

## ZONING COMMISSION STAFF REPORT

**DATE:** February 28, 2023  
**TO:** Zoning Commission  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** Consider a recommendation for a zoning change request from RE-1 Residential Estates Zoning District to R-6 Garden House Zoning District on approximately 21.352-acres of land, being Grass Hill Estate Subdivision, located along William Rancher, Grass Hill, Samaritan, and Aids Drives.

**SPONSOR(S):** City of Leon Valley

### PURPOSE

A rezoning request has been received to rezone approximately 21.352-acres of land from RE-1 Residential Estates Zoning District to R-6 Garden House Zoning District, located off Aids Dr, William Rancher Rd, Grass Hill and Samaritan Dr, Grass Hill Estates Subdivision

### HISTORY

- 1969 – annexed Seneca/Crystal Hills area (120 ac.) as temporary R-1 Single Family
- 1971 – annexed rest of area (near Samaritan) as temporary R-1
- 1971 – City creates R-4 Townhouse zoning
- 1972 – platted 35 acres as Seneca Estates Unit #3, master planned by developer for 63 single family lots, two R-3 multi-family lots (259 units), and one large lot intended for R-4 (25 units)
- 1972 – rezoned the lot for R-4 (Mary Jamison) & 2 lots for R-3 (apartments along Huebner Creek and along Grass Hill)
- 1974 – platted the 25 R-4 lots
- 1975 – replatted to remove townhome lots and establish 11 R-1 lots
- 1976 – Developer requests new zoning district be created (R-6 “Garden Home”) and placed in Code - approved
- 1976 – lot along Huebner Creek rezoned from R-3 to R-6
- Several attempts made during the 70’s & 80’s to replat lots along William Rancher, but was never accomplished due to developmental challenges.
- 1981 – property on William Rancher platted (Grass Hill Estates – 6406 Wm Rancher)
- 1983 – platted SE #3B, garden homes along Huebner Creek
- 1984 – rezoning request for R-1 to B-2 Retail (Good Samaritan Lodge) - denied
- 1985 – rezoning request for 6.7 ac. at corner Aids & Samaritan R-1 to R-6 - denied
- 1985 – rezoning request for 44 ac. along Samaritan from R-1 to R-6 - denied
- 1997 – Good Samaritan Lodge Nursing Home platted (6518 Samaritan Dr.)

- 2003 – rezoning request along Grass Hill, from R-1 to R-6 and R-2 Two Family (Kyrish) – denied
  - 2004 – same request – approved
- 2005 – replatted lot along Grass Hill to create garden home & duplex lots
- 2006 – rezoning request for 25 ac. along Samaritan, from R-1 to R-6 – recommended for approval by Zoning Commission, but withdrawn prior to Council hearing
- 2007- Master plan was revised per citizen petition to remove recommendation for R-6 garden home zoning from this area.
- 12-03-2010 – Received a request to rezone 65.704 acres of land from R-1 (Single-Family Dwelling) to R-6 (Garden Home)
  - 12-28-2010 – Zoning Commission recommends denial 6-1
  - 01-04-2011 – City Council postpones action to 02-01-2011.
  - 02-01-2011 – The applicant requests further postponement to explore additional development alternatives. The Council postpones the request to 03-01-2011.
  - Between Feb 2011 and Mar 2011 – a development agreement is drafted for the R-6 garden home development.
  - 03-01-2011 – the applicant provides three (3) scenarios to the City Council with park and other green amenities. The original request for rezoning from R-1 to R-6 was denied.
  - 03-01-2011 – the development agreement is not considered due to the denial of the R-1 to R-6.
  - 03-01-2011 – the developer is granted a waiver which allows them to reapply for zoning without waiting 6 months.
  - After March 2011, the developer does not apply for anything further.
- 2017 – Subject site is acquired by the City
- 2019 – Subject site is rezoned from R-1 to RE-1 Residential Estate Lot
- 2023 – Subject site is platted

## **MASTER PLAN**

The 2018 Master Plan suggests the following for this area:

### **SENECA WEST**

The Seneca West area remains largely unplatted and undeveloped. Some platting occurred in 1972, and the future land use for the area consists of Single-Family low-density housing and Garden Home Uses. The existence of Huebner Creek and low elevations through this area pose developmental challenges. The land use for Seneca Estates Units 3 and 3B are established neighborhoods and should be maintained as residential areas. Undeveloped tracts should be zoned R-1 (Single Family).

Consolidation of properties west of Seneca East subdivision (designated by “A” and “B”) is recommended to coordinate the development of property and utilities. Existing zoning south of Grass Hill Drive should remain R-6 (Garden House). For the Bandera Road area (from Rue Francois north to the city limit line) rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged. B-3 (Commercial) zoning is not intended to abut residential zoning.

## **TRAFFIC IMPACT ANALYSIS**

Seneca and Grass Hill are both residential collector streets and are designed for an Average Daily Traffic (ADT) count of up to 12,000 cars per day. Both have a 60' right-of-way and a 44' pavement width. Each road has a proposed ADT of 765 vehicles per day. Each road will have a proposed ADT that is 6.375% ( $765/12000*100\%$ ) of the maximum ADT of a residential collector. These numbers are an estimate only and are based on the rezoning from R-1 to R-6, but they do include the traffic generated by the existing 124 developed lots.

The intent when built was to continue these streets through the undeveloped land area to the City of San Antonio, which would have added a considerable number of vehicles to these roadways. With the platting of The Ridge of Leon Valley and the Crystal Hills subdivision in the City of San Antonio, this is no longer an option and the roadways will only carry what traffic is generated by the development of the remaining vacant acreage and the existing traffic from the developed portion.

Two Traffic Impact Analysis (TIA) reports have been provided for this area in the past and both indicated that the roadways needed no modifications to accommodate additional traffic. There has not been any additional development in this area since the submittal of those previous TIA's to warrant any additional studies at this time.

The final number of trips per day will be determined by an overall development plan, which will also require the dedication of parkland, which will further reduce the area that can be developed as garden homes.

## **NOTIFICATION**

Twenty-eight (28) letters were sent to surrounding property owners.

2 - Opposed

1 – In Favor, with modifications

0 – Undeliverable

## **SEE LEON VALLEY**

**Social Equity:** Providing a method for citizen participation in Council decision making on land uses protects all citizens health, safety, and welfare.

**Economic Development:** The rezoning of this property will encourage future development of this property.

**Environmental Stewardship:** New development in this area will be required to conform to the 2021 Residential and Energy Building Codes.

**FISCAL IMPACT:**

The approval of this zone change request may produce additional ad-valorem and sales tax revenue on this property for the City of Leon Valley

**STRATEGIC GOALS**

Goal # 1 - Economic Development - Objective F – Promote Leon Valley

**RECOMMENDATION**

After careful review, Staff has no objection to this request.

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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SAUNDRA PASSAILAIGUE, TRMC  
City Secretary