

PLANNING AND ZONING COMMUNICATION

DATE: July 22, 2025

TO: Planning and Zoning Commission

FROM: Susana Huerta, AICP, Planning & Zoning Director

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

SUBJECT: Presentation, **Public Hearing**, and Possible Action to Consider Approval of a Replat Establishing Seneca Trails Offsite Improvements Being a Total of 1.60 acres, Establishing Right-of-Way, in County Block 4430 in the City of Leon Valley, Bexar County, Texas, Being Portions of Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision and Includes Portions of 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements to be Removed as Shown on and Recorded in Volume 20003, Page 1262 of the Plat Records of Bexar County, Texas, Located in the 6500 Block of Samaritan Dr.- S. Huerta, Planning and Zoning Director

PURPOSE

SUMMARY: This is a request by Pape Dawson Engineers on behalf of 63 Seneca West Investments, Ltd, for a replat of approximately 1.60 acres of land located in the 6500 block of Samaritan Drive. The request is intended to facilitate proposed offsite street and drain improvements.

Currently, the existing platted conditions of the property do not conform to the approved Master Development Plan. The applicant is proposing to replat the lots to accommodate offsite street and drainage improvements for the Seneca Trails residential development.

The property currently consists of portions of two previously platted lots, portions of existing utility easements, and Samaritan Drive. The replat proposes a new alignment for Samaritan Drive and new drainage easements for the single-family residential development. The existing right-of-way will be closed by Ordinance.

The City Engineer has reviewed the plat document and all other associated analysis and infrastructure design elements and has determined that the plat is in substantial conformance to the regulations of Chapter 10, Subdivisions.

Additionally, Per Section 212.010 of the Local Government Code, "the municipal authority responsible for approving plats shall approve if:

- 1) it conforms to the general plan of the municipality and it's current and future streets, alleys parks, playgrounds, and public utility facilities; and
- 2) it conforms to the general plan for the extension of the municipality and it's roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction taking into account access to an extension of sewer and water mains and

the instrumentalities of public utilities; and

- 3) a bond required under Section 212.106, if applicable, is filed with the municipality;
and
- 4) it conforms to any rules adopted under Section 212.002.

NOTIFICATION

Thirty-One (31) letters were sent to surrounding property owners.

0 - Opposed

0 – In Favor

0 – Undeliverable

FISCAL IMPACT

The proposed new improvements will increase the taxable value of the property and therefore increase the City's property tax base. The existing Samaritan Drive is of substandard construction, overgrown, too narrow for emergency vehicle access, and has severe condition issues, which would necessitate total reconstruction.

The developer will be constructing a new Samaritan Drive that meets current road construction and width standards. Once constructed, and finally accepted by the City Council, the city will be responsible for any future maintenance.

RECOMMENDATION

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

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta, AICP
Planning and Zoning Director