

EXHIBIT \_\_  
To Ordinance \_\_\_\_\_  
Of The City of Leon Valley

LAUBACH AND CITY-OWNED PROPERTIES  
@ SENECA WEST

Submitted by: ONE STOP GROUP, LP

**PLANNED DEVELOPMENT DISTRICT  
PROJECT PLAN**



Approved \_\_\_\_\_, 2024

## **Article 1. GENERAL**

This PDD rezoning project plan covers a number of adjacent parcels of land totalling +/- 32 acres, as defined below.

### **Property Information (the “Property”):**

**The “Property” is defined as two adjacent parcels of land, +/- 32.93 acres of land in total, generally located in the Seneca-West area of the City of Leon Valley, TX., and described as follows:**

#### **Parcel #1: Description**

Address: +/- 11.59 Acre Tract 5000 Block AIDS Drive, Leon Valley

Legal Description: CB 4430 P-13 abs 432y (BCAD ID 217829)

Current Owner: **GILBERT LAUBACH**  
Tract under contract by: **One Stop Group, LP**  
Current Zoning: **R-1**  
Tract: **As illustrated in Exhibit A-1 (Site Survey)**

#### **Parcel #2: Description**

Address: +/- 21.34 Acre Tract at 6530 Samaritan Drive, Leon Valley, Texas, 78238, AND 6503 Samaritan Drive, Leon Valley, Texas, 78238

Legal Description: CB 4430 P-15 (2.137), P-16 (6.391) & P-16A (1.0) ABS 432 (BCAD ID 217834,) AND VARIOUS OTHER PARCELS AS SHOWN IN EXHIBIT “A”

Current Owner: **CITY OF LEON VALLEY**  
Tract under contract by: **One Stop Group, LP**  
Current Zoning: **RE-1**  
Tract: **As illustrated in Exhibit A-2 (Site Survey)**

## Article 2. LAND USE

The Land Use of the Property shall be changed to:

### A. Base Zoning

Base Zoning: The base zoning for these two properties shall be changed from R-1 and RE-1 respectively, to R-6 Garden House. The use and development of the two properties shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance.

### B. Supplemental Use Regulations

Additional Allowed Uses by-right:

1. The development of the proposed Master Site Plan, as shown in EXHIBIT B.
2. The development of a Master Site Plan which shall comply with the all the zoning requirements in Sec. 15.02.312 (R-6 Garden House District Zoning Ordinance) and Sec. 10.02.251 (Applicable standards and specifications), with the following:

- i. Permitted modifications to Sec. 15.02.312 (R-6 Garden House District Zoning Ordinance) as per table below:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Modifications
b.2	Minimum Area of Each lot	4500 SQFT	3000 SQFT
b.3	Minimum Depth	100 ft	100 ft
b.4	Minimum Floor Space	1,800 SQFT	1,350 SQFT
b.5	Minimum Frontage	45'	30'
b.6	Maximum Height	2-1/2 stories	2-1/2 stories
c.1	Minimum Front yard setback	20 ft	15 ft
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Side yard setback	5 ft	2-1/2 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	5 ft

- ii. Restrictions:

- a. All lots situated east of the drainage canal on City Lot-1, and bordering William Rancher and Aids Drive, shall have a minimum width of 60 ft.

- b. All lots bordering Samaritan Drive shall have a minimum width of 40 ft.
- c. All other lots shall have a minimum width of 30 ft.

ii. Permitted Modifications to 10.02.251 (Applicable standards and specifications)

Paragraph	Section 10.02.251 – Applicable Standards	Current Standard	Requested Modifications
L.iv	Minor or Private Street <i>Minimum Right Of Way</i>	50 ft	48 ft
L.iv	Minor or Private Street <i>Minimum Pavement Width</i>	30 ft	30 ft

### **Article 3. PROPOSED TREE MITIGATION PLAN**

EXHIBIT “D” details our proposed Tree Mitigation Plan.

### **Article 4. SPECIAL PROVISIONS**

- A) The Applicant shall be granted the right to modify the proposed Master Site Plan, as currently shown in Exhibit B. Such modifications shall be allowed by-right for the sole purpose of increasing lot size, decreasing density, adding or modifying bike trails, or adding more green spaces.
- B) Any other deviations to this plan may be internally approved by the Planning and Zoning Director for subsequent development applications or amendments, if such deviation does not exceed 10% from the current plan.
- C) The relocation of Samaritan Drive and Underlying utilities:  
By approving this rezoning PDD, Council grants the Applicant the right to relocate Samaritan Drive, and the current underlying water and sewer lines, to an adjacent parcel on the subject property, as shown in the proposed Master Plan (Exhibit B).

To that effect, the Applicant shall submit a subdivision plat dedicating to the public a right-of way on the subject Property, which is not less than the current right-of-way owned by the City, described as Samaritan Drive. This dedicated right-of-way shall provide the same general purpose of connecting

Aids Drive and Grass Hill Drive., and shall retain the same name. The Applicant shall furnish a survey complete with metes and bounds description of said right-of-way, and a water and sewer plan detailing the rerouting of the current underlying utilities.

Upon the approval of said subdivision plat:

1. The Applicant shall convey the fee title of the newly dedicated right-of-way and rerouted underlying utilities to the City;
2. The City shall close and vacate the current right-of-way described as Samaritan Drive, and the underlying utilities; and
3. The City shall convey the fee title of the current right-of-way and underlying utilities to the Applicant.

### **PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS**

This rezoning application is submitted as a PDD at Council’s request. Further this PDD complies with the purpose of the PD Ordinance. It allows for:

1. Flexible planning to allow for:
  - a) Unique and well-defined parameters to best fit within an optimized Master Plan of three adjacent vacant properties totaling approximately 60 acres of land.
2. Economic Development and Growth

This PDD meets the following applicability standards:

- a. The land is located in close proximity to established residential neighborhoods where standard zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer, or the city to develop and implement mutually agreed, enforceable development standards.

### **FIT WITH THE CITY’S LONG-TERM VISION**

Although the current Master Plan calls for a recommended R-1 and RE-1 zoning, the majority of the surrounding zoning is R6. The two most recent single-family developments in Leon Valley, Senna and Trilogy, are zoned as high density communities with lot frontages under 33’ in width. Similarly, the two most recent single-family developments located in the City of San Antonio, and within 2 miles from the Medical Centre area, follow the same high-density standards (Villamanta and Enclave at Whitby). High-density developments are becoming the new norm in inner-city communities, to meet rising market demand for affordable housing. Our proposed zoning is consistent with these market demands.

Our proposed PD district rezoning will allow the City to fulfill on its top two main goals as laid out in its most recent of Strategic Plan:

1. Economic Development:
  - a) Increasing its citizenship
  - b) Increasing its tax-base
  - c) Increase business interest in the area
2. Improve Public Safety by increasing recurring yearly revenues to increase its emergency response capacity.

**ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE**

- February 2024: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project;

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City’s vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

*Respectfully submitted.*  
*One Stop Group, LP*

**ATTACHED EXHIBITS**

This Proposed PDD Project Plan includes the following Exhibits:

- A. Site Surveys
- B. Proposed Master Site Plan
- C. Proposed Master Fire Plan
- D. Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis
- F. Land Location
- G. Letters of Authorization