

PLANNING AND ZONING COMMUNICATION

DATE: September 23, 2025

TO: Planning and Zoning Commission

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and Action to Consider Approval of a Replat and Subdivision Plat Establishing Seneca Trails Phase II Subdivision being a total of 19.857 acres, establishing Lots 21-53 and 900 Block 1, Lots 78-102 and 901 Block 2, Lots 1-24 and 900 Block 8, Lots 1-17 Block 9, Lots 1-23 and 900 Block 10, Lots 1-15 Block 11, County Block 4430, Comprised of 8.941 acre portion of Lot 1, Block 1 and a 9.430 acre portion of Lot 2, Block 1, County Block 4430, Grass Hill Estates in the City of Leon Valley, Bexar County, Texas, being portions of Lot 1 & 2, Block 1, of the Grass Hill Estates recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County, Texas. Including a 0.132 acre tract of that 48.684 acre tract in deed recorded in Document No. 20240215993 of the official public records of Bexar County, Texas, a 1.353 acres of that called 1.377 acre, called Samaritan Drive, a variable width public right-of-way, said 1.377 acre tract abandoned by ordinance by the City of Leon Valley, Bexar County, Texas, situated in Felix Losoya Survey No. 187, Abstract 432, County Block 4429, Located at 6530 Samaritan Dr.

PURPOSE

This property was rezoned from R-1 Single Family to Planned Development District with R-6 Garden Home as its base zoning district. The developer is now replatting the property as required by state law. Per the City Engineer the replat meets all the requirements.

Fiscal Impact

The development of these lots will increase the ad valorem and sales tax revenue of the city. The applicant has paid all fees associated with this project.

Notification

- Letters were mailed to property owners within 200' of the subject site. One letter was received in opposition, none for approval, and none were returned undeliverable.

Recommendation

The City Engineer recommends approval of the replat.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Melinda Moritz
Public Works Director