

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: July 23, 2024
TO: Planning and Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, Ph.D., City Manager
SPONSOR(S): N/A

SUBJECT: Project No. PZ-2024-14 - Presentation, Discussion, and Public Hearing, to Recommend Approval to Rezone Approximately 32-Acres of Land From R-1 (Single Family Dwelling) and RE-1 (Residential Estate) Zoning Districts to a Planned Development District (PDD) with R-6 (Garden Home) District Base Zoning, on a 19.614 Acre Tract, Being Lots 1 and 2, Block 1, CB 4430 Grass Hill Estates Subdivision and an Unplatted 11.37 Acre Tract, Being Parcel 13, Abstract 432, CB 4430, Located in the 6500 Block of Samaritan and a Portion Surrounded by Aids, Samaritan, Grass Hill, and William Rancher Streets, Leon Valley, Texas, Being a Total of Approximately 30.984-Acres

PURPOSE

The purpose of this item is to recommend approval from the Planning and Zoning Commission on a request for rezoning approximately 31 acres of land from R-1 and RE-1 to a PDD with R-6 based zoning district. The development would have a total of 205 single family homes.

This PDD allows for flexible planning to:

1. Comply with the City Council's specific request and preference for a PDD across the Seneca West area properties.
3. Site Planning to allow for realistic future links to the adjacent properties for a potentially optimized Master Site Plan for the Seneca West properties.

History

- 1971 – Area was annexed
- 1984 – Request to rezone existing Good Samaritan Nursing Home property from R-1 to B-2 (Retail) – request denied
- 1985 – Request to rezone 44 ac. from R-1 to R-6 – request denied
- 2007 – Request to rezone 68.569 acres from R-1 to R-7 (Single-Family Medium Density) – request denied
- 2007 – Residents of Seneca West petition to amend City Master Plan to remove recommendation of R-6 to only R-1 – petition approved

- 2010- Request to rezone approximately 65.704 acres from R-1 to R-6 – request denied
- 2011- The City Manager presented a TIF – proposal denied

Variances

Lots:

The applicant is requesting various lot widths and areas as follows:

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

Number c.3 should have referred to c.4 Zero lot line homes – if zero lot line then the space between the lot line and the wall of the home on the adjacent lot will be no less than 5 feet.

- 144 lots would have a 30' width and a minimum area of 3,000 square feet. Some of these lots will have an area of 3,375 square feet. These lots would be situated on the unplatted parcel behind Samaritan and Aids Drive (see Master Site Plan).
- 44 lots would have a 40' width and a minimum area of 4,500 square feet. These lots would border Samaritan Drive (see Master Site Plan).
- 15 lots will have a 60' width and a minimum area of 6750 square feet. These lots would be east of the drainage channel on Grass Hill Estates Lot 1, bordering William Rancher and Aids Drive (see Master Site Plan).

Streets:

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

Tree Variance:

While the lots will have the required percentage of overall landscaping, the applicant intends to clear the properties and then mitigate by the planting of 2-1.5" diameter trees per lot (410 trees). They will also be paying fees in lieu of planting trees and constructing bike lanes, a hiking trail, and parkland.

Tree Inventory Summary

Size	# Healthy	# Exempt
Medium:	103	6
Large:	233	11
Heritage:	<u>32</u>	<u>3</u>
<i>Total</i>	<i>368</i>	<i>20</i>

The applicant will be required to provide a detailed tree inventory stating the size of each tree to be removed at the platting stage of the development. The Code states:

“Sec. 13.02.077 - Mitigation in lieu of replacement

(a) Money may be paid to the city instead of providing the replacement trees required by this article.

(b) This provision is limited to 25 percent of the required tree replacement, unless insufficient land area exists to plant the required total caliper width of replacement trees as defined in this section, then the "cash in lieu" amount described above may be increased up to 50 percent of the required tree replacement amount. A certified arborist shall make a written determination of the maximum total caliper width of replacement trees that may be planted on the site.

(c) Any such payments shall be deposited to the tree mitigation and replacement fund.

(d) The per-diameter-inch cash value for replacement trees and plantings is \$100.00 per caliper inch tree. The city shall maintain a record of the current cash value of replacement trees and plantings.

Special Considerations

A. Applicant is asking to be granted the right to modify the Master Site Plan for the purpose of increasing lot size, decreasing density, adding or modifying bike trails, or adding more green spaces.

B. Applicant is asking for approval by the Planning and Zoning Department Director for subsequent development applications or amendments as long as they do not exceed 10% of overall plan.

C. Application is requesting to be allowed to relocate Samaritan Drive along with the underlying utilities as shown on the Master Site Plan. The applicant will continue the dedication of Samaritan Drive as a public street via the plat of the property and it will connect Seneca Drive to Grass Hill Drive.

Traffic Impact Analysis (TIA)

With the development of the previously approved PDD for the 27 acres at 6518 Samaritan Drive, the total for both developments would be 371 new residential homes. Numerous TIA's have been calculated for this area – all of which indicate that both Seneca and Grass Hill are more than capable of accommodating traffic from this area. All studies have been included in the attachments.

The streets that would provide access to and from this proposed subdivision would be Samaritan, Seneca, and Grass Hill. Portions of all three streets need to be reconstructed to current code standards in order to carry the number of vehicles projected. The estimated cost for reconstruction of these streets is \$3,913,400. The applicant's share of the costs for reconstruction are estimated to be \$1,389,482. This cost is separate from

the costs incurred by the developer to construct streets within the proposed subdivision. The city would be responsible for the remaining costs for reconstruction of the streets outside of the proposed subdivision.

City Master Plan

The current City Master Plan recommends R-1 Single Family Dwelling zoning for this area. Chapter 15 Zoning, Sec. 15.02.110 - Comprehensive planning activities states:

“The zoning administrator shall assist the planning and zoning commission in the development and implementation of the city's comprehensive master plan. There shall be no amendment made to this article which is not in compliance with the city's long-range comprehensive planning program and the city's master plan.”

However, the Code also states:

“Sec. 15.02.111 - Applicant qualifications

..... The planning and zoning commission or city council may, on its own motion, initiate proceedings to consider a change to the zoning on any property or to the regulations pertaining to property, when it finds that the public interest would be served by consideration of such a request.”

The applicant states:

“Although the current Master Plan calls for a recommended R-1 and RE-1 zoning, the majority of the surrounding zoning is R-6. The two most recent single-family developments in Leon Valley, Senna and Trilogy, as 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 of the medical center are, 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 the rising demand for affordable housing. Or proposed zoning is consistent with these market demands.”

NOTIFICATION

Letters mailed:	33
Received in Opposition:	2
Received in Favor:	0
Returned Undeliverable:	2

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development of a single-family housing subdivision will increase ad valorem and sales

taxes in the city.

RECOMMENDATION

Staff recommends approval of this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary