

ATTACHMENT
To Ordinance _____
Of The City of Leon Valley

LAUBACH AND CITY-OWNED PROPERTIES
@ SENECA WEST

Submitted by: ONE STOP GROUP, LP

**PLANNED DEVELOPMENT DISTRICT
PROJECT PLAN**



Approved _____, 2024

Article 1. GENERAL

This PDD rezoning project plan covers a number of adjacent parcels of land totalling +/- 32 acres, as defined below.

Property Information (the “Property”):

The “Property” is defined as two adjacent parcels of land, +/- 32.93 acres of land in total, generally located in the Seneca-West area of the City of Leon Valley, TX., and described as follows:

Parcel #1: Description

Address: +/- 11.59 Acre Tract 5000 Block AIDS Drive, Leon Valley

Legal Description: CB 4430 P-13 abs 432y (BCAD ID 217829)

Current Owner: **GILBERT LAUBACH**
Tract under contract by: **One Stop Group, LP**
Current Zoning: **R-1**
Tract: **As illustrated in Exhibit A-1 (Site Survey)**

Parcel #2: Description

Address: +/- 21.34 Acre Tract at 6530 Samaritan Drive, Leon Valley, Texas, 78238, AND 6503 Samaritan Drive, Leon Valley, Texas, 78238

Legal Description: CB 4430 P-15 (2.137), P-16 (6.391) & P-16A (1.0) ABS 432 (BCAD ID 217834,) AND VARIOUS OTHER PARCELS AS SHOWN IN EXHIBIT “A”

Current Owner: **CITY OF LEON VALLEY**
Tract under contract by: **One Stop Group, LP**
Current Zoning: **RE-1**
Tract: **As illustrated in Exhibit A-2 (Site Survey)**

Article 2. LAND USE

The Land Use of the Property shall be changed to:

A. Base Zoning

Base Zoning: The base zoning for these two properties shall be changed from R-1 and RE-1 respectively, to R-6 Garden House. The use and development of the two properties shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance.

B. Supplemental Use Regulations

Additional Allowed Uses by-right:

1. The development of the proposed Master Site Plan, as shown in EXHIBIT B.
2. The development of a Site Plan which shall comply with the all the zoning requirements in Sec. 15.02.312 (R-6 Garden House District Zoning Ordinance) and Sec. 10.02.251 (Applicable standards and specifications), with the following:

- i. Permitted modifications to Sec. 15.02.312 (R-6 Garden House District Zoning Ordinance) as per table below:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Modifications
b.2	Minimum Area of Each lot	4500 SQFT	3000 SQFT
b.3	Minimum Depth	100 ft	100 ft
b.4	Minimum Floor Space	1,800 SQFT	1,350 SQFT
b.5	Minimum Frontage	45'	30'
b.6	Maximum Height	2-1/2 stories	2-1/2 stories
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Side yard setback	5 ft	0 ft
c.3	Minimum distance between the outside walls of adjacent structures	10' ft	5 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	5 ft

ii. Restrictions:

- a. All lots situated east of the drainage canal on City Lot-1, and bordering William Rancher and Aids Drive, shall have a minimum width of 60 ft.
- b. All lots bordering Samaritan Drive shall have a minimum width of 40 ft.
- c. All other lots shall have a minimum width of 30 ft.

ii. Permitted Modifications to 10.02.251 (Applicable standards and specifications)

Paragraph	Section 10.02.251 – Applicable Standards	Current Standard	Requested Modifications
L.iv	Minor or Private Street <i>Minimum Right Of Way</i>	50 ft	48 ft
L.iv	Minor or Private Street <i>Minimum Pavement Width</i>	30 ft	30 ft

Article 3. PROPOSED TREE MITIGATION PLAN

EXHIBIT “D” details our proposed Tree Mitigation Plan.

Article 4. SPECIAL PROVISIONS

- A) The Applicant shall be granted the right to modify the proposed Site Plan, as currently shown in Exhibit B. Such modifications shall be allowed by-right for the sole purpose of increasing lot size, decreasing density, adding or modifying bike trails, or adding more green spaces.
- B) Any other deviations to this plan may be internally approved by the Planning and Zoning Director for subsequent development applications or amendments, if such deviation does not exceed 10% from the current plan.
- C) The relocation of Samaritan Drive and Underlying utilities:
By approving this rezoning PDD, Council grants the Applicant the right to relocate Samaritan Drive, and the current underlying water and sewer lines, to an adjacent parcel on the subject property, as shown in the proposed Master Plan (Exhibit B).

To that effect, the Applicant shall submit a subdivision plat dedicating to the public a right-of way on the subject Property, which is not less than the current right-of-way owned by the City, described as Samaritan Drive. This dedicated right-of-way shall provide the same general purpose of connecting

Aids Drive and Grass Hill Drive., and shall retain the same name. The Applicant shall furnish a survey complete with metes and bounds description of said right-of-way, and a water and sewer plan detailing the rerouting of the current underlying utilities.

Upon the approval of said subdivision plat:

1. The Applicant shall convey the fee title of the newly dedicated right-of-way and rerouted underlying utilities to the City;
2. The City shall close and vacate the current right-of-way described as Samaritan Drive, and the underlying utilities; and
3. The City shall convey the fee title of the current right-of-way and underlying utilities to the Applicant.

PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS

This rezoning application is submitted as a PDD at Council's request. Further this PDD complies with the purpose of the PD Ordinance. It allows for:

1. Flexible planning to allow for:
 - a) Unique and well-defined parameters to best fit within an optimized Master Plan of three adjacent vacant properties totaling approximately 60 acres of land.
2. Economic Development and Growth

This PDD meets the following applicability standards:

- a. The land is located in close proximity to established residential neighborhoods where standard zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer, or the city to develop and implement mutually agreed, enforceable development standards.

FIT WITH THE CITY'S LONG-TERM VISION

Although the current Master Plan calls for a recommended R-1 and RE-1 zoning, the majority of the surrounding zoning is R6. The two most recent single-family developments in Leon Valley, Senna and Trilogy, are zoned as high-density communities with lot frontages under 33' in width. Similarly, the two most recent single-family developments located in the City of San Antonio, and within 2 miles from the Medical Centre area, follow the same high-density standards (Villamanta and Enclave at Whitby). High-density developments are becoming the new norm in inner-city communities, to meet rising market demand for affordable housing. Our proposed zoning is consistent with these market demands.

Our proposed PD district rezoning will allow the City to fulfill on its top two main goals as laid out in its most recent of Strategic Plan:

1. Economic Development:
 - a) Increasing its citizenship
 - b) Increasing its tax-base
 - c) Increase business interest in the area
2. Improve Public Safety by increasing recurring yearly revenues to increase its emergency response capacity.

ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- February 2025: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project;

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.

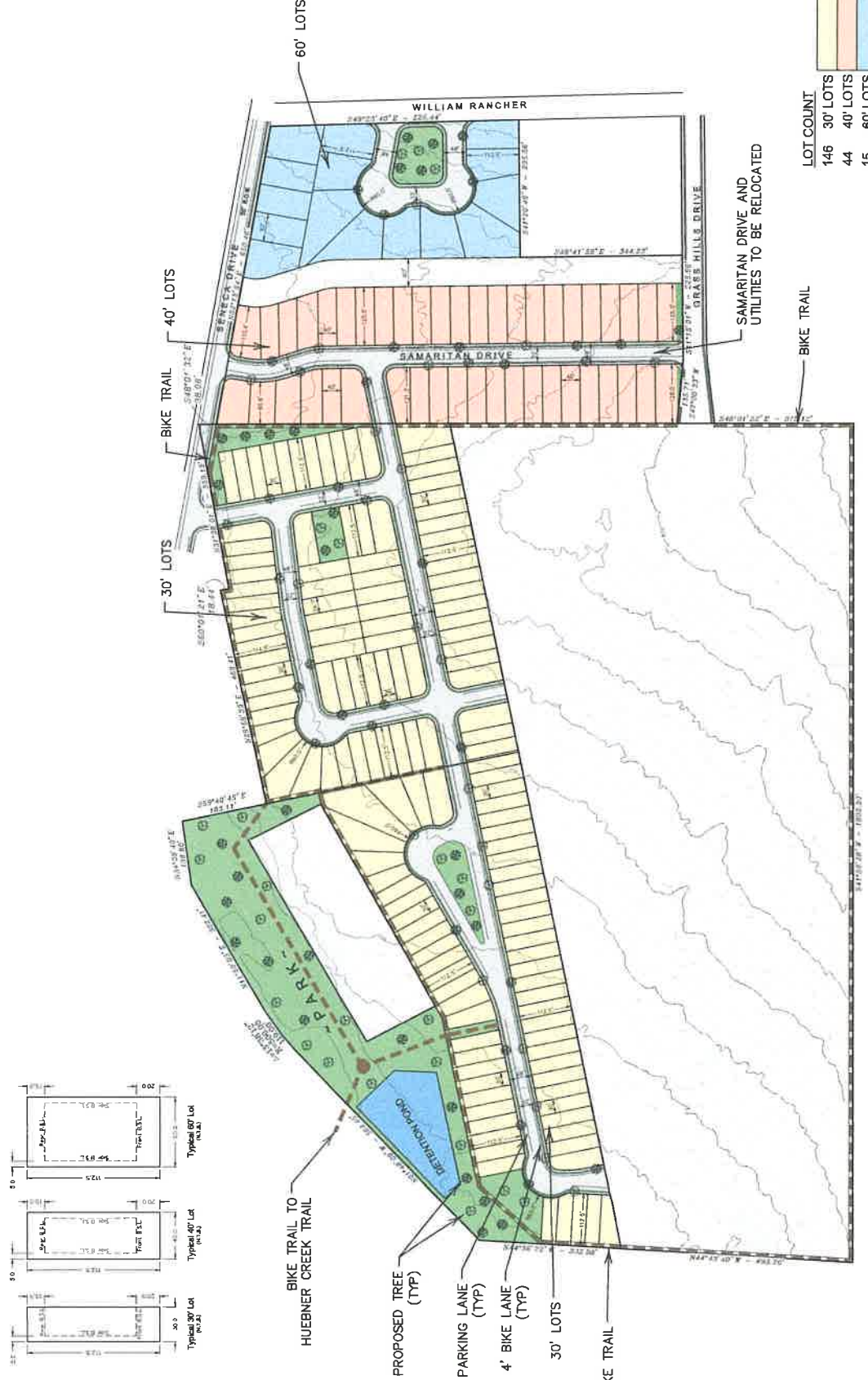
Respectfully submitted.
One Stop Group, LP

ATTACHED EXHIBITS

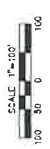
This Proposed PDD Project Plan includes the following Exhibits:

- A. Site Surveys (A-1, A-2)
- B. Proposed Site Plan
- C. Proposed Fire Plan
- D. Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis (E-1, E-2, E-3, E-4, E-5)
- F. Land Location
- G. Letters of Authorization (G-1, G-2)
- H. Master Site Plan of all three Seneca West properties
- I. Master Fire Plan of all three Seneca West Properties

EXHIBIT B

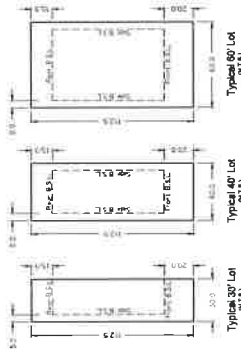


LOT COUNT	30' LOTS	40' LOTS	60' LOTS
	146	44	15



MASTER SITE PLAN
 PLAN 2
 LAUBACH+CITY PROPERTIES
 (# 32 ACRES)
 JUNE 13, 2024

FIRE PLAN NOTES:
 1. All Fire Hydrants to be spaced no more than 500' apart, measured as the hose lays.
 2. All inside corner radii of internal fire lanes to be no less than 25'.



LOT COUNT

146	30' LOTS
44	40' LOTS
15	60' LOTS



**FIRE PLAN
 PLAN 4**
 LAUBACH+CITY PROPERTIES
 (± 32 ACRES)
 JUNE 13, 2024

EXHIBIT D

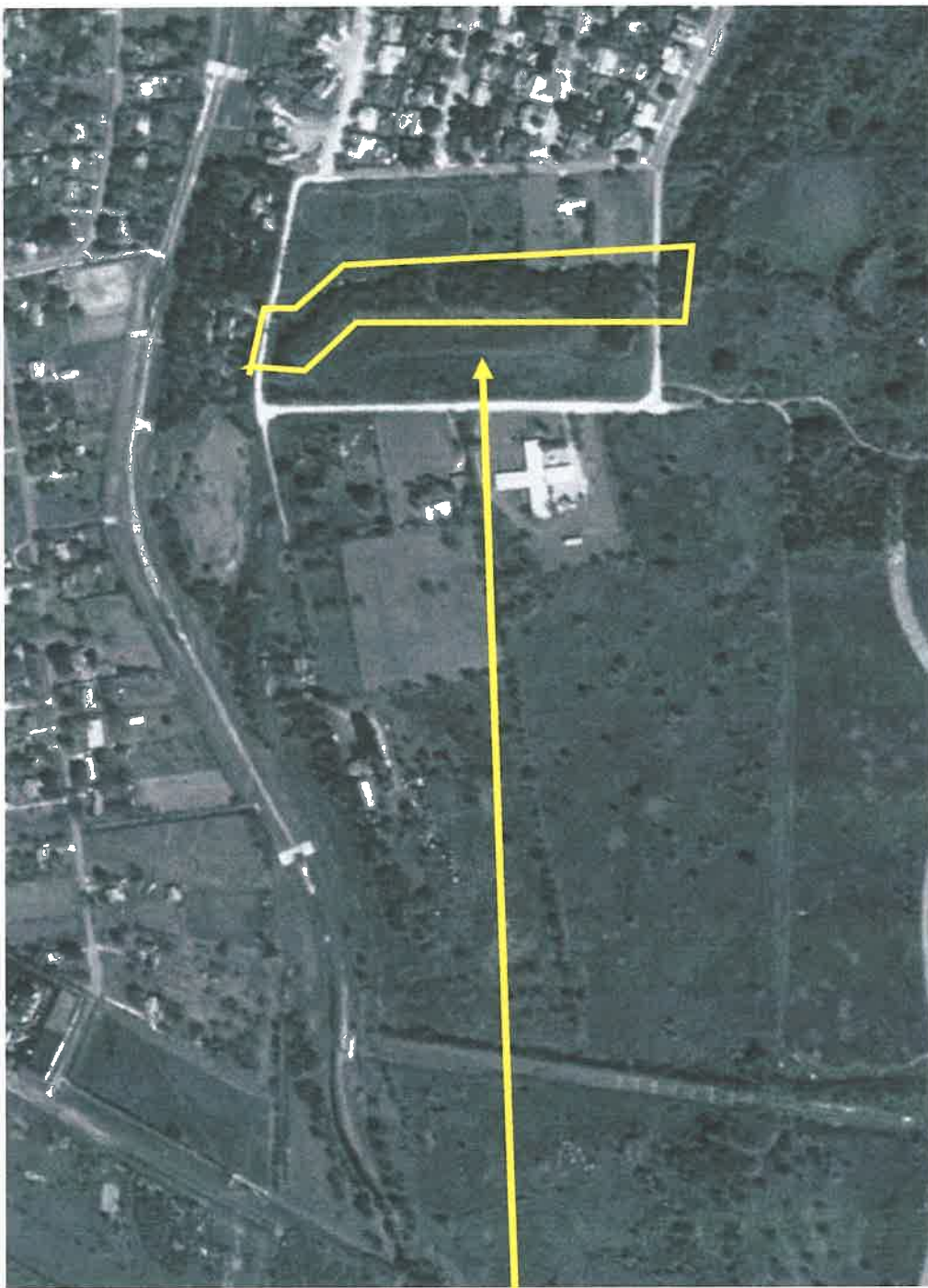


**LAUBACH AND CITY-OWNED
SENECA WEST PROPERTIES
TREE INVENTORY**



1995 AERIAL

THIS 1995 AERIAL MAP
SHOWS THESE
PROPERTIES AS
FARMLAND NO TREES
EXCEPT FOR THOSE
TRES ARE WERE
REMOVED WHEN
CONSTRUCTING THE
DRAINAGE CANAL



**2005
AERIAL MAP**

This aerial shows that, just like Trilogy, different portions of these Seneca West properties were used as a dumping area for the neighboring construction sites. Invasive trees grew on top.



CURRENT AERIAL MAP

The City-owned and Laubach properties have a substantially lesser concentration of trees as compared to the Samaritan property



THE VAST
MAJORITY OF
THESE TREES WERE
CLEARED BY THE
CITY WHEN
CONSTRUCTING
THE DRAINAGE
CANAL

DEFINITION OF “INVASIVE SPECIES” (ACCORDING TO NATIONAL GEOGRAPHIC)

Invasive Species

An invasive species is an organism that is not indigenous, or native, to a particular area. Invasive species can cause great economic and environmental harm to the new area.

DEFINITION OF “TREE PRESERVATION”

A “TREE PRESERVATION PLAN”, ALSO REFERRED TO AS “TREE CONSERVATION PLAN”
GENERALLY INCLUDES THREE COMMON STRATEGIES:

1. **CONSERVATION OF NATIVE TREE SPECIES**
2. **PROTECTING NATIVE TREES SPECIES BY REMOVING DISEASED OR DEAD TREES, AS WELL AS INVASIVE TREE SPECIES IN THEIR VICINITY.**
3. **PLANTING NEW NATIVE TREES**

TREE SPECIES NATIVE TO SAN ANTONIO

Common Name	Scientific Name	Foliage	Mature Height	Mature Spread	Setback	Comments
Anaqua	<i>Ehretia anacua</i>	Semi-evergreen	Medium	35 feet +	20 feet	Prefers shade; moist soils; clusters of white flowers in spring and yellow-orange fruit in summer; attracts birds. Also known as Sandpaper Tree.
Ebony, Texas	<i>Pinus strobus</i> flexilis	Evergreen	Medium	35 feet +	20 feet	Moderate growing native; very drought tolerant. Showy, fragrant white flower; attractive seeds of fruit eaten by wildlife.
Cypress, Arizona	<i>Cupressus arizonica</i>	Evergreen	Medium	15 feet +	15 feet	Fast growing; full sun, well drained soils; conical form; blue-gray foliage color; tolerant of dry conditions.
Cypress, Montezuma	<i>Taxodium mucronatum</i>	Semi-evergreen	Large	40 feet +	25 feet	Fast growing; conical form as young; leathery foliage.
Elm, Cedar	<i>Ulmus crassifolia</i>	Deciduous	Large	30 feet +	20 feet	Moderate growing; bright green new foliage in spring; yellow fall color; adaptable to a wide range of sites.
Maple, Urvalde Bigtooth	<i>Acer grandidentatum</i>	Deciduous	Medium	30 feet +	20 feet	Moderate growing; fall color; requires well drained soils; protect from afternoon sun to reduce leaf scorch.
Oak, Bur	<i>Quercus macrocarpa</i>	Deciduous	Large	45 feet +	25 feet	Prefers deep and well-drained soil; golf ball sized acorns may be of concern.
Oak, Chinquapin	<i>Quercus muhlenbergi</i>	Deciduous	Medium	45 feet +	25 feet	Prefers well drained soils, round-topped, with lance-shape foliage and attractive light-colored bark; wildlife food source; highly palatable acorns.
Oak, Lazy	<i>Quercus laevis</i>	Deciduous	Medium	30 feet	10-15 feet	Moderate growing; blue-gray foliage and usually yellow fall color. Rated as a "Texas SuperStar" by the Texas Cooperative Extension Service.
Oak, Live	<i>Quercus virginiana</i> var. <i>laevis</i>	Semi-evergreen	Large	45 feet +	25 feet	Can be moderate growing with appropriate care; spreading canopy. Caution: Must always paint wounds to prevent Oak Wilt disease.
Oak, Mexican White Live	<i>Quercus polymorpha</i>	Semi-evergreen	Large	35 feet +	25 feet	Fast growing with appropriate care; moderate acorn producer. Few, if any, pest problems.
Oak, Texas Red	<i>Quercus buckleyi</i>	Deciduous	Large	35 feet +	25 feet	Fast growing; "oak leaf" characteristic; fall color; good shade tree; requires minimal pruning.
Palm, Texas Sabal	<i>Sabal texana</i>	Evergreen	Medium	15 feet	15 feet	Only palm tree native to Texas; cold-tolerant; large blue-green, fan-shaped leaves.
Peccan	<i>Carya ilicoides</i>	Deciduous	Large	45 feet +	25 feet	State Tree; requires plenty of room and deep soil; prone to limb breakage and pest infestations.
Sycamore, Mexican	<i>Platanus mexicana</i>	Deciduous	Large	45 feet +	25 feet	Fast growing; resistant to insects; attractive foliage and minimal pruning.
Walnut, Texas	<i>Juglans microcarpa</i>	Deciduous	Medium	30 feet	15 feet	Moderate growing; small version of Black Walnut.
Anacacho Orchid Tree	<i>Bauhinia congesta</i>	Deciduous	Small	10 feet	5 feet	Does best in full sun; fragrant white flower clusters in spring.
Anacahuite/Wild Olive	<i>Cordia alliodora</i>	Evergreen	Small	10 feet	5 feet	Large white flowers most of summer; pale yellow fruit; cold sensitive but will re-sprout quickly. Also known as Mexican Olive.
Buckeye, Mexican	<i>Aesculus speciosa</i>	Deciduous	Small	10 feet	5 feet	Understory or full sun; pink spring flowers; yellow fall foliage.
Condalia, Bluewood	<i>Condalia hookeri</i>	Evergreen	Small	10 feet	5 feet	Very drought tolerant; sun-sheds; fruit well-liked by wildlife.
Crape/Crape Myrtle	<i>Lagerstroemia indica</i>	Deciduous	Small	5-20 feet	5 feet	Non-native well adapted to our region; choice of flower colors from white to purple; some varieties can grow to medium height range.
Desert Willow	<i>Chilopsis linearis</i>	Deciduous	Small	15 feet	5 feet	Fast growing; very drought tolerant; large white, pink or purple trumpet-shaped flowers; attract hummingbirds, butterflies and bumblebees.
Eve's Neck/Juca	<i>Sophora affinis</i>	Deciduous	Small	18 feet	5 feet	Deciduous cousin to Texas mountain-laurel; pink flower clusters (late spring) form chains of black beans (resemble appearance) in late summer and fall.
Holly, Yaupon	<i>Ilex vomitoria</i>	Deciduous	Small	10 feet	5 feet	Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds.
Jerusalem Thorn/Rebama	<i>Parkinsonia aculeata</i>	Deciduous	Small	15 feet	10 feet	Fast growing; drought tolerant; drooping panicles of yellow flowers through summer; green twigs and branches.
Pereskion, Texas	<i>Diospyros mexicana</i>	Deciduous	Small	12 feet	5 feet	Slow growing; edible fruit matures to a dark black in late summer and fall; great wildlife food source but can be a problem.
Plum, Mexican	<i>Prunus mexicana</i>	Deciduous	Small	25 feet	5 feet	Prefers well-drained soils; dappled sunlight; showy white flowers in early spring; tart and edible fruit; good for wildlife.
Redbud, Mexican or Texas	<i>Cercis canadensis</i> var. <i>mexicana</i> or <i>lanceata</i>	Deciduous	Small	12 feet	5 feet	Pink-red blossoms in early spring; yellow fall foliage; glossy and waxy leaves; more drought tolerant than Eastern species. Note: Do not select Eastern species.
Texas Mountain Laurel	<i>Sophora secundiflora</i>	Evergreen	Small	18 feet	5 feet	Fragrant, purple clusters in early spring. Very drought tolerant. Caution: Fruit is poisonous when chewed.
Viburnum, Rusty Blackhaw	<i>Viburnum rufidulum</i>	Deciduous	Small	18 feet	5 feet	Partial sun or shade; early spring bloomer with white flowers; red berries turn black in fall; good fall leaf color.

TREE SPECIES NATIVE TO SAN ANTONIO

Common Name	Scientific Name	Foliage	Mature Height*	Mature Spread	Setback	Comments
Anaqua	<i>Ehretia aneca</i>	Semi-evergreen	Medium	35 feet +	20 feet	Prefers shade; moist soils; clusters of white flowers in spring and yellow-orange fruit in summer; attracts birds. Also known as Sandpaper Tree.
Ebony, Texas	<i>Pithecellobium flexicaulis</i>	Evergreen	Medium	35 feet +	20 feet	Moderate growing native; very drought tolerant. Showy, fragrant, white flower; attractive seeds of fruit eaten by wildlife.
Cypress, Arizona	<i>Cupressus arizonica</i>	Evergreen	Medium	15 feet +	15 feet	Fast growing; full sun, well drained soils; conical form; blue-gray foliage color; tolerant of dry conditions.
Cypress, Montezuma	<i>Taxodium mucronatum</i>	Semi-evergreen	Large	40 feet +	25 feet	Fast growing; conical form as young; leathery foliage.
Elm, Cedar	<i>Ulmus crassifolia</i>	Deciduous	Large	30 feet +	20 feet	Moderate growing; bright green new foliage in spring, yellow fall color; adaptable to a wide range of sites.
Maple, Uvalde Bigtooth	<i>Acer grandidentatum</i>	Deciduous	Medium	30 feet +	20 feet	Moderate growing; fall color; requires well drained soils; protect from afternoon sun to reduce leaf scorch
Oak, Bur	<i>Quercus macrocarpa</i>	Deciduous	Large	45 feet +	25 feet	Prefers deep and well-drained soil; golf ball sized acorns may be of concern.
Oak, Chinlepin	<i>Quercus muhlenbergi</i>	Deciduous	Medium	45 feet +	25 feet	Prefers well drained soils; round-topped, with lance-shape foliage and attractive light-colored bark; wildlife food source; highly palatable acorns.
Oak, Lazy	<i>Quercus laevis</i>	Deciduous	Medium	30 feet	10-15 feet	Moderate growing; blue-gray foliage and usually yellow fall color. Rated as a "Texas SuperStar" by the Texas Cooperative Extension Service.
Oak, Live	<i>Quercus virginiana var. fusiformis</i>	Semi-evergreen	Large	45 feet +	25 feet	Can be moderate growing with appropriate care; spreading canopy. Caution: Must always paint wounds to prevent Oak Wilt disease.
Oak, Mexican White Live	<i>Quercus polymorpha</i>	Semi-evergreen	Large	35 feet +	25 feet	Fast growing with appropriate care, moderate acorn producer. Few, if any, pest problems.
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Palm, Texas Sabal	<i>Sabal texana</i>	Evergreen	Medium	15 feet	15 feet	Only palm tree native to Texas; cold-tolerant; large blue-green, fan-shaped leaves.
Pecan	<i>Carya illinoensis</i>	Deciduous	Large	45 feet +	25 feet	State Tree; requires plenty of room and deep soil; prone to limb breakage and pest infestations.
Sycamore, Mexican	<i>Platanus mexicana</i>	Deciduous	Large	45 feet +	25 feet	Fast growing; resistant to insects; attractive foliage and minimal pruning
Walnut, Texas	<i>Juglans microcarpa</i>	Deciduous	Medium	30 feet	15 feet	Moderate growing, small version of Black Walnut.
Anacacho Orchid Tree	<i>Bauhinia congesta</i>	Deciduous	Small	10 feet	5 feet	Does best in full sun; fragrant white flower clusters in spring
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Condalia, Bluewood	<i>Condalia hookeri</i>	Evergreen	Small	10 feet	5 feet	Very drought tolerant; sun-shade; fruit well-liked by wildlife
Crape/Crape Myrtle	<i>Lagerstroemia indica</i>	Deciduous	Small	5-20 feet	5 feet	Non-native well adapted to our region; choice of flower colors from white to purple; some varieties can grow to medium height range.
Desert Willow	<i>Chilopsis linearis</i>	Deciduous	Small	15 feet	5 feet	Fast growing; very drought tolerant; large white, pink or purple trumpet-shaped flowers; attract hummingbirds, butterflies and bumblebees.
Eve's Necklace	<i>Sophora affinis</i>	Deciduous	Small	18 feet	5 feet	Deciduous cousin to Texas mountain-laurel; pink flower clusters (late spring) form chains of black beans (nectar appearance) in late summer and fall.
Holly, Possumhaw	<i>Ilex decidua</i>	Deciduous	Small	10 feet	5 feet	Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds.
Holly, Yaupon	<i>Ilex vomitoria</i>	Evergreen	Small	10 feet	5 feet	Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds.
Jerusalem Thorn/Retama	<i>Parkinsonia aculeata</i>	Deciduous	Small	15 feet	10 feet	Fast growing; drought tolerant; drooping panicles of yellow flowers through summer; green twigs and branches.
Peristemon, Texas	<i>Diospyros mexicana</i>	Deciduous	Small	12 feet	5 feet	Slow growing; edible fruit matures to a dark black in late summer and fall; great wildlife food source but can be a problem.
Plum, Mexican	<i>Prunus mexicana</i>	Deciduous	Small	25 feet	5 feet	Prefers well-drained soils; dappled sunlight; showy white flowers in early spring; tart and edible fruit; good for wildlife.
Redbud, Mexican or Texas	<i>Cercis canadensis var. mexicana</i> or <i>latensis</i>	Deciduous	Small	12 feet	5 feet	Pink-red blossoms in early spring; yellow fall foliage; glossy and waxy leaves; more drought tolerant than Eastern species. Note: Do not select Eastern species.
Texas Mountain Laurel	<i>Sophora secundiflora</i>	Evergreen	Small	18 feet	5 feet	Fragrant, purple clusters in early spring. Very drought tolerant. Caution: Fruit is poisonous when chewed
Viburnum, Rusty Blackhaw	<i>Viburnum rufidulum</i>	Deciduous	Small	18 feet	5 feet	Partial sun or shade; early spring bloomer with white flowers; red berries turn black in fall; good fall leaf color.

TREE INVENTORY: 93% OF TREES ARE INVASIVE – ONLY 7% NATIVE TREES (22)

SPECIE	TOTAL / SPECIE	OVERALL			Invasive	% of total	HERITAGE		LARGE		MEDIUM	
		HEALTHY	EXEMPT	EXEMPT			HEALTHY	EXEMPT	HEALTHY	EXEMPT		
Arizona Ash	3	0	1	Y	1%	1		2	1	0	0	
Ashe Juniper	142	138	4	Y	39%	1	1	90	2	51	1	
Cedar	18	14	4	Y	5%	8	1	4	0	5	1	
Chinaberry	7	4	3	Y	2%	2		7	2	3	1	
Live Oak	13	12	1		4%	2		9	1	2	0	
Elm	3	3			1%	0		3		0		
Hackberry	83	79	4	Y	23%	4		47	2	32	2	
Ligustrum	41	39	2	Y	11%	5		33	1	3	1	
Mesquite	49	47	2	Y	14%	5	1	36	2	7	0	
Pecan	6	6			2%	4		2		0		
TOTAL	365	342	21		100%	32	3	233	11	103	6	

NATIVE	7%
INVASIVE	93%

* EXEMPT = Diseased, Dead, or Hazardous

KEY STATISTICS

TREE INVENTORY SUMMARY		
SIZE	# HEALTHY	# EXEMPT
HERITAGE	32	3
LARGE	233	11
MEDIUM	103	6
TOTAL	342	21

NATIVE	INVASIVE
22	343

* EXEMPT = Diseased, Dead, or Hazardous

HERITAGE TREES			
Specie	DBH	Health	INVASIVE
Arizona Ash	24		Y
Ashe Juniper	66		Y
Ashe Juniper	22	Dead	Y
Cedar	48		Y
Cedar	48		Y
Cedar	43		Y
Cedar	42		Y
Cedar	36		Y
Cedar	30		Y
Cedar	28		Y
Cedar	24	Dead	Y
Cedar	24		Y
Chinaberry	27		Y
Chinaberry	24		Y
Hackberry	31		Y
Hackberry	28		Y
Hackberry	24		Y
Hackberry	24		Y
Ligustrum	35		Y
Ligustrum	27		Y
Ligustrum	27		Y
Ligustrum	25		Y
Ligustrum	24		Y
Live oak	45		
Live oak	24		
Mesquite	27		Y
Mesquite	34		Y
Mesquite	34	Dead	Y
Mesquite	30		Y
Mesquite	28		Y
Mesquite	24		Y
Pecan	45		
Pecan	30		
Pecan	28		
Pecan	25		

PRESERVING AND DEDICATING 4+ ACRES OF OUR LAND TO BE ADDED TO ADJACENT
NATURAL AREA BORDERING HUEBNER, TOTAL 6+ ACRES OF BEAUTIFULLY TREED NATURAL
PARKLAND BY THE CREEK



TREE PRESERVATION FEES

**WE RESPECTFULLY CHALLENGE THE IDEA OF CHARGING AN “IN-LIEU”
TREE PRESERVATION FEE FOR THE REMOVAL OF INVASIVE TREES!**

**TO THE CONTRARY, WE CONTEND THAT THE REMOVAL OF THESE
INVASIVE TREES IS INDEED AN ACTION TOWARDS TREE PRESERVATION
THAT WOULD NORMALLY BE PAID FOR FROM TREE PRESERVATION
FUNDS.**

OUR PROPOSED TREE MITIGATION PLAN

1. **Dedicate 4+ acres of treed park space**
2. **Remove all diseased and invasive trees**
3. **Plant over 270 x 1.5” native trees**
 1. TWO new 1.5” native trees per lot, on all lots with 40’ frontage or wider
 2. ONE new 1.5” native tree per lot, on all lots with a frontage narrower than 40’
4. **Cap the “in-lieu tree preservation fees” at \$25,000.**

(This fee, added to the \$100K+ currently calculated by the City for the Samaritan property, and our Group’s sales commission refund of \$60,000 to the City as part of the purchase of the property, makes for a very significant contribution to the tree preservation fund)

EXHIBIT E-1

TRAFFIC IMPACT ANALYSIS SENECA WEST AREA – 205 NEW HOMES

In this PDD application, we rely on four previous TIA's conducted for this Seneca Area, by Mr. Joe Nix, Traffic Engineer. Mr. Nix has conducted 4 different TIA's for these Seneca West properties starting back in 2007:

1. 2007 - TIA commissioned by the City for 359 homes – ATTACHED AS EXHIBIT E-2
2. 2007 - TIA commissioned by the City for 275 homes - ATTACHED AS EXHIBIT E-3
3. 2024-01-31 – TIA commissioned by our Group for 314 homes – ATTACHED AS EXHIBIT E-4
4. 2024-02-22 – TIA commissioned by our Group for 166 homes – ATTACHED AS EXHIBIT E-5

In his recent 2024-01-31 TIA for the development of 314 new homes, here are excerpts form his TIA showing Mr. Nix' calculations:

EXCERPT START

TRIP GENERATION

Table 1. Trip Generation for proposed development with 314 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
	Single-Family Detached Housing					
Rate / Unit	9.43		0.70		0.94	
Units	314		314		314	
Trips	2961		220		295	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	1480	1481	55	165	186	109

Source: ITE Trip Generation Manual, Eleventh Edition, web-based

TRIP DISTRIBUTION

Trip distribution for trips generated by the proposed development would be onto Seneca Drive and onto Grass Hill Drive. Due to the accessibility of Seneca Drive at Bandera Road, and the nature of the roadway, 75% of the trips would be expected to use Seneca Drive and 25% use Grass Hill Drive. Table 2 indicates the trip distribution to Bandera Road via Seneca Drive and Grass Hill Drive.

EXHIBIT E-1

Table 2. Trip Distribution for proposed development with 314 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	41	124	140	82
Grass Hill Drive	25%	14	41	47	27

Mr. Nix' conclusion and Analysis was:

“Seneca drive and Grass Hill Drive can easily accommodate the additional traffic expected to be generated by the proposed development with as many as 314 lots. The additional traffic on Grass Hill Drive would be an average of less than one vehicle per minute. The traffic movements entering and exiting Grass Hill Drive at Bander Road. During the morning peak period on Seneca Drive, the anticipated additional traffic load would be an average of two vehicles approaching the signalized intersection. During the evening., the average number of vehicles entering Seneca Drive from Bandera Road would be just more than 2 vehicles per minute.”

EXCERPT END

We rely on Mr. Nix' most recent traffic analysis of this particular area, his calculations methods, and the *ITE TRIP GENERATION MANUAL , Eleventh Edition*. The Trip Generation and Trip Distribution calculations for 205 new homes are as follows:

Table 1. Trip Generation for proposed development (205 lots)

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
	Single-Family Detached Housing					
Rate / Unit	9.43		0.7		0.94	
Units	205		205		205	
Trips	1933		144		193	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	967	967	36	108	121	71

Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition

EXHIBIT E-1

Table 1. Trip Distribution for proposed development with 205 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	27	81	91	53
Grass Hill Drive	25%	9	27	30	18

Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition

We believe these numbers to be correct. We also believe that Mr. Nix conclusion in January of this year, which is consistent with all his TIA conclusions since 2007, also remains true today. We look forward to the City Engineer's validation and comments.

Prepared For:

One Stop Group
12042 Blanco Road, Suite 305
San Antonio, Texas

TRAFFIC IMPACT STUDY - Updated



**Seneca West - 60 Acres
William Rancher Estates
County Block 4430
Leon Valley, Texas**



Joe F. Nix

01/31/2024



TIA Report - Updated
Seneca West – 60 Acres
William Rancher Estates
County Block 4430
Leon Valley, Texas

Prepared By:
JNIX TRAFFIC STUDIES
12518 PRIMA VISTA
SAN ANTONIO, TEXAS

Prepared For:
ONE STOP GROUP
12042 BLANCO ROAD, SUITE 305
SAN ANTONIO, TEXAS 78216



January 2024

TRAFFIC IMPACT ANALYSIS-Update
Proposed Seneca West Development
William Rancher Estates
County Block 4430

PROJECT SCOPE

As requested by One Stop Group, a Traffic Impact Analysis (TIA) report has been prepared for the proposed rezoning and development of up to a maximum of 60 acres of land from RE-1 and R-1 single-family districts to R-6 Garden Home district. The 60 acres are located west of William Rancher Rd. as shown in Figure 1 below. This report is an update of the Traffic Impact Analysis report prepared in 2007 labelled as Enclave on Huebner Creek, at the request of the City of Leon Valley for a potential rezoning of these same 60 acres to an R-6 district.

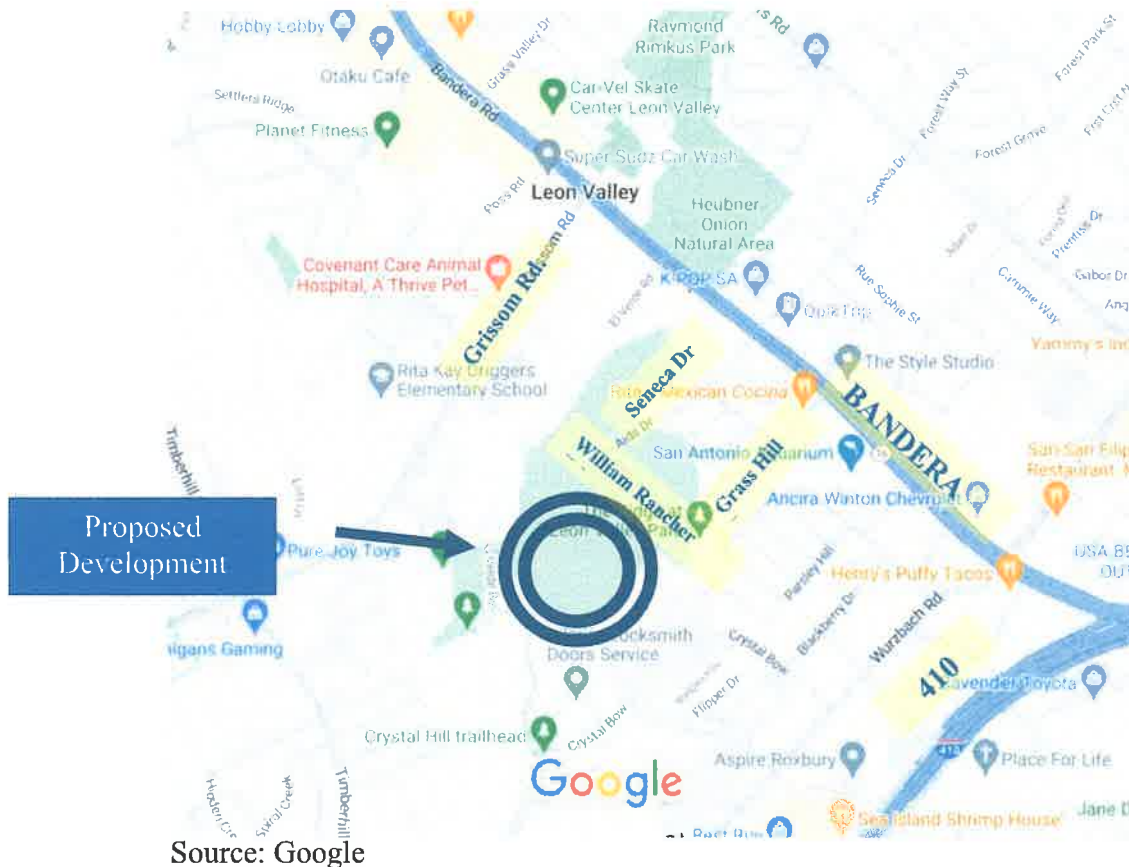


Figure 1. Location Map of proposed development

PROJECT DESCRIPTION

The proposed development encompasses approximately 60 acres located west of William Rancher Road, within the city of Leon Valley. The new development, if constructed on all 60 acres, is proposed to consist of as many as 314 single family residential homes. (The Enclave on Huebner Creek was proposed to consist of as many as 275 single family residences.) The development would be accessed by two streets onto Bandera Road: Seneca Drive and Grass Hill Drive. The proposed conceptual plan for the development is shown in Figure 2 and is attached.

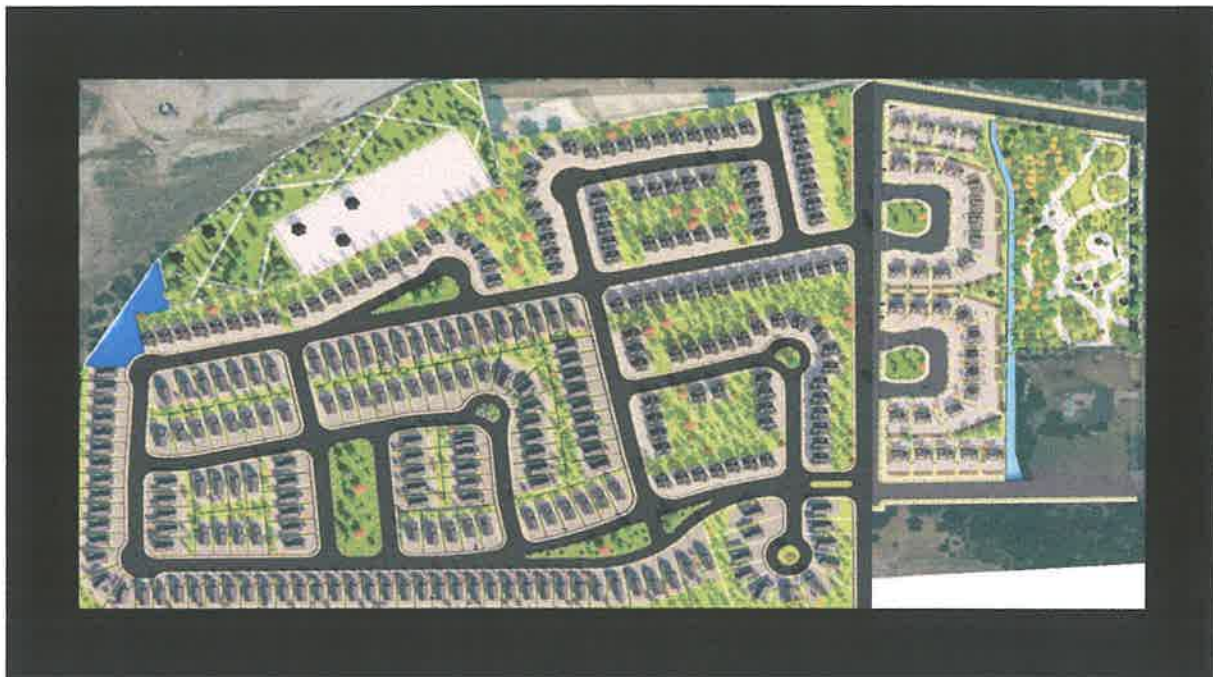


Figure 2. Conceptual Plan for the Proposed Development

STUDY AND SURROUNDING AREA

The study area around the proposed development would generally be within a one-quarter mile radius of the property. The developed properties within and near the study area are the Seneca Estates residential neighborhood, being between the 60 acres and Bandera Road, The Ridge at Leon Creek, and the Villas at Ingram Hills, being south of the 60 acres. A branch of the Leon Creek separates the 60 acres from the residential area north of the Creek. The Seneca Estates neighborhood would be the only area impacted by the development. The attached aerial photo exhibit and the Bexar Appraisal Map exhibit illustrate the properties near the 60 acres.

EXISTING ROADWAYS

The existing roadways that would potentially be directly impacted by the proposed development include Seneca Drive, Grass Hill Drive, Aids Drive, and Samaritan Drive.

Seneca Drive is a neighborhood collector street serving the residential area West of Bandera Road. Seneca Drive extends west of Bandera Rd to William Rancher Road. Seneca Dr. extends east, across Bandera Road, to Evers Road. The intersection of Seneca Drive and Bandera Road is controlled by a traffic signal. No residential homes front Seneca Drive east of Pickering Drive.



Figure 3. Seneca Drive, westbound at William Rancher Road

Grass Hill Drive serves as a residential collector street extending from Bandera Road to Samaritan Drive. Grass Hill Drive does not extend east across Bandera Road. There has not been a median opening along Bandera Road for Grass Hill Drive; nor is a median opening planned in the future. The residential homes along the south side of Grass Hill Drive between William Rancher Road and Bandera Road front the residential collector street. Grass Hill Drive will lead to and end at the main entrance of the proposed development.



Figure 4. Grass Hill Drive, westbound at William Rancher Road

Aids Drive is a narrow, two-lane, uncurbed roadway extending west of William Rancher Road, dead ending approximately 700 feet west of Samaritan Drive. Aids Drive is proposed to be improved and be aligned with Seneca drive with the development of the 60 acres.



Figure 5. Aids Drive, eastbound at William Rancher Road

Samaritan Drive is a two-lane, uncurbed roadway connecting Aids Drive and Grass Hill Drive. It will be used as one of two access roads for the proposed development, along with Grass Hill Drive.



Figure 6. Samaritan Drive, northbound

TRIP GENERATION

Table 1. Trip Generation for proposed development with 314 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.70		0.94	
Units	314		314		314	
Trips	2961		220		295	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	1480	1481	55	165	186	109

Source: *ITE Trip Generation Manual, Eleventh Edition, web-based*

TRIP DISTRIBUTION

Trip distribution for trips generated by the proposed development would be onto Seneca Drive and onto Grass Hill Drive. Due to the accessibility of Seneca Drive at Bandera Road, and the nature of the roadway, 75% of the trips would be expected to use Seneca Drive and 25% use Grass Hill Drive. Table 2 indicates the trip distribution to Bandera Road via Seneca Drive and Grass Hill Drive.

Table 2. Trip Distribution for proposed development with 314 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	41	124	140	82
Grass Hill Drive	25%	14	41	47	27

ANALYSIS

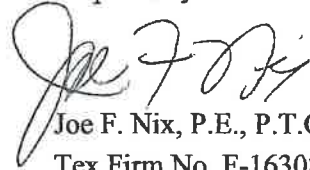
Seneca drive and Grass Hill Drive can easily accommodate the additional traffic expected to be generated by the proposed development with as many as 314 lots. The additional traffic on Grass Hill Drive would be an average of less than one vehicle per minute. The traffic movements entering and exiting Grass Hill Drive at Bander Road. During the morning peak period on Seneca Drive, the anticipated additional traffic load would be an average of two vehicles approaching the signalized intersection. During the evening., the average number of vehicles entering Seneca Drive from Bandera Road would be just more than 2 vehicles per minute.

CONCLUSION

The change in the levels-of-service of the two streets at Bandera Road would be insignificant with the addition of the anticipated traffic from 314 new homes in the proposed development.



Prepared by:


Joe F. Nix, P.E., P.T.O.E.
Tex Firm No. F-16308

Attachments:

EXHIBIT A: AERIAL PHOTO OF THE SURROUNDING AREA

EXHIBIT B: BEXAR APPRAISAL MAP OF THE SURROUNDING AREA

EXHIBIT C: SENECA WEST CONCEPTUAL PLAN

EXHIBIT A

AERIAL PHOTO OF THE SURROUNDING AREA



EXHIBIT B

BEXAR APPRAISAL MAP OF THE SURROUNDING AREA

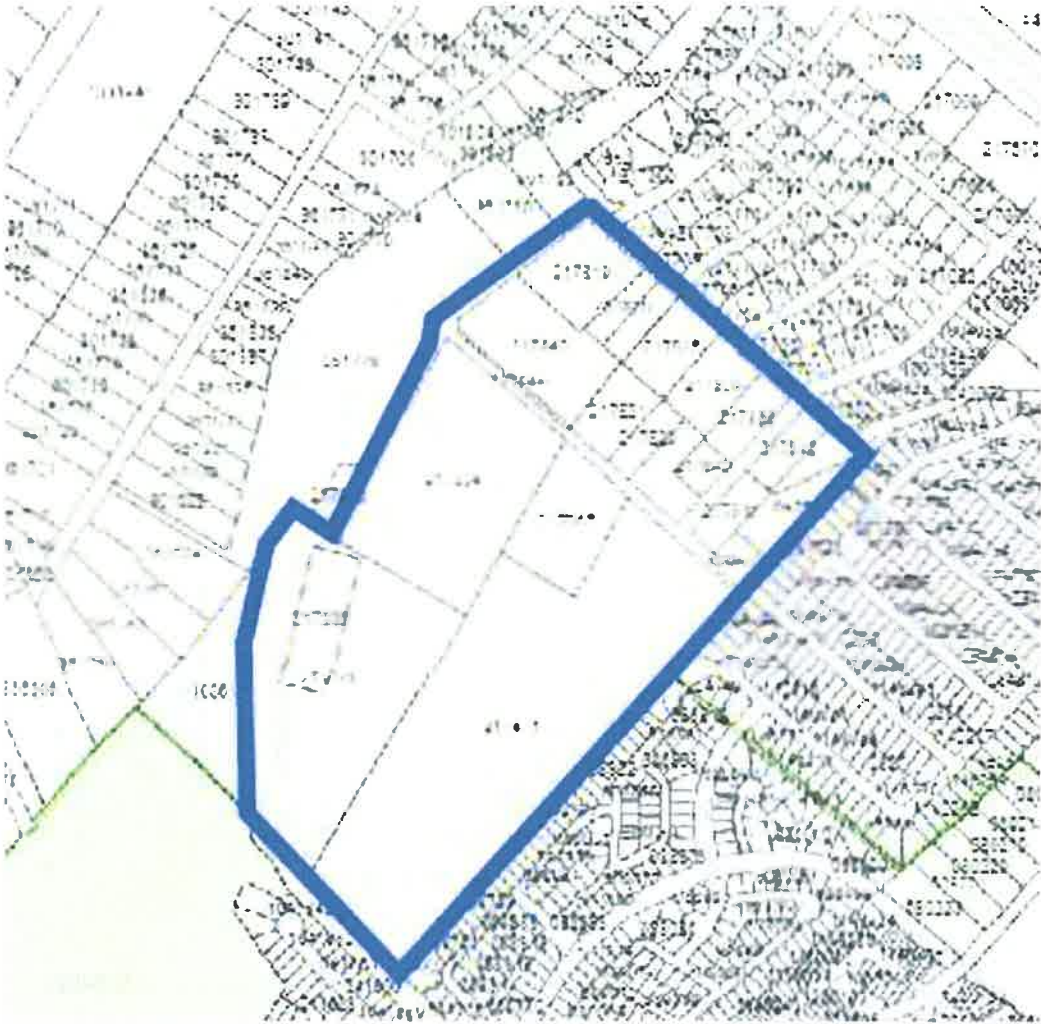


EXHIBIT C

SENECA WEST CONCEPTUAL PLAN



Prepared For:

One Stop Group
12042 Blanco Road, Suite 305
San Antonio, Texas

TRAFFIC IMPACT STUDY



**Seneca West - 27 Acres
William Rancher Estates
County Block 4430
Leon Valley, Texas**



Joe F. Nix
02/22/2024

Prepared For:
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

TIA Report
Seneca West – 27 Acres
GOOD SAMARITAN PROPERTY
County Block 4430



February 2024

TRAFFIC IMPACT ANALYSIS
Proposed Seneca West Development
GOOD SAMARITAN PROPERTY
27 ACRES
County Block 4430

PROJECT SCOPE

As requested by the City of Leon Valley, a Traffic Impact Analysis (TIA) report has been prepared for the proposed rezoning and development of up to a maximum of 27 acres of land from R-1 single-family districts to R-6 Garden Home district. These 27 acres are located west of William Rancher Road as shown in figure 1 below.

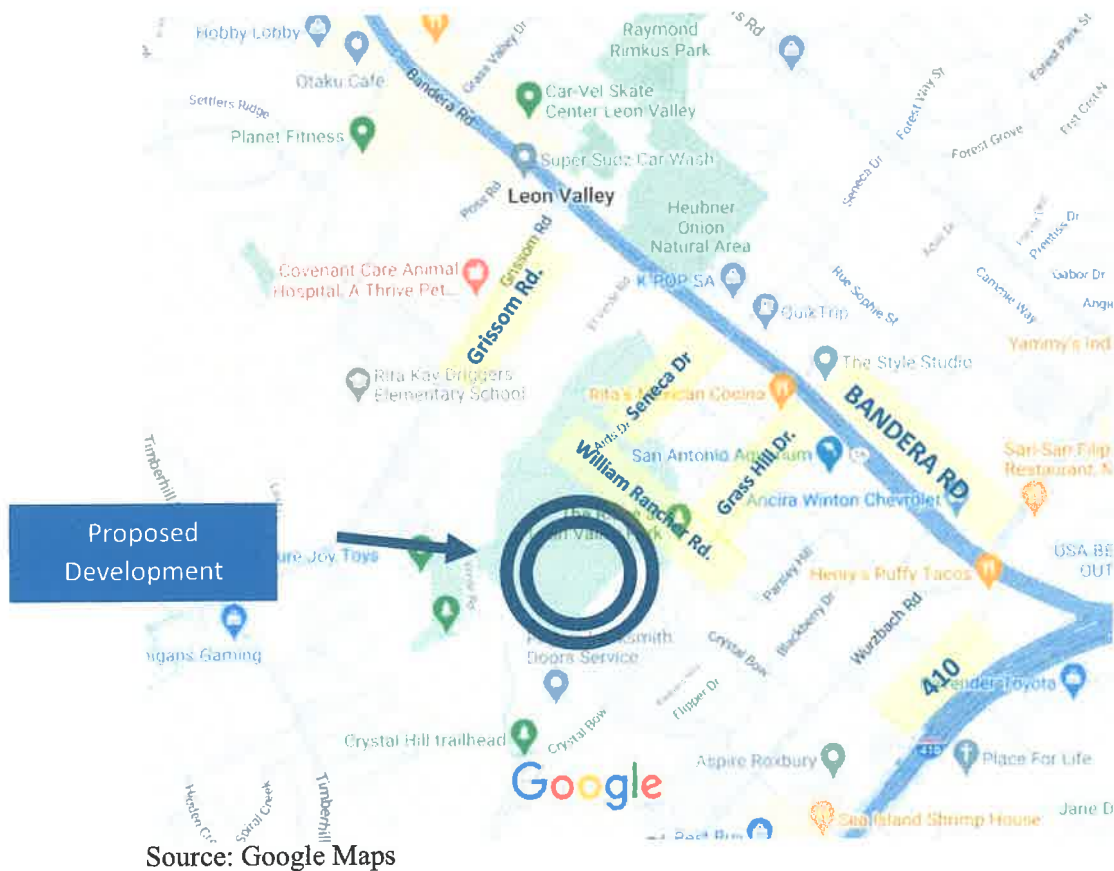


Figure 1. Location Map of proposed development

PROJECT DESCRIPTION

The proposed development encompasses approximately 27 acres located West of William Rancher Road within the City of Leon Valley. The new development, if constructed on all 27 acres, is proposed to consist of no more than 166 single family residential homes. The development would be accessed by two streets onto Bandera Road: Seneca Drive and Grass Hill Drive. The proposed conceptual plan for the development is shown in figure 2 and is attached.



Figure 2. Conceptual Plan for the Proposed Development

STUDY AND SURROUNDING AREA

The study area around the proposed development would generally be within a one-quarter mile radius of the property. The developed properties within and near the study area are the Seneca Estates residential neighborhood between the 27 acres and Bandera Road, The Ridge at Leon Creek, and the Villas at Ingram Hills south of the 27 acres. A branch of the Leon Creek separates the 27 acres from the residential area north of the Creek. The Seneca Estates neighborhood would be the only area impacted by the development. The attached aerial photo exhibit and the Bexar Appraisal Map exhibit illustrate the properties near the 27 acres.

EXISTING ROADWAYS

The existing roadways that would potentially be directly impacted by the proposed development include Seneca Drive, Grass Hill Drive, Aids Drive, and Samaritan Drive.

Seneca Drive is a neighborhood collector street serving the residential area West of Bandera Road. Seneca Drive extends west of Bandera Rd to William Rancher Road. Seneca Dr. extends east, across Bandera Road, to Evers Road. The intersection of Seneca Drive and Bandera Road is controlled by a traffic signal. No residential homes front Seneca Drive east of Pickering Drive.



Figure 3. Seneca Drive, westbound at William Rancher Road

Grass Hill Drive serves as a residential collector street extending from Bandera Road to Samaritan Drive. Grass Hill Drive does not extend east across Bandera Road. There has not been a median opening along Bandera Road for Grass Hill Drive; nor is a median opening planned in the future. The residential homes along the south side of Grass Hill Drive between William Rancher Road and Bandera Road front the residential collector street. Grass Hill Drive will lead to and end at the main entrance of the proposed development.



Figure 4. Grass Hill Drive, westbound at William Rancher Road

Aids Drive is a narrow, two-lane, uncurbed roadway extending west of William Rancher Road, dead ending approximately 700 feet west of Samaritan Drive. Aids Drive is proposed to be improved and be aligned with Seneca drive with the development of the 27 acres.



Figure 5. Aids Drive, eastbound at William Rancher Road

Samaritan Drive is a two-lane, uncurbed roadway connecting Aids Drive and Grass Hill Drive. It will be used as one of two access road for the proposed development, along with Grass Hill Drive.



Figure 6. Samaritan Drive, northbound

TRIP GENERATION

Table 1. Trip Generation for proposed development (166 lots)

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.7		0.94	
Units	166		166		166	
Trips	1565		116		156	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	783	783	29	87	98	58

Source: ITE Trip Generation Manual, Eleventh Edition

TRIP DISTRIBUTION

Trip distribution for trips generated by the proposed development would be onto Seneca Drive and onto Grass Hill Drive. Due to the accessibility of Seneca Drive at Bandera Road, and the nature of the roadway, 75% of the trips would be expected to use Seneca Drive and 25% use Grass Hill Drive. Table 2 indicates the trip distribution to Bandera Road via Seneca Drive and Grass Hill Drive. The attached trip distribution exhibit illustrates the anticipated trip distribution at each of the access streets to the development.

Table 2. Trip Distribution for proposed development with 166 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	24	15

ANALYSIS

Seneca Drive and Grass Hill Drive can easily accommodate the additional traffic expected to be generated by the proposed development with as many as 166 lots. The additional traffic on Seneca Drive would be an average of less than one vehicle per signal cycle. The additional traffic on Grass Hill Drive would be an average of much less than one vehicle per minute. The traffic movements entering and exiting Grass Hill Drive at Bander Road. During the morning peak period on Seneca Drive, the anticipated additional traffic load would be an average of one vehicle per minute approaching the signalized intersection. During the evening., the average number of vehicles entering Seneca Drive from Bandera Road would be just more than 1 vehicle per minute.

CONCLUSION

The change in the levels-of-service of the two streets at Bandera Road would be insignificant with the addition of the anticipated traffic from 166 new homes in the proposed development.



Prepared by:

A handwritten signature in black ink that reads "Joe F. Nix".

Joe F. Nix, P.E., P.T.O.E.
Tex Firm No. F-16308

Attachments:

- EXHIBIT A: AERIAL PHOTO OF THE SURROUNDING AREA
- EXHIBIT B: BEXAR APPRAISAL MAP OF THE SURROUNDING AREA
- EXHIBIT C: GOOD SAMARITAN CONCEPTUAL PLAN

EXHIBIT A

AERIAL PHOTO OF THE SURROUNDING AREA



EXHIBIT B

BEXAR APPRAISAL MAP OF THE SURROUNDING AREA



EXHIBIT C

GOOD SAMARITAN CONCEPTUAL PLAN



EXHIBIT F

LOCATION

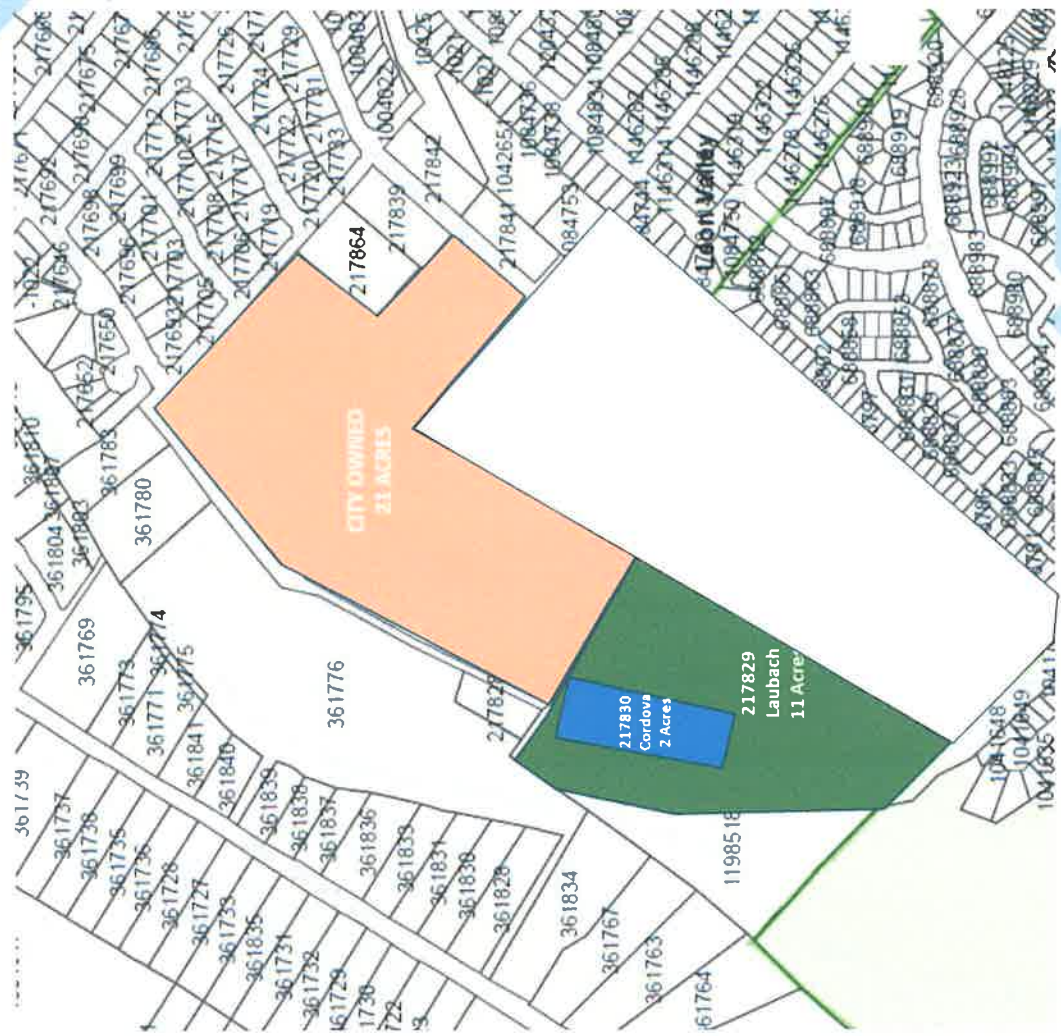




EXHIBIT G-1

Letter of Authorization

Date: 6/7/24

TO: City of Leon Valley, 6400 El Verde Road, Leon Valley, Texas 78238

This letter authorizes: One Stop Group, LP, its Agent, or its Assignee

Applicant First and Last Name

To submit an application for: Rezoning Specific-Use-Permit Platting

Legal Description: 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), And Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.'s 217816, 217817, 217818, 217819, 217820, 217281, 217838, 217840 and 217843

BCAD Property ID: 21.34 Acre Tract at 6140 William Ranch Rd

Address (if assigned): _____

The CITY OF LEON VALLEY, the owner(s) of the aforementioned property, authorize the submitted request to be reviewed, presented to the Planning and Zoning Commission and City Council and, if approved, process such request as applicable.

Sincerely,

Property Owner's Signature
CITY OF LEON VALLEY
Printed Name of Property Owner
6400 El Verde Road,
Address
Leon Valley, Texas 78238
City, State, Zip Code

STATE OF TEXAS }
COUNTY OF BEXAR }

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day Crystal Caldera, City Mayor personally appeared and is known to me to be the person whose signature is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND and SEAL OF OFFICE this the 7th day of June, A.D. 2024



Saundra Passailaigue
Notary Public, Bexar County, Texas

My Commission Expires: 11-17-2026



EXHIBIT G-2

Letter of Authorization

Date: _____

TO: City of Leon Valley, 6400 El Verde Road, Leon Valley, Texas 78238

This letter authorizes: One Stop Group, LP, its Agent, or its Assignee

Applicant First and Last Name

To submit an application for: Rezoning Specific Use Permit Platting

At: Lot(s) _____ Block P-13 CB 4430 Subdivision (ABS 432)

Address (if assigned): BCAD Property ID 217829 - AIDS DR - MAPSCO: 80A4

I, GILBERT LAUBACH, the owner(s) of the aforementioned property, authorize the submitted request to be reviewed, presented to the Planning and Zoning Commission and City Council and, if approved, process such request as applicable.

Sincerely,

Gilbert Laubach

Property Owner's Signature

GILBERT LAUBACH

Printed Name of Property Owner

PO BOX 26

Address

BOERNE, TX, 78006-0026

City, State, Zip Code

STATE OF TEXAS }
COUNTY OF ~~BEXAR~~ } SP
Hendall

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day Gilbert Laubach personally appeared and is known to me to be the person whose signature is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND and SEAL OF OFFICE this the 1 day of May, A.D. 2024

Shelbi Russell
Notary Public, Bexar County, Texas

My Commission Expires: 04/13/2028

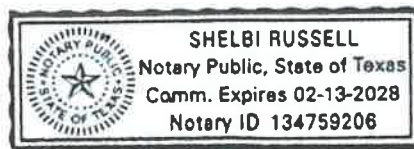
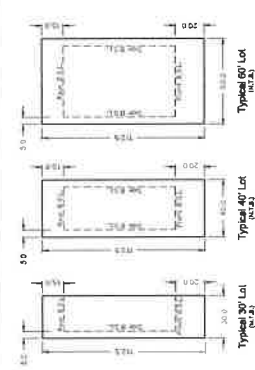


EXHIBIT H

MASTER SITE PLAN - ALL THREE SENECA WEST PROPERTIES



LOT COUNT
146 30' LOTS
219 40' LOTS
15 60' LOTS

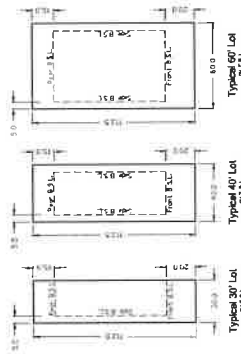


**MASTER SITE PLAN
PLAN 3**
SAMARITAN+LAUBACH+CITY PROPERTIES
(± 60 ACRES)
JUNE 13, 2024

MASTER FIRE PLAN - ALL THREE SENECA WEST PROPERTIES

EXHIBIT I

FIRE PLAN NOTES:
 1. All Fire Hydrants to be spaced no more than 500' apart, measured as the hose lays.
 2. All inside corner radii of internal fire lanes to be no less than 25'.



LOT COUNT

146	30' LOTS
219	40' LOTS
15	60' LOTS

**MASTER FIRE PLAN
 PLAN 5**
 SAMARITAN+LAUBACH+CITY PROPERTIES
 (± 60 ACRES)
 JUNE 13, 2024