

Possible Development of Grass Hill Estates Subdivision/ William Rancher Property

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City Manager
Townhall Meeting
January 27, 2024



History

- **1971** – Annexed
- **1971** – Request to rezone 8.6 ac. from R-1 to R-3 (Multiple Family) - Denied
- **1984** – request to rezone existing Good Samaritan Nursing Home property from R-1 to B-2 (Retail) – Denied
- **1985** – request to rezone 44 ac. from R-1 to R-6 (Garden Home) – Denied
- **1986** – request to rezone 6.7 ac. (Aids @ William Rancher) from R-1 to R-6 – Denied

History

- **1987** – Nursing home property platted
- **2006** – request to rezone 25 ac. from R-1 to R-6 - Zoning Commission recommended approval, but case withdrawn prior to Council
- **2007** – request to rezone 68.569 acres from R-1 (Single-Family) to R-7 (Single-Family Medium Density) - Denied
- **2007** – residents of Seneca West petition to amend City Master Plan to remove recommendation of R-6 to only R-1 (Single-Family) – approved

History

- **2010**- Request to rezone approximately 65.704 acres from R-1 (Single-Family) to R-6 (Garden Homes) - Denied
- **2011**- the City Manager presented a TIF - denied
- **2013** – William Rancher Estate Joint Venture et al. v. City of Leon Valley Et al. – suit claiming city caused flooding conditions as a result of a previous PW flood project and a regulatory taking by depriving ability to develop or sell the property

History

- **2016** – City-wide drainage studies performed which include the Seneca West drainage area
- **2017**- The city mediated settlement agreement, as follows:
 - the city purchased the 21-acre property for \$500,000
 - TML paid \$15,000
 - Other defendants paid a total of \$200,000
- **2019** – Bexar County assisted with \$1.3 million for a drainage project (later increased to \$1.7 million -total cost of the project \$2.4 million)

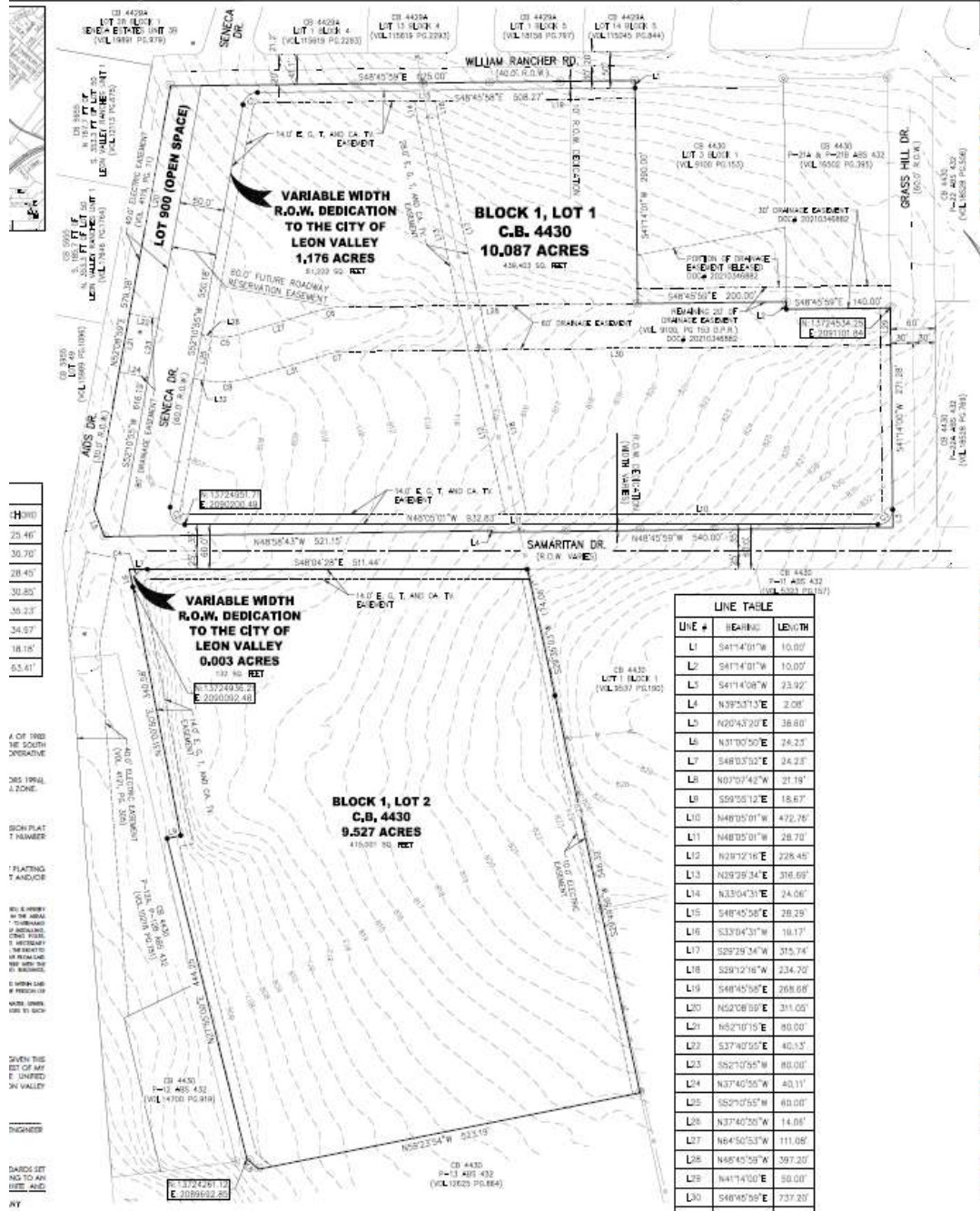
History

- **2019** – Rezoned 19 acres from R1 to RE1 (Residential Estate), left 1.72 acres as parkland
- **2021**- City plats 19 acres as Grass Hill Estates & contracted a Broker to list the property
- **2021 – 2023** Drainage project engineering & construction completed, and city started receiving offers on the property
- **2023**- City initiates zone change from RE-1 to R-6 - Denied

Background

- Council directs staff to prepare a replat of the lot bounded by all the roads into eight 1-acre lots and replat the 9-acre lot along Samaritan Drive into two 4.5+ acre lots
- If sold as RE-1 lots, each buyer would be burdened by the requirement to construct roadways, sidewalks, and in some cases sewer, fire hydrants, and water mains

Grass Hill Estates (current)



Aids Drive



Samaritan Drive



Grass Hill Drive



William Rancher Drive



Fiscal Impact

- Seneca extension/Grass Hill ROW estimate \$3,564,396
 - Most of this is for the Seneca street extension
- Sewer main extension \$ 596,952
- Water main relocation \$ 435,874
- Total \$4,597,222
- City could decide to perform some or all of the work to relieve buyer burden
- Each buyer would also be required to pay Impact Fees prior to setting meters

Purchase Offers/Options

- City has received 2 offers for the 19.6 acres of city-owned land that contain other possible zoning/layout options for this area and the offerors will give their presentations to the citizens
- At the end of the presentations, citizens will be asked to give their consideration to one or the other of these options
- Residents should keep in mind that there are 36 acres of land behind the city-owned property that are privately owned and are also being considered for sale (total land including city-owned in area – 55.4126 acres)