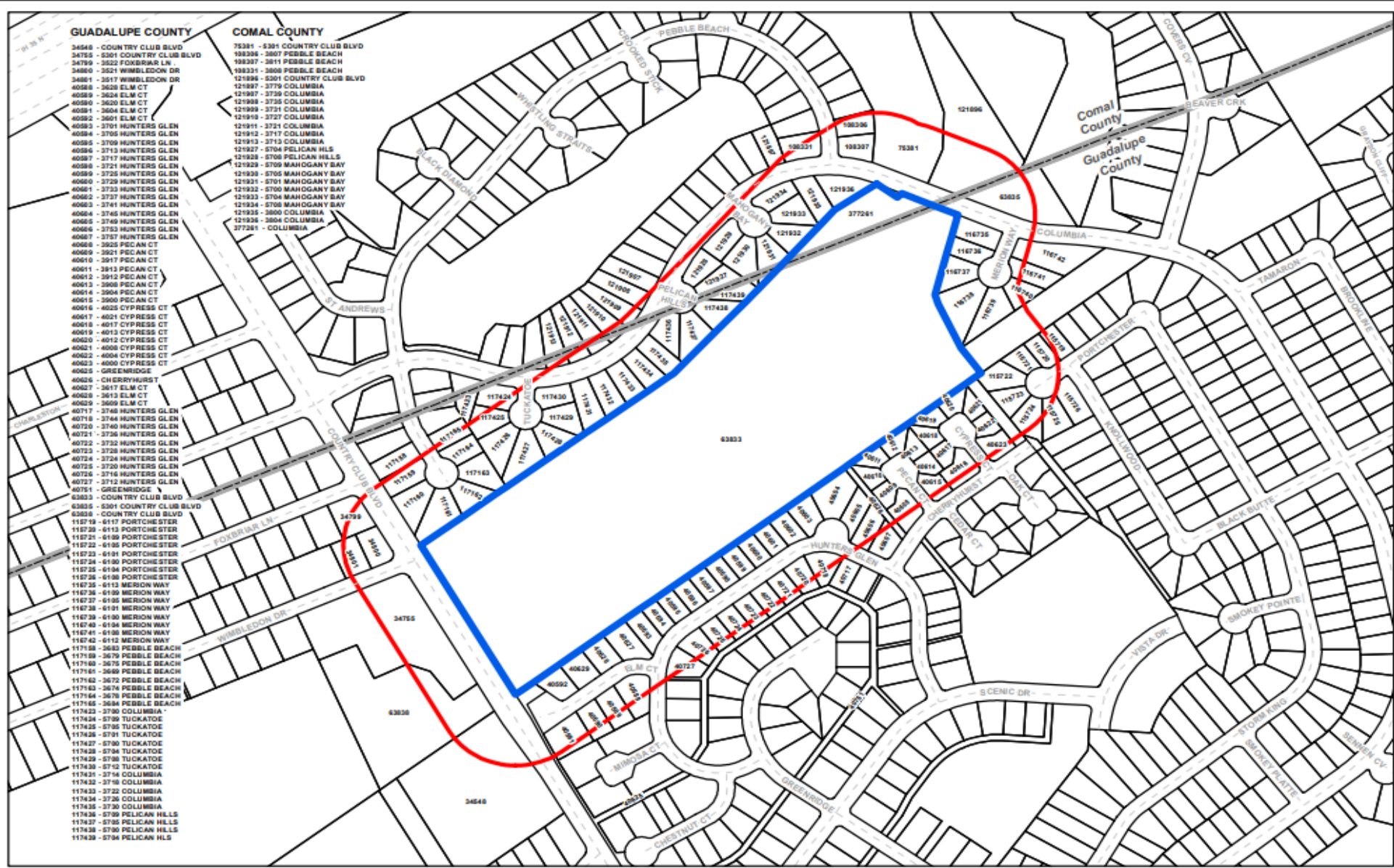


ORDINANCE NO: 23-S-14

25 ACRE ZONE CHANGE FROM PRE-DEVELOPMENT DISTRICT (PRE) TO PLANNED DEVELOPMENT DISTRICT (PDD): THE VILLAS AT BLUEBONNET RIDGE

EMILY DELGADO | PLANNING MANAGER



- GUADALUPE COUNTY**
- 34548 - COUNTRY CLUB BLVD
 - 34755 - 5301 COUNTRY CLUB BLVD
 - 34799 - 3522 FOXBARR LN
 - 34800 - 3521 WIMBLEDDON DR
 - 34801 - 3517 WIMBLEDDON DR
 - 40088 - 3628 ELM CT
 - 40089 - 3624 ELM CT
 - 40090 - 3620 ELM CT
 - 40091 - 3604 ELM CT
 - 40092 - 3600 ELM CT
 - 40093 - 3701 HUNTERS GLEN
 - 40094 - 3705 HUNTERS GLEN
 - 40095 - 3709 HUNTERS GLEN
 - 40096 - 3713 HUNTERS GLEN
 - 40097 - 3717 HUNTERS GLEN
 - 40098 - 3721 HUNTERS GLEN
 - 40099 - 3725 HUNTERS GLEN
 - 40100 - 3729 HUNTERS GLEN
 - 40101 - 3733 HUNTERS GLEN
 - 40102 - 3737 HUNTERS GLEN
 - 40103 - 3741 HUNTERS GLEN
 - 40104 - 3745 HUNTERS GLEN
 - 40105 - 3749 HUNTERS GLEN
 - 40106 - 3753 HUNTERS GLEN
 - 40107 - 3757 HUNTERS GLEN
 - 40108 - 3822 PECAN CT
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 - 40110 - 3913 PECAN CT
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 - 40112 - 3908 PECAN CT
 - 40113 - 3904 PECAN CT
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City of Schertz
 The Villas at Bluebonnet Ridge
 (PLPDD20230093)

Project Area
 County Boundaries
 200' Buffer



June 1, 2023: 117 Public Hearing Mailers sent

June 28, 2023: public hearing notice published in San Antonio Express

As of July 24, 2023 at 10:00am staff has received the following responses:

- 29- In Favor
- 71- Opposed
- 1- Neutral

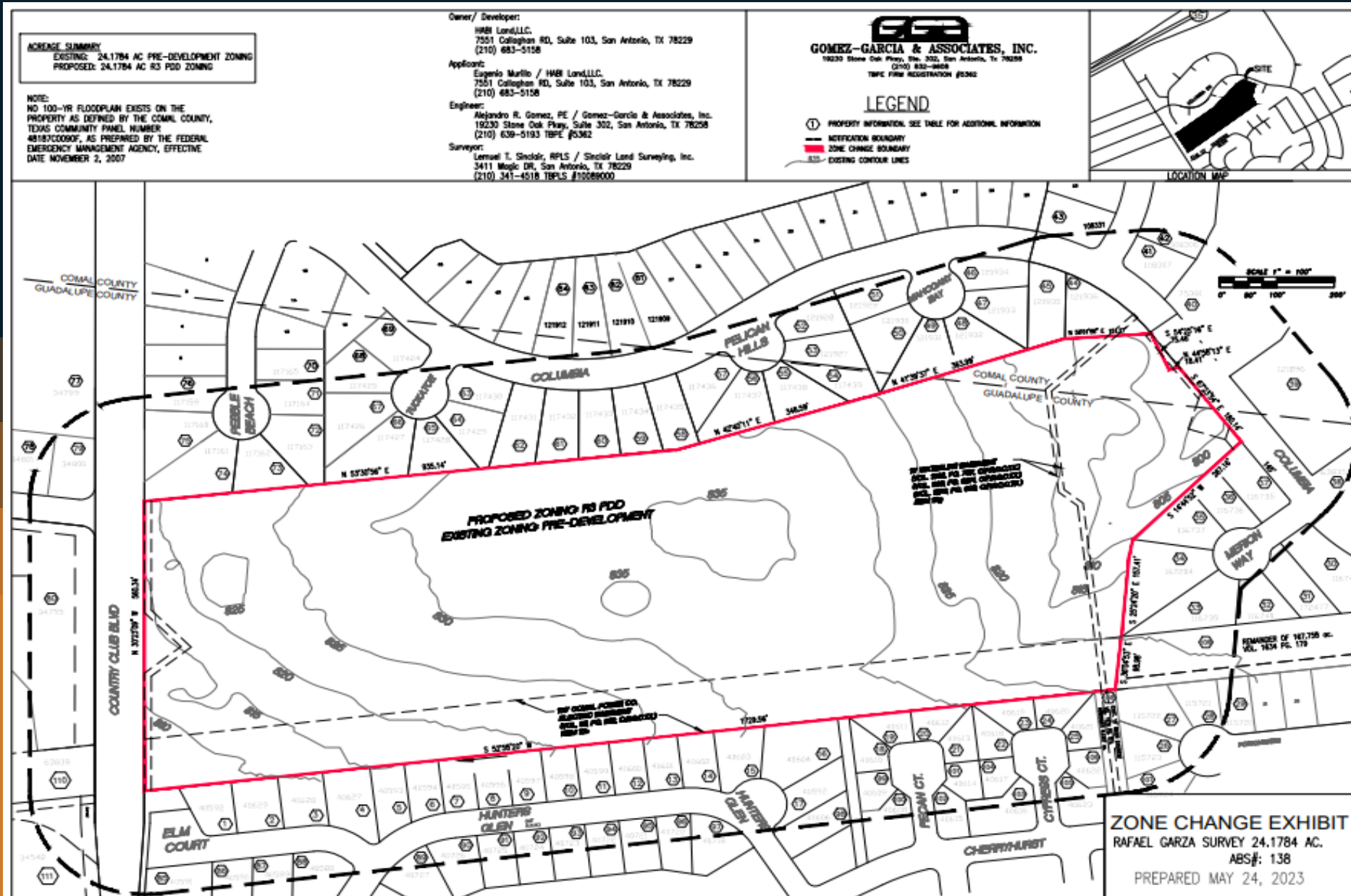


Public Hearing Responses

- If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d).
- At the time of the staff report (July 24, 2023 at 10:00am) the total percentage of the protested parcel acreage is 18.88%, therefore, the $\frac{3}{4}$ vote has not been triggered for the City Council.

SUBJECT PROPERTY

- Approximately 25 Acres
- Currently zoned Pre-Development District (PRE)
- Proposed Zoning: Planned Development District (PDD) with a base zoning of Two-Family Residential District (R-3) with the intention to construct duplexes



PROPOSED PDD-

The Villa's at Bluebonnet Ridge

- The proposed rezone from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Two-Family Residential (R-3)
- The proposed development would consist of the following:
 - Gated Community / HOA Maintained
 - 85 Duplexes
 - No more than 170 Units
 - Each unit will be between 1,300 square feet and 1,400 square feet
 - 7.31 acres of green space and amenities

THE VILLA'S AT BLUEBONNET RIDGE

- Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side.
- Proposed reduce lot area, width, and depth. Front and rear setbacks consistent with the UDC standards for R-3.

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
R-3 Per UDC	Two-Family Residential District	9000	75	120	25	10	20	2	35	60%	h,j,k,l,m,o
R-3 (PDD)	Two-Family Residential District (PDD)	5655	65	87	25	10, 0	20	2	35	60%	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										
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. → (Not to be used for The Villas at Bluebonnet Ridge)										

THE VILLA'S AT BLUEBONNET RIDGE

● Parks & Amenities:

- 7.31 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
- 0.56 acre fenced in private dog park
- 1.95-acre private picnic / trail / community garden area
- 4.01 acre public walking trail, contingent on LCRA approval to develop within the easement



THE VILLA'S AT BLUEBONNET RIDGE

- **Fire Walls:**

- The PDD states the following: "Due to the reduced side yard setbacks, each duplex within The Villas at Bluebonnet Ridge, will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of a 1-hour fire rated. No structures, including sheds, will be permitted within the side yard setbacks. Fencing shall be in line with rear wall of the home. The fire rating shall extend the full length of both side walls and include any projections, it will be acceptable fire rated standard per code."

THE VILLA'S AT BLUEBONNET RIDGE

- **Parking:**

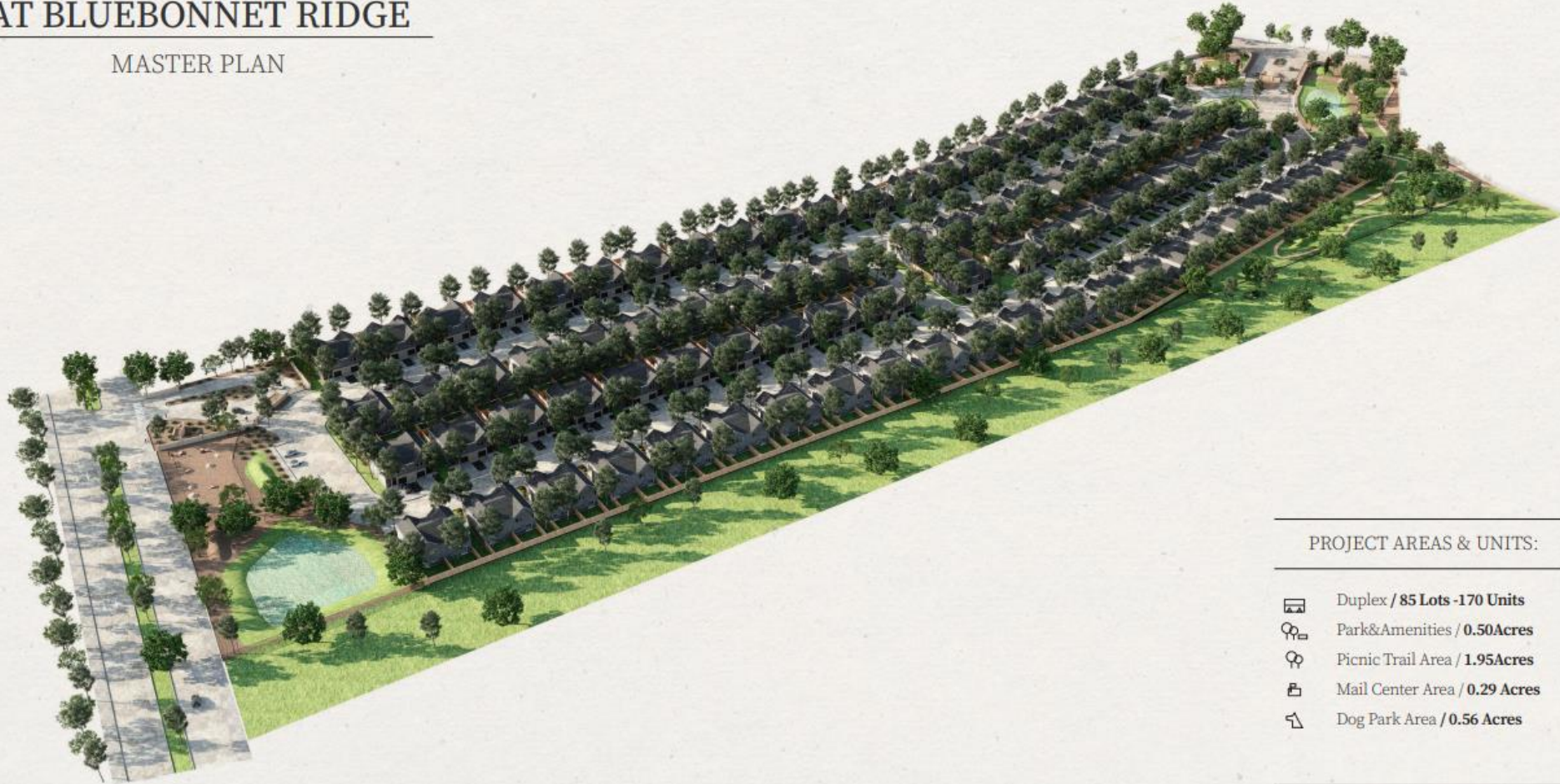
Each 3-bedroom unit has two driveway parking spaces in addition to two garage parking spaces for a total of 4 spaces per unit. There are a proposed 170 units with 4 spaces per unit for a total of 680 off-street parking spaces. In addition to those spaces there are an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on street to use as overflow and guest parking. Total parking proposed is 772 spaces.

The current UDC, as amended by 23-S-07, requires that duplexes provide 2 parking spaces per unit. The UDC does not require additional guest parking for duplexes. Under the current UDC The Villas at Bluebonnet Ridge would require 370 parking spaces.


The Villas

AT BLUEBONNET RIDGE



MASTER PLAN



PROJECT AREAS & UNITS:

-  Duplex / 85 Lots -170 Units
-  Park & Amenities / 0.50 Acres
-  Picnic Trail Area / 1.95 Acres
-  Mail Center Area / 0.29 Acres
-  Dog Park Area / 0.56 Acres

TOTAL: 3.30 ac.

-  Detention Ponds / 0.66 Acres
-  Public Trail System / 4.01 Acres

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

HISTORY OF PREVIOUS PDD PROPOSALS

- 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. This application was denied by City Council on September 27, 2022 when they were unable to obtain the super majority needed for approval.
- At the January 15, 2023 P&Z meeting and the February 28, 2023 City Council meeting a new proposal was presented for a PDD with a base zoning of Townhome District (TH). This proposal was for a maximum of 51 buildings with no more than 198 Units. Ultimately, this PDD request was denied at the April 25, 2023 City Council meeting when the project was unable to obtain the required super majority for approval.

CHANGES FROM PREVIOUS PDD PROPOSALS

- **First Proposal: PDD with a base zoning of Multi-family / Apartments (R-4) / 220 units that would be developed as fourplexes.**
- **Second Proposal: PDD with a base zoning of Townhome District (TH) / maximum of 51 buildings with no more than 198 Units.**
- **Current Proposal: PDD with a base zoning of Two-Family Residential (R-3) / maximum of 170 units spread across 85 duplexes**
 - **Decreased maximum number of units from the first two proposals**
 - **Change in product type**

Changes to the PDD from P&Z Meeting

- At the June 14, 2023 Planning and Zoning Commission there was a discussion on the proposed PDD Design Standards document. It was identified by the applicant that the design standards provided to the Planning and Zoning Commission had an error in the proposed Table 21.5.7.A Dimensional Requirements. The design standards included in the P&Z agenda indicated that the impervious coverage was proposed to be increased to 75%. However, that was an error, and the applicant has corrected the table in the design standards included in the City Council packet to reflect the impervious coverage is not proposed to be modified and will remain at 60% per the UDC R-3 Zoning District.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
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R-3 (PDD)	Two-Family Residential District (PDD)	5655	65	87	25	10, 0	20	2	35	60%	h,j,k,l, m

Changes to the PDD from P&Z Meeting

- Additionally, at the June 14, 2023 Planning and Zoning Commission meeting it was noted that UDC Article 8 Section 21.8.1.B.1 stipulates that a gated community is required to be seventy-five (75) acres and the proposed PDD Design Standards did not explicitly note that UDC modification to allow The Villas at Bluebonnet Ridge to be a gated community with only 24 acres. The applicant has included a statement within the PDD Design Standards, included within the City Council packet, under the "Homeowners Association & Maintenance" header to indicate a proposed UDC modification to allow a gated community with a minimum of 24 acres.

Homeowners Association & Maintenance. City of Schertz UDC Article 8 Section 21.8.1.B.1 stipulates that a Gated Community shall be a minimum of seventy – five (75) acres. The Villas at Bluebonnet Ridge is modifying this UDC requirement to allow the development of a gated community a minimum of 24 acres. This development will be

Changes to the PDD from P&Z Meeting

There are two other areas that received modifications within the PDD Design Standards between the Planning and Zoning Commission meeting and the City Council meeting. The first modification is within the header "Two-Family Residential District", which the first sentence was modified to make it clear that the intent is to develop in accordance with the Two-Family Residential District (R-3) but to modify the lot width, depth, lot area, and setbacks. The other modification is within the header "Site Design Standards", which the first sentence was modified to make it clear that except for lot sizes, lot area, setbacks and the gated community minimum acreage, The Villas at Bluebonnet Ridge PDD is proposed to conform to the UDC.

Two-Family Residential District. The intent of the development is to conform with the Two-Family Residential District (R-3) zoning district but to modify the lot width, depth, lot area, and setbacks as follows. Each lot is comprised of at least 5,655 sf with a minimum depth of 87-feet. Each lot will have a width of at least 65 feet. There will be 85 lots in total. Each area, as shown and identified on *Exhibit B*.

Site Design Standards. With the exception of lot sizes, lot area, setbacks, and gated community minimum acreage, this proposed development conforms to the UDC for orderly and unified development of streets, utilities, neighborhood design, 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.

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 Two-Family Residential (R-3); which allows for duplexes, would provide for a housing type that is not currently in the area.**
- **Additionally, the change to duplexes 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.**
- **The current proposal accommodates an area for the dedication and construction of the walking trail within the overhead electrical easement, contingent on LCRA approval, which was desired by staff and City Council based on previous trail presentations.**

RECOMMENDATION

- **Planning and Zoning Commission Recommendation:**

- **The Schertz Planning and Zoning Commission met on June 14, 2023 and voted to recommend that City Council approve the proposed zone change with corrections to the PDD Design Standards in relation to the Impervious Coverage and the UDC acreage requirement for gated communities by a 5-1 vote with Commissioner Hector with the nay vote.**

- **Staff Recommendation:**

- **The Planning Division, Engineering Department, Public Works Department and Fire Department have all reviewed the proposed The Villas at Bluebonnet Ridge PDD design standards with no objections.**
- **Staff recommends approval of the proposed zone change (Ordinance 23-S-14) to Planned Development District (PDD).**

CITY COUNCIL ACTION

- **July 18, 2023 City Council Meeting**
 - **The Schertz City Council met on July 18, 2023 and voted to approve the proposed zone change as presented by a 4-3 vote with Council Members Davis, Watson, and Scagliola with the nay vote.**

COMMENTS & QUESTIONS