

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING ORDINANCE 2025-8 TO CHANGE THE ZONING FROM PD PLANNED DEVELOPMENT DISTRICT, WITH R-3 MULTIPLE-FAMILY DWELLING DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT WITH R-6 GARDEN HOUSE BASE ZONING DISTRICT ON APPROXIMATELY 6.8 ACRES 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, LEON VALLEY, TEXAS; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City's Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now desires to grant the zone change, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The request for rezoning from R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District to PD Planned Development District, with R-6 Garden House Base Zoning District at the subject location, being described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 , located at 6612 and 6618 Sawyer Road, Leon Valley, Texas, is hereby approved with the following variances:

- A. Minimum Lot Size reduced from 4,500 square feet to 2,380 square feet.
- B. Minimum Lot Depth reduced from 100 feet to 85 feet.
- C. Reduce Minimum Floor Space from 1,800 square feet to 1,150 square feet.
- D. Minimum Frontage reduced from 45 feet to 28 feet.
- E. Setbacks from 20 feet to 18 feet in the Front, 25 feet to 8 feet in the Rear and from 5 feet to 2.5 feet or 0 feet Side, and 10 feet to 5 feet Between Buildings.
- F. Reduce Corner Lot Width from 70 feet to 29 feet.
- G. Driveway Access to Collector Street with a Dedicated 10-foot Buffer.
- H. Reduce Minor or Private Street Minimum Right of Way from 50 feet to 32 feet.
- I. Reduce Street Pavement width from 30 feet to 22 feet.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 2nd day of June, 2026.

APPROVED



CHRIS RILEY
MAYOR

Attest: 

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: 

ART RODRIGUEZ
City Attorney



AMENDMENT

EXHIBIT A

To Ordinance No. 2026-12

Of The City of Leon Valley

6612 and 6618 SAWYER RD.

Submitted by: ONE STOP GROUP, LP
(Trimark Developments, LP)

PLANNED DEVELOPMENT DISTRICT

PROJECT PLAN (Rev.5)

PROPOSED AMENDMENT LANGUAGE HIGHLIGHTED



Approved June 02, 2026

- ii. The development of a single-family project with a Site Plan substantially similar to the illustration attached in **EXHIBIT “K”** (the “Site-Plan-SF”), consistent 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 “L”**, and with Sec. 10.02.251 – Applicable Standards and Specification as revised in attached **Exhibit “M”**. The proposed revisions to these two sections are also summarized in Article 3.1 of this document. The layout of the Site-Plan-SF and all modifications required to build it, as requested herein, shall be allowed by-right. Section 2.A (Base Zoning) remains unchanged.

Article 3. REVISIONS TO THE CODE OF ORDINANCES

The revisions to **Sec. 15.02.308 "R-3" Multiple-Family dwelling district** are included in Exhibit D. Here is a summary of these revisions:

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
b.1	Lot regulation – minimum lot size after the first three units	1,200	600
b.5	Minimum Height	3 stories	4 stories
c.1	Front yard setback	20	5
c.2	Rear yard setback	25	5
c.5	Distance between buildings	15	4
d.2	Landscaping	35% overall and 5% non-sod coverage	10% overall and 2% non-sod coverage
d.6	Min parking spaces for two-bedroom unit	2	1.5
d.6	Min parking spaces for units with more than two bedrooms	One per Bedroom	2
	Illustration diagram at end of document		DELETE

- B. The Applicant shall be granted the right to modify the Site Plan so long as the required modifications to the Code, if any, are fully consistent with those required for the Site Plan attached hereto as Exhibit B.
- C. The total number of units is currently estimated to be approximately 150, but shall not exceed 165. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.
- D. The Tree Preservation and Mitigation Plan attached herein as **EXHIBIT "J"** shall be allowed by-right to enable the construction of the Site Plan.
- E. The Applicant may not, without Council Approval, increase the number of units more than 10% of the maximum number units provided in paragraph C of this article.

Article 4.1. SPECIAL PROVISIONS FOR SITE-PLAN-SF (AMENDMENT)

Shall this Site-Plan-SF be chosen for development, the following special provisions apply:

- A. The Applicant shall be granted the right to modify Site-Plan-SF upon platting, to accommodate engineering and construction constraints. The modifications shall be consistent with the provisions of Section 15.02.312 – R6 Garden House District and Section 10.02.251 - Applicable Standards and Specification as hereby revised in Exhibits L and M respectively.
- B. The total number of lots is currently estimated at 72. It may be varied by +/- 10% without the requirement of Council approval.
- C. The Tree Preservation and Mitigation Plan is attached herein as **EXHIBIT "S"** and shall supersede EXHIBIT J. It shall be allowed by-right to enable the construction of the Site Plan.
- D. Each unit shall include a double garage and a minimum 18' driveway.

LIST OF EXHIBITS

- **Exhibit A (Rev.3):** Site Survey
- **Exhibit B (Rev.4):** Site Plan
- **Exhibit C (Rev.4):** Fire Plan
- **Exhibit D (Rev.3):** Requested revisions to the Code of Ordinances **Sec. 15.02.308 "R-3" Multiple-Family dwelling district**
- ~~**EXHIBIT E**~~ ~~DELETED~~
- **EXHIBIT F:** Large Tree Grouping
- **EXHIBIT G:** Site Topo on Site Plan
- **EXHIBIT H:** Preliminary Drainage Plan
- **EXHIBIT I:** TIA Worksheet
- **EXHIBIT J:** Tree Inventory and Tree Preservation And Mitigation Plan

ADDED EXHIBITS (WITH AMENDMENT):

- EXHIBIT K (Sawyer-SF) – SITE- PLAN-SF (Rev.5)
- EXHIBIT L (Sawyer-SF) - Sec 15.02.312 - R-6 Mods (Rev.5)
- EXHIBIT M (Sawyer-SF) - Sec.10.02.251 – Applicable Standards Mods (Rev.45)
- EXHIBIT N (Sawyer-SF) - FIRE PLAN-SF (Rev.4)
- EXHIBIT O (Sawyer-SF) - Flood Plain Map
- EXHIBIT P (Sawyer-SF) - Building Elevation (Rev.2)
- EXHIBIT Q (Sawyer-SF) - Large Tree Groupings
- EXHIBIT R (Sawyer-SF) - TIA Worksheet
- EXHIBIT S (Sawyer-SF) - Tree Preservation Plan (Rev.4)

Summary of Approved 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	1,100 SQFT
b.5	Minimum Frontage	45 ft	28 ft
c.1	Minimum Front yard setback	20ft	18 ft
c.2	Minimum Rear yard setback	15 ft	8 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
d.4	Masonry Required	-	Include Siding for clarification

- (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.
- (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, including siding, 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).

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

Paragraph	Section 10.02.251 Applicable Standards	Current Standard	Requested Revisions
1.D	Driveway access to Collector Street	Not allowed	Remove paragraph
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	22ft
13.A	Corner Lots – min width	70ft	29ft

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

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 (22) 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)

(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

(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

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

(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.

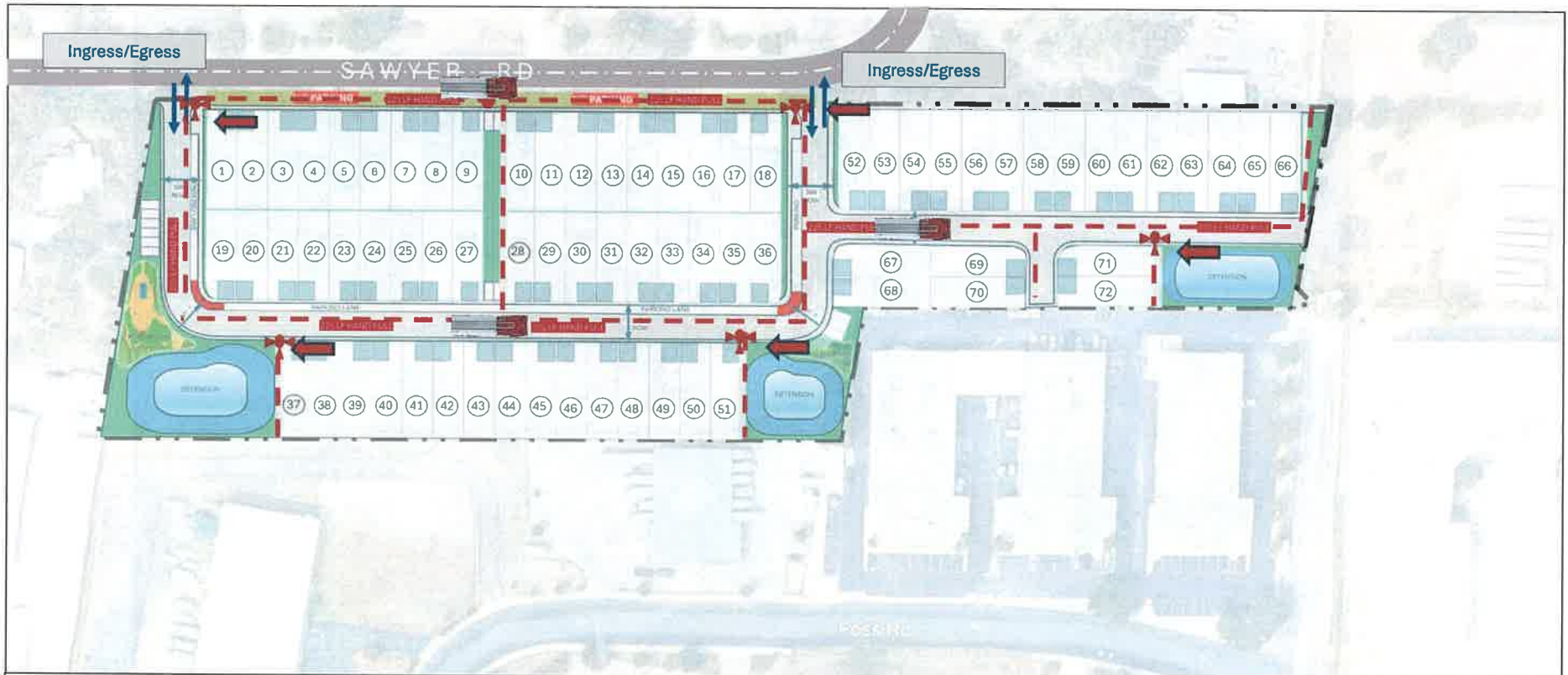
(13) Lots.

(A) Corner lots. Corner lots shall be at least ~~seventy (70)~~ twenty-nine (29) 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

CONCEPTUAL FIRE-PLAN-SF

EXHIBIT N (REV.5)



CONCEPTUAL FIRE -PLAN-SF (REV.5)

LOT COUNT: 72

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 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

2026-05-22

PREPARED FOR:



BUILDING ELEVATION EXAMPLE / FOR ILLUSTRATION ONLY

EXHIBIT P



FOR ILLUSTRATION PURPOSES ONLY – MAY VARY DURING CONSTRUCTION PLANNING



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. 30.406Project 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
OCCUPANCYSECTION 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 100SECTION 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

TREE PRESERVATION PLAN

PDD ZONING APPLICATION

6612 and 6618 SAWYER RD.

Prepared by: TRIMARK DEVELOPMENTS / ONE STOP GROUP

Date: 2026-05-21

Page 1



KEY STATISTICS

TREE INVENTORY BY NBR OF TREES (80% OF TREES ARE INVASIVE)

# NATIVE TREES	25	20%
# INVASIVE TREES	102	80%

SPECIE	OVERALL			HERITAGE (> 24")		LARGE (17" - 23")		MEDIUM (8"-16")	
	TOTAL / SPECIE	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT
Live Oak	21	21	0	3	0	7	0	11	0
Hackberry	20	18	2	1	0	5	1	12	1
Ligustrum	30	29	1	10	0	11	1	8	0
Cedar	13	13	0	3	0	3	0	7	0
Mesquite	33	25	8	5	1	4	4	16	3
Chinaberry	6	6	0	0	0	1	0	5	0
Red oak	1	1	0	0	0	1	0	0	0
Pecan	1	1	0	0	0	1	0	0	0
Anacua	2	2	0	1	0	1	0	0	0
TOTAL	127	116	11	23	1	34	6	59	4

* EXEMPT = Diseased, Dead, or Hazardous

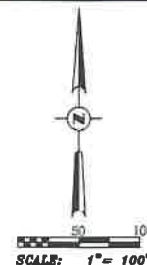
TREE MITIGATION PLAN

1. Right to Clear the whole property
2. Replant 150 x 3" native/non-invasive trees = 450".
3. One-time payment of \$50,000 as the in-lieu Tree Preservation fee.
4. Protect native / non-invasive trees where practicable during construction phase

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
- DENOTES POWER POLE
- W.A. DENOTES WATER POLE
- W.D. DENOTES WATER METER
- W. DENOTES TELEPHONE PEDESTAL
- WM DENOTES CONTROL MONUMENT

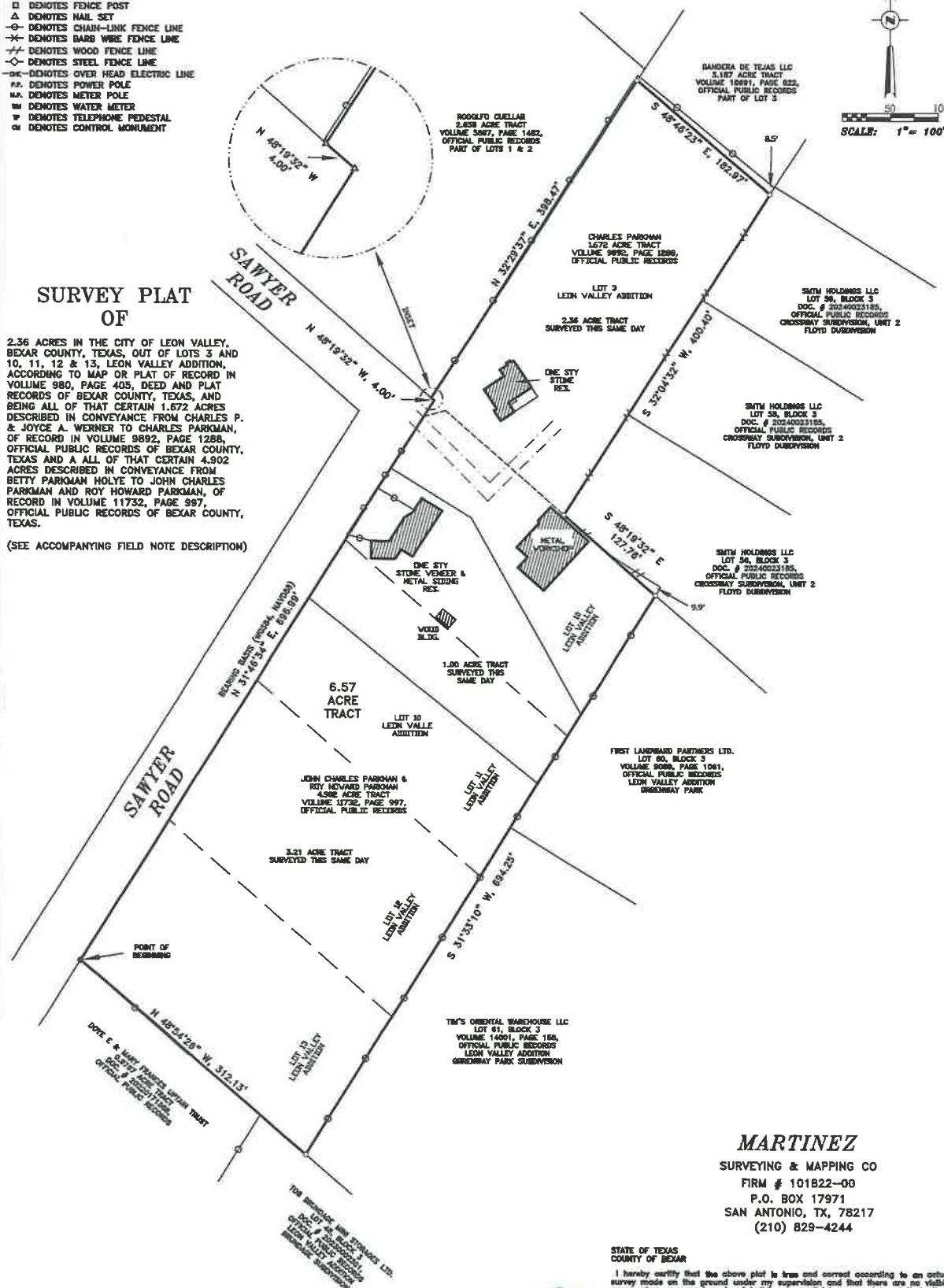
LEON VALLEY ADDITION



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. PARKMAN TO WERNER E. CHARLES P. PARKMAN, OF RECORD IN VOLUME 982, PAGE 1288, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF THAT CERTAIN 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



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.

MARTINEZ

SURVEYING & MAPPING CO

FIRM # 101B22-00

P.O. BOX 17971

SAN ANTONIO, TX, 78217

(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plot 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 plot.

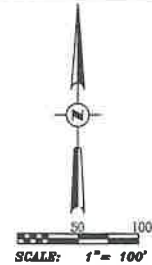
This ~~1ST~~ day of MARCH, 20 24 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 24-2-9

- PLAT LEGEND**
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 - ◇— DENOTES STEEL FENCE LINE
 - W— DENOTES OVER HEAD ELECTRIC LINE
 - PP DENOTES POWER POLE
 - MP DENOTES METER POLE
 - WM DENOTES WATER METER
 - TP DENOTES TELEPHONE PEDESTAL
 - CM DENOTES CONTROL MONUMENT

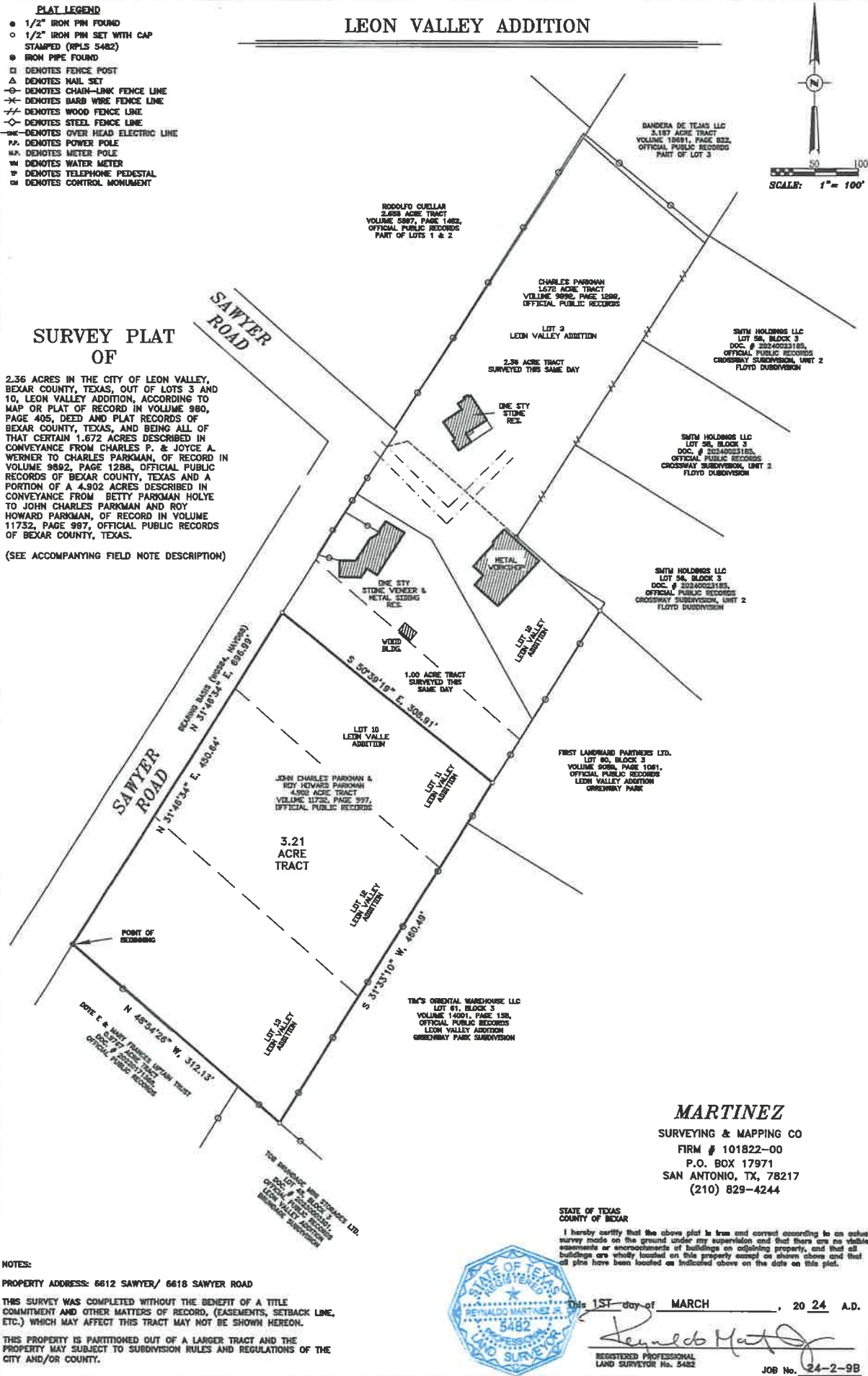
LEON VALLEY ADDITION



SURVEY PLAT OF

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 987, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



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

Reynaldo Martinez
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 24-2-9B

NOTES:

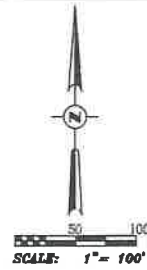
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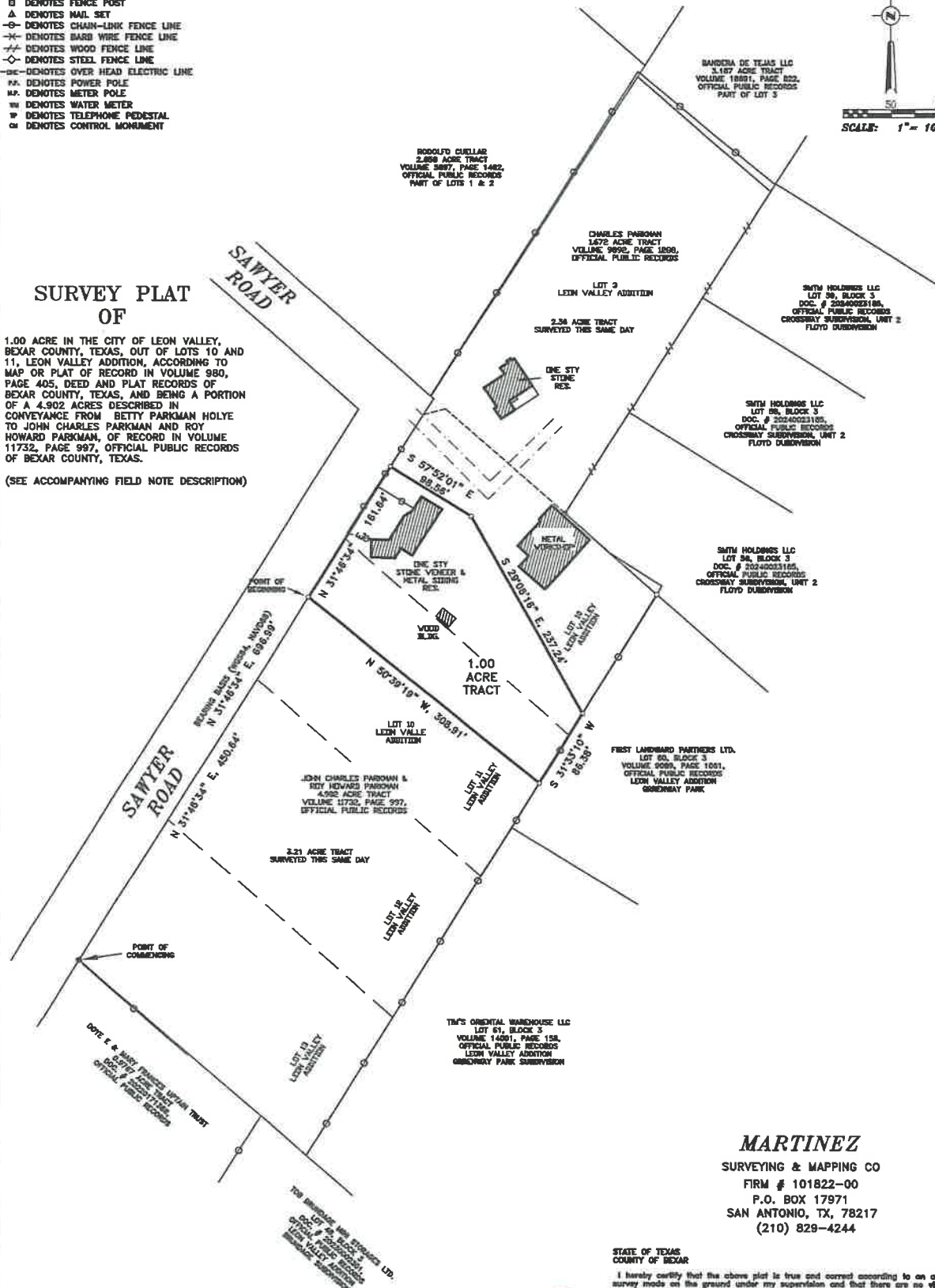
LEON VALLEY ADDITION



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.

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

Reynaldo Martinez
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
JOB No. 24-2-98

NOTES:

PROPERTY ADDRESS: 8612 SAWYER/ 8618 SAWYER ROAD

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