

Ord. No. 23-S-02

25 Acre Zone Change Request from Pre-Development District (PRE) to Planned Development District (PDD): The Villas at Bluebonnet Ridge

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The Villa's at Bluebonnet Ridge- Proposed PDD

- The proposed rezone from Pre-Development District is to Planned Development District (PDD) with a base zoning of Townhome District (TH).
- The proposed development would consist of the following:
 - Gated Community / HOA Maintained
 - 51 buildings
 - 6 buildings with 3 units
 - 45 buildings with 4 units
 - 198 Units
 - Each unit will be its own townhome that could be sold separately
 - Each unit will be between 1,300 square feet and 1,400 square feet
 - 7.52 acres of green space and amenities

The Villa's at Bluebonnet Ridge- Proposed PDD

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										

- Each lot will have a 10-foot side setback if on the end or a 0' setback of in the interior.
- Proposed: 143 lots with a 25' width and 55 lots with the 35' width

The Villa's at Bluebonnet Ridge- Proposed PDD

- Parks & Amenities:
 - 7.52 acres of green space and amenities
 - Proposed to include: a pavilion, playground for the community, a concrete walking path, a mail center with covered pavilion and additional parking spaces, a 0.45 acre fenced in private dog park, a 1.85-acre private picnic / trail / community garden area. A 0.30 of miscellaneous green spaces, and 4.01 acre of open space / easement.
- Fire Suppression and Fire Walls:
 - The PDD states the following: “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.”
- Additional Design Standards Proposed:
 - 654 parking spaces proposed across the development
 - 8' masonry wall proposed along boundary with the Northcliffe neighborhood
 - 20' buffer in the rear yards adjacent to the Fairways at Scenic Hills, this 20' buffer will include 1 tree in each yard and no structures, including sheds will be permitted

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**

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Changes from previous PDD proposal

- In 2022 the applicant submitted a zone change request for a PDD with a base zoning of Multi-family / Apartments (R-4). The original proposal was for 220 units that would be developed as fourplexes.
- On September 27, 2022 the application was denied by the City Council. During that meeting the City Council discussed concerns with the proposed density and discussed if the proposal was not apartments but instead townhomes.
- The new proposal decreases the maximum number of units to 198 and is a townhome product rather than apartments. This change was made based on feedback received at the City Council meeting.

Changes from previous PDD proposal

- On the application from 2022 it was noted that 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 proposed PDD indicated that the land would be dedication within the overhead utility easement to be utilized for a portion of the “Great Northern Trail”.
- The current proposal no longer accounts for or proposes the dedication or construction of the walking trail within the overhead electrical easement.
- At the January 10, 2023 City Council meeting there was a presentation in relation to trails, where City Council expressed their desire for trails within the City of Schertz and the importance of requiring trails to be constructed with developments.

Staff Analysis

- The Schertz Sector Plan identifies the subject property as Single-Family Residential which encourages a mixture of residential housing types. The proposed PDD with the base zoning of Townhome would provide for a variety of housing types not currently in the area.
- Additionally, the change from apartment to townhome is in line with the discussion that occurred at the previous City Council meetings. The current proposal reduces the overall density from the previously proposed zone change.
- However, based on the City Council discussion on January 10th in relation to the trails, staff feels that the development should be required to dedicate and construct the trail per the 2017 Schertz Transportation Plan- Trails Network.

Recommendation

- **Staff Recommendation:**
 - Staff recommends approval of the proposed zone change (Ord. No. 23-S-02) 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 & Zoning Commission Recommendation:**
 - The Schertz Planning and Zoning Commission met on January 25, 2023 and voted to recommend that City Council approve the proposed zone change with a condition that the proposed project would include the trail on all future exhibits and plans by a 5-2 vote with Chairman Outlaw and Commissioner McMaster with the nay votes.