

# 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

# 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.
- **August 1, 2023 City Council Meeting**
  - The applicant requested for the item to be tabled and City Council approved that request to table until the September 5, 2023 City Council Meeting.

# Changes since previous City Council Meeting

- **On August 22, 2023, the Planning Division received a revised Planned Development District Design Standards document from the applicant for Ordinance No. 23-S-14, the zone change to Planned Development District (PDD) for The Villas at Bluebonnet Ridge.**

# Changes since previous City Council Meeting

Design Standard Presented at the July 18 <sup>th</sup> and August 1 <sup>st</sup> City Council Meetings	Modified Design Standard to be presented at the September 5 <sup>th</sup> City Council Meeting	Change in standard
Gated community with no more than 170 units	Gated community with no more than 140 units	Reduction in overall unit count by 30 units
Units spread across 85 duplexes	Units spread across 70 duplexes	Reduction in overall duplex count by 15 units
Amenities proposed included playscapes, picnic tables, and a neighborhood pavilion	Amenities proposed included playscapes, pickleball courts, picnic tables, and a neighborhood pavilion	Addition of a proposed pickleball court
Proposed 7.31 acres of green space and amenities	Proposed 8.52 acres of green space and amenities	Increased green space and amenities by 1.21 acres
Interior Park and amenities shown as 0.50 acres	Interior Park and amenities shown on 0.52 acres	Increase of 0.02 acres of interior park and amenities

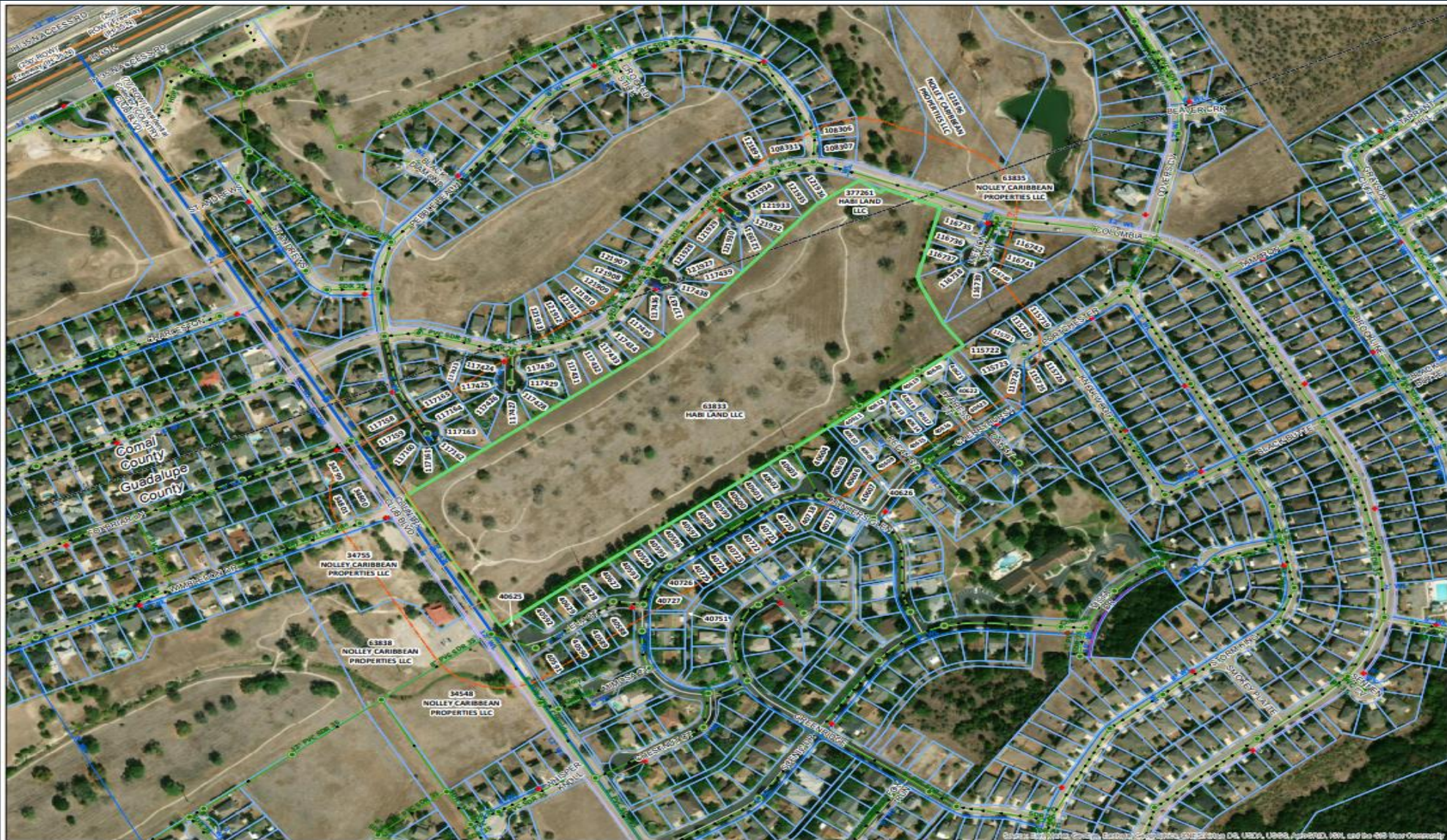
# Changes since previous City Council Meeting

Design Standard Presented at the July 18 <sup>th</sup> and August 1 <sup>st</sup> City Council Meetings	Modified Design Standard to be presented at the September 5 <sup>th</sup> City Council Meeting	Change in standard
Mail Center with covered pavilion and additional parking on 0.29 acres	Mail center with covered pavilion and additional parking on 0.23 acres	Reduction of mail center area by 0.06 acres
0.56 acre fenced in private dog park	0.29 acre youth sport facilities such as pickleball courts	Removal of proposed private dog park and replace with youth sport facility. Reduction in acreage by 0.27 acres
1.95 acre private Picnic / Trail / Community Garden Area	2.73 acre private Picnic / Trail / Community Garden Area	Increase private picnic / trail / community garden area by 0.78 acres
Lot width proposed at 65 feet	Lot width proposed at 75 feet	Increase of 10 feet in each proposed lot width. 75 feet is the lot width for R-3 per the UDC. No longer requesting a modification to the lot width.
Lot area proposed at 5,655 square feet	Lot with proposed at 6,525 square feet	Increase in proposed lot width 870 square feet

# Changes since previous City Council Meeting

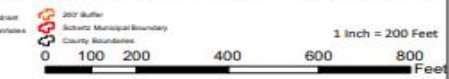
Design Standard Presented at the July 18 <sup>th</sup> and August 1 <sup>st</sup> City Council Meetings	Modified Design Standard to be presented at the September 5 <sup>th</sup> City Council Meeting	Change in standard
Each lot will have a 10 foot side setback on one side and a zero lot line setback on the opposite side	All lots will have a 10 foot side setback on each side ( the 6 corner lots within the development will maintain 15 foot side setbacks	No longer requesting a modification to the side setbacks. All lots will have the required per the UDC 10 foot side setbacks
Due to the reduced side yard setbacks, each duplex would be required to have fire walls and A/C condensers to be in the rear yard	Due to the side yards all being 10 feet, the fire wall paragraph of requirements have been removed	No longer proposing firewalls due to all lots having 10 foot side yard setbacks
Proposed 680 off street parking spaces	Proposed 560 off street parking spaces	With the reduction in overall unit counts to 140 units, the overall parking of 4 spaces per unit is reduced by 120 spaces
16 parking spaces split between interior parks and mail station	23 parking spaces split between interior parks and mail stations	Increase of 7 spaces across the interior parks and mail stations
Proposed overall parking spaces of 772	Proposed overall parking spaces of 659	Due to the reduction in unit count there are less parking spaces overall for the development

# SUBJECT PROPERTY

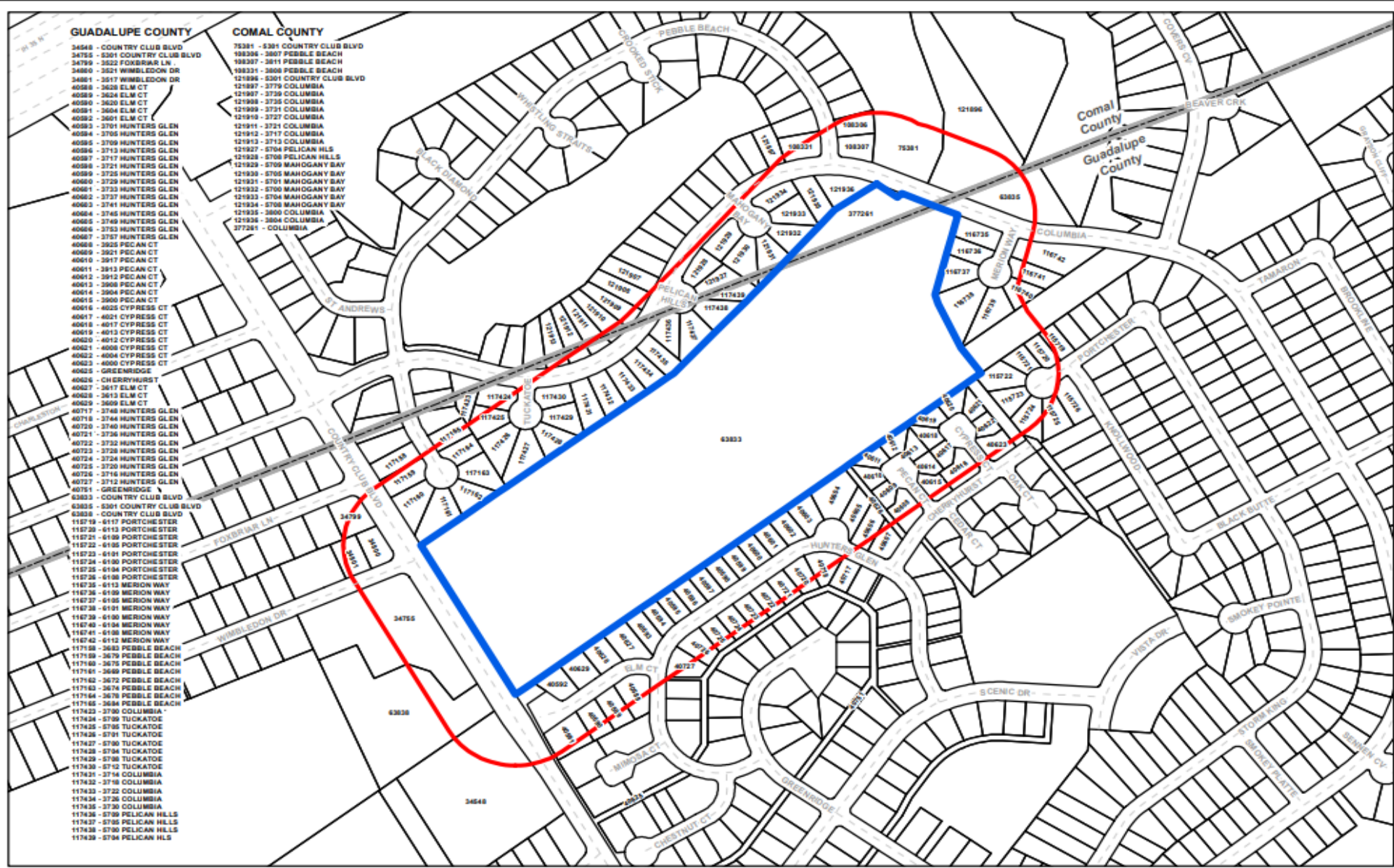


THE VILLAS AT  
BLUEBONNET RIDGE  
(PLPDD20230093)

- All other values
- Planned Secondary Arterial
- Commercial Collector B
- 1" - 8"
- Schertz Gravity
- Hybrid
- 20' Buffer
- Schertz Municipal Boundary
- County Boundaries
- Private Pressure



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Last Update: May 24, 2023  
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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**

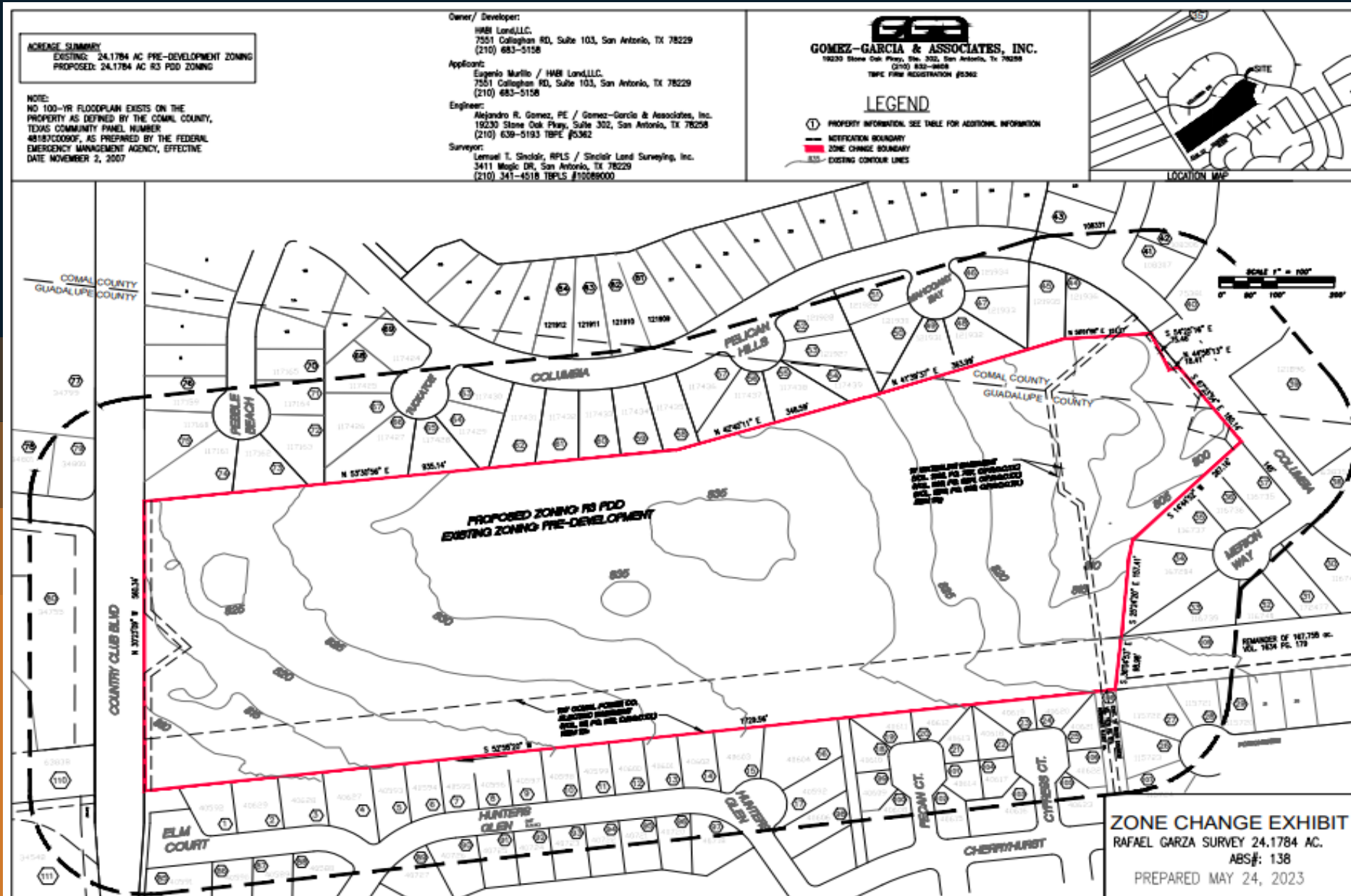
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# Public Hearing Responses

- 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 (August 25, 2023 at 3:00pm) the total percentage of the protested parcel acreage is 28.50%, therefore, the  $\frac{3}{4}$  vote has been triggered for the City Council for the September 5, 2023 meeting.

# 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
  - 70 Duplexes
  - No more than 140 Units
    - Each unit will be between 1,300 square feet and 1,400 square feet
  - 8.52 acres of green space and amenities

# THE VILLA'S AT BLUEBONNET RIDGE

- Each lot will have a 10-foot side setback on both sides of the lot.

Proposed reduce lot area and

- depth. Front, side and rear setbacks consistent with the UDC standards for R-3.

		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)	6525	75	87	25	10	20	2	35	60%	h,j,k,l,m
<b>Key:</b>											
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.										

# THE VILLA'S AT BLUEBONNET RIDGE



- KEY:**
- 1. PRIMARY GATED ACCESS
  - 2. SECONDARY GATED ACCESS (RESIDENTS ONLY)
  - 3. COMMON PAVILION
  - 4. AMENITIES
  - 5. PRIVATE TRAIL & PICNIC AREA
  - 6. PUBLIC TRAIL SYSTEM (DESIGN TBD)
  - 7. POND
  - 8. MAILBOX PAVILION
  - 9. YOUTH SPORT FACILITIES
  - 10. WORKOUT EQUIPMENT
- GENERAL INFORMATION:**
- 70 LOTS
  - 140 UNITS
  - 2 STORY BLDGS
- PARKING:**
- 76 STREET PARKING
  - 4 OFF STREET PARKING PER UNIT
  - 23 AMENITY PARKING
  - 659 TOTAL PARKING SPOTS

1 GENERAL SITE PLAN  
SCALE: 1"=60'-3"

NOT FOR CONSTRUCTION  
THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE PLANNING AND DESIGN REPORT

- Parks & Amenities:
  - 8.52 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
  - 0.29-acre space for youth sport facilities (pickleball)
  - 2.73-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

- **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 140 units with 4 spaces per unit for a total of 560 off-street parking spaces. In addition to those spaces there are an additional 23 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 659 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 280 parking spaces.

# The Villas

## AT BLUEBONNET RIDGE



MASTER PLAN



### PROJECT AREAS & UNITS:

-  Duplex / **70 Lots - 140 Units**
-  Parks and Amenities / **0.52 Acres**
-  Private Picnic Trail Area / **2.73 Acres**
-  Mail Station Area / **0.23 Acres**
-  Youth Sport Facilities / **0.29 Acres**
-  Miscellaneous Areas / **0.08 Acres**

→ Total: **3.85 Acres**

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

→ Total: **8.52 Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

# 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**

# 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) with the proposed PDD design standards modifications presented at the September 5, 2023 City Council meeting.

# COMMENTS & QUESTIONS