

PZ-2025-20
Request for a Replat
6530 Samaritan Drive

Melinda Moritz
Public Works Director
September 23, 2025

Purpose

- Consider approval of a request for a Replat
- 6530 Samaritan Dr. – approx. 19.857 acres of portions of two existing platted lots
- Portions of Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision and 1.353 acres of Samaritan Dr.
- Applicant developing Seneca Trails Phase II Subd.
- Proposed 139 residential lots and 3 open space lots

Aerial View



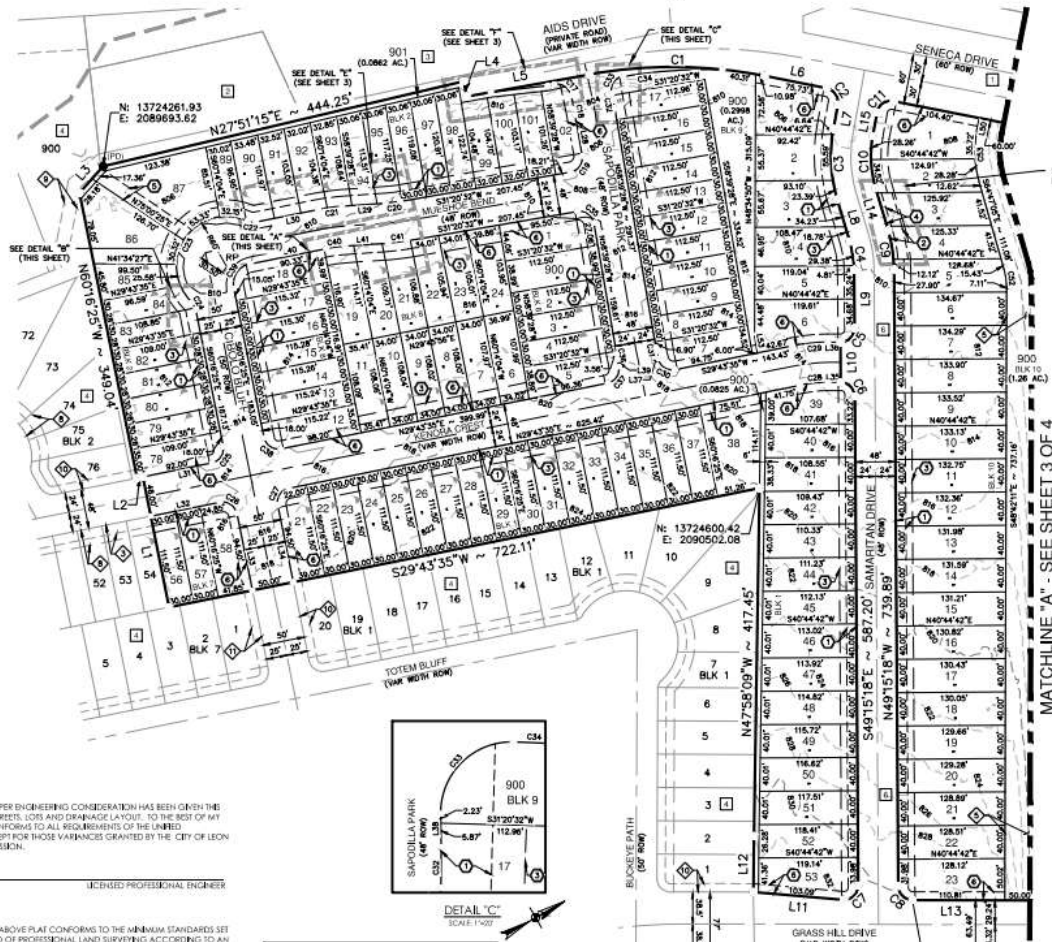
Purpose

- Project consists of portions of two platted lots and existing Samaritan Drive (abandoned)
- Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision

Subdivision Layout

METER SET AND/OR WASTEWATER SERVICE CONNECTION

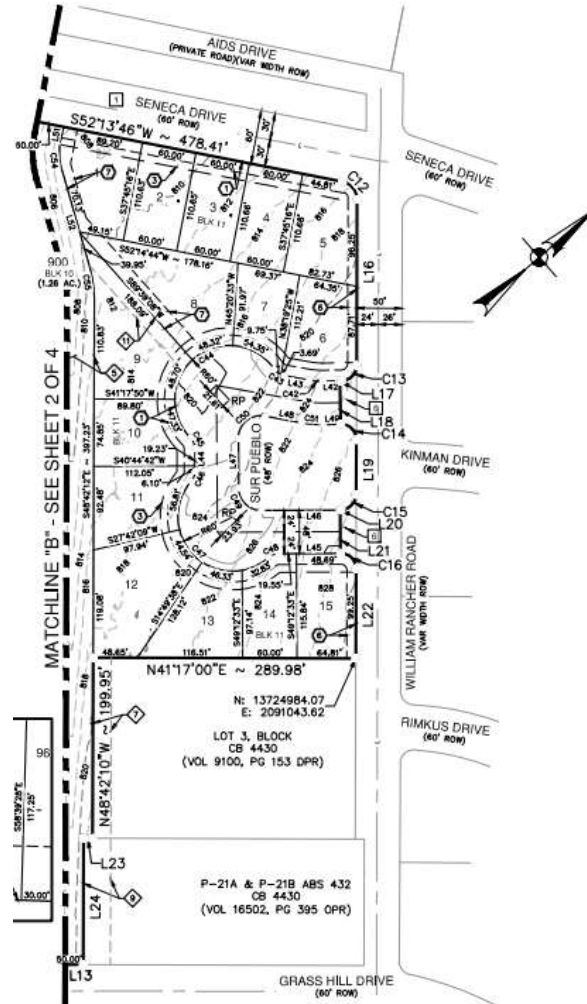
SCALE 1"=20'



NOPE ENGINEERING CONSIDERATION HAS BEEN GIVEN THE STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE TO ALL REQUIREMENTS OF THE UNITED STATES FOR THOSE VARIANCES GRANTED BY THE CITY OF LEON INDIAN.

LICENSED PROFESSIONAL ENGINEER

IF ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY PROFESSIONAL LAND SURVEYING ACCORDING TO AN



Approved Master Development Plan



Notification

• Letter mailed	29
• Received in favor	0
• Received in opposition	1
• Received undeliverable	0

Fiscal Impact

- The owner has paid all fees associated with this application
- The proposed new improvements will increase the taxable value of the property and therefore increase the City's property tax base.

Recommendation

- The replat request has been found to be in substantial conformance to Chapter 10, Subdivisions
- The City Engineer and staff recommend approval