



February 15, 2014

Ms. Mindy Teague and Ms. Melinda Moritz  
City of Leon Valley  
6400 El Verde Road  
Leon Valley, Texas 78238

Re: Our Rezoning Application for the +/- 27 Acre Tract 6000 Block of Samaritan Drive, in the Seneca West area in the City of Leon Valley. This property is also referred to as the Good Samaritan Lodge property (the "Property").

### **EXECUTIVE SUMMARY**

Dear Ms. Teague and Ms. Moritz,

The Property's current zoning is R-1. We are seeking Council's approval of this proposed Planned Development District ("PDD") zoning. Please see below an **Executive Summary** of our proposed zoning change.

### **LAND USE STATEMENT:**

Our PDD's zoning application is submitted requesting approval to change the Land Use of the Property from R-1 and otherwise, to be:

A. **Base Zoning**

The use and development of the Property shall comply with the zoning requirements of the R-6 Garden House District.

B. **Supplemental Use Regulations**

Additional Allowed Uses: The development of a Site Plan with approximately 166 Lots, substantially similar to the one attached as EXHIBIT B.

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

This PDD allows for flexible planning to:

1. Comply with Council's specific request and strong preference for a PDD across the three Seneca West properties.



2. Allow for an additional emergency access point to the property from an adjacent property currently owned by the City for the City's Emergency Vehicles to comply with the International Fire Code.
3. Site Planning to allow for realistic future links to the adjacent properties for a potentially optimized Master Site Plan for all three Seneca West properties.

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

Although the current Master Plan calls for a recommended R-1 zoning, the majority of the surrounding zoning is R6. Our proposed zoning and PDD is in sync with the majority of the surrounding neighborhoods.

Our proposed PD district fulfills the goals and objectives of the city's long-term vision of:

1. Increasing its citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

**The approximate net impact of this proposed development on the City's Property Tax budget is approximately \$325,000 annually.**

### **ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE**

- December 2024: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project; approximately 36 homes per year absorption – Project completion.

### **INCLUDED IN THIS APPLICATION:**

1. Complete and notarized Rezoning Application
2. Complete and notarized Mailing List of Property Owners within 200ft of Property
3. Complete and notarized Landowner's Authorization Letter
4. Proposed PDD Project Plan, with the following Exhibits:
  - A. Property Site Survey
  - B. Proposed Site Plan



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- C. Proposed Fire Plan
  - D. Detailed Tree Survey
  - E. Traffic Impact Analysis
  - F. Land Location

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.

Sincerely,

A handwritten signature in blue ink, appearing to be "SC", is written over a horizontal line.

BY: \_\_\_\_\_

Samir Chehade  
Managing Partner  
One Stop Group, LP