



**CITY OF LEON VALLEY  
PLANNING & ZONING COMMISSION**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, June 25, 2024 at 6:30 PM

**AGENDA**

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**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF ZONING COMMISSION MINUTES**

1. Planning & Zoning Commission - Regular Meeting - May 28, 2024

**3. NEW BUSINESS**

1. Discussion and Action - Election of Chair, Vice- Chair, and Second Vice-Chair, in Accordance with Chapter 15 Zoning, Article 15.02, Division 13 Organization and Enforcement, Sec. 15.02.721 (f) (1) of the Leon Valley Code of Ordinances - R. Salinas, Economic Development Director
2. Presentation, Public Hearing, Discussion, and Possible Recommendation to Consider a Request for a Specific Use Permit (SUP) on an Approximately 2.75 Acre Tract of Vacant Land, Located in the 5300 Block of Wurzbach Road, Being Lots 5, 24, and 25, Block 4, CB 9904, Rollingwood Ridge Subdivision, and Zoned B-3 Commercial with Commercial/Industrial Overlay Zoning, for the Construction of a "Church and Learning Center" - R. Salinas, Economic Development Director
3. Presentation, Public Hearing, Discussion, and Possible Recommendation, to Consider a Request for a Zone Change from B-3 Commercial with the Sustainability Overlay District to B-3 Commercial Zoning District on an Approximately 1.05 Acre Tract of Vacant Land, Located in the 6400 Block of Grissom Road, Being Lot 73, CB 5784 Leon Valley Addition Glass Service Subdivision. - R. Salinas, Economic Development Director
4. Presentation, Public Hearing, Discussion and Recommendation, to Consider a Request for a Zone Change From R-1 (Single Family Dwelling) District with Sustainability Overlay to B-2 (Commercial) Zoning District, on an Approximately 0.4028-Acre Tract of Vacant Land, Located at 7704 and 7708 Eckhert Road, Being Lots 13 and 14, Block 1, CB 4446A, Linkwood Addition Subdivision - R. Salinas, Economic Development Director
5. Project No. PZ-2024-14 - Presentation, Discussion, and Public Hearing, to Gain Preliminary Feedback on a Request 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 - M. Moritz, Public Works Director
6. Discussion and Possible Recommendation to Amend the Leon Valley City Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sec 15.02.327 - "PDD" Planned Development District - M. Moritz, Public Works Director

**4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF**

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

**5. ADJOURNMENT**

**Executive Session.** The Planning & Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at . This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
JUNE 20, 2024 1:00 PM





**City of Leon Valley  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
6:30 PM – MAY 28, 2024  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238**

**1. CALL TO ORDER AND ROLL CALL**

1st Vice-Chair Erick Matta called the Planning & Zoning Commission meeting to order at 6:33PM.

**PRESENT**

Commissioner	David Perry	Place 1
Commissioner	Hilda Gomez	Place 3
Commissioner	Pat Martinez	Place 4
1 <sup>st</sup> Vice-Chair	Erick Matta	Place 6
Commissioner	Richard Blackmore	Place 7
2 <sup>nd</sup> Alternate	Mary Ruth Fernandez	Seated to Vote
3 <sup>rd</sup> Alternate	Cynthia Koger	Seated to Vote
Council Liaison Benny Martinez		

**ABSENT**

2nd Vice Chair	Andrea Roofe	Place 2 – unexcused
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The previous Chair, Cassie Rowse, submitted her resignation from the Commission on May 22, 2024, so 1<sup>st</sup> Vice Chair Matta acted as Chair in her absence. Also present were Public Works Director Melinda Moritz, Economic Development Director Roque Salinas, City Council Member Rey Orozco, City Council Member Betty Heyl, and Permit Technician Elizabeth Aguilar

**2. APPROVAL OF ZONING COMMISSION MINUTES**

2<sup>nd</sup> Alternate Mary Ruth Fernandez made a motion to approve the minutes as presented, which was seconded by Commissioner Blackmore. The motion carried unanimously.

**3. NEW BUSINESS**

1. Presentation, Public Hearing, and Possible Action to Approve a Replat of Lot 19, Block 5, CB 4429, Bandera Exchange Subdivision Unit 13-A to Lots 24 and 25, Block 5, CB 4429, River City Wurzbach Subdivision, Being a 2.886 Acre Tract of Land Located in the 5300 Block of Wurzbach Road - M. Moritz, Public Works Director

Economic Development Director Roque Salinas presented the case information, and a brief discussion was held between the Commissioners and Mr. Salinas regarding the location and occupancy status of the buildings.

Acting Chair Matta opened the public hearing at 6:37 p.m., asking if anyone wished to speak on this item. Seeing no one, Acting Chair Matta closed the public hearing at 6:38 p.m.

Commissioner Perry made a motion to approve the replat as presented, which was seconded by Commissioner Gomez.

Voting Yea: Acting Chair Matta, Commissioners Martinez, Blackmore, Gomez, Perry, Alternates Fernandez and Koger.

Voting Nay: None

2. Discussion and Possible Recommendation to Amend the Leon Valley City Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.327 - "PDD" Planned Development District - M. Moritz, Public Works Director

Public Works Director Melinda Moritz presented proposed revisions to Chapter 15 Zoning, Division 6 Divisions, Boundaries, and Use Regulations, Section 15.02.327 Planned Development District, noting that there had been several comments that applicants requesting a zone change to this District may have been using it to circumvent the Board of Adjustment variance procedures, as they had proposed traditional neighborhood layouts with only variances to the lot size and street width regulations.

A brief discussion was held regarding the proposed revisions, previous discussions on the types of residential uses, how revisions might affect current and future developments, the manners in which the Commissioners could respond, differences between City of San Antonio and Leon Valley Planned Development District regulations, and the potential reduction in flexibility of the zoning district for the city regarding basic code.

Commissioner Blackmore made a motion to table the item to the next meeting to allow Commissioners to review the material. The motion was seconded by acting Chair Matta, and it carried unanimously.

Voting Yea: Acting Chair Matta, Commissioners Martinez, Blackmore, Gomez, Perry, Alternates Fernandez and Koger.

Voting Nay: None

**4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF**

Public Works Director informed everyone that there will be a meeting on June 25, 2024.

**5. ADJOURNMENT**

Acting Chair Matta announced the meeting adjourned at 6:54PM.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 25<sup>th</sup> of June 2024.*

APPROVED

\_\_\_\_\_  
ERICK MATTA  
ACTING CHAIR

ATTEST: \_\_\_\_\_  
ELIZABETH AGUILAR  
PERMIT TECHNICIAN

## PLANNING AND ZONING COMMISSION COMMUNICATION

**DATE:** June 25, 2024

**TO:** Planning and Zoning Commission

**FROM:** Roque Salinas, Director of Economic Development

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

**SUBJECT:** Presentation, Public Hearing, Discussion, and Possible Recommendation to Consider a Request for a Specific Use Permit (SUP) on an Approximately 2.75 Acre Tract of Vacant Land, Located in the 5300 Block of Wurzbach Road, Being Lots 5, 24, and 25, Block 4, CB 9904 Rollingwood Ridge Subdivision, and Zoned B-3 Commercial with Commercial/Industrial Overlay Zoning, for the Construction of a "Church and Learning Center".

### **PURPOSE**

To consider recommending approval of a request for a Specific Use Permit (SUP) on an approximately 2.75 Acre tract of vacant land, located in the 5300 block of Wurzbach Road, being Lots 5, 24, and 25, Block 4, CB 9904 Rollingwood Ridge Subdivision, for the construction of a church and learning center.

The project consists of three lots that will be replatted prior to construction. Structures on the property will consist of a 6,081 square foot Mosque on what is now Lot 25 and a 5,529 square foot learning center located on what is now Lot 24. These structures will face Wurzbach Road. A parking lot will be located on Lot 5, which will exit onto Blackberry Drive. In addition to the buildings, the owner is proposing a basketball court and a picnic area. The Zoning Code requires a SUP where the new construction abuts a residentially zoned property. The residential property is adjacent to the planned parking lot.

The project meets all requirements for landscaping, parking, and lighting.

### **HISTORY**

The property was rezoned from R-1 (Single Family) Dwelling to B-3 (Commercial) in 1983. The City rezoned this property from B-3 (Commercial) to B-3 (Commercial) with Commercial/Industrial Overlay zoning in 2010. The property was platted in 1949 and then replatted in 1982, and then again in 2002. It has remained vacant.

### **NOTIFICATION**

Eighteen (18) letters were sent to surrounding property owners. Staff has not received any letters in opposition or in favor, and none have been returned undeliverable.

**FISCAL IMPACT**

The applicant has paid all fees associated with this project. The improvements to this property will be ad valorem tax exempt, but the parishioners may purchase goods and services that would provide some sales tax revenue to the city.

APPROVED : \_\_\_\_\_ DISAPPROVED : \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS :

\_\_\_\_\_  
\_\_\_\_\_

ATTEST :

\_\_\_\_\_

PZ-2024-5

Request for a Specific Use Permit  
Construction of a Church & Learning  
Center

5300 blk Wurzbach Road

Roque Salinas, MPA

Director of Economic Development

6/25/2024

# Purpose

- Consider approval of a request for an SUP
- 5300 block Wurzbach Road – approx. 2.75 acres of vacant land
- Lots 5, 24, & 25, Block 4, CB 9904, Rollingwood Ridge Subdivision
- Construction of a “Church”, specifically a Mosque and Learning Center
- Owner is required to replat prior to construction



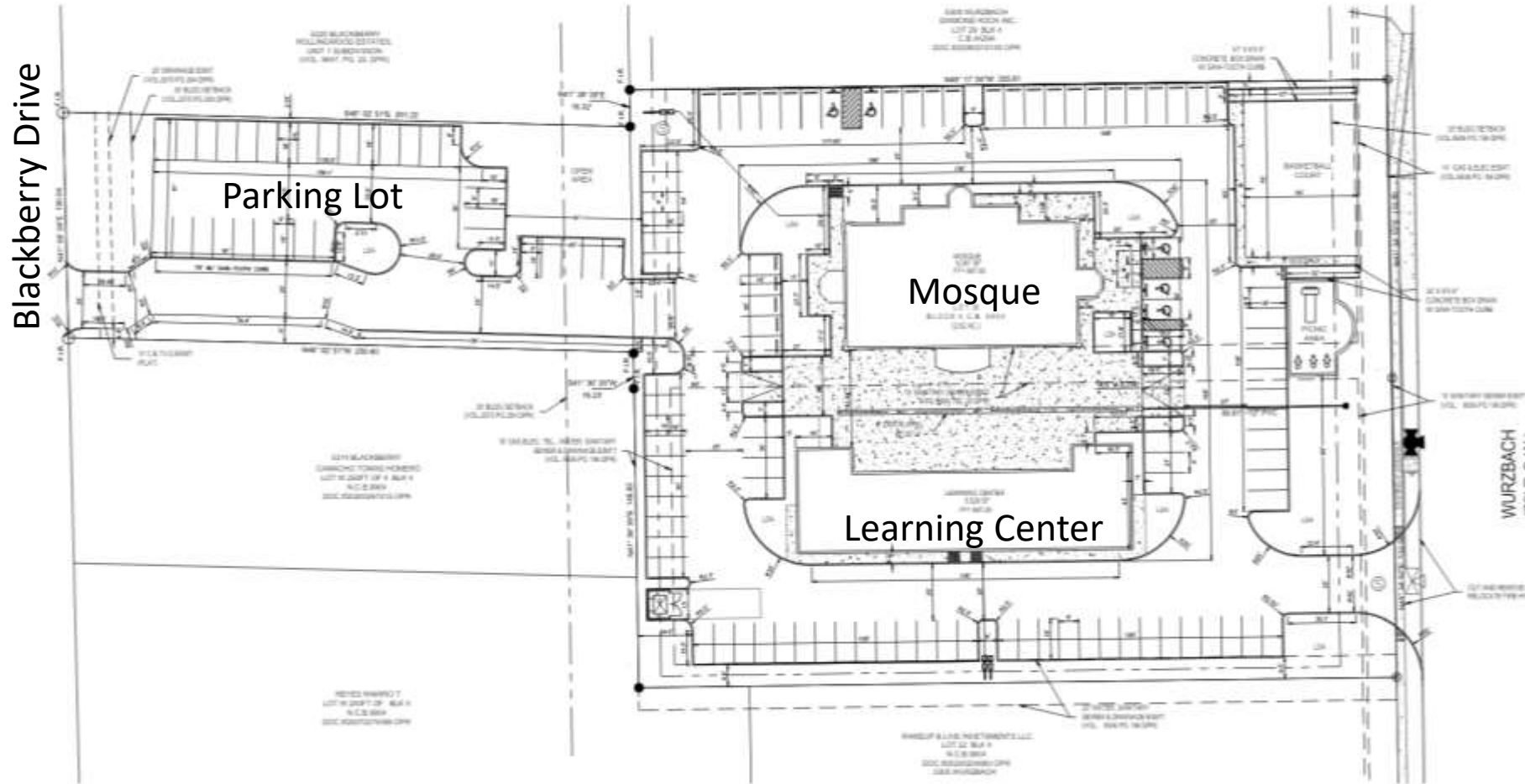
# Aerial View



# Purpose

- Project consists of three lots (to be replatted):
- Lot 25 - 6,081 sq ft Mosque
- Lot 24 - 5,529 square foot learning center
  - These structures will face Wurzbach Road
- Lot 5 - parking lot
  - Vehicles will exit onto Blackberry Drive
- Owner is also proposing a basketball court & picnic area

# Site Plan



# Purpose

- Zoning Code requires an SUP where new construction abuts residentially zoned property
- Residential property is adjacent to the planned parking lot
- The project meets all requirements for landscaping, parking, and lighting
- The use “Church” is allowed in all zoning districts

# History / TIA

- 1983 - property rezoned from R-1 (Single Family Dwelling) to B-3 (Commercial)
- 2010 - City rezoned property from B-3 (Commercial) to B-3 (Commercial) with Commercial/Industrial Overlay zoning
- 1949 - property platted
- 1982 - replatted
- 2002 – replatted
- Land has remained vacant
- Use has less than 100 peak hour trips – no TIA required

# Notification

- Letter mailed 18
- Received in favor 0
- Received in opposition 0
- Received undeliverable 0

# Fiscal Impact

- The owner has paid all fees associated with this application
- The land will not be taxed; however, parishioners may shop in Leon Valley providing sales tax revenue

# Recommendation

- Staff recommends approval of this SUP



## **MAYOR AND COUNCIL COMMUNICATION**

**DATE:** June 25, 2024

**TO:** Planning and Zoning Commission

**FROM:** Roque Salinas, Director of Economic Development

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

**SUBJECT:** Presentation, Public Hearing, Discussion, and Possible Recommendation, to Consider a Request for a Zone Change From B-3 Commercial with Sustainability Overlay District to B-3 Commercial Zoning District, on an Approximately 1.05-acre Vacant Tract of Land, Located in the 6400 Block of Grissom Road, Being Lot 73, CB 5784 Leon Valley Addition Glass Service Subdivision

### **PURPOSE**

To consider a request for a zone change from B-3 Commercial with Sustainability Overlay District to B-3 Commercial with no Sustainability Overlay, on an approximately 1.05-acre vacant tract of land, located in the 6400 Block of Grissom Road, being Lot 73, CB 5784, Leon Valley Addition (Glass Service) Subdivision.

The property owner purchased both this property and the property at 6746 Poss Road. They own and operate a fiber installation company and plan to use this lot along Grissom Road in conjunction with their business that fronts Poss Road as storage for vehicles and equipment. Because of the Sustainability Overlay zoning, storage is not allowed.

### **HISTORY**

1936 – Platted as a part of Leon Valley Addition Subdivision  
 1975 – Rezoned from R-1 Single Family to B-2 Retail  
 1998 – Rezoned from B-2 Retail to B-3 Commercial  
 2008 – Replatted

### **SURROUNDING ZONING AND SIMILAR REQUESTS**

2013 - 6217 Grissom and 6645 & 6655 Poss Roads rezoned from B-3 with Sustainability to Commercial Industrial Overlay to just B-3  
 2014 - 6016, 6200, 6312, 6330 & 6400 Grissom rezoned from B-3 with Sustainability Overlay to B-3 with Commercial/Industrial Overlay to allow for storage  
 2018 – Uhaul at Grissom and Timberhill rezoned from B-3 with Sustainability Overlay to just B-3  
 2020 – Timberhill near Grissom rezoned from B-3 with Sustainability District Zoning to B-3 with Commercial/Industrial Overlay to allow for automotive storage.  
 2021 – Lots 68-72 rezoned from B-3 with Sustainability Overlay to just B-3 (these lots are contiguous to the subject site)

**MASTER PLAN**

The Comprehensive Master Plan 4CC Grissom Road Corridor states:

The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses. Retail Use in this area is encouraged in the Leon Valley Addition lots northwest of Grissom Road. Consolidation of properties northwest and southeast of Grissom Road are encouraged to consolidate the development of properties and utilities.

The Grissom Road Corridor interfaces with Leon Valley Ranch, Shadow Mist Subdivision and portions of Sawyer Road and Old Mill areas. Rita Kay Driggers Elementary School and NISD corporate headquarters are located along this corridor.

**NOTIFICATION**

Twelve (12) letters were sent to surrounding property owners. Staff has not received any letter in favor or in opposition, nor have any been returned as undeliverable.

**FISCAL IMPACT**

The applicant has paid all fees associated with this project.

**RECOMMENDATION**

Staff recommends approval of this request. The surrounding zoning is compatible with the requested zoning.

APPROVED : \_\_\_\_\_ DISAPPROVED : \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS :

\_\_\_\_\_  
\_\_\_\_\_

ATTEST :

\_\_\_\_\_

PZ-2024-11

Consider Request to Rezone  
B-3 (Commercial) with Sustainability  
Overlay to B-3 (Commercial)  
- Lot 73 – Grissom Road

Roque Salinas, MPA

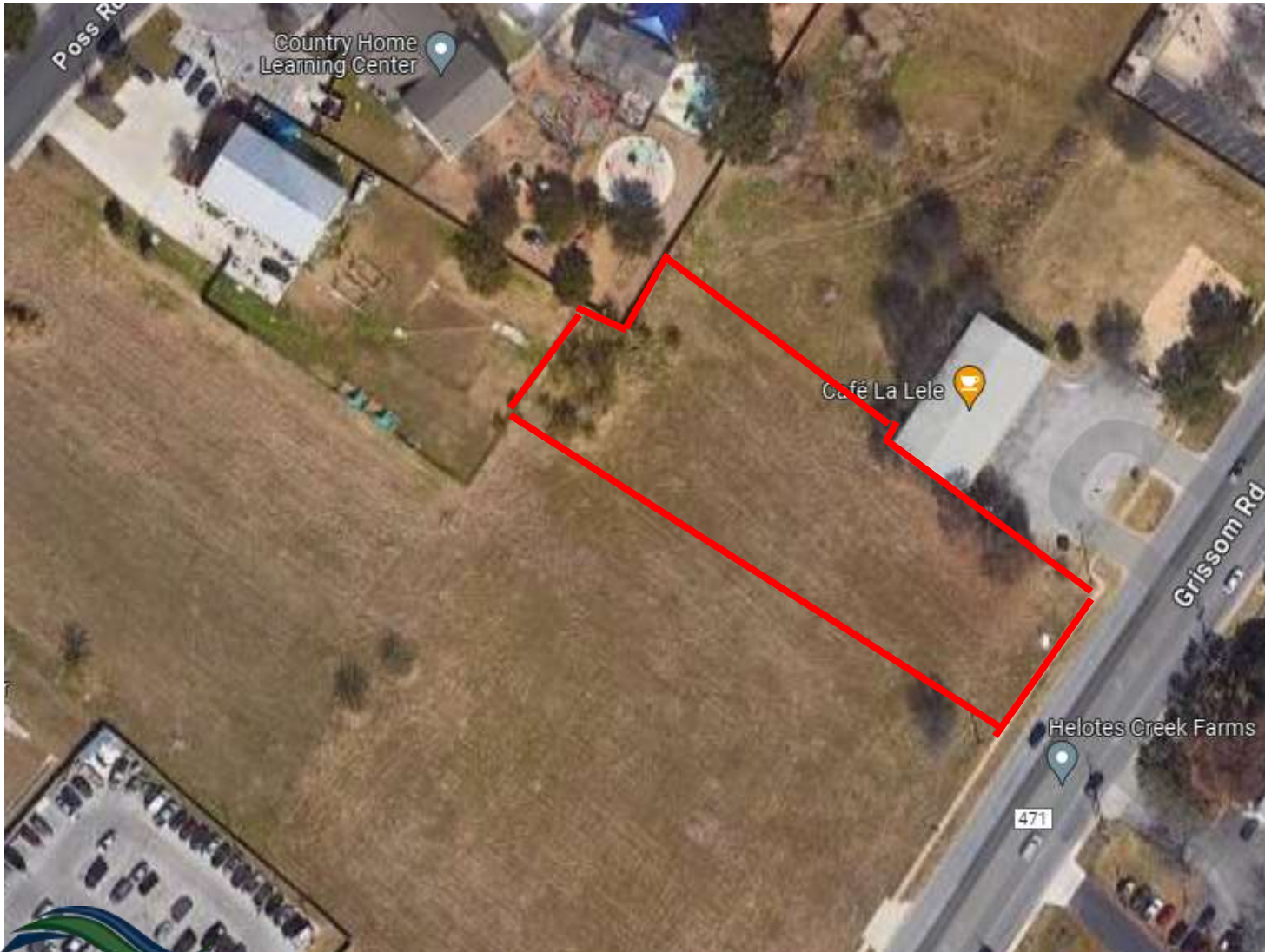
Director of Economic Development

6/25/2024

# Purpose

- To consider a request for a zone change from B-3 (Commercial) with the Sustainability Overlay District to B-3 (Commercial) zoning district
- Approximately 1.05-acre tract of vacant land
- Lot 73, CB 5784, Leon Valley Addition (Glass Service) Subdivision
- Located in the 6400 block of Grissom Road

# Aerial View



# Background

- Property owner purchased both this property & the property at 6746 Poss Road (behind subject site)
- They own & operate a fiber installation company
- Plan is to use this vacant lot along Grissom Road in conjunction with business fronting Poss Road as storage for vehicles and equipment
- Under Sustainability Overlay zoning, storage is not allowed

# History

- 1936 – Platted as a part of Leon Valley Addition Subdivision
- 1975 – Rezoned from R-1 Single Family to B-2 Retail
- 1998 – Rezoned from B-2 Retail to B-3 Commercial
- 2008 – Replatted

# Site & Surrounding Zoning

- Pink – B-2 Retail
- Brown – PDD
- Green – B-3 Commercial with SO
- Green w/Star – B-3 Commercial





# Surrounding Zoning & Similar Cases

- North – B-3 Commercial with Sustainability Overlay & PDD
- West – B-3 Commercial
- South - B-3 Commercial
- East – B-2 Retail
- 2013 - 6217 Grissom & 6645 & 6655 Poss Roads rezoned from B-3 with Sustainability to B-3 Commercial Industrial Overlay to allow a storage facility
- 2014 - 6016, 6200, 6312, 6330 & 6400 Grissom rezoned from B-3 with Sustainability Overlay to B-3 with Commercial/Industrial Overlay to allow for storage

# Surrounding Zoning & Similar Cases

- 2018 – Uhaul at Grissom & Timberhill rezoned from B-3 with Sustainability Overlay to just B-3
- 2020 – Timberhill near Grissom rezoned from B-3 with Sustainability District Zoning to B-3 with Commercial/Industrial Overlay to allow for automotive storage
- 2021 – Lots 68-72 rezoned from B-3 with Sustainability Overlay to just B-3 (*these lots are contiguous to the subject site*)

# Master Plan

- Master Plan Section 4CC Grissom Road Corridor states:
  - The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses
  - Retail Use in this area is encouraged in the Leon Valley Addition lots northwest of Grissom Road
  - Consolidation of properties northwest and southeast of Grissom Road are encouraged to consolidate the development of properties and utilities
  - The Grissom Road Corridor interfaces with Leon Valley Ranch, Shadow Mist Subdivision and portions of Sawyer Road and Old Mill areas

# Notification

- Letters mailed 12
- Received in favor 0
- Received in opposition 0
- Received undeliverable 0

# Fiscal Impact

- The owner has paid all fees associated with this application
- The development of this lot will increase ad valorem taxes

# Recommendation

- Staff recommends approval
- Surrounding zoning is compatible with this request

## PLANNING AND ZONING COMMISSION COMMUNICATION

**DATE:** June 25, 2024

**TO:** Planning and Zoning Commission

**FROM:** Roque Salinas, Director of Economic Development

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

**SUBJECT:** Project No. PZ-2024-15 - Presentation, Public Hearing, Discussion, and Recommendation, to Consider a Request for a Zone Change From R-1 (Single Family Dwelling) District with Sustainability Overlay to B-3 (Commercial) Zoning District, on an Approximately 0.4028-Acre Tract of Vacant Land, Located at 7704 and 7708 Eckhert Road, Being Lots 13 and 14, Block I, CB 4446A, Linkwood Addition Subdivision

### PURPOSE

To consider a request for a zone change from R-1 (Single Family Dwelling) District with Sustainability Overlay to B-3 (Commercial) Zoning District, on an approximately 0.50-acre tract of vacant land, located at 7708 Eckhert Road, being Lots 13 and 14, Block I, CB 4446A, Linkwood Addition Subdivision.

The applicant is currently under contract with the owner of the property; however, they are seeking to rezone it from R-1 to B-3 to fit their needs.

### HISTORY

1956 – platted as a part of the Linkwood Addition Subdivision.

1978 – The City Council directed the City Development Commission to perform a study on the Linkwood Addition Subdivision as they had received numerous complaints on the substandard conditions in that neighborhood. It was platted prior to the adoption of the subdivision and zoning codes and had smaller lots, had gravel and dirt roads, and was not connected to the city's water and sewer systems. In this study, the Commission recommended that all lots in the interior of the subdivision be granted a blanket variance to the R-1 (Single Family Dwelling) lot size requirements but decided to leave all exterior lots as is and mandated that lots be combined to provide enough lot area.

The lots will have to be replatted prior to any construction. In addition, any development will require a Specific Use Permit, as they abut residential zoning.

### MASTER PLAN

The Comprehensive Master Plan, Section 2N Linkwood Addition states:

Any non-residential zoning along Eckhert Road, in Blocks C and I, are to be oriented towards Eckhert Road with all access from Eckert Road. Certain lots which front Bandera Road in Blocks A & B are difficult to develop due to the shallow depth. It is recommended that the lots

fronting Bandera Road in Blocks A and B should remain B-2 (Retail); lots fronting Linkcrest Drive in Blocks A and B should remain B-2 (retail) or be rezoned to R-1 (Single-Family) or R-2 (duplex). It is also recommended that the Zoning Board of Adjustment give favorable consideration to allowing variances to the requirement for rear yard setbacks on any lot or lots fronting Bandera Road, if warranted. The Linkwood Addition area interfaces closely with the Bandera Road Corridor. The character of the Linkwood Addition Subdivision shall remain a residential subdivision to maintain the neighborhood character except along the commercial frontages. Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.

**SURROUNDING ZONING**

North: City of San Antonio, C-2NA and MF 33 (office/warehouse & apartments)  
West: B-2 Retail with Sustainability Overlay  
East: B-2 Retail with Sustainability Overlay  
South: R-1 Single Family Dwelling

**NOTIFICATION**

Nineteen (19) letters were sent to surrounding property owners. Staff has not received any letter in favor or in opposition, nor have any been returned undeliverable.

**FISCAL IMPACT**

The applicant has paid all fees associated with this project. Any retail or commercial development on these lots will increase ad valorem and sales tax revenue to the city.

**RECOMMENDATION**

Staff recommends denial of this request. The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The uses allowed in this district could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants.

APPROVED : \_\_\_\_\_ DISAPPROVED : \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS :

\_\_\_\_\_  
\_\_\_\_\_

ATTEST :

\_\_\_\_\_



PZ-2024-15

Consider Recommendation  
Rezone R-1 (Single Family Dwelling)  
w/Sustainability Overlay  
to B-3 (Commercial)  
7704 & 7708 Eckhert Road

Roque Salinas, MPA

Director of Economic Development

6/25/2024

# Purpose

- Project No. PZ-2024-15
- Consider a Request for a Zone Change:
  - From R-1 (Single Family Dwelling) District with Sustainability Overlay
  - To B-3 (Commercial) Zoning District
- Located at 7704 and 7708 Eckhert Road
- Approximately 0.4028-Acre tract of vacant land, being Lots 13 & 14, Block I, CB 4446A, Linkwood Addition Subdivision

# Aerial View



# History

- 1956 – platted as a part of the Linkwood Addition Subdivision, but never developed
- Has remained zoned R-1 (Single Family Dwelling)
- Property will have to be replatted prior to any development
  - Not enough lot area on either lot

# Master Plan Section 2N Linkwood Addition

- Any non-residential zoning along Eckhert Road, in Blocks C and I, are to be oriented towards Eckhert Road with all access from Eckert Road
- The character of the Linkwood Addition Subdivision shall remain a residential subdivision to maintain the neighborhood character except along the commercial frontages
- Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.

# Surrounding Zoning

- North: City of San Antonio, C-2NA and MF 33  
(office/warehouse & apartments)
- West: B-2 Retail with Sustainability Overlay
- East: B-2 Retail with Sustainability Overlay
- South: R-1 Single Family Dwelling

# Site and Zoning

- Red – B-2 Retail with Sustainability Overlay
- Clear – R-1 Single Family Dwelling
- Yellow Outline – Sustainability Overlay

City of San Antonio

City of Leon Valley

# Notification

- Letters mailed: 19
- Received in favor: 0
- Received in opposition: 0
- Returned undeliverable: 0



# Fiscal Impact

- The owner has paid all fees associated with this application.
- Any development on these lots will increase ad valorem tax revenue and possible sales tax revenue.

# Recommendation

- Staff recommends denial of this request.
- The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district
- The uses allowed in this district could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants

## PLANNING AND ZONING COMMISSION COMMUNICATION

**DATE:** June 25, 2024

**TO:** Planning and Zoning Commission

**FROM:** Melinda Moritz, Public Works 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 Gain Preliminary Feedback on a Request 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 gain feedback 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 144-30' wide, 46-40' wide, and 15-60' wide lots, for 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:

- 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.1	Minimum Front yard setback	20 ft	15 ft
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Side yard setback	5 ft	2-1/2 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	5 ft

- 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:	98	5
Large:	224	11
Heritage:	<u>25</u>	<u>1</u>
<i>Total</i>	<i>347</i>	<i>17</i>

Total Requiring Mitigation:            330

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:	1
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:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary



PZ-2024-14  
Preliminary Feedback  
Planned Development District (PDD)  
with R-6 Garden Home Zoning  
6530 Samaritan / Grass Hill Estates

Melinda Moritz  
Public Works Director  
6/25/2024

# Purpose

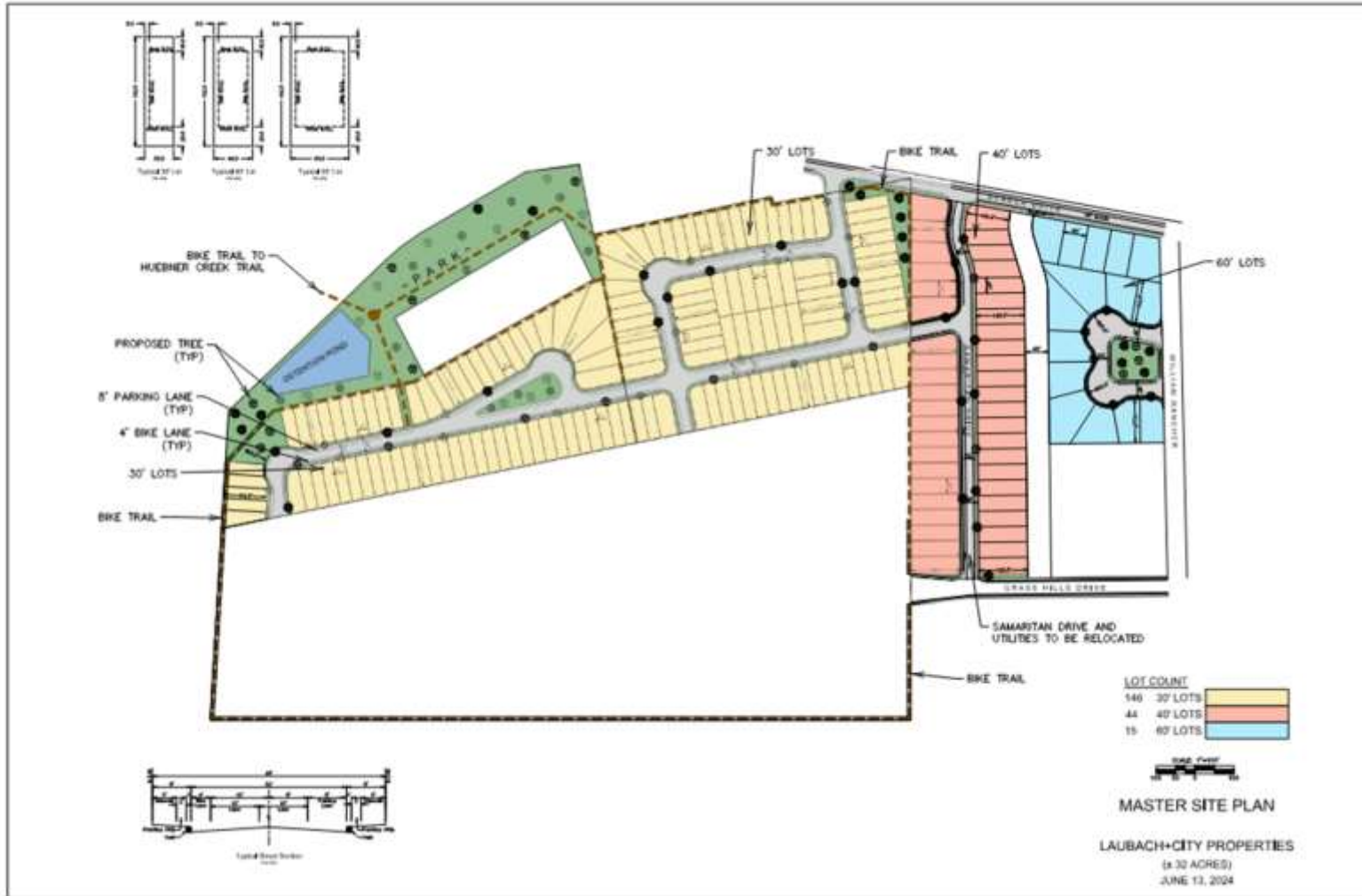
- Preliminary Feedback on a Request to Rezone Approximately 32-Acres of Land From R-1 (Single Family Dwelling) and RE-1 (Residential Estate) Zoning Districts to a Planned Development District (PDD) with R-6 (Garden Home) District Base Zoning
- Approx. 30.984 acres
  - 19.614-acre vacant tract, Lots 1 and 2, Block 1, CB 4430 Grass Hill Estates Subdivision
  - 11.37-acre vacant tract, P-13, ABS 432, CB 4430,
  - Located along Aids, Samaritan, Grass Hill, & William Rancher Streets



# Purpose

- To gain feedback 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
- Development would have 144-30' wide, 46-40' wide, and 15-60' wide lots, for a total of 205 single family homes

# Site Plan



# 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

# History / TIA

- 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

# Variance Requests

- 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.1	Minimum Front yard setback	20 ft	15 ft
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Side yard setback	5 ft	2-1/2 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	5 ft



# Variances - Lots

- 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
  - Lots would be situated on the unplatted parcel behind Samaritan and Aids Drive
- 44 lots would have a 40' width and a minimum area of 4,500 square feet
  - Lots would border Samaritan Drive
- 15 lots will have a 60' width and a minimum area of 6,750 square feet
  - Lots would be east of the drainage channel on Grass Hill Estates Lot 1, bordering William Rancher and Aids Drive

# Variations – 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

# Variations - Trees

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

# Variiances - Trees

- Tree Inventory Summary

Size	# Healthy	# Exempt
Medium:	98	5
Large:	224	11
Heritage:	25	1
Total	347	17

- Total requiring mitigation: 330

# Special Considerations

- Asking to be granted the right to modify the Master Site Plan to increase lot size, decrease density, add or modify bike trails, or add more green spaces
- Asking for internal approval for subsequent development applications/amendments if they do not exceed 10% of overall plan
- Requesting to relocate Samaritan Drive & utilities
  - Applicant will dedicate revised location of Samaritan Drive as a public street via the (re)plat

# Traffic Impact Analysis

- 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

# Streets

- Access to & from proposed subdivision would be Samaritan, Seneca, & Grass Hill
- Portions of all three streets need reconstruction to current standards to carry the number of vehicles projected
- Estimated cost for reconstruction of these streets is \$3,913,400
- Applicant's share of the costs for reconstruction are estimated to be \$1,389,482
- This is in addition to the costs for developing streets inside the subdivision

# Master Plan, Section 11N Seneca West

- The Seneca West area remains largely unplatted and undeveloped
- Some platting occurred in 1972, and the future land use for the area consists of Single-Family low-density housing and Garden House Uses
- Land use for Seneca Estates Units 3 and 3B are established neighborhoods & should be maintained as residential areas
- Undeveloped tracts should be zoned R-1 (Single Family)



# Master Plan, Section 11N Seneca West

- Consolidation of properties west of Seneca East subdivision is recommended to coordinate the development of property and utilities
- Existing zoning south of Grass Hill Drive should remain R-6 (Garden House)

# Notification

- Letter mailed 18
- Received in favor 0
- Received in opposition 0
- Received undeliverable 0

# Fiscal Impact

- The owner has paid all fees associated with this application
- The development of this area will generate both ad valorem and sales tax revenues

# Recommendation

- Staff recommends approval of the proposed PDD
- Residents and Planning and Zoning Commission may have concerns that should be addressed prior to any recommendation being forwarded to the City Council

EXHIBIT \_\_  
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 Master 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.1	Minimum Front yard setback	20 ft	15 ft
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Side yard setback	5 ft	2-1/2 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 Master 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 2024: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project;

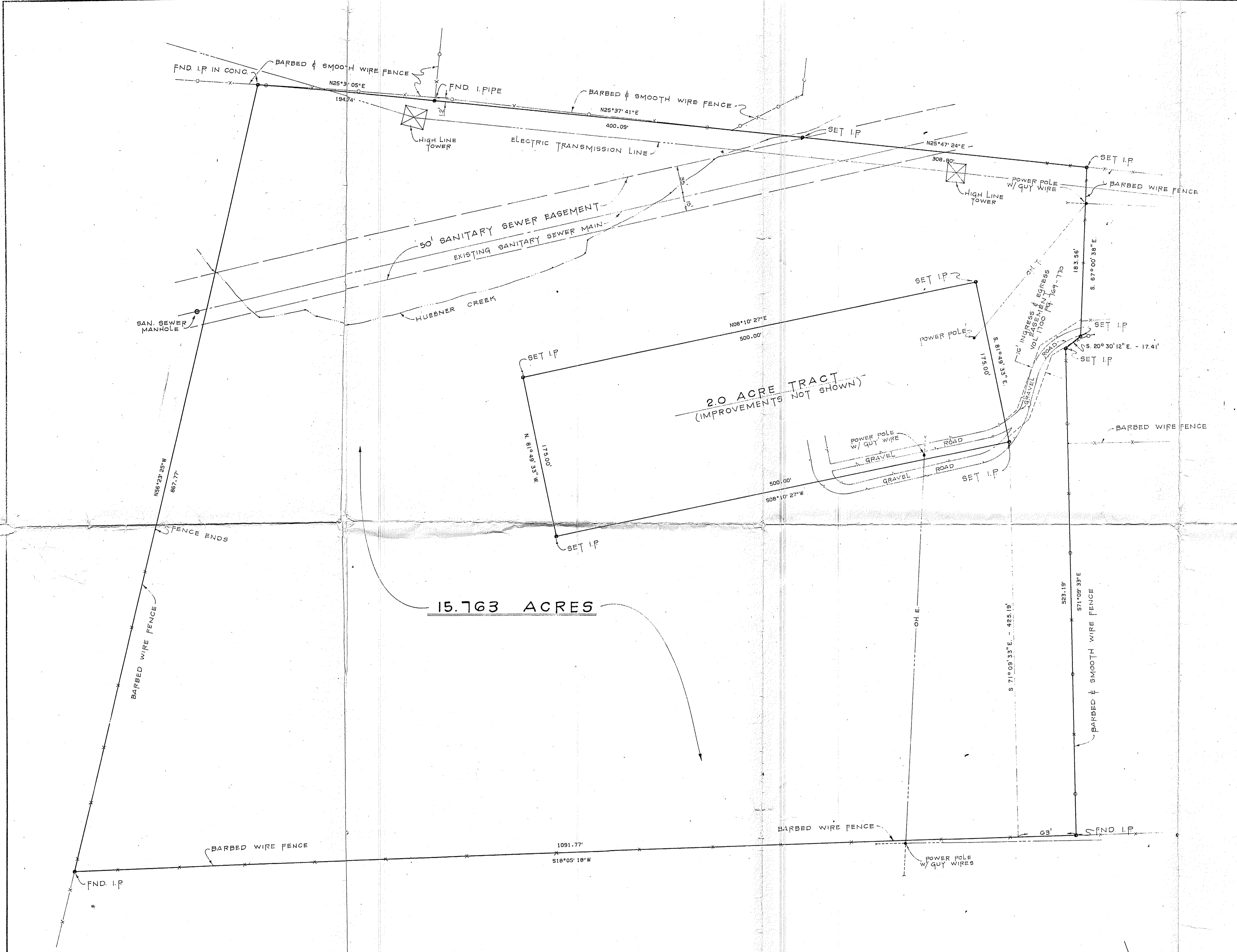
Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City's vision to grow 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
- B. Proposed Master Site Plan
- C. Proposed Master Fire Plan
- D. Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis
- F. Land Location
- G. Letters of Authorization



PLAT OF:  
 A 15.763-acre tract of land out of the Ivah H. Smith 60-acre tract in the F. Losoya Survey No. 187, Abstract No. 432, County Block 4430, Bexar County, Texas; being the same 17.772-acre tract recorded in Volume 3597, Pages 467 and 468, Bexar County Deed Records, save and except a 2.009-acre tract previously conveyed to Thome H. Taylor and wife, Virginia H. Taylor by deed recorded in Volume 1700, Pages 769 and 770, Official Public Records of Real Property, Bexar County, Texas; and said 17.772-acre tract being more particularly described as follows:

BEGINNING at an iron pin found in concrete at a fence corner for the most westerly corner of said Ivah Smith 60-acre tract, and of this tract;

THENCE northeasterly, along northwesterly lines of this tract, the following courses: N. 25°37'41" E., a distance of 194.74 feet to an iron pin found at an angle point; N. 25°47'24" E., a distance of 400.09 feet to an iron pin set at an angle point; and N. 25°47'24" E., a distance of 308.80 feet to an iron pin set for the most northerly corner of this tract;

THENCE southeasterly, along northeast lines of this tract, the following courses: S. 67°00'38" E., along a barbed-wire fence line, and extension thereof, a distance of 183.56 feet to an iron pin set at an angle point; S. 20°30'12" E., a distance of 17.41 feet to an iron pin set at an angle point; and S. 71°09'33" E., partially along a barbed and smooth-wire fence line, a distance of 523.19 feet to an iron pin found at a fence corner, for the most easterly corner of this tract;

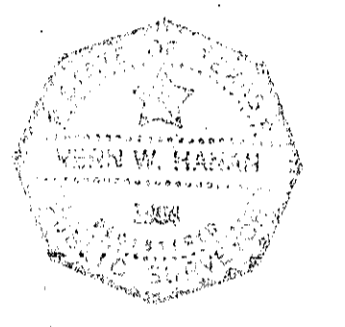
THENCE S. 18°05'18" W., along a barbed-wire fence line, a distance of 1091.77 feet to an iron pin found at a fence corner, for the most southerly corner of this tract;

THENCE N. 56°21'25" W., along a barbed-wire fence line, and extension thereof, a distance of 567.77 feet to the point of beginning, and containing 17.772 acres of land, more or less.

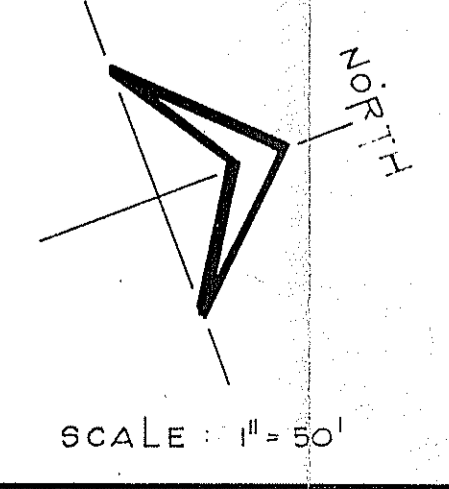
STATE OF TEXAS )  
 COUNTY OF BEXAR )  
 I hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and that there are no visible easements or encroachments on said property other than shown hereon.

Property surveyed and staked June 24, 1962.

*Vern W. Hanson*  
 Vern W. Hanson  
 Registered Public Surveyor



REFERENCE: ELECTRIC EASEMENT RECORDED IN VOLUME 2107, PAGE 592, BEXAR COUNTY DEED RECORDS



DESIGN RVG DRAWN VEAN CHECKED		SURVEY PLAT OF 15.763 ACRES OF LAND OUT OF COUNTY BLOCK 4430, BEXAR COUNTY, TEXAS.		6/22/92 DATE
				4-0327 JOB NO.
W. F. CASTELLA & ASSOCIATES CONSULTING ENGINEERS 1039 W. HILDEBRAND SAN ANTONIO, TEXAS		SHEET OF 1		75



**LEGEND**

- 1/2" IRON ROD FOUND (SEE NOTE)
- 1/2" IRON ROD SET
- EXISTING CONTOURS
- COUNTY BLOCK
- EASEMENT
- E, G, T AND CA T: ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- D.E.D. DEED RECORDS OF BEAR COUNTY, TEXAS
- O.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- W ELECTRICAL POWER POLE

**CURVE TABLE**

CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	039°03'07"	77.50'	20.00'	S88°17'31"W	75.46'
C2	100°19'56"	35.00'	20.00'	S02°02'37"W	30.70'
C3	030°40'38"	31.65'	20.00'	N86°34'29"E	28.45'
C4	100°50'18"	35.25'	20.00'	S81°28'29"W	30.80'
C5	027°09'58"	35.56'	75.00'	N61°15'54"W	35.23'
C6	018°04'54"	35.06'	125.00'	N58°45'25"W	34.97'
C7	018°04'54"	18.24'	65.00'	S58°48'28"E	18.15'
C8	027°09'58"	64.01'	135.00'	S57°15'54"E	63.47'

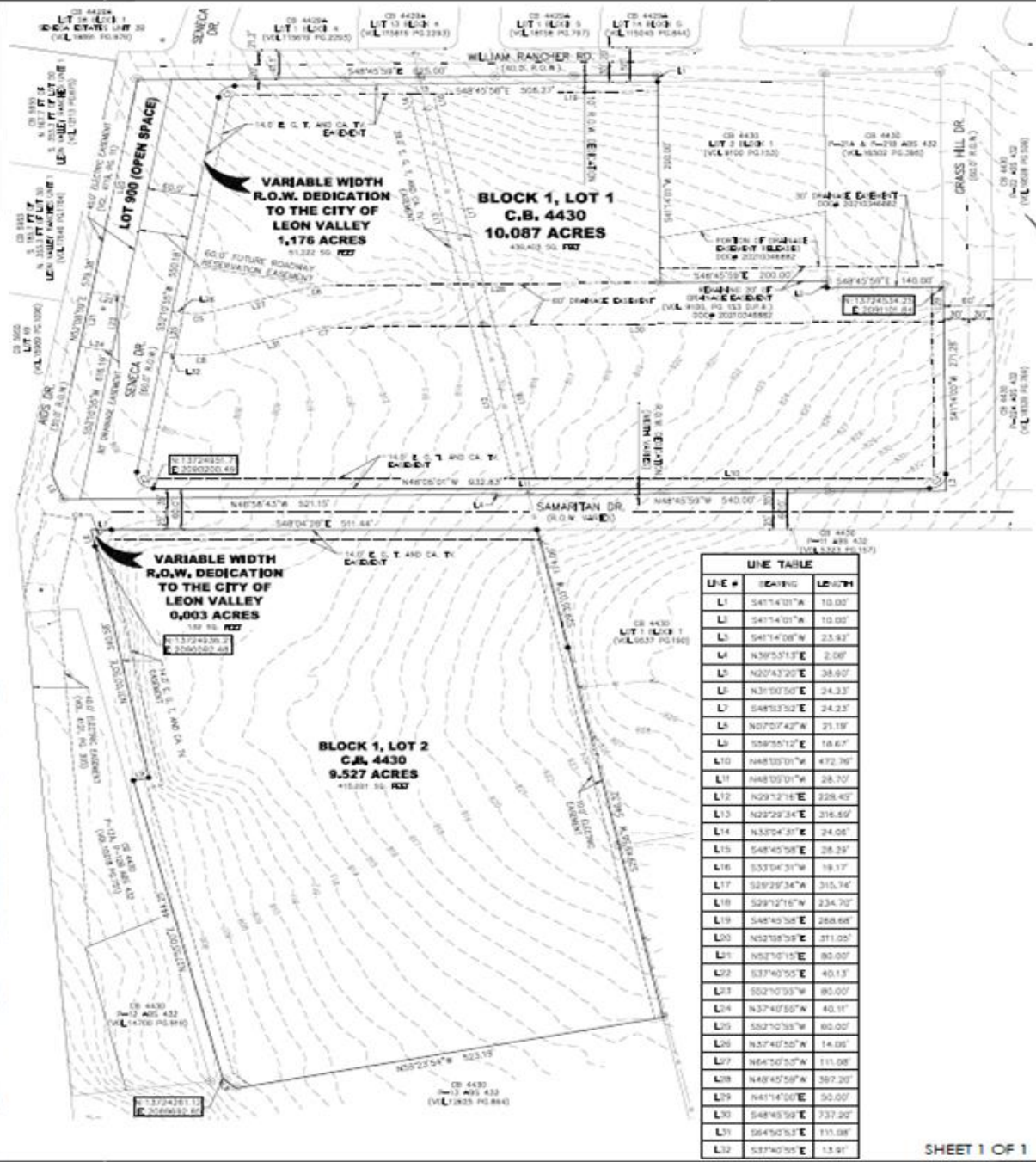
**SURVEYOR'S NOTES:**  
 1. COORDINATE SYSTEM ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, SOME DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COORDINATE SYSTEM.  
 2. CONVERSE SPOKES ARE SURFACE.  
 3. BEARING ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.  
 4. CONTOURS FOR BEAR COUNTY, TEXAS.

**PLAT NOTES:**  
 THE NUMBER OF BULKHEAD CHANGING UNITS (BCH) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
 CAPACITY SEE PAYMENT NOTES.  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.  
 C.P.S. ENERGY NOTES:  
 THE CITY OF LEON VALLEY HAS BEEN ADVISED BY THE UTILITY COMPANY THAT THERE IS A 60' FUTURE OBSERVATION EASEMENT FOR THE UTILITY COMPANY TO INSTALL AND MAINTAIN UTILITY LINES AND EQUIPMENT IN THE AREA OF THE PLAT. THE UTILITY COMPANY HAS BEEN ADVISED BY THE UTILITY COMPANY THAT THERE IS A 60' FUTURE OBSERVATION EASEMENT FOR THE UTILITY COMPANY TO INSTALL AND MAINTAIN UTILITY LINES AND EQUIPMENT IN THE AREA OF THE PLAT. THE UTILITY COMPANY HAS BEEN ADVISED BY THE UTILITY COMPANY THAT THERE IS A 60' FUTURE OBSERVATION EASEMENT FOR THE UTILITY COMPANY TO INSTALL AND MAINTAIN UTILITY LINES AND EQUIPMENT IN THE AREA OF THE PLAT.

**STATE OF TEXAS COUNTY OF BEAR**  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTER OF STREET, LOT AND UTILITY LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SHARED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE LEON VALLEY PLANNING COMMISSION.

**STATE OF TEXAS COUNTY OF BEAR**  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR.

**REGISTERED PROFESSIONAL ENGINEER**  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR.



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S41°14'01"W	10.00'
L2	S41°14'00"W	25.92'
L3	N39°53'13"E	2.08'
L4	N00°43'20"E	38.80'
L5	N31°50'50"E	24.23'
L6	S48°13'30"E	24.23'
L7	N07°07'42"W	21.19'
L8	S68°45'12"E	18.67'
L9	S48°13'30"W	472.70'
L10	N48°10'01"W	28.70'
L11	N09°12'11"E	228.43'
L12	N22°29'34"E	216.69'
L13	N33°04'30"E	24.06'
L14	S48°45'58"E	28.29'
L15	S33°30'17"W	18.17'
L16	S29°29'34"W	315.74'
L17	S29°12'16"W	234.70'
L18	S48°45'58"E	268.68'
L19	N52°08'39"E	311.05'
L20	N52°08'11"E	80.00'
L21	S37°40'55"E	40.13'
L22	S52°10'35"W	85.00'
L23	N37°40'50"W	40.11'
L24	S52°10'35"W	80.00'
L25	N37°40'50"W	14.00'
L26	N64°30'33"W	111.00'
L27	N48°45'58"W	387.20'
L28	N41°14'00"E	50.00'
L29	S48°45'58"E	237.20'
L30	S48°45'58"E	115.08'
L31	S37°40'55"E	13.91'

PLAT NUMBER XXXXXX

SUBDIVISION PLAT OF GRASS HILL ESTATES LOTS 1 & 2

BEING 23.522 ACRES OF LAND CONVERTED TO OWNERS NAMED FROM RECORDED DEEDS CONSISTING OF PARCELS P-108 AND P-109 (3.345 AC.) VOLUME 58238, PAGE 760; P-100 (0.622 AC.) VOLUME 58238, PAGE 775; P-101 (0.622 AC.) VOLUME 58238, PAGE 776; P-102 (0.622 AC.) VOLUME 58238, PAGE 777; P-103 (0.622 AC.) VOLUME 58238, PAGE 778; P-104 (0.622 AC.) VOLUME 58238, PAGE 779; P-105 (0.622 AC.) VOLUME 58238, PAGE 780; P-106 (0.622 AC.) VOLUME 58238, PAGE 781; P-107 (0.622 AC.) VOLUME 58238, PAGE 782; P-108 (0.622 AC.) VOLUME 58238, PAGE 783; P-109 (0.622 AC.) VOLUME 58238, PAGE 784; P-110 (0.622 AC.) VOLUME 58238, PAGE 785; P-111 (0.622 AC.) VOLUME 58238, PAGE 786; P-112 (0.622 AC.) VOLUME 58238, PAGE 787; P-113 (0.622 AC.) VOLUME 58238, PAGE 788; P-114 (0.622 AC.) VOLUME 58238, PAGE 789; P-115 (0.622 AC.) VOLUME 58238, PAGE 790; P-116 (0.622 AC.) VOLUME 58238, PAGE 791; P-117 (0.622 AC.) VOLUME 58238, PAGE 792; P-118 (0.622 AC.) VOLUME 58238, PAGE 793; P-119 (0.622 AC.) VOLUME 58238, PAGE 794; P-120 (0.622 AC.) VOLUME 58238, PAGE 795; P-121 (0.622 AC.) VOLUME 58238, PAGE 796; P-122 (0.622 AC.) VOLUME 58238, PAGE 797; P-123 (0.622 AC.) VOLUME 58238, PAGE 798; P-124 (0.622 AC.) VOLUME 58238, PAGE 799; P-125 (0.622 AC.) VOLUME 58238, PAGE 800; P-126 (0.622 AC.) VOLUME 58238, PAGE 801; P-127 (0.622 AC.) VOLUME 58238, PAGE 802; P-128 (0.622 AC.) VOLUME 58238, PAGE 803; P-129 (0.622 AC.) VOLUME 58238, PAGE 804; P-130 (0.622 AC.) VOLUME 58238, PAGE 805; P-131 (0.622 AC.) VOLUME 58238, PAGE 806; P-132 (0.622 AC.) VOLUME 58238, PAGE 807; P-133 (0.622 AC.) VOLUME 58238, PAGE 808; P-134 (0.622 AC.) VOLUME 58238, PAGE 809; P-135 (0.622 AC.) VOLUME 58238, PAGE 810; P-136 (0.622 AC.) VOLUME 58238, PAGE 811; P-137 (0.622 AC.) VOLUME 58238, PAGE 812; P-138 (0.622 AC.) VOLUME 58238, PAGE 813; P-139 (0.622 AC.) VOLUME 58238, PAGE 814; P-140 (0.622 AC.) VOLUME 58238, PAGE 815; P-141 (0.622 AC.) VOLUME 58238, PAGE 816; P-142 (0.622 AC.) 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VOLUME 58238, PAGE 886; P-212 (0.622 AC.) VOLUME 58238, PAGE 887; P-213 (0.622 AC.) VOLUME 58238, PAGE 888; P-214 (0.622 AC.) VOLUME 58238, PAGE 889; P-215 (0.622 AC.) VOLUME 58238, PAGE 890; P-216 (0.622 AC.) VOLUME 58238, PAGE 891; P-217 (0.622 AC.) VOLUME 58238, PAGE 892; P-218 (0.622 AC.) VOLUME 58238, PAGE 893; P-219 (0.622 AC.) VOLUME 58238, PAGE 894; P-220 (0.622 AC.) VOLUME 58238, PAGE 895; P-221 (0.622 AC.) VOLUME 58238, PAGE 896; P-222 (0.622 AC.) VOLUME 58238, PAGE 897; P-223 (0.622 AC.) VOLUME 58238, PAGE 898; P-224 (0.622 AC.) VOLUME 58238, PAGE 899; P-225 (0.622 AC.) VOLUME 58238, PAGE 900; P-226 (0.622 AC.) VOLUME 58238, PAGE 901; P-227 (0.622 AC.) VOLUME 58238, PAGE 902; P-228 (0.622 AC.) VOLUME 58238, PAGE 903; P-229 (0.622 AC.) VOLUME 58238, PAGE 904; P-230 (0.622 AC.) VOLUME 58238, PAGE 905; P-231 (0.622 AC.) VOLUME 58238, PAGE 906; P-232 (0.622 AC.) VOLUME 58238, PAGE 907; P-233 (0.622 AC.) VOLUME 58238, PAGE 908; P-234 (0.622 AC.) 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Scale 1"=100'

ARDURRA  
 COLLABORATIVE SURVEYING, INC.

FERNANDEZ, FRAZER, WHITE AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS

DATE OF PRINT: December 8, 2022

STATE OF TEXAS COUNTY OF BEAR  
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PRESENCE OF THROUGH A duly AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, CERTAIN AREAS SHOWN AS PART OF AN EXCLUSIVE OR PLANNED DEVELOPMENT, FOR WALK AND BIKE TRAILS, PARKS, PLAY AREAS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

CITY ENGINEER: CITY OF LEON VALLEY  
 BEAR COUNTY, TEXAS  
 (SEE MAP 1)

STATE OF TEXAS COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED [Name] known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated, WITHIN MY HAND AND SEAL OF OFFICE THIS [Day] DAY OF [Month], A.D. 20 [Year].

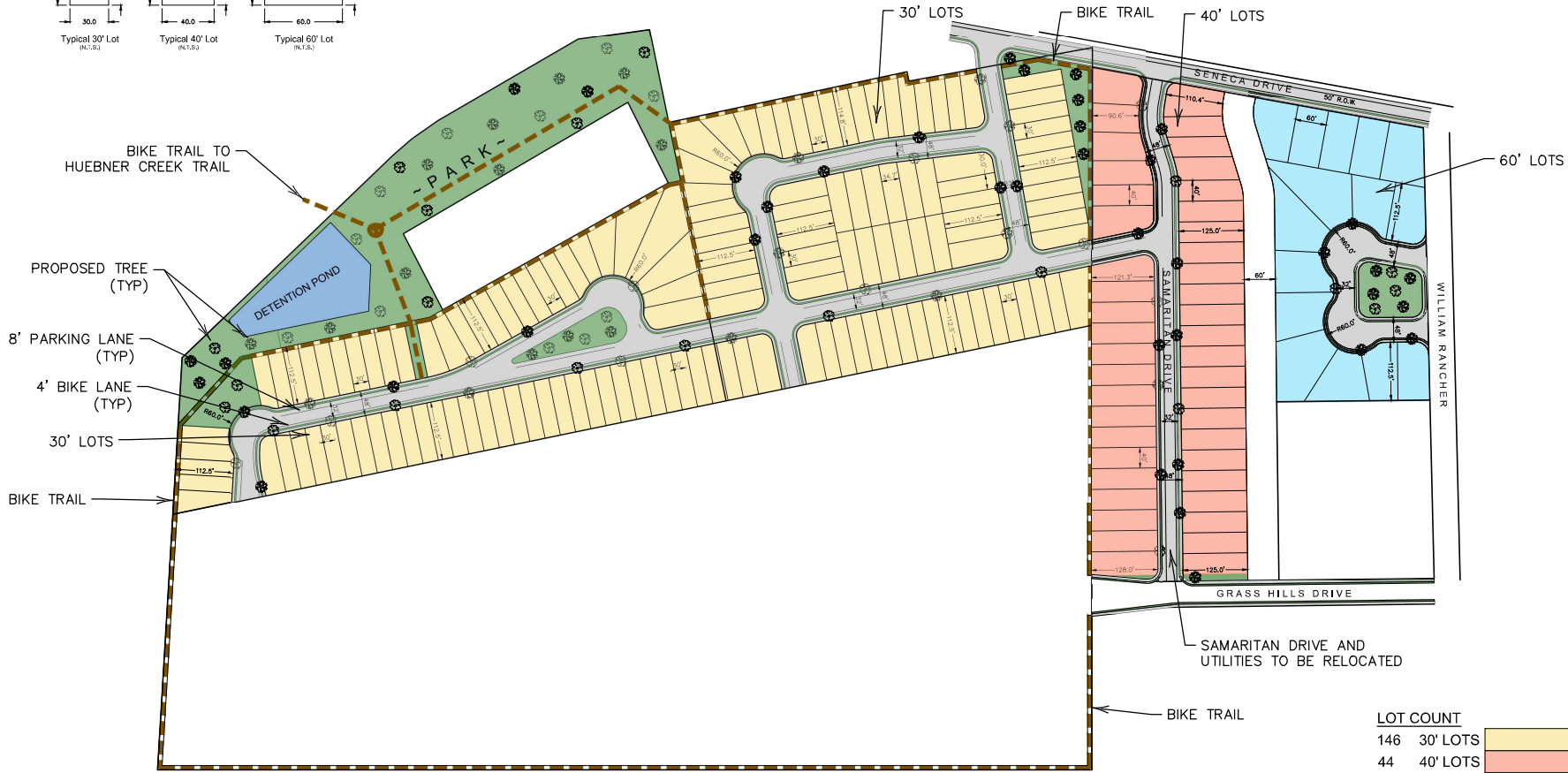
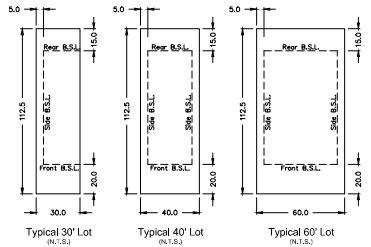
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER  
 THE PLAT OF [Name] BEING [Name] HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND DULY RECORDED BY SAID CITY COUNCIL.

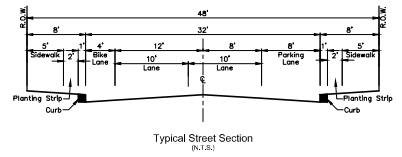
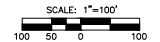
DATED THIS [Day] DAY OF [Month], A.D. 20 [Year].  
 BY: [Signature] MAYOR  
 BY: [Signature] CITY SECRETARY

STATE OF TEXAS COUNTY OF BEAR  
 I, [Name] COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE [Day] DAY OF [Month], A.D. 20 [Year], AT [Time] M. AND DULY RECORDED IN THE [Page] PAGE OF [Volume] VOLUME IN BOOK [Volume] ON PAGE [Page] IN TESTAMENTS WHEREIN, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS [Day] DAY OF [Month], A.D. 20 [Year].  
 COUNTY CLERK, BEAR COUNTY, TEXAS  
 BY: [Signature] CLERK



LOT COUNT

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



MASTER SITE PLAN

LAUBACH+ CITY PROPERTIES  
 (± 32 ACRES)  
 JUNE 13, 2024



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



## LAND HISTORY

THIS 1995 AERIAL MAP SHOWS THESE PROPERTIES AS FARMLAND WITH THE MAJORITY OF THE TREES LOCATED IN THAT IS CURRENTLY THE DRAINAGE CANAL AS HIGHLIGHTED IN GREEN.

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





**LAND HISTORY**

**CURRENT  
AERIAL MAP**

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



# KEY TREE STATISTICS FOR DEVELOPABLE LAND

TREE INVENTORY SUMMARY		
SIZE	# HEALTHY	# EXEMPT
HERITAGE	25	1
LARGE	224	11
MEDIUM	98	5
<b>TOTAL</b>	<b>347</b>	<b>17</b>

\* EXEMPT = Diseased, Dead, or Hazardous

# DETAILED TREE INVENTORY

SPECIE	OVERALL			HERITAGE		LARGE		MEDIUM	
	TOTAL / SPECIE	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT
Arizona Ash	3	0	1	1		2	1	0	0
Ashe Juniper	142	138	4	1	1	90	2	51	1
Chinaberry	7	4	3	2		2	2	3	1
Live Oak	13	12	1	2		9	1	2	0
Elm	3	3		0		3		0	
Hackberry	81	77	4	4		45	2	32	2
Ligustrum	41	39	2	5		33	1	3	1
Mesquite	49	47	2	6		36	2	7	0
Pecan	6	6		4		2		0	
<b>TOTAL</b>	<b>345</b>	<b>326</b>	<b>17</b>	<b>25</b>	<b>1</b>	<b>222</b>	<b>11</b>	<b>98</b>	<b>5</b>

\* EXEMPT = Diseased, Dead, or Hazardous

## OUR PROPOSED TREE MITIGATION PLAN

As we showed earlier, the 1995 aerial of this property shows it as bare farmland. There are not any Oak trees on this property. Most of the trees belong to invasive species.

We propose to:

1. Dedicate +/- 4 acres of land as park space
2. Plant two new 1.5" trees per lot, on all lots 40' and wider
3. Plant two new 1.5" trees per lot, on all lots 30' to 39' in width
4. Pay in-lieu tree preservation fees

# 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 from 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	
<b>210</b>	<b>Single-Family Detached Housing</b>					
<b>Rate / Unit</b>	9.43		<b>0.70</b>		<b>0.94</b>	
<b>Units</b>	314		<b>314</b>		<b>314</b>	
<b>Trips</b>	2961		<b>220</b>		<b>295</b>	
<b>% Enter/Exit</b>	50%	50%	<b>25%</b>	<b>75%</b>	<b>63%</b>	<b>37%</b>
<b># Enter/Exit</b>	1480	1481	<b>55</b>	<b>165</b>	<b>186</b>	<b>109</b>

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
<b>Seneca Drive</b>	75%	41	124	140	82
<b>Grass Hill Drive</b>	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 hereby 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	
<b>210</b>	<b>Single-Family Detached Housing</b>					
<b>Rate / Unit</b>	9.43		0.7		0.94	
<b>Units</b>	205		205		205	
<b>Trips</b>	1933		144		193	
<b>% Enter/Exit</b>	50%	50%	25%	75%	63%	37%
<b># Enter/Exit</b>	967	967	36	108	121	71

*Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition*

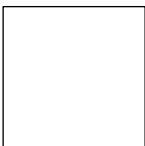
# EXHIBIT E-1

**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.





# Concern #1

## Increased Traffic

- Samaritan was constructed to a 60' wide ROW, with 44' pavement width, designed to carry 12,000 vehicles
- Grass Hill – was existing but was widened to same as Seneca in improved portion, unimproved portion to be reconstructed at time of platting
- William Rancher – will be required to be widened and constructed to 50' ROW and 30' pavement width
- Aids Drive would be removed and Seneca continued through to the undeveloped areas
- Samaritan – would require either widening or removal. If widened, would be to same as William Rancher.





# Traffic Impact Analysis

TRIP GENERATION FOR R1										
ITE CODE	WEEKDAY 24 HR		WEEKDAY AM PEAK		WEEKDAY PM PEAK		SATURDAY 24 HR		SATURDAY PEAK	
210	SINGLE-FAMILY DETACHED HOUSING									
RATE/UNIT	9.57		0.77		1.02		10.1		0.94	
UNITS	359		359		359		359		359	
TRIPS	3436		276		366		3626		337	
% ENTER/ EXIT	50%	50%	26%	74%	64%	36%	50%	50%	54%	46%
# ENTER/ EXIT	1718	1718	72	205	234	132	1813	1813	182	155

TRIP GENERATION FOR R6										
ITE CODE	WEEKDAY 24 HR		WEEKDAY AM PEAK		WEEKDAY PM PEAK		SATURDAY 24 HR		SATURDAY PEAK	
210	SINGLE-FAMILY DETACHED HOUSING									
RATE/UNIT	9.57		0.77		1.02		10.1		0.94	
UNITS	558		558		558		558		558	
TRIPS	5340		430		569		5636		525	
% ENTER/ EXIT	50%	50%	26%	74%	64%	36%	50%	50%	54%	46%
# ENTER/ EXIT	2670	2670	112	318	364	205	2818	2818	283	241



# Traffic Impact Analysis

TRIP DISTRIBUTION FOR R1						TXDOT RECOMMENDATION (VPD)	% OF CAP. UTILIZED	
STREET		AM DIRECTION		PM DIRECTION				WEEKEND 24 HR
		ENTER	EXIT	ENTER	EXIT			
SENECA DRIVE	75%	54	153	176	99	2719	22.7%	
GRASS HILL DRIVE	25%	18	51	59	33	906	7.6%	

TRIP DISTRIBUTION FOR R6						TXDOT RECOMMENDATION (VPD)	% OF CAP. UTILIZED	
STREET		AM DIRECTION		PM DIRECTION				WEEKDAY 24 HR
		ENTER	EXIT	ENTER	EXIT			
SENECA DRIVE	75%	84	238	273	154	4227	35.2%	
GRASS HILL DRIVE	25%	28	79	91	51	1409	11.7%	



# Traffic Impact Analysis

- Vehicles per day along Seneca would result in the street being used as follows:
  - R-1 = 22.7% of max capacity
  - R-6 = 35.2% of max capacity
- Vehicles per day along Grass Hill would result in the street being used as follows:
  - R-1 = 7.6% of max capability
  - R-6 = 11.7% of maximum capability
- Change in levels of service of the two streets at Bandera Road would be minimal with the addition of maximum R-1 or R-6 build out

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**

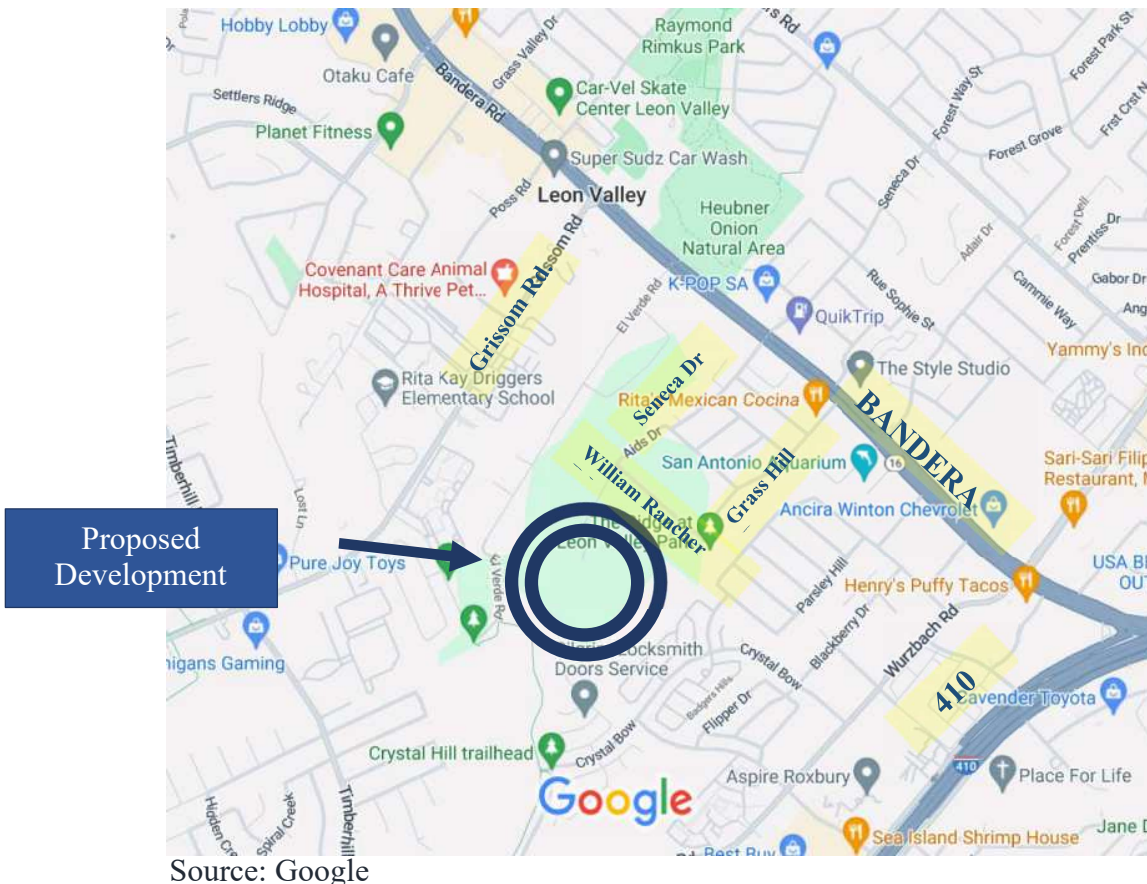


January 2024

**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	
<b>210</b>	<b>Single-Family Detached Housing</b>					
<b>Rate / Unit</b>	9.43		<b>0.70</b>		<b>0.94</b>	
<b>Units</b>	314		<b>314</b>		<b>314</b>	
<b>Trips</b>	2961		<b>220</b>		<b>295</b>	
<b>% Enter/Exit</b>	50%	50%	<b>25%</b>	<b>75%</b>	<b>63%</b>	<b>37%</b>
<b># Enter/Exit</b>	1480	1481	<b>55</b>	<b>165</b>	<b>186</b>	<b>109</b>

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
<b>Seneca Drive</b>	75%	41	124	140	82
<b>Grass Hill Drive</b>	25%	14	41	47	27

## ANALYSIS

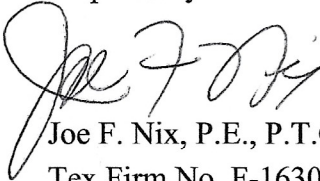
Seneca drive and Grass Hill Drive can easily accommodate the additional traffic expected to be generated by the proposed development with as many as 314 lots. The additional traffic on Grass Hill Drive would be an average of less than one vehicle per minute. The traffic movements entering and exiting 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*

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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**



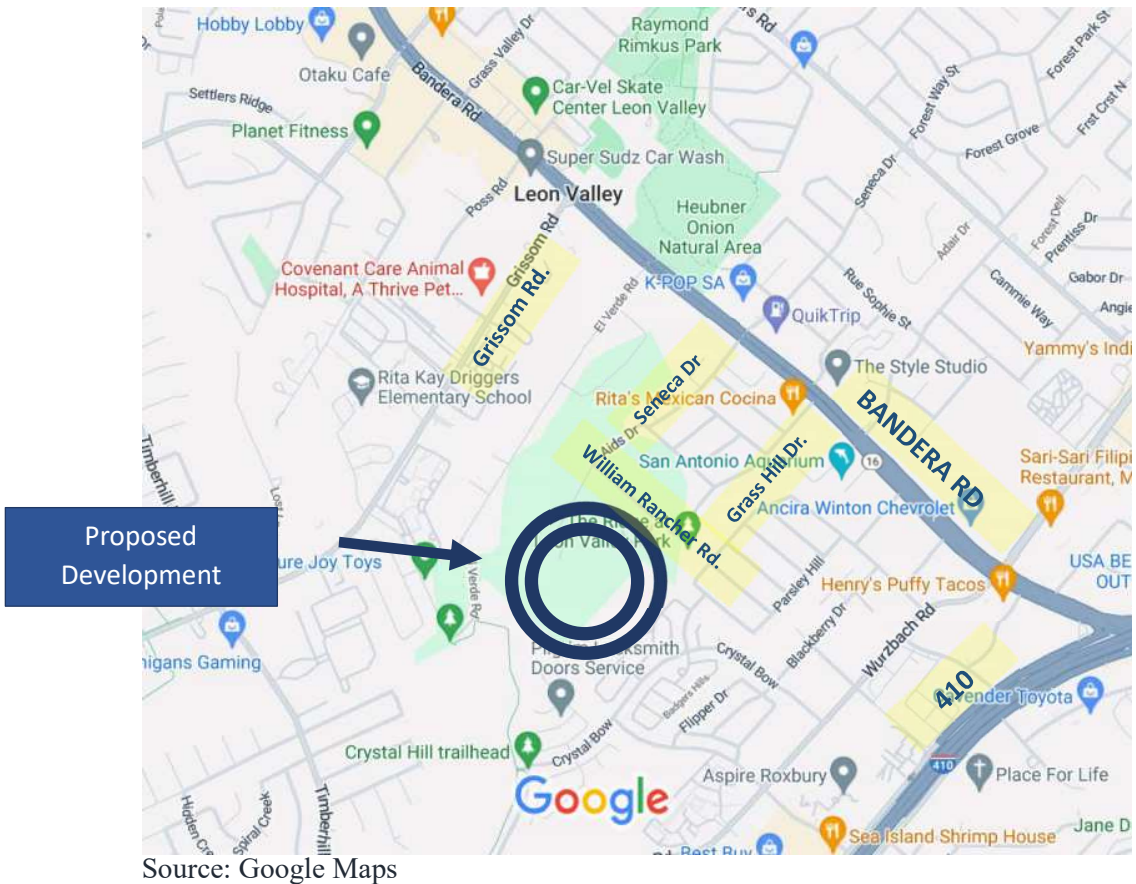
February 2024



**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

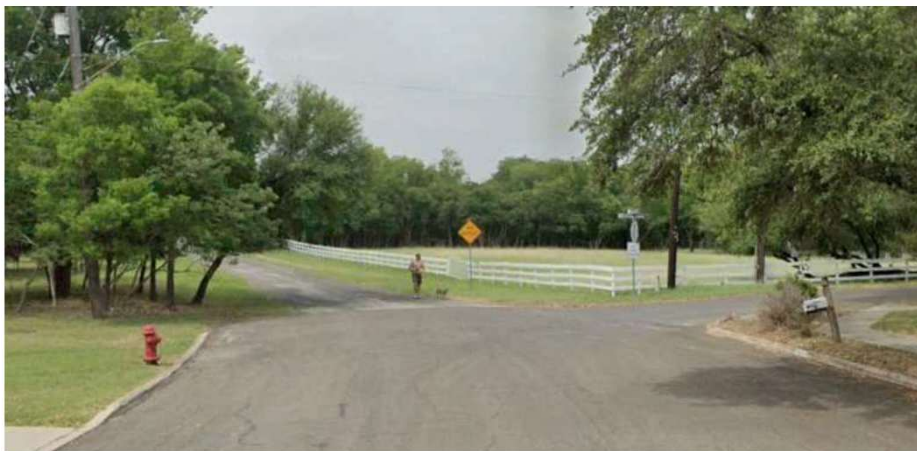
The existing roadways that would potentially be directly impacted by the proposed development include Seneca Drive, Grass Hill Drive, Aids Drive, and Samaritan Drive.

**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**

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**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	
<b>210</b>	<b>Single-Family Detached Housing</b>					
<b>Rate / Unit</b>	9.43		<b>0.7</b>		<b>0.94</b>	
<b>Units</b>	166		<b>166</b>		<b>166</b>	
<b>Trips</b>	1565		<b>116</b>		<b>156</b>	
<b>% Enter/Exit</b>	50%	50%	<b>25%</b>	<b>75%</b>	<b>63%</b>	<b>37%</b>
<b># Enter/Exit</b>	783	783	<b>29</b>	<b>87</b>	<b>98</b>	<b>58</b>

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
<b>Seneca Drive</b>	75%	22	65	74	43
<b>Grass Hill Drive</b>	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.

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## 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, appearing to read "Joe F. Nix".

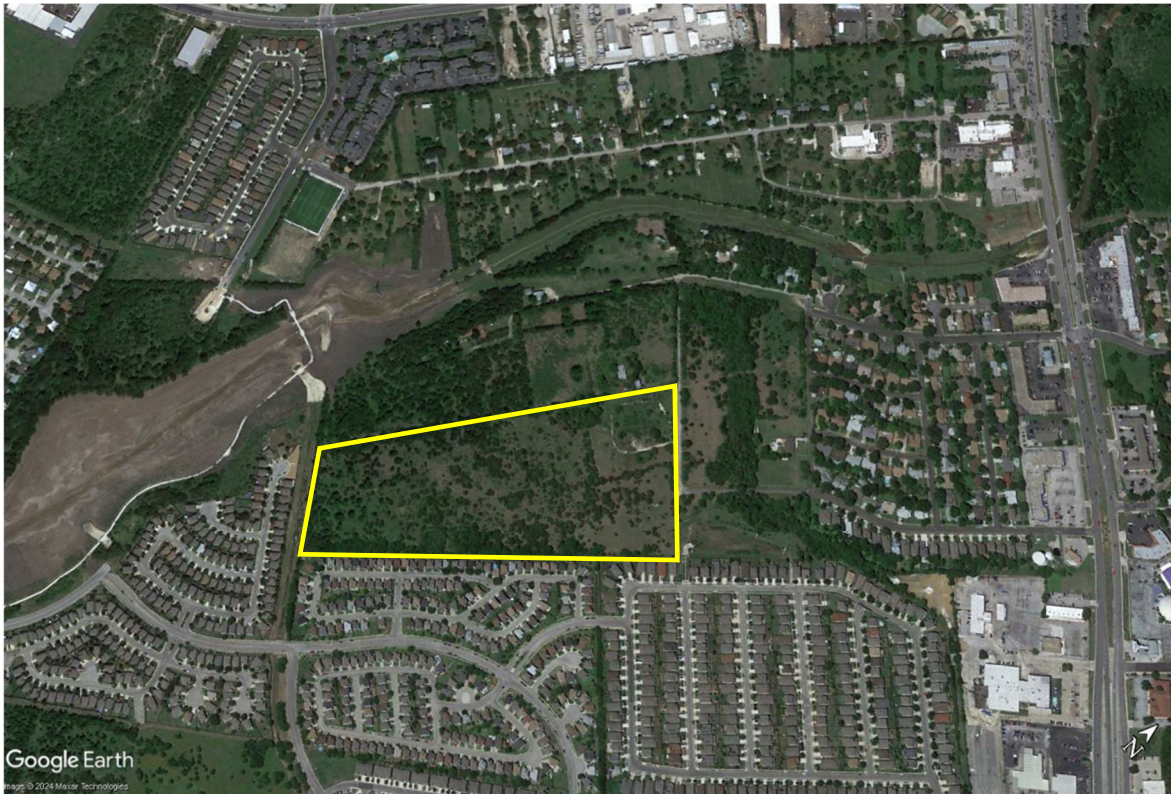
Joe F. Nix, P.E., P.T.O.E.  
Tex Firm No. F-16308

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**



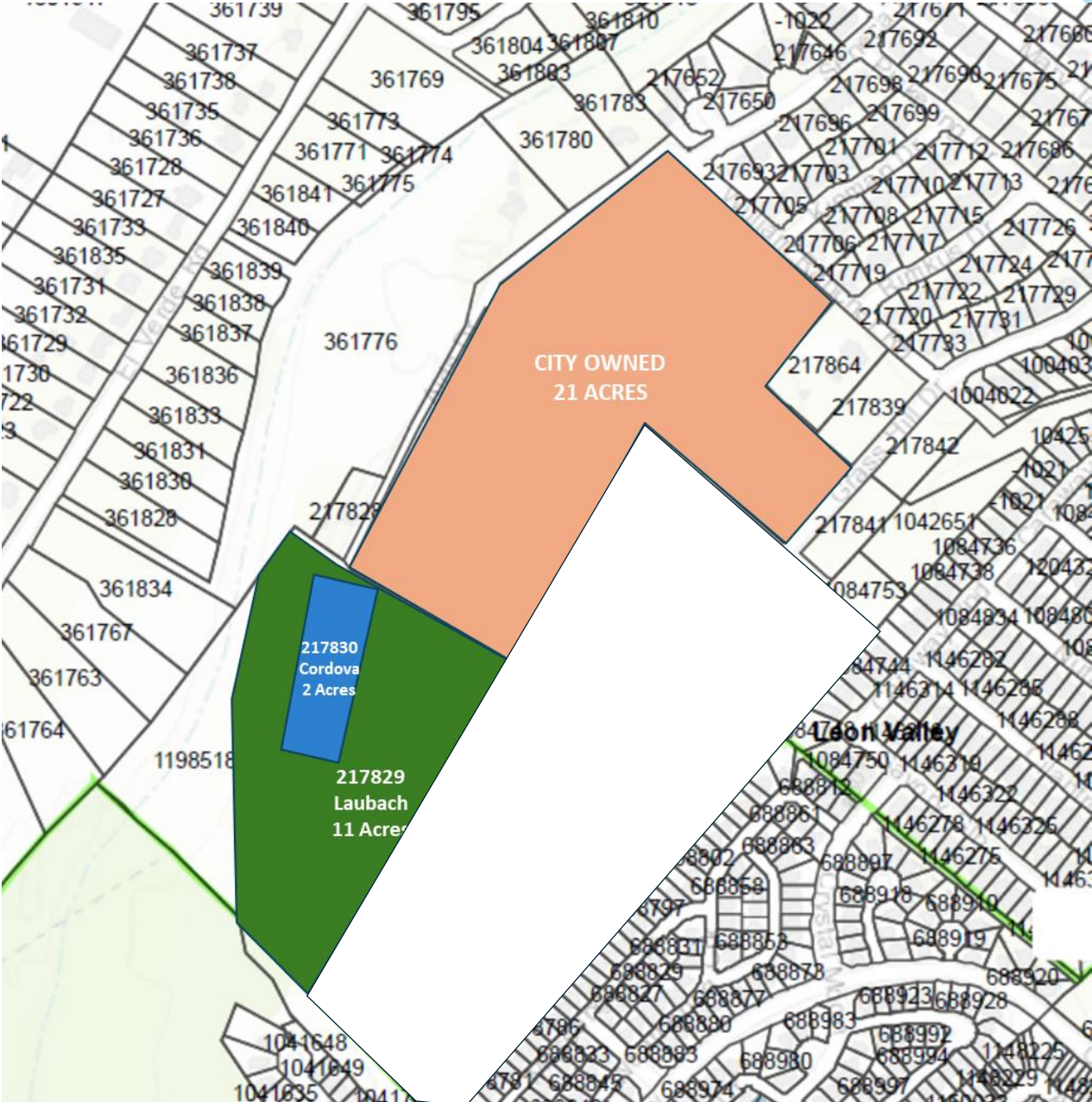


**EXHIBIT C**

**GOOD SAMARITAN CONCEPTUAL PLAN**



# LOCATION





ADDENDUM B

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 manager 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 7<sup>th</sup> day of June, A.D. 2024



Notary Public, Bexar County, Texas

My Commission Expires: 11-17-2026



ADDENDUM B

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

Kendall

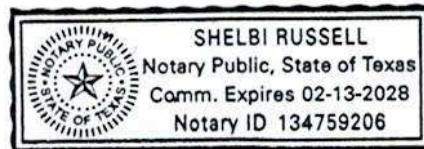
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this

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



**PLANNING AND ZONING COMMISSION COMMUNICATION**

**DATE:** June 25, 2024  
**TO:** Planning and Zoning Commission  
**FROM:** Melinda Moritz, Public Works Director  
**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Discussion and Possible Recommendation to Amend the Leon Valley City Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.327 - "PD" Planned Development District

**PURPOSE:**

To consider recommendations for amending the Zoning Code to further define how the Planned Development District (PDD) zoning designation may be used. There have been some concerns that the district is being used to circumvent the Board of Adjustment variance process, as appeals to the regulations in the zoning code are typically based on a hardship of the land, and appeals to the Board of Adjustment are presented at a district court and not to the City Council. Attached to this item are the Leon Valley PDD regulations, the City of San Antonio Planned Unit Development regulations, and a copy of the meaning of the zoning district designations in San Antonio.

The Chair of the Planning and Zoning Commission will take the lead on this discussion.

**FISCAL IMPACT:**

Not applicable.

**RECOMMENDATION**

Staff recommends amending the Code to include some of the verbiage from the San Antonio regulations, but allowing the district to be used for residential purposes when the applicant proposes a unique and clearly different design for a project.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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### Sec. 15.02.327 "PD" planned development district

- (a) *Purpose.* The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:
- (1) Flexible and creative planning;
  - (2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;
  - (3) Economic development;
  - (4) Compatibility of land uses;
  - (5) Innovative planning concepts;
  - (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and
  - (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.
- (b) *Applicability.* A PD district shall only be established in one or more of the following circumstances:
- (1) The land is proposed for development as a mixed-use development. **or a traditional neighborhood development** requiring more flexible and innovative design standards;
  - (2) 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;
  - (3) The land serves as transition between different and seemingly incompatible land uses;
  - (4) The land, or adjacent property that would be impacted by the development of the land, has sensitive or unique environmental features requiring a more flexible approach to zoning and clustering of uses, or special design standards, in order to afford the best possible protection of the unique qualities of the site or the adjacent property;
  - (5) To provide for the expansion of a lawfully operating nonconforming uses under the conditions that follow:
    - (A) Prior to December 1, 2009, the lawfully operating nonconforming use was both:
      - (i) Fully conforming with the then applicable zoning regulations;
      - (ii) Located within an existing development or building(s), which were specifically designed, both functionally and aesthetically, for its presently legally nonconforming use; and
      - (iii) Rezoning the land on which the lawfully operating nonconforming use operates to a standard zoning district or classification, which would allow the expansion of the nonconforming use as a matter of right, may cause the zoning district designation of the land to be determined to be incompatible with the surrounding uses and zoning districts.
- (c) *Nature of the district.* Each PD district shall be unique and tailored to the specific site and proposed development project. Each PD district shall be governed by "base zoning" comprised of a zoning district specified within section 15.02.301 of this chapter 15 ~~and any additional overlay districts if appropriate~~. Each

PD district shall also be governed by a PD project plan, as well as any other items specific to the ordinance adopting the PD district as specified in section 15.02.327(d) below.

- (d) *Items specific to the ordinance.* The adopting ordinance establishing a PD district shall set forth the following:
- (1) *Base zoning district.* The adopting ordinance shall specify a base zoning district by which use and development standards shall be applied to subsequent development permits for land within the PD district; unless specifically excepted according to the provisions of this section. The base zoning district specified shall conform to the provisions of the city's comprehensive master plan, including the city's future land use plan.
  - (2) *Permitted or prohibited uses.*
    - (A) The adopting ordinance shall specify any uses not allowed in the base zoning district ~~and applicable overlay districts~~ that shall be permitted in the PD district, provided that such uses do not conflict with any provisions of the city's comprehensive plan.
    - (B) The adopting ordinance shall specify any uses permitted in the base district ~~and any uses permitted in the applicable overlay districts~~ that shall be prohibited in the PD district.
  - (3) *Development standards.*
    - (A) The adopting ordinance shall specify any supplemental design or development standards not required by the base zoning district that shall be applied to subsequent development permits for land within the PD district.
    - (B) The adopting ordinance shall specify any development standards required by the base zoning district ~~and applicable overlay districts~~ that shall be varied for subsequent development permits for land within the PD district.
    - (C) Standards that may be varied include but are not limited to the following:
      - (i) Residential density.
      - (ii) Building setbacks.
      - (iii) Building height.
      - (iv) Lot coverage.
      - (v) Parking and access.
      - (vi) Landscaping and buffering.
      - (vii) Streetscape design.
      - (viii) Architecture.
    - (D) Varied standards may increase or decrease the requirements otherwise applicable to particular uses.
    - (E) Any graphic depictions used to illustrate such standards, unless otherwise provided in the PD district regulations, shall be considered standards that apply to subsequent development applications.
  - (4) *PD project plan.* No PD district may be established without approval of a project plan, containing the documents and minimum information specified in section 15.02.327(e) below.
  - (5) *Additional items.* The adopting ordinance may also specify the following if necessary:
    - (A) Required dedications of land or public improvements;



- (B) A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of development, where applicable;
  - (C) Any variations from the city's subdivision or utilities standards pertaining to provision of roadway and drainage facilities provided such variance is justified by a city approved traffic impact study, drainage study, or other type of applicable engineering study, which may be required as a prerequisite for approving a PD district. Otherwise, all facilities or improvements within public rights-of-way shall be provided in accordance with design standards set forth within the city subdivision regulations;
  - (D) Identification of the levels of the deviation allowed between the PD project plan and subsequent development applications that may be approved by the planning and zoning director; and
  - (E) Such additional conditions as are established by the council to assure that the PD district is consistent with the city's comprehensive plan.
- (e) *PD project plan requirements.* No PD district may be established without approval of a PD project plan. The PD project plan shall be adopted with the ordinance establishing the PD district and shall be construed in conjunction with the authorized uses and development standards set forth within the PD district.
- (1) *Required documents.* The following documents shall be required to be included in a PD project plan. For smaller projects the following documents may be combined into one or more documents at the discretion of the planning and zoning director.
    - (A) Land use plan.
    - (B) Site plan.
    - (C) Landscape plan.
    - (D) Traffic impact analysis (TIA).
    - (E) Drainage analysis.
  - (2) *Additional documents.* Additional documents may be required to be submitted as part of a PD project plan, including but not limited to the following.
    - (A) Building elevations.
    - (B) Parking plan.
    - (C) Signage plan.
    - (D) Phasing plan.
    - (E) Site or building material specifications.
  - (3) *Form of documents.* All required and additional documents shall be in be fully dimensioned and drawn to scale.- digital format.
  - (4) *Content of documents.* Required PD project plan documents shall include but not be limited to the existing and proposed site features such as the following:
    - (A) Topography.
    - (B) Floodplain information.
    - (C) Adjacent properties.
    - (D) Ingress/egress.

- (E) Existing buildings.
  - (F) Parking and loading bays.
  - (G) Landscaping.
  - (H) Large tree groupings.
  - (I) Fire lanes and hydrants.
  - (J) Trash receptacle locations.
  - (K) Lots.
  - ~~(L) Building materials.~~
  - ~~(M) Facade features.~~
  - (N) Street rights-of-way, curblines, widths, and street names.
  - (O) Screening fences or walls.
- (5) *Consistency required.* All development applications within the PD district shall be consistent with the incorporated PD project plan. Failure of a subsequent development application to conform to the approved PD project plan for the PD district shall result in denial of the application unless the PD district regulations are first amended through incorporation of a PD project plan with which the development application is consistent. The degree of conformity required between the project plan and subsequent development applications shall be set forth in the adopting ordinance.
- (6) *Location and arrangement of uses.* The location and arrangement of all authorized uses in the PD district shall be consistent with the PD project plan approved with the PD district.
- (7) *Deviations from approved PD project plan.*
- (A) *Minor deviations.* In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director. Unless otherwise specified in the adopting ordinance, minor deviations are limited to the following:
    - (i) Corrections in spelling, distances, and other labeling that does not affect the overall development concept.
    - (ii) Change in building layout, when shown, that is less than a ten percent increase in size.
    - (iii) Changes in the proposed property lines internal to the PD district, as long as the originally approved district boundaries are not altered.
    - (iv) Changes in parking layouts as long as the number of required spaces is not decreased, and the general original design is maintained.
  - (B) *Major deviations from the approved PD project plan.* All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district.
- (f) *Procedures for establishment.*
- (1) *Steps for approval.* The review process for a PD district application shall include but not be limited to the following steps:
    - (A) Pre-application conference;
    - (B) Application submittal;

- (C) Project plan review by the planning and zoning director or designees;
  - (D) Preliminary feedback from the planning and zoning commission;
  - (E) Recommendation from the planning and zoning commission;
  - (F) Final approval from city council.
- (2) *Application requirements.* No application for a PD district shall be accepted by the city until the following items have been submitted to the city by the applicant.
- (A) A completed city zone change application, including all requirements as stated on the application form;
  - (B) A statement from the property owner giving authorization to the applicant to file the request for rezoning shall be required as part of the rezoning application, if necessary;
  - (C) A legal description of the property under consideration;
  - (D) A PD project plan;
  - (E) A description of any uses and development standards requested to be modified or varied from those in the base zoning district, as well as the purpose of the variation (i.e., why they are necessary);
  - (F) A description of how the proposed PD district fulfills the goals and objectives of the city's adopted comprehensive plan or any other formally adopted city planning document;
  - (G) A development schedule outlining a timetable for completion of the entire project;
  - (H) A copy of all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of the PD district and any of its common areas, if applicable;
  - (I) The required application fee.
- (g) *Criteria for approval of PD districts.* No PD district shall be established which does not meet all of the following criteria:
- (1) The land covered by the proposed PD district fits one or more of the special circumstances warranting a PD district classification;
  - (2) The proposed PD district furthers the policies of the city's adopted comprehensive plan (as amended) and other formally adopted city planning documents;
  - (3) The proposed PD district demonstrates a more superior development than could be achieved through standard zoning classifications;
  - (4) The proposed PD district demonstrates the resolution of compatibility issues with surrounding development;
  - (5) The proposed and the configuration of uses depicted in the PD project plan are compatible with existing and planned adjoining uses;
  - (6) The proposed PD district demonstrates consistency with adopted public facilities plans, including those related to water, wastewater, transportation, drainage, and other public facilities; and
  - (7) The proposed PD district **(if a mixed-use or traditional neighborhood project)** demonstrates the provision of open space and recreational amenities within the development that provides for a superior living environment and enhanced recreational opportunities for residents of the district and for the public generally.

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- (h) *Conditions for approval.* The city council may impose such conditions to the PD district regulations and project plan as are necessary to assure that the purpose of the PD district is implemented.
- (i) *Subsequent development applications.* The development standards for a PD district shall be applied to the authorized uses through a plat, site development plan, general site plan, or other development applications as set forth in the adopting ordinance.
- (j) *Documentation of PD districts.* All PD districts approved after adoption of this Code section, as may be amended, shall be prefixed by a "PD" designation and assigned a unique identification number (e.g., PD-1, PD-2, PD-3, and so on), and shall also be shown on the zoning map.
- (k) *Expiration of a planned development district.*
- (1) Except for the base zoning, ~~including any applicable overlay districts established by a PD district ordinance,~~ all provisions of PD district, including the project plan, shall initially be valid for a period of 24 months.
  - (2) If a building permit has not been issued or construction begun on the detail plan within the 24 months, the PD district shall automatically expire and no longer be valid, and the zoning of the property shall automatically convert to the base zoning specified.
  - (3) The city council may, prior to the 24-month expiration, for good cause shown, extend for up to 24 additional months; during which time all provisions of the original PD district ordinance may remain valid. Only one extension may be granted.
  - (4) Following both the issuance and commencement of progress pursuant to the adopted PD project plan, all provisions of the PD district shall remain effective without expiration.

## City of San Antonio Planned Unit Development Regulations

- STATEMENT OF PURPOSE

The "PUD" planned unit development district is established for the following purposes:

- To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.
- To encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space.
- To provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure.
- To encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.
- To allow for private streets and gated entrances for new subdivisions.

(a) Applicability and Evaluation Criteria. This section shall apply to all planned unit development districts established prior to January 1, 2016. Planned unit development districts established subsequent to January 1, 2016, shall comply with [section 35-344.02](#) of this chapter. In order to foster the attractiveness of a planned unit development and its surrounding neighborhoods and thereby preserve property values, and in order to provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the following criteria shall be utilized by the planning commission in reviewing PUD plans. These criteria shall neither be regarded as inflexible requirements, nor are they intended to discourage creativity or innovation.

(1) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil removal.

(2) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.

(3) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed structures and neighboring properties.

(4) Private streets and gates shall conform to article V of this chapter.

(5) Planned unit developments in the ETJ shall comply with the provisions contained in this section with the exception of subsections (c) related to density, (d) related to height and yard requirements, and (j) related to PUD plans. In addition, planned unit developments in the ETJ are exempt from the zoning procedures contained in this section.

(6) The description "planned unit development" or "PUD" shall be prominently indicated in the subdivision plat name.

(b) Minimum Size. There is no minimum size for a planned unit development.

(c) Permitted Uses and Density.

(1) Uses. A planned unit development may include residential, commercial and industrial uses; cluster housing; common areas; unusual arrangements of structures on-site; or other combinations of structures and uses that depart from standard development. The uses permitted in a "PUD" are those designated in the approved PUD plan. Density limits are used to determine the maximum number of permitted dwelling units.

Planned unit developments containing one (1) single zoning district shall be annotated with the zoning district (PUD "RE," PUD "R-20," etc.) and may be developed to the density indicated in the maximum density table in subsection (2) below.

Planned unit developments which contain more than one (1) zoning district shall have each zoning district annotated as (PUD "RE," PUD "R-20," etc.) and each individual district may be developed to the density indicated in the maximum density table in subsection (2) below.

(2) Density Table. The PUD plan shall divide the PUD into land use categories and shall indicate the uses permitted in each category. For residential land use categories, the maximum number of dwelling units permitted per acre for each land use category is as follows:

Land Category	Use	Maximum Density
"RE"		1
"R-20"		2
"R-6"		5
"RM-6"		5
"R-5"		6
"RM-5"		6

"R-4"	7
"R-3"	10
"RM-4"	7
"MF-18"	18
"MF-25"	25
"MF-33"	33
"MF-40"	40
"MF-50"	50
"MF-65"	65

Total allowable density is calculated by multiplying the amount of net usable acres times the appropriate number above. Floodplains (100-year), steep slopes, non-buildable areas and existing easements are not used to determine net acreage.

Example: On a twelve (12) acre tract with one and one-half (1½) acres of unusable space, with an "R-6" zoning district. Usable acreage ten and one-half (10½) times table number (5) allows fifty-two and one-half (52½) units. The maximum number of units that may be built may not be further increased by using the provisions of division 6 flexible zoning of this article.

(3) Attached Dwelling Units. Dwelling units may be attached in all PUD districts except for land use categories designated "RE" and "R-20."

(4) Lots. There is no minimum area requirement for lots and lots need not front onto a street. Lot boundaries may coincide with structure boundaries except where perimeter lot setbacks are required.

(d) Height and Yard Requirements.

(1) Height Limitation. The maximum height of structures shall be as prescribed below; however, any portion of a structure may exceed this limit provided such portion is set back from the side and rear lot lines, or setbacks if required, one (1) foot for each two (2) feet of height in excess of the maximum building height. Distance credit shall be permitted for space occupied by structures of conforming height extending from the lot lines or setbacks as applicable.

Structures devoted to the following uses:	Shall be restricted to the following height:
Dwelling, one family; Dwelling, single-family; Duplex; Dwelling, one-family attached; Dwelling, single-family detached; Dwelling, two-family (duplex); Dwelling, two-family attached; Dwelling, three-family (triplex); Dwelling, four-family (quadraplexes)	35 ft
Multi-Family not exceeding 25 units/acre	45
Multi-Family not exceeding 33 units/acre	60
Multi-Family not exceeding 40 units/acre	84
Multi-Family not exceeding 65 units/acre	—
Commercial Buildings, except as otherwise listed below	35
Malls, shopping centers, or collection of shops - regional center (enclosed mall with two (2) or more anchors) or super regional center (similar to regional, but with three (3) or more anchors)	45
Light Industrial uses (uses permitted in the "L" district)	35
General Industrial uses (uses permitted in the "I-1" and "MI-1" districts)	60
Mixed use buildings may be as tall as allowed by the most intense use included in the structure pursuant to this table	

(2) Fences.

A. Along collector and arterial streets, fences or walls within a PUD may extend to a height of eight (8) feet subject to the clear vision area requirements for fences in [section 35-514](#).

B. No such fence or wall, or portion thereof, shall exceed one hundred (100) horizontal feet in length unless one (1) of the following architectural features visible from the paved surface of the street is provided as part of the fence:

1. A column or pillar; or
2. Articulation of the surface plane wall by incorporating plane projections or recesses having a depth of at least one (1) foot and extending a horizontal distance not less than three (3) or more than twenty (20) feet.



C. The provisions of subsection B., above, shall not apply to a fence or wall constructed of brick, masonry, or wrought iron consisting of at least fifty (50) percent open voids. The square footage of the fence shall be measured by taking the total square footage of an area defined by the length of the fence and its average height. The percentage of open voids shall then be derived by dividing the total square footage of the open voids by the total square footage of the area calculated above, and multiplying this figure by one hundred (100). The fence's framing (the vertical posts supporting the fence from the ground and no more than three (3) horizontal cross bars between the posts, or brick or stone pillars) shall not be included in the calculation of the total square footage, provided the framing posts and cross bars do not exceed a four-inch width and the posts are spaced at least eight (8) feet apart.

(e) Required Setbacks.

(1) Residential Including Multi-Family Uses. Required PUD perimeter setbacks shall be twenty (20) feet.

(2) Nonresidential Uses. Required PUD perimeter setbacks shall be the same as for the applicable zoning district which the nonresidential use would be allowed in if it were not a PUD.

The PUD perimeter setback lines shall be indicated on the PUD plan prior to receiving approval of the PUD plan. The planning commission may approve lesser setbacks after considering physical features such as the location of trees, waterways, steep slopes, easements, other buffers and/or compatibility of the PUD with adjacent land uses provided such setbacks meet the requirements of the current adopted International Building Code.

No setbacks are required for residential or nonresidential interior lots provided the requirements of the currently adopted International Building Code or the International Residential Code are met. Provisions of subsection [35-373\(c\)](#) zero lot line development do not apply in a PUD.

(3) If access to a garage is provided from the front or side of a lot, then the garage shall maintain a setback as indicated in subsection [35-516\(g\)](#) of this chapter.

(f) Infrastructure Requirements.

(1) Streets and Sidewalks. Streets within a PUD may be public or private. Vehicular circulation may also be provided by internal private drives. Private drives must meet the requirements for fire lanes as per the International Fire Code Appendix D for width, lengths turnarounds, and parking requirements whether for a commercial or residential base zoning. A building permit must be obtained for private drives and would include site plan review and inspection for flatwork/civil work within the public ROW. However, the planning commission may require

dedication and construction of public streets through or into a PUD through the platting process. Public or private streets shall conform to the transportation standards of this chapter (see [section 35-506](#) of this chapter).

(2) Utilities. All utility systems shall comply with the utilities standards of this chapter. Water and sanitary sewer systems within a PUD may be publicly or privately owned; however, the maintenance of private systems shall be the responsibility of the PUD community association. Public utility systems shall be approved by the applicable agency or city department.

(3) Easements. Publicly owned and/or maintained utilities shall be placed in public streets or easements which are a minimum of sixteen (16) feet in width unless a narrower width is approved by the applicable utility. Dead-end easements shall not be permitted unless a city approved vehicular turnaround is provided at the end of each such easement.

(4) Garbage Collection. If in the opinion of the solid waste management director, private streets in a PUD are arranged so that garbage may be collected without creating a safety hazard, the city will collect the garbage provided proper indemnification is received from the community association or individual property owners. Garbage collection locations shall be subject to the approval of the solid waste management director. In the event the city does not collect garbage within a PUD, all units within the PUD may be exempted from payment of garbage fees upon furnishing of evidence ensuring acceptable removal of all garbage and refuse by private means. To receive such an exemption, written application must be submitted to and approved by the finance director.

(g) Parks/Open Space.

(1) Residential. Each residential PUD plan shall provide for a minimum amount of parks/open space as required by the parks/open space standards (35-503) of this chapter. Residential PUDs may not use a fee in lieu for meeting parks/open space requirements.

(2) Commercial. All commercial and industrial PUDs will contain a minimum of twenty (20) percent of park/open space.

(3) Mixed-Use. Mixed-use developments shall be divided into separate residential and commercial areas which must separately meet the requirements of this paragraph and subsection 35-344(c)(2). Mixed use buildings that include residential use shall meet the residential requirements of this subsection.

(4) Reduction in Parks/Open Space. At its discretion, the planning commission may approve a decrease in the amount of required parks/open space when the PUD plan includes unique design features or amenities which achieve an especially attractive and desirable development such as, but not limited to,

terraces, sculpture, water features, preservation and enhancement of unusual natural features, or landscape sculpture (areas which are intensely landscaped).

(h) **Parking Requirements.** Off-street parking and truck loading facilities shall be provided in accordance with the parking standards of this chapter. Parking shall be prohibited on any private street or private drive, excluding driveways on interior lots less than twenty-eight (28) feet in width, and if utilized on streets twenty-eight (28) feet or wider, the parking must be clearly distinguishable from the movement lanes.

(i) **Common Areas and Facilities.** Provisions shall be made for a property owners' association that is designated as the representative of the owners of property in a residential subdivision. The property owners' association shall have the direct responsibility to provide for the operation and maintenance of all common areas and facilities, including private streets and sidewalks, which are a part of the PUD. The applicant shall submit the dedicatory instrument(s) covering the establishment, maintenance, and operation of a residential subdivision. The dedicatory instrument(s) shall establish a plan for the use and permanent maintenance of the common areas/facilities and demonstrate that the property owners' association is self-perpetuating and adequately funded by regular assessment and/or special assessment to accomplish its purposes. The dedicatory instrument(s) shall include provisions that provide the city with permission for access at any time without liability when on official business, and further, to permit the city to remove obstructions if necessary for emergency vehicle access and assess the cost of removal to the owner of the obstruction.

"Property owners' association" means an incorporated or unincorporated association that;

- A. Is designated as the representative of the owners of property in a residential subdivision;
- B. Has a membership primarily consisting of the owners of property covered by the dedicatory instrument for the residential subdivision; and
- C. Manages or regulates the residential subdivision for the benefit of the owners of property in the subdivision.

"Dedicatory instrument" means each governing instrument covering the establishment, maintenance, and operation of a residential subdivision. The term includes restrictions or other similar instruments that subject property to restrictive covenants, bylaws, or similar instruments governing the administration or operation of a property owners' association; allow for properly adopted rules and regulations of the property owners' association; and authorize enactment of lawful amendments to the covenants, bylaws, rules, or regulations.

"Property owners' association" means the designated representative of the owners of property in a subdivision and may be referred to as a "homeowners association," "community association," "civic association," "civic club," "association," "committee," or similar term contained in the dedicatory instrument.

"Regular assessment" means an assessment, a charge, a fee, or dues that each owner of property within a residential subdivision is required to pay to the property owners' association on a regular basis and that is designated for use by the property owners' association for the benefit of the residential subdivision as provided by the dedicatory instrument.

"Special assessment" means an assessment, a charge, a fee, or dues, other than a regular assessment, that each owner of property within a residential subdivision is required to pay to the property owners' association, according to the procedures required by the dedicatory instrument, for:

- A. Defraying, in whole or part, the cost whether incurred before or after the assessment, of any construction or reconstruction, unexpected repair, or replacement of a capital improvement in common areas owned by the property owners' association, including the necessary fixtures and personal property related to the common areas;
- B. Maintenance and improvement of common areas owned by the property owners' association; or
- C. Other purposes of the property owners' association as stated in its articles of incorporation or the dedicatory instrument for the residential subdivision.

(j) PUD Plan. After the PUD zoning is granted, a PUD plan shall be submitted to and approved by the planning commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy. The PUD plan shall incorporate any conditions imposed with the granting of the PUD zoning.

(1) Public Hearing. Upon submission of the PUD plan, the director of development services shall distribute copies to appropriate city departments and agencies for review. Upon receipt of all required items and reviews, the director of development services shall schedule a public hearing by the planning commission on the proposed plan and shall provide written notice of the hearing to the owners of real property lying within two hundred (200) feet of the PUD boundaries. The notice shall be mailed at least ten (10) days prior to the public hearing date.

(2) Plan Approval. After the public hearing the commission may approve the plan as submitted, amend and approve the plan as amended, or disapprove the plan. If approved, the plan with any amendments shall be signed by the chairman and secretary of the commission. A copy of the approved PUD plan shall be distributed to the development services director and other appropriate departments/agencies for use in issuing permits.

(3) Amendments. Amendments for any PUD plan shall be consistent with subsection (k) below.

(k) Amendments. Amendments may be classified as minor or major in accordance with the following:

(1) Minor amendments to the previously approved PUD plan may be made without requiring resubmission of the entire application. For purposes of this subsection, "minor amendments" are amendments which:

A. Permit equal or fewer dwelling units, floor area, lot coverage or impervious surface than that requested on the original application;

B. Reduce the impact of the development; or

C. Reduce the amount of land involved from that indicated in the notices of the hearing.

D. A minor amendment shall not, in any case, permit:

i. An increase in the overall density of the PUD by more than ten (10) percent;

ii. A different land use than that requested in the original or amended PUD plan;

iii. A larger land area than indicated in the original or amended PUD plan.

E. A minor amendment shall not reduce or eliminate conditions adopted in this chapter or otherwise adopted by city council ordinance or planning commission approval for a PUD approval.

(2) Amendments not classified as minor amendments above shall be classified as major amendments and shall require resubmission of the application to the planning commission.

(3) Major amendments shall be considered by the planning commission following the same procedure required for the initial approval of the plan, including payment of the plan review fee.

(l) Time Limit.

(1) Applications. The director of development services shall provide a written response indicating whether the planned unit development application is complete within five (5) working days after submittal. The applicant shall file a written response to any staff comments or resolve outstanding issues prior to final approval of completeness. This response shall occur within thirty (30) days of the notification date of staff comments unless a time extension is requested and granted in writing. The maximum limit on an extension is six (6) months from the original staff comment date. The appellate agency for purposes of completeness review shall be the planning commission.

PUD plan application approval shall expire and shall be void for all purposes if a PUD plan is not approved in accordance with this chapter within two (2) years from the date of acceptance of the complete application. Upon expiration of the PUD plan application, a new PUD plan number, application, and fee shall be required when PUD plan approval is still sought.

(2) PUD Approval and Completion. A PUD plan, deemed complete and approved, shall remain valid for a period of six (6) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to one (1) year may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the approved PUD plan and no building permits or utility connections shall be issued until a new application and plan have been submitted and approved.

(3) Amendments. An approved/completed PUD may be amended in the future subject to any applicable criteria or requirements of this chapter.

## San Antonio Zoning Districts

- 35-310.02. "RP" Resource Protection District.
- 35-310.03. "RE" Residential Estate District.
- 35-310.04. "R-20" Residential Single-Family.
- 35-310.05. "R-6," "R-5" and "R-4" Residential Single-Family.
- 35-310.05a. "R-3", "R-2", and "R-1" Single-Family Residential District.
- 35-310.06. "RM-6," "RM-5," and "RM-4" Mixed Residential.
- 35-310.07. "MF-18," "MF-25," "MF-33," "MF-40," "MF-50" and "MF-65" Multi-Family.
- 35-310.08. "NC" Neighborhood Commercial.
- 35-310.09. "O-1," "O-1.5" and "O-2" Office Districts.
- 35-310.10. "C-1," "C-2," "C-2P," and "C-3" Commercial Districts.
- 35-310.11. "D" Downtown.
- 35-310.12. "L" Light Industrial.
- 35-310.13. "I-1" General Industrial.
- 35-310.14. "I-2" Heavy Industrial.
- 35-310.15. "UD" Urban Development District.
- 35-310.16. "RD" Rural Development District.
- 35-310.17. "FR" Farm and Ranch District.
- 35-310.18. "MI-1" Mixed Light Industrial.
- 35-310.19. "MI-2" Mixed Heavy Industrial.