

Rezoning Request PZ-2023-3 Grass Hill Estates

Mindy Teague
Planning & Zoning Director
Planning & Zoning Commission Meeting
February 28, 2023

Request

- Applicant: City of Leon Valley
- Vacant City owned property
 - Consider making a recommendation authorizing a zone change from RE-1 Residential Estates Zoning District to R-6 Garden House Zoning District on approximately 21.352-acre tract of land, located off Aids Dr, William Rancher Rd, Grass Hill and Samaritan Dr, Grass Hill Estates Subdivision
- Options
 1. Recommend approval as requested
 2. Denial

Background

- 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)

Background

- 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 with R-1 zoning, but were never accomplished due to developmental challenges

Background

- 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 Sam. Lodge) - denied
- 1985 – rezoning request for 6.7 ac. at corner Aids & Samaritan R-1 to R-6 - denied

Background

- 1985 – rezoning request for 44 ac. along Samaritan from R-1 to R-6 - denied
- 1997 – Good Samaritan Lodge Nursing Home platted (6518 Samaritan)
- 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

Background

- 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 along Samaritan, from R-1 to R-6 – recommended for approval by Zoning Commission, but withdrawn prior to Council hearing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- Approved a request from citizens who petitioned the City Council to revise the Master Plan to remove any reference to R-6 Garden Home zoning from this area
- 12-03-2010 – Zoning Case 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 of request 6-1

Background

- ❖ 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
- ❖ Feb / 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 - original request for rezoning from R-1 to R-6 denied

Background

- ❖ 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 – City purchases property as part of lawsuit settlement agreement
- 2019 – Property rezoned from Temporary R-1 to RE-1 Residential Estate
- 2023 Property platted as Grass Hill Estates

Master Plan Recommendation

- Seneca West area remains largely unplatted & undeveloped
- Some platting occurred in 1972, & future land use for the area consists of Single-Family low-density housing & Garden House Uses
- Huebner Creek & low elevations through this area pose developmental challenges
- Land use for Seneca Estates Units 3 and 3B are established neighborhoods & 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 & Grass Hill are both residential collector streets, designed for an Average Daily Traffic (ADT) count of up to 12,000 cars per day
- Both have a 60' ROW & 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
- Numbers are estimate only & are based on the rezoning from R-1 to R-6, but do include the traffic generated by the existing 124 developed lots

Traffic Impact Analysis

- 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 & the roadways will only carry traffic generated by development of remaining vacant acreage & existing traffic from developed area

Traffic Impact Analysis

- Two Traffic Impact Analysis (TIA) reports were submitted for this area in the past & both indicated that the roadways needed no modifications to accommodate additional traffic
- There has not been any additional development in this area since those previous TIA's to warrant any additional studies at this time
- Final number of trips per day to be determined by overall development plan, also requiring dedication of parkland, which will further reduce the area that can be developed as garden homes

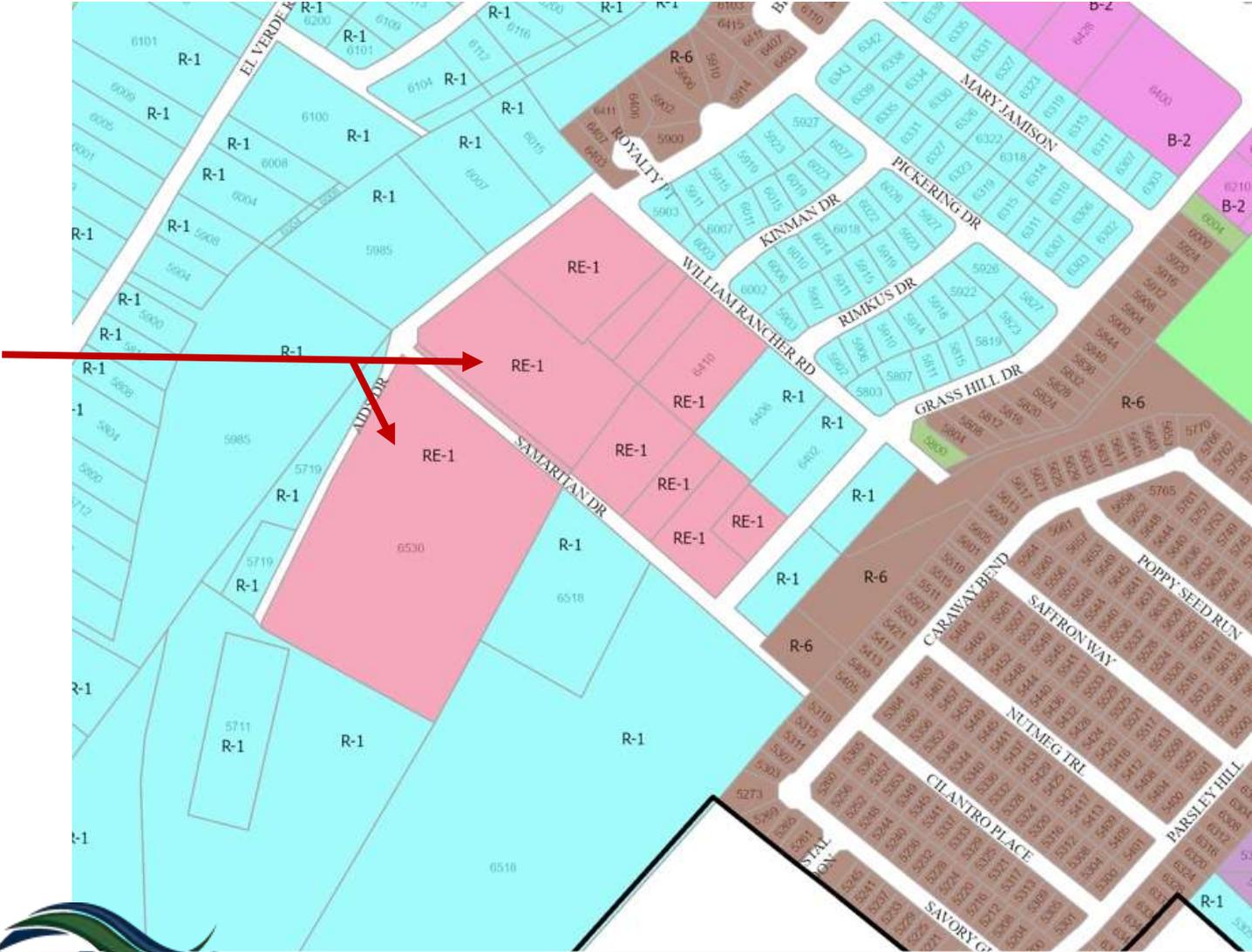
Aerial View

Subject Site



Zoning Map

Site



Notification Process

- 28 Letters Sent
- 1 In Favor, with preservation of large part of subdivision for parkland
- 2 In Opposition
- 0 Undeliverable

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

Recommendation

- Staff has no objection to the approval of this request

S.E.E. Statement

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.