



**CITY OF LEON VALLEY  
PLANNING & ZONING COMMISSION**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, February 27, 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 and Zoning Commission - Regular Meeting - January 23, 2024

**3. NEW BUSINESS**

1. Presentation, Public Hearing, and Discussion, to Gain Preliminary Feedback From the Planning and Zoning Commission to Rezone an Approximately 27-Acre Tract of Land From R-1 Single Family to a Planned Development District With R-6 Garden Home District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision and Parcel 1, Abstract 399, CB 4429 and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas - M. Teague, Planning and Zoning Director
2. Presentation, Public Hearing, and Discussion to Gain Preliminary Feedback From the Planning and Zoning Commission on a Request to Rezone an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas - M. Teague, Planning and Zoning 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  
FEBRUARY 22, 2024 2:15 PM





**City of Leon Valley  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
6:30 PM – JANUARY 23, 2024  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238**

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

Chair Catherine Rowse called the Planning and Zoning Commission meeting to order at 6:32 PM.

**PRESENT**

2 <sup>nd</sup> Vice-Chair	Andrea Roofe	Place 2	
Chair	Cassie Rowse	Place 5	
2nd Vice Chair	Erick Matta	Place 6	
Commissioner	Richard Blackmore	Place 7	
Commissioner	David Perry	Place 1	
1 <sup>st</sup> Alternate	Thomas Dillig	Seated to Vote	
2 <sup>nd</sup> Alternate	Mary Ruth Fernandez	Seated to Vote	

**ABSENT**

Commissioner	Pat Martinez	Place 4	Excused
Commissioner	Hilda Gomez	Place 3	Excused
3 <sup>rd</sup> Alternate	Gregory Meffert		Unexcused
Council Liaison	Benny Martinez		Excused

Also in attendance were Planning & Zoning Director Mindy Teague, Economic Development Director Roque Salinas, and Permit Technician Elizabeth Aguilar.

**2. APPROVAL OF ZONING COMMISSION MINUTES**

- 1. Planning and Zoning Commission - Regular Meeting - December 12, 2023

2nd Vice-Chair Roofe made a motion to approve the minutes as presented, which was seconded by Commissioner Perry. The motion carried unanimously.

**3. NEW BUSINESS**

- 1. Presentation, Public Hearing, Discussion, and Possible Action to Approve a Re-plat for Approximately 2.6179 Acres of Land, in the 5300 Block of Wurzbach Road, Being Lots 24, 25, and 250' of Lot 5, Block 4, CB 9904, Rollingwood Ridge Subdivision - M. Teague, Planning and Zoning Director

Cancelled - moved to another meeting.

- 2. Presentation, Public Hearing, and Discussion to Consider a Recommendation for a Specific Use Permit (SUP) on approximately 2.32 Acre Tract of Vacant Land, Located in the 5900 Block of Grissom Road, Timberhill Apartment Subdivision for the Operation of a "Car Wash" (Automatic)- M. Teague, Director of Planning and Zoning

Cancelled - moved to another meeting.

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

Chair Rowse reminded the Commissioners the next meeting will be February 27, 2024.

1st Vice-Chair Matta reminded everyone there is a Townhall Meeting this Saturday, January 27, 2024, at 8:30 AM at the Conference Center and the property off Aids Drive will be one of the discussions. The Townhall Meeting will be recorded and posted on the webpage.

Commissioner Blackmore asked that the cameras be fixed because he couldn't watch the last City Council meeting.

**5. ADJOURNMENT**

Chair Rowse announced the meeting adjourned at 6:39 PM.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 27<sup>th</sup> of February 2024.*

APPROVED

\_\_\_\_\_  
**CATHERINE ROWSE**  
CHAIR

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

DRAFT





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**CATHERINE ROWSE**  
CHAIR

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

DRAFT

## ZONING COMMISSION STAFF REPORT

**DATE:** February 27, 2024

**TO:** Planning and Zoning Commission

**FROM:** Mindy Teague, Planning and Zoning Director

**THROUGH:** Dr. Crystal Caldera, City Manager

**SUBJECT:** Presentation, Public Hearing, and Discussion, to Gain Preliminary Feedback From the Planning and Zoning Commission on a Request to Rezone an Approximately 27-Acre Tract of Land From R-1 Single Family to a Planned Development District (PDD) with R-6 Garden Home District Base Zoning, Being Lot 1, Block 1, CB 4430C Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1, Abstract 399, CB 4429 and Parcel 11, Abstract 432, CB 4430, Located at 6518 Samaritan Drive, Leon Valley, Texas

### **PURPOSE**

The purpose of this item is to gain preliminary feedback on a request to rezone an approximately 27-acre tract of land from R-1 Single Family Dwelling District to a Planned Development District (PDD) with R-6 Garden Home District base zoning, located at 6518 Samaritan Drive, with 166 single family lots.

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

The applicant is requesting two variances:

1, Minimum Lot Width – a request to decrease the minimum R-6 lot width from 45' to 40', while keeping the minimum lot size requirement at 4,500 square feet.

2. The applicant will be requesting a variance from the City Council to Chapter 13 Tree Preservation but will also need a variance to the Zoning Code, Division 9 Landscaping, (f). The Code states:

“(4) An overall percentage of a residential lot (see appendix B,) in a residential zoning district, and an overall percentage of the street yard area, within the property line of all other zoning districts, shall be landscaped according to the use of the property and not necessarily the zoning of the property, as follows:

(A) R-1 single-family, R-2 two-family, R-3 multiple-family, R-3A multiple-family retirement, R-4 townhouse, R-6 garden house and R-7 single-family medium density projects - 35 percent. R-5 manufactured home - 25 percent.

*In the R-1 and R-6 districts, a minimum of two trees shall be planted and maintained in living condition at all times.”*

While the lots will have the required percentage of overall landscaping, the applicant intends to initially clear the property to its 1995 condition by the removal of 367 medium and 725 large trees. No heritage trees are to be removed, as there are none on the land. The applicant is requesting to reduce the planting of amount of required trees due to the lot size and proposes planting 1 – 1.5” diameter tree on each of the proposed new lots. The applicant would be required to pay a \$112,000 in fees in lieu of planting the 1,125 required number of trees upon the start of construction; however, he intends to ask the City Council to reduce that amount to \$50,000.

The applicant will be required to plat the unplatted portion of the property and provide parkland, or fees in lieu of parkland, prior to any building construction.

## Special Considerations

To meet the ingress/egress distance requirements of the Fire Code, the applicant is requesting the City provide an easement on its property at 6530 Samaritan for emergency access to the site. If the City does not agree to provide this emergency access easement, the developer will be required to fire sprinkle all homes.

The applicant is requesting that any future deviations to the plan be internally approved by the Planning and Zoning Director for subsequent development applications or amendments, as long as the deviation does not exceed 10% from the current plan. This would allow for minor deviations due to topography, drainage, etc.

**Streets/Traffic Impact Analysis (TIA)**

The streets are proposed to have a 50' ROW, which meets the current code. The applicant had previously created a TIA, but it was based on a 60-acre tract in this area. We are waiting for the submittal of a revised TIA to reflect just the 27-acre property.

**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 zoning, the majority of the surrounding zoning is R-6. Our proposed zoning and PDD is in sync with the majority of the surrounding neighborhoods. The proposed PD district fulfills the goals and objectives of the city's long-term vision of:

- 1. Increasing its citizenship
- 2. Increasing its tax-base
- 3. Economic Development Growth
- 4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
- 5. This Development will have a substantial economic impact on the City. The approximate net impact of this proposed development on the City's Property Tax budget is approximately \$325,000 annually.”

**Notification**

- Letters mailed 112
- Received in favor 0
- Letters received in opposition 0

- Letters undeliverable 1

**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**

Due to the long history of the denial of rezoning requests in this area and the fact that it has remained vacant, staff recommends approval of the rezoning and variance requests. While the Master Plan recommends R-1 Single Family Dwelling zoning, by using the PDD tools, the surrounding property owners will have a greater say in how this property and this area in general is developed.

Chapter 15 Zoning, Sec. 15.02.721 - General statutes, ordinances and rules applying to the zoning commission (q) states:

(4) Motions to recommend approval or denial of any change in a zoning district may, when appropriate, contain statements of commission findings in the following areas:

- (A) Consistency and compatibility with the master plan;
- (B) Consistency and compatibility with surrounding zoning districts;
- (C) Consistency and compatibility with site and surrounding uses;
- (D) Protection of the health, safety and welfare of the general public; and/or
- (E) Protection and preservation of the property rights of the owner(s) of all real property affected by the proposed change in zoning district(s).

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

PZ-2024-6  
Rezone - PDD  
6518 Samaritan

Mindy Teague  
Planning & Zoning Director  
Planning & Zoning Meeting  
February 27, 2024



# Background

- 1971 – Area was annexed
- 1984 – Request to rezone from R-1 to B-2 - denied
- 1985 – Request to rezone from R-1 to R-6 - denied
- 2007 – Residents petition to amend City Master Plan to remove R-6 to only R-1 - approved
- 2010 – Request to rezone from R-1 to R-6 – denied
- 2011 – City Manager presented a TIF – denied

# Variations

- The applicant is requesting two variations
- Minimum Lot Width – To decrease from 45' to 40' while keeping the minimum lot size 4,500 sq. ft.
- Tree Variance – Intends to clear the lot to 1995 condition and plant one 1.5 inch tree per lot
- The applicant intends to ask council to reduce the \$112,000 fee required to \$50,000

# Special Considerations

- To meet the ingress/egress distance of the Fire Code, the applicant is requesting the City provide an easement at 6530 Samaritan for emergency access
- The applicant is requesting that any future deviations to the plan be internally approved as long as the deviation does not exceed 10 percent
- The streets are proposed to have a 50' ROW, which meets code

# City Master Plan

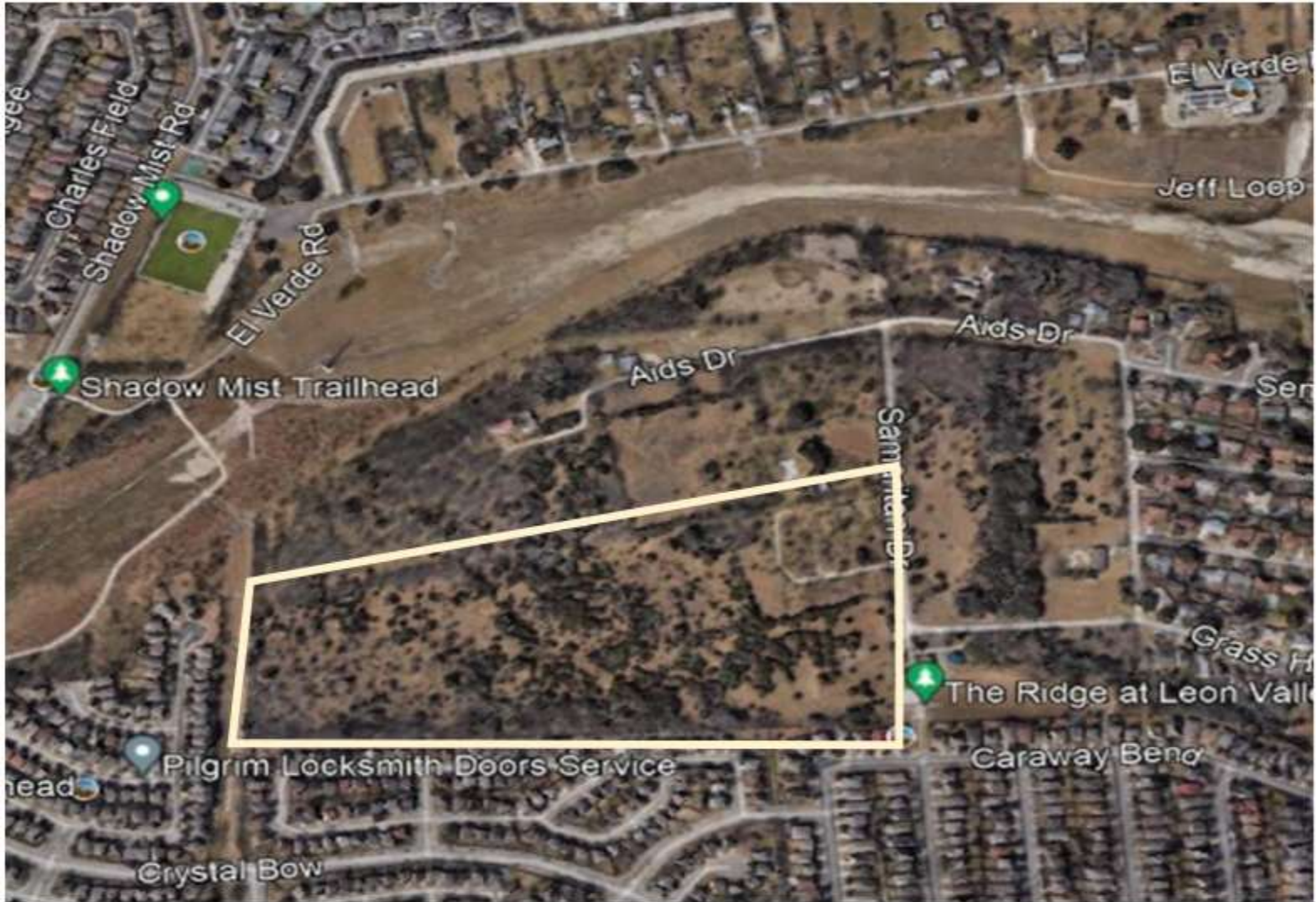
- The current plan recommends R-1 for this area
- The code states: The planning and zoning commission or city council may initiate proceedings to consider a change to the zoning on any property
- The applicant states: The majority of the surrounding zoning is R-6. Our proposed zoning and PDD is in sync with the surrounding neighborhoods

# Notification

- 112 Letters were sent out
  1. 0 – In favor
  2. 0 - Opposed
  3. 1 - Undeliverable

# Aerial View

Item 1.







# Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city



# Recommendation

- Due to the history of rezoning requests and the fact that the property has remained vacant, staff recommends approval of the rezoning and variance requests

EXHIBIT \_\_  
To Ordinance \_\_\_\_\_  
Of The City of Leon Valley

SAMARITAN PROPERTY DEVELOPMENT  
@ SENECA WEST

Submitted by: ONE STOP GROUP, LP

**PLANNED DEVELOPMENT DISTRICT  
PROJECT PLAN**



Approved \_\_\_\_\_, 2024

**Article 1. GENERAL**

The property is a +/- 27-Acre tract generally Located in the Seneca West area, 6000 Block Samaritan Drive, in the City of Leon Valley.

**Property Information (the “Property”):**

Address: **+/- 27 Acre Tract 6000 Block Samaritan Drive, Leon Valley**

Legal Description: **CB 4430C BLK 1 LOT 1 GOOD SAMARITAN LODGE NURSING HOME INC (+/- 3 Ac) CB 4429 P-1 ABS 399 CB 4430 P-11 ABS 432 (+/- 24.27 Ac)**

Current Owner: **Good Samaritan Lodge and Nursing Home Inc**

Tract under contract by: **One Stop Group, LP**

Current Zoning: **R-1**

Tract: **As illustrated in Exhibit A (Site Survey)**

**Article 2. LAND USE**

The Land Use of the Property shall be changed to:

- A. Base Zoning  
The use and development of the Property shall comply with the zoning requirements of the R-6 Garden House District.
- B. Supplemental Use Regulations  
Additional Allowed Uses: The development of a Site Plan with approximately 166 Lots, substantially similar to the one attached as EXHIBIT B.

**Article 3. VARIANCES**

1. Minimum Lot Width Variance:

We request the following variance from the current R6 zoning ordinance:

Decrease minimum lot width from 45' to 40', while keeping the minimum lot size requirement at 4,500 SQFT, as per the R6 zoning ordinance.

Our development will otherwise comply with all other R6 zoning Ordinance.

2. Tree Variance:

As we show in Exhibit D, a 1995 aerial of this property shows it as bare farmland. There is not one Oak tree on this property. The majority of the trees are from invasive species We seek Council's approval of our Mitigation Plan as proposed in the same Exhibit. It includes the clearing the property to its original state in 1995, and the planting of new healthy trees, 1 x 1.5" tree per lot. Further, we shall pay a \$50,000 fee towards the Tree Preservation Fund upon the start of construction.

## **Article 4. SPECIAL PROVISIONS**

- A) The City allows permanent emergency access to the Property from an adjacent property that it currently owns, described as BCAD Property ID 217834. Such access shall be granted for strict and exclusive use by the City's Emergency Vehicles.
- B) Deviation 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.

### **PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS**

This PDD allows for flexible planning to:

1. Comply with Council's specific request and strong preference for a PDD across the three Seneca West properties.
2. Allow for an additional emergency access point to the property from an adjacent property currently owned by the City for the City's Emergency Vehicles to comply with the International Fire Code.
3. Site Planning to allow for realistic future links to the adjacent properties for a potentially optimized Master Site Plan for all three Seneca West properties.

### **FIT WITH THE CITY'S LONG-TERM VISION**

Although the current Master Plan calls for a recommended R-1 zoning, the majority of the surrounding zoning is R6. Our proposed zoning and PDD is in sync with the majority of the surrounding neighborhoods.

Our proposed PD district fulfills the goals and objectives of the city's long-term vision of:

1. Increasing its citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

**The approximate net impact of this proposed development on the City's Property Tax budget is approximately \$325,000 annually.**

### **ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE**

- December 2024: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project; approximately 36 homes per year absorption – Project completion.

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.

**ATTACHED EXHIBITS**

This Proposed PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Proposed Site Plan
- C. Proposed Fire Plan
- D. Detailed Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis
- F. Land Location



February 15, 2014

Ms. Mindy Teague and Ms. Melinda Moritz  
City of Leon Valley  
6400 El Verde Road  
Leon Valley, Texas 78238

Re: Our Rezoning Application for the +/- 27 Acre Tract 6000 Block of Samaritan Drive, in the Seneca West area in the City of Leon Valley. This property is also referred to as the Good Samaritan Lodge property (the "Property").

### **EXECUTIVE SUMMARY**

Dear Ms. Teague and Ms. Moritz,

The Property's current zoning is R-1. We are seeking Council's approval of this proposed Planned Development District ("PDD") zoning. Please see below an **Executive Summary** of our proposed zoning change.

### **LAND USE STATEMENT:**

Our PDD's zoning application is submitted requesting approval to change the Land Use of the Property from R-1 and otherwise, to be:

A. **Base Zoning**

The use and development of the Property shall comply with the zoning requirements of the R-6 Garden House District.

B. **Supplemental Use Regulations**

Additional Allowed Uses: The development of a Site Plan with approximately 166 Lots, substantially similar to the one attached as EXHIBIT B.

### **PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS**

This PDD allows for flexible planning to:

1. Comply with Council's specific request and strong preference for a PDD across the three Seneca West properties.



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**INCLUDED IN THIS APPLICATION:**

1. Complete and notarized Rezoning Application
2. Complete and notarized Mailing List of Property Owners within 200ft of Property
3. Complete and notarized Landowner’s Authorization Letter
4. Proposed PDD Project Plan, with the following Exhibits:
  - A. Property Site Survey
  - B. Proposed Site Plan





Samir Chehade  
403-561-2425  
[samir@sts-partners.com](mailto:samir@sts-partners.com)

- 
- C. Proposed Fire Plan
  - D. Detailed Tree Survey
  - E. Traffic Impact Analysis
  - F. Land Location

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.

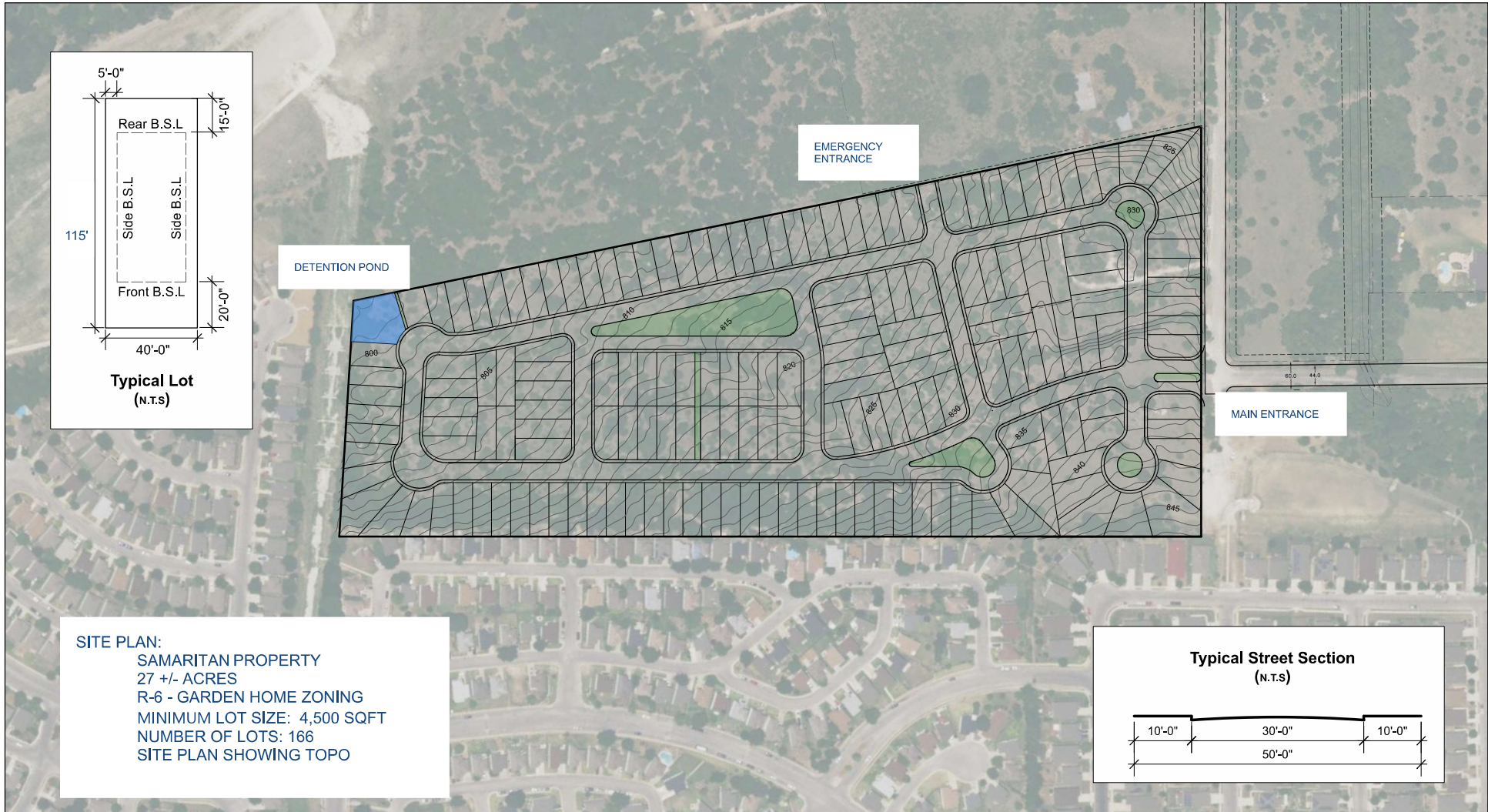
Sincerely,

A handwritten signature in blue ink, appearing to be "SC", is written over a horizontal line.

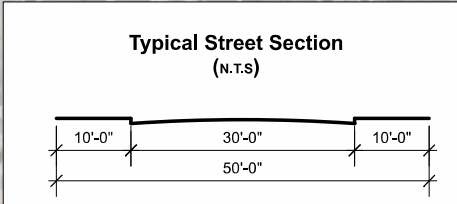
BY: \_\_\_\_\_

Samir Chehade  
Managing Partner  
One Stop Group, LP





**SITE PLAN:**  
 SAMARITAN PROPERTY  
 27 +/- ACRES  
 R-6 - GARDEN HOME ZONING  
 MINIMUM LOT SIZE: 4,500 SQFT  
 NUMBER OF LOTS: 166  
 SITE PLAN SHOWING TOPO



**SAMARITAN PROPERTY**  
**TREE INVENTORY**





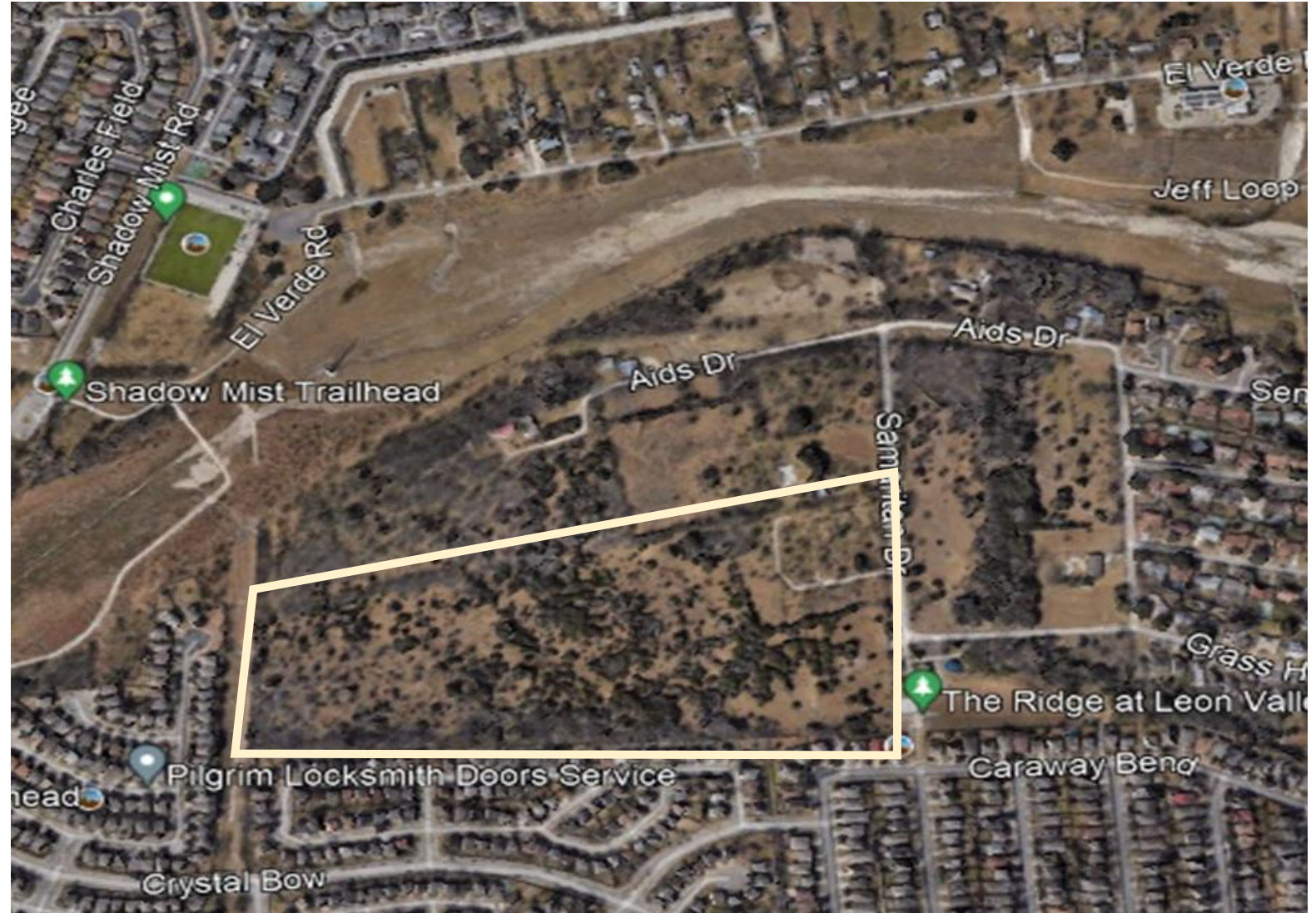
**LAND HISTORY**

**THIS 1995 AERIAL MAP SHOWS THE PROPERTY AS FARMLAND**



# LAND HISTORY

## CURRENT AERIAL MAP



# KEY TREE STATISTICS

TREE INVENTORY SUMMARY		
SIZE	# HEALTHY	# EXEMPT
HERITAGE	6	10
LARGE	752	28
MEDIUM	367	6
<b>TOTAL</b>	<b>1125</b>	<b>44</b>

\* EXEMPT = Diseased, Dead, or Hazardous

HERITAGE TREES		
Specie	DBH	Health
Arizona Ash	26	Hazardous
Arizona Ash	27	Hazardous
Ashe Juniper	34	
Ashe Juniper	35	
Ashe Juniper	36	
Hackberry	24	Hazardous
Hackberry	24	
Hackberry	24	
Hackberry	24	
Ligustrum	26	Dead
Ligustrum	27	Dead
Mesquite	26	Dead
Mesquite	27	Dead
Mesquite	27	Dead
Mesquite	35	Dead
Mesquite	36	Dead

# DETAILED TREE INVENTORY

SPECIE	OVERALL			HERITAGE		LARGE		MEDIUM	
	TOTAL / SPECIE	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT
Arizona Ash	4	0	4	0	2	0	2	0	0
Ashe Juniper	675	671	4	3	0	438	3	230	1
Chinaberry	8	2	6			2	6		
Crape Myrtle	4	4				4			
Elm	8	8				8			
Hackberry	290	269	21	3	1	162	15	104	5
Huisache	20	20				20			
Ligustrum	49	47	2		2	44		3	0
Mesquite	105	98	7		5	70	2	28	
Pecan	6	6				4		2	
<b>TOTAL</b>	<b>1169</b>	<b>1125</b>	<b>44</b>	<b>6</b>	<b>10</b>	<b>752</b>	<b>28</b>	<b>367</b>	<b>6</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 currently no Oak trees on this property. Most of the trees belong to invasive species.

We propose:

1. Clearing the property to its original 1995 state,
2. Plant new healthy trees: 1 x 1.5" tree per lot, and
3. Pay \$50,000 towards the Tree Preservation fund upon construction start.

**PLANNING AND ZONING COMMISSION STAFF REPORT**

**DATE:** February 27, 2024  
**TO:** Planning and Zoning Commission  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Dr. Crystal Caldera, City Manager

**SUBJECT:** Presentation, Public Hearing, and Discussion to Gain Preliminary Feedback from the Planning and Zoning Commission to Rezone Approximately 6-Acres of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD) with R-6 Garden Home District Base Zoning, Being Lot 46A, P-46, and P-46C, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas

**PURPOSE**

The purpose of this item is to gain preliminary feedback on a request to rezone an approximately 6-acre parcel of land from R-1 to PDD with R-6 Base Zoning at 7201 and 7205 Huebner Road.

**History**

This parcel was owned and occupied prior to the City being incorporated as the Poos Family Homestead and has been zoned as R-1 since its incorporation.

The owner of the adjacent 10-acre subdivision (Poss Landing) is in the process of constructing a PDD single family home subdivision, but the ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes. After investigating the costs for fire sprinkling, the developer decided to purchase this adjacent lot and develop it as Phase II of what was Poss Landing (the subdivision has since changed the name to Senna Phase I). This will not only provide the necessary second access point for the Senna I project, it will also provide the required ingress/egress to this property.

The City Engineer has approved the preliminary documents to move forward for feedback from the Planning and Zoning Commission.

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.

**City Master Plan**

The City Master Plan, Huebner Road Corridor 5CC states:

The Huebner Road Corridor area of land is primarily Single-Family Dwelling, Multiple Family Retirement Dwelling, and Garden House Dwelling Uses with some Small Business and Retail Uses. The land use in this area encourages all of the vacant areas located on the east side of Huebner Road across from the Elementary School be zoned R-1 (Single-Family). R-3A (Multiple-Family Retirement Dwelling) and R-6 (Garden House) should be considered as alternatives. Vacant areas zoned B-2 (Retail) should be rezoned to R-1 (Single family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden House), R-7 (Single Family Medium Density), and MX-1 (Mixed Use).

The proposed zoning is in compliance with the Master Plan recommendations.

**Variances**

The developer is requesting to match the first phase of the development with a lot size reduced to 3,010 square feet, a lot frontage of 35 feet on the street, and have a 16’ front setback, 3’ side setback, and 10’ rear setback. The development will consist of 49 homes. The developer will be planting 2 trees on each lot.

**Streets/Traffic Impact Analysis (TIA)**

The total street right-of-way is proposed at 38’ with 28’ of asphalt. The TIA indicates 49 peak hour trips.

**Notification**

Notification letters mailed	12
Received in favor	0
Received in opposition	0
Returned undeliverable	1

**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 with the addition of R-6 as the base zoning district.

Chapter 15 Zoning, Sec. 15.02.721 - General statutes, ordinances and rules applying to the zoning commission (q) states:

(4) Motions to recommend approval or denial of any change in a zoning district may, when appropriate, contain statements of commission findings in the following areas:

- (A) Consistency and compatibility with the master plan;
- (B) Consistency and compatibility with surrounding zoning districts;
- (C) Consistency and compatibility with site and surrounding uses;
- (D) Protection of the health, safety and welfare of the general public; and/or
- (E) Protection and preservation of the property rights of the owner(s) of all real property affected by the proposed change in zoning district(s).

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

\_\_\_\_\_  
**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

PZ-2024-2  
Rezone - PDD  
7201 & 7205 Huebner

Mindy Teague  
Planning & Zoning Director  
Planning & Zoning Meeting  
February 27, 2024

# Background

- This parcel was owned and occupied, prior to the City being incorporated, as the Poss Family Homestead and is zoned R-1 Single Family Dwelling District
- The owner of the adjacent 10-acre subdivision (former Poss Landing) is in the process of constructing a PDD single family home subdivision
- Ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes
- After investigating costs, developer decided to purchase this adjacent lot & develop as Phase II (the original subdivision has since changed name to Senna Phase I)
- This not only provides the necessary second access point for the Senna I project, it will also provide the required ingress/egress to this property

# Purpose

- The Master Plan, Huebner Road Corridor 5CC states:
  - The land use in this area encourages all the vacant areas located on the east side of Huebner Road across the school be zoned R-1, with R-3A and R-6 considered as alternatives
- The developer is requesting to match the first phase of the development with a lot size of 3,010 square feet, frontage of 35 ft, 16 ft front set back, 3 ft side set back & 10 ft rear set back
- Development will consist of a total of 49 lots with two trees per lot
- TIA indicates 49 peak hour trips

# Site Plan

Item 2.



## POSS LANDING - PHASE 2 / R1 SITE PLAN

LEON VALLEY, TEXAS

JANUARY 2024



SCALE: 1"=100'





# Background

- 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;

# Background

- (D) Preliminary feedback from the planning and zoning commission;
- (E) Recommendation from the planning and zoning commission;
- (F) Final approval from city council.
- The applicant has not proposed any variances for the preliminary hearing

# Notification

- 12 Letters were sent out
  1. 0 – In favor
  2. 0 - Opposed
  3. 1 - Undeliverable

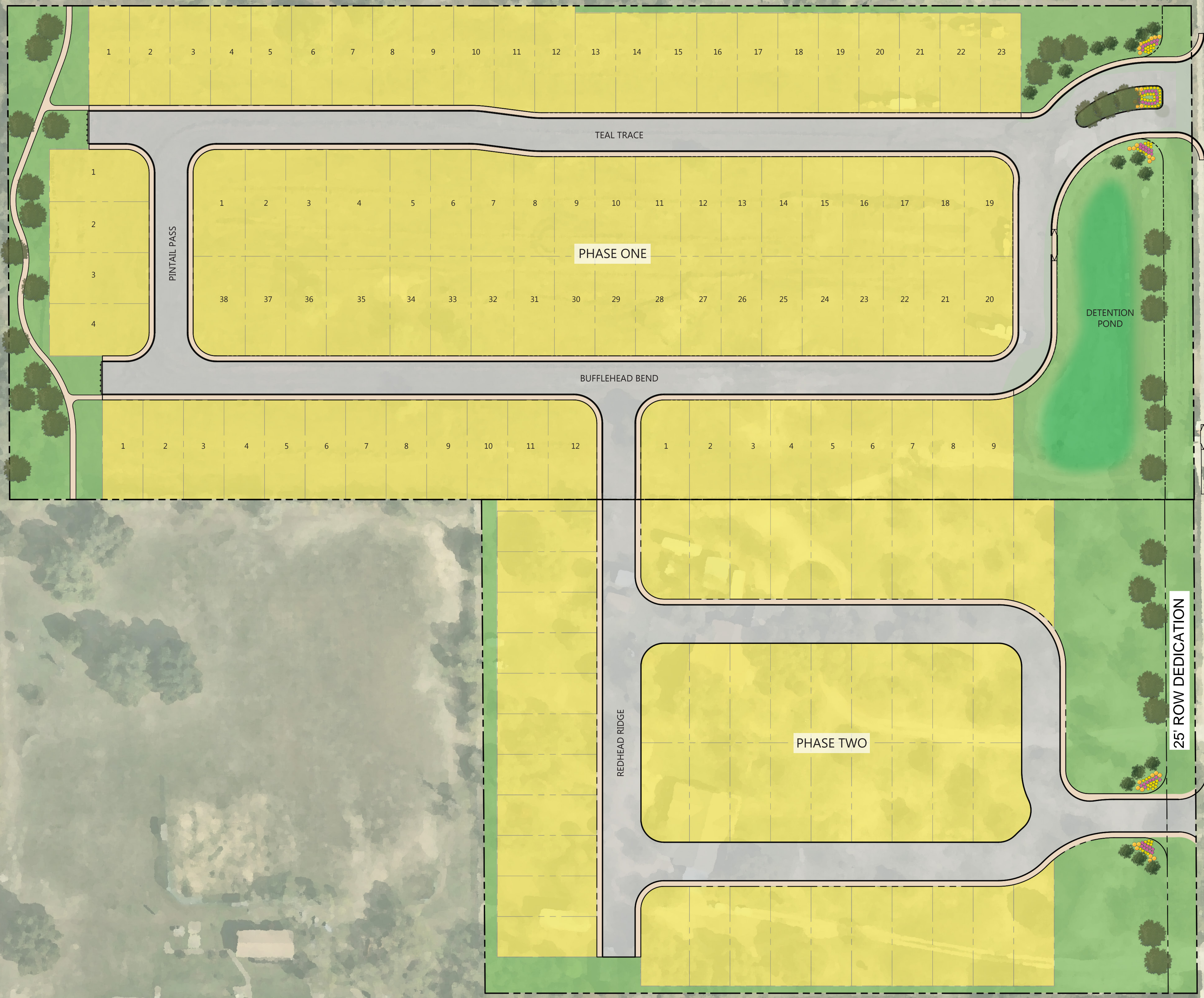
# Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

# Recommendation

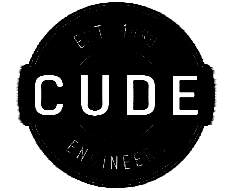
- Staff recommends approval of this request with the addition of R-6 as the base zoning district





# SENNA





**CUDE ENGINEERS**  
 4122 Pond Hill Road, Suite 101  
 San Antonio, Texas 78231  
 P:(210) 681.2951 F:(210)523.7112

# POSS LANDING - PHASE 2 / R1 SITE PLAN

LEON VALLEY, TEXAS

JANUARY 2024

