

Ord. 23-S-09

15 Acre Zone Change Request from Pre-Development District (PRE) to Apartment/Multi-Family District (R-4)

Samuel Haas | SENIOR PLANNER

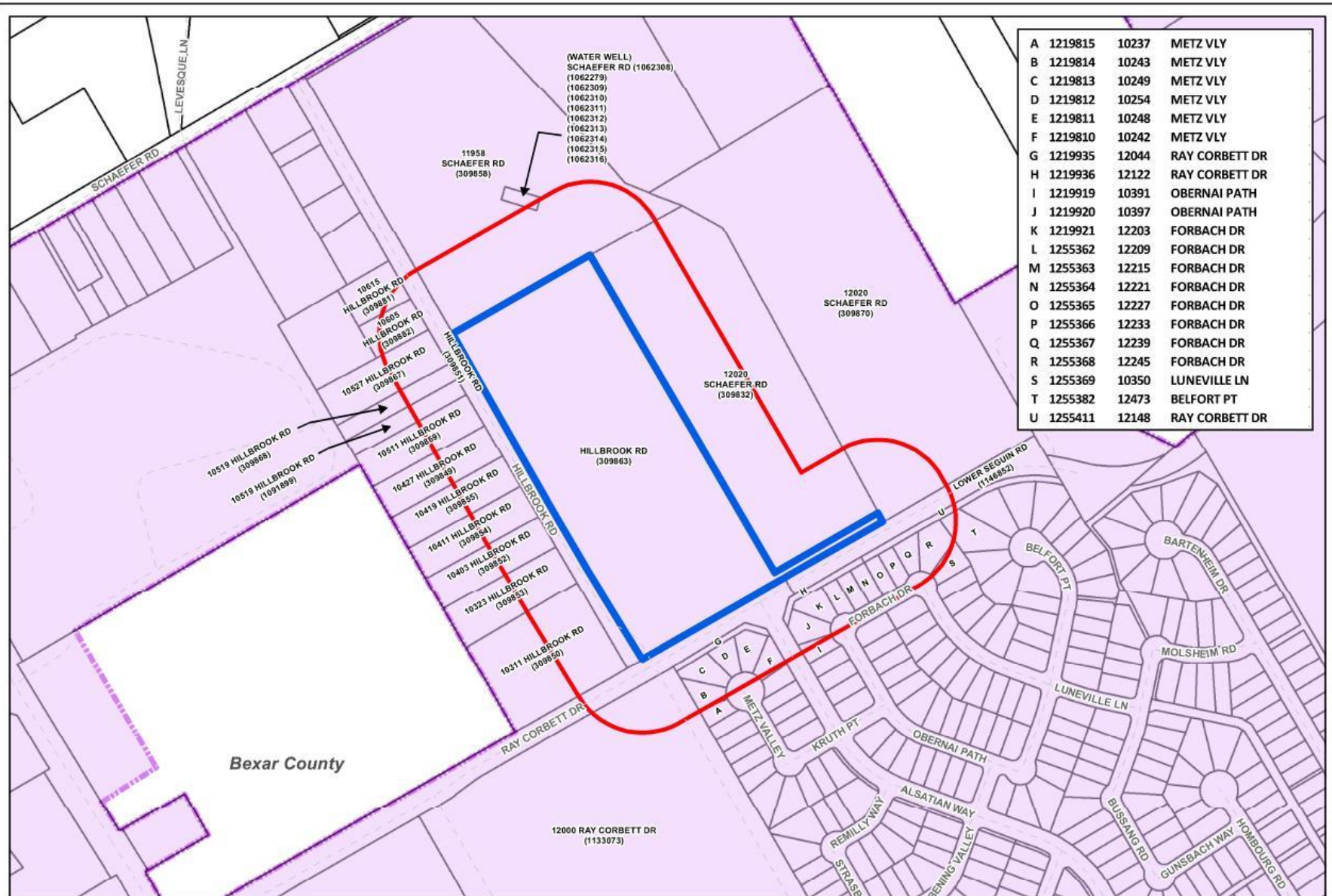


Bexar County



**HILLBROOK RD REZONE
(PLZC20220161)**

- <all other values> Principal Arterial
- <all other values> Secondary Arterial
- <all other values> Collector
- <all other values> Local
- <all other values> Private
- Planned Secondary Arterial
- Planned Commercial Rural Arterial
- Planned Residential Arterial
- Planned Residential Collector
- Planned Residential Collector
- Commercial Collector B
- Secondary Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A
- Planned Commercial Collector A
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A	1219815	10237	METZ VLY
B	1219814	10243	METZ VLY
C	1219813	10249	METZ VLY
D	1219812	10254	METZ VLY
E	1219811	10248	METZ VLY
F	1219810	10242	METZ VLY
G	1219935	12044	RAY CORBETT DR
H	1219936	12122	RAY CORBETT DR
I	1219919	10391	OBERNAI PATH
J	1219920	10397	OBERNAI PATH
K	1219921	12203	FORBACH DR
L	1255362	12209	FORBACH DR
M	1255363	12215	FORBACH DR
N	1255364	12221	FORBACH DR
O	1255365	12227	FORBACH DR
P	1255366	12233	FORBACH DR
Q	1255367	12239	FORBACH DR
R	1255368	12245	FORBACH DR
S	1255369	10350	LUNEVILLE LN
T	1255382	12473	BELFORT PT
U	1255411	12148	RAY CORBETT DR

March 30th

40 Public Hearing notices were sent & 2 notice signs were placed on the property.

A public hearing notice was published in the "San Antonio Express" on April 19, 2023

Responses Received as of April 26th, 2023.

1 In Favor
19 Opposed

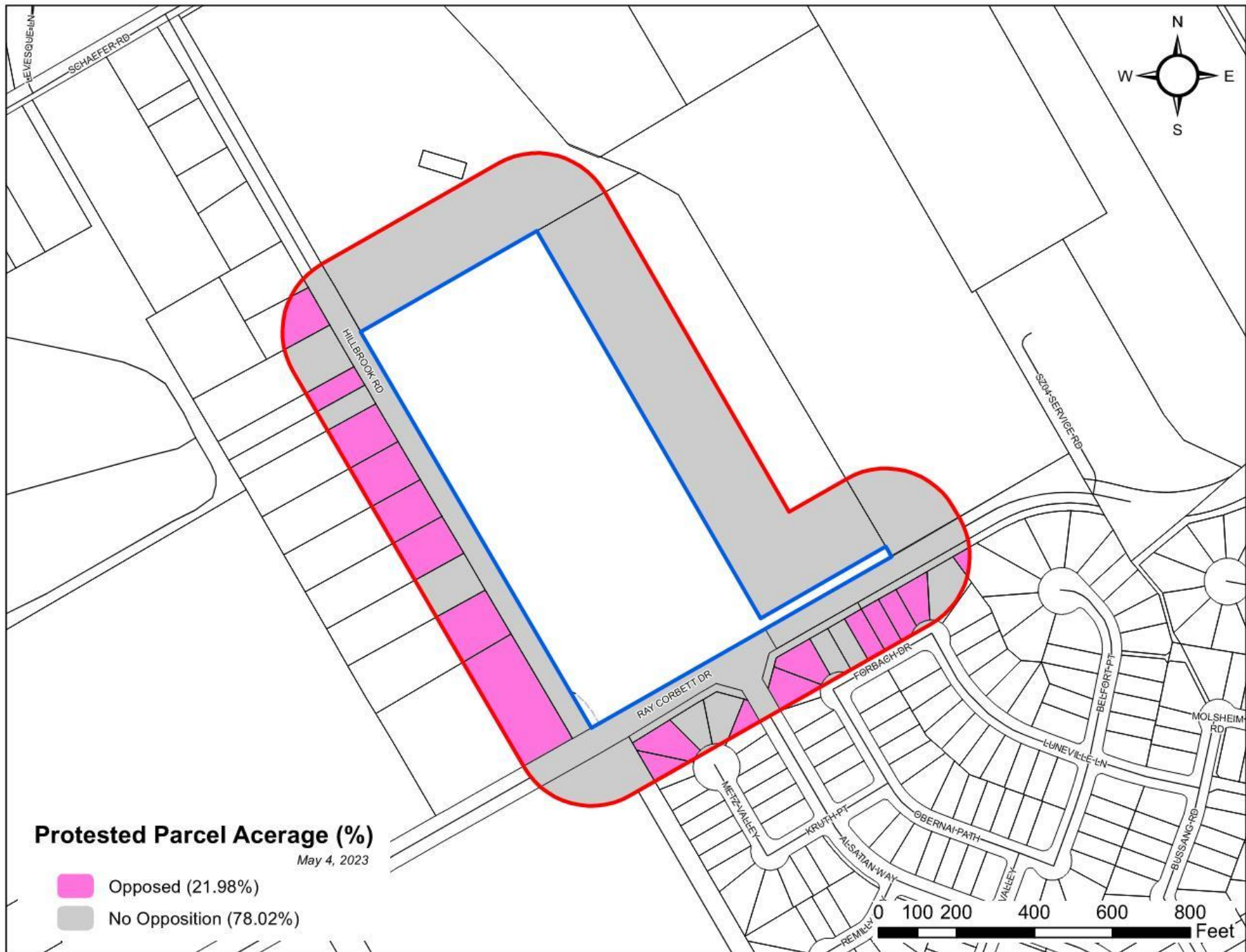


Last Update: February 8, 2023
City of Schertz, GIS Specialist: Bill Garbrecht, g@schertz.com (210) 619-1185

City of Schertz
Hillbrook Rd Rezone
(PLZC20220161)

Project Area
 City Limit Boundary
 200' Buffer



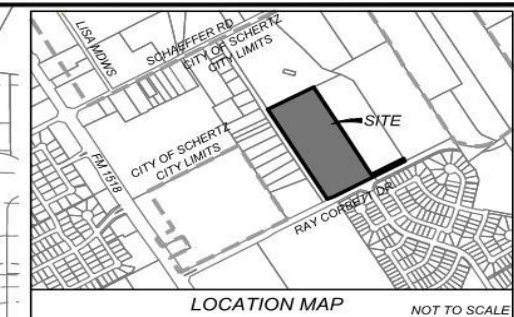
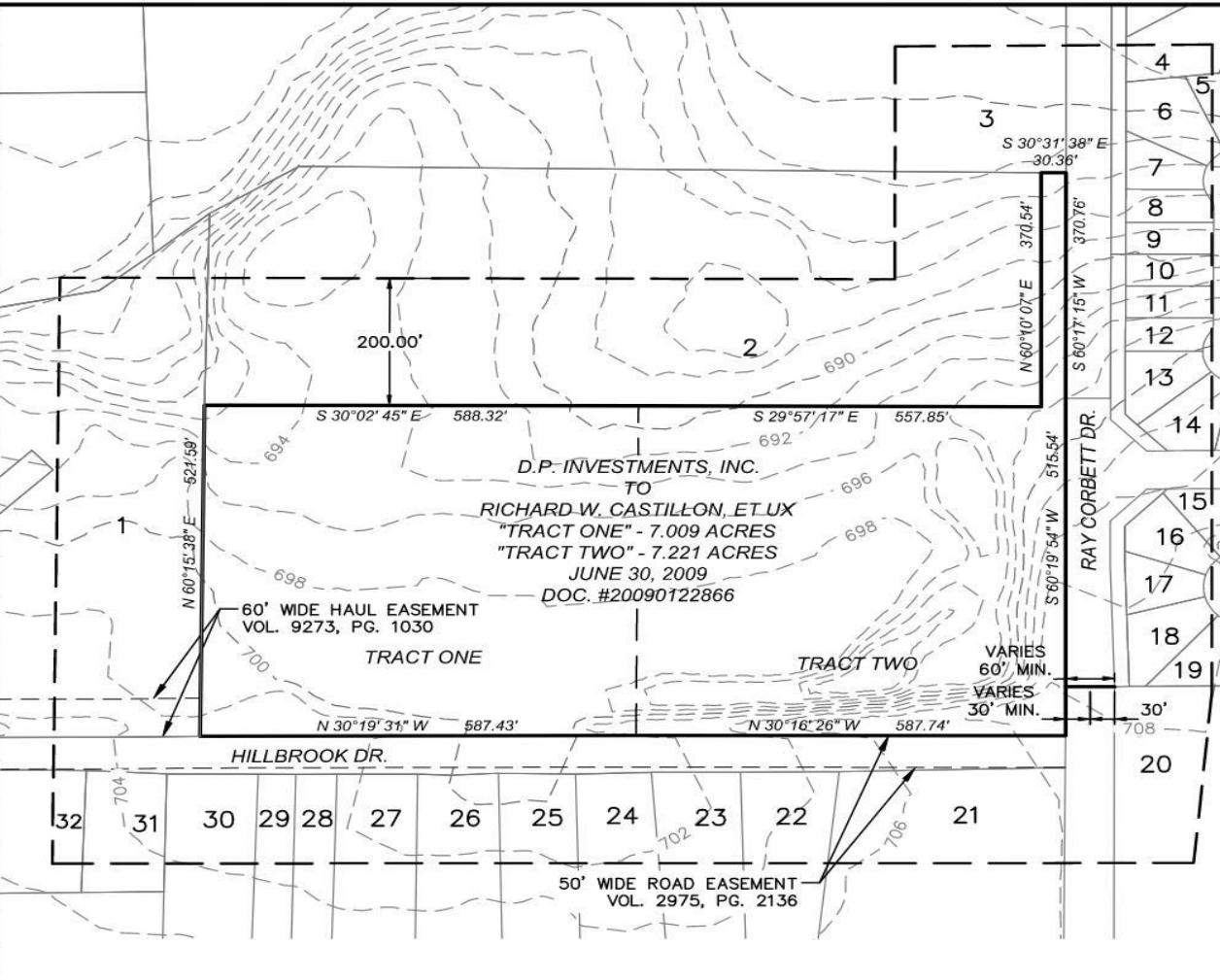


LGC 211.006.d

...in accordance with this subsection, the proposed change must receive, in order to take effect, **the affirmative vote of at least three-fourths of all members of the governing body**

The protest must be written and signed by the owners of at least 20 percent of: the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PROPERTY ID NO.	OWNER NAME & ADDRESS	LAND USE	CITY SUBDIVISION & ZONING	SUBDIVISION AND/OR RECORDING INFO.
1	RANWING LAND LLC 1007 N CAPITAL OF TEXAS HWY BEOG (A) STE 200 AUSTIN, TX 78759-7225	COMMERCIAL	SCHERTZ	UNPLATTED CB 5077 P-22 (L&S, P-21 (L&R), P-24 (L&R), P-25 (L&R), P-26 (L&R), P-27 (L&R), P-28 (L&R), P-29 (L&R), P-30 (L&R), P-31 (L&R), P-32 (L&R), P-33 (L&R), P-34 (L&R), P-35 (L&R), P-36 (L&R), P-37 (L&R), P-38 (L&R), P-39 (L&R), P-40 (L&R), P-41 (L&R), P-42 (L&R), P-43 (L&R), P-44 (L&R), P-45 (L&R), P-46 (L&R), P-47 (L&R), P-48 (L&R), P-49 (L&R), P-50 (L&R), P-51 (L&R), P-52 (L&R), P-53 (L&R), P-54 (L&R), P-55 (L&R), P-56 (L&R), P-57 (L&R), P-58 (L&R), P-59 (L&R), P-60 (L&R), P-61 (L&R), P-62 (L&R), P-63 (L&R), P-64 (L&R), P-65 (L&R), P-66 (L&R), P-67 (L&R), P-68 (L&R), P-69 (L&R), P-70 (L&R), P-71 (L&R), P-72 (L&R), P-73 (L&R), P-74 (L&R), P-75 (L&R), P-76 (L&R), P-77 (L&R), P-78 (L&R), P-79 (L&R), P-80 (L&R), P-81 (L&R), P-82 (L&R), P-83 (L&R), P-84 (L&R), P-85 (L&R), P-86 (L&R), P-87 (L&R), P-88 (L&R), P-89 (L&R), P-90 (L&R), P-91 (L&R), P-92 (L&R), P-93 (L&R), P-94 (L&R), P-95 (L&R), P-96 (L&R), P-97 (L&R), P-98 (L&R), P-99 (L&R), P-100 (L&R)
2	BONNIE SUE PORTER 12023 SCHERTZ RD UNIT 2 SCHERTZ, TX 78388-4003	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 2028, PG. 508 O.P.R.
3	JAMES HERRERA 13003 SCHERTZ RD SCHERTZ, TX 78388-4003	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 988A, PG. 176 O.P.R.
4	SHAKAR GREENE & JOSEPH PHILLIPSON 12473 BELFORT POINT SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
5	RICARDO ORDOZCO 10309 LUNAVILLE LN SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
6	YOLANDA N SEAS 12245 FORBACH DR SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
7	RICHARD & SAMANTHA NUNO 12289 FORBACH DR SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
8	YESSICA CARMENA MARRAS & CARL ROBERTS 12228 FORBACH DR SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
9	TASKY & SOREYA GALLAGHER 12227 FORBACH DR SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
10	JOSIE & JACQUELINE GRIEZ MORINO 12229 FORBACH DR SCHERTZ, TX 78384-4053	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
11	USA CRAWFORD 12225 FORBACH DR SCHERTZ, TX 78384	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
12	ERIC VEY & BRANDEE BRIGGS- VEY 12201 FORBACH DR SCHERTZ, TX 78384-4029	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9706, PG. 82-84 O.P.R.
13	GILBERT TREJO & ACRERA MENDOZA 12223 FORBACH DR SCHERTZ, TX 78384-4063	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
14	ANGELINETTE REYES PACHECO & ANGEL MICHAEL 10977 OBERLIN PATH SCHERTZ, TX 78384-4032	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
15	KEVIN A MITCHELL & SUSANNA ALEJANDRE-MITCHELL 10242 METZ VLY SCHERTZ, TX 78384-4060	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
16	DALLAS, MARK R. & JESSIE 12048 METZ VLY SCHERTZ, TX 78384-4056	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
17	RAMI SPR PROPCO B LP 1850 PARKWAY PL, STE 900 KAMMETTA, GA 30067	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
18	DIANA PRATT BYNUM 12049 METZ VLY SCHERTZ, TX 78384-4060	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
19	CHAD'S & MARGARITA A VALGOMAN 12048 METZ VLY SCHERTZ, TX 78384-4056	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 9677, PG. 156-174 O.P.R.
20	SCHERTZ CIRCLE UNIVERSAL CITY USD 2000 LABEL RD SCHERTZ, TX 78384-4056	COMMERCIAL	PHUB	UNPLATTED VOL. 9606, PG. 700-703 O.P.R.
21	AMY CORINE WIDEMAN 10311 HILLBROOK RD SCHERTZ, TX 78009-3208	RESIDENTIAL	SCHERTZ	UNPLATTED VOL. 14083, PG. 180 O.P.R.
22	RUTICO LOZANO & MARIA ELENA GONZALEZ 10313 HILLBROOK RD SCHERTZ, TX 78388-4209	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 PT OF P-3H A&B P-10 A&B (L&R) (L&R) (L&R)
23	THOMAS DALE J. SULLIVAN 10403 HILLBROOK RD SCHERTZ, TX 78388-4203	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 PT OF P-3H A&B P-18 A&B E3
24	THOMAS DALE J. SULLIVAN 10403 HILLBROOK RD SCHERTZ, TX 78388-4203	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 PT OF P-3H A&B P-20 A&B E3
25	TAMMY L. & THOMAS SILVANO 10419 HILLBROOK RD SCHERTZ, TX 78009-3208	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 PT OF P-3H A&B P-21 A&B E3
26	JOSIE BRIDGEMAN 10427 HILLBROOK RD SCHERTZ, TX 78009-3208	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5067 A&B E1 PT OF P-3H A&B P-21 (L&R) (L&R)
27	INNOVATIONS WITH BRO- FIDELONK LLC 1885 FM 207E, E3 CANYON LAKE, TX 78133-8705	RESIDENTIAL	SCHERTZ	UNPLATTED B 5027 P-30 A&B E3 LABEL BRTA1307502 (N) A1307502 2018 NOVY (NOV) 0.00AC TO 1.00AC
28	YOLANDA & JUAN CARABANEA 10519 HILLBROOK RD SCHERTZ, TX 78388-4220	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 P-30A (OUT OF P-30 A&B) (L&R) (L&R) (L&R) (L&R) (L&R) ACCT - SPLIT FOR 2007 (NOV) 10540/0507
29	NARCISSEMIA & JUAN NAVARRO 8001 OGLETHORPE SCHERTZ, TX 78384-2006	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 P-30 A&B E3 REFER TO 0540-000-0000 & 00010-000- 0000 REMAINS ACCT - SPLIT FOR 2007 (NOV) 10540/0507
30	VICTOR LEONARDO FONG PO BOX 13861 SALVADORE, CA 95398-0511	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 P-29 A&B E3
31	HERRMAN QUANTON DEAN & PHAM USA A&B 10603 HILLBROOK RD SCHERTZ, TX 78388-4211	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5027 P-30 A&B E3 LOT 3 BLUERONNET SILVAS SUBD
32	SILVAS GUADALUPE E SOUZ MARCIA METAL 10615 HILLBROOK RD SCHERTZ, TX 78388-4211	RESIDENTIAL	SCHERTZ	UNPLATTED CB 5074 BLD 1 LOT 4 BLUERONNET SILVAS SUBD

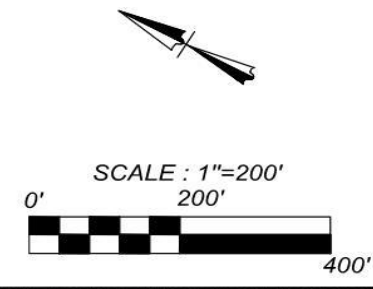


ZONING EXHIBIT OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN BEXAR COUNTY, TEXAS, BEING A PART OF THE MILES S. BENNETT SURVEY, ABSTRACT NO. 61, BEING ALL OF A CALLED 7.009 ACRE TRACT (TRACT ONE) AND ALL OF A CALLED 7.221 ACRE TRACT (TRACT TWO) CONVEYED FROM D.P. INVESTMENTS, INC. TO RICHARD W. CASTILLON, ET UX BY DEED DATED JUNE 30, 2009 RECORDED IN DOCUMENT NO. 20090122866 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PROPERTY: "TRACT ONE", "TRACT TWO", D.P. INVESTMENTS, INV TO RICHARD W. CASTILLON, ET UX ORIGINAL SURVEY: MILES S. BENNETT SURVEY, ABSTRACT 61, BEXAR COUNTY, TEXAS FEMA FLOODPLAIN: NO FLOODPLAIN EXISTS ON THE PROPERTY NEW STREETS: NO NEW STREETS ARE PLANNED TOTAL GROSS ACREAGE: 14.250 ACRES EXISTING ZONING W/ACREAGE: PREDEVELOPMENT (PRE)/14.250 ACRES REZONING DESIGNATION W/ACREAGE: R-4/14.250 ACRES

SURVEYOR:
TRIAD SURVEYING, INC.
BRADLEY L. LIPSCOMB, RPLS
528 COUNTY ROAD 325
P.O. BOX 1489
ROCKDALE, TEXAS 76567

OWNER/APPLICANT:
MARSTAN EQUITIES, LLC
ATTN: STANLEY HILLESSOHN
8350 N. CENTRAL EXPY., SUITE 1225
DALLAS, TEXAS 75206



K&W
SURVEYING & ENGINEERING
10000 N. CENTRAL EXPY., SUITE 1225, DALLAS, TEXAS 75206
TEL: 972.412.1234 FAX: 972.412.1235
WWW.K&W-SURVEYING.COM

ZONING EXHIBIT

MILES S. BENNETT SURVEY, ABSTRACT NO. 61, BEXAR COUNTY, TEXAS

JOB NO. _____
DATE _____
DRAWN _____ CHECKED _____
SHEET NUMBER: _____
EX-3

Date: Jul 08, 2023, 12:50pm User: E3: mrcd File: K:\2023\UT\Survey\Johnnie CAD\Schertzer and Hillbrook Dr. - Schertz\20090122866 - Zoning Exhibit.dwg

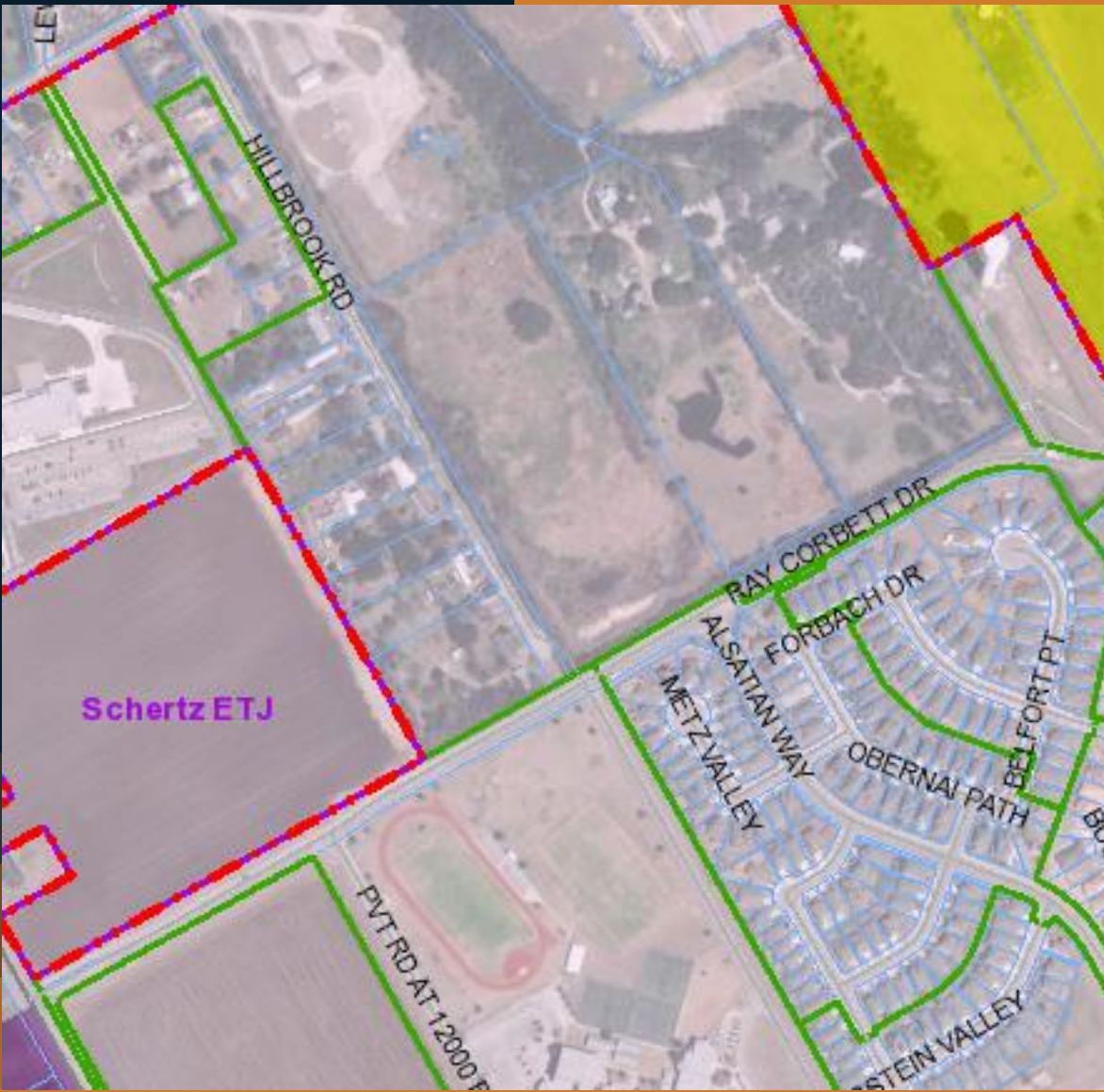
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Proposed Rezone (14.32 ac)

- **Current Zoning is Pre-Development District (PRE)**
- **Proposed Zoning is Apartment/Multi-Family Residential District (R-4)**
- **Per applicant Letter of Intent – proposed development will be an apartment complex with 336 dwelling units**

Property is 14.32 Acres - Maximum allowed by R-4 is 24 units per acer or 343 units

Staff Analysis



- **Comp Plan Conformance:**
The property is currently under the land use designation of Mixed Use Neighborhood. This designation is intended to utilize a traditional neighborhood design that includes a mixture of residential uses.
- The property is currently surrounded by a mixture of residential, public institutions (schools), and vacant properties. The proposed rezoning to Apartment/Multi-Family Residential District (R-4) is compatible with the surrounding mix of land uses.

Recommendation

- **Staff Recommendation:**

Staff recommends approval of the proposed zone change of approximately 15 acres from Pre-Development (PRE) to Apartment/Multi-Family (R-4) as proposed, based on the compatibility with the Comprehensive Land Use Plan.

- **Planning and Zoning Commission Recommendation:**

The Schertz Planning and Zoning Commission met on April 12, 2023, and voted to recommend that the City Council deny the proposed zone change as presented with a 5-0 vote.

Current Condition of Property



COMMENTS & QUESTIONS