

Prepared For:

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TRAFFIC IMPACT STUDY - Updated



Seneca West - 60 Acres
William Rancher Estates
County Block 4430
Leon Valley, Texas



Joe F. Nix
01/31/2024

TIA Report - Updated
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TRAFFIC IMPACT ANALYSIS-Update
Proposed Seneca West Development
William Rancher Estates
County Block 4430

PROJECT SCOPE

As requested by One Stop Group, a Traffic Impact Analysis (TIA) report has been prepared for the proposed rezoning and development of up to a maximum of 60 acres of land from RE-1 and R-1 single-family districts to R-6 Garden Home district. The 60 acres are located west of William Rancher Rd. as shown in Figure 1 below. This report is an update of the Traffic Impact Analysis report prepared in 2007 labelled as Enclave on Huebner Creek, at the request of the City of Leon Valley for a potential rezoning of these same 60 acres to an R-6 district.

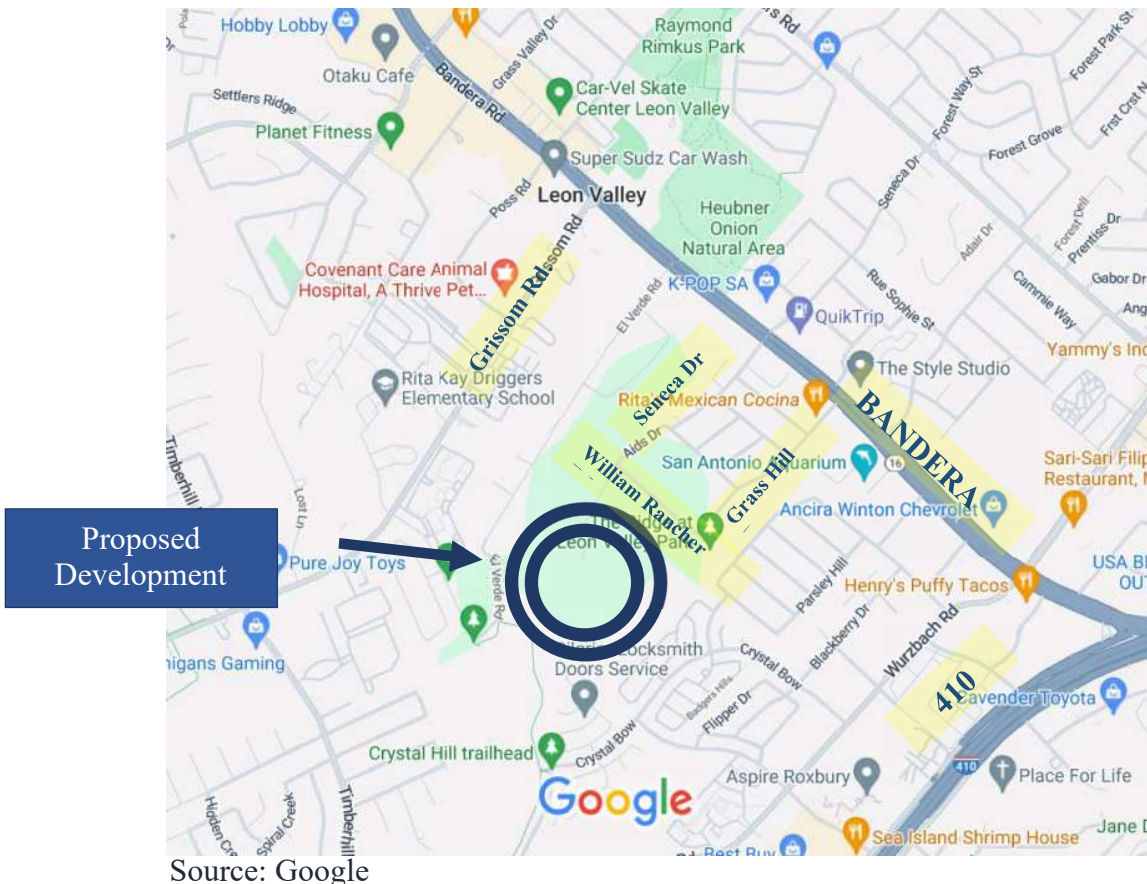


Figure 1. Location Map of proposed development

PROJECT DESCRIPTION

The proposed development encompasses approximately 60 acres located west of William Rancher Road, within the city of Leon Valley. The new development, if constructed on all 60 acres, is proposed to consist of as many as 314 single family residential homes. (The Enclave on Huebner Creek was proposed to consist of as many as 275 single family residences.) The development would be accessed by two streets onto Bandera Road: Seneca Drive and Grass Hill Drive. The proposed conceptual plan for the development is shown in Figure 2 and is attached.



Figure 2. Conceptual Plan for the Proposed Development

STUDY AND SURROUNDING AREA

The study area around the proposed development would generally be within a one-quarter mile radius of the property. The developed properties within and near the study area are the Seneca Estates residential neighborhood, being between the 60 acres and Bandera Road, The Ridge at Leon Creek, and the Villas at Ingram Hills, being south of the 60 acres. A branch of the Leon Creek separates the 60 acres from the residential area north of the Creek. The Seneca Estates neighborhood would be the only area impacted by the development. The attached aerial photo exhibit and the Bexar Appraisal Map exhibit illustrate the properties near the 60 acres.

EXISTING ROADWAYS

The existing roadways that would potentially be directly impacted by the proposed development include Seneca Drive, Grass Hill Drive, Aids Drive, and Samaritan Drive.

Seneca Drive is a neighborhood collector street serving the residential area West of Bandera Road. Seneca Drive extends west of Bandera Rd to William Rancher Road. Seneca Dr. extends east, across Bandera Road, to Evers Road. The intersection of Seneca Drive and Bandera Road is controlled by a traffic signal. No residential homes front Seneca Drive east of Pickering Drive.



Figure 3. Seneca Drive, westbound at William Rancher Road

Grass Hill Drive serves as a residential collector street extending from Bandera Road to Samaritan Drive. Grass Hill Drive does not extend east across Bandera Road. There has not been a median opening along Bandera Road for Grass Hill Drive; nor is a median opening planned in the future. The residential homes along the south side of Grass Hill Drive between William Rancher Road and Bandera Road front the residential collector street. Grass Hill Drive will lead to and end at the main entrance of the proposed development.



Figure 4. Grass Hill Drive, westbound at William Rancher Road

Aids Drive is a narrow, two-lane, uncurbed roadway extending west of William Rancher Road, dead ending approximately 700 feet west of Samaritan Drive. Aids Drive is proposed to be improved and be aligned with Seneca drive with the development of the 60 acres.



Figure 5. Aids Drive, eastbound at William Rancher Road

Samaritan Drive is a two-lane, uncurbed roadway connecting Aids Drive and Grass Hill Drive. It will be used as one of two access roads for the proposed development, along with Grass Hill Drive.



Figure 6. Samaritan Drive, northbound

TRIP GENERATION

Table 1. Trip Generation for proposed development with 314 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.70		0.94	
Units	314		314		314	
Trips	2961		220		295	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	1480	1481	55	165	186	109

Source: *ITE Trip Generation Manual, Eleventh Edition, web-based*

TRIP DISTRIBUTION

Trip distribution for trips generated by the proposed development would be onto Seneca Drive and onto Grass Hill Drive. Due to the accessibility of Seneca Drive at Bandera Road, and the nature of the roadway, 75% of the trips would be expected to use Seneca Drive and 25% use Grass Hill Drive. Table 2 indicates the trip distribution to Bandera Road via Seneca Drive and Grass Hill Drive.

Table 2. Trip Distribution for proposed development with 314 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	41	124	140	82
Grass Hill Drive	25%	14	41	47	27

ANALYSIS

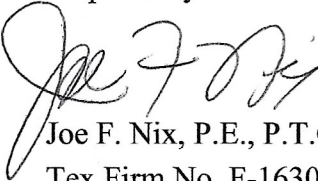
Seneca drive and Grass Hill Drive can easily accommodate the additional traffic expected to be generated by the proposed development with as many as 314 lots. The additional traffic on Grass Hill Drive would be an average of less than one vehicle per minute. The traffic movements entering and exiting Grass Hill Drive at Bander Road. During the morning peak period on Seneca Drive, the anticipated additional traffic load would be an average of two vehicles approaching the signalized intersection. During the evening., the average number of vehicles entering Seneca Drive from Bandera Road would be just more than 2 vehicles per minute.

CONCLUSION

The change in the levels-of-service of the two streets at Bandera Road would be insignificant with the addition of the anticipated traffic from 314 new homes in the proposed development.



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Attachments:

EXHIBIT A: AERIAL PHOTO OF THE SURROUNDING AREA

EXHIBIT B: BEXAR APPRAISAL MAP OF THE SURROUNDING AREA

EXHIBIT C. SENECA WEST CONCEPTUAL PLAN

EXHIBIT A

AERIAL PHOTO OF THE SURROUNDING AREA



EXHIBIT B

BEXAR APPRAISAL MAP OF THE SURROUNDING AREA



EXHIBIT C

SENECA WEST CONCEPTUAL PLAN

