



March 4, 2014

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

Re: Our **REVISED** PDD 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").

**Revisions were made to the following previously submitted documents:**

<b>PREVIOUSLY SUBMITTED DOCUMENTS</b>	<b>REVISED OR NEW DOCUMENTS</b>
05. 2024-02-14 - Samaritan Property - Proposed PDD Project Plan	05. 2024-03-01 - Samaritan Property - Revised PDD Project Plan
EXHIBIT C. Proposed Fire Plan	EXHIBIT C. Revised Proposed Fire Plan
	EXHIBIT G. Sec. 15.02.312 - R6 - Garden House - Modification
	EXHIBIT H. Temporary Easement over City-Owned Prop

PDD Project Plan - Samaritan 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.

**LAND USE STATEMENT:**



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

The Land Use of the Property shall be changed as follows:

A. Base Zoning

The base zoning shall be changed to R-6. The use and development of the Property shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance as revised and attached to this Plan under Exhibit "G".

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.

**SUBJECTS WE ADDRESS IN OUR PDD PROJECT, INCLUDING THE COMMISSION'S AND THE NEIGHBORS' COMMENTS FROM THE PREVIOUS P&Z COMMISSION MEETING (FEB 27):**

- A. We present our proposed Tree Mitigation Plan
- B. We discuss the logic and terms of our request of a Temporary Easement on the City-Owned property allowing for a Temporary Emergency Access to the development.
- C. We explain that we are submitting our **rezoning Application in a PD format, instead of a simple R-6 zoning application**, based on Council's preference and request. We further discuss the compliance of our Application with the PD ordinance. We seek the Commission's support, approval, and favorable recommendation of our application. If the Commission is satisfied with the overall compliance and merits of our Application, with the exception of the PD Application Standards, we respectfully ask that the Commission grant us CONDITIONAL APPROVAL, pending Council's approval of this deviation.
- D. We present why we believe our proposed rezoning is a good fit with the City's long-term vision.
- E. We discuss the overall incremental impact on the neighbors from the current R-1 base zoning which allows the development of 104 residences By-Right, to our proposed R-6



base zoning which allows for 166 residences, an increment of 62 residences. We contend that an R-1 development would have a substantially similar impact of that of an R-6 development when it comes to:

- Tree preservation,
- Wildlife preservation,
- A change in the neighbors’ current lifestyle, and
- Short-term construction nuisance.

F. We analyse the **overall Traffic Impact on the Neighbors**. For that purpose, we have commissioned an additional Trip Distribution calculation based on the 11<sup>th</sup> edition of the ITE Trip Generation Manual for 104 residences. We quantified the incremental traffic impact of an R-6 development (166 residences) over that of an R-1 development (104 Residences) as follows:

**Increment in Trip Distribution from 104 Residences to 166 Residences**

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
<b>Seneca Drive</b>	75%	8	24	28	16
<b>Grass Hill Drive</b>	25%	3	8	9	5

*Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition*

We demonstrate with certainty that the Trip Distribution increment translates into an insignificant increase of less than 0.5 vehicles per minute on both roads with a 60’ Right of Way each.

G. **We present our projected development schedule** showing a projected project completion date of December 2029.

**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. Our Revised PDD Project Plan,
5. Attached EXHIBITS:
  - A. Site survey



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- B. Proposed Site Plan
  - C. Our Revised Proposed Fire Plan
  - D. Detailed Tree Survey and proposed Mitigation Plan
  - E. Traffic Impact Analysis
  - F. Land Location
  - G. Sec. 15.02.312 - R6 - Garden House - One Modification (NEW EXHIBIT)
  - H. Temporary Easement over City-Owned Property (NEW EXHIBIT)

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