



**CITY OF LEON VALLEY
SPECIAL PLANNING & ZONING COMMISSION AND CITY COUNCIL JOINT MEETING**

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 28, 2026 at 7:00 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. WORKSHOP

1. [Discussion](#) and Direction to Staff on Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M. Gallardo, Planning and Zoning Director

3. NEW BUSINESS

1. Presentation, **Public Hearing**, and Discussion to Consider a Recommendation on a Request to Amend Ordinance 2025-8 to Change the Zoning from PD Planned Development District, with R-3 Multiple-Family Dwelling Base Zoning District to PD Planned Development District with R-6 Garden House Base Zoning District on Approximately 6.8 Acre of Land, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of Lot 10, and the Southwest 400' of Lot 3, CB 5874 – M. Gallardo, Planning and Zoning Director

4. ADJOURNMENT

Executive Session - The Planning and Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate

in discussions but may not deliberate or take action on items listed on this agenda. [Attorney General Opinion No. GA-0957 (2012)]

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley Planning and Zoning Commission** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City's website at www.leonvalleytexas.gov.

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
APRIL 22, 2026 3:30 PM



Sec. 15.02.381 Permitted use table

P	-	Allowed by right	SO	-	Commercial and industrial overlay
X	-	Not allowed	SO	-	Sustainability overlay
U	-	Per underlying zoning	GO	-	Gateway overlay
SUP	-	Specific use permit			

Use	O-1	B-1	B-2	B-3	I-1	SO	SO	GO	Notes
Adult care facility	SUP	SUP	P	P	P	U	U	U	**See section 15.02.317, "Adult care facilities"
Air conditioning repair	X	X	X	P	P	X	U	X	
Air conditioning sales - repair and/or service incidental	X	X	P	P	P	X	U	X	
Alcoholic beverage sales - no on-premises consumption	X	X	P	P	P	U	U	U	Not within 200 ft of SF zone
Alteration and repair of apparel	X	X	P	P	P	U	U	U	
Ambulance service	X	X	X	P	P	U	U	U	
Animal clinic	X	X	P	P	P	U	U	U	SO or GO: P with no overnight kennel SO : P for clinic and kennel
Animal shelter/pound	X	X	X	P	P	X	U	X	
Antique store	X	P	P	P	P	U	U	U	
Appliance, minor - repair	X	X	P	P	P	U	U	U	
Appliance, major - repair	X	X	X	P	P	X	U	X	

Appliance store repair and/or service incidental	X	X	P	P	P	⤵	⤵	U	
Art gallery	X	P	P	P	P	⤵	⤵	U	
Assembly/packaging	X	X	X	SUP	P	⤵	⤵	U	
Attended donation station/facility	X	X	SUP	SUP	P	⤵	⤵	U	
Auditorium, convention center, and other similar meeting facilities	X	X	X	SUP	P	⤵	⤵	U	
Automobile accessories - retail sales w/ installation and/or repair incidental	X	X	SUP	P	P	✗	⤵	X	
Automobile accessories, parts and components to include inspection Retail sales only w/o installation and/or repair incidental	X	X	P	P	P	✗*	⤵	X*	* SO or GO: Allowed in B-3 only with SUP
Automobile boat storage	X	X	X	SUP	P	✗	⤵	X	
Automobile auction	X	X	X	X	P	✗	⤵	X	**Vehicles to be in operating condition w/current sticker and license
Automobile lubrication service facility - lubrication only	X	X	P	P	P	SUP	⤵	X	*SO: limited to an existing building(s) constructed and improved for an automobile lubrication service facility prior to

									December 1, 2009;
Automobile parts and components Retail sales with installation and/or repair incidental	X	X	X	P	P	X	U	X	
Automobile rental with unenclosed on-site storage of not more than 12 private passenger vehicles	X	X	P	P	P	X	U	X	
Automobile rental on-site storage	X	X	X	P	P	X	U	X	
Automobile rental and/or sales	X	X	X	P	P	X	U	X	
Automobile repair and/or service	X	X	X	P	P	X	U	X	
Automobile repair and/or service - brake repair facility	X	X	X	P	P	X	U	X	
Automobile service station - gasoline sales only	X	X	P	P	P	SUP	U	SUP	
Automobile service station - repair incidental	X	X	X	P	P	SUP	U	SUP	
Automobile and truck sales - service incidental	X	X	X	P	P	X	U	X	
Automobile/vehicle inspection station	X	X	P	P	P	SUP	U	SUP	
Use	O-1	B-1	B-2	B-3	I-1	SO	EO	GO	Notes
Automobile/vehicle storage	X	X	X	P	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license

Automobile wrecker service	X	X	X	X	P	⊥	⊥	U	
Bail bond facility	X	X	X	SUP	SUP				
Bait store	X	X	X	P	P	✗	⊥	X	
Bakery	X	X	P	P	P	⊥	⊥	U	
Bank, savings & loan	X	X	P	P	P	⊥	⊥	U	
Bar	X	X	X	SUP	SUP	⊥	⊥	U	
Bar/tavern completely enclosed	X	SUP	P	P	P	⊥	⊥	U	
Bar/tavern with outdoor entertainment area	X	X	SUP	P	P	⊥	⊥	U	
Barber or beauty equipment and supplies	X	X	P	P	P	⊥	⊥	U	
Barber or beauty shop	P	P	P	P	P	⊥	⊥	U	
Bicycle sales and repair	X	X	P	P	P	⊥	⊥	U	
Boat sales and service facility	X	X	X	SUP	SUP	✗	⊥	X	
Bookstore	P	P	P	P	P	⊥	⊥	U	
Building specialty store	X	X	P	P	P	⊥	⊥	U	
Cabinet or carpenter shop	X	X	X	P	P	✗	⊥	X	
Camera/photographic supply	X	X	P	P	P	⊥	⊥	P	
Candy, nut and confectionery store	X	X	P	P	P	⊥	⊥	P	
Carwash (automatic)	X	X	P	P	P	✗	⊥	SUP	Vacuum cleaners must be set back a minimum of 50 feet from residential areas GO: All exterior carwash-related activities such as

									vacuum areas, washing, and drying must be screened from view from any residential districts or uses, streets, rights-of-way, major access drives or public park areas within 150' of the property
Carwash (self-service)	X	X	SUP	P	P	X	U	X	Vacuum cleaners must be set back a minimum of 50 feet from residential areas
Catering facility	X	X	P	P	P	U	U	U	
CBD, hemp, medical marijuana, cannabis, THCa flower and/or vape businesses	X	P	P	P	P				<p>***Shall not be located within a radius of 5,000 feet from the nearest existing CBD, medical marijuana, cannabis, THCa flower, edibles, Delta 8, Delta 9 THC, hemp, and/or vape business.</p> <p>***Shall not be located within 5,000 feet from the following land uses: religious</p>

									<p>institutions, school or day care facility, bar or liquor store, and pawnshops.</p> <p>***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners, or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.</p>
Cemetery	X	X	X	SUP	SUP	⤵	⤵	U	
Child care facility	SUP	SUP	P	P	X	⤵	⤵	U	**See section 15.02.316, "Child care facilities"
Churches	P	P	P	P	P	P	P	P	
Cleaning products	X	X	P	P	P	X	⤵	X	
Clinic, dental or medical	P	P	P	P	X	⤵	⤵	U	

Clothing and accessory store	X	X	P	P	X	U	U	U	
Club or lodge (private)	X	X	X	SUP	SUP	U	U	U	
Cold storage plant	X	X	X	SUP	P	X	U	X	
Communications distribution hub	X	X	SUP	SUP	P	U	U	U	
Computer store/similar business machines retail sales with installation and/or repair incidental	X	X	P	P	P	P	U	P	
Contractor facility	X	X	P	P	P	X	U	X	
Convenience store	X	X	P	P	P	U	U	U	**If the use is 24 hours a SUP is required
Cosmetics store	P	P	P	P	X	U	U	U	
Creamery	X	X	X	X	P	U	U	U	
Dairy product sales	X	X	P	P	P	U	U	U	
Dance hall	X	X	X	SUP	SUP	U	U	U	Also see bar, club or lodge (private)
Department and/or variety store	X	X	P	P	P	U	U	U	
Drugstore	X	P	P	P	P	U	U	U	
Dry cleaning - pickup station only	P	P	P	P	P	U	U	U	
Dry cleaning plant	X	X	X	SUP	SUP	X	U	X	
Electroplating	X	X	X	X	SUP	U	U	U	
Entertainment—Indoor	X	SUP	P	P	P	U	U	U	
Entertainment—Outdoor	X	SUP	SUP	P	P	U	P	U	
Exterminator	X	X	X	P	P	X	U	X	
Farm equipment sales and service	X	X	X	P	P	X	U	X	

Feed, seed, and/or fertilizer retail sales only	X	X	P	P	P	U	U	U	
Firearms and/or ammunition	X	X	SUP	SUP	SUP	U	U	U	
Fish market (fully enclosed)	X	X	P	P	P	U	U	U	
Fish market, wholesale	X	X	X	X	SUP	U	U	U	
Flea market	X	X	X	P	P	U*	U	U*	*SO and GO: Where permitted, SUP required **See additional regulations section 15.02.382
Floor cleaning service	X	X	SUP	P	P	U	U	U	
Floor covering sales	X	X	P	P	P	U	U	U	
Floral shop	P	P	P	P	P	U	U	U	
Food processing facility	X	X	X	X	SUP	U	U	U	
Food product sales	X	X	P	P	P	U	U	U	
Freight depot (truck)	X	X	X	X	SUP	U	U	U	
Fruit and produce market	X	X	P	P	P	U	U	U	
Funeral home/mortuary	X	X	SUP	P	P	U	U	U	
Furniture repair and/or upholstery shop	X	X	X	P	P	U	U	U	
Furniture sales	X	X	P	P	P	U	U	U	
Garden specialty store	X	X	P	P	P	U	U	U	
Gift shop	P	P	P	P	X	U	U	U	
Glass, sheet - sales only	X	X	P	P	P	U	U	U	

Grocery store w/food and produce market incidental	X	P	P	P	P	U	U	U	
Gymnasium/physical fitness facility	X	X	P	P	P	U	U	U	**Limited to 5,000 sf in the B-2 District. **Outside activities not permitted outside except with specific use permit approval.
Hardware store	X	X	P	P	P	U	U	U	
Hobby supply store (crafts)	X	P	P	P	P	U	U	U	
Hospital	X	X	X	P	P	U	U	U	
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U	
Interior decorating studio	P	P	P	P	P	U	U	U	
Jewelry sales and repair	P	P	P	P	P	U	U	U	
Kennel	X	X	X	SUP	SUP	U	U	U	
Laboratory, dental or medical	X	X	SUP	P	P	U	U	U	
Laboratory, research	X	X	X	P	P	U	U	U	
Laboratory, testing	X	X	X	X	P	U	U	U	
Laundromat	X	X	P	P	P	U	U	U	
Laundry supply - to include uniform/linen/diaper service	X	X	X	SUP	P	U	U	U	
Leather goods or luggage store	X	P	P	P	P	U	U	U	
Library	X	X	X	P	P	U	U	U	
Locksmith	X	P	P	P	P	U	U	U	
Lodging:									

Boarding house	X	SUP	X	X	X	SUP	U	SUP	**Also see section 15.02.314, "Residential use table"
Convalescent ctr.	X	X	SUP	P	P	U	U	U	
Nursing home	X	SUP	SUP	P	P	U	U	U	
Hotel	X	X	X	P	P	U	U	U	
Inn	X	SUP	P	P	X	U	U	U	
Motel	X	X	X	P	P	U	U	U	
Suite hotel	X	X	X	P	P	U	U	U	
Lumberyard	X	X	X	SUP	P	X	U	X	
Machine, tools and construction equipment to include sales, service and repair	X	X	X	P	P	X	U	X	
Manufacturing	X	X	X	SUP	P	U	U	U	
Medical equipment and supplies	X	X	P	P	P	U	U	U	
Mobile food unit						U	U	U	
Motorcycle sales, repair, and service	X	X	X	SUP	P	U*	U	U*	*In SO and GO : Sales only. Where permitted, requires SUP
Moving and transfer company	X	X	X	P	P	X	U	X	
Museum	X	X	X	P	P	U	U	U	
Music store	X	X	P	P	P	U	U	U	
Nightclub/large tavern	X	X	SUP	SUP	SUP	U	U	U	
Non-chartered financial institution	X	X	X	P	P	U	U	U	***Not be located within a radius of 1,000 feet from the nearest existing non-chartered financial institution. ***Not located

									<p>within 500 feet from the following land uses: residentially zoned parcels, any state or federally chartered bank, savings association, credit union, or industrial loan company, religious institutions, school or day care facility, bar or liquor store, and pawnshops.</p> <p>***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are</p>
--	--	--	--	--	--	--	--	--	--

									prohibited. ***May only operate within a freestanding building and may not operate in the same structure as any other use of the same type.
Non-chartered financial institution	X	X	X	P	P	U	U	U	***Not be located within a radius of 1,000 feet from the nearest existing non-chartered financial institution. ***Not located within 500 feet from the following land uses: residentially zoned parcels, any state or federally chartered bank, savings association, credit union, or industrial loan company, religious institutions, school or day care facility, bar or liquor store, and pawnshops. ***Storefronts shall have glass or transparent glazing in the window and doors

									and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.
Non-chartered financial institution - Cont'd.									***May only operate within a freestanding building and may not operate in the same structure as any other use of the same type.
Nonemergency medical transport service	X	X	P	P	P	SUP	U	SUP	
Office equipment and supply	X	X	P	P	P	P	U	P	
Office, professional Also see Clinic, dental or medical	P	P	P	P	P	U	U	U	
Optical store	X	P	P	P	P	U	U	U	
Paint and wallpaper	X	X	P	P	P	U	U	U	
Park and ride	X	X	X	SUP	SUP	U	U	U	

Parking lot or parking garage	X	X	P	P	P	U	U	U	
Pawnshop	X	X	X	X	P	U	U	U	
Permanent makeup	P	P	P	P	P	U	U	U	
Pet grooming	X	X	P	P	P	U	U	U	
Pet store	X	X	P	P	P	U	U	U	
Photographic equipment and supplies	X	X	P	P	P	P	U	P	
Picture framing shop	X	X	P	P	P	P	U	P	
Plant nursery I	SUP	SUP	P	P	P	SUP	U	SUP	There shall be no sales or advertising signs and accessory buildings shall not exceed 600 square feet, nor be closer than 50 feet to any property line. Subject to screening requirements as stated in article 3.05
Plant nursery II	X	X	SUP	SUP	SUP	U	U	U	In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05
Plant nursery III	X	X	SUP	P	P	U*	U	U*	*Where permitted, an SUP is required. In a B-2 zone, there shall be no outside

									storage except live plant material. Subject to screening requirements as stated in article 3.05
Plant nursery IV	X	X	X	P	P	U*	U	U*	Where permitted, an SUP is required. In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.
Plant nursery sales, greenhouse	X	X	P	P	P	U*	U	U*	Where permitted, an SUP is required.
Playground equipment sales	X	X	X	P	P	U	U	U	SO or GO: Indoor only, no outdoor display or storage
Plumbing fixture store	X	X	P	P	P	U	U	U	
Pool and spa sales	X	X	P	P	P	U*	U	U*	SO or GO: Indoor only, no outdoor display or storage. *SUP required
Portable building sales - manufactured, modular, mobile, prefabricated	X	X	X	P	P	X	U	X	
Post office	X	X	X	P	P	U	U	U	

Printing and reproduction services	X	X	SUP	P	P	P	U	P	Does not include major offset printing services
Propane facility	X	X	X	SUP	SUP	X	U	X	
Radio or television station - without transmitter tower or disc	X	X	P	P	P	U	U	U	A station with a transmitter requires an SUP in all the allowed districts
Recreational facility, neighborhood	X	X	X	P	P	U	U	U	
Restaurant and/or food establishment - Cafeteria, cafe, delicatessen, frozen dessert shop and other similar uses (completely enclosed)	X	P	P	P	P	U	U	U	Drive-thru see section 15.02.441(c)(8)(D), "Off-street stacking requirements" Drive-thru not permitted in B-1 District. Total floor area limited to 2,500 sf in B-1 District SUP required for on-premises consumption of alcohol in B-1 District
Residential: Townhouse, loft, live-work						P	X	P	Allowed only per standards in the SO or GO district
Restaurant and/or food establishment (not completely enclosed)	X	X	SUP	P	P	U	U	U	Drive-thru see section 15.02.441(c)(8)(D), "Off-street stacking requirements"
Repair shop	X	X	X	P	P				

Retail outlet store	X	X	P	P	P	U	U	U	
Salon specialty - tanning, reducing, nail, massage	X	P	P	P	P	U	U	U	
School	X	X	X	P	P	U	U	U	
School, vocational	X	X	X	P	P	U	U	U	
Self-storage facility	X	X	P	P	P	X	U	X	SO or GO: Not allowed
Shoe sales and/or repair	X	X	P	P	P	U	U	U	
Sign shop	X	X	SUP	P	P	X	U	X	SO: Allowed as ancillary to small scale retail copy/print service
Small arms firing range - indoor	X	X	X	SUP	SUP	SUP	U	X	*SO: limited to an existing building(s) constructed and improved for a small arms firing range prior to December 1, 2009;
Sporting goods store	X	X	P	P	P	U	U	U	
Stamp and/or coin store	P	P	P	P	P	U	U	U	
Stationery sales	X	P	P	P	P	U	U	U	
Studio for fine arts	SUP	SUP	P	P	P	U	U	U	
Tailor shop	X	P	P	P	P	U	U	U	
Taxidermist	X	X	X	SUP	SUP	X	U	X	
Telecommunication antennae/towers	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 15.02.382
Telephone sales - to include mobile	X	X	P	P	P	P	U	P	
Temporary use	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 15.02.382
Theater, indoor	X	X	X	P	P	U	U	U	

Created: 2025-09-24 09:07:08 [EST]

(Supp. No. 7)

Theater, outdoor	X	X	X	SUP	SUP	✗	⤵	X	
Tobacco store	X	X	P	P	P	⤵	⤵	U	
Tool and equipment rental	X	X	P	P	P	⤵	⤵	U	SO or GO: No outside storage, small tools and equipment only
Toy store	X	X	P	P	P	⤵	⤵	U	
Trophy sales	X	P	P	P	P	⤵	⤵	U	
Truck (heavy) repair/maintenance	X	X	X	X	P	⤵	⤵	U	
University	X	X	X	P	X	⤵	⤵	U	
Videotape sales and rental	X	X	P	P	P	⤵	⤵	U	
Warehouse storage facility	P	X	X	P	P	✗	⤵	X	
Watch and clock repair	X	P	P	P	P	⤵	⤵	U	
Welding shop	X	X	X	X	P	⤵	⤵	U	
Wholesale facility	X	X	X	P	P	✗	⤵	X	

(Ordinance 11-024 adopted 9-20-11; 2008 Code, sec. 14.02.381; Ordinance 14-02, sec. II(C), adopted 4-14-14; Ordinance 2019-9, ex. A, adopted 2-19-19; Ordinance 2020-35 adopted 7-21-20; Ord. No. 2021-20, § 1, 4-20-2021; Ord. No. 2021-30, § 1, 7-20 -2021; Ord. No. 2022-49, § 1, 10-18-2022; Ord. No. 2023-16, § 2, 5-16-2023; Ord. No. 2024-39, § 1, 9-17-2024; Ord. No. 2025-12, § 2, 5-20-2025)

P&Z Recommendations- Permitted Use Table

Sec. 15.02.381 Permitted use table

P	-	Allowed by right	CI	-	Commercial and industrial overlay
X	-	Not allowed	SO	-	Sustainability overlay
U	-	Per underlying zoning	GO	-	Gateway overlay
SUP	-	Specific use permit			

Use	O-1	B- 1	B-2	B-3	I-1	S	CI	GO	Notes
Antique store	P X	P	P	P	P	U	U	U	
Art gallery	P X	P	P	P	P	U	U	U	
Automobile auction	X	X	X	SUP X	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license
Automobile wrecker service	X	X	X	SUP X	P	U	U	U	
Use	O-1	B- 1	B-2	B-3	I-1	S	CI	GO	Notes
Bar	X	X	X	SUP	SUP	U	U	U	
Bar/tavern completely enclosed	SUP P X	SUP	P	P	P	U	U	U	15.02.052
Bar/tavern with outdoor entertainment area	X	X	SUP P	P	P	U	U	U	15.02.052
Use	O-1	B- 1	B-2	B-3	I-1	S	CI	GO	Notes
CBD, hemp, medical marijuana, cannabis, THCa flower and/or vape businesses	SUP P X	P	P	P	P				***Shall not be located within a radius of 5,000 feet from the nearest existing CBD, medical marijuana, cannabis, THCa flower, edibles, Delta 8, Delta 9 THC, hemp, and/or vape

									business. ***Shall not be located within 5,000 feet from the following land uses: religious institutions, school or day care facility, bar or liquor store, and pawnshops. ***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners, or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.
Child care facility	SU P	SUP	P	P	SU P X	U	U	U	**See section 15.02.316, "Child care facilities"
Clinic, dental or medical	P	P	P	P	P X	U	U	U	
Clothing and accessory store	X	X	P	P	SU P X	U	U	U	
Cosmetics store	P	P	P	P	SU P	U	U	U	
Creamery	X	X	X	SUP X	P	U	U	U	
Use	O-1	B- 1	B-2	B-3	I-1	S O	G O	GO	Notes
Drugstore	SU P X	P	P	P	P	U	U	U	

Use	O-1	B- 1	B-2	B-3	I-1	SO	GO	GO	Notes
Electroplating	X	X	X	SUP X	SUP	U	U	U	
Entertainment— Indoor	SUP X	SU P	P	P	P	U	U	U	
Entertainment— Outdoor	SUP X	SU P	SU P	P	P	U	P	U	
Fish market, wholesale	X	X	X	SUP X	SUP	U	U	U	
Food processing facility	X	X	X	SUP X	SUP	U	U	U	
Freight depot (truck)	X	X	X	SUP X	SUP	U	U	U	
Gift shop	P	P	P	P	SUP X	U	U	U	
Grocery store w/food and produce market incidental	SUP X	P	P	P	P	U	U	U	
Hobby supply store (crafts)	SUP X	P	P	P	P	U	U	U	
Intradermal permanent cosmetics	SUP X	SU P	SU P	P	P	U	U	U	
Laboratory, testing	X	X	X	SUP X	P	U	U	U	
Leather goods or luggage store	SUP X	P	P	P	P	U	U	U	
Locksmith	SUP X	P	P	P	P	U	U	U	
Lodging:									
Boarding house	SUP X	SU P	X	X	X	SU P	U	SU P	**Also see section 15.02.314, "Residential use table"
Nursing home	SUP X	SU P	SU P	P	P	U	U	U	
Inn	SUP X	SU P	P	P	SUP X	U	U	U	

Use	O-1	B- 1	B-2	B-3	I-1	SO	GO	GO	Notes
Motorcycle sales, repair, and service, Electric Bikes and Motorized Bikes	P X	P X	P X	P SU P	P	U*	U	U*	*In SO and GO: Sales only. Where permitted, requires SUP
Pawnshop	X	X	X	SU P X	P	U	U	U	
Restaurant and/or food establishment - Cafeteria, cafe, delicatessen, frozen dessert shop and other similar uses (completely enclosed)	SUP X	P	P	P	P	U	U	U	Drive-thru see section 15.02.441(c)(8)(D), "Off-street stacking requirements" Drive-thru not permitted in B-1 District. Total floor area limited to 2,500 sf in B-1 District SUP required for on-premises consumption of alcohol in B-1 District
Residential: Townhouse, loft, live-work (Mixed Use)	SUP	SU P	P	P	P	P	X	P	Allowed only per standards in the SO or GO district
Salon specialty - tanning, reducing, nail, massage	SUP X	P	P	P	P	U	U	U	
Stationery sales	SUP X	P	P	P	P	U	U	U	
Tailor shop	SUP X	P	P	P	P	U	U	U	

Use	O-1	B- 1	B-2	B-3	I-1	SO	GO	GO	Notes
Trophy sales	SUP X	P	P	P	P	U	U	U	
Truck (heavy) repair/maintenance	X	X	X	SU P X	P	U	U	U	
University, College, Higher Education	X	X	P X	P	P X	U	U	U	
Warehouse storage facility	X P	X	SU P X	P	P	X	U	X	
Watch and clock repair	P X	P	P	P	P	U	U	U	
Welding shop	X	X	X	SU P X	P	U	U	U	

P&Z Recommendation	Category	Specific Item
Delete Duplicate	Non-chartered financial institution	Non-chartered financial institution
Allow outside display and storage	District Regulations	B-1
Delete Bar	Delete Bar on Table	Delete Bar on Table

Sec. 15.02.052 Definitions

Accessory. An object or device not essential in itself, but adding to the beauty, convenience or effectiveness of another item.

Accessory building. A subordinate structure attached to or detached from the main building.

Accessory dwelling unit (ADU). A residential dwelling unit (but not a manufactured home, located on the same lot as a primary single-family dwelling unit - either within the same building as the single-family dwelling unit or in a detached building - complete with living facilities and designed in a manner in which it is capable of functioning without the use of the primary dwelling unit.

Accessory use. A use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to, and found in connection with, such primary use. See also, "incidental use."

Adult entertainment establishment. An establishment consisting of, including, or having the characteristics listed in article 4.08 of the Leon Valley Code.

Agriculture. The production, storage, keeping, harvesting, grading, packaging, processing, boarding, or maintenance, for sale, lease, or personal use, of plants and animals useful to humans, including but not limited to: the tilling of the soil, raising of crops, animals, fowl, horticulture, gardening, beekeeping and aquaculture.

Agronomy. The science and management of field crop production and soil management and soil conservation.

Alley. Minor public right-of-way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back of properties otherwise abutting on a street. An alley affords only a secondary means of access to property abutting thereon.

Alteration. Any change, addition or modification in construction, occupancy or use.

Alteration, apparel Any change, addition or modification to material, fabric, or style used for clothing, garments, attire, or accessories.

Alternative tower structure. Either a primary or an accessory use on any developed parcel including clock towers, bell steeples, light poles, and similar alternative antenna mounting structures, except for residential structures.

Amusement center. A facility used by the general public containing four or more games or game devices used for indoor and/or outdoor entertainment but not to include gambling or gambling devices prohibited by law. Also see "Entertainment - indoor/outdoor" [sic].

Animal clinic. A place where animals are given medical care, and the boarding of the animals is limited to short-term care incidental to the hospital use.

Animal shelter. Any profit or nonprofit business, the primary use of which is the provision of lodging or shelter to animals. Also see "Veterinary clinic."

Antenna. Any exterior apparatus designed for wireless radio, television, microwave or telephone communication through the sending and/or receiving of electromagnetic waves.

Antenna height. The distance measured from ground level to the highest point on the structure, even if the highest point is an antenna.

Antenna, receive-only antenna/amateur radio. Any tower or antenna that is under 70 feet in height and is owned or operated by a federally licensed amateur radio station operator or is used exclusively for reception only, including local television broadcast reception antennas, direct broadcast satellite antennas or multichannel multipoint distribution services. Receive-only/amateur antennas are not subject to regulation under this article.

Antenna, telecommunications. An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennae less than 50 feet (150 meters) in height and whip antennae less than four inches (ten cm) in diameter and less than ten feet (three meters) in height.

Apartment. A single unit within an apartment house designed for independent housekeeping.

Apartment complex. Any structure, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments or which is occupied as the home or residence of three or more families living independently of each other and maintaining separate kitchen facilities.

Appeal. A procedure whereby a decision is questioned to a higher authority than the administrator or body which made the original decision. For example, a decision of a zoning administrator to the board of adjustment or a decision of the board of adjustment to a court of law.

Appliance, major. A large device which is designed for household or office purposes, such as a refrigerator or air conditioner, the repair or maintenance of which involves the disposal, storage or use of a federally or state regulated chemical such as freon or large quantities of oil.

Appliance, minor. A device which is designed for household or office purposes, the repair or maintenance of which does not involve the disposal, storage, or use of any federally or state regulated chemical such as freon or large quantities of oil.

Arborist, certified. An individual who has a current and valid designation of "ISA Certified Arborist" by the International Society of Arboriculture.

Assembly/packaging. The fitting together and/or uniform wrapping or sealing of component parts to make a whole. This is commonly an intermediary step in the process to make a finished product and the products from which it is put together are generally not raw materials.

Assisted living facility. A licensed establishment that furnishes food and shelter and provides personal care services which consist of assistance with one or more of the following: meals, dressing, movement, bathing, or other personal needs or maintenance. This may also include assistance, supervision, or administration of medication by a licensed individual.

Attended donation station. A manufactured building operated by an organization with nonprofit status, for the purpose of collecting goods, with an attendant present on-site during collection hours.

Automobile. A self-propelled free-moving vehicle licensed by the appropriate state agency as a passenger vehicle, not to include commercial vehicles.

Automobile and boat storage. Any location or structure used for long-term storage of automobiles, trucks, boats and/or recreational vehicles. Long-term shall mean for duration of one week or more.

Automobile sales. The use of any building, land area, or other premise for the display and sale of new or used automobiles generally but may include light trucks or vans, trailers, motorcycles or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use.

Automotive repair or heavy installation. The repair of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul.

Awning. A roof-like cover extending over or before a place (as before a window) as a shelter, normally supported entirely from the exterior wall of a building.

Bail bond facility. A business that provides bail services, essentially acting as a surety. Bail bonds businesses post bonds with courts, guaranteeing that a defendant will appear for all scheduled court dates. In exchange for the guarantee, the company charges a fee. Bail bonding companies are required to provide proof of current licensing with the state of Texas.

Bar. Premises used primarily for the sale and/or dispensing of liquor by the drink for on-site consumption as regulated by the state and where food may be available for consumption on the premises as accessory to the principal use.

Bar/tavern completely enclosed. An establishment with less than 5,000 square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. A bar/tavern use may include live entertainment for indoor use only.

Bar/tavern with outdoor entertainment area. An establishment with less than 5,000 square feet and under license from the Texas Alcohol and Beverage commission (TABC), which is principally engaged in the retail sale of alcoholic beverages, with food only incidental to the sale of alcohol. This use may include live entertainment both indoor and outdoor in designated areas.

Basement. That part of a building that is wholly or partly below ground level.

Bed and breakfast facility. A limited commercial activity, conducted within a structure, which may include dining and bathroom facilities with sleeping rooms for guest lodging for a short-term period of less than 30 consecutive days. A bed and breakfast must be a secondary use to a single-family residence. Also see "lodging" in the permitted use table.

Block. Land or a group of lots, whether developed or undeveloped, surrounded by streets or other rights-of-way, other than an alley; or land which is designated as a block on any recorded subdivision tract.

Boarding home for sheltered care. A group home for the sheltered care of persons with special needs, which in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.

Boarding house. A dwelling containing a single dwelling unit and not more than ten guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation for more than one week.

Board of adjustment. The Leon Valley board of adjustment. A public and quasi-judicial agency charged with the duty to hear and determine zoning appeals and other specific duties as laid out in this article and state law.

Boundary street. A public street which is adjacent to and abutting one or more sides of the proposed site.

Buffer zone. An area zoned so as to separate conflicting uses by zoning such property with a use which is compatible with both. For example, an office district might reasonably separate a single-family residential district from a commercial district. Dedicated park lands may shield a planned office development from nearby residential areas.

Buildable area. The area of a lot remaining after the minimum yard and open space requirements of this Code and article 10.02 (subdivision ordinance) have been met. For recreational property or uses such as golf courses and baseball, soccer, football or similar athletic facilities, and public works projects such as water or wastewater treatment plants, pump stations, storage tanks, and public streets and drainage improvements, the buildable area of the property shall include that portion of the property necessary for the construction of such recreational and public works improvements, including sufficient adjacent area to allow the normal operation of construction equipment.

Building. Any structure used or intended for supporting or sheltering any use or occupancy. The word "building" includes the word "structure."

Building code.

- (1) Article 3.02, division 2 of the Leon Valley City Code, which incorporates the International Building Code.
- (2) The International Building Code, promulgated by the International Code Council and adopted by the city.

Building, construction. A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

Building, front of. That part of a building nearest the front property line.

Building height. The vertical distance above the average existing grade measured to the highest point of the building. The height of a stepped or terraced building is the maximum height of any segment of the building.

Building line, front. A line established under this article or article 3.02, division 2 of the Leon Valley City Code measured from the perimeter of that portion of a building nearest the front property line to the curbline or edge of the sidewalk and parallel thereto, or in the case of a corner lot, the side of such building if also parallel to a curbline or edge of a sidewalk, but in any case such measurement shall exclude open steps, terraces, cornices and other ornamental features projecting from the wall of the building.

Building line, rear. A line established under this article or article 3.02, division 2 of the Leon Valley City Code measured from the perimeter of that portion of a building nearest the rear property line of such property. Such measurement shall exclude open steps, terraces, cornices and other ornamental features projecting from the wall of the building.

Building line, side. A line established under this article or article 3.02, division 2 of the Leon Valley City Code measured from the perimeter of that portion of a building nearest the side property line of such property. Such measurement shall exclude open steps, terraces, cornices and other ornamental features projecting from the wall of the building.

Building, main. A building in which the principal use of the site is conducted.

Building permit. Authorization required for erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion, or demolition of any building.

Building restrictions. Regulations or restrictions under this article or article 3.02, division 2 of the Leon Valley City Code upon the materials allowed in the construction of buildings and any provisions of federal or state law, or other city ordinances implanting [implementing] the federal emergency management act or the duties of the city for floodplain regulation, applicable to the property.

Building specialty store. Any retail facility, the primary use of which is the sale or lease of specialized building materials; such as roofing, tile, or doors.

Building, temporary. A structure which is designed or intended to be used on a nonpermanent basis, authorized for a specific period of time through a specific use permit. Includes prefabricated structures and manufactured/mobile housing which are not used for living space.

Caliper. The diameter of a tree four feet above the natural grade measured with a tree caliper instrument or a flexible tape. If a tape is used, the circumference of the tree is measured and the result divided by 3.14 to determine diameter.

Caliper of multi-trunk trees. The caliper of the largest trunk at a point four feet above the natural grade added to half of the sum of the calipers of the remaining trunks measured at the same height. If branching occurs less than four feet above the natural grade, the diameter of the trunk may be measured below the branching for a single measurement.

Canopy. A roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy placed so as to extend outward from the building providing a protective shield for doors, windows and other openings.

Canopy tree. A self-supporting woody plant with one well-defined trunk and a distinct and definite formed crown, which attains a height of at least 25 feet.

Car title loan business. An establishment that makes small short-term consumer loans secured by a title to a motor vehicle.

Carport. An open-sided automobile shelter sometimes formed by extension of a roof from the side of a building.

Carwash, automatic. A facility which utilizes automatic and semiautomatic machinery to wash, clean, and dry automobiles.

Carwash, self-service. A facility for self-service washing, cleaning, and drying of automobiles that does not include automatic application of cleaner, brushes, rinse water, and heat or air for drying.

Check cashing business. A business that provides check cashing, payday cash advance, payroll advance, short-term cash loan, short term cash advance, instant payday cash advance, short-term money loan services, or similar services to individuals for a specified fee.

Child care facility. An establishment for the care and/or instruction, whether or not for compensation, of six or more children at any one time. Child nurseries and preschool facilities are included in this definition.

Church. A facility for religious worship and related activities.

City. The City of Leon Valley, Bexar County, Texas.

Clinic. A facility for the examination, assessment, or treatment of outpatients including any location where more than one doctor shares a facility, regardless of whether there are laboratory facilities on-site.

Commercial relates to or is connected with trade and traffic or commerce in general; occupied with business and commerce.

Commercial, vehicle. Any motor vehicle including but not limited to delivery vans or trucks, trailers, or semitrailers designed to carry freight, passengers for compensation, or merchandise for retail or commercial purposes and is appropriately licensed by a state agency.

Commission means "planning and zoning commission."

Communications distribution hub. An unmanned facility, without transmitter or dish, or antenna, containing optical and electronic signal processing equipment for delivery, switching, and storage of video, audio, and data to homes served by the utility company.

Comprehensive (zoning) plan. The adopted official statement of a legislative body of local government that sets forth in words, maps, illustrations, and/or tables the goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction. Also see "Master plan."

Condominium. A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

Congregate residence. Any building or portion thereof which contains facilities for living, sleeping and sanitation as required by this Code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, convalescent homes, assisted living, special care, nursing homes, or hotels.

Contractor. A builder, plumber, electrician, air conditioning/heating installer, concrete installer, or tradesman or one who contracts to supply materials or do work.

Contractor facility. A facility which is used primarily for the office and/or vehicles, equipment and/or supplies of a contractor.

Convalescent home. A licensed facility which is intended for long-term patient care due to human illness, infirmity, or disability and employing the services of skilled and licensed practitioners under the direction of a physician, licensed by the Texas Medical Board.

Convenience store. Any retail establishment which offers the sale of a limited line of convenience goods, to include groceries, packaged and/or processed food and drink, tobacco, limited beer and wine, medicines and cosmetics, and may also sell gasoline, intended for the convenience of the neighborhood.

Cottage. An individual single-family dwelling unit, being less than 1,500 heated square feet, situated with other similar dwelling units on one platted lot, for the purpose of rental or leasing, as part of a multiple-family retirement community.

Curb. A stone or concrete or alternative edge asphalt boundary usually marking the edge of a roadway or paved area. Refer to article 10.02 (subdivision ordinance) for further details.

Curbline. A line differentiating between the street and the edge of real property, marking the edge of the roadway, and contiguous to the roadway, not intended for normal vehicular traffic. Such property may include a berm, but may or may not be built up or raised.

Dance hall. An establishment intended primarily for dancing and entertainment within an enclosed building, using either live or electronically produced music, either open to the public or operated as a private club open to members only.

Density. The number of dwelling units which are allowed on an area of land or the number of persons allowed in a specific unit.

Depth of the lot. The linear measurement from the front property line to the rear property line of a lot.

Doctor. Any person under currently licensed [sic] by the state to practice any form of medicine or dentistry, including but not limited to, medical, dental science, dental surgery, osteopathy, chiropractics, public health and veterinary medicine.

Dripline. The area of ground surrounding the trunk of the tree considered essential to protecting the root structure of a tree. For the purposes of this article, the dripline shall be calculated at one foot for every one inch of caliper width measured at four feet above natural grade level, i.e., a 12-inch tree would require a dripline with a 12-foot radius (producing an area 24 feet in diameter).

Driveway. A private road giving access from a public way to a building on abutting grounds.

Dwelling. A house or other structure in which a person or persons live; a residence; abode; habitation; an apartment or building, or group of buildings, occupied as a place of residence.

Dwelling, garden house. A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy as a residence.

Dwelling, manufactured home. A vehicle, other than a motor vehicle, greater than 320 square feet in gross floor area designed with attached axles and wheels, which may be used for permanent or semipermanent living space for humans, and which is designed to be drawn by a motor vehicle. The term shall not include any vehicle meeting the above description which is used for an office, a classroom, a laboratory, processing, manufacturing, retail sales or other use; see "Building, temporary" for these definitions. Also see "Manufactured housing."

Dwelling, multiple-family. A building or portion thereof designed for occupancy by three or more families living independently, in structures containing three or more single-dwelling units in which they may or may not share common entrances and/or other spaces. Individual dwelling units may be owned as condominiums, or offered for rent.

Dwelling, single-family. A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy as a residence.

Dwelling, single-family medium density. A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy as a residence, with a minimum lot area of 6,000 square feet.

Dwelling, townhouse. A building that has single-family dwelling units erected in a row as a single building, on adjoining lots, each being separated from the adjoining unit or units by a firewall, along the dividing lot line and each such building being separated from any other building by space on all sides.

Dwelling, two-family or duplex. A building designed or arranged to be occupied as two separate residences, the structure having only two dwelling units.

Dwelling unit. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this article, for not more than one family, or a congregate residence for six or less persons.

Easement. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement may be for use under, on, or above said lot or lots.

EIA-222. Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antennae Support Structures."

Encroachment, landscape. Any protrusion of a vehicle into a landscaped area from a parking space, display area or accessway.

Entertainment. To provide for diversion, engagement, or sporting activities, specifically excluding music which is not live, and is provided for the purpose of background and not for diversion from the primary purpose of the establishment.

Entertainment—Indoor. A use which includes, billiard parlor, bowling center, playground, skating center, video/game room, playroom/birthday party room, aquarium, museum, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51 percent or more of gross revenue.

Entertainment—Outdoor. A use which includes Baseball/softball/volleyball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex, live entertainment, and other similar entertainment. On-premises sale and consumption of alcoholic beverages is allowed so long as it does not make up 51 percent or more of gross revenue.

Extended dripline. An imaginary line on the ground equal to 1.3 times the distance from the tree trunk to the dripline. In no case shall the dripline be less than 15 feet from the trunk of the tree.

Family. An individual or two or more persons related by blood, marriage or adoption, or a group not to exceed six unrelated persons living together as a single housekeeping unit.

Farm. A tract of land, not less than five acres, devoted to agriculture, pasturage, stock raising, or some allied industry. Includes dairy, stock, and poultry farms.

Federal Aviation Administration. Also known as FAA.

Federal Communications Commission. Also known as FCC.

Fence. A hedge, structure, or partition, erected for the purpose of enclosing a piece of land, or to divide a piece of land into distinct portions, or to separate two contiguous properties. An enclosure around a field or other space, or around any object; especially an enclosing structure of wood, iron or other materials, intended to prevent intrusion from without or straying from within. See article 3.05 of the Leon Valley City Code for other specific regulations.

Flea market. An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

Floor area, net. The gross floor area exclusive of vents, shafts, courts, elevators, stairways, exterior walls and similar facilities.

Food processing facility. An establishment in which food is processed or otherwise prepared for eventual human consumption but not consumed on the premises.

Frontage. The width of a lot or parcel abutting a public right-of-way measured at the front property line.

Garage. A shelter for automotive vehicles.

Grade. The average elevation of the land around a building, or the percent rise or descent of a sloping surface.

Grade, finished. The final elevation of the average ground level adjoining a building at all exterior walls after development.

Grade, level. Roads, buildings, or structures built on the ground.

Grade, natural. The elevation of the ground level in its natural state, before construction, filling or excavation.

Gross floor area (GFA). The gross floor area of a building or lease space. The sum of the horizontal areas of floors of a building measured from the exterior face of exterior walls or, if appropriate, from the centerline of dividing walls; this includes courts and decks or porches when covered by a roof.

Gross leasable area (GLA). The gross leasable area is the total floor area designed for both tenant occupancy and exclusive use, including both owned and leased areas.

Ground cover. Plants, other than turf grass, normally reaching an average maximum height of not more than 24 inches at maturity.

Group home. A dwelling for no more than six legally unrelated, developmentally disabled persons and no more than two supervisory personnel. Said persons and personnel must live as a single housekeeping unit, for the primary purpose of providing shelter in a family-like atmosphere as part of the residential community, with on-site medical treatment or therapy a secondary purpose. A group home must qualify as a family home under chapter 123 of the Texas Human Resources Code, Community Homes for Disabled Persons Locations Act.

Guest room. Any room or rooms used or intended to be used by a guest for sleeping purposes. Every 100 square feet of superficial floor area in a dormitory shall be considered to be a guest room.

Home occupation. The partial use of a dwelling unit for commercial or nonresidential uses by a resident thereof which is clearly and obviously subordinate and incidental to the main use of the dwelling for residential purposes. Home occupations shall be conducted wholly within the primary structure or existing accessory building on the premises.

Horticulture. The science of growing fruits, vegetables, flowers or ornamental plants.

Hospital. An institution designed for the diagnosis, treatment and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices. May be either public or private and may be limited in their functions or services.

Hotel. Any building containing six or more guest rooms offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities rented or leased on a daily, weekly, or semipermanent basis.

Incidental use. A use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to, and found in connection with, such primary use. Also referred to as "accessory use."

Inn. Any building containing five or less guest rooms, the primary use of which is a commercial activity which is intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

Kennel. Any lot or premises, other than a veterinary clinic, on which a combined total of three or more unneutered adult dogs or cats, or a combined total of five or more neutered adult dogs or cats are housed, groomed, bred, boarded, trained or sold; either for compensation boarded on a daily or weekly basis [sic].

Laboratory, dental or medical. Any facility for the biological, microbiological, serological, chemical, immuno-hematological, hematological, biophysical, cytological, pathological, or other examination of materials derived from the human body for the purpose of providing information for the diagnosis, assessment, prevention, or treatment of any disease, condition or impairment of human beings.

Laboratory, research. An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

Laboratory, testing. An establishment or other facility whose primary purpose is to examine, observe or evaluate items, samples and/or substances which may include engineering and product evaluation(s).

Landscaped area. Areas of a lot, land parcel or building site devoted to and consisting of plant material, including but not limited to turf grasses, grasses-bunch, trees, shrub forms, flowers, vines and other ground cover, native plant materials, planters, brick pavers, stone, natural forms, water forms, public art forms, stone aggregate and other landscape features, but excluding smooth concrete, asphalt or paving for vehicular traffic; provided that the use of brick, stone aggregate or other inorganic materials shall not be greater in total area than that of organic plant material.

Landscaping. The modification or ornamentation of a natural landscape by altering the plant cover. Landscaping shall consist of any of the following, or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls or fences - but excluding paving.

Lot. Any portion, piece, division or parcel of land, fractional part or subdivision of block, according to plat or survey. A single parcel of land. A measured parcel of land having fixed boundaries. The word "lot" includes the word "plot."

Lot, corner. A lot abutting on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees.

Lot frontage. The length of the front lot line, measured at the street right-of-way line, from one corner of the property to the other.

Lot, interior. A lot other than a corner lot.

Lot, irregular. A lot whose opposing property lines are generally not parallel, such as a pie-shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the county clerk of Bexar County, or a parcel of land, the deed for which was recorded in the office of the county clerk of Bexar County prior to the original adoption of this article on September 21, 1965.

Lot width. The distance between the side lot lines, measured at right angles to the lot depth at the minimum front building (setback) line.

Maintenance. To preserve from failure or decline.

Manufactured building. A transportable structure in one or more sections, which is built on a permanent frame or base and is designed for use with or without a permanent foundation when connected to the required utilities.

Manufactured home. See "Manufactured housing."

Manufactured home park. A tract of land developed and operated as a unit with individual sites and facilities to accommodate two or more manufactured homes.

Manufactured housing. Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. section 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) code.

Manufacturing. Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

Masonry. See "Building Code, Uniform" [sic].

Master plan. The city's overall guide for a rationally derived, future oriented, land use plan that divides the city into districts, imposes appropriate zoning regulations, and takes into account the public interest in growth and preservation of essential community values. The plan includes land use, capital improvements, traffic, parks and recreation, and transportation.

Mobile food unit. A temporary food service establishment operated out of a motor vehicle that is designed to be readily movable.

Money transfer business. An establishment that transmits funds for a fee.

Motel. Any building containing six or more guest rooms providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Motorcycle. Every motor vehicle excluding a tractor having a saddle for the use of a rider and designed to travel on not more than three wheels in contact with the ground.

Multiple-family retirement community. A planned development consisting of a single platted lot, of at least five acres, completely screened from other development, containing one or more residential clusters of cottages or apartment houses or a combination thereof, and appurtenant common areas, intended for rental or leasing to seniors and including other features which are designed to increase safety and amenities to the elderly and/or disabled, such as increased security, on-site management, food services, health services, handicapped accessible units, recreation facilities, or transportation services.

Multiple-family retirement community residential cluster. More than one cottage or apartment located within reasonably close proximity to another and designed for residency by seniors.

Native plant. A plant species with a geographic distribution indigenous to the Bexar County region which is capable of sustaining growth and reproduction under local climatic conditions.

Naturalized plant. A plant species introduced to the region which is capable of sustaining growth and reproduction under local climatic conditions.

Nightclub/Large tavern. A bar/tavern with more than 5,001 square feet of floor area excluding kitchens, restrooms, and storage areas. This use may include a live entertainment, performance by musicians, dancers, stand-up comedians, other performance artists, live bands, musical actions; or the amplification of recorded music/entertainment by live disk jockeys for use both indoors and outdoors, in designated areas.

Non-chartered financial institution. A non-chartered financial institution is defined as a use, other than a state or federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee or an establishment that provides financial services that are accessory to another main use. The term "non-chartered financial institution" shall include, but is not limited to deferred deposit transaction (payday

loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle, and sub-prime or nonprime home-equity lenders. Nonprofit financial institutions are not encompassed by the term non-chartered financial institution.

Nonconforming building. A building the area, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but now fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

Nonconforming lot. A lot the area, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but now fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

Nonconforming use. A use which lawfully occupied a building or land at the time this article became effective, which has been lawfully continued and which does not now conform to the use regulations.

Nonemergency medical transport service. Transportation service that provides transport of medical patients on a nonemergency basis.

Nursing home. A licensed facility which provides nursing care and related medical services on a 24-hour-per-day basis to individuals due to illness, disease, or physical or mental infirmity but not for persons in need of hospital care.

Occupancy, certificate of. A document issued by the city allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all applicable codes and ordinances of the city.

Office, professional. A location used primarily for conducting the affairs of a commonly recognized business, profession, service, industry, government, or like activity.

Open space. A land area that is not occupied by a building, structure, parking area, street, alley or required yard.

Park. A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses.

Park and ride facilities. Parking lots or structures located along public transit routes designed to encourage transfer from private automobile to mass transit or to encourage carpooling for purposes of commuting, or for access to recreation areas.

Parking lot. An open area, other than a street, used for the parking of automobiles.

Parking space. A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of a vehicle or motorcycle.

Parking, stacked. On-site space designed to provide vehicle queuing.

Peak hour trips (PHT). Average number of trips generated by a development at its most intense hours of operation.

Permanent makeup salon. An establishment that provides tattooing, micropigmentation, microblading, nano-needle technology, or similar permanent cosmetic techniques with the purpose of mimicking temporary makeup such as eyeliner, lipstick, or to give the appearance of darker or thicker eyebrows; but not including the tattooing of designs, letters, figures, or symbols.

Person. A natural person, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

Pet store. A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, reptiles, excluding exotic animals and farm animals such as horses, goats, sheep, pigs and poultry.

Planning and zoning commission. An appointed group of citizens with delegated authority to recommend boundaries of original zoning districts and appropriate regulations to be enforced therein; to hold public hearings and prepare a final report for the city council on recommendations for changes in zoning district boundaries or regulations in zoning districts; to hold public hearings and prepare a final report for the city council on recommendations for the enforcement of regulations in zoning districts including specific use permits and nonspecified uses; and to prepare and maintain a city's master plan, zoning code, master sign plan, and other tasks as outlined/requested by the city council. Members of the planning and zoning commission serve in a dual capacity per §§ 211.007 and 212.006 of the Texas Local Government Code.

Planter. A raised area containing plant material defined by a hard edge such as walls, large pots and other similar physical containment design.

Plant nursery I. Any business, the primary use of which is the cultivation of plant material for transplanting, for use as stocks, for budding and grafting or for sale, consisting of one acre minimum, with no outside storage of equipment or supplies other than live plant material, subject to screening requirements as stated in article 3.05

Plant nursery II. Any business, the primary use of which is the cultivation of plant material for transplanting, for use as stocks, for budding and grafting or for sale, consisting of one acre minimum, for temporary sales, subject to screening requirements as stated in article 3.05

Plant nursery III. Any business, the primary use of which is the cultivation of plant material for transplanting, for use as stocks, for budding and grafting or for sale, consisting of one acre minimum, to include greenhouse, with outside storage subject to screening requirements as stated in article 3.05

Plant nursery IV. Any business, the primary use of which is the cultivation of plant material for transplanting, for use as stocks, for budding and grafting or for sale, consisting of one acre minimum, to include nursery sales, greenhouse, and wholesale, subject to screening requirements as stated in article 3.05

Plat/plot. A plat of a lot, drawn to scale, showing the actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and other such information.

Primary use. The primary or predominant use of any lot or parcel.

Projected traffic. The traffic which is projected to be at an existing or proposed street during the proposed development's peak hour of use. Also refer to "Peak hour trips."

Public improvement. Work within dedicated rights-of-way or easements.

Public trees. Any trees, shrubs, bushes and all woody vegetation on city-owned property and rights-of-way, city parks, and in all areas owned by the city to which the public has access.

Public way. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

Quorum. The number of member(s) or alternate(s) of a body that when duly assembled, is legally competent to transact business.

Recreation. See "Entertainment."

Recreational vehicle. A vehicular unit, other than a manufactured home, whose gross floor area is less than 320 square feet, which is designed as a temporary dwelling for travel, recreational and vacation use, and which is either self-propelled, mounted on or pulled by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer or van.

Renovation. To restore to a former or better state through interior and/or exterior remodeling of a structure, other than ordinary repair.

Repair shop. An establishment which restores by replacing or putting together that which is broken.

Restaurant. An establishment, the primary use of which is the provision of food and beverages for on-premise consumption, and where any sale of alcohol is accessory to the primary use.

Restaurant, drive-in/take-out. An establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the restaurant, and where ordering and pickup of food may take place from a vehicle.

Retail sales. Establishments engaged in selling goods or merchandise to the general public of personal or household consumption and rendering services incidental to the sale of such goods.

School, public. Any institution, the primary function of which is to provide primary or secondary education or a scholastic institution accredited by the State of Texas.

School, vocational and/or technical. A school establishment to provide for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum.

Screening. A method of visually shielding or obscuring one abutting or nearby structure or use from another by a barrier or device constructed of metal, wood, brick, stone, block, or other suitable materials, singly or in combination. See also article 3.05 of the Leon Valley City Code.

Self-service storage facility. A facility or area with limited access, which is divided into separate compartments no larger than 500 square feet in size and is accessible from an interior or exterior door for use by individuals or businesses for the storage of property.

Service. Provision of something which is helpful to others whether for profit or nonprofit, not including repair or maintenance of goods, but specifically including establishments where the primary use is the provision of food or alcohol.

Setback. See "Building line."

Short-term rental (STR). A residential dwelling unit, apartment, condominium or accessory dwelling, that may or may not be owner or lessee occupied; where sleeping areas are rented to overnight guests for a period less than 30 consecutive days (but not less than 12 hours).

Site plan. A plan which outlines the use and development of any tract of land.

Special exception. A procedure for approving the specific location of designated uses that are allowed in certain districts, but that require specific screening and supervision to minimize adverse neighborhood impacts. The enabling act anticipates that the board of adjustment will decide special exceptions, with authority to approve, deny or condition permits for such use(s).

Specific use permit (SUP). A permit required through public hearing determining whether or not the use will adversely affect the character and appropriate use of the area or neighborhood in which the use is proposed to be located; that it will not substantially depreciate the value of adjacent and nearby properties for the use in accordance with the regulations of the zoning district in which the use will be located; that it will be in keeping with the spirit and intent of this Code; that it will not adversely affect the implementation of the approved master plan; that it will comply with applicable standards of the district in which it is proposed to be located; and that it will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the city.

Specific use permit, continuous. A specific use permit, which is continuous in nature, and runs with the property as opposed to being occupant specific.

Storage. Safekeeping of goods and/or materials in a warehouse or other depository; where the safekeeping is the principal object of deposit, and not for consumption or sale.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

Street. Any street, avenue, boulevard, road, parkway, viaduct, drive, or other roadway in a city, town, or village, generally paved, and lined or intended to be lined by structures on each side. It includes all urban ways which can be and are generally used for travel, but does not normally include service entrances or driveways leading off from the street onto adjoining premises.

Street presumption. The condition of a street (classification and carrying capacity) as it will exist after final improvement as proposed by the city's major thoroughfare plan or the capacity indicated by the right-of-way acquired by city on any boundary street.

Street, private. A right-of-way or easement in private ownership not dedicated or maintained as a public street, which affords the principal means of access to two or more sites.

Street yard area. The area of a lot which lies between the property line at a dedicated street right-of-way and the actual front wall line of the building, or, if no building, to the rear property line. Such building wall lines extend from the outward corners of the buildings as illustrated in appendix B of this article.

Structure. Any construction, or any production or piece of work artificially built up or composed of parts joined together in some definite manner. That which is built or constructed; an edifice or building of any kind.

Study area boundary. The limits of the area in which analysis is conducted or for which information is provided. This area is determined by the property owner or its representative based on the size of the development and the peak hour trips projected to be generated by the proposed development. In the case of a level 1 or 2 traffic impact analysis, this area may include the site, and the area within a distance no greater than 1/4 mile along the boundary streets from the boundary of the site. In the case of a level three traffic impact analysis, this area will be determined by the property owner based on sound engineering judgment and agreed to by the city, but in all cases shall be less than the area contained in a one-mile radius from the site. In those instances where the property owner has neither submitted preliminary plans nor applied for an initial development permit prior to the effective date of this article; the determination of the area to be studied by the property owner must be approved by the city engineer for all levels of traffic impact analyses; and before granting approval of a level 2 traffic impact analysis, the city engineer may require the area of the study to exceed the maximum area prescribed above by 1/4 mile.

Subdivision. The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

Sub-prime or nonprime loans. A type of loan that is offered at a rate above prime to individuals who do not qualify for prime rate loans.

Suite hotel. A suite of rooms in a structure arranged, designed, or occupied for temporary housing and rented or leased on a daily, weekly, or semipermanent basis, and which includes kitchen facilities for cooking and complete housekeeping.

Tattooing. Any method of placing permanent designs, letters, scrolls, figures, symbols, permanent makeup, or any other marks upon or under the skin with ink or another substance, by the aid of needles or any other instruments designed to touch or puncture the skin, resulting in either the coloration of the skin, or the production of scarring.

Telecommunication. The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Temporary use. A use that is authorized by this article to be conducted for a fixed period of time. Temporary uses are characterized by but not limited to such activities as the sale of agricultural products, clothing and/or accessories, construction buildings and equipment sheds, fireworks, carnivals, flea markets, seasonal and/or holiday products and garage sales.

Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers.

Tower, electric transmissions. A self-supporting structure in excess of 50 feet (15 meters) in height designed to support high voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

Tower, guyed. Any telecommunications tower supported in whole or in part by cables anchored to the ground.

Tower, ham radio. An accessory use of property involving a self-supporting or guyed tower, less than 50 feet (15 meters) in height, used for private, noncommercial radio communications.

Tower, monopole. A self-supporting telecommunications tower which consists of a single vertical pole fixed into the ground and/or attached to a foundation.

Tower, self-supporting lattice. A telecommunications tower which consists of an open network of metal braces forming a tower which is usually triangular or square in cross-section.

Tower, telecommunications. A self-supporting or guyed structure more than 20 feet (six meters) in height, built primarily to support one or more telecommunications antennae.

Tractor. A farm device used for drawing, towing, pulling or powering other farm machinery which cannot propel itself.

Traffic impact analysis (TIA). A report analyzing anticipated roadway conditions with and without an applicant's development.

Tree, heritage Any tree that has been designated by the city council, after public hearing and due notice to the owner of the tree, as a tree of notable interest and value to the city because of its location, size, age, or historical association with the community or having a diameter of 24 inches or greater.

Tree, large. Trees of any species that are 12 inches or larger in diameter.

Tree, living. Trees having at least 50 percent of the total normal canopy intact and in a healthy condition.

Tree, medium. Trees that are eight inches in diameter or larger, up to 12 inches.

Tree, multi-trunk. A tree having two or more trunks arising from the root collar or main trunk.

Tree, small. Trees that are four to seven inches in diameter, sometimes providing an underlying layer of tree canopy for medium to large and heritage trees.

Trees, shrub forms, vines, ground covers, turf grasses and grasses-bunch shall be defined as any of the above, such as those listed within this article. Tree is additionally defined. In order to qualify under the provisions of this Code as a tree, said tree, when planted, must be at least two inches in diameter at a height no less than 12 inches above the ground. The tree diameter must be determined from a single trunk.

Trip distribution. The measure of the number of vehicles or passenger movements that are or will be made between geographic areas.

Trip generation. The total number of vehicle trip ends produced by a specific land use or activity.

Trip generation summary. A table summarizing the trip generation characteristics of the development (on site only) for the entire day and the a.m. and p.m. peak periods including the rates and units used to calculate the number of trips. Information on appropriate trip generation rates and procedures may be obtained by contacting the development department. Institute of Transportation Engineers trip rates will be used whenever possible.

Truck. A vehicle designed primarily for hauling cargo and material.

Truck, heavy. Trucks with a weight over 33,000 pounds which are primarily used to pull heavy trailers. Such trucks are referred to as semi-trucks/trailers, or tractor-trailer trucks.

Truck, light. Trucks with a weight of up to 14,000 pounds used for light hauling or towing, as well as everyday transportation. Light trucks include but are not limited to pickups, minivans, full-sized vans, and sport utility vehicles.

Truck, medium. Trucks with a weight of up to 33,000 pounds which are typically used as dump trucks, garbage trucks, local freight delivery trucks, and utility vehicles.

Turf. Continuous plant coverage consisting of grass species such as bermuda, buffalo, zoysia or any other native species of grass, designed to be drought tolerant to the South Texas area.

Understory tree. A self-supporting wood plant with one or more trunks which attains a height of no taller than 15 feet.

Unnecessary hardship. Special circumstances applicable to a piece of property, whereby a property owner may be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone, and which may result in a disparity of privileges. Also known as "undue hardship."

Use. The activity occurring on a lot or parcel for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied, including all accessory uses.

Use, change of. The change within the classified use of a structure or premise.

Variance. An authorization to a property owner to depart from literal requirements of zoning regulations in utilization of his property in cases in which strict enforcement of the zoning regulations would cause undue hardship because of special circumstances applicable to it, where the property owner is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone, and which adjustment remedies disparity in privileges.

Vehicle, motor. A self-propelled device licensed by the state as a motor vehicle and used for the transportation of people or goods over roads.

Veterinary clinic or hospital. A facility for the medical and clinical treatment of animals by an individual licensed to practice veterinary medicine in the State of Texas, including short-term boarding of animals.

Warehouse. Structure used for the reception and storage of goods and merchandise. The term may include any structure used to hold goods, stores or wares for long- or short-term storage.

Wholesale. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Xeriscape. A landscaping method that employs drought-resistant plants and landscaping arrangements in an effort to conserve resources, especially water.

Yard. An open, unoccupied space on a lot, other than a court, which is unobstructed from the ground upward by buildings or structures except as otherwise provided in this article.

Yard, front. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto.

Yard, rear. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto.

Yard, side. An open, unoccupied space on the same lot with the building and between the building line and the side lot line.

Zoning. The division of a city by legislative regulation into districts and the prescription and application in each district of regulations having to do with structural and architectural designs of buildings and of regulations prescribing use to which buildings within designated districts may be put.

Zoning amendment. A legislative change of an existing comprehensive zoning ordinance. Amendments must be adopted with all formalities required by the enabling act, including planning and zoning commission recommendations, notice to landowners in a designated area, when required, published notice of legislative consideration, public hearings, and final passage of an amending ordinance.

Zoning map. The official map as approved by the city council, as amended from time to time, which displays the various zoning districts.

(1972 Code, sec. 30.202; Ordinance 07-034, sec. 1, adopted 8-8-07; Ordinance 07-054, sec. 1, adopted 11-5-07; Ordinance 10-048, sec. 1, adopted 11-16-10; 2008 Code, sec. 14.02.052; Ordinance 14-02, sec. II(A), adopted 4-14-14; Ordinance 2020-10, sec. 1, adopted 3-3-20; Ord. No. 2021-20, § 1, 4-20-2021; Ord. No. 2021-61, § 1, 12-7-2021; Ord. No. 2023-16, § 1, 5-16-2023; Ord. No. 2025-12, § 1, 5-20-2025)

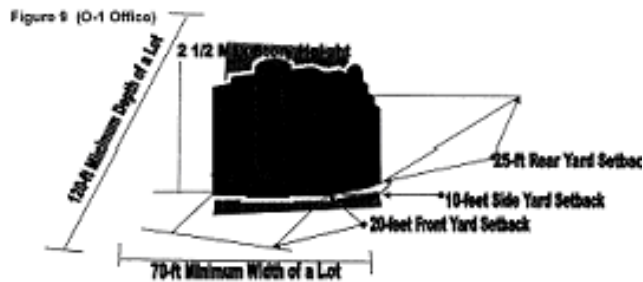
Sec. 15.02.319 "O-1" office district

- (a) *Purpose and description.* The O-1 district is composed mainly of land and structures occupied by, or suitable for, office uses, while excluding offices which are incidental to a primary use. The district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by the following:
- (1) Protecting residential areas; and
 - (2) Encouraging the transitional character of certain land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties.
- (b) *Height, area and lot regulations.*
- (1) *Lot area.* Except as hereinafter provided, all structures hereafter erected, enlarged, relocated, reconstructed, or converted, shall be located upon lots containing the following areas: A lot on which there is erected or converted an office shall contain an area of not less than 8,400 square feet for one unit, 10,000 square feet for the first two units and 1,200 square feet for each additional unit.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* Minimum of 120 feet.
 - (4) *Floor space.* None.
 - (5) *Masonry required.* Office buildings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
 - (6) *Height.* There shall be a maximum of 2-1/2 stories allowed in the O-1 district.
- (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) *Corner lot.* On any corner lot on which a front yard is required by this article, 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 street lines at points 25 feet from the point of intersection, measured along such street lines.
 - (5) *Landscaping.* 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. Building(s) for which 60 percent or more of the available interior space is used or proposed to be used for office shall provide 20 percent.
 - (6) *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. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way. 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.
 - (7) *Nonconforming structures.* The provisions above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to structures built hereafter on the same lot to

replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

- (8) *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).
- (9) *Outside storage.* There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

Figure 9 (O-1 Office)



(1972 Code, sec. 30.618; 2008 Code, sec. 14.02.319)

Sec. 15.02.320 "B-1" small business district

(a) *Purpose.*

- (1) The B-1 district is composed of land and structures occupied or suitable for such uses as offices, light service, and light retail. B-1 uses are usually located between residential areas and business areas, and there is no outside storage allowed. The district regulations implement the policies of the master plan by 1) protecting and encouraging the transitional character of certain areas by permitting a limited group of uses of an office, service or retail nature to provide goods and services to surrounding residential districts; and 2) protecting surrounding districts by requiring certain minimum yard and area standard requirements that are compatible with those essential in residential districts.
- (2) A B-1 small business is a completely enclosed business not exceeding 3,000 square feet of gross floor area (GFA), where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility for the purpose of the sale or lease of personal, novelty, or household items, not including the sale of, appliances, firearms, vehicles, vehicle parts, or wholesale items;
 - (B) A repair facility for the purpose of repair or maintenance of personal, novelty, or household items, not including vehicles, machinery, or appliances;
 - (C) A service facility for the purpose of providing a service to surrounding districts, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.
 - (D) Professional offices.
 - (E) Low density residential uses are allowed in B-1 (small business) districts.

(b) *Height, area and lot regulations.*

- (1) *Structures.* Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot in the "R-1", "R-2" or "B-1" districts, or as otherwise provided herein, and in no case shall any building be hereafter erected on more than one lot.
 - (2) *Lot area.* There shall be a minimum area of 8400 square feet.
 - (3) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (4) *Minimum depth.* There shall be a minimum of 120 feet.
 - (5) *Floor space.* A minimum floor space of 1,200 square feet of heated living space shall be provided in each one-story structure and 1,400 square feet for each two-story structure. In no case shall there be any structure with over 3,000 square feet in the B-1 district.
 - (6) *Masonry required.* A minimum of 75 percent of total overall exterior walls shall be constructed of masonry, or other similar noncombustible materials.
 - (7) *Height.* There shall be a maximum of 2-1/2 stories allowed.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* There shall be a rear yard of not less than 30 feet from rear property line to rear of main structure.
 - (3) *Side yard.* There shall be a side yard of not less than ten feet from side property line to structure.
 - (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.
 - (6) *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.
 - (7) *Landscaping.* 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. Landscaping shall consist of 20 percent of the street yard. Refer to division 9 of this article, "Landscaping," for other regulations regarding site landscaping requirements.
 - (8) *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. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way. 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.
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.
 - (10) *Parking.* Refer to parking table and site requirements.
 - (11) *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).

- (12) *Outside storage.* There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

Figure 10 (B-1 Small Business)



(1972 Code, sec. 30.619; 2008 Code, sec. 14.02.320)

Sec. 15.02.321 "B-2" retail district

(a) *Purpose and description.*

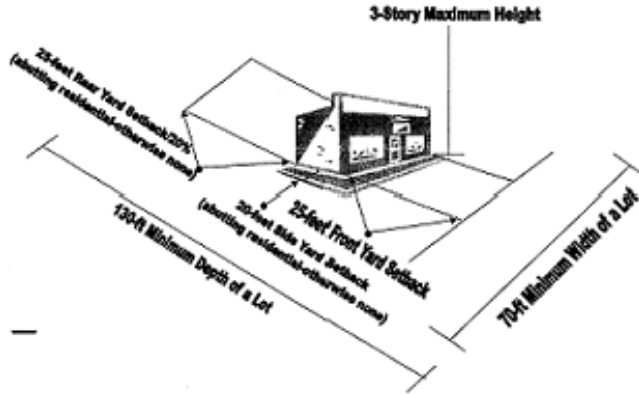
- (1) The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations implement the policies of the master plan by 1) promoting the offering of goods and services which are appropriate for surrounding business districts; 2) protecting surrounding residential districts by requiring certain minimum yard and area standards are met; 3) encouraging economic viability and stability within the city.
- (2) A general description of a "B-2" retail use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, alcohol or household items, not including the sale or lease of vehicles, firearms, or wholesale items, with incidental alcohol consumption allowed on-site;
 - (B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including minor appliances, but not including vehicles, machinery or major appliances; and/or
 - (C) A service facility the purpose of which is providing a service to surrounding districts, including food services if incidental to the primary use, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.

(b) *Outside storage regulations.*

- (1) There shall be no outside storage of any retail or nonretail merchandise, equipment, or other business related items, specifically including six or more business related vehicles and/or any customer vehicles which remain on the property beyond the normal business hours of operation.

- (2) A limited amount of outside display is allowed in the B-2 district, including display of plants for sale, display of lawn furnishings for sale, and occasional display of new goods for sale. These items are to be on display for retail purposes only, and shall only be displayed at such times as the store is actually open for business;
 - (3) There shall be no outside service or repair allowed in the B-2 district, except for food services, and alcohol services if ancillary to food services, but these must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.
- (c) *Height, area and lot requirements.*
- (1) *Lot area.* There shall be a minimum area of 9,000 square feet.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* There shall be a minimum of 130 feet.
 - (4) *Masonry required.* None.
 - (5) *Height.* There shall be a maximum of three stories allowed.
- (d) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (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 of 20 feet.
 - (5) *Landscaping.* 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. Landscaping shall consist of 20 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *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. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table for site parking requirements.
 - (8) *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).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 11 (B-2 Retail)



(1972 Code, sec. 30.620; 2008 Code, sec. 14.02.321)

Sec. 15.02.322 "B-3" commercial district

(a) *Purpose and description.*

- (1) The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by 1) permitting the development of districts for the purpose of providing commercial and wholesale uses; 2) protecting surrounding and abutting areas by requiring certain minimum yard and area standards are met; and 3) encouraging economic viability and stability in the city.
- (2) A B-3 use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, household, or business items, including wholesale;
 - (B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including appliances and vehicles; and/or
 - (C) A service facility the purpose of which is providing a service to surrounding districts.
 - (D) Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

(b) *Outside storage regulations.*

- (1) Outside display of retail merchandise is allowed in a B-3 district.
- (2) Outside storage of retail merchandise is allowed in a B-3 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, including the vehicles of any customers which remain on the property beyond the normal hours of operation, or other business related items, or any hazardous or toxic chemicals or substances shall be allowed in the B-3 district, only with a specific use permit.

- (4) A limited amount of outside repair or service is allowed in the B-3 district, but only with a specific use permit, except that food services shall not require a specific use permit, however, they must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.
- (c) *Lot requirements.*
- (1) *Lot area.* There shall be a minimum lot area of 9,100 square feet.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* There shall be a minimum of 130 feet.
 - (4) *Masonry required.* None.
 - (5) *Height.* None.
- (d) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (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 of 20 feet.
 - (5) *Landscaping.* 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. Landscaping shall consist of 20 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *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. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table for site parking requirements.
 - (8) *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).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 12 (B-3 Commercial)



(1972 Code, sec. 30.621; 2008 Code, sec. 14.02.322)

Sec. 15.02.323 "I-1" industrial district

(a) *Purpose and description.*

- (1) The I-1 district is composed of land and structures used for assembling, manufacturing or wholesaling where the use and its operation do not affect abutting and/or surrounding uses. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed for mutual protection of land use. The I-1 district includes retail and commercial uses; however, I-1 districts are to be separated from residential areas by business areas or natural and/or man-made barriers. The district regulations implement the policies of the master plan by 1) protecting the character of the business and residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants; 2) encouraging economic viability and stability in the city.
- (2) An I-1 business is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A repair facility the purpose of which is the repair and maintenance of goods, including vehicles;
 - (B) A service facility the purpose of which is providing a service to surrounding districts including vehicle and alcohol services; and/or
 - (C) A facility the purpose of which is the assembling, manufacturing, compounding, processing, packaging or testing of goods or equipment within an enclosed area, serviced by trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

(b) *Outside display and storage regulations.*

- (1) Outside display of retail merchandise is allowed in an I-1 district.
- (2) Outside storage of retail merchandise is allowed in an I-1 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, or other business related items, shall be allowed as long as the requirements of article 3.05 of this Code are met.
- (4) Any business activity not conducted in an enclosed structure must have appropriate screening, as required by article 3.05 of the Leon Valley City Code.

(c) *Lot requirements.*

- (1) *Lot area.* There shall be a minimum area of 10,500 square feet.
- (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
- (3) *Minimum depth.* There shall be a minimum of 150 feet in depth of the lot.

- (4) *Masonry required.* None.
 - (5) *Height.* No limit to height in this district.
- (d) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (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 of 20 feet.
 - (5) *Landscaping.* 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. Landscaping shall consist of 12 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *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. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table and regulations for site parking requirements.
 - (8) *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).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 13 (I-1 Industrial)



(1972 Code, sec. 30.622; 2008 Code, sec. 14.02.323)

PLANNING AND ZONING COMMUNICATION

DATE: April 28, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

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

SUBJECT: Presentation, **Public Hearing**, and Discussion to Consider a Recommendation on a Request to Amend Ordinance 2025-8 to Change the Zoning from PD Planned Development District, with R-3 Multiple-Family Dwelling Base Zoning District to PD Planned Development District, with R-6 Garden House Base Zoning District on Approximately 6.8 Acre of Land, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of Lot 10, and the Southwest 400' of Lot 3, CB 5874 – M. Gallardo, Planning and Zoning Director

PURPOSE

The purpose of this item is to make a recommendation on a request to amend Ordinance 2025-8 to change the zoning from PD Planned Development District, with R-3 Multiple-Family Dwelling District to a PD Planned Development District, with R-6 Garden House District for 6612 and 6618 Sawyer Road.

This PDD is proposing to allow for flexible planning to:

1. Develop a single-family dwelling to meet the current 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 15.02.312 R-6 Garden House District:

1. Lot regulation - minimum area of lot size decreased from 4,500 to 2,380 square feet
2. Minimum Lot Depth reduced from 100 feet to 85 feet
3. Minimum Floor Space reduced from 1,800 to 1,350 square feet
4. Minimum Frontage reduced from 45 feet to 28 feet
5. Minimum Height increased from 2½ stories to 3½ stories.
6. Reduce Minimum Setbacks from 15 feet to 10 feet Rear, from 5 feet to 2.5 feet or 0 feet Side, and 10 feet to 5 feet Between Buildings

The applicant is asking for three variances to Section 10.02.251 Applicable Standards and Specifications:

1. Minor or Private Street Minimum Right of Way reduced from 50 feet to 32 feet
2. Minor or Private Street Pavement Width reduced from 30 feet to 26 feet
3. Sidewalk width reduced from 4 feet to 3 feet

Sec. 15.02.327 - "PD" planned development district

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

- (1) Flexible and creative planning;*
- (2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;*
- (3) Economic development;*
- (4) Compatibility of land uses;*
- (5) Innovative planning concepts;*
- (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

STAFF COMMENTS

The proposed development is estimated to be approximately 76 lots. It will be designed as single family housing which is suited for an R-6 Garden House District.

1. The property will need to be replatted prior to any development or construction.
2. Staff suggests the Commission require legal documentation for the garden house project during the platting process.
3. Staff recommends that the applicant follow the Code's Tree Preservation and Mitigation Plan process and request a variance if required.
4. Staff suggest that no Residential R-6 lots have driveway access to a collector street.
5. Staff recommends adding the condition that the site plan cannot increase units more than 10% without Council approval.
6. Internal roadways must meet all requirements of the Fire Code.

The City Engineer has submitted a review with several comments that include concerns with variances to lot size, setbacks, fire lanes, sidewalk widths and driveways on a collector street. Staff recommends the site plan be revised to demonstrate that the City's concerns for the review have been addressed.

Staff recommends approval of the amended PDD as a garden house district which is consistent and compatible with the City's Master Plan and surrounding uses. It would make good use of a property that has physical developmental conflicts. The property has

an odd shape, difficult easements, and low visibility for retail or commercial use. The site plan should be revised to provide exact number of proposed lots, percentage of open space, updated fire plan and show the removal of driveways along Sawyer Rd that backs up into public right-of-way.

Traffic Impact

An updated TIA has been submitted; currently the project does not require a require a TIA study.

Surrounding Zoning

- North: B-1 Small Business, B-2 Retail, R-1 Single Family Dwelling
- West: R-1 Single Family Dwelling and R-3 Multiple Family Dwelling
- East: B-1 Small Business, B-2 Retail, B-3 Commercial Business, and R-1 Single Family Dwelling
- South: R-1 Single Family Dwelling, R-3 Multiple Family Dwelling, B-2 Retail and B-3 Commercial Business

Master Plan

The Master Plan suggests that properties along Sawyer Road be zoned for various residential uses which is proposed by the PDD.

Notification

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

FISCAL IMPACT:

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

RECOMMENDATION

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

1. Driveways cannot have access to a collector street.
2. The Code's Tree Preservation and Mitigation Process be followed and a variance requested if applicable.

3. The Site Plan cannot increase more than 10% without City Council approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Michael Gallardo
Planning and Zoning Director



EXHIBIT __

To Ordinance _____

Of The City of Leon Valley

Property: 6612 and 6618 SAWYER RD.

PLANNED DEVELOPMENT DISTRICT
PROJECT PLAN

Submitted by: ONE STOP GROUP, LP
(A TRIMARK GROUP COMPANY)

Submitted: April 6, 2026

Approved: _____, 2026

Article 1. GENERAL

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

Property Information (the “Property”):

Address:	+/- 6.8 Acre Tract located at 6612 and 6618 Sawyer Rd.
Legal Description:	CB 5874 BLK LOT SW 400 FT OF 3 LOT N W 330.13 FT OF 10,11,12 & 13 & LOT N E 20 FT TRI OF 10
Current Owner:	ONE STOP GROUP, LP
Current Zoning:	PDD (+/- 156 Townhouses) – Base Zoning R3
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 (the “Code”) Sec. 15.02.312 "R-6” Garden House District as revised in attached **Exhibit “D”**. The revisions to this section are also summarized in Article 3 of this document.

B. Supplemental Use Regulations:

Additional Allowed Uses: The following use shall be permitted by-right on the property, in addition to the uses permitted by the base zoning, as defined in Section A above:

- The development of a single-family project with a Site Plan substantially similar to the illustration attached in **EXHIBIT “B”** (the “Site Plan”). The layout of the Site Plan and all modifications required to build it shall be allowed by-right.

Article 3. REVISIONS TO THE CODE OF ORDINANCES

The requested revisions to Sec. 15.02.312 – R6 Garden House District are included in Exhibit D, and are summarized as follows:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Revisions
b.2	Minimum Area of Each lot	4,500 SQFT	2,380
b.3	Minimum Depth	100 ft	85 ft
b.4	Minimum Floor Space	1,800 SQFT	1,350 SQFT
b.5	Minimum Frontage	45 ft	28 ft
b.6	Maximum Height	2-1/2 stories	3-1/2 stories
c.1	Minimum Front yard setback	20 ft	20 ft
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Distance between outside walls of adjacent structures	10 ft	5ft
c.3 & c.5	Minimum Side yard setback	5 ft	2.5ft or 0ft

The requested revisions to Sec. 15.02.251 – Applicable Standards and Specification are included in Exhibit E, and are summarized as follows:

Paragraph	Section 15.02.251 Applicable Standards	Current Standard	Requested Revisions
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	32 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft
2.O	Minimum Sidewalk width	4 ft	3 ft

Article 4. SPECIAL PROVISIONS

- A. The Applicant shall be granted the right to modify the Site Plan so long as the corresponding required modifications to the Code, if any, are fully consistent with those required for the Site Plan attached hereto as Exhibit B.

- B. The total number of lots is currently estimated to be approximately 76, it may be reduced by a maximum of 15% upon platting based on construction planning constraints and upon request from the City Engineer. However, it may not exceed 80 lots.
- C. The Tree Preservation and Mitigation Plan is attached herein as **EXHIBIT “J”** and shall be allowed by-right to enable the construction of the Site Plan.

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

This PDD allows for flexible and creative planning to create an innovative new product that meets the strong current market demand for affordable new homes in proximity to the Medical Center. This development is contemplating the concept of a multi-family townhouse development which has not been built in Leon Valley for the past decades, with only two blue zones (Townhouse Districts) in the City. With the many new single-family developments in Leon Valley, the market is starved for this type of development in this location.

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

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

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

Article 6. ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- December 2026: Complete Platting
- August 2027: Complete Infrastructure Construction
- December 2030: Complete Home Construction of the Entire project.

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

Article 7. EXHIBITS

Attached to this Project Plan are the following Exhibits, as per the PDD Requirements Checklist.

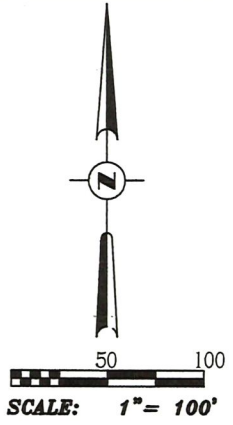
- EXHIBIT A (Sawyer-SF) - Site Survey
- EXHIBIT B (Sawyer-SF) - SITE PLAN
- EXHIBIT C (Sawyer-SF) - FIRE PLAN
- EXHIBIT D (Sawyer-SF) - Sec 15.02.312 - R-6 Mods
- EXHIBIT E (Sawyer-SF) - Sec.10.02.251 – Applicable Standards Mods
- EXHIBIT F (Sawyer-SF) - Flood Plain Map
- EXHIBIT G (Sawyer-SF) - Building Elevation – Illustration
- EXHIBIT H (Sawyer-SF) - Large Tree Groupings
- EXHIBIT I (Sawyer-SF) - TIA Worksheet
- EXHIBIT J (Sawyer-SF) - Tree Preservation Plan
- EXHIBIT K (Sawyer-SF) - 3D Site Plan illustrating TOPO

Respectfully Submitted
One Stop Group, LP

LEON VALLEY ADDITION

PLAT LEGEND

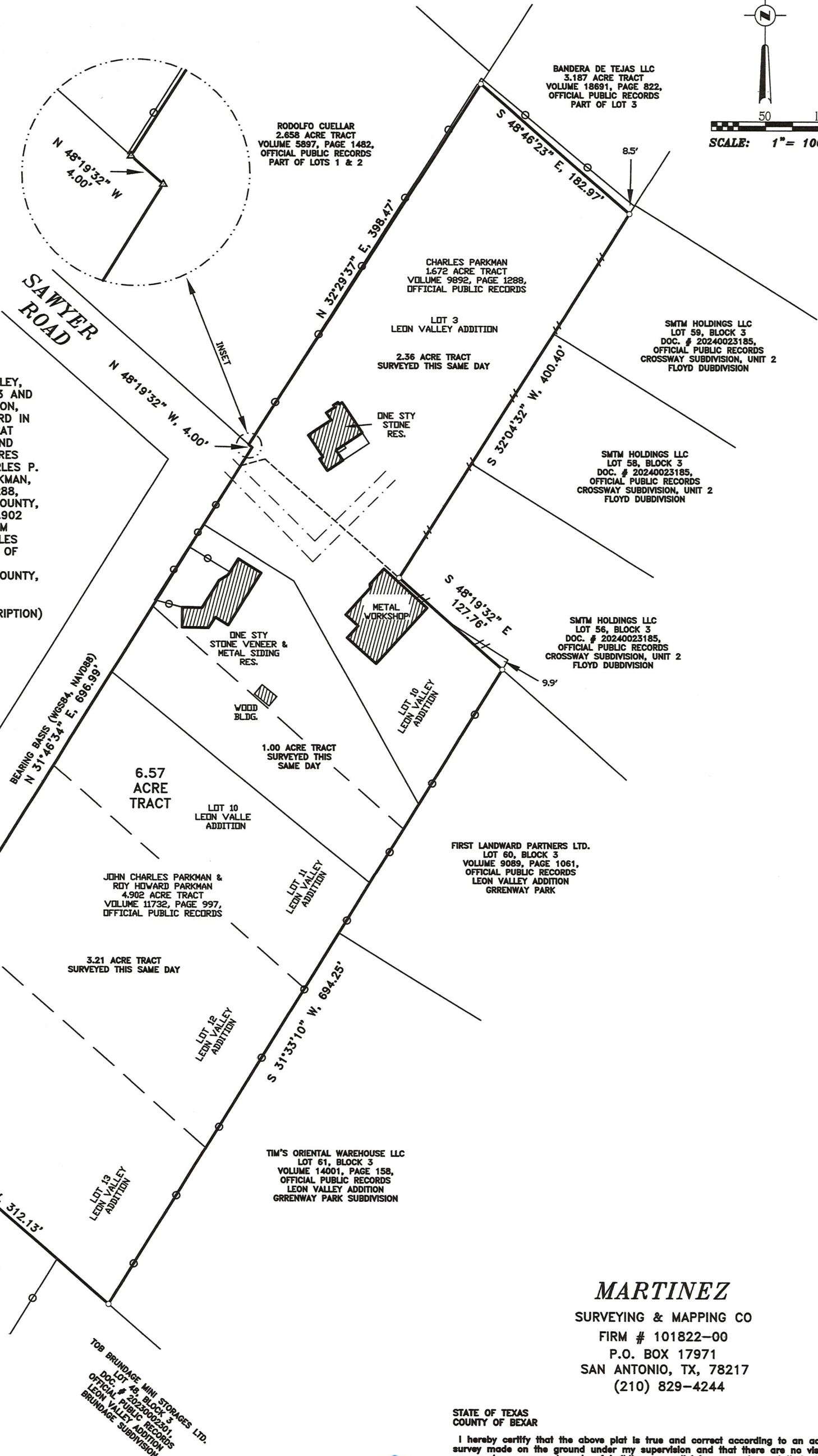
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ⊗ IRON PIPE FOUND
- DENOTES FENCE POST
- △ DENOTES NAIL SET
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ⊘ DENOTES WOOD FENCE LINE
- ◇ DENOTES STEEL FENCE LINE
- ⊖⊖ DENOTES OVER HEAD ELECTRIC LINE
- P.P.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



SURVEY PLAT OF

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

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



MARTINEZ

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

STATE OF TEXAS
COUNTY OF BEXAR

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



This 1ST day of MARCH, 20 24 A.D.

REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5482

JOB No. 24-2-9

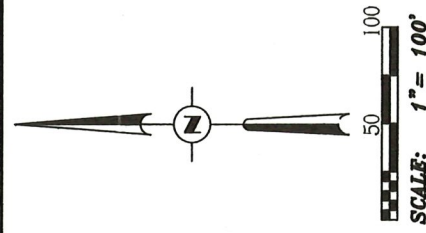
NOTES:

PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

LEON VALLEY ADDITION



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

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

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

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

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

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

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

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

TOB BRUNDAGE MINI STORAGE LTD.
LOT 40, BLOCK 3
DOC. # 20220002301,
OFFICIAL PUBLIC RECORDS
LEON VALLEY ADDITION
BRUNDAGE SUBDIVISION

SAWYER ROAD

SURVEY PLAT

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

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



LOT 10
LEON VALLEY
ADDITION

1.00 ACRE TRACT
SURVEYED THIS
SAME DAY

LOT 10
LEON VALLEY
ADDITION

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

3.21
ACRE
TRACT

SAWYER ROAD

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

N 48°54'26" W, 312.13'
DOYE E & MARY FRANCES UFTMANN TRUST
0.9767 ACRE TRACT
DOC. # 20220171309,
OFFICIAL PUBLIC RECORDS

LOT 12
LEON VALLEY
ADDITION

S 31°33'10" W, 460.49'

LOT 13
LEON VALLEY
ADDITION

POINT OF
BEGINNING

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

STATE OF TEXAS
COUNTY OF BEXAR

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



This 1ST day of MARCH, 20 24 A.D.

Reynaldo Martinez Jr.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 24-2-9B

NOTES:

PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

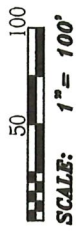
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY BE SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

LEON VALLEY ADDITION

PLAT LEGEND

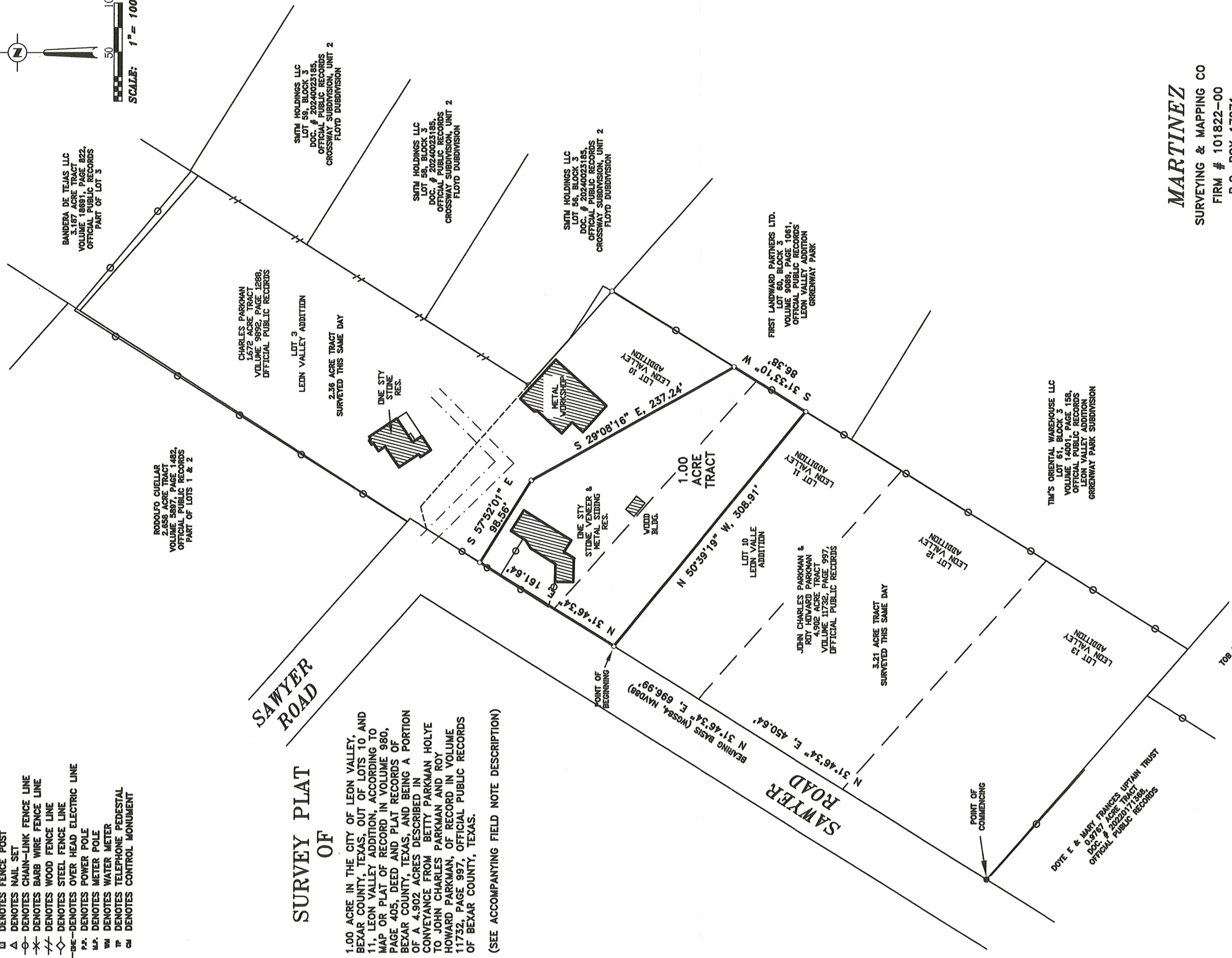
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH CAP
- STAMPED (RPLS 5482)
- ⊗ IRON PIPE FOUND
- DENOTES FENCE POST
- △ DENOTES NAIL SET
- CHAIN-LINK FENCE LINE
- x— BARB WIRE FENCE LINE
- ◇— WOOD FENCE LINE
- ◇— STEEL FENCE LINE
- OVER HEAD ELECTRIC LINE
- P.P.— POWER POLE
- M.P.— METER POLE
- WM— WATER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



SURVEY PLAT OF

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

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



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

STATE OF TEXAS
 COUNTY OF BEXAR

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



This 1ST day of MARCH, 20 24 A.D.

Reynaldo Martinez Jr.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5482

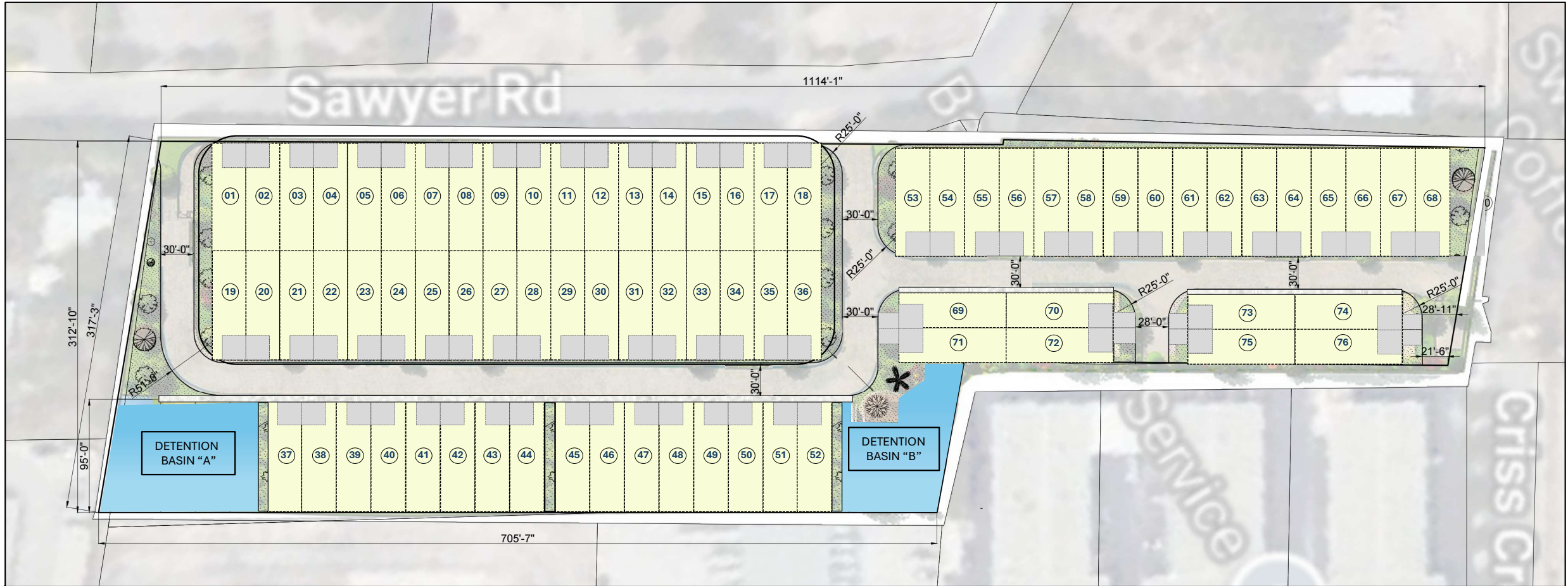
JOB No. 24-2-9B

PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY BE SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

EXHIBIT B



CONCEPTUAL SITE PLAN
 LOT COUNT: 76
 NOT TO SCALE

THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING BY +/- 10% OF THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED NOT EXCEEDING 78 LOTS, SO LONG AS THE MODIFIED PLAN COMPLIES WITH CITY CODE AND APPROVED MODIFICATIONS

LEGEND

	LOT (TYPICAL 29' X 90')
	ROW (33')
	DETENTION
	LANDSCAPING

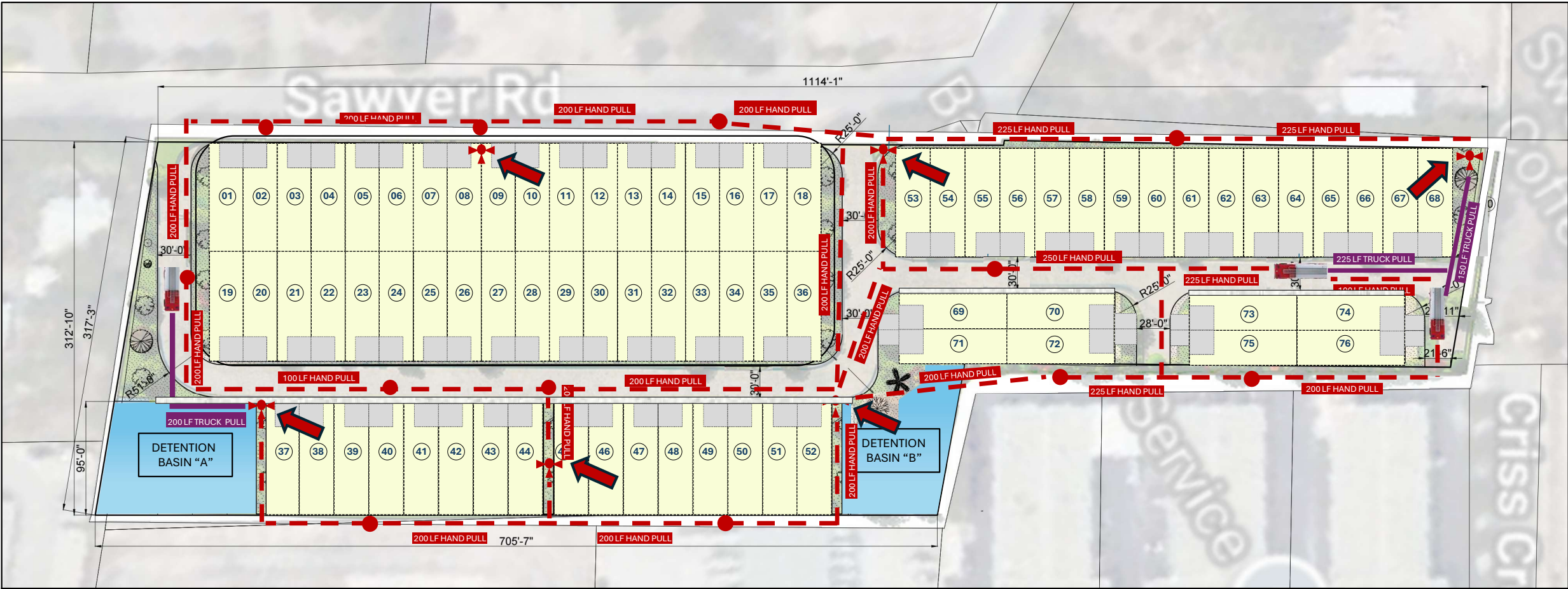
PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:






EXHIBIT C



CONCEPTUAL FIRE PLAN
 LOT COUNT: 76
 NOT TO SCALE

THIS FIRE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING TO REFLECT ANY ALLOWABLE CHANGES IN THE SITE PLAN - PLAN MUST ADHERE TO IFC REQUIREMENTS

LEGEND

-  FIRE HYDRANT
-  FIRE ENGINE
-  FIRE HYDRANT POINTER
-  **HAND PULL**
-  **TRUCK PULL**

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:


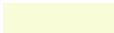





EXHIBIT E



CONCEPTUAL 3D SITE PLAN ILLUSTRATING TOPO
 LOT COUNT: 76
 NOT TO SCALE

THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING BY +/- 10% OF THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED NOT EXCEEDING 78 LOTS, SO LONG AS THE MODIFIED PLAN COMPLIES WITH CITY CODE AND APPROVED MODIFICATIONS

LEGEND	
	LOT (TYPICAL 29' X 90')
	ROW (33')
	DETECTION
	LANDSCAPING

PROPERTY
6612 & 6618 SAWYER RD +/- 6.85 AC
2026-04-03

PREPARED FOR:



EXHIBIT F

FLOOD PLAIN MAP

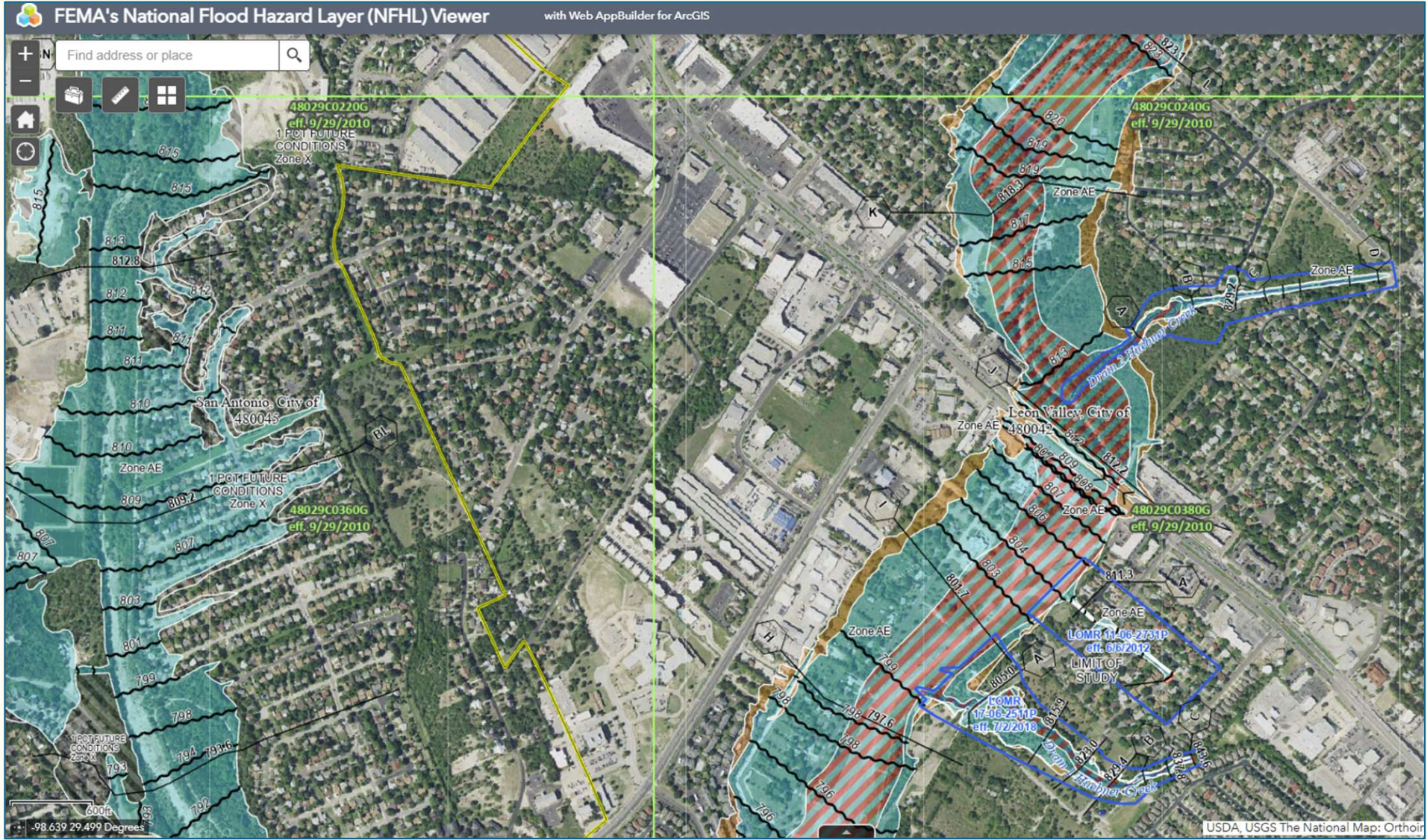


EXHIBIT G

BUILDING ELEVATION EXAMPLE / FOR ILLUSTRATION ONLY



FOR ILLUSTRATION PURPOSES ONLY – MAY VARY DURING CONSTRUCTION PLANNING

EXHIBIT H


LARGE TREE GROUPINGS



LARGE TREE GROUPINGS

GOOGLE EARTH AERIAL DATED: 2026-03-28

LEGEND

 - LARGE TREE GROUPING

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:




EXHIBIT J

WORKING SLIDE



TREES PRESERVED

- #1 - OAK TREE (32")
- #2 - OAK TREE (20")
- #3 - OAK TREE (12")

THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING - MORE OR LESS TREES MAY BE PRESERVED BASED ON FINAL PLATTING AND CONSTRUCTION PLANS.

LEGEND

- LOT (TYPICAL 29' X 90')
- ROW (33')
- DETENTION
- LANDSCAPING

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:



TRIMARK
DEVELOPMENTS

WORKING SLIDE



PRESERVED OAK TREES

THIS DEPICTION OF PRESERVED TREES IS CONCEPTUAL AND MAY VARY UPON PLATTING – MORE OR LESS TREES MAY BE PRESERVED BASED ON FINAL PLATTING AND CONSTRUCTION PLANS.

LEGEND


- ① - OAK TREE (32")
- ② - OAK TREE (20")
- ③ - OAK TREE (12")

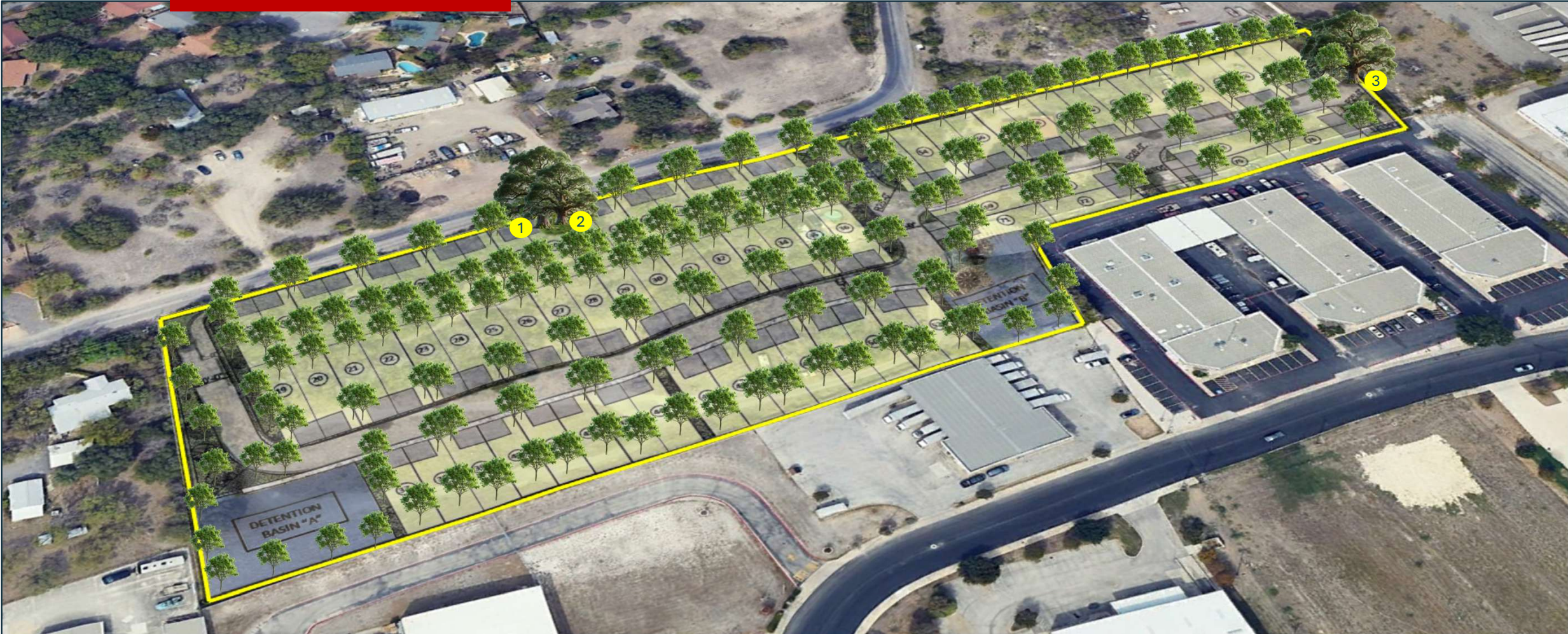
PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:










PRESERVED AND 150 NEWLY PLANTED TREES

- #1 - OAK TREE (32")
- #2 - OAK TREE (20")
- #3 - OAK TREE (12")
- Replace with 150 x 3" trees

THIS SITE PLAN IS A CONCEPTUAL ILLUSTRATION AND MAY VARY UPON PLATTING. +/- 10% OF TREES MAY BE PRESERVED OR PLANTED BASED ON FINAL PLATTING AND CONSTRUCTION PLANS.

LEGEND

	PRESERVED OAK TREES		- OAK TREE (32")
	NEW PLANTED TREE (3")		- OAK TREE (20")
			- OAK TREE (12")

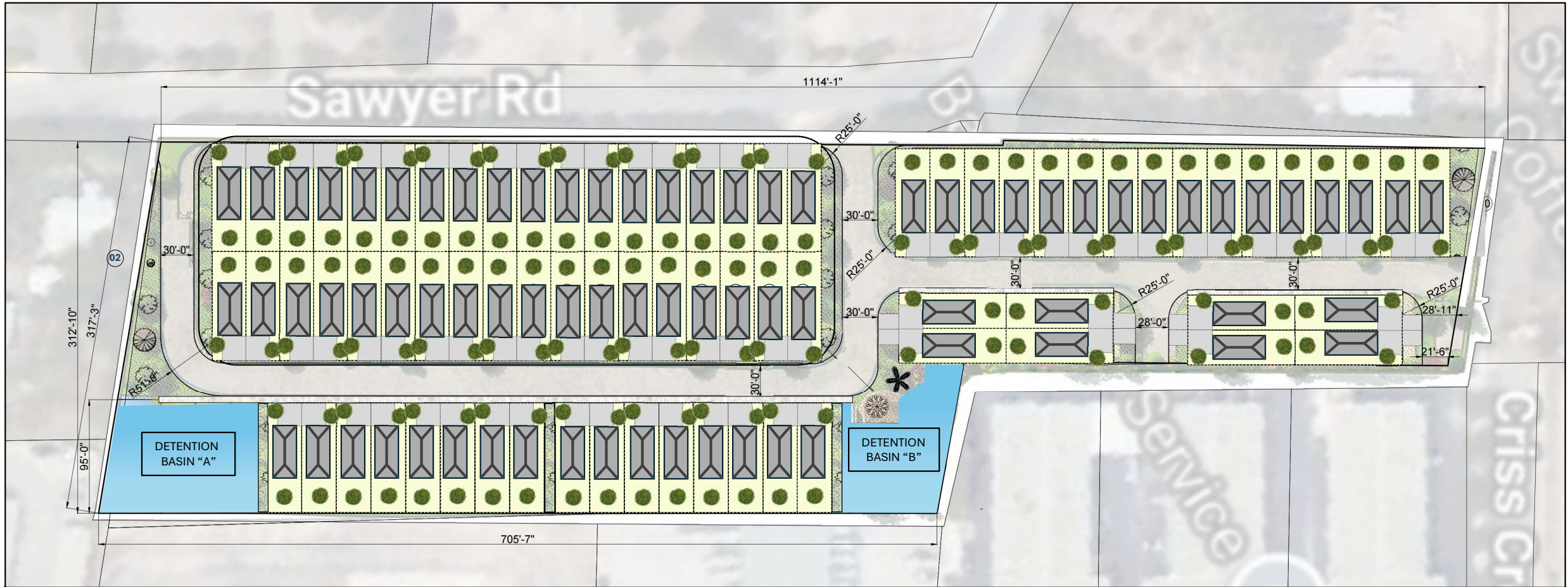
PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:





CONCEPTUAL SITE PLAN

LOT COUNT: 76

THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING BY +/- 10% OF THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED NOT EXCEEDING 78 LOTS, SO LONG AS THE MODIFIED PLAN COMPLIES WITH CITY CODE AND APPROVED MODIFICATIONS

LEGEND

- LOT (TYPICAL 29' X 90')
- ROW (33')
- DETENTION
- LANDSCAPING

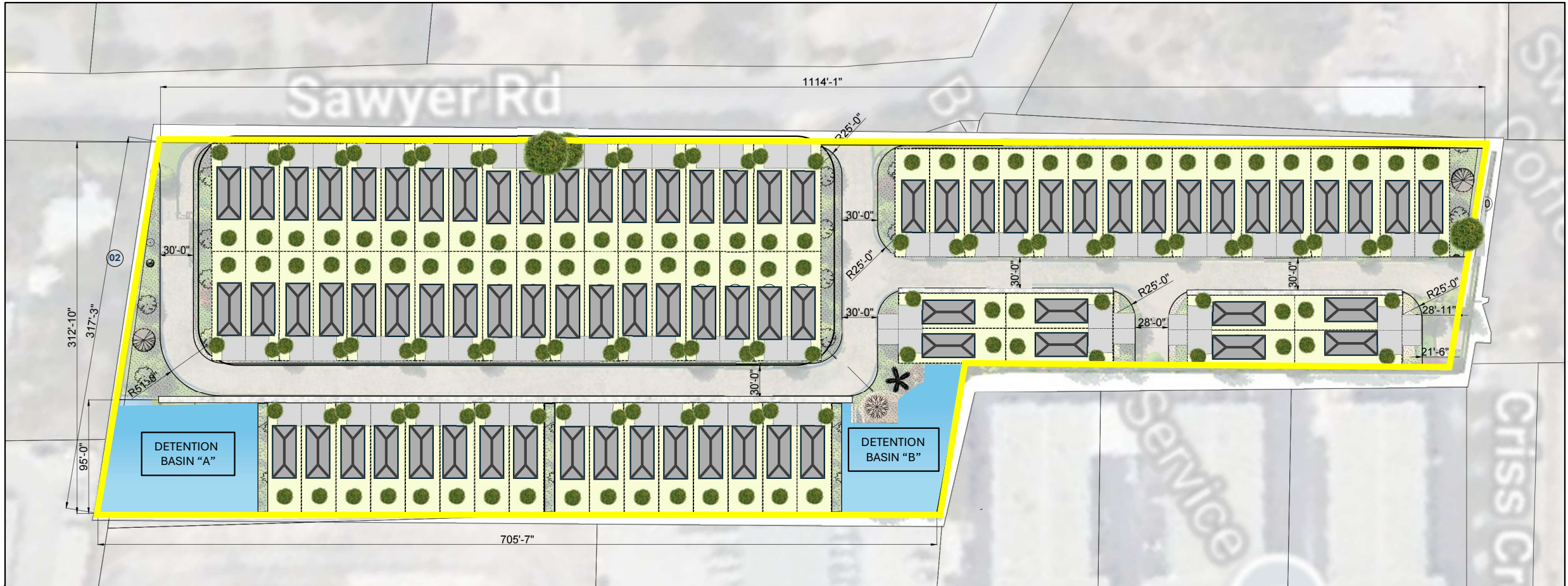
PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:





CONCEPTUAL SITE PLAN
 LOT COUNT: 76

THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING BY +/- 10% OF THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED NOT EXCEEDING 78 LOTS, SO LONG AS THE MODIFIED PLAN COMPLIES WITH CITY CODE AND APPROVED MODIFICATIONS

LEGEND

- LOT (TYPICAL 29' X 90')
- ROW (33')
- DETENTION
- LANDSCAPING

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

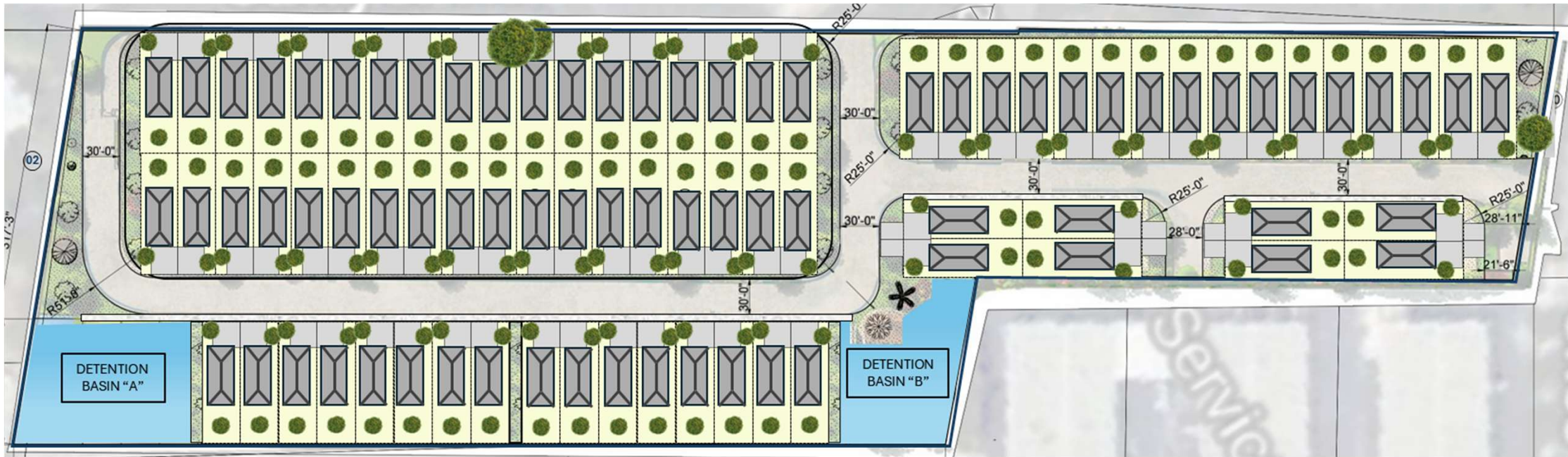
2026-04-03


PREPARED FOR:



TRIMARK
DEVELOPMENTS

WORKING SLIDE

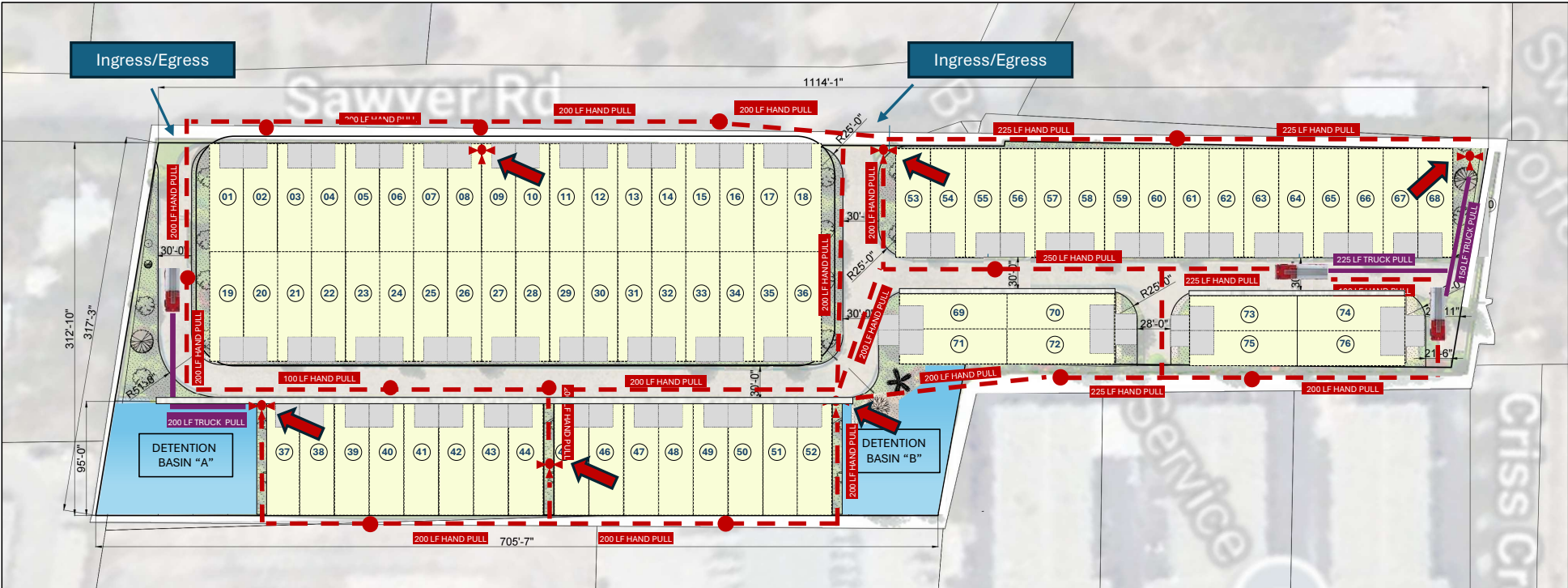


<p>CONCEPTUAL SITE PLAN LOT COUNT: 76</p> <p>THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING BY +/- 10% OF THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED NOT EXCEEDING 78 LOTS, SO LONG AS THE MODIFIED PLAN COMPLIES WITH CITY CODE AND APPROVED MODIFICATIONS</p>	<p>LEGEND</p> <ul style="list-style-type: none"> LOT (TYPICAL 29' X 90') ROW (33') DETENTION LANDSCAPING 	<p>PROPERTY</p> <ul style="list-style-type: none"> ❖ 6612 & 6618 SAWYER RD ❖ +/- 6.85 AC 	<p>PREPARED FOR:</p> <div style="text-align: center;">  </div>
2026-04-03			

WORKING SLIDE








EXHIBIT N



CONCEPTUAL FIRE PLAN
 LOT COUNT: 76
 NOT TO SCALE

THIS FIRE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING TO REFLECT ANY ALLOWABLE CHANGES IN THE SITE PLAN - PLAN MUST ADHERE TO IFC REQUIREMENTS

LEGEND

-  FIRE HYDRANT
-  FIRE ENGINE
-  FIRE HYDRANT POINTER
-  **HAND PULL**
-  **TRUCK PULL**

STREETS:

- Minimum Inside Turning Radius: 25'
- Minimum Outside Turning Radius: 50'

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:



PDD Request Exhibit C: SAWYER RD

Summary of Requested Revisions to Sec. 15.02.312 – R6 Garden House District:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Revisions
b.2	Minimum Area of Each lot	4,500 SQFT	2,380
b.3	Minimum Depth	100 ft	85 ft
b.4	Minimum Floor Space	1,800 SQFT	1,350 SQFT
b.5	Minimum Frontage	45 ft	28 ft
b.6	Maximum Height	2-1/2 stories	3-1/2 stories
c.1	Minimum Front yard setback	20 ft	20 ft
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Distance between outside walls of adjacent structures	10 ft	5ft
c.3 & c.5	Minimum Side yard setback	5 ft	2.5ft or 0ft

Sec. 15.02.312 "R-6" garden house district - REVISED AND APPROVED FOR THIS PDD(a) Purpose and description.

The R-6 district is composed mainly of areas containing single-family dwellings. The R-6 district regulations implement the policies of the master plan by 1) protecting the residential character of the areas by prohibiting commercial and industrial activities, apartments, two-family dwellings and manufactured homes; 2) encouraging a suitable neighborhood environment; 3) preserving the openness of the area by requiring that certain minimum yard and area standard requirements be met, however, with greater density being permitted than in the R-1 district.

(b) Lot regulations.

- (1) Area of total development. Not less than three (3) lots with common side lot lines will be zoned for "R-6" garden house. When facing on the same street within the same block, "R-1" single-family dwellings and "R-6" garden houses will not be mixed. However, this does not preclude "R-1" on one side of a street with an "R-6" on the opposite side of the street within the same block or different blocks.
- (2) Area of each lot. ~~4500~~ A minimum of 2,380 square feet.
- (3) Depth. A minimum of ~~400~~ 85 feet.
- (4) Floor space. There shall be a heated living area in each garden house of not less than 1,350 square feet. ~~the following: one story—1000 square feet; two story—1400 square feet; two and one-half story—1800 square feet. When "R-6" is mixed with "R-1" in the same subdivision, the average heated living area of "R-6" housing shall be at least seventy-five (75) percent of the average size of the "R-1" structures, but in no event shall the minimum square footage be less than as described above.~~
- (5) Frontage. A minimum of 45 feet on a public right-of-way is required.
- (6) Height. A maximum of two and one-half (2-1/2) stories is allowed.

(c) Setback requirements.

- (1) Front yard. There shall be a front yard having a minimum depth of twenty (20) feet, except as hereinafter provided.
- (2) Rear yard. There shall be a rear yard having a minimum depth of ~~fifteen (15) feet~~ ten (10) ~~except where the garage is entered from the rear in which case the minimum rear yard shall be twenty-five (25) feet exclusive of the area used as a garage. Total square footage of accessory buildings exclusive of a detached garage shall not exceed 150 square feet.~~
- (3) Side yard. There shall be a side yard on each side of all lots of not less than ~~five (5)~~ two and a half (2.5) feet, except on corner lots on which external side yard shall not be less than ten (10) feet. Alternatively, one side yard may be reduced to zero (0) feet provided the other side yard is increased to ~~ten (10)~~ five (5) feet. However, in no event shall the outside walls of a structure be closer than ~~ten (10)~~ five (5) feet to the outside walls of a structure built on an adjacent lot.

- (4) Zero lot line exterior wall. When a structure is built with a side yard of zero (0) feet, no windows or doors will be built into an exterior side wall so situated. In addition, a six-foot privacy fence will be constructed and maintained by the owner from the rear-most point of such an exterior wall to the rear lot line of the property.
 - (5) Corner lot. Where lots abut on two (2) 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~~ two and half (2.5) feet or greater.
 - (6) Double frontage. Where lots front upon two (2) parallel streets or front upon two (2) streets that do not intersect at the boundaries of the lot, a rear yard shall be provided on the street side equal to the front yard.
 - (7) 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.
 - (8) Property line. On the
- (d) Other.
- (1) Accessory building. Shall be allowed, but shall be located no closer than 5 feet from any property line, and must be located in the rear yard. In no case shall an accessory building occupy more than 20% of the total open space in the rear yard.
 - (2) Landscaping. A total of 35% 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.
 - (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% of the distance from the front property line to the main structure.
 - (4) Masonry required. Garden houses shall be constructed of masonry or other similar non-combustible materials to the extent of not less than seventy-five (75) percent of overall exterior walls.
 - (5) Nonconforming dwellings. The provisions 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 number of two (2) off-street parking spaces shall be provided.
 - (7) Public facilities. "R-6" garden houses are permitted only on lots that are

connected to the city's water and public sewage disposal system and must conform to the regulations in [article 10.02](#) (subdivision ordinance).

- (8) Storage. Outside storage is not allowed in the R-6 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 shall be completely contained in either the main structure, garage or an accessory building.

(1972 Code, sec. 30.612; 2008 Code, sec. 14.02.312)

PDD Request – SAWYER Property**Summary of Requested Revisions to Sec. 10.02.251 – Applicable Standards and Specifications**

Paragraph	Section 15.02.251 Applicable Standards	Current Standard	Requested Revisions
2.L.iv	Minor or Private Street Minimum Right Of Way	50 ft	32 ft
2.L.iv	Minor or Private Street Minimum Pavement Width	30 ft	26 ft
2.O	Sidewalk width	4 ft	3 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 two (32) 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)~~ three (3) 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)

EXHIBIT F

FLOOD PLAIN MAP

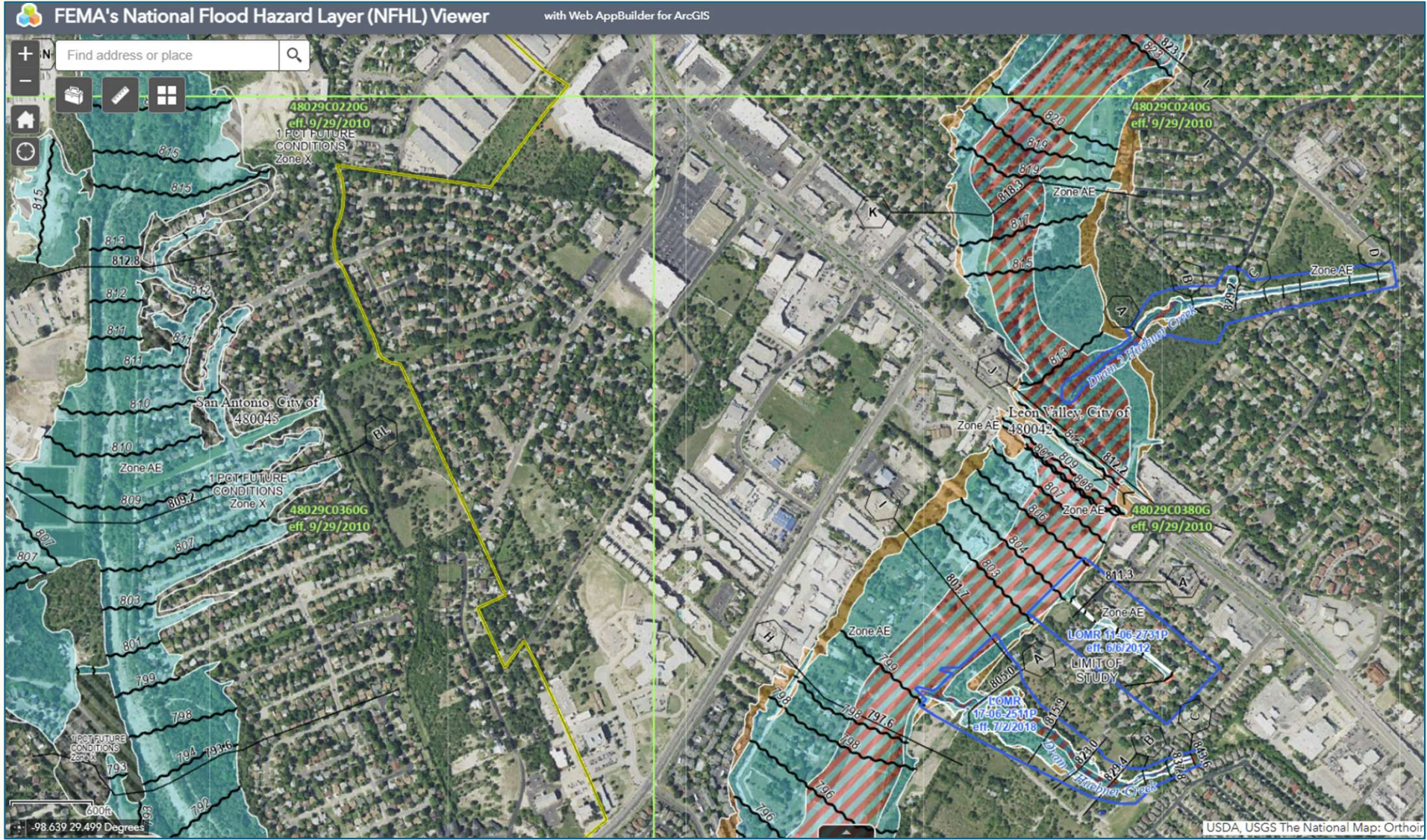


EXHIBIT G

BUILDING ELEVATION EXAMPLE / FOR ILLUSTRATION ONLY



FOR ILLUSTRATION PURPOSES ONLY – MAY VARY DURING CONSTRUCTION PLANNING

EXHIBIT H


LARGE TREE GROUPINGS



LARGE TREE GROUPINGS

GOOGLE EARTH AERIAL DATED: 2026-03-28

LEGEND


 - LARGE TREE GROUPING

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:



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 - PDD Single-Family - 2026-04

Location: 6612 and 6618 Sawyer 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 - SINGLE FAMILY - R6	76	
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS	TRIP RATE SOURCE *ITE CODE:
PM	0.94 / UNIT = 72	210

****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: 2026-04-03

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@trimark-group.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):

TREE PRESERVATION PLAN

PDD ZONING APPLICATION

6612 and 6618 SAWYER RD.

Prepared by: TRIMARK DEVELOPMENTS / ONE STOP GROUP

Date: 2026-04-03



TREE SPECIES NATIVE TO SAN ANTONIO (NATIVE SPECIES ON THIS PROPERTY HIGHLIGHTED)

Common Name	Scientific Name	Foliage	Mature Height*	Mature Spread	Setback	Comments
Anaqua	Ehretia anacua	Semi-evergreen	Medium	35 feet +	20 feet	Prefers shade; moist soils; clusters of white flowers in spring and yellow-orange fruit in summer; attracts birds. Also know as Sandpaper Tree.
Ebony, Texas	Pithecellobium flexicaule	Evergreen	Medium	35 feet +	20 feet	Moderate growing native; very drought tolerant. Showy, fragrant white flower; attractive seeds of fruit eaten by wildlife.
Cypress, Arizona	Cupressus arizonica	Evergreen	Medium	15 feet +	15 feet	Fast growing; full sun, well drained soils; conical form; blue-gray foliage color; tolerant of dry conditions.
Cypress, Montezuma	Taxodium mucronatum	Semi-evergreen	Large	40 feet +	25 feet	Fast growing; conical form as young; feathery foliage.
Elm, Cedar	Ulmus crassifolia	Deciduous	Large	30 feet +	20 feet	Moderate growing; bright green new foliage in spring, yellow fall color; adaptable to a wide range of sites.
Maple, Uvalde Bigtooth	Acer grandidentatum	Deciduous	Medium	30 feet +	20 feet	Moderate growing; fall color; requires well drained soils; protect from afternoon sun to reduce leaf scorch.
Oak, Bur	Quercus macrocarpa	Deciduous	Large	45 feet +	25 feet	Prefers deep and well-drained soil; golf ball sized acorns may be of concern.
Oak, Chinkapin	Quercus muehlenbergi	Deciduous	Medium	45 feet +	25 feet	Prefers well drained soils; round-topped, with lance-shape foliage and attractive light-colored bark; wildlife food source; highly palatable acorns.
Oak, Lacey	Quercus laceyi	Deciduous	Medium	30 feet	10-15 feet	Moderate growing, blue-gray foliage and usually yellow fall color. Rated as a "Texas SuperStar" by the Texas Cooperative Extension Service.
Oak, Live	Quercus virginiana var. fusiformis	Semi-evergreen	Large	45 feet +	25 feet	Can be moderate growing with appropriate care; spreading canopy. Caution: Must always paint wounds to prevent Oak Wilt disease.
Oak, Mexican White Live	Quercus polymorpha	Semi-evergreen	Large	35 feet +	25 feet	Fast growing with appropriate care, moderate acorn producer. Few, if any, pest problems.
Oak, Texas Red	Quercus buckleyi	Deciduous	Large	35 feet +	25 feet	Fast growing; "oak leaf" characteristic; fall color; good shade tree; requires minimal pruning.
Palm, Texas Sabal	Sabal texana	Evergreen	Medium	15 feet	15 feet	Only palm tree native to Texas; cold-tolerant; large blue-green, fan-shaped leaves.
Pecan	Carya illinoensis	Deciduous	Large	45 feet +	25 feet	State Tree; requires plenty of room and deep soil; prone to limb breakage and pest infestations.
Sycamore, Mexican	Platanus mexicana	Deciduous	Large	45 feet +	25 feet	Fast growing; resistant to insects; attractive foliage and minimal pruning.
Walnut, Texas	Juglans microcarpa	Deciduous	Medium	30 feet	15 feet	Moderate growing, small version of Black Walnut.
Anacacho Orchid Tree	Bauhinia congesta	Deciduous	Small	10 feet	5 feet	Does best in full sun; fragrant white flower clusters in spring.
Anacahuita/Wild Olive	Cordia boissieri	Evergreen	Small	10 feet	5 feet	Large white flowers most of summer; pale yellow fruit; cold sensitive but will re-sprout quickly. Also known as Mexican Olive
Buckeye, Mexican	Ungnadia speciosa	Deciduous	Small	10 feet	5 feet	Understory or full sun; pink spring flowers; yellow fall foliage.
Condalia, Bluewood	Condalia hookeri	Evergreen	Small	10 feet	5 feet	Very drought tolerant; sun-shade; fruit well-liked by wildlife.
Crape/Crepe Myrtle	Lagerstroemia indica	Deciduous	Small	5-20 feet	5 feet	Non-native well adapted to our region; choice of flower colors from white to purple; some varieties can grow to medium height range.
Desert Willow	Chilopsis linearis	Deciduous	Small	15 feet	5 feet	Fast growing; very drought tolerant; large white, pink or purple trumpet-shaped flowers; attract hummingbirds, butterflies and bumblebees.
Eve's Necklace	Sophora affinis	Deciduous	Small	18 feet	5 feet	Deciduous cousin to Texas mountain-laurel; pink flower clusters (late spring) form chains of black beans (necklace appearance) in late summer and fall.
Holly, Possumhaw	Ilex decidua	Deciduous	Small	10 feet	5 feet	Sun or shade; loses foliage in winter to expose red berries (females only).
Holly, Yaupon	Ilex vomitoria	Evergreen	Small	10 feet	5 feet	Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds.
Jerusalem Thorn/Retama	Parkinsonia aculeata	Deciduous	Small	15 feet	10 feet	Fast growing; drought tolerant; drooping panicles of yellow flowers through summer; green twigs and branches.
Persimmon, Texas	Diospyrus mexicana	Deciduous	Small	12 feet	5 feet	Slow growing; edible fruit matures to a dark black in late summer and fall; great wildlife food source but can be a problem.
Plum, Mexican	Prunus mexicana	Deciduous	Small	25 feet	5 feet	Prefers well-drained soils; dappled sunlight; showy white flowers in early spring; tart and edible fruit; good for wildlife.
Redbud, Mexican or Texas	Cercis canadensis var. mexicana or texensis	Deciduous	Small	12 feet	5 feet	Pink-red blossoms in early spring; yellow fall foliage; glossy and wavy leaves; more drought tolerant than Eastern species. Note: Do not select Eastern species.
Texas Mountain Laurel	Sophora secundiflora	Evergreen	Small	18 feet	5 feet	Fragrant, purple clusters in early spring. Very drought tolerant. Caution: Fruit is poisonous when chewed.
Viburnum, Rusty Blackhaw	Viburnum rufidulum	Deciduous	Small	18 feet	5 feet	Partial sun or shade; early spring bloomer with white flowers; red berries turn black in fall; good fall leaf color.

KEY STATISTICS

TREE INVENTORY **BY DBH – inches (87% OF TREES ARE INVASIVE)**

SUMMARY INVENTORY (SPECIES/DBH)				SUMMARY INVENTORY (% NATIVE/DBH)			
SPECIE	HERITAGE (DBH)	LARGE (DBH)	MEDIUM (DBH)	NATIVE (DBH)	INVASIVE (DBH)	NATIVE TREES REMOVED (DBH)	NATIVE TREES REPLANTED (DBH)
Live Oak	83.00	237.00	33.00	353.00		259.00	
Hackberry	25.00	263.00	8.00		296.00		
Ligustrum	298.00	334.00	900.00		1532.00		
Cedar	81.00	132.00	8.00		221.00		
Mesquite	158.00	367.00	24.00		549.00		
Chinaberry	0.00	12.00	40.00		52.00		
Red oak	0.00	14.00	0.00	14.00		14.00	
Pecan	0.00	16.00	0.00	16.00		16.00	
Anacua	24.00			24.00		24.00	
TOTAL	669.00	1375.00	1013.00	407.00	2650.00	313.00	315.00
				13%	87%	10%	11%

KEY STATISTICS

1. Preserve at least 3 oak trees, One is a heritage tree:
 - ✓ 1 x 32” Oak Tree (the largest)
 - ✓ 1 x 20” Oak Tree
 - ✓ 1 x 12” Oak Tree
2. Remove all invasive trees
3. Remove a maximum of 22 native/non-invasive trees (approx. 371”)
4. Replant 150 x 3” native/non-invasive trees = 450”.
5. We respectfully request capping at \$25,000 any additional in-lieu Tree Preservation fees related to the removal of the invasive trees on this property.



PRESERVED OAK TREES

THIS DEPICTION OF PRESERVED TREES IS CONCEPTUAL AND MAY VARY UPON PLATTING – MORE OR LESS TREES MAY BE PRESERVED BASED ON FINAL PLATTING AND CONSTRUCTION PLANS.

LEGEND

- ① - OAK TREE (32")
- ② - OAK TREE (20")
- ③ - OAK TREE (12")

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC

2026-04-03

PREPARED FOR:





PRESERVED AND 150 NEWLY PLANTED TREES

- #1 - OAK TREE (32")
- #2 - OAK TREE (20")
- #3 - OAK TREE (12")
- Replace with 150 x 3" trees

THIS SITE PLAN IS A CONCEPTUAL ILLUSTRATION AND MAY VARY UPON PLATTING. +/- 10% OF TREES MAY BE PRESERVED OR PLANTED BASED ON FINAL PLATTING AND CONSTRUCTION PLANS.

LEGEND



PRESERVED OAK TREES



NEW PLANTED TREE (3")

① - OAK TREE (32")

② - OAK TREE (20")

③ - OAK TREE (12")

PROPERTY

- ❖ 6612 & 6618 SAWYER RD
- ❖ +/- 6.85 AC


PREPARED FOR:



2026-04-03

EXHIBIT K



<p>CONCEPTUAL 3D SITE PLAN ILLUSTRATING TOPO LOT COUNT: 76 NOT TO SCALE</p> <p>THIS SITE PLAN IS CONCEPTUAL AND MAY VARY UPON PLATTING BY +/- 10% OF THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED NOT EXCEEDING 78 LOTS, SO LONG AS THE MODIFIED PLAN COMPLIES WITH CITY CODE AND APPROVED MODIFICATIONS</p>	<p>LEGEND</p> <ul style="list-style-type: none"> LOT (TYPICAL 29' X 90') ROW (33') DETENTION LANDSCAPING 	<p>PROPERTY</p> <p>6612 & 6618 SAWYER RD +/- 6.85 AC</p> <hr/> <p>2026-04-03</p>	<p>PREPARED FOR:</p> <div style="text-align: center;">  <p>TRIMARK DEVELOPMENTS</p> </div>
---	---	--	--

PZ-2026-9
PDD Amendment
6612 and 6618 Sawyer Road

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
April 28 , 2026

Request

- Amend Ordinance 2025-8 PD Planned Development District with R-3 Multiple Family Dwelling District to PD Planned Development District with R-6 Garden House District
- Proposed Garden Homes development
- Requesting variances from Section 15.02.312 R-6 Garden House District
- Requesting variances from Section 10.02.251 Applicable Standards 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;

Variances

- Lot regulation - minimum area of lot size decreased from 4,500 to 2,350 square feet
- Minimum lot depth reduced from 100 to 85 feet
- Minimum floor space reduced from 1,800 to 1,350 square feet
- Minimum frontage reduced from 45 to 28
- Minimum height increased from 2 ½ to 3 ½ stories

Variations (Cont'd)

- Reduced minimum setbacks:
 - Rear: from 15 to 10 feet
 - Side: from 5 to 2.5 or 0 feet
 - Between Buildings: from 10 to 5 feet
- Minor or private street minimum right of way reduced from 50 to 32 feet
- Minor or private street pavement width reduced from 30 to 26 feet
- Sidewalk width reduced from 4 to 3 feet

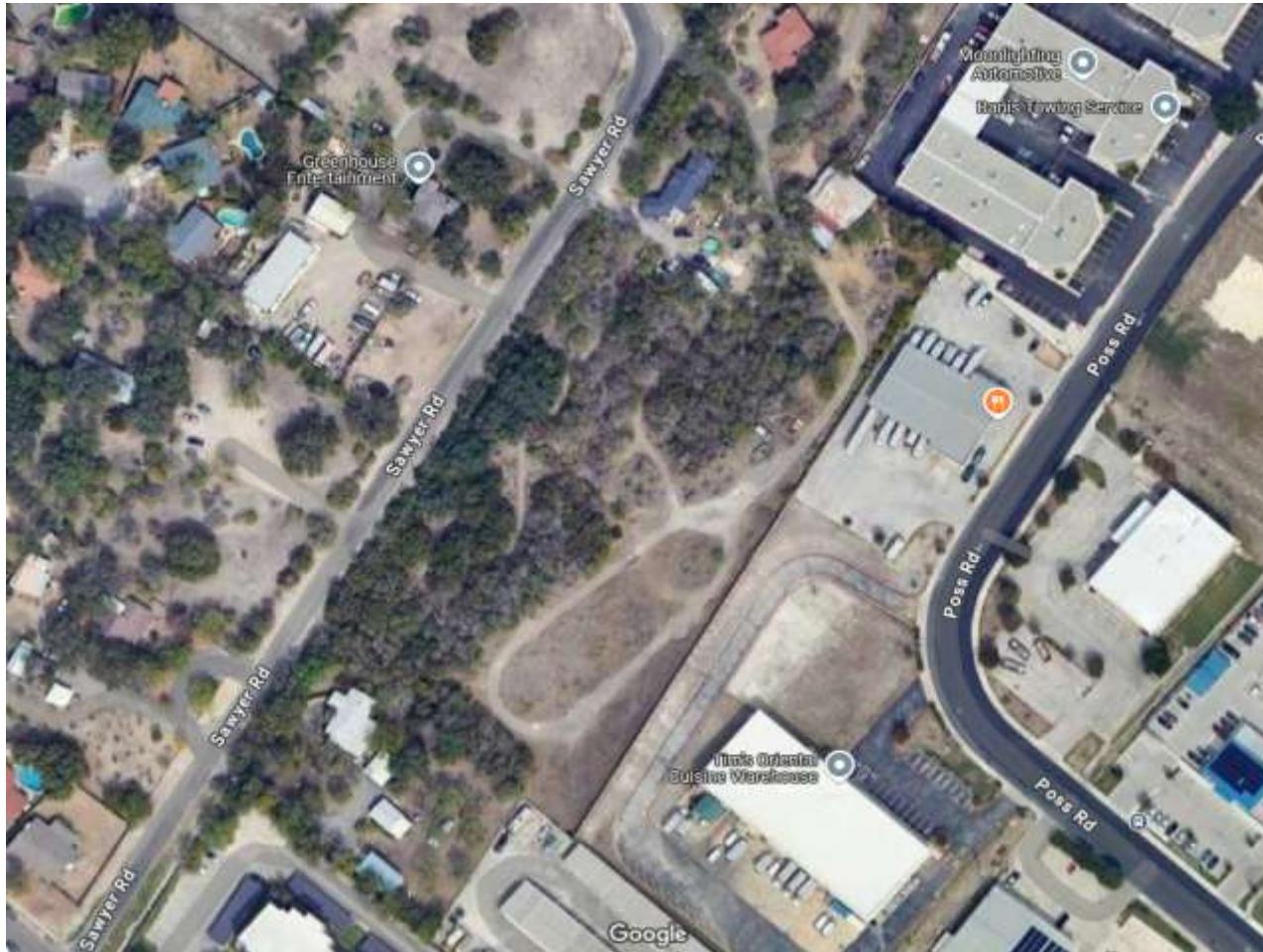
Location Map

Item 1.



Aerial View

Item 1.



Surrounding Zoning

Item 1.

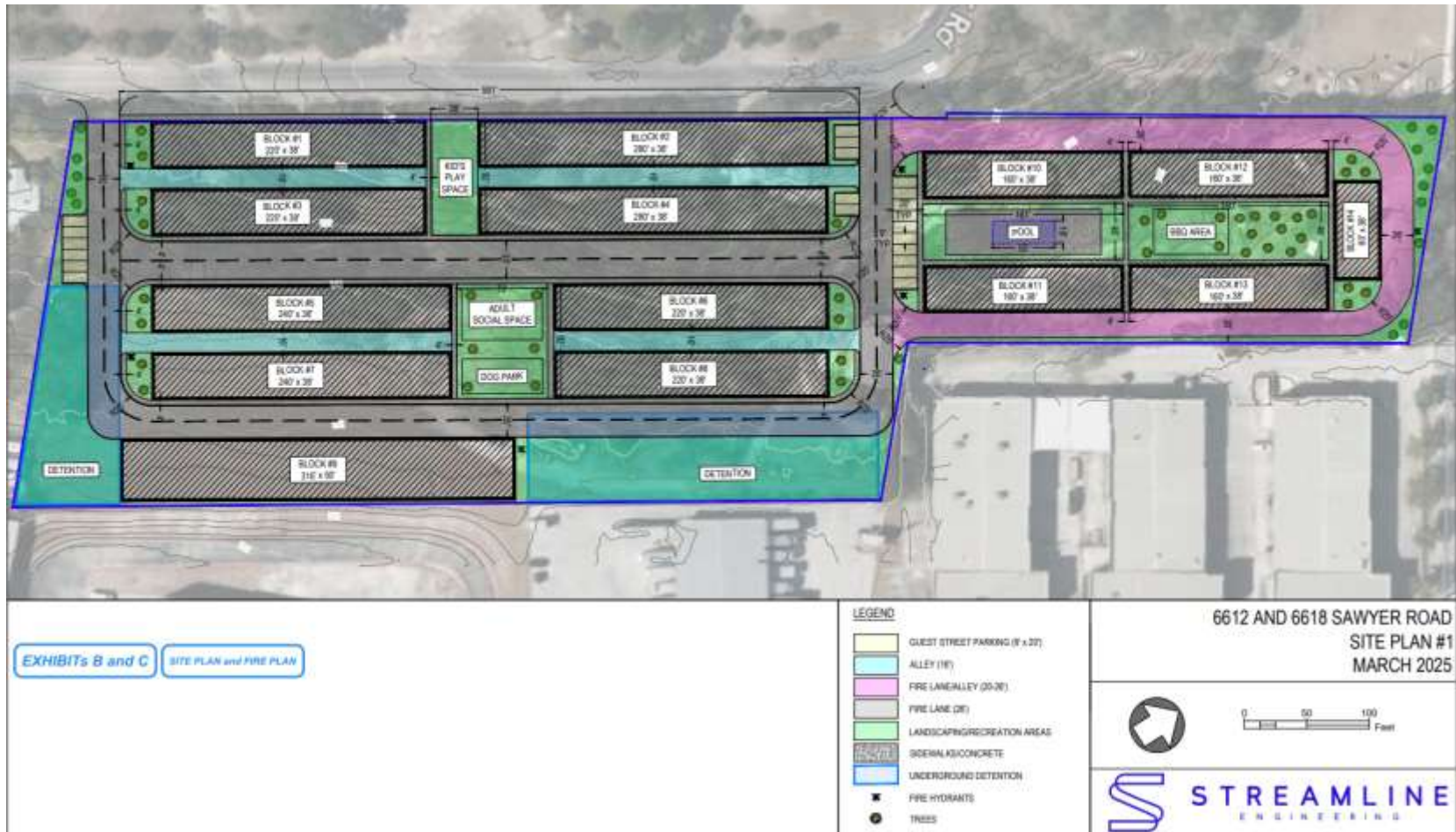
- North: B-1 Small Business, B-2 Retail, R-1 Single Family Dwelling
- West: R-1 and R-3 Multiple Family Dwelling
- East: B-1, B-2, B-3 Commercial, and R-1
- South: R-1, R-3, B-2, and B-3

Site and Zoning

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



Original Site Plan



Proposed Site Plan

Item 1.



Proposed Structure

BUILDING ELEVATION EXAMPLE / FOR ILLUSTRATION ONLY



FOR ILLUSTRATION PURPOSES ONLY – MAY VARY DURING CONSTRUCTION PLANNING

Staff Comments

- Proposed development will consist of approximately 76 lots for garden house development
- Property will need to be replatted prior to any development or construction
- Staff advises the Commission require legal documentation for the garden house project
- Staff recommends the applicant follow the Code's Tree Preservation and Mitigation Plan process and request a variance if applicable
- Staff recommends that no Residential R-6 lots have driveway access to a collector street
- Staff recommends to place a condition on the site plan that they can't increase units more than 10% without Council approval

Master Plan

- Properties along Sawyer Road may be zoned for residential uses which is consistent with the proposed use of the PDD request as a garden house development
- Request is consistent and compatible with the City's Master Plan

Fiscal Impact

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

Recommendation

- Staff recommends applicant revise site plan so that driveways cannot access a collector street
- Staff recommends project be held to submitted site plan & that an increase in more than 10% of proposed units will require Council approval
- Staff recommends that the Code's Tree Preservation and Mitigation Process be followed and a variance requested if applicable