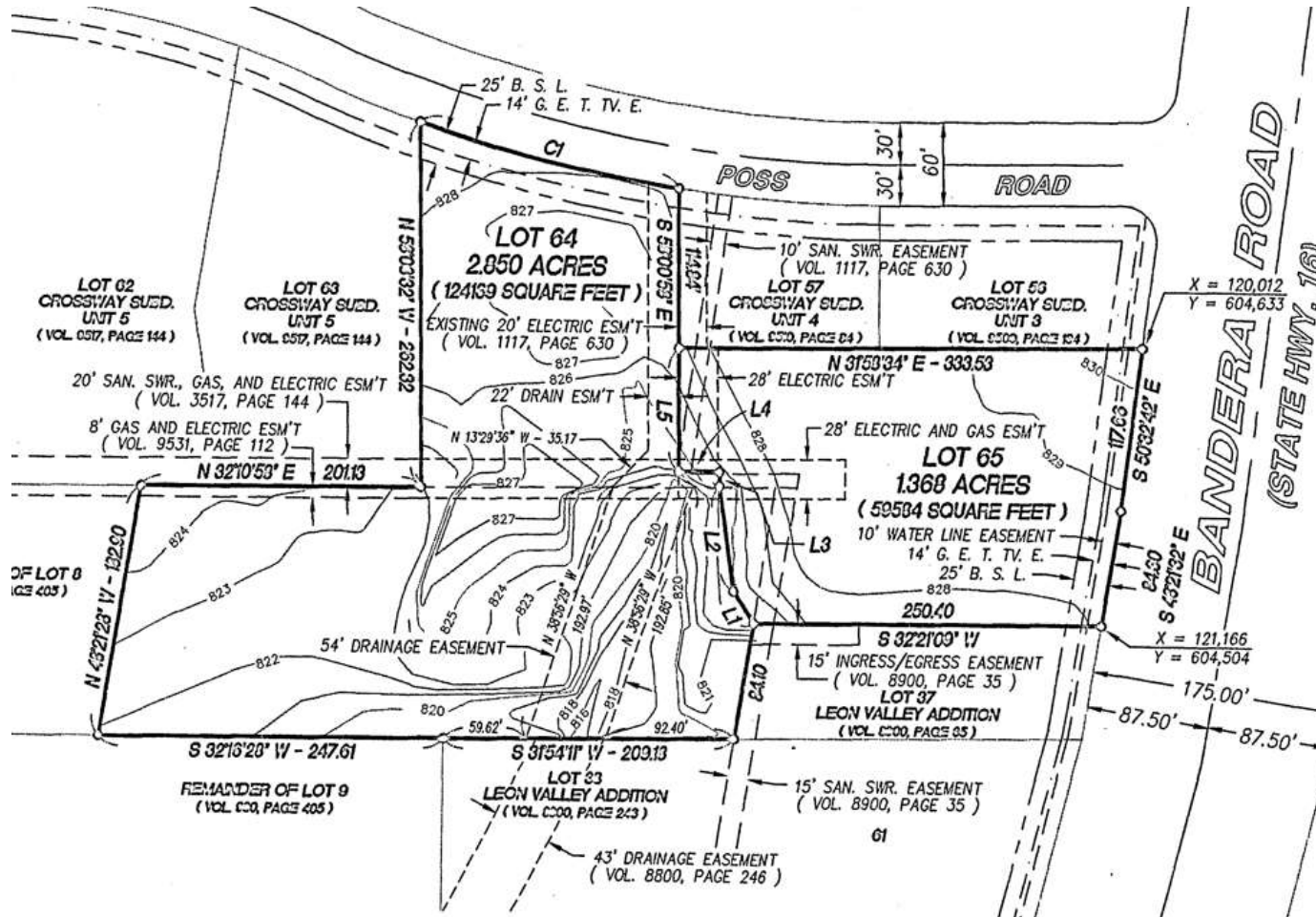
# Aerial View

Item 1.



# Plat

Item 1.



# Site Plan – Concept #1

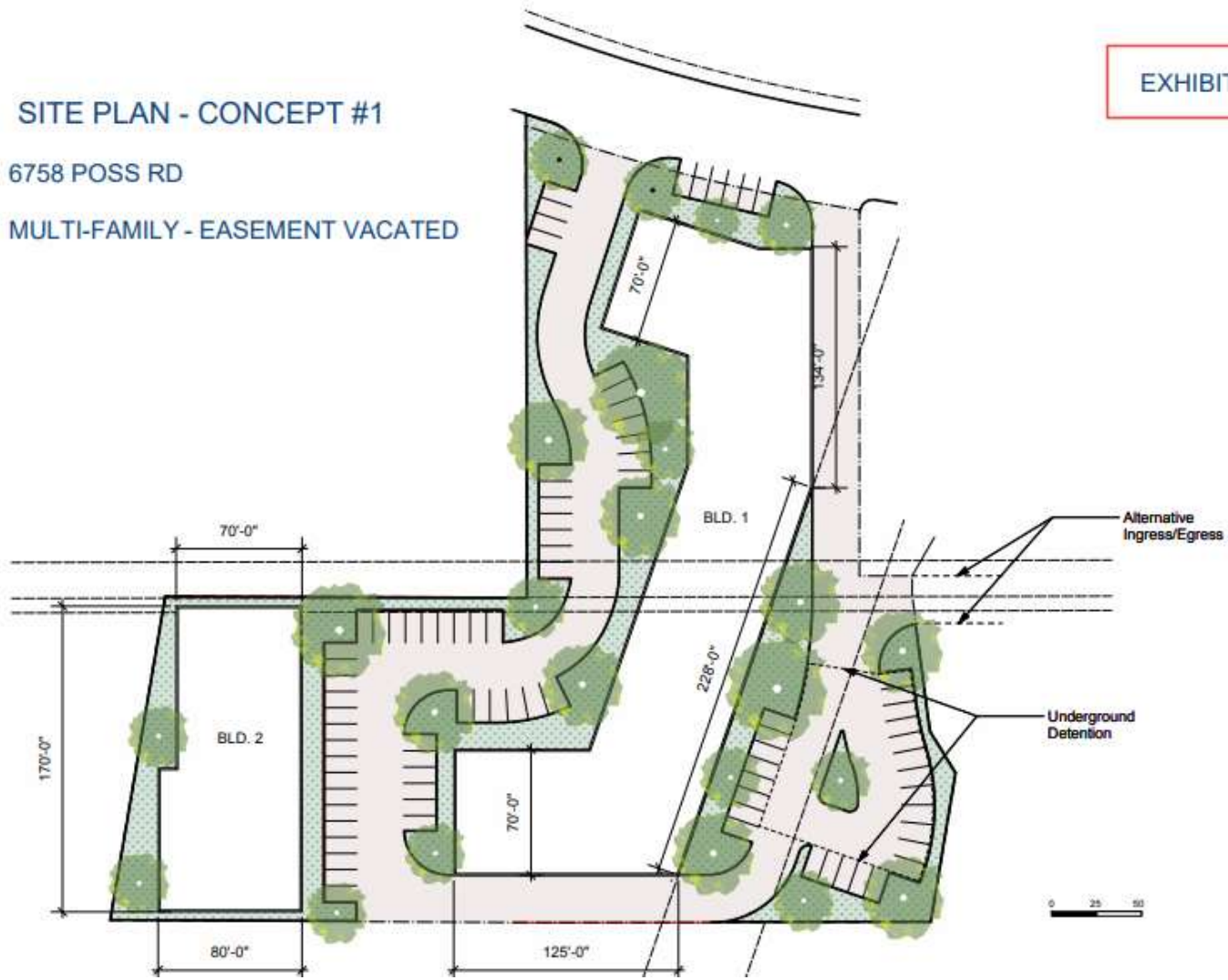
Item 1.

EXHIBIT B.1

SITE PLAN - CONCEPT #1

6758 POSS RD

MULTI-FAMILY - EASEMENT VACATED



# Site Plan – Concept #2

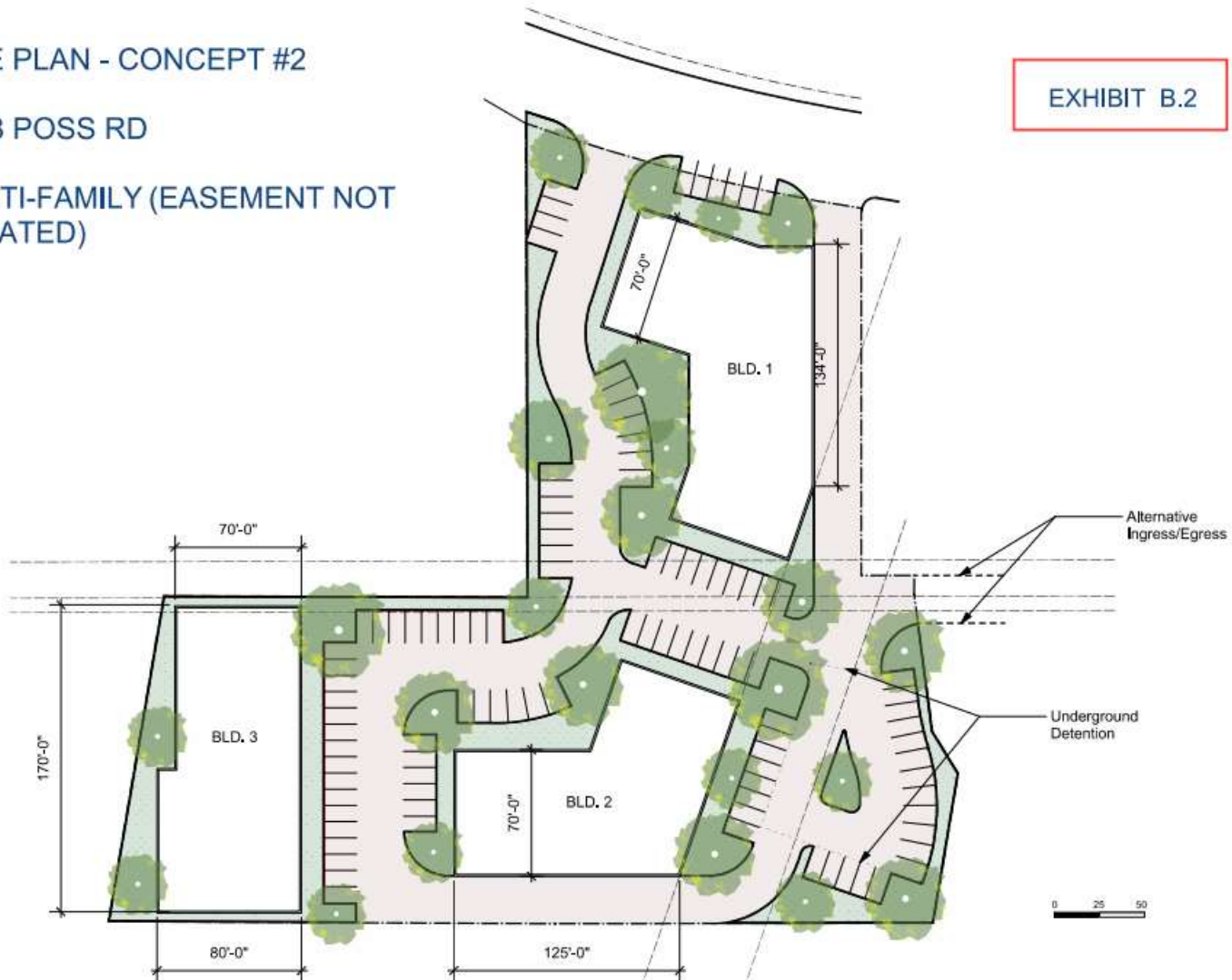
Item 1.

SITE PLAN - CONCEPT #2

6758 POSS RD

MULTI-FAMILY (EASEMENT NOT VACATED)

EXHIBIT B.2



# 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
- Lot depth
  - Applicant has lot “building” when the code states lot “depth”
  - Lot has a depth of 120 feet, so this exception is not necessary

# 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 1 vehicle, no matter how many bedrooms per unit
  - If use is for general occupancy apartments, staff doesn't recommend a decrease
- Applicant has no need for a variance to the street width, as this is a private facility, on one lot and it fronts a public street
- Applicant will be required to meet the Fire code for internal driveways



# 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”

# Recommendation

- Staff recommends approval of either option for the amended PDD
  - Both consistent & compatible with the City's Master Plan & 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, if the development is for general occupancy apartments.

# Recommendation

- This is the first discussion regarding this proposed amendment, and it is to gain feedback from the Planning and Zoning Commissioners
- The case will be brought before the Planning and Zoning Commission for a public hearing and final recommendation at the March 25, 2025, meeting date

# Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a multiple-family development will increase ad valorem and sales tax in the city

## PLANNING AND ZONING COMMISSION 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.

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

**6612 and 6618 SAWYER RD.**

Submitted by: ONE STOP GROUP, LP

**PLANNED DEVELOPMENT DISTRICT  
PROJECT PLAN**



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



**Article 1. GENERAL**

The property is a +/- 6.8 Acre tract generally Located at 6612 and 6618 Sawyer Rd, south of Bandera Rd, in the City of Leon Valley.

**Property Information (the “Property”):**

Address: +/- 6.8 Acre Tract located at 6612 and 6618 Sawyer Rd.

Legal Description: CB 5874 BLK LOT SW 400 FT OF 3 LOT N W 330.13 FT OF 10,11,12 & 13 & LOT N E 20 FT TRI OF 10

Current Owner: ESTATES OF ROY AND JOHN PARKMAN

Tract under contract by: ONE STOP GROUP, LP

Current Zoning: R-1

Tract:: As illustrated in Exhibit A (Site Survey)

**Article 2. LAND USE**

The Land Use of the Property shall be changed to:

- A. Base Zoning  
 The use and development of the Property shall comply with the zoning requirements of the City Code of Ordinances **Sec. 15.02.310 "R-4" Townhouse district** as revised in attached **Exhibit D**, and **Sec 10.02.251 – Applicable Standards And Specifications** as revised in attached **Exhibit E**. The revisions to both sections are summarized in Article 3 of this document.
  
- B. Supplemental Use Regulations  
 Additional Allowed Uses: Additional Allowed Uses: The following uses shall be permitted by-right on the property, in addition to the uses permitted by the base zoning:
  - The development of a Townhouse project with a Site Plan similar to the illustration attached in **EXHIBIT B**.

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

### **Article 3. REQUESTED REVISIONS TO THE CODE OF ORDINANCES**

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

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

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

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

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

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

**ARTICLE 4. SPECIAL PROVISIONS**

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

**PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS**

This PDD allows for flexible and creative planning to create an innovative new product that meets the strong current market demand for affordable new homes in proximity to the Medical Center. This development is unique in the fact that there haven’t been any new townhouse developments in Leon Valley for the past decades, with only two blue zones (Townhouse Districts) in the City. With the many new single-family developments in Leon Valley, the market is starved for this type of development in this location.

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

This development mostly borders commercial developments, and only two single family residences. Sawyer Rd is a less traveled road and has ample capacity to handle additional traffic, making this location ideal for this type of development.

Our proposed PD district fulfills the goals and objectives of the city's long-term vision of:

1. Increasing citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

**ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE**

- December 2025: Complete Platting
- August 2026: Complete Infrastructure Construction

- December 2029: Complete Home Construction of the Entire project.
- 

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City's vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.

**Please see below list of ATTACHED EXHIBITS**

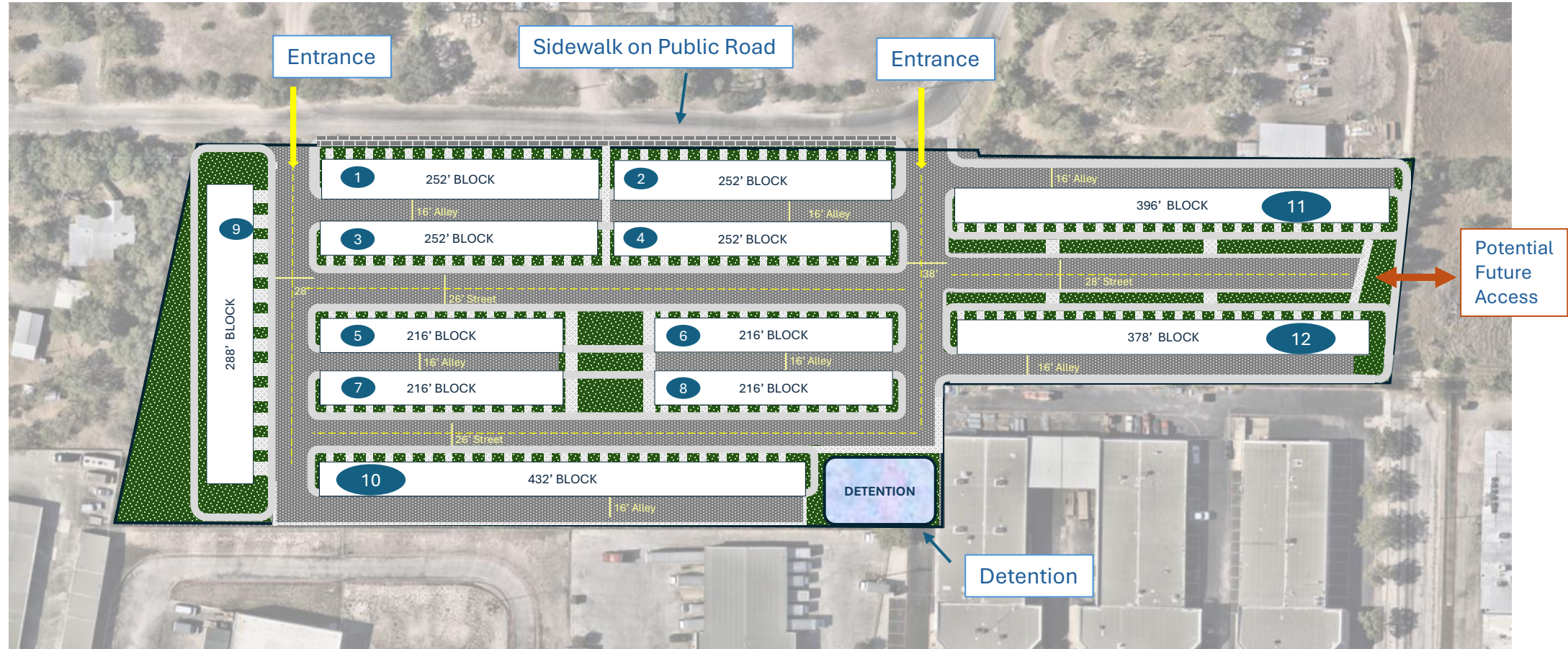
**This Proposed PDD Project Plan includes the following Exhibits:**

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

# SITE PLAN ILLUSTRATION

# EXHIBIT B

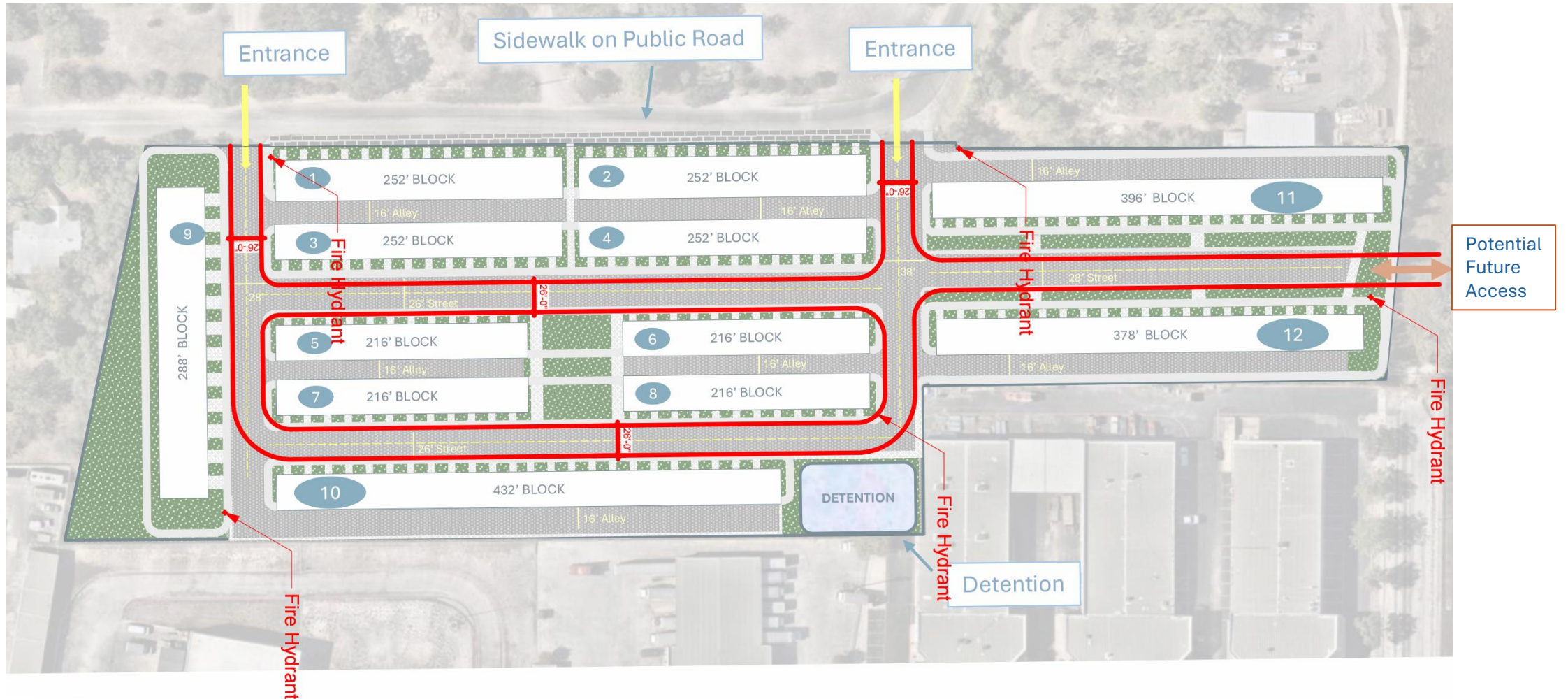
Item 2.



# FIRE PLAN ILLUSTRATION

## EXHIBIT C

Item 2.



**PDD Rezoning Request – 6612 and 6618 SAWYER RD****Summary of Requested Revisions to Sec. 15.02.310 "R-4" townhouse district**

Paragraph	Section 15.02.310 - R-4 Townhouse District – Zoning Ordinances	Current R-4 Standards	Requested Revisions
b.2	Maximum Density	20 units / Acre	30 units / Acre
b.3	Minimum Depth	120 ft	40ft
b.4	Minimum Floor Space	1,400 SQFT	1,200 SQFT
b.6	Maximum Height	3 stories	3-1/2 stories
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d.7	Minimum off-street Parking spaces	2	1

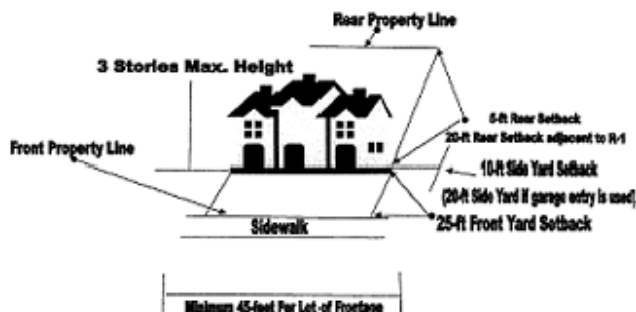


### Sec. 15.02.310 "R-4" townhouse district

- (a) *Purpose and description.* The R-4 district is composed mainly of areas suitable for townhouse dwellings. The R-4 townhouse district implements the policies of the master plan by 1) protecting the residential character of the areas by prohibiting commercial and industrial activities; 2) encouraging a suitable neighborhood environment for family life; 3) preserving the openness of the area and the unique residential design of a townhouse, by requiring that certain minimum yard and area standards and building construction standard requirements are met; 4) recognizing that land is a valuable resource and is in short supply within the city; 5) encouraging a level of growth that provides housing opportunities to meet the different housing needs of all income types of the city's present and future populations.
- (b) *Lot regulations.*
- (1) *Area.* See density requirements.
  - (2) *Density.* No development shall exceed a density of more than ~~20 units~~ **30 units** per acre, nor contain less than 10,000 square feet. The total dwelling units in any group of attached dwellings shall not be less than three.
  - (3) *Depth.* The minimum depth of the lot shall be ~~120 feet.~~ **40 feet.**
  - (4) *Floor space.* There shall be a total heated living area in each townhouse unit of not less than the following: One-story - 1,000 square feet; two- or three-story - ~~1,400~~ **1,200** square feet.
  - (5) *Frontage.* There shall be a minimum of 45 feet per lot of frontage on a public right-of-way.
  - (6) *Height.* A maximum of three **and half** stories shall be allowed in the R-4 district.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum depth of **30 feet 5 feet**, except as hereinafter provided.
  - (2) *Rear yard.* ~~A rear yard setback of 25 feet is required. A rear yard shall not be required when the townhouse lot abuts an alley or access easement having a minimum width of 24 feet which is used to provide ingress and egress to such townhouse development, except that a 25-foot setback is required if a garage entry is used. For townhouse lots that abut at the rear, an alley or access easement having a minimum width of 24 feet shall be required.~~
  - (3) ~~*Side yard.* A minimum of ten feet, or 25 feet if garage entry is used, shall separate any townhouse or garage structure from the property line that parallels the curb. Each corner lot shall have a side yard of at least 25 feet. No portion of a townhouse or accessory structure in, or related to, one group of contiguous townhouses shall be closer than ten feet to any portion of a townhouse or accessory structure related to another group. In cases of reversed frontage, a side yard equal, at least, to the depth of the front yard required for a structure fronting the side street shall be required. A side yard of ten feet shall be provided when townhouse lots abut a side lot line outside of the development.~~
  - (4) ~~*Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side equal to the front yard.~~
  - (5) ~~*Reverse frontage.* On corner lots, where interior lots have been platted or sold, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front line of the lots in the rear.~~
- (d) *Other.*

- (1) *Accessory buildings.* Shall be allowed, but shall be located no closer than five feet from any property line, and must be located in the rear yard. In no case shall an accessory building occupy more than 25 percent of the total open space in the rear yard.
- (2) *Firewall.* A two-hour rated firewall of materials and construction, as required by the currently adopted versions of the International building and fire codes, shall separate each adjacent townhouse unit. The firewall is to be constructed so as to be continuous from the foundation to the roof deck.
- (3) *Landscaping.* A total of 35 percent of street yard area must be landscaped. 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 division 9 of this article for other landscaping regulations.
- (4) *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.
- (5) *Masonry required.* Townhouses shall be constructed of masonry or other similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
- (6) *Nonconforming dwellings.* The provisions of this section 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.
- (7) *Parking.* **Two** A minimum of one off-street parking spaces shall be provided for each separate townhouse unit. Garage areas shall not be counted as off-street parking areas. **Each townhouse unit shall have at least one street curb parking area 20 feet long.**
- (8) *Public facilities.* All townhouse developments shall be connected to the city's water and sewer system and shall be provided sidewalks and fire protection. See article 10.02 (subdivision ordinance).
- (9) *Storage.* Outside storage is not allowed in the R-4 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 townhouse units, garage or an accessory building.

Figure 5 (R-4 Townhouse)



(1972 Code, sec. 30.610; 2008 Code, sec. 14.02.310)



**PDD Request – SAWYER Property**

**Summary of Requested Revisions to Sec. 10.02.251:**

<b>Paragraph</b>	<b>Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances</b>	<b>Current R-6 Standard</b>	<b>Previously Requested Modifications</b>
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	36 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft
Par. (3)	Alleys	Not allowed unless permitted	Alleys shall be permitted as shown in EXHIBIT B - Site Plan
3.B	Dead End Alleys	Not permitted	Permitted as long as an open non-paved access is to a minor street is made available
2.O	Sidewalks minimum	4 ft	4 ft

**Sec. 10.02.251 Applicable standards and specifications – REVISED FOR THIS PDD**

No preliminary or final subdivision plat shall be approved by the commission and no completed improvements shall be accepted by the city unless and until the following standards and specifications have been met:

(1) General.

- (A) The master plan shall be considered by the subdivider and commission for subdivision conformity.
- (B) Provision for future subdivisions. If a tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged to allow the opening of future streets.
- (C) Reserve strips are prohibited and will not be used for controlling access to land dedicated or intended to be dedicated to public use.
- (D) Residential R-1, R-2 and R-6 lots shall not have driveway access to collector or larger streets.
- (E) Buildings shall not be constructed across lot lines.
- (F) As applicable, the subdivider shall be fully responsible for compliance with all city, state and federal regulations and shall bear all costs thereof expended toward the development, including the cost of any city professional staff efforts and approvals as needed from all other regulatory agencies.

(2) Streets.

- (A) Street layout (also see exhibits “s” and “dd”).
- (i) Adequate streets shall be provided by the subdivider, and the arrangement, character, extent, width, grade and location of each shall be considered in their relation to existing and planned streets, topographical conditions, public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets and to the city master plan.
  - (ii) The street layout shall be devised for the most advantageous development of the entire neighborhood.
- (B) Relation to adjoining street system. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.
- (C) Projection of streets. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.
- (D) Street jogs. Whenever possible, streets with centerline offsets of less than 150 feet will be avoided.
- (E) Half or adjacent streets. In the case of collector, minor, or marginal access streets, no new half-streets shall be platted unless approved by the city.
- (F) Street intersections. Intersections shall be as nearly at right angles as practicable, giving due regard to terrain and topography.
- (G) Dead-end streets. Dead-end streets shall be prohibited except as short stubs to permit future expansion.
- (H) Cul-de-sacs.
- (i) Except with the prior written approval of the city engineer, cul-de-sacs shall not exceed 500 feet in length, and shall have a turnaround of not less than 100 feet in diameter in residential areas, and not less than 200 feet in diameter in commercial and industrial areas.
  - (ii) Where cul-de-sac ended streets are proposed which are longer than 500 feet in length in residential areas, the cul-de-sac shall have a property line diameter of at least 140 feet and a pavement diameter of 120 feet.
- (I) Marginal access streets.
- (i) The creation of marginal access streets is prohibited except where allowed by the city engineer after review of the access and intersection control measures being proposed and of the general traffic safety and circulation plan for the area.
  - (ii) The commission may determine that such marginal access streets are not desirable under the facts of a particular case for adequate protection of the lots and separation of through and local traffic.
- (J) Streets on master plan. Where a subdivision embraces a street as shown on the master plan of the city, the location and width as indicated by the master plan, shall be considered in the planning of such subdivision.

(K) Minor streets. Minor streets shall be laid out so as to discourage their use by through traffic.

(L) Pavement widths and rights-of-way. Pavement widths and rights-of-way shall be as follows:

(i) Primary streets shall have a right-of-way of at least 110 feet, pavement width of at least seventy-two (72) feet, and a fourteen-foot curbed divider in the center.

(ii) Secondary streets shall have a right-of-way of at least eighty-six (86) feet and a pavement width of at least sixty (60) feet.

(iii) Collector streets shall have a right-of-way of at least sixty (60) feet and a pavement width of at least forty-four (44) feet.

(iv) Minor or Private streets shall have a right-of-way of at least ~~fifty (50)~~ thirty six(36) feet and a pavement width of at least ~~thirty (30)~~ twenty-six (26) feet.

(M) Pavement width and rights-of-way of streets forming part of the boundary of the subdivision (adjacent) shall be as follows:

(i) The subdivider shall dedicate a right-of-way of forty-three (43) feet in width for new adjacent secondary streets, and twenty-two (22) feet of such right-of-way shall be paved and curbed.

(ii) New adjacent collector, minor or marginal access streets shall conform to paragraph (2)(L) of this section.

(iii) Where the proposed subdivision abuts upon an existing street or half-street that does not conform to paragraph (2)(L) of this section, the subdivider shall dedicate right-of-way sufficient to make the full right-of-way width conform to such paragraph, and there shall be paved and curbed so much of such right-of-way as to make the full pavement width comply with such paragraph. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two (2) feet to assure an adequate subbase and pavement joint.

(N) Medians.

(i) Center island median. Streets which have center island medians shall be curbed and provide for a minimum lane width adjacent to the median of twenty (20) feet on each side.

(ii) Openings. Medians shall be continuous. Openings in the median may be provided at all public streets if the centerline spacing of said public street is at least 400 feet. If said spacing is less than 400 feet, the median shall be open for the street with the higher functional classification. All other openings shall be made in accordance with current standards set by the city engineer. When medians are open, safety bays and median radii shall be provided and curbed unless approved otherwise by the city engineer.

(iii) Special purpose medians. Dividers constructed for aesthetic purposes (i.e. entrances for subdivisions) shall be permitted and such dividers shall normally be fourteen (14) feet in width. The divider shall maintain the full width for a minimum of twenty-five (25) feet after which an appropriate transition shall be provided. The nose or rounded portion of the divider shall be placed at least fifteen (15) feet off the edge of the traveled roadway of the intersecting street and the turning radius of vehicular traffic shall be at least thirty-five (35) feet.

(iv) Landscaping and signing. No signs, walls, or fences shall be placed in the median area

other than approved traffic-control devices unless approved by city staff. No trees, shrubs or other ground cover shall be placed in the median which will obstruct the driver's sight distance. With the approval of the city, trees, shrubs, and ground cover may be planted in the median and divider area provided the full-grown tree or shrub trunk diameter does not exceed four (4) inches in diameter. In addition, appropriate maintenance agreements shall be made with the city.

(v) Crosswalk area. Where a median or traffic divider projects across a crosswalk, the median shall be opened for six (6) feet at the projection of the crosswalk. This six-foot opening shall be paved to the grade of the existing surface to permit wheelchair and mobility impaired persons utilization of the crosswalk.

(O) Curbs and sidewalks (see exhibits "t" and "u"). Curbs and sidewalks shall be installed by the subdivider on both sides of all interior streets, and on the subdivision side of all streets forming part of the boundary of the subdivision. The street frontage on all sides of all lots must be provided with concrete sidewalks of at least **four (4) feet** in width and four (4) inches in thickness. All sidewalks and driveways shall be designed and constructed in accordance with the requirements of the city and the Americans with Disabilities Act. Utility meter boxes or fire hydrants shall not be incorporated into the sidewalk area.

(i) Sidewalk deferred construction. A developer may petition the city to defer construction of sidewalk along the frontage of lots in residential developments and if approved, sidewalks would be constructed as a building permit requirement (developer remains responsible for construction of the rear sidewalks on lots having double street frontage and over drainageways).

(ii) Sidewalks shall, in general, be placed near the property line. Where the city permits the sidewalk to abut the curb on collector streets, the sidewalk width will be six (6) feet.

(P) Fire lanes. Fire lanes shall be installed where required by city and shall thereafter be maintained by the property owner.

(Q) Ramps. Where the development abuts existing curbed streets, with or without sidewalks, the developer shall install ramps as required to conform with the Americans with Disabilities Act and/or as directed by the city.

(R) Street names. Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are continuation of or in alignment with existing streets; in which case names of existing streets shall be used.

(S) Street signs. Reflective street name signs shall be installed by the subdivider in a uniform manner throughout the subdivision at all intersections within or abutting the subdivision and will be of the size and type specified by the city. (Subdivider shall consult with a designated city official as to the plan of placement thereof prior to the installation of such street signs and all street signage will conform to the size and type specified by the city.) Stop signs and other traffic-control signs will be furnished and installed by the city.

(T) Electronic signalization. If the city determines the traffic volume generated by the proposed subdivision will create safety problems or hazardous driving conditions, the developer may be required to install or modify existing appropriate electronic signalization devices in the locations specified.

(U) Traffic impact analysis. As the city determines appropriate, developer shall provide a traffic study prepared by a qualified traffic engineer which addresses specific traffic impacts caused by the development.

(V) Specifications. The City of San Antonio Standard Specifications for Public Works Construction are adopted for reference, except as modified by the city engineer.

(3) Alleys. ~~Alleys will not be allowed in the city except under special circumstances.~~ When permitted, alleys shall be permitted and shall have a minimum right-of-way width of sixteen (16) feet with ten (10) feet of concrete pavement in residential areas and eighteen (18) feet of right-of-way and pavement in commercial areas, as shown in exhibit "C" [exhibit (s)], attached hereto.

(A) Intersecting alleys. Where two (2) alleys intersect or turn at right angles, a cutoff of not less than fifteen (15) feet from the normal intersection of the property or easement line shall be provided along each property or easement line.

(B) Dead-end alleys. ~~Dead-end alleys shall not be permitted as long as an open non-paved access to a minor street is made available.~~

(C) Overhang easements along alleys. Along all alleys and where otherwise requested by the city, overhang easements allowing for aerial encroachments, as required by any public or private utility, shall be provided.

(D) Alleys which do not connect on a straight course. An easement shall be provided for alleys which do not connect on a straight course for the placing of guy wires on lot division lines in order to support poles set on curving or deviating rights-of-way or alleys (i.e. alleys are not straight within each block or the same do not connect a straight course with the alleys of adjoining blocks).

(E) Cutbacks. Where alleys intersect a street right-of-way, a fifteen-foot right-of-way cutoff shall be provided.

(4) Easements. When required, drainage easements will be allowed for proper drainage or topographic requirements. Gas, electric and telephone easements may be provided within each lot with no increase in the standard lot size unless deemed necessary by the city. Water and sanitary sewer easements will not be located at the rear of lots except with prior city approval. All easements for city use will have a minimum width of ten (10) feet, except sanitary sewer easements which shall be a minimum of sixteen (16) feet in width.

(5) Water installation.

(A) Water supply and distribution (see exhibit "bb").

(i) All subdivisions shall be provided with water supply, water distribution, and fire protection systems as approved by the city engineer and in compliance with other parts of this code and the building code (see [article 3.02, division 2](#) of this code).

(ii) Minimum construction and design standards of the San Antonio Water System shall be used except as modified by the city, to include:

a. Valves shall open left;

b. C-900 class 150/200 PVC pipe may be used in lieu of ductile iron;

c. Use of asbestos cement pipe is prohibited; and

d. In all construction plans, the developer will incorporate city provided special conditions in the form of general notes set out in exhibits attached



hereto.

(iii) All subdivisions containing more than sixteen (16) lots or housing units and as otherwise required by the city shall be provided with looped water mains. The loop shall be sufficient to create fire flows required by the fire marshal.

(iv) Apartment (multiple-family) or commercial areas will be metered in accordance with city requirements and dual or sub-metering (internal city meters beyond the city's master meter) will not be allowed.

(B) Backflow protection. Metering will include backflow prevention devices in accordance with city code requirements.

(C) Fire hydrants.

(i) Fire hydrants shall be of the Mueller Improved type or approved equal compatible with the city's firefighting equipment and installed with a separate gate valve as follows:

a. Single-family, two-family, and townhouse dwelling areas.

1. Fire hydrants in a single- or two-family dwelling area shall be located throughout the distribution system so that every building site is within 500 feet of a fire hydrant; except in the townhouse areas, which shall be within 400 feet.

2. Sufficient fire hydrants shall be provided so that not more than 550 feet of hose laid along public rights-of-way will be required to reach from a fire hydrant to any building site within the area served.

b. All other land use areas.

1. Fire hydrants in all areas other than single-family, two-family or townhouse dwelling areas shall have a maximum spacing of 300 feet.

2. Sufficient fire hydrants shall be provided so that not more than 500 feet of hose will be required to reach from a fire hydrant to cover all portions of the first floor of all structures.

3. Hose lay is measured along public streets, fire lanes, and access roadways for fire department vehicles; plus, not over 150 feet of pulling hose by hand shall be required.

(ii) No fire flow credit is allowed for hydrants which are obstructed as to make their use impractical (i.e., including but not limited to hydrants across limited access highway, expressways, primary thoroughfares, or hydrants blocked by walls/buildings).

(iii) Fire hydrants shall be located along the public right-of-way or along fire access roadways; preferably at intersections or on islands separating parking areas which cannot be obstructed by parked vehicles.

(iv) Fire hydrants shall be located as directed by the city engineer and the city fire marshal. In general, hydrants shall be located a minimum of eight (8) inches and a maximum of seven (7) feet from the back of the curb. The steamer connection shall be a minimum of 1-1/2 feet and a maximum of two (2) feet above grade.

(v) The area around fire hydrants shall be kept unobstructed for a distance of two

(2) feet and six-inch steel guard posts shall be provided around the hydrant where curbs are not provided and where otherwise required by the city engineer.

(vi) Fire hydrants shall face the curb except as otherwise directed by the city.

(6) Sewers (see exhibit “cc”).

(A) All subdivision lots will be provided with connections to the city’s organized sanitary sewage disposal system. Where necessary, the developer will extend the city’s collection system mains to the subdivision at his cost. Where existing on-site sewage disposal systems are in place, these will be closed down in accordance with procedures prescribed by regulatory authorities. New on-site sewage disposal facilities will not be permitted (see [article 14.05](#) (sewers) of this code). Where the sewer main will serve other properties beyond the proposed plat, the sewer will be extended across the developer’s property at his cost.

(B) The design and construction of sewage collection systems will be in accordance with the city’s regulations. The San Antonio Water System standards for design and construction are adopted for reference except as modified by the city engineer. The subdivider will incorporate the city’s special conditions in the design in the form of general notes set out in exhibits attached hereto and the requirements of the state’s regulatory agencies will also be adhered to.

(C) Television videotape. In addition to other prescribed tests, the subdivider will videotape sewage collection mains after the facilities have been installed for thirty (30) days and before preliminary acceptance by the city.

(D) Sewage lift station. Lift stations are prohibited. All developments will provide gravity service sewage systems.

(7) Utility lines.

(A) All utility lines that pass under a street or alley shall be installed before the street or alley is paved. When it is necessary that utility lines pass under the street or alley pavement, they shall be installed to a point of at least four (4) feet beyond the edge of the pavement and all telephone, cable, or underground electric lines under paved streets or alleys shall be installed in conduit. Sanitary sewer services shall extend to the property line.

(B) All utilities installed within the street right-of-way shall be properly backfilled with trench compaction approved by the city. Utility construction permits must be obtained for this work.

(C) Where new subdivisions are being created, all new utility services including telecommunications, cable service and electrical services shall be installed underground. Additionally, where replats of existing lots occur, underground utility service shall be provided if feasible as determined by the city engineer.

(8) Drainage.

(A) Drainage easement/right-of-way. Where a subdivision is traversed by a watercourse, drainageway, natural channel or stream, there shall be provided an easement or drainage right-of-way conforming substantially to the limit of such watercourse, plus additional width to accommodate future needs and maintenance.

(B) Drainage facilities. Drainage facilities shall be provided and constructed by the developer in accordance with approved plans as submitted under [section 10.02.203](#). The subdivider will design and construct improvements in these drainageways which facilitate

maintenance, prevent flooding and eliminate nuisance. All such designs and improvements will conform to the city's regulations and federal and state requirements. The City of San Antonio regulations regarding design and construction are adopted for reference, except as modified by the city engineer, depending upon particular circumstances regarding the proposed development.

(C) Detention facilities. Water detention facilities shall be provided where, in the opinion of the city engineer, the subdivision stormwater runoff will adversely affect sensitive downstream properties. Detention facilities shall be designed so as to allow stormwater runoff at a rate equal to pre-construction conditions of the land. The design of such detention ponds or other detention facilities shall meet with city engineer approval and shall be constructed along with all other required drainage facilities prior to issuance of any building permits for the project.

(9) Requirements for park land dedication or payment of fees in lieu thereof.

(A) Purpose.

(i) The council has determined that recreational areas in the form of neighborhood parks are necessary and in the public's welfare, and that the only adequate procedure to provide for the same is by integrating such a requirement into the procedure for planning and developing properties and subdivisions in the city when such development consists of unplatted residential property.

(ii) It is also declared that [section 10.02.201](#) of this article be administered in conjunction with the Leon Valley parks and recreation plan. The park zones established by the Leon Valley parks and recreation plan shall be prima facie proof that any park located therein is within a convenient distance from any residence located therein and the following subsection, "general requirements," are adopted to affect the purposes stated.

(B) General requirements.

(i) Where a final subdivision plat is submitted for approval of any residential subdivision, such subdivision plat shall contain a clear, fee simple dedication of an area to the city for park purposes.

a. The area to be dedicated shall be one (1) acre of park land for each 133 allowed dwelling units. The number of allowed dwelling units shall be determined according to minimum lot size and maximum density standards set forth in [article 15.02](#) (zoning ordinance) of this code, except that, in those cases where the zoning code restricts the number of dwelling units allowed per lot, the actual number of lots can be used to determine the number of allowed dwelling units. Where phased development occurs; the first unit shall include the full park dedication required of the entire development and/or all of the developer's land.

1. At the discretion of the commission, after receiving recommendations from the city manager, the required park land dedication can be reduced when the subdivider demonstrates that the actual density of the proposed subdivision will be significantly less than the allowed density in the respective zoning district.

2. In cases where a subdivision plat contains land in more than one (1) zoning district, park land dedication shall be determined according to the acreage in each zoning district wholly or partially contained within

the subdivision.

b. The required dedication of this subsection may be satisfied by a payment of money in lieu of land, when permitted or required by other provisions of this section.

(ii) All subdivisions of land which create dwelling units shall provide for park land improvements. Where existing subdivisions are being replatted or vacated and are recreated as residential units which increase the potential number of dwelling units, then the provisions of this section shall apply. Where land is being developed in the R-5 (manufactured homes) and R-3A (multiple-family retirement community) areas, the ratio of one acre for each 133 allowed dwelling units shall be applied to the cottage or manufactured homes anticipated.

(iii) Where the completed development or subdivision has less than 133 allowed dwelling units the developer will at the discretion of the city, either:

a. Dedicate not less than one-half acre of park land (with the smallest dimension being 140 feet); or

b. Pay the city the amount required as per ordinance, as amended, for each dwelling unit being created.

(iv) Where the dwelling units being created are R-3 (multiple-family dwelling), R-5 (manufactured home) and R-3A (multiple-family retirement community) development areas, the developer may elect to satisfy the park land dedication by providing a one-acre reserved area within his development at a location approved by the city. otherwise provided. [sic] Such areas shall be owned and maintained by the owner of the development. Developers not making this election must otherwise satisfy the parkland dedication requirements. Such reserve area will be annotated on the subdivision plat "Area reserved for park purposes." These areas will be in addition to the required landscaping, green spaces, pool and recreation building area otherwise provided. Such areas shall be owned and maintained by the owner of the development. Developers not making this election must otherwise satisfy the parkland dedication requirements.

(v) Park land dedication requirements shall be based on the contiguous acreage of land owned by the developer. All park area dedications shall be completed in conjunction with or prior to final subdivision plat approval of the first unit of development. Parkland dedications shall [be] at distance and location specified and approved by the city engineer.

(vi) In instances where an area of less than five (5) acres is required to be dedicated, the city shall have the right to accept the dedication for approval on the final subdivision plat, or to refuse the same, and to require payment of cash in lieu of land in the amount provided by section 10.02.251(9)(B).

a. The refusal by the city of a dedication of one (1) acre or more, but less than five (5) acres, shall be based on one (1) or more of the following factors:

1. City determines that sufficient park area is already in the public domain in the area of the proposed subdivision;

2. City determines the recreational potential for a particular park zone would be better served by expanding or improving existing parks;

3. City determines that a combination of factors, related to the status and condition of the overall city park system, make a payment in lieu of park land dedication more desirable for the overall park needs of the citizens of the city;
4. The land proposed for dedication is undesirable for use as a public park; and/or
5. The proposed dedication is not in conformance with the city parks and recreation plan.

(vii) The dedication required by this section shall be made by submitting a final subdivision plat for commission approval, and subsequent recordation with the Bexar County clerk, unless additional dedication is required subsequent to the filing of the final subdivision plat.

(viii) If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, additional dedication shall be made by payment of the cash in lieu of land amount provided in section 10.02.251(9)(B), or by the conveyance of an entire numbered lot to the city in conformance with the standards set forth herein.

(C) Money in lieu of land.

(i) Subject to veto of the commission, a land owner responsible for dedication under this section may elect to meet the requirements of section 10.02.251(2) [10.02.251(9)(B)] in whole or in part by a cash payment in lieu of land, in the amount set forth herein. An applicant may appeal the commission's veto to council. A written application for appeal shall be placed on the first available council agenda for final determination. Such payment in lieu of land shall be made at or prior to the time of final subdivision plat approval of the first unit of development.

(ii) The city may, from time to time, decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase park land in a particular park zone, subsequent park land dedications for that zone could be required in cash only.

(iii) The amount of money accepted in lieu of land shall be determined by obtaining a fair market appraised value of lands in the immediate area of the development. The real estate appraisal shall be initiated by an appointee, acceptable to the city.

(D) Dedicated funds; transfer of funds; right of refund. residential fences [sic]

(i) There are four (4) neighborhood park zones and one (1) community park zone established in the parks and recreation plan for the city.

(ii) When a fee in lieu of park land dedication is collected by the city, relative to the filing of a subdivision plat, said monies shall be placed in a dedicated fund to be used to serve the park zone(s) in which the subdivision is located.

(iii) If the city is not able to purchase suitable land or otherwise spend the collected monies in a manner it deems appropriate to provide park services for the respective park zone(s), then the monies may be used for any park within the city.

(iv) The city shall account for all sums paid in lieu of park land dedication under this

section with reference to the individual subdivision plats involved. Such funds shall be considered to be spent on a first in, first out accounting basis.

(v) If the funds are not spent within three (3) years detailed above, the owners of the property on the last day of such period may be entitled to a prorated refund of such sum, computed on a square foot basis. The owners of such property must request such a refund within one (1) year of entitlement, in writing, or such right shall be barred.

(vi) The funds may be used for improvements to the city's community parks; acquisition of park; or to improve access to the community park by construction of pedestrian access improvements such as sidewalks, pedestrian bridges, crosswalk ways and crosswalk traffic control or other such park improvements.

(E) Additional requirements.

(i) Any land dedicated to the city under this section must be suitable for park and recreational uses. The city alone shall make this determination of suitability using the following and other guides as may be needed:

a. Any area primarily located in the 100-year floodplain, as shown on FEMA maps or other generally accepted flood area maps will generally not be suitable. In some cases, the city may accept an area located in the 100-year floodplain for park land dedication if said land was dedicated at a ratio of two (2) acres of flood prone park land dedication to each one (1) acre of park land dedication as required by this section; or

b. Any areas of unusual topography or slope which renders land unusable for organized recreational activities may be excluded from consideration.

(ii) Drainage areas may be accepted as part of a park if the channel is constructed in accordance with city engineering standards, and if a significant area (ten percent or more of the park) is not cut off from access by such channel and if the park user is not thereby exposed to dangerous conditions.

(iii) Each park must have frontage on a public street and be properly shown as a lot on a subdivision plat with the appropriate plat certificate designating the dedication. All such property shall conform to the city subdivision regulations.

(10) Blocks. Block lengths shall not exceed 1,800 feet, nor be less than 220 feet.

(11) Crosswalk ways. Crosswalk ways six (6) to ten (10) feet in width, as determined by the city, shall be dedicated where deemed necessary by the city to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities, or to provide pedestrian circulation.

(12) Fire lanes. Fire lanes shall be required as deemed necessary by the city and shall be at least twenty (20) feet in width with the road edge closest to the structure at least ten (10) feet from the structure, being designed and constructed to accommodate the city's firefighting equipment. Fire lanes connecting to public streets, roadways, or private streets shall be provided with curb cuts extending at least two (2) feet beyond each edge of the fire lane and fire lane area is to remain free and unobstructed of parked vehicles or other obstacles at all times.

(13) Lots.

(A) Corner lots. Corner lots shall be at least seventy (70) feet wide and when said lot(s) abut on

crosswalk ways, shall be treated as corner lots.

(B) Frontage. Each lot shall front upon a public street. Lots of irregular shape shall not be allowed unless a street curb frontage of at least forty (40) feet is provided.

(C) Front and side setbacks. The front and side setbacks required by [article 15.02](#) (zoning ordinance) of this code, shall be shown on the subdivision plat. Where garages are installed on the side or rear of lots, the garage shall be set back a minimum of twenty (20) feet (but not less than the required setback) from the access street property line.

(D) Side lot lines. Side lot lines shall be substantially at right angles to straight street lines and radial to curved street lines.

(E) Extra depth and width in certain cases. Where a lot in a residential area backs up to a railroad right-of-way, high-pressure gasoline, oil or gas line, arterial street, industrial area, or other land use which has a depreciating effect on the residential use of property, and where no marginal access street or other street is provided at the rear of such lot, additional depth shall be required by the city. In no case shall a depth in excess of 150 feet be required. Where a lot sides to any of the above, additional width shall be required, but in no event shall a width in excess of 100 feet be required.

(F) Flag lots. Flag lots will not be allowed, except where in the opinion of the city, this is the only possible layout. Normal city services, including fire and police protection and garbage collection, must be facilitated. Flag lots must have a minimum street frontage of forty (40) feet.

(1972 Code, sec. 24.601; Ordinance 06-046, secs. 2, 3, adopted 10/3/06; Ordinance 08-001, sec. 1, adopted 1/15/08; Ordinance 09-020 adopted 4/21/09; 2008 Code, sec. 10.02.251; Ordinance 2020-11, sec. 7, adopted 3/3/20)

# LARGE TREE GROUPING

# EXHIBIT F

Item 2.

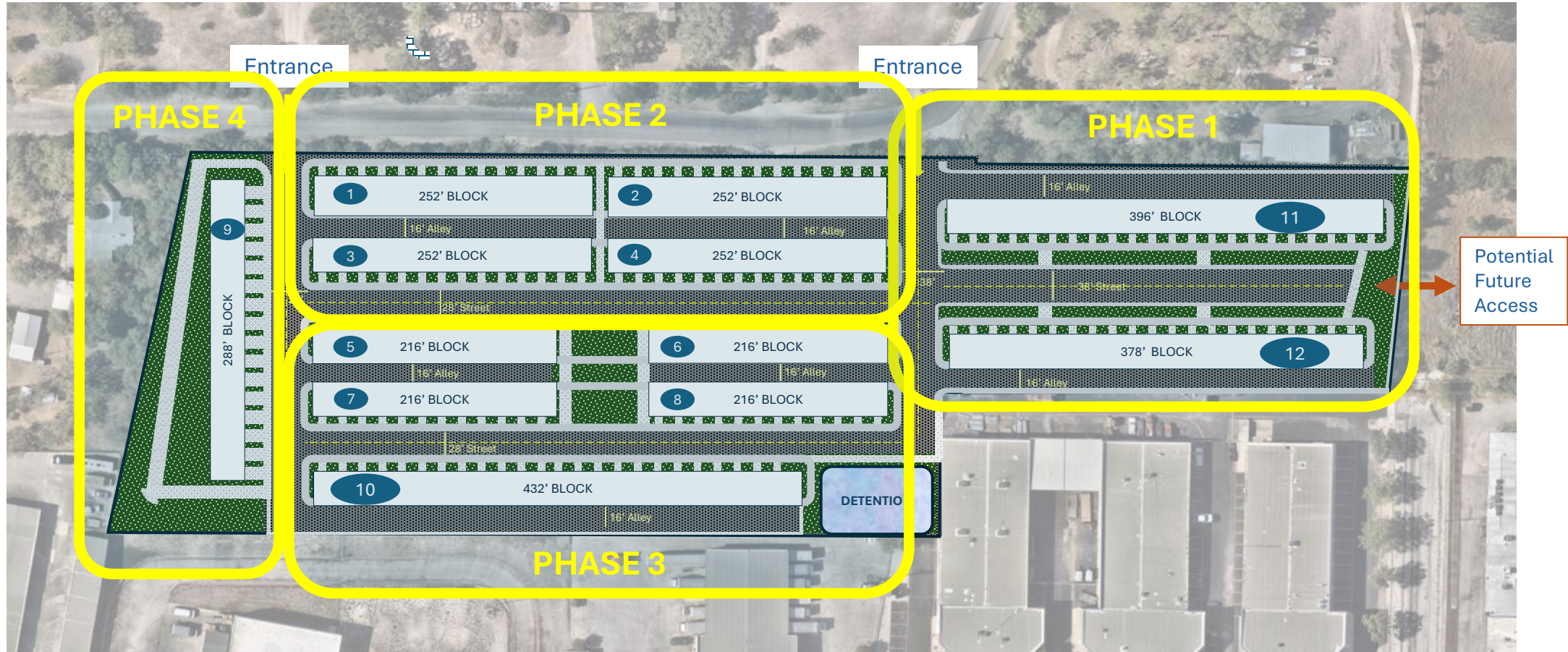


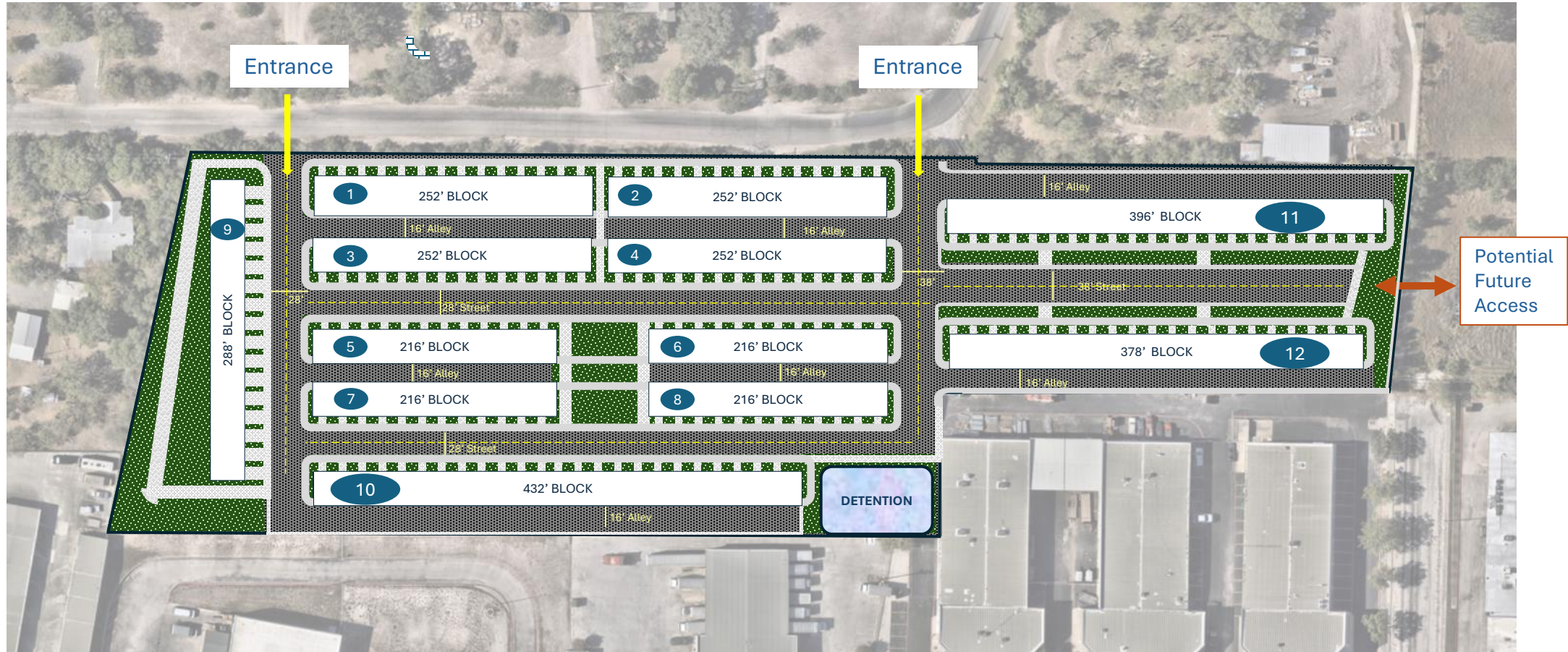


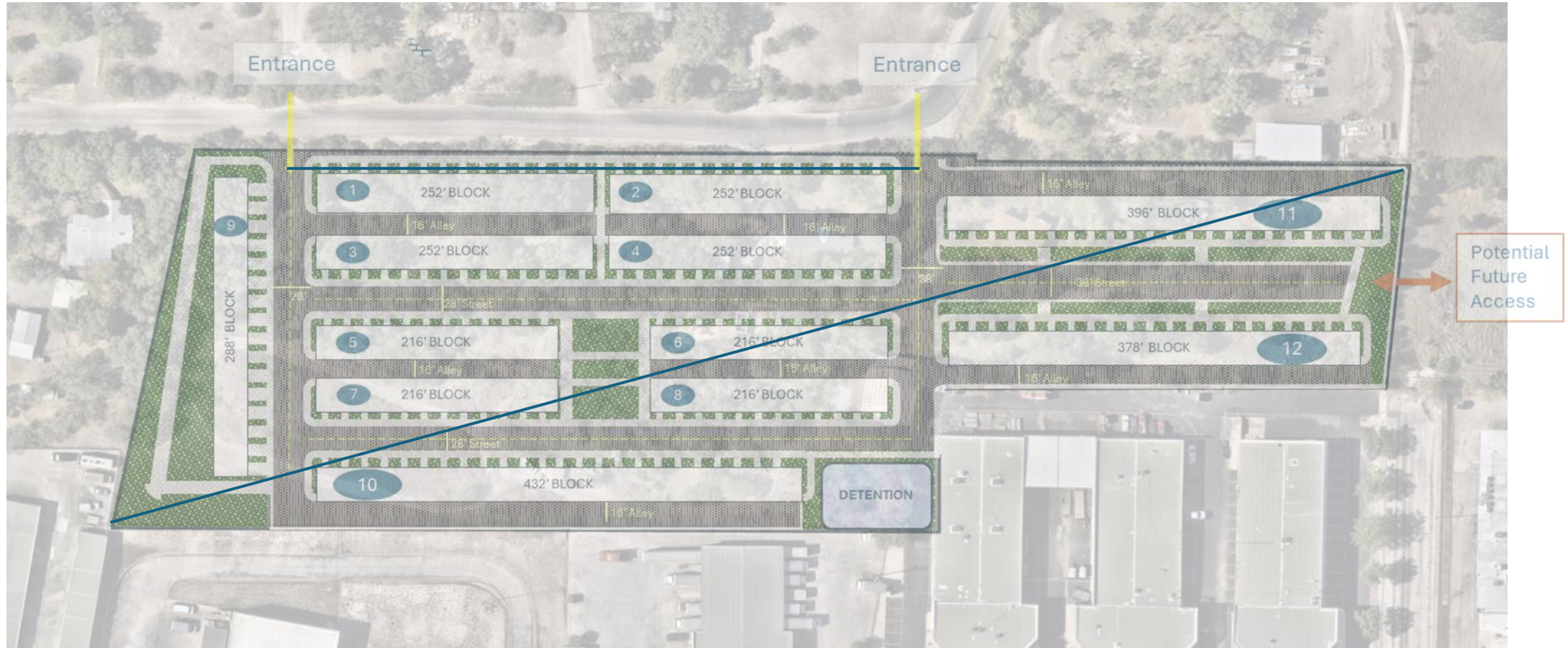
# PHASING PLAN

# EXHIBIT G

Item 2.










# STS PARTNERS

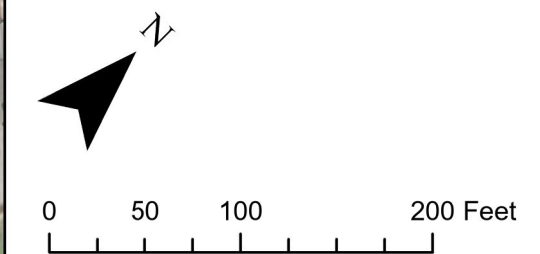
## PRELIMINARY DRAINAGE PLAN SAWYER TRACT

### 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.



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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 DEVELOPMENT PROJECT	INCREASE IN PEAK HOUR TRIPS
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**\*\*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):

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

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

# Request

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



# Section 15.02.327 – “PD” Planned Development District

*(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:*

*(1) Flexible and creative planning;*

*(2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;*

*(3) Economic development;*

*(4) Compatibility of land uses;*

*(5) Innovative planning concepts;*

# Variations

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

# Variations

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

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

# Location Map

Item 2.



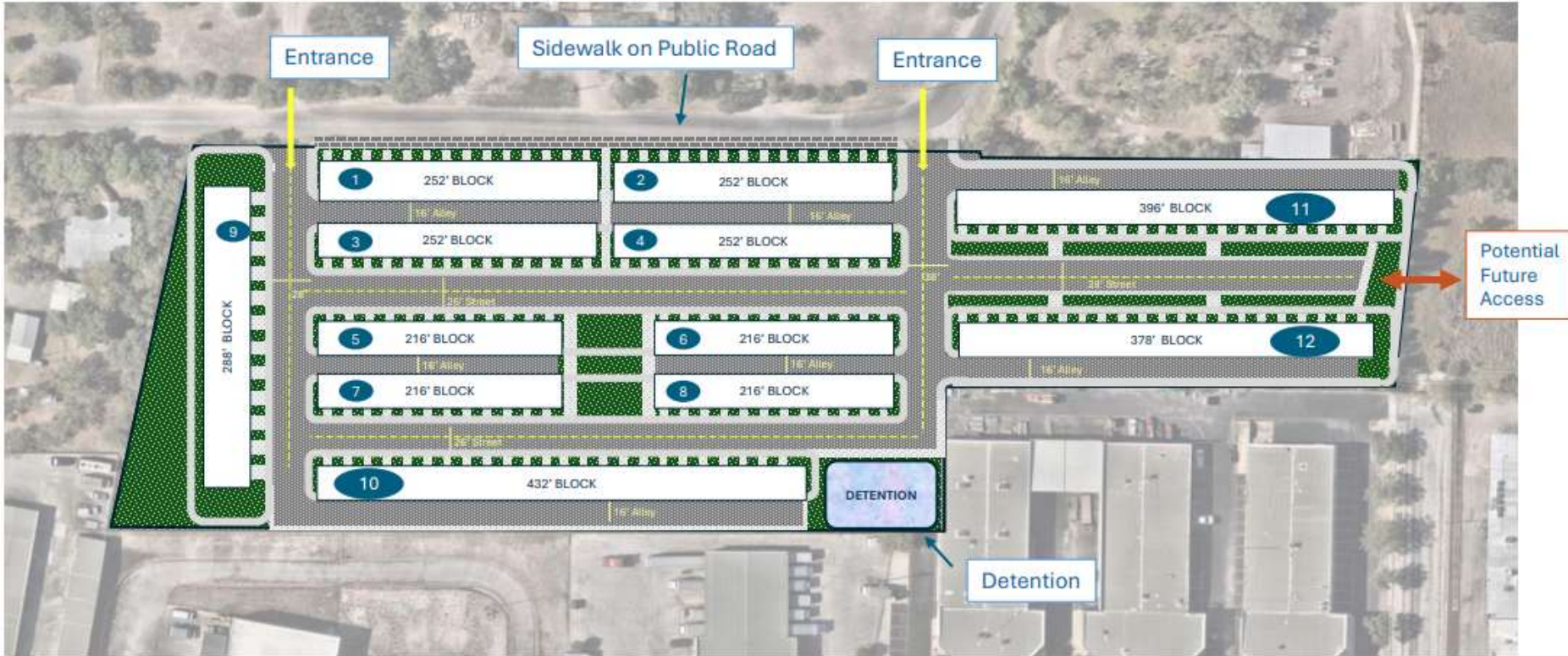
# Aerial View

Item 2.



# Site Plan

Item 2.



# Staff Comments

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

# Master Plan

- The Master Plan contemplates for properties along Sawyer Road to be zoned R-2, R-3 A, R-3, or R-4 which is consistent with the proposed use of the PDD request as a townhouse-like development.
- The request is consistent and compatible with the City's Master Plan.



# Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a multiple-family development will increase ad valorem and sales tax in the city

# Recommendation

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