

PZ-2025-17
Request for a Replat
6530 Samaritan Drive

Susana Huerta, AICP
Planning and Zoning Director
July 22, 2025

Purpose

- Consider approval of a request for a Replat
- 6530 Samaritan Dr. – approx. 1.60 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 Includes Portions of 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements
- Applicant proposes to change alignment of Samaritan Dr, remove existing easements and provide for new street & drain improvements

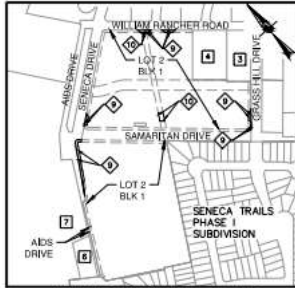
Aerial View



Purpose

- Project consists of portions of two platted lots and existing utility easements:
- Lot 1 & 2, Block 1, of the Grass Hill Estates Lots 1 & 2 Subdivision
- 14' and 28' Gas, Electric, Telephone and Cable Television Utility Easements to be Removed
- Proposed offsite street and drain improvements for Seneca Trails Single-Family residential development

Subdivision Layout



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"=500'

1.2M ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 1 & 2, BLOCK 1, COUNTY BLOCK 430 OF THE GRASS HILL ESTATES LOTS 1 & 2 SUBDIVISION AND INCLUDES PORTIONS OF 14 AND 20 GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITY EASEMENTS TO BE REMOVED AS SHOWN ON AND RECORDED IN VOLUME 3000, PAGE 1262 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS. DATE OF TEXAS COUNTY OF BEAR.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON GRASS HILL ESTATES LOTS 1 & 2 WHICH IS RECORDED IN VOLUME 3000, PAGE 1262, IN THE BEAR COUNTY PLAT AND DEED RECORDS. THE CITY OF LEON VALLEY PLANNING COMMISSION AT ITS MEETING OF MAY 12, 2021 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF HIS PROPERTY, EASEL, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT I HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: 63 SENeca WEST INVESTMENTS, LTD
A TEXAS LIMITED PARTNERSHIP
BRAND, ROGER, GENERAL PARTNER
10003 NW MILITARY HWY STE 2201
SAN ANTONIO, TEXAS 78231

DRAWN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

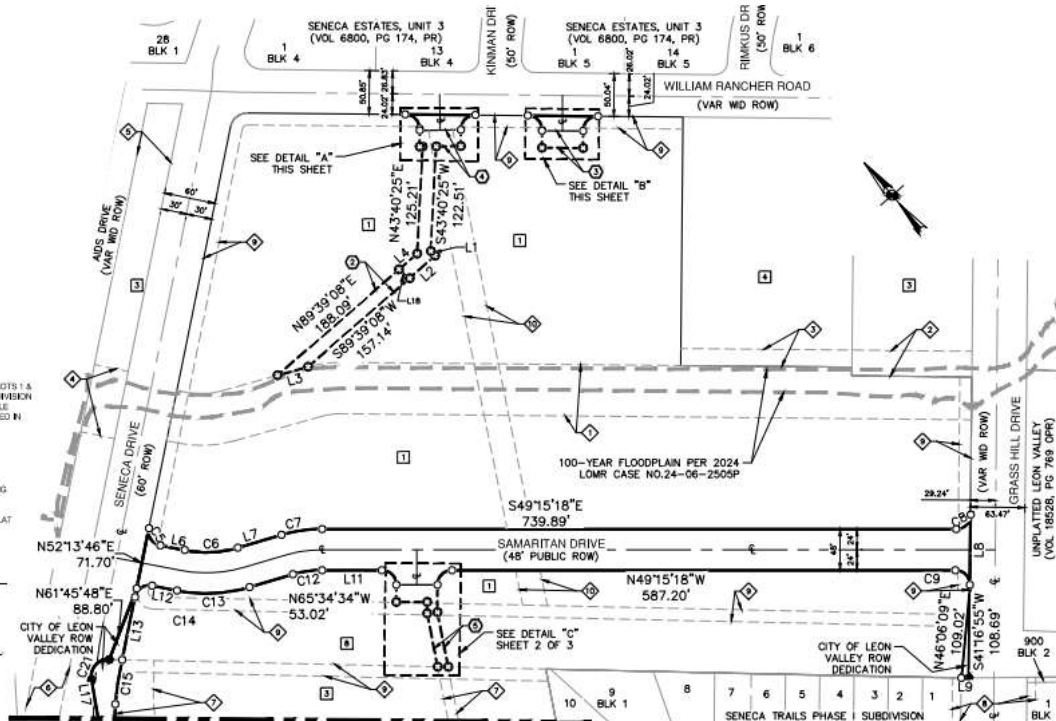
STATE OF TEXAS
COUNTY OF BEAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND RAINFALL LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LEON VALLEY PLANNING COMMISSION.

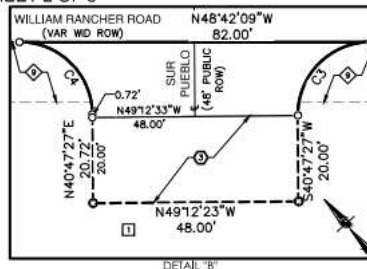
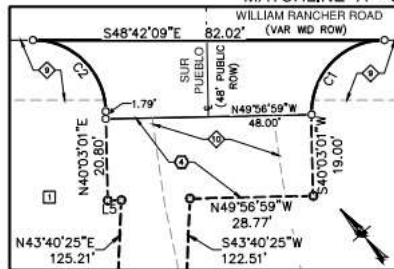
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS ACCORDING TO AN APPLICABLE SURVEY



MATCHLINE "A" - SEE SHEET 2 OF 3



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Notification

• Letters mailed	31
• Received in favor	0
• Received in opposition	0
• Received undeliverable	0

Fiscal Impact

- Proposed improvements will increase taxable property value & tax base
- Existing Samaritan Drive is substandard, overgrown, too narrow for emergency vehicle access, & has severe condition issues, necessitating total reconstruction
- Developer will construct new Samaritan Drive meeting current construction & width standards
- Once constructed & accepted by Council, city will be responsible for future maintenance

Recommendation

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