



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
January 25, 2023

HAL BALDWIN MUNICIPAL COMPLEX CIVIC CENTER
1400 SCHERTZ PARKWAY BUILDING #5
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA
WEDNESDAY, JANUARY 25, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, January 25, 2023, at the Schertz Civic Center, Building #5. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, January 24, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

4. CONSENT AGENDA:

A. Minutes for the January 11th Regular Meeting.

B. PLFP20230009 - Consider and act upon a request for approval of a final plat of the Schertz Wastewater Lift Station Subdivision, an approximately 3.7 acre tract of land, establishing one commercial lot generally located 3,100 feet south of the intersection of FM 78 and River Road, City of Schertz, Guadalupe County, Texas.

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

- A.** PLPDD20220136– Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD), located approximately 1,500 feet southwest of the intersection between Schertz Parkway and Maske Road, City of Schertz, Guadalupe County, Texas, also known as the Windy Meadows Subdivision Unit 4.
- B.** PLPDD20220186 –Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

6. REQUESTS AND ANNOUNCEMENTS:

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B.** Announcements by Commissioners
 - City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C.** Announcements by City Staff.
 - City and community events attended and to be attended.

7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

- A.** Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 20th day of January, 2023 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

Samuel Haas

Samuel Haas, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 2023. _____ title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

PLANNING AND ZONING COMMISSION MEETING: 01/25/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: Minutes for the January 11th Regular Meeting.

Attachments

Draft Minutes for the January 11, 2023 Planning and Zoning Commission Meeting

DRAFT

PLANNING AND ZONING MINUTES

January 11, 2023

The Schertz Planning and Zoning Commission convened on January 11, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Judy Goldick, Commissioner

City: Steve Williams, City Manager; Brian James, Assistant City Manager; Lesa Wood, Staff: Director of Planning & Community Development; Emily Delgado, Senior Planner; Samuel Haas, Planner; Tiffany Danhof, Administrative Assistant

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Mr. McMaster was seated as the alternate.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, January 10, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the December 14, 2022 Regular Meeting.

B. PLFP20220224 - Consider and act upon a request for approval of a final plat of The Parklands Subdivision Unit 2B, an approximately 7 acre tract of land generally located approximately 3,000 feet southeast of the intersection between Eckhardt Road and Parklands Way.

Motioned by Commissioner Gordon Rae to approve the Consent Agenda, seconded by Commissioner Tamara Brown

Vote: 7 - 0 Passed

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

- A.** PLCPA20220164- A request to amend the Comprehensive Land Use Plan by changing approximately 31 acres of the Future Land Use Map from the Estate Neighborhood land use designation to the Mixed-Use Neighborhood land use designation, generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**

- B.** PLZC20220124- A request to rezone approximately 31 acres of land to Apartment/ Multi-Family Residential (R-4), generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**

- C.** PLUDC20230006 - Hold a public hearing, workshop, and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards and Single Family Residential Density/Development Standards.

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing for the Single Family Density/Development Standards at 6:14 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:14 P.M.

Mr. Outlaw opened the public hearing for the Parking Standards at 6:42 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:42 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to City Council on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards and Single Family Residential Density/Development Standards, seconded by Commissioner Tamara Brown

Vote: 6 - 1 Passed

NAY: Vice Chairman Ernie Evans

Motioned by Commissioner Gordon Rae to recommend approval with discussed corrections to City Council action on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards, seconded by Commissioner Richard Braud

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

A. Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were no requests by Commissioners.

B. Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were no announcements by Commissioners.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 7:26 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 01/25/2023
Agenda Item 4 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLFP20230009
SUBJECT: PLFP20230009 - Consider and act upon a request for approval of a final plat of the Schertz Wastewater Lift Station Subdivision, an approximately 3.7 acre tract of land, establishing one commercial lot generally located 3,100 feet south of the intersection of FM 78 and River Road, City of Schertz, Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: Cibolo Creek Municipal Authority
Applicant: Imaya Farrell, Plummer Associates, INC

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
1/12/2023	Final Plat

ITEM SUMMARY:

The applicant is proposing to final plat approximately 3.7 acres of land to establish one commercial lot, 2.704 acres and 0.921 acres of right-of-way dedication. The property is currently being utilized for a Schertz lift station.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is located 3,100 feet south of the intersection of FM 78 and River Road. The property is zoned Public Use District (PUB).

ACCESS AND CIRCULATION:

The property will have access to Bubbling Springs Road which ties into River Road and connects to FM 78.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating that the subject property has no Protected or Heritage class trees onsite. Therefore, the applicant will have no mitigation fees to be paid for this subject property.

PUBLIC SERVICES:

The property will be serviced by the City of Schertz for water and sewer, as well as GVEC.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved development agreement.

Water: The property is currently being serviced by the City of Schertz through an 8-inch water line.

Sewer: The property is currently being serviced by the City of Schertz through an 8-inch sewer line.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management plan has been reviewed and approved by the City Engineer.

Road Improvements: The Schertz Wastewater Lift Station Subdivision is proposing to dedicate 0.921 acres of right-of-way dedication. Typically, Bubbling Springs Road would be required to be improved for one half of the street adjacent to the property, which is approximately 667 feet. However, the applicant had a waiver request to not require roadway improvements approved at the June 8th, 2022 Planning and Zoning Commission meeting.

STAFF ANALYSIS AND RECOMMENDATION:

The final plat is consistent with applicable requirements set forth in the Unified Development Code (UDC). The final plat has been reviewed with no objections by the Fire, Engineering, Planning and Public Works Departments. Therefore, staff is recommending approval of the Schertz Wastewater Lift Station final plat.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

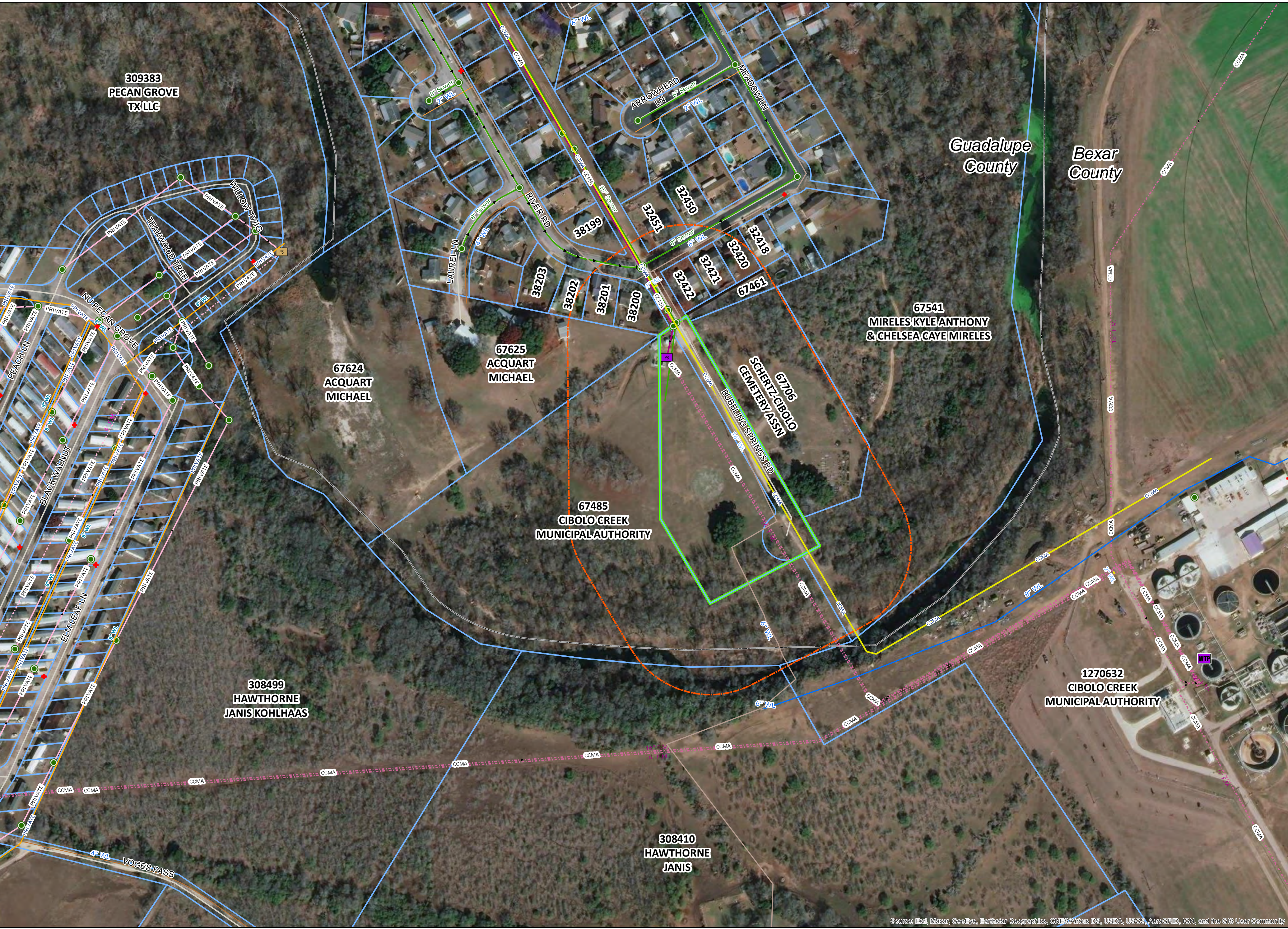
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit

Plat Exhibit



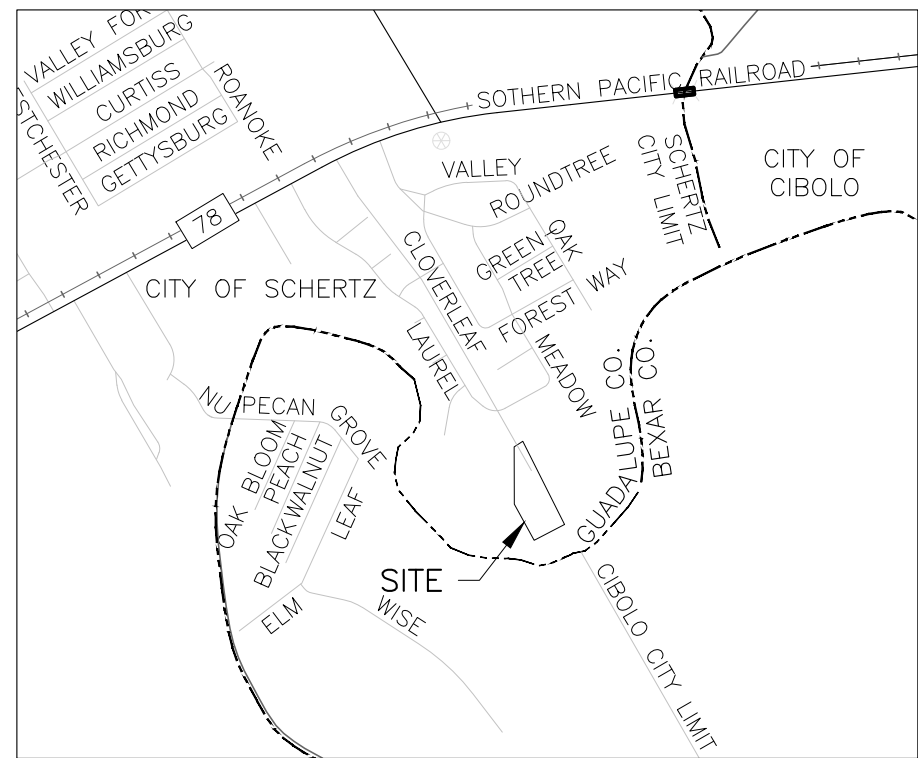
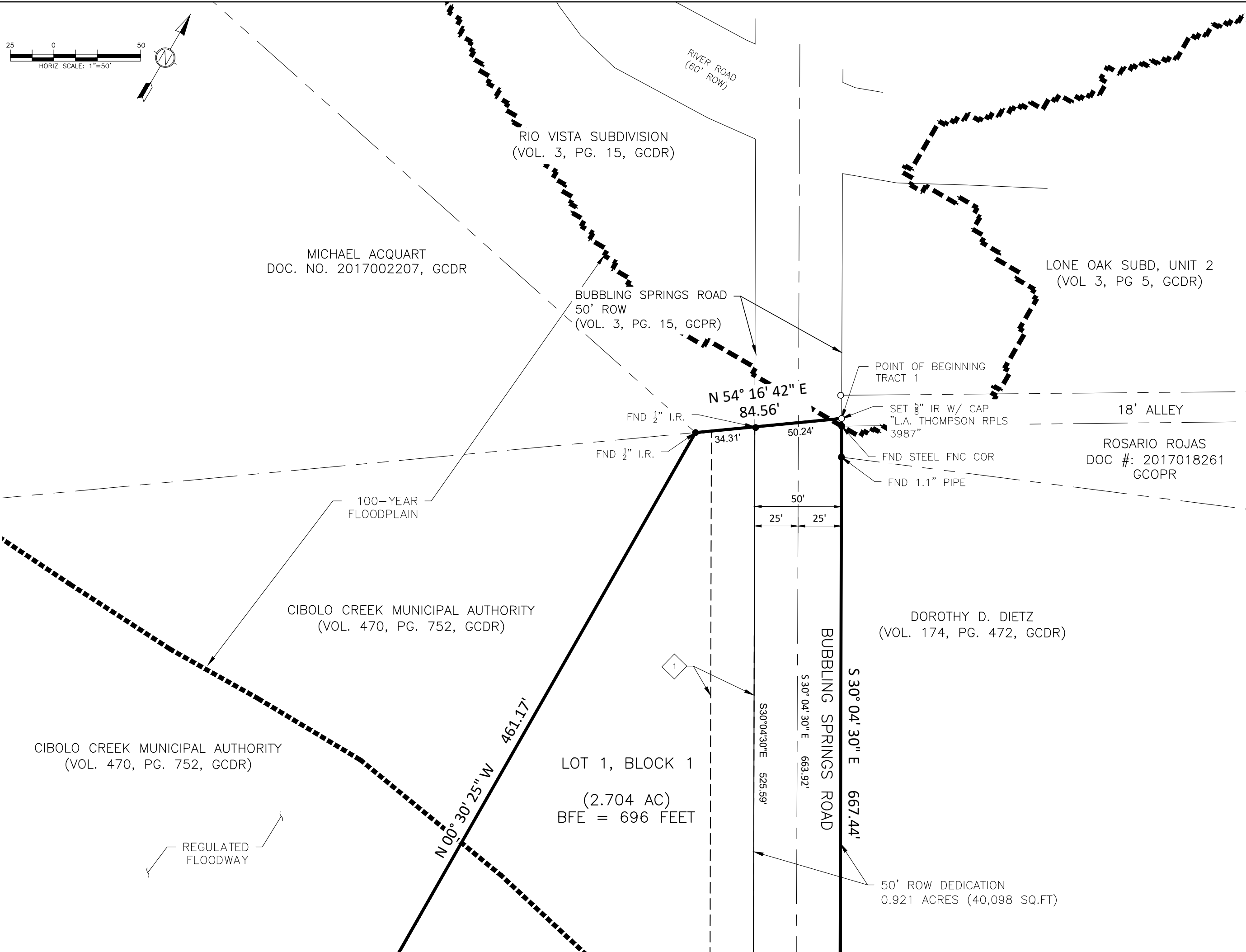
SCHERTZ WASTEWATER LIFT STATION

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 Inch = 150 Feet

0 75 150 300 Feet

TEXAS REGISTERED ENGINEERING FIRM F-13
07/10/2022 9:50 AM W:\Projects\0933\008-01\Schertz LS Permitting\Certifications\CAD\Plat\Sheets\PLAT-02.dwg Jzamoraa

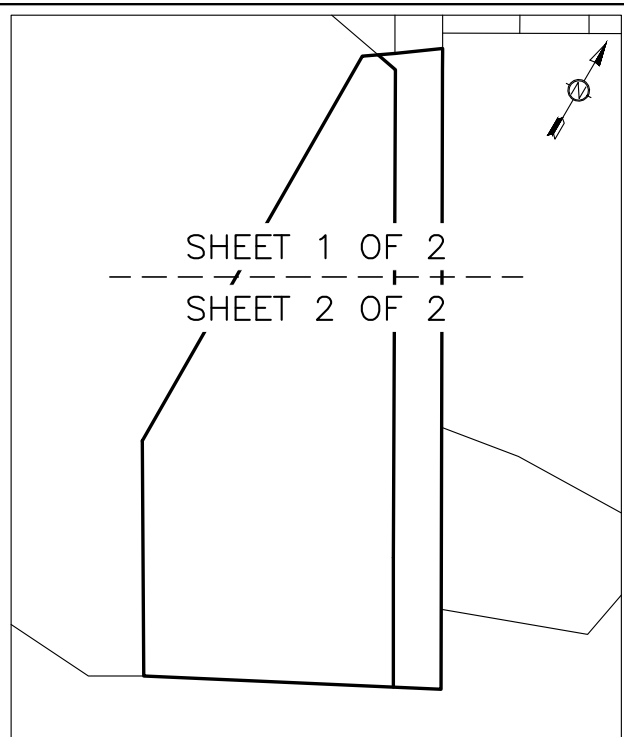


LOCATION MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	COUNTY LINE
	REGULATED FLOODWAY
	FEMA 100-YEAR FLOODPLAIN
	ELECTRIC TRANSMISSION & DISTRIBUTION EASEMENT (VOL. 217, PH. 315, GCDR)
AC	ACRE(S)
BLK	BLOCK
BFE	BASE FLOOD ELEVATION
DOC	DOCUMENT
I.R.	IRON ROD
PG	PAGE(S)
ROW	RIGHT-OF-WAY
VOL	VOLUME
GCDR	GUADALUPE COUNTY DEED RECORDS
GCPR	GUADALUPE COUNTY PLAT RECORDS
GCOPR	GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS

- NOTES:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
 - SCHERTZ WASTEWATER LIFT STATION, ESTABLISHING A TOTAL OF 1 LOT, WITH 1 LOT BEING A BUILDABLE LOT.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - ACCORDING TO FLOOD INSURANCE MAP 48187C0220F, DATED NOVEMBER 2, 2007, THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN IN ZONE (AE).
 - DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.
 - THIS TRACT IS SUBJECT TO VOL 353, PG 274, AND VOL 379, PG 169, GCOPR.
 - PER 22 TEXAS ADMINISTRATIVE CODE § 138.91 (f), REFERENCE HEREBY MADE TO A SEPARATE METES AND BOUNDS DESCRIPTION OF THE BOUNDARY SURVEY SHOWN HEREIN, WHICH WAS PROVIDED TO THE CLIENT/ CITY.

- GVEC NOTES:
- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
 - WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 - EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
 - ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
 - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 - NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.



KEY MAP
NTS

AREA TABLE	
LOT 1	BLOCK 1 = 2.704 AC
ROW DEDICATION	= 0.921 AC
TOTAL	AREA = 3.624 AC

RECORD OWNER/PROPERTY OWNER:
CITY OF SCHERTZ
1400 SCHERTZ PKWY
SCHERTZ, TX 78154
(210) 619-1000
CITY OF SCHERTZ, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN TO THE CITY OF SCHERTZ, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
AGENT FOR CITY OF SCHERTZ

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ.

AMY L. MIDDLETON
LICENSED PROFESSIONAL ENGINEER, NO. 107560
PLUMMER TEXAS REGISTERED ENGINEERING FIRM F-13)
12500 SAN PEDRO AVE, STE 401
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF GUADALUPE
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

L.A. "BUD" THOMPSON
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3987
THOMPSON SURVEYING COMPANY
TBPELS FIRM REG 100973-00
101 EAST MOUNTAIN ROAD
WIMBERLEY, TX 78676
512-667-8940

THIS PLAT OF "SCHERTZ WASTEWATER LIFT STATION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

BY: _____ BY: _____
CHAIRMAN SECRETARY

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____

BY: _____
CITY ENGINEER

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
NONE

THIS PLAT OF "SCHERTZ WASTEWATER LIFT STATION" HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP FOR RECORDING.

BY: _____ DATE: _____
GUADALUPE VALLEY ELECTRIC COOP

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

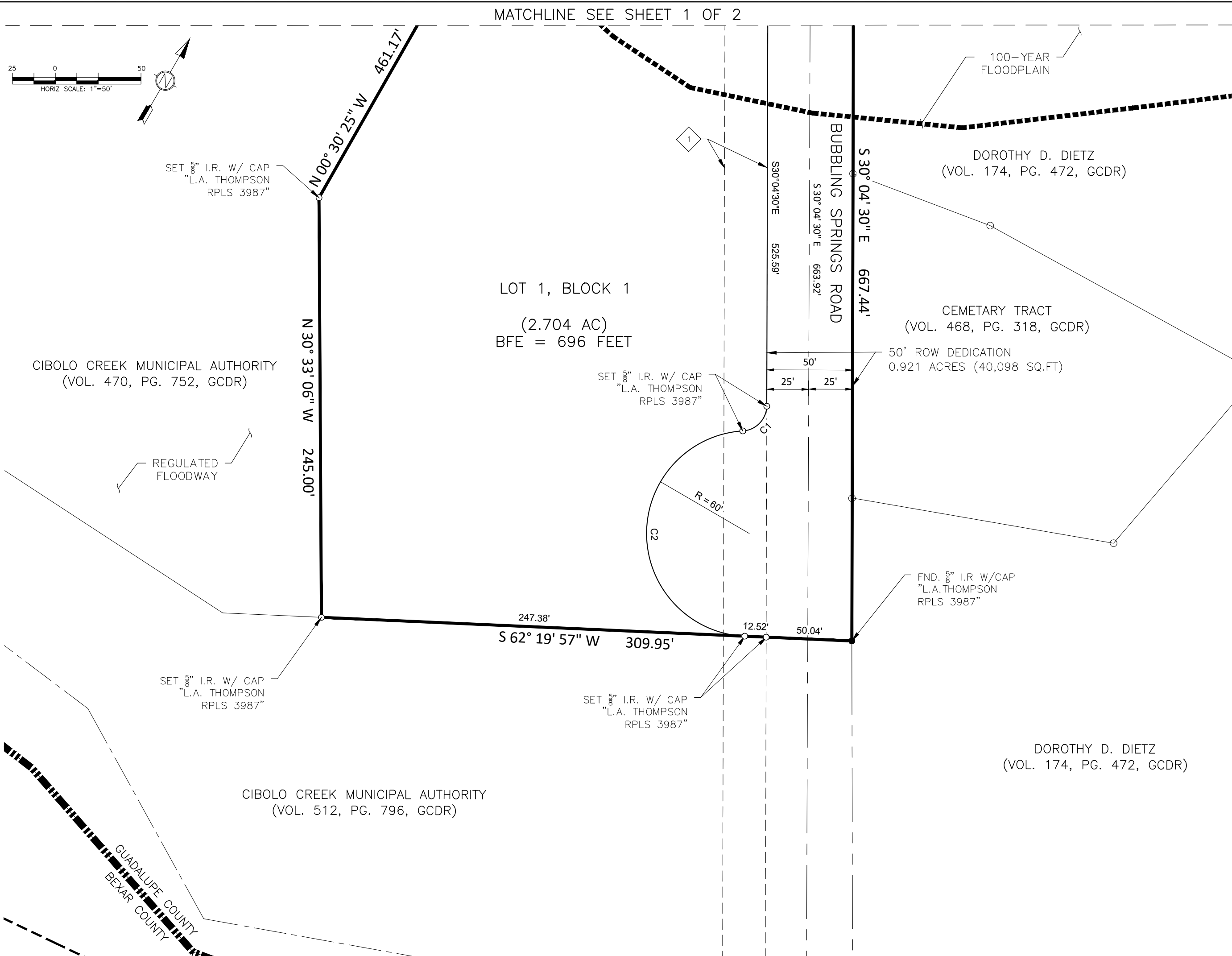
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.
AMY L. MIDDLETON, P.E.
NO. 107560

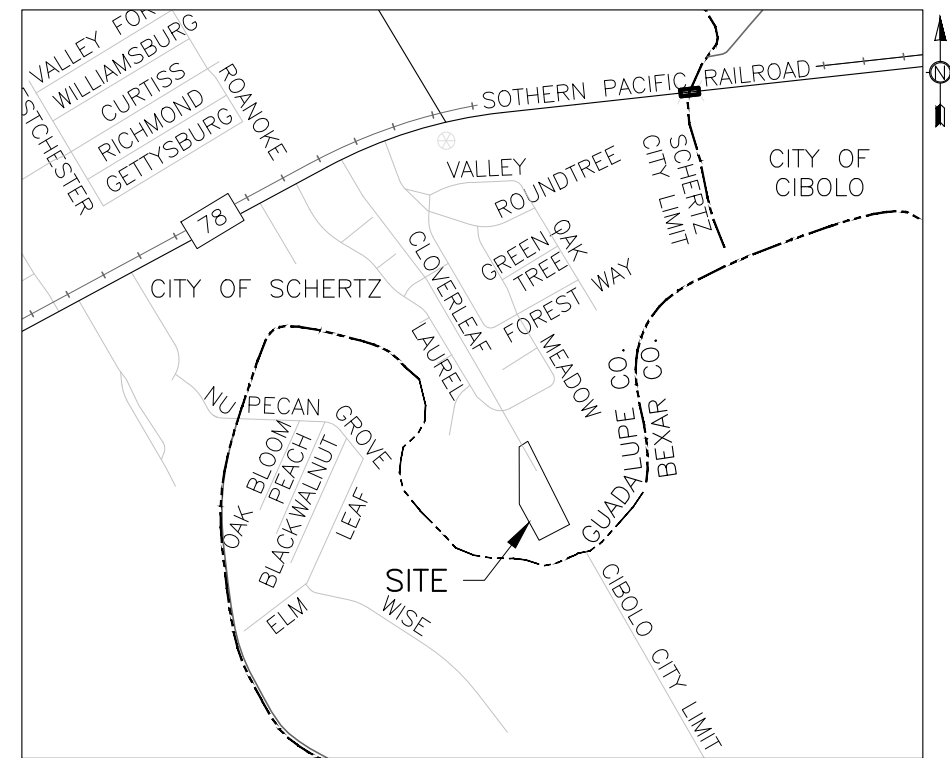
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
L.A. "BUD" THOMPSON
RPLS 3987
4/21/2022

DATE OF PREPARATION: JUNE 27, 2022
FINAL PLAT ESTABLISHING
SCHERTZ WASTEWATER LIFT STATION
3.624 ACRES OF LAND BEING OUT OF THE
G. MALPAZ SURVEY NO. 67, ABSTRACT-221
SCHERTZ, GUADALUPE COUNTY, TEXAS
SHEET 1 OF 2

TEXAS REGISTERED ENGINEERING FIRM F-13
07/10/2022 9:50 AM W:\Projects\0933\008-01\Schertz LS Permitting\Certifications\ACAD\Plat\Sheets\PLAT-02.dwg jzamoraa



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.06'	15.00'	084°15'31"	S 13°58'16" W	20.12'
C2	181.97'	60.00'	173°46'04"	S 30°47'01" E	119.82'



DATE OF PREPARATION: JUNE 27, 2022
FINAL PLAT ESTABLISHING
SCHERTZ WASTEWATER LIFT STATION
3.624 ACRES OF LAND BEING OUT OF THE
G. MALPAZ SURVEY NO. 67, ABSTRACT-221
SCHERTZ, GUADALUPE COUNTY, TEXAS
SHEET 2 OF 2

PLANNING AND ZONING COMMISSION MEETING: 01/25/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
CASE: PLPDD20220136
SUBJECT: PLPDD20220136– Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD), located approximately 1,500 feet southwest of the intersection between Schertz Parkway and Maske Road, City of Schertz, Guadalupe County, Texas, also known as the Windy Meadows Subdivision Unit 4.

GENERAL INFORMATION:

Owner: YES! Communities
Applicant: James McGarr, Engineer

APPLICATION SUBMITTAL DATE:

Date	Application Type
August 19, 2022	Zone Change Request

PUBLIC NOTICE:

Twenty (20) public hearing notices were mailed to surrounding property owners on February 13, 2023 with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. Additionally, on February 13, 2023 a Public Hearing notice sign was placed on the property. At the time of this staff report, staff has received zero (0) responses to the public hearing notices.

ITEM SUMMARY:

The applicant is proposing to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD). The subject property is platted as the Windy Meadows Subdivision Unit 4 and has recently gone through the replat process and is awaiting recordation. The property is currently developed with existing manufactured homes.

The subject property was zoned Planned Development District in April of 2020. The current proposed zoning is to alter the existing PDD Design Standards due to site constraints based on changes in the field. Specifically, the modifications to the Design Standards are in relation to the setback from home to the perimeter property fencing.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	Planned Development District (PDD)	One-Family Dwellings
Proposed	Planned Development District (PDD)	One-Family Dwellings

Adjacent Properties:

	Zoning	Land Use
North	Right-of-Way	Maske Road
South	West Dietz Creek (Windy Meadows Subdivision Unit 3)	Drainage Channel

East	Single-Family Residential (R-2) and Single-Family Residential (R-7)	One-Family Dwellings
West	West Dietz Creek (Windy Meadows Subdivision Unit 3)	Drainage Channel

PROPOSED ZONING:

On April 7, 2020, City Council approved Ordinance 20-S-01, which rezoned the subject property from Manufactured Home Park District (MHP) to Planned Development District (PDD). Since 2020, the subject property has gone through the replat process including installation of public infrastructure, and required screening and landscaping.

Ordinance 20-S-01 stipulated that a screening fence was to be installed along Maske Road and that homes would be installed a minimum of ten feet (10') from perimeter property fencing. However, during the installation of the screening fence along Maske Road it was determined that if the fence was installed in the location previously determined during the PDD associated with Ord. 20-S-01 that it would create a safety issue for traffic along Maske Road. To try and prevent any traffic or safety concerns the fence was constructed ten feet (10') into the subject property away from Maske Road.

Due to the fence location being altered, there are site constraints in relation to placement of homes and the minimum setback requirement of ten feet (10') from the fence established with the existing PDD Design Standards.

The proposed zone change from Planned Development District (PDD) to Planned Development District (PDD) is to propose a modification to the PDD Design Standards to address this issue. The proposed PDD Design Standards state "Each dwelling unit shall have a minimum setback of seven and a half feet (7.5') from perimeter property fencing." The proposed reduction of setback from ten feet (10') to seven and a half feet (7.5') would allow for a full size manufactured home, which is typically seventy-six feet (76'), to be placed along the Maske Road home pads and still meet the designated front setback.

The current Ordinance 20-S-01 stipulates any significant future changes from the established Dimensional Requirements for the approved PDD will cause the plan to be resubmitted for approval by the Planning & Zoning Commission and the City Council. Due to the proposed request being to modify the setback which falls under the established dimensional requirements, in order to request this PDD Design Standard modification the applicant was required to submit for a zone change application.

The PDD Design Standards proposes modifications to the following two sections:

- Section C of Minimum Site Requirements; which was modified to state "Each dwelling unit shall have a minimum setback of seven and a half feet (7.5') from perimeter property fencing".
- Section F (2) Street Screening (Maske Road); which was modified to indicate the screening fence along Mask Road is ten feet (10') offset from the right-of-way.

There are no proposed changes to the density / number of homes, front or side setbacks, or street buffer along the future Live Oak.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

- Comprehensive Plan Goals and Objectives: The Comprehensive Plan, through the Future Land Use Plan, identifies the subject property as both Manufactured Housing and Single Family Residential. The proposed zone change to Planned Development District (PDD) with a base zoning of Manufactured Home Park (MHP) is compatible with the future land use designation and is therefore in conformance with the goals of the Comprehensive Plan.
- Impact of Infrastructure: The proposed zoning request should have minimal impact on existing infrastructure.
- Impact of Public Facilities/Services: The proposed zoning request should have a minimal impact on existing public services.
- Compatibility with Existing and Potential Adjacent Land Uses: The property is currently surrounded by the West Dietz Creek Drainage Channel, Maske Road Right-of-Way and properties zoned for single family residential. The proposed zone change to modify the setback along the perimeter property fence adjacent to Maske Road should have no adverse impact on the existing and potential adjacent land uses.

STAFF ANALYSIS AND RECOMMENDATION:

As discussed in the 'Proposed Zoning' section of this staff report, the proposed zone change will allow for a modification to the PDD Design Standards which will allow full size manufactured homes to be placed along Maske Road while still complying with the front and proposed rear setbacks. The change in the location of the screening fence along Maske Road was completed in an effort to decrease safety concerns, which ultimately caused site constraints for the home pads along Maske Road. The proposed PDD Design Standards modification would address those constraints and would allow the installation of manufactured homes as previously approved.

The proposed PDD Design Standards and associated zone change have been reviewed by the Planning, Engineering, Public Works and Fire Department with no objections. Staff recommends approval of the zone change as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. In considering action on a zoning application, the Commission should consider the criteria within UDC, Section, 21.5.4 D.

Attachments

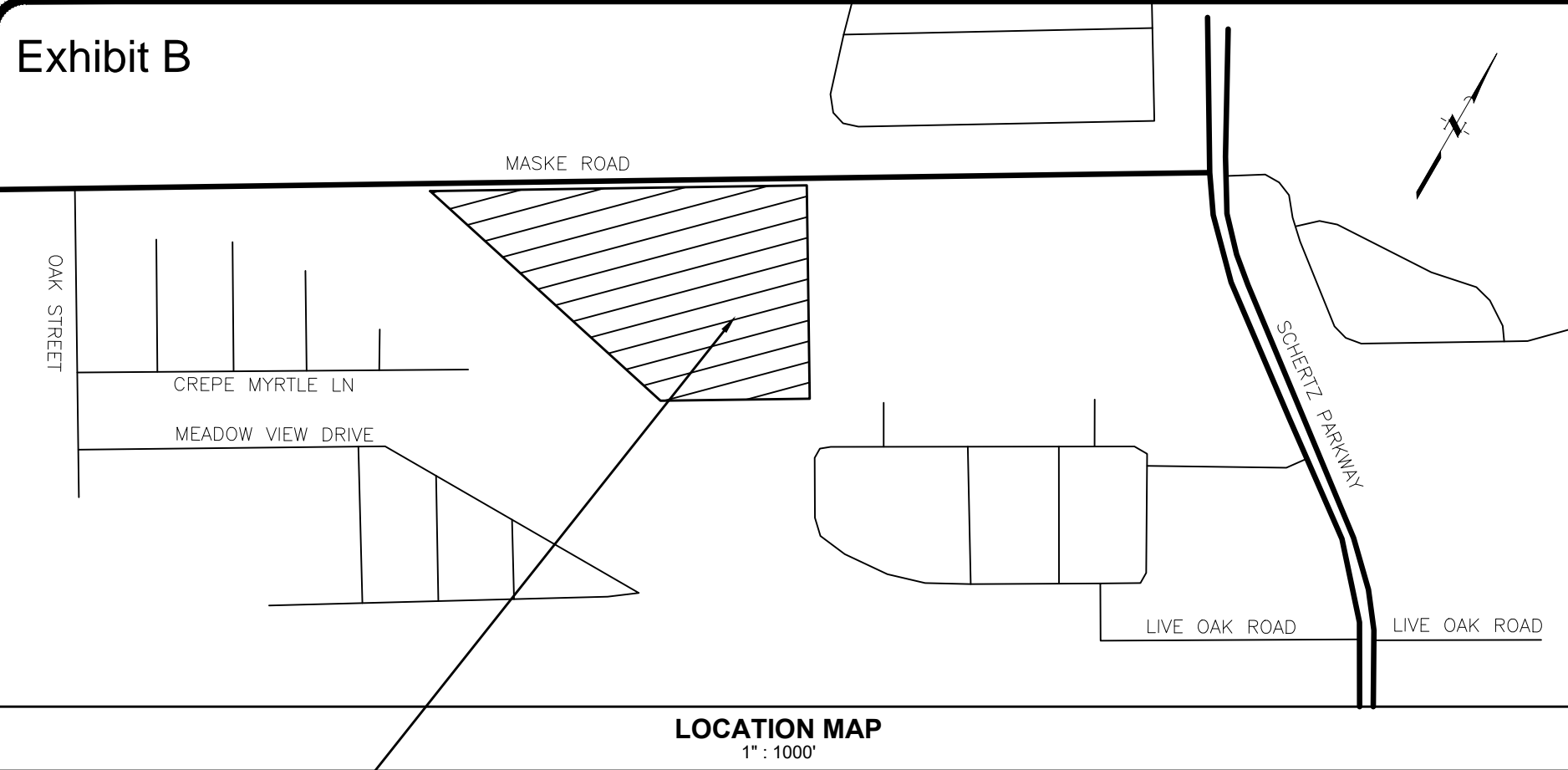
Aerial Map
Public Hearing Notice Map
Zoning Exhibit
PDD Design Standards
Letter of Intent From Property Owner

Guadalupe County





Exhibit B



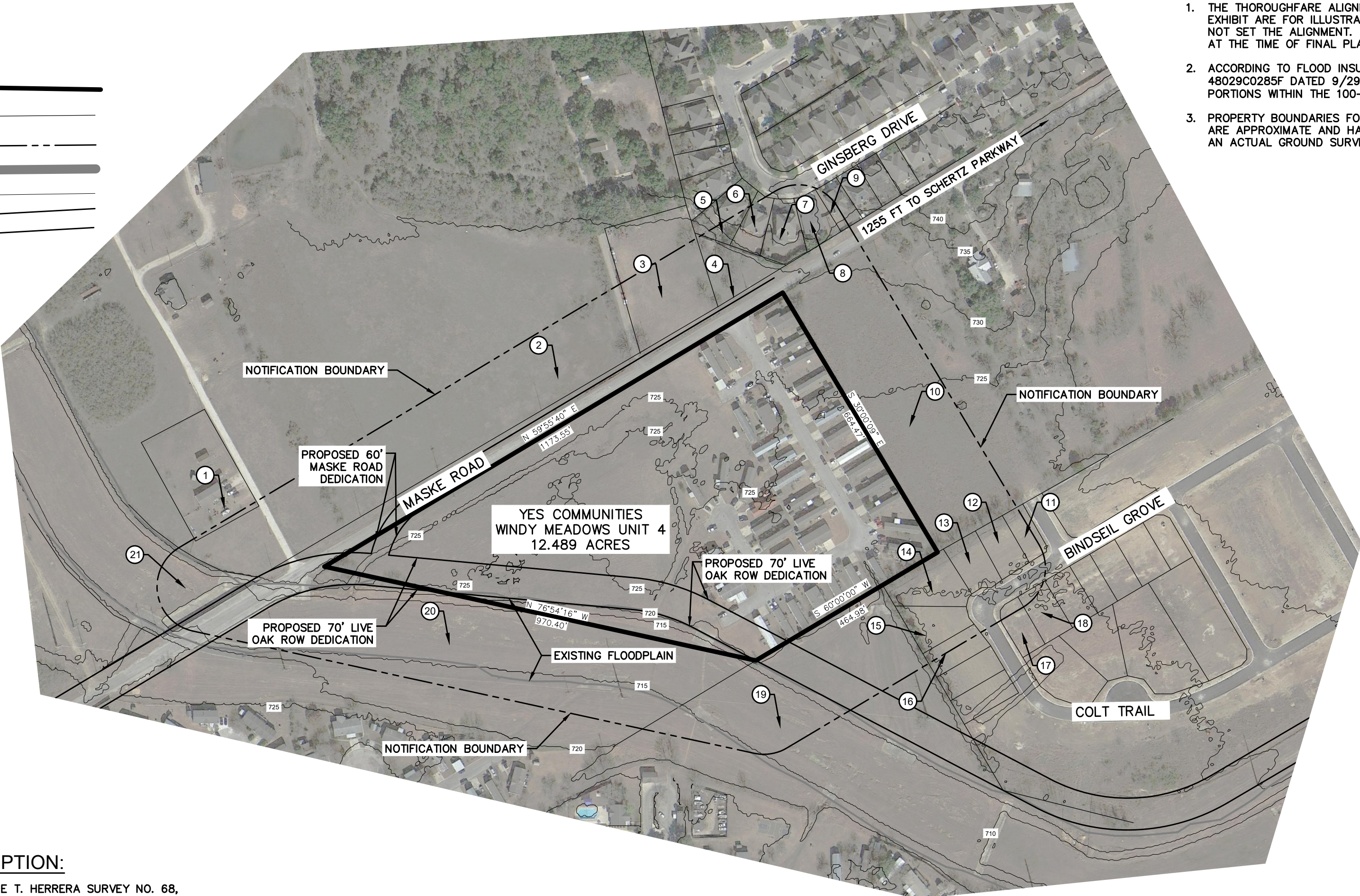
PROJECT LOCATION
MASKE ROAD
1255 FEET SOUTH WEST OF
INTERSECTION OF MASKE ROAD
AND SCHERTZ PARKWAY

PROPERTIES WITHIN 200 FEET NOTIFICATION AREA							
PROPERTY	OWNERS NAME	PROPERTY ID#	ADDRESS	ADDRESS TYPE	ZONING	SUBDIVISION NAME	RECORDING INFORMATION
1	ARMANDO AND KATRINA MIDDLETON MARTINEZ	115100	2415 BETTY JOE LN SCHERTZ TX 78154	SINGLE FAMILY	R-2	NULL	DEED V 1975 PG 148, DEED # 04488
2	BETTY JOE BOGGESE ESTATE	64578	2550 BETTY JOE SCHERTZ TX 78154	RURAL	R-2	NULL	OT V 1080 PG 400, DEED # 0
3	JON PENFIELD CHALKER	64593	MASKE RD SCHERTZ TX 78154	RURAL	R-2	NULL	OD V 2019 PG 99021700, DEED # 2019-99021700
4	JONAS WOODS HOMEOWNERS ASSOCIATION	111376	SCHERTZ TX 78154	SINGLE FAMILY	GH	JONAS WOODS UNIT 4	OT V 1527 PG 172, DEED # 0
5	NICHOLAS M & KARA M BRUMGARD	111378	2305 HAWTHORNE SCHERTZ TX 78154	SINGLE FAMILY	GH	JONAS WOODS UNIT 4	DEED V 2016 PG 10654, DEED # 2016010654
6	BRIAN K MOORE SR & MEGELA E CAMPBELL REVOCABLE TRUST	111377	2301 HAWTHORNE PASS SCHERTZ TX 78154	SINGLE FAMILY	GH	JONAS WOODS UNIT 4	DEED V 3099 PG 902, DEED # 12-004183
7	KYLE DAVID & LORI ANN PEVOTO	111375	500 GINSBERG DRIVE SCHERTZ TX 78154	SINGLE FAMILY	GH	JONAS WOODS UNIT 4	DEED V 2016 PG 18460, DEED # 2016-018460
8	JOHN HERINGER	111374	504 GINSBERG DRIVE SCHERTZ TX 78154	SINGLE FAMILY	GH	JONAS WOODS UNIT 4	DEED V 2017 PG 7723, DEED # 2017007723
9	DARRELL K JOHNSON	111373	508 GINSBERG DRIVE SCHERTZ TX 78154	SINGLE FAMILY	GH	JONAS WOODS UNIT 4	DEED V 2007 PG 226, DEED # 9856
10	ROSEMARIE ACKERMANN	64549	MASKE RD SCHERTZ TX 78154	RURAL	R-2	NULL	DEED V 3008 PG 495, DEED # 11-010969
11	MHI PARTNERSHIP LTD	170258	515 BINDSEIL GROVE TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	SWD V 2018 PG 99014719, DEED # 201899014719
12	MYRNA ESCOBAR MCCLAIN	170259	511 BINDSEIL GROVE TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2022 PG 99021519, DEED # 202299021519
13	KAVARI C STEEN	170260	507 BINDSEIL GROVE TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2020 PG 99008841, DEED # 2022-99008841
14	FRANCISCO J JR & ELIZABETH MENDOZA	170261	503 BINDSEIL GROVE TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2020 PG 99008614, DEED # 202099008614
15	MICHAEL WILLIAM & BRITTANY ANNE HEPBURN	170262	616 COLT TRAIL TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2019 PG 99030043, DEED # 201999030043
16	MICHELLE SIMONE & GERALD ROBERSON	170263	620 COLT TRAIL TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2020 PG 99010160, DEED # 202099010160
17	OSCAR JR & CAROLINA A GARZA	170306	506 BINDSEIL GROVE TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2020 PG 99013818, DEED # 202099013818
18	SHACOBI LACOLE & ANDREW CORNEL HUNT	170305	510 BINDSEIL GROVE TX	SINGLE FAMILY	R-7	BINDSEIL FARMS	DEED V 2022 PG 99000385, DEED # 202299000385
19	YES COMPANIES WFC LLC	47091	MEADOW VIEW DRIVE SCHERTZ TX	PLAYGROUND	MHP	WINDY MEADOW	SWD V 2016 PG 17980, DEED # 2016-017980
20	YES COMPANIES WFC LLC	47419	MASKE ROAD SCHERTZ TX	CLA13	MHP	WINDY MEADOW #3	SWD V 2016 PG 17980, DEED # 2016-017980
21	CITY OF SCHERTZ	113896	MASKE ROAD SCHERTZ TX	RURAL	R2	DRAINAGE ROW	SWD V 2113 PG 243, DEED # 0501927

LEGEND:

- SUBJECT TRACT BOUNDARY
- ADJOURNING PROPERTY BOUNDARIES
- 200 FOOT NOTIFICATION BOUNDARY
- EXISTING FLOODPLAIN
- 5 FT AERIAL CONTOURS
- PROPOSED LIVE OAK ROW DEDICATION

EXISTING ZONING MHP 12.489 AC
PROPOSED ZONING PDD 12.489 AC



OWNER:

YES! COMMUNITIES
ATTN: MIKE ASKINS
1900 16TH STREET, SUITE 950
DENVER COLORADO 80202
720-440-5588

LEGAL DESCRIPTION:

BEING A 12.489 ACRE TRACT OUT OF THE T. HERRERA SURVEY NO. 68, ABSTRACT NO. 153, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS AND BEING ALL OF WINDY MEADOW UNIT 4 ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 320B, GUADALUPE COUNTY PLAT RECORDS.

REZONING NOTES:

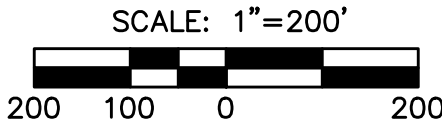
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0285F DATED 9/29/2010, THE SITE HAS PORTIONS WITHIN THE 100-YEAR FLOODPLAIN.
- PROPERTY BOUNDARIES FOR ADJACENT PROPERTIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY AN ACTUAL GROUND SURVEY.

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

1/12/2023

YES COMMUNITIES
MOBILE HOME PARK
MASKE ROAD
SCHERTZ TEXAS

ZONING SITE PLAN



PREPARED DATE: JAN 1ST 2019
UPDATED: JAN 12TH 2023

**YES COMMUNITIES
MANUFACTURED HOME PARK
PLANNED DEVELOPMENT DISTRICT
CITY OF SCHERTZ, GUADALUPE COUNTY TEXAS**

Revision #2

Prepared by



CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS

**January 10, 2023
Firm Number 13711**

For:

YES COMMUNITIES, LLC.

**Mike Askins
5050 S. Syracuse Street, Suite 1200
Denver Colorado 80237**

Table of Contents:

- General
- Purpose

AFFECTED UDC ARTICLES

1. Manufactured Homes and RV Parks (Article 6)
2. Amendments to the Planned Development District (PDD)

APPENDIX

Exhibit “A” – Zoning Exhibit

Exhibit “B” – Metes and Bounds

Exhibit “C” – Site Plan

- General

Yes Communities Manufactured Home Park is a proposed 12.825 acre single family residential type of development designed for the placement of homes that are transported to the site by means of attached axles or trailers. The site is located off of Maske Road approximately 1,500 feet west of Schertz Parkway within the City of Schertz, Guadalupe County, Texas. The property is partly developed with a manufactured home park, private streets, water, sewer, and electric lines serving the property consisting of approximately 12.85 acres. The owners wish to continue developing the remaining portion of the property; however, the city's master thoroughfare plan has the extension of Live Oak running through the subject tract as well as the site needing a second access point. This road dedication, floodplain and city's new changes to the development articles regarding manufactured homes will not allow for the continuation of the existing tract size, spacing or layout of the development as platted.

This development has been previously platted as one lot, Unit 4 Windy Meadows, and has an approved master plan. There is currently one lot as platted with multiple "Spaces" for manufactured homes. This development will not be creating or dividing out the ownership of the property, just provide lease spaces that will house the manufactured homes.

The Planned Development District (PDD) as described in the following documents will outline how the development can utilize the existing infrastructure while upholding a greater design standard for the manufactured home park.

- Purpose

Provide for adequate space and site diversification for residential purposes that accommodate the design criteria of manufactured homes as used for single family residences. This PDD will allow for adequate vehicular and pedestrian circulation, promote housing densities compatible with existing and future public support facilities, promote the best desirable land use for this property as well as promote stability of this development.

- Development Standards

This property will develop in accordance with the provisions of the City of Schertz unified Development Code (UDC) as amended. This property will develop in accordance with the base zoning district of Manufactured Home Parks District (MHP) with the following modifications.

AFFECTED UDC ARTICLES

1. Manufactured Homes and RV Parks (Article 6)

C. Minimum Site Requirements:

(1) Setbacks:

- (a) Each dwelling unit shall have a minimum setback of twenty feet (20') from all other dwelling units. Any structure attached to the home shall be considered a part of the home and must maintain the minimum separation distance.
- (b) Each dwelling unit shall have a minimum setback of fifteen feet (15') from access easements.
- (c) Each dwelling unit shall have a minimum setback of ten feet (10') from the public right-of-way.
- (d) Each dwelling unit shall have a minimum setback of seven and a half feet (7.5') from perimeter property fencing.

(2) Storage Facilities:

- (a) A maximum one hundred twenty (120) square foot accessory building may be provided for each dwelling unit to be utilized solely for storage of personal items belonging to the owner or tenant of the space. All accessory structures shall have a minimum setback of fifteen feet (15') from all other dwelling units.

D. Access, Traffic Circulation and Parking:

- (1) Private roads will be constructed from a standard pavement section consisting of compacted subgrade, base, and a surface treatment or engineered section. The pavement section will have a minimum pavement width of thirty (30) feet.
- (2) Common area parking will be provided at thirty-two (32) additional parking spaces located within the development separate from the parking pad located at each residence. The additional parking spaces will have a dimension of twenty (20) feet perpendicular to the curb and ten (10) feet parallel to the curb line. See the Site Plan for location.
- (3) Onsite parking will be provided with a private parking pad to serve each house. Parking pads will consist of concrete or asphalt pavement and have twenty (20) foot by twenty (20) foot dimensions.
- (4) Sidewalks
 - (a) Maske Road – Sidewalks along the frontage of Maske Road will not be constructed, as shown on the attached site plan and described in the City of Schertz's Public Works Design Criteria for rural road sections.
 - (b) Live Oak Road – Sidewalk along the frontage of the future Live Oak will not be constructed with this development and the right-of-way shall remain vacant. No public street or road sections to be constructed.

E. Recreation Area:

- (1) Individuals within this development shall have access to other YES Communities common areas within Units 1-3 of the Windy Meadows development. This is to include the amenity center, private park pavilion basketball court, swimming pool, and picnic and BBQ areas.

F. Screening and Buffering

(1) Street Buffer (Future Live Oak)

- (a) A five foot (5') street buffer for the future Live Oak alignment shall be placed along the proposed alignment of Live Oak as shown on the associated site plan. The buffer shall include a masonry fence that shall be no less than six feet (6') and no greater than eight feet (8') in height. The product known as "Fencecrete" will be an acceptable masonry material for this fence or approved equal. The fence shall terminate at the property boundaries or sooner if sight visibility becomes an issue at future or current intersections.
- (b) The landscaping within the street buffer shall consist of eight (8) planters spaced no less than eighty feet (80') and no more than one hundred feet (100') apart. Each planter shall include a total of twelve and a half caliper inches (12.5") of trees planted, with the minimum tree size being two and a half caliper inches (2.5") and the maximum number of trees being five (5). Each planter shall also include twenty (20) shrubs, with the minimum shrub size being five (5) gallons.

(2) Street Screening (Maske Road)

- (a) An upgraded screening fence shall be installed along Maske Road, ten feet (10') offset from the right-of-way. The fence shall consist of treated lumber including a top rail with concrete or masonry columns placed at maximum intervals of forty (40) feet or a fence of complete masonry similar to the Live Oak screening fence. The height of the fence shall be no less than six (6) feet and no greater than eight (8) feet. The fence shall terminate at the property boundaries or sooner if sight visibility becomes an issue at future or current intersections.

2. Amendments to the Planned Development District (PDD)

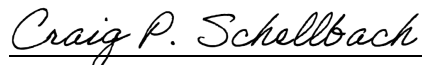
Any significant future changes from the established Dimensional Requirements for the approved PDD, or changes that alter the concept of the PDD and/or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.

Yes Companies WFC, LLC.**Manufactured Home Park****Letter of Intent**

The subject tract consists of 12.489 acres being all of Windy Meadow Unit 4 Subdivision Plat, recorded in Volume 5, Page 320B Guadalupe County, Texas. The tract is located approximately 1300 feet south west of the intersection of Maske Road and Schertz Parkway.

The intent of this PDD Revision is to reduce the setback requirement from each individual home along Maske Road to the privacy fence along the boundary. The Original PDD accounted for a 10-foot minimum clearance between home and fence. However, due to site constraints and improvements found in the field, the fence as proposed would create a safety issue for traffic along Maske Road. Thus, the fence alignment was adjusted in the field and placed further into the developer's property away from Maske Road. The realignment created a conflict with the setback requirement of 10 feet from the fence and the back of the homes.

We are asking for 7.5-foot setback requirement in place of the 10-foot setback. This will allow for a full-size home (76 feet) to be placed along the Maske Road home pads and still fall between the setback requirements, both front and back.



Yes Companies WFC, LLC.

Owners Agent

Craig Schellbach, P.E.

Date: January 19, 2023

PLANNING AND ZONING COMMISSION MEETING: 01/25/2023
Agenda Item 5 B

TO: Planning and Zoning Commission
 PREPARED BY: Emily Delgado, Planning Manager
 CASE: PLPDD20220186
 SUBJECT: PLPDD20220186 –Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

GENERAL INFORMATION:

Owner / Applicant: HABI Land, LLC / Eugenio Murillo

APPLICATION SUBMITTAL DATE:

Date	Application Type
October 25, 2022	Zone Change Application

PUBLIC NOTICE:

One hundred seventeen (117) public hearing notices were mailed to the surrounding property owners on January 13, 2023, with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. At the time of this report staff has received two responses opposed, zero in favor, and zero neutral to the proposed rezoning request. In addition to the mailed notice, Public Hearing Notice signs were placed on the property on January 13, 2023.

ITEM SUMMARY:

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH).

The proposed development will be a gated community with no more than 198 units. These units will be spread across fifty-one (51) buildings. Six (6) of the proposed buildings would have three (3) units and the remaining forty-five (45) buildings will have four (4) units. Each unit is proposed to be its own townhome and could be sold separately. Each unit will be between 1,300 square feet and 1,400 square feet. The proposed development would be maintained by the HOA and is proposed to have 7.52 acres of green space and amenities.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	Pre-Development District (PRE)	Undeveloped / Previous Golf Course
Proposed	Planned Development District (PDD)	Townhome Residential

Adjacent Properties:

	Zoning	Land Use
North	Single-Family Residential (R-6)	Single Family Residential / The Fairways at Scenic Hills Unit 2

South	Single-Family Residential (R-6)	Single Family Residential / Scenic Hills Community Phase I
East	Right-of-Way	Columbia Drive
West	Right-of-Way	County Club Blvd

PROPOSED ZONING:

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH).

Proposed Concept:

The proposed development would consist of a gated community with no more than 198 units spread across fifty-one (51) buildings. Per the PDD design standards there would be six (6) buildings that would contain three units in each. The remaining forty-five (45) buildings would contain four units in each. Each unit will be a townhome that can be sold separately. Each unit will be between 1,300 square feet and 1,400 square feet. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, and a covered patio. Additionally, each unit will have its own garage, covered back patio, and a private yard.

The PDD Design Standards propose to conform with the Townhome District zoning with modifications to the lot width and depth as shown in the table below.

Classification	Minimum Lot Size			Minimum Yard Setback		
	Area Square Footage	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
Townhome District Per the Unified Development Code	2,500	25	100	25	10	20
Townhome (Type A)	3,045	35	87	25	10, 0	20
Townhome (Type B)	2,175	25	87	25	0, 0	20

*Each lot will have a 10-foot side setback if on the end or a zero setback if in the interior, a 25-foot front setback, and a 20-foot rear setback.

Parks and Amenities:

The proposed PDD plans to incorporate 7.52 acres of green space and amenities. This would include a pavilion, playground for the community, a concrete walking path. Additionally, a mail center is proposed with a covered pavilion, and additional parking access. There is also a proposed 0.45 acre fenced-in private dog park, a 1.85 acre private picnic / trail / community garden area, 0.30 acre of miscellaneous green spaces and a 4.01 acre open space / easement.

Fire Suppression and Fire Walls:

Per the proposed PDD Design Standards due to the proposed reduced side yard setbacks, each townhome is proposed to have fire sprinklers, will require all A/C condensers to be in the rear yard, and exterior walls would be at least a minimum of a 1-hour fire rated.

Parking:

Per the proposed PDD Design Standards there are a proposed 654 parking space across the development.

Additional Design Standards Proposed:

Per the proposed PDD Design Standards the developer has proposed to create a twenty foot (20') buffer in the rear of the yards associated with the development that are adjacent to the Fairways at Scenic Hills neighborhood. Additionally, the developer will prohibit the placement of any structures, including but not limited to sheds, in the buffer area. In this proposed twenty-foot (20') buffer, the developer will plant one tree in the middle of said buffer.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates this subject property as Single-Family Residential.

- Comprehensive Plan Goals and Objectives: The land use designation of Single-Family Residential is intended to utilize a traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development.
- Impact of Infrastructure: The property will be serviced by the City of Schertz for water and sewer through 8-inch lines. If the zone change is approved, during the following development process the public infrastructure and improvements will be reviewed.
- Impact of Public Facilities/Services: The proposed zone change would have minimal impact to the public services, such as schools, fire, police and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The property is surrounded by single family residential neighborhoods and right of way. The Comprehensive Land Use Plan designation of Single-Family Residential is designed to provide a mixture of housing options. The proposed rezoning to Planned Development District (PDD) with a base zoning of Townhome District (TH) is compatible with the existing and potential adjacent land uses due to the proposal differing residential type.

STAFF ANALYSIS AND RECOMMENDATION:

In 2022 the applicant submitted a zone change request to a Planned Development District (PDD) with a base zoning of Apartment/ Multi-Family Residential (R4). That proposal included approximately 220 units to be developed as fourplexes. On September 27, 2022 the City Council was unable to obtain the super majority needed for the approval of that zone change application, which ultimately lead to the application being denied. During the discussion at the September 27, 2022 City Council meeting there were concerns with the proposed density.

Based on the previous City Council feedback the developer has made changes to the proposed PDD to address the concerns presented at the September 27th meeting. Rather than the previously proposed PDD with a base zoning of Apartment/ Multi-Family, the current proposal is for a PDD with a base zoning of Townhome District, which was directly discussed at the City Council meeting. This ultimately reduced the overall density proposed within the development.

The Schertz Sector Plan for Northern Schertz designates the subject property as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential type development as well as maintaining a walkable neighborhood feel. The proposed rezoning to Planned Development District (PDD), with a base zoning of Townhome District (TH) does conform to the Comprehensive Land Use Plan designation as it would provide a needed mixture of housing type to Schertz. The proposed development would have a maximum of fifty-one (51) buildings consisting of no more than 198 units.

As previously stated, the applicant in September of 2022 proposed to rezone the property to Planned Development District, although that application was ultimately denied as part of that application the applicant was working with the Parks Department in relation to a trail that is shown on the 2017 Schertz Transportation Plan-Trails Network. The previous proposal was to dedicate land within the overhead utility easement to be utilized for a trail that would ultimately be part of the "Great Northern Trail". This proposed trail was shown on the previous concept plan and identified the public walking trail along with private exercise equipment and benches.

The current proposed development no longer accounts for, or proposes the dedication or construction of the walking trail within the overhead electrical easement. Based on the Trails Presentation at the January 10, 2023 City Council meeting, the City Council expressed their desire for trails within the City of Schertz and the importance of requiring trails to be constructed with developments. Based on City Council's desire to have trails and the subject property having an identified trail per the Schertz Transportation Plan-Trails Network, staff feels that the development should be required to dedicate and construct the trail per the plan.

Staff recommends approval of the proposed zone change to Planned Development District (PDD) with a condition that per the 2017 Schertz Transportation Plan-Trails Network the proposed project would include the trail on all future exhibits and plans and construct the identified trail on the subject tract.

Planning Department Recommendation	
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	Approve as submitted
X	Approve with conditions*
	Denial

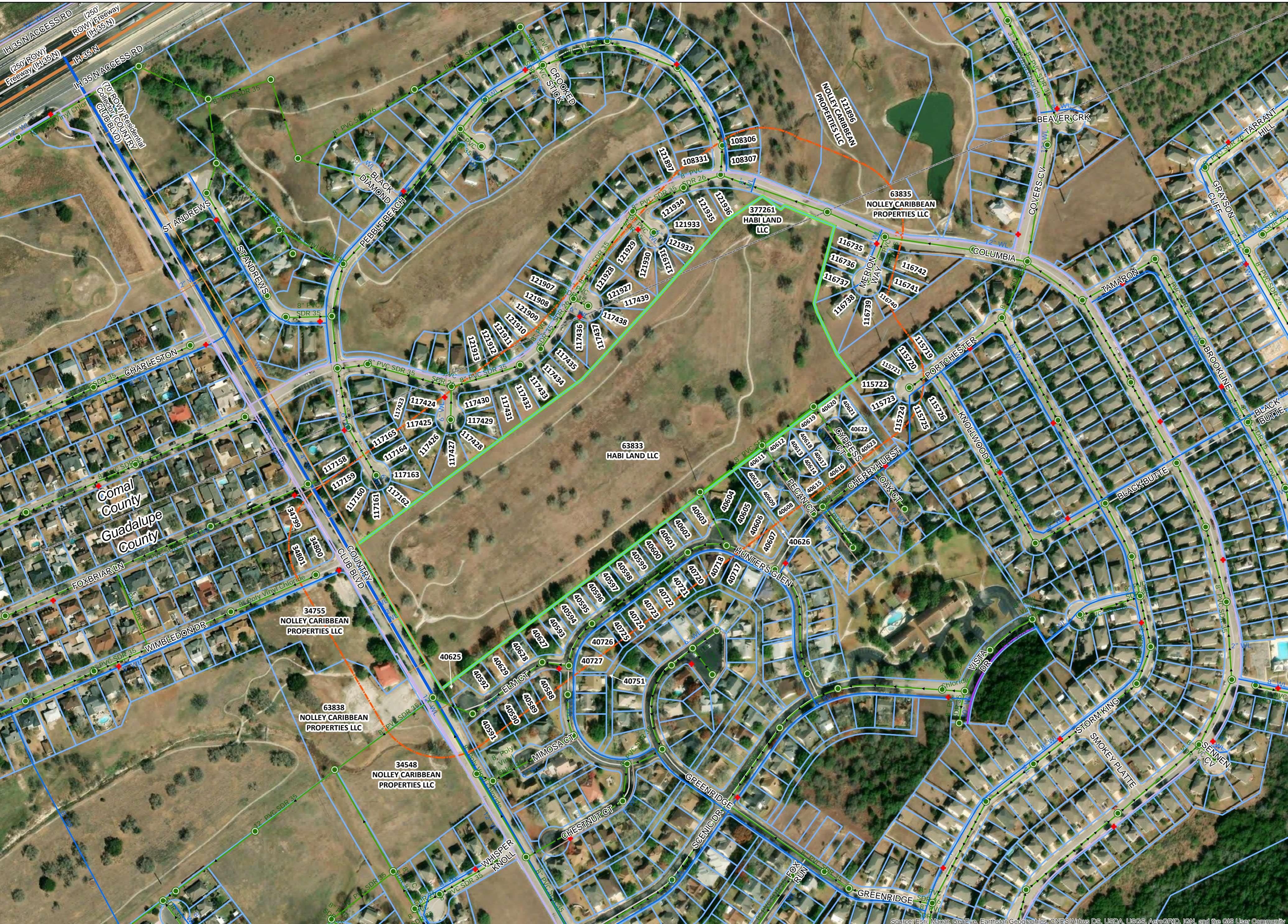
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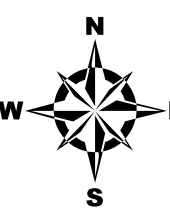
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. in considering action on a zoning application, the Commission should consider the criteria within UDC , Section, 21.5.4 D.

Attachments

Aerial Map
Zoning Exhibit
PDD Design Standards
Conceptual Plan
Public Hearing Notice Map
Public Hearing Responses
2017 Schertz Transportation Plan - Trails Network





THE VILLAS AT
BLUEBONNET RIDGE
(PLPDD20220186)

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1"	8"	20"	Schertz Gravity	Hydrant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2"	10"	24"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	12"	30"	Neighboring Gravity	County Boundaries	
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	16"	36"	Private Pressure		
Other Cities	Secondary Arterial	Planned Residential Collector		6"	18"				

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 Inch = 200 Feet

0 100 200 400 600 800 Feet

ACREAGE SUMMARY

EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING
PROPOSED: 24.1784 AC TOWNHOME PDD ZONING

NOTE:
NO 100-YR FLOODPLAIN EXISTS ON THE
PROPERTY AS DEFINED BY THE COMAL COUNTY,
TEXAS COMMUNITY PANEL NUMBER
48187C0090F, AS PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, EFFECTIVE
DATE NOVEMBER 2, 2007

Owner/ Developer:

HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Applicant:

Eugenio Murillo / HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Engineer:

Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258
(210) 639-5193 TBPE #5362

Surveyor:

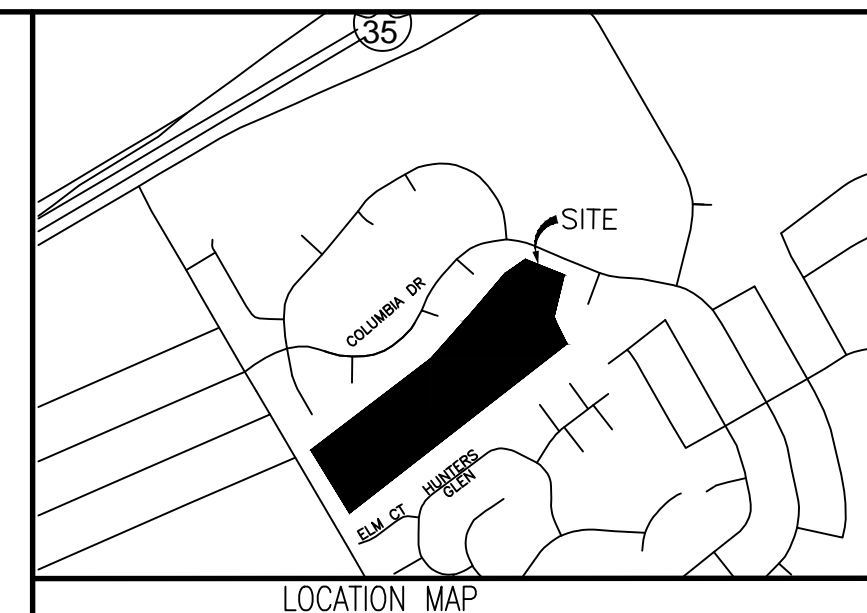
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
3411 Magic DR, San Antonio, TX 78229
(210) 341-4518 TBPLS #10089000



GOMEZ-GARCIA & ASSOCIATES, INC.
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258
(210) 832-9608
TBPE FIRM REGISTRATION #5362

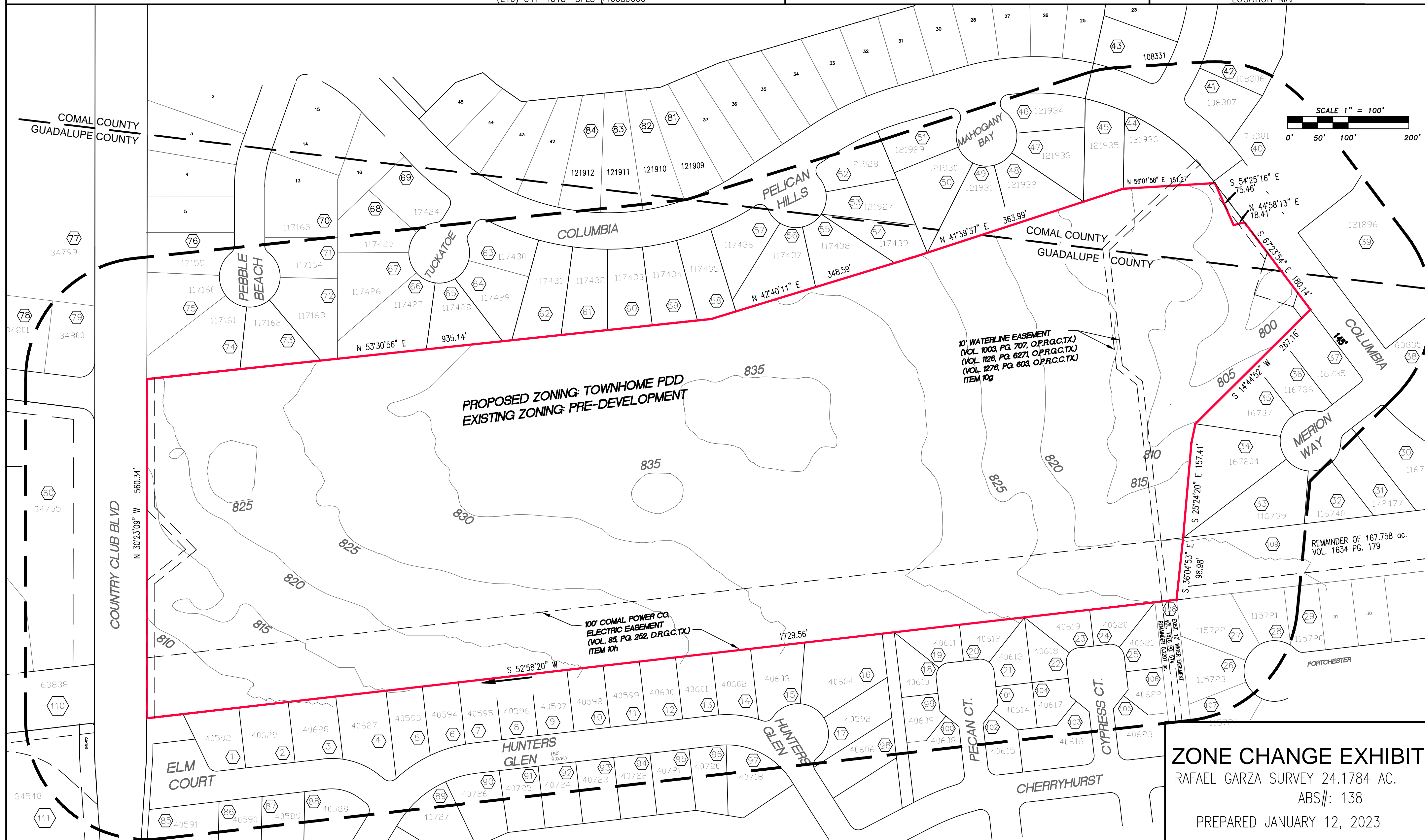
LEGEND

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- NOTIFICATION BOUNDARY
- ZONE CHANGE BOUNDARY
- 835 EXISTING CONTOUR LINES



LOCATION MAP

SCALE 1" = 100'
0' 50' 100' 200'



ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.

ABS#: 138

PREPARED JANUARY 12, 2023



GOMEZ-GARCIA & ASSOCIATES, INC.
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258
(210) 832-9608
TBPE FIRM REGISTRATION #5362

200-FT NOTIFICATION AREA PROPERTY INFORMATION								
PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RIGHTNOUR MARK S & RHONDA L	3601 ELM CT SCHERTZ, TX 78154	40592	VOL. 2020 PG. 99007841
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WRIGHT WESLEY & MARCHETA	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEEHE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS GLEN SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHANN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT-JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GALLAHER JOHN J & K P	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 715 PG. 383
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LASANTE ROGER	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	BOISVERT MICHAEL ANDREW & GABRIELLE	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2019 PG. 99013617
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG. 690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6101 MERION WAY SCHERTZ, TX 78108	167204	NULL
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL. 2021 PG. 99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORAINIE	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	O S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
42	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BRECKENRIDGE PROPERTY FUND 2016 LLC	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL. 202206043303
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL. 201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL. 200806011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL. 62445 PG. 158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL. 200806000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG. 0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG. 0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAICA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG. 99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALIROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL. 3151 PG. 0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG. 0618
58	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAIMIK GUNVIR S	3730 COLUMBIA SCHERTZ, TX 78154	117435	VOL. 2015 PG. 010933
59	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA SCHERTZ, TX 78154	117434	VOL. 2015 PG. 004496
60	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA SCHERTZ, TX 78154	117433	VOL. 2019 PG. 99017718
61	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA SCHERTZ, TX 78154	117432	VOL. 1680 PG. 0507
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA SCHERTZ, TX 78154	117431	VOL. 2020 PG. 99032698
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	3712 TUCKATOE SCHERTZ, TX 78154	117430	VOL. 2020 PG. 99005640
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL. 2020 PG. 99016776
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FAKE JONATHAN L & BRANDY	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL. 2016 PG. 010624
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL. 2015 PG. 003834
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL. 2419 PG. 0204
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL. 2472 PG. 0480
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL. 3195 PG. 0529
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL. 2164 PG. 0434
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL. 2015 PG. 010459
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3671 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL. 2020 PG. 99027706
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL. 2818 PG. 0327
77	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN CIBOLO, TX 78108	34799	VOL. 2349 PG. 0159
78	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL. 2018 PG. 001135
79	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAUG JESSICA & CHAD	3521 WIMBLEDON DR CIBOLO, TX 78108	34800	VOL. 2999 PG. 1016
80	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARIBBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL. 2017 PG. 013553
81	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
82	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN USA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL. 201706035869
83	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL. 202006040410
84	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CORTINAS ROXANNE M & JAMES D	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 202306000599
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL. 2019 PG. 99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL. 2021 PG. 99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JAMES	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL. 2018 PG. 99019646
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL. 2020 PG. 99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL. 2019 PG. 99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL. 2021 PG. 99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL. 2022 PG. 99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL. 1549 PG. 0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL. 2018 PG. 99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL. 2022 PG. 99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILUP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL. 3064 PG. 1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL. 2021 PG. 99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL. 2015 PG. 015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL. 2021 PG. 99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEEBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL. 1695 PG. 0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL. 2021 PG. 99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6	SC				

**The Villas at
Bluebonnet Ridge
A PLANNED DEVELOPMENT DISTRICT
City of Schertz
January 2023**

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Exhibits

- A. Meets and Bounds Description**
- B. The Villas at Bluebonnet Ridge**
- C. Zoning Exhibit**
- D. Amenities, Parks, Entry, Mail Station**
- E. Parking Exhibit Per Unit**

January 2023

Habi Land, LLC.

Authored by: Eugenio Murillo



The Villas at Bluebonnet Ridge

198 Unit Development on 24.1784 Acres

Planned Development District. Understanding there may be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, and Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

PDD Purpose and Intent. The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design, and development standards in exchange for greater land values and amenities. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as The Villas at Bluebonnet Ridge.

The Property. The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills. The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.

Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which, promote a safe and pedestrian friendly environment and overall livable community. Also, Exhibit D will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 198 units. These units will be spread across 51 buildings. Six building will have 3 units in them, and the remaining forty-five buildings will have each have 4 units. Each unit will be a townhome and can be sold separately. Each unit will be between 1,300 sf and 1,400 sf. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, a covered patio, and a one car garage. All buildings will have its own fire sprinkler system meeting NFPA and local code requirements. Each unit will have its own garage, covered back patio, and private yard. This proposed community, will be managed, and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.52 acres of green space and amenities. This includes multiple Private Parks including an open space easement, all of which is outlined in the overall site plan *Exhibit B and Exhibit D*.

Parks & Amenities. The development's interior private park and amenities as shown on 0.59 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.32 acres. In addition to the previously mentioned improvements, the development will also feature a 0.45 acre fenced in private dog park, a 1.85-acre private Picnic/Trail/Community

Garden area, 0.30 of miscellaneous Green Spaces and a 4.01-acre open space. All the above is shown on *Exhibit B and Exhibit D*

Zoning District. There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development. As a planned development, the attached “The Villas at Bluebonnet Ridge” (*Exhibit B*) as well as this document define the types of uses for this proposed PDD. The plan delineates land use that allows for three and four-unit buildings as well as delineating parks, amenities, and open space. Specifically, UDC Sec. 21.9.7.G would ordinarily require the Developer to install a twenty-foot (20’) landscape buffer adjacent to the property line of the residential use or residentially zoned property. In this case, that would be the Fairways at Scenic Hills neighborhood. The Developer maintains installing this twenty-foot (20’) buffer outside the property boundaries would essentially create an alley between Fairways at Scenic Hills neighborhood and the proposed development. Given the length of the alley, the Developer maintains this could create an area for potential loitering as well as littering. The Developer would propose to create the twenty-foot (20’) buffer in the rear of the yards associated with the development that are adjacent to the Fairways at Scenic Hills neighborhood. The Developer will prohibit the placement of any structures, including but not limited to sheds, in the buffer area through the HOA restrictions. The Developer shall plant one tree in the middle of the twenty-foot (20’) buffer in each yard. The Developer believes in doing both, they have met the spirit of UDC Sec. 21.9.7.G.

Townhome District Zoning. The intent of the development is to conform with the Townhome District zoning district but to modify the lot width and depth as follows. Each lot is comprised of at least 3,045 sf or 2,175 sf with a minimum depth of 87-feet. Each lot will have a width of at least 25 feet or 35 feet. There will be 143 lots with a 25-foot width and 55 lots with a 35 foot width. Each area, as shown and identified on *Exhibit E*.

Each lot will have a 10-foot side setback if on the end or a zero setback of in the interior, a 25-foot front setback, and a 20-foot rear setback per the table below. Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will

be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
TH Per UDC	Townhome District	2500	25	100	25	10	20	2	35	75%	h,j,k,l,m
TH (Type A)	Townhome District	3,045	35	87	25	10, 0	20	2	35	75%	h,j,k,l,m
TH (Type B)	Townhome District	2,175	25	87	25	0, 0	20	2	35	75%	h,j,k,l,m
Key:											
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										

Homeowners Association & Maintenance. This development will be gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA's maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. This is also to include landscape buffers as defined in Sec. 21.9.7 Landscaping, and maintaining fences, and/or walls. The HOA's maintenance crew will have access to all back yards via side gates and interior gates between units. The HOA will have 102 master keyed locks to allow for access to maintain the interior unit's backyard of each building. An 8-foot masonry wall will be installed along the boundary with The Northcliffe neighborhood. The landscape buffer abutting The Fairways at Scenic Hills will all be maintained by the HOA in its entirety unless agreed upon otherwise with The Fairways at Scenic Hills Homeowners Association. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

Architectural Review Committee. The Developer will establish an Architectural Review Committee (ARC) which will be responsible for reviewing and approving construction plans for all residential construction within The Villas at Bluebonnet Ridge. The ARC will consist of members appointed by the Developer until all the property within the Villas at Bluebonnet Ridge has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Villas at Bluebonnet Ridge shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions, and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

Site Design Standards. This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

Fire Suppression and Fire Walls. Due to the reduced side yard setbacks, each townhome within the Villas at Bluebonnet Ridge will have fire sprinklers, will require all A/C condensers to be in the rear yard, and exterior walls will be at least a minimum of a 1-hour fire rated.

Parking. According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2.5 off street parking spaces. Plus, additional guest parking at a ratio of 5% of the required spaces. The intent of the development is to conform to the UDC requirements but to modify the section to allow for garage parking to be counted as part of the required spaces. As noted, and shown in Exhibit E, each 3-bedroom unit has two driveway parking spaces in addition to one garage parking space for a total of 3 spaces per unit. In addition to the 594 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the

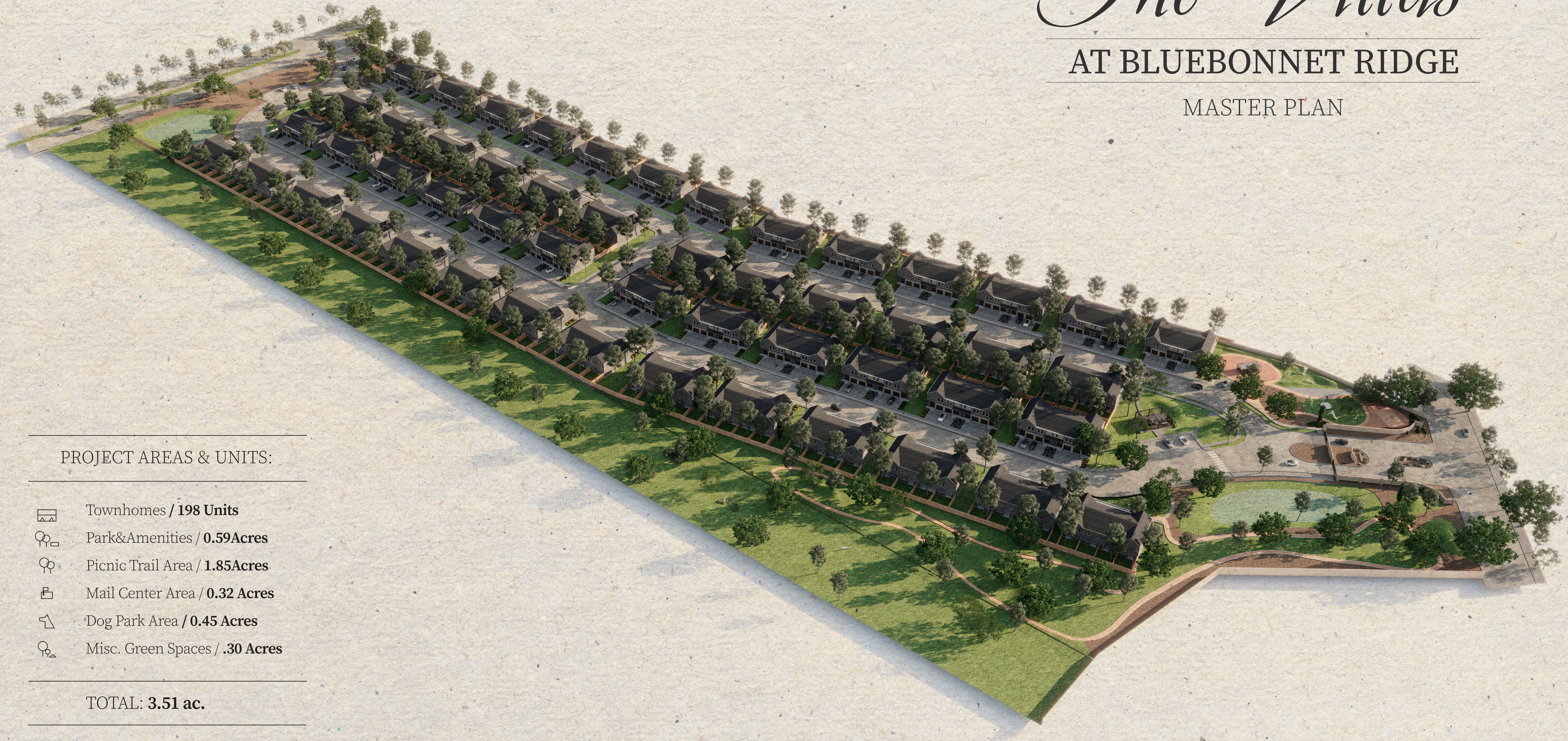
interior parks and mail station and an additional 44 spaces available on street to use as overflow and guest parking. Total parking spaces available are 654.

Amendments to the Planned Development District (PDD). Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.

The Villas

AT BLUEBONNET RIDGE

MASTER PLAN



PROJECT AREAS & UNITS:

-  Townhomes / **198 Units**
-  Park & Amenities / **0.59 Acres**
-  Picnic Trail Area / **1.85 Acres**
-  Mail Center Area / **0.32 Acres**
-  Dog Park Area / **0.45 Acres**
-  Misc. Green Spaces / **.30 Acres**

TOTAL: **3.51 ac.**

-  Detention Ponds / **0.66 Acres**
-  Open Space Eastment / **4.01 Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.



NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, January 25, 2023**, at **6:00 p.m.** located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to shaas@schertz.com. If you have any questions, please feel free to call Samuel Haas, Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**COMMENTS: opposed until the proposed plan is fully described and
engineering reports submitted for soil and potential drainage issues.
*for all parts of the tract*NAME: Mary E. "Betsy" Berg SIGNATURE: 
(PLEASE PRINT)STREET ADDRESS: 4013 Cypress Court, Schertz, TX 78108DATE: 18 JAN 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: It's houses (rentals) in my backyard

NAME: Kristal Miller SIGNATURE: K Miller
(PLEASE PRINT)

STREET ADDRESS: 5708 Luckatoe

DATE: 5/12/23

*plus
55+
on the
other
side
#crime*

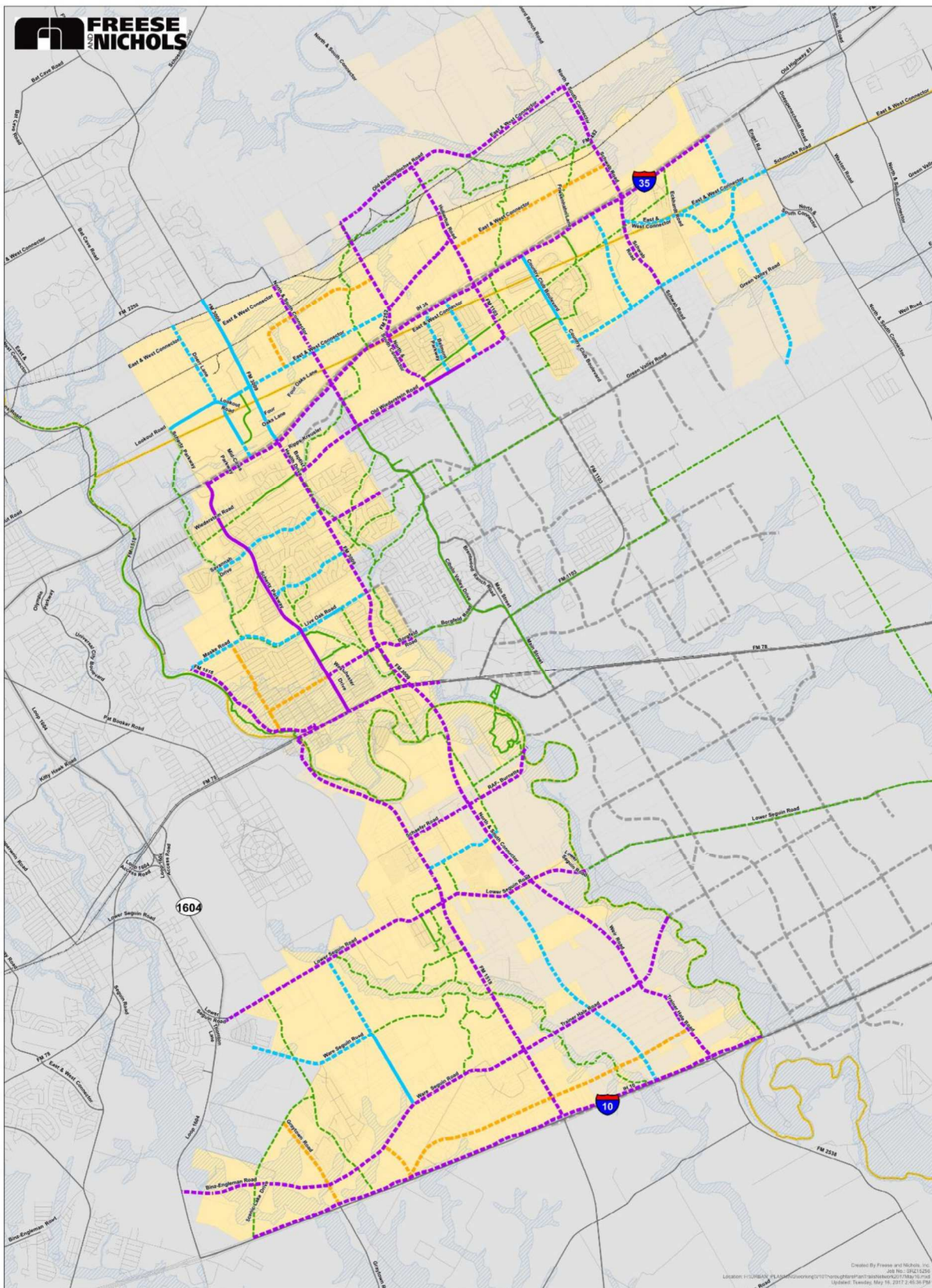
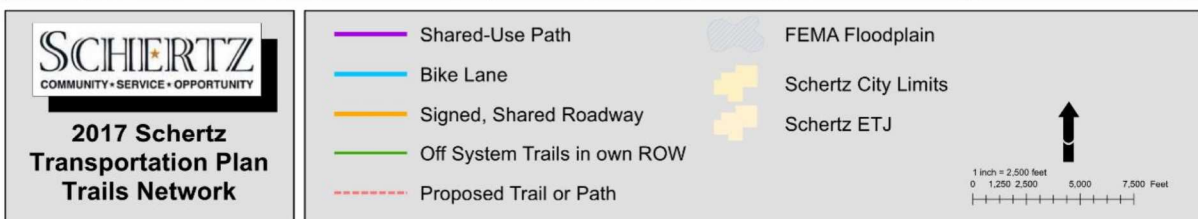


Figure 5. Bikes, Trails and Recreation Network



PLANNING AND ZONING COMMISSION MEETING: 01/25/2023
Agenda Item 7 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan applications submitted to the Planning and Community Development Department between January 7, 2023 and January 20, 2023.

CITY COUNCIL RESULTS: There are no development applications to report final action on between January 7, 2023 and January 20, 2023.

ADMINISTRATIVELY APPROVED PROJECTS:

- The following development applications were administratively approved between January 7, 2023 and January 20, 2023.
 - Tri-County Development Park Subdivision, Lot 16 Block 1 (7023 FM 3009)
 - Site Plan for a proposed 112,904 square foot Office / Warehouse
 - Approval Date: January 12, 202
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