

Rezoning Request PZ-2023-3 Grass Hill Estates

Mindy Teague
Planning & Zoning Director
City Council Meeting
March 7, 2023

Request

- Applicant: City of Leon Valley
- Vacant City owned property
 - Consider Approval of an Ordinance authorizing a zone change from RE-1 Residential Estate 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, being Grass Hill Estates Subdivision
- Options
 1. Approve
 2. Denial
 3. Other

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 Sam. Lodge platted
- 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 along Samaritan, from R-1 to R-6 – recommended for approval by Zoning Commission, but withdrawn prior to Council hearing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- Residents petitioned the City Council to revise the Master Plan to remove any reference to R-6 Garden Home zoning from this area. The action was approved.

Background

- 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 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

Background

- 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

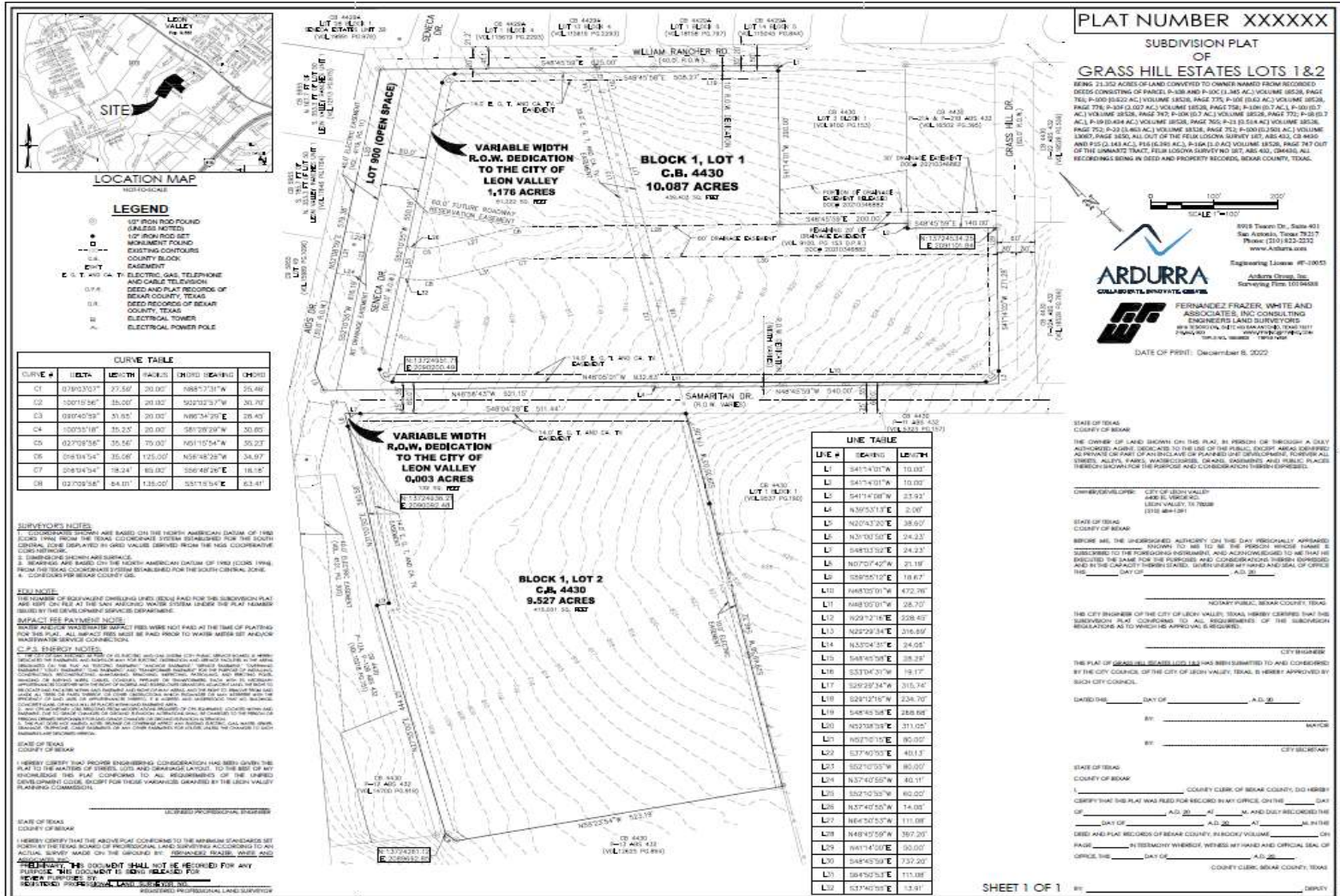
Master Plan for 2018

- 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 House 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.

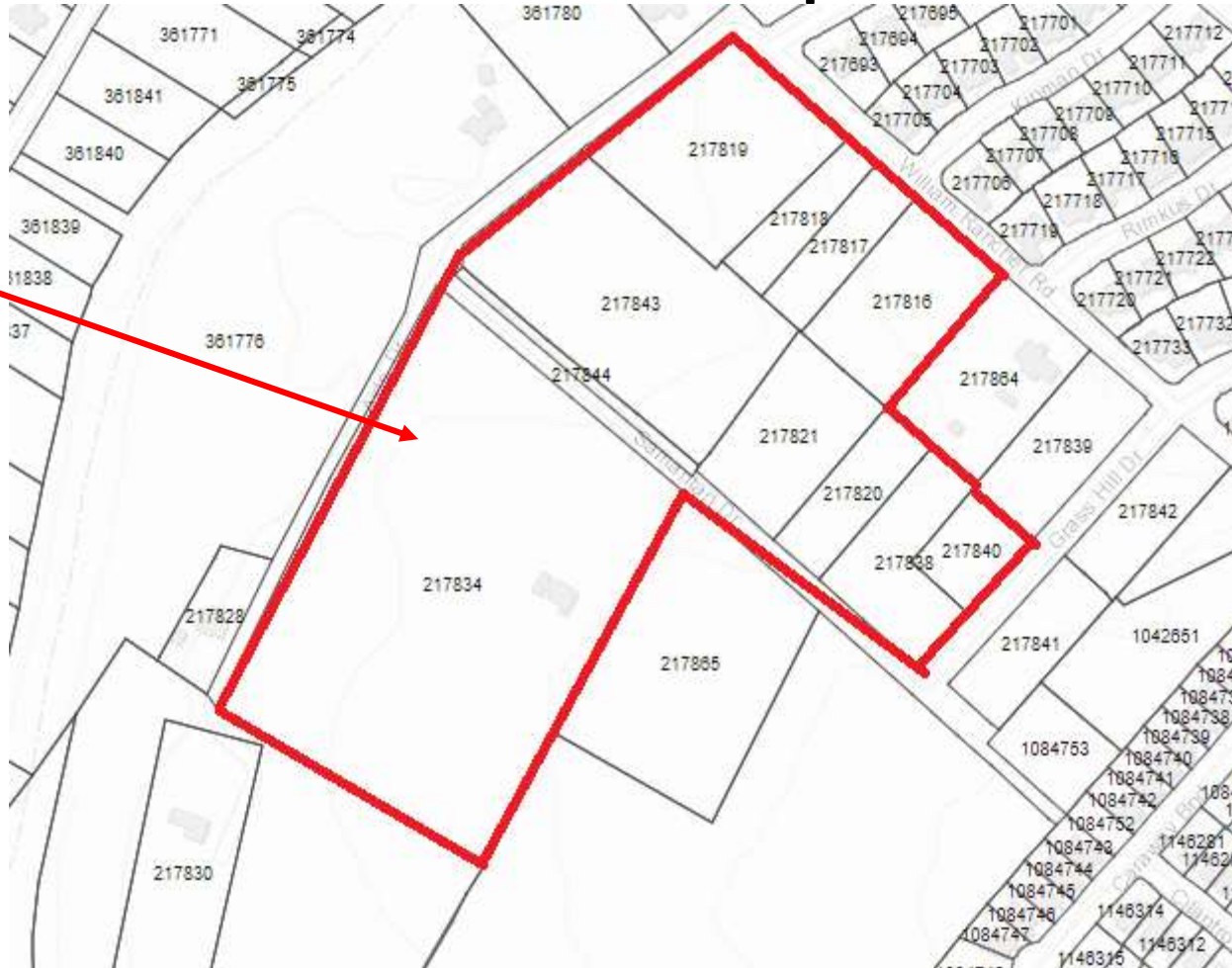
Traffic Impact Analysis

- Can not be accurately performed at this time as plans have not been developed nor submitted
- City Engineer is available for any questions

Plat

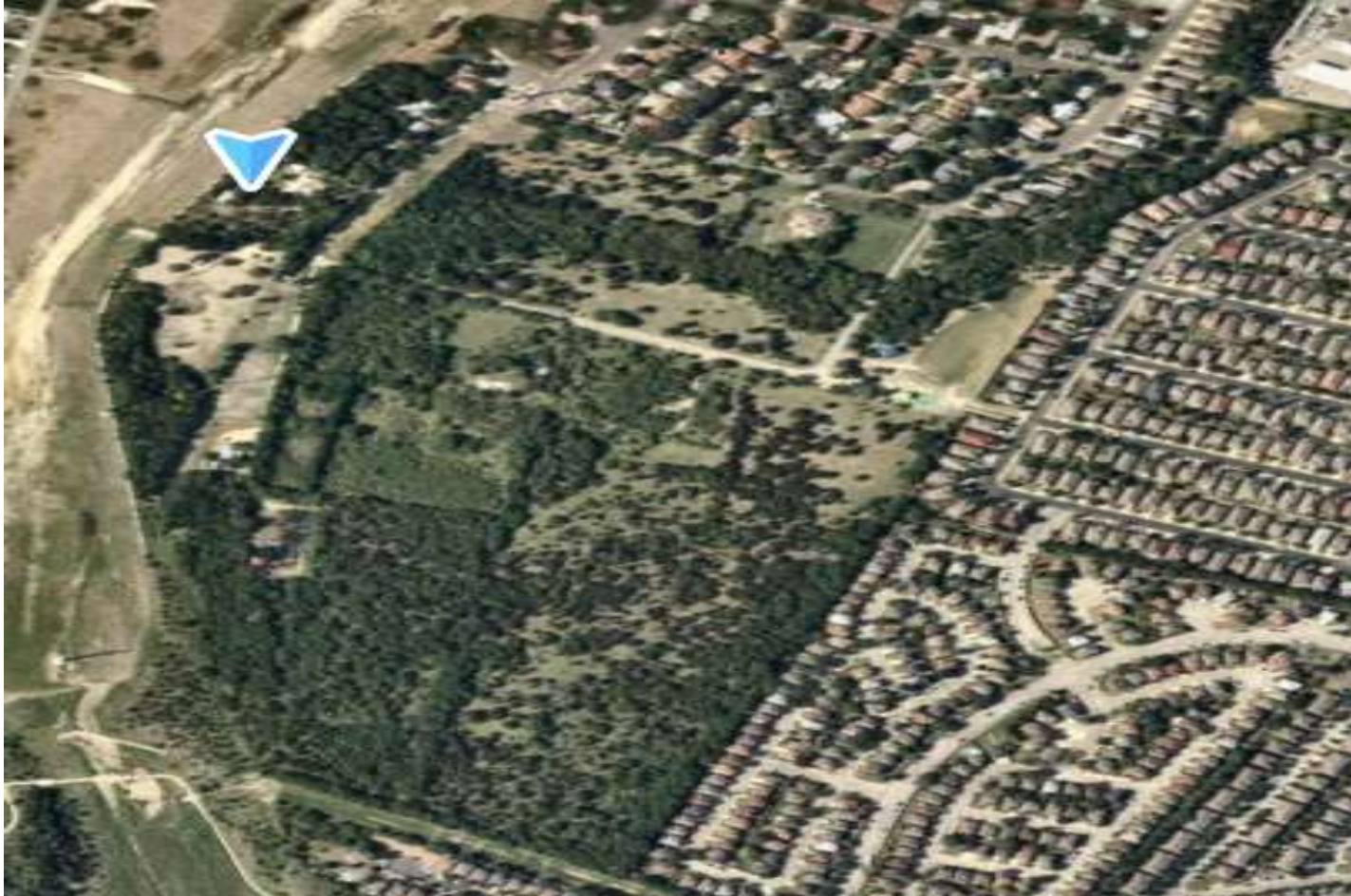


BCAD Map



Property

Aerial View



Zoning Map

Site



Notification Process

- 28 Letters Sent
- 1 In Favor with Modifications
- 27 In Opposition
- 0 Undeliverable

Recommendation

- At their 2/28/23 meeting, the Planning and Zoning Commission recommended denial of the request

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

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.