

Ord. 23-S-24

Request to rezone approx. 2.1 acres from Neighborhood Services District (NS) & Planned Development District (PDD) to Planned Development District (PDD)

Samuel Haas | SENIOR PLANNER



- Subject Property Outlined in Green
- Approximately 2.1 acres of land
- Currently undeveloped



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HERITAGE OAKS
(PLPDD20230127)

<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 	<ul style="list-style-type: none"> 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station 	<ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant ET3 	<ul style="list-style-type: none"> Project Boundary County Boundaries Schertz Municipal Boundary
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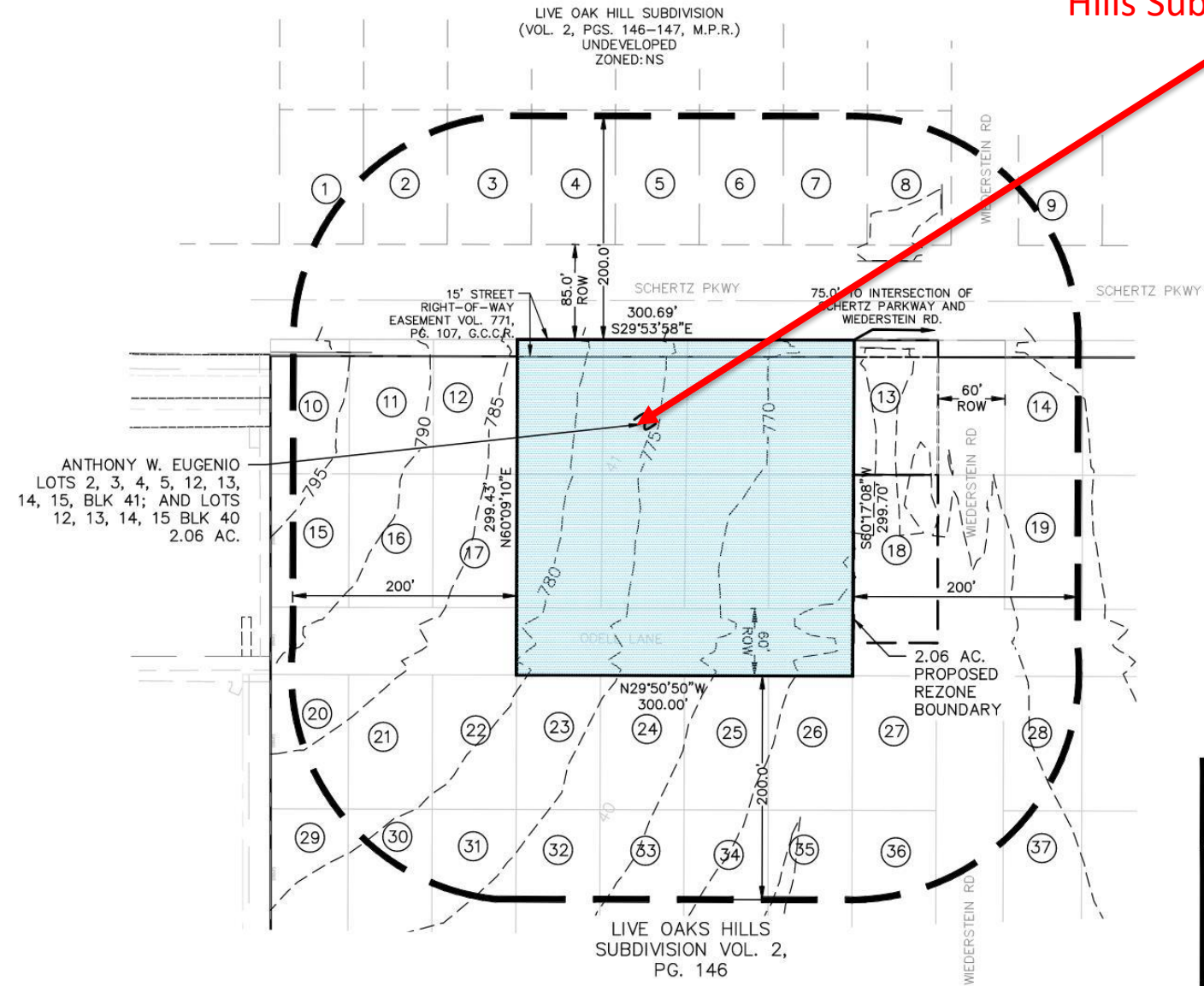
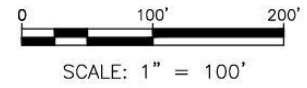
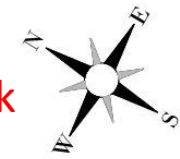
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- September 15:
5 public hearing notices mailed
- Responses Received:
2- In Favor
- 1 Sign was posted
- A notice was published in the "SA Express" on September 29th.

NOTE:
NO 100-YR FLOODPLAIN EXIST ON THE PROPERTY

Block 41 Lot 13, Live Oak Hills Subdivision



Legend

- PROJECT BOUNDARY
- 200' NOTIFICATION BOUNDARY
- PDD
PLANNED DEVELOPMENT DISTRICT
- ADJACENT PROPERTY OWNERS

PDD - REZONING 2.06 AC.

Binkley & Barfield

DCCM

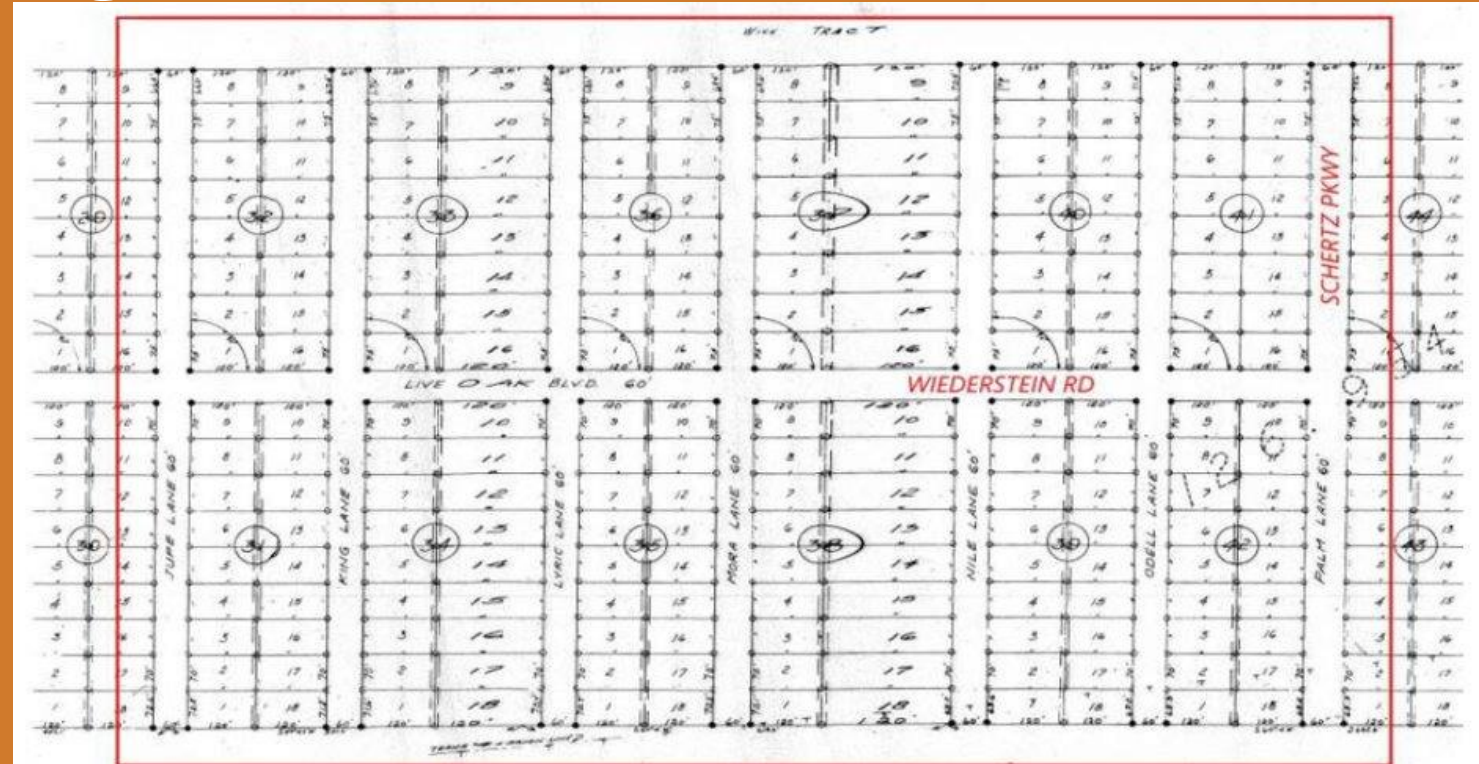
Binkley & Barfield, Inc.
TxEng F-257
190 S Seguin Ave
New Braunfels, TX 78130
830-606-3913
BinkleyBarfield.com

Proposal

- **Heritage Oaks II PDD**
- **Approx. 2.1 acres**
- **In conformance with the Heritage Oaks PDD**
 - **Ord. 21-S-15**
 - **Approved May 11th, 2021**

Heritage Oaks PDD

Background: Live Oak Hills Subdivision



- Recorded in 1963
- No infrastructure
- Paper subdivision

Heritage Oaks PDD

Key Features:

- **Coving Plan**
 - **Curvilinear streets**
 - **Cul-de-sac revisions**
 - **Extended block lengths**
- **Base zoning of Single-Family Residential (R-1)**
- **Maximum # of Lots - 215**
- **Parkland dedication**
- **Hike and bike trails**
- **Min 3 trees per lot for a total 15" caliper per lot.**
- **50% Heritage Tree (24"+) preservation**

Heritage Oaks PDD

Table 3 – Heritage Oaks Neighborhood, a Planned Development District (PDD)

Zoning District	Minimum Lot Size/Dimensions			Minimum Yard Setback				Maximum Density		Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Lots	Lots Per Acre	Max Height Ft	Max Imperv Cover
Planned Development District (PDD)	6,000	50	120**	20	5*	20	2	215	3.25	35	50%

*Rectangular shaped lots shall have minimum 6-foot side yard setback.

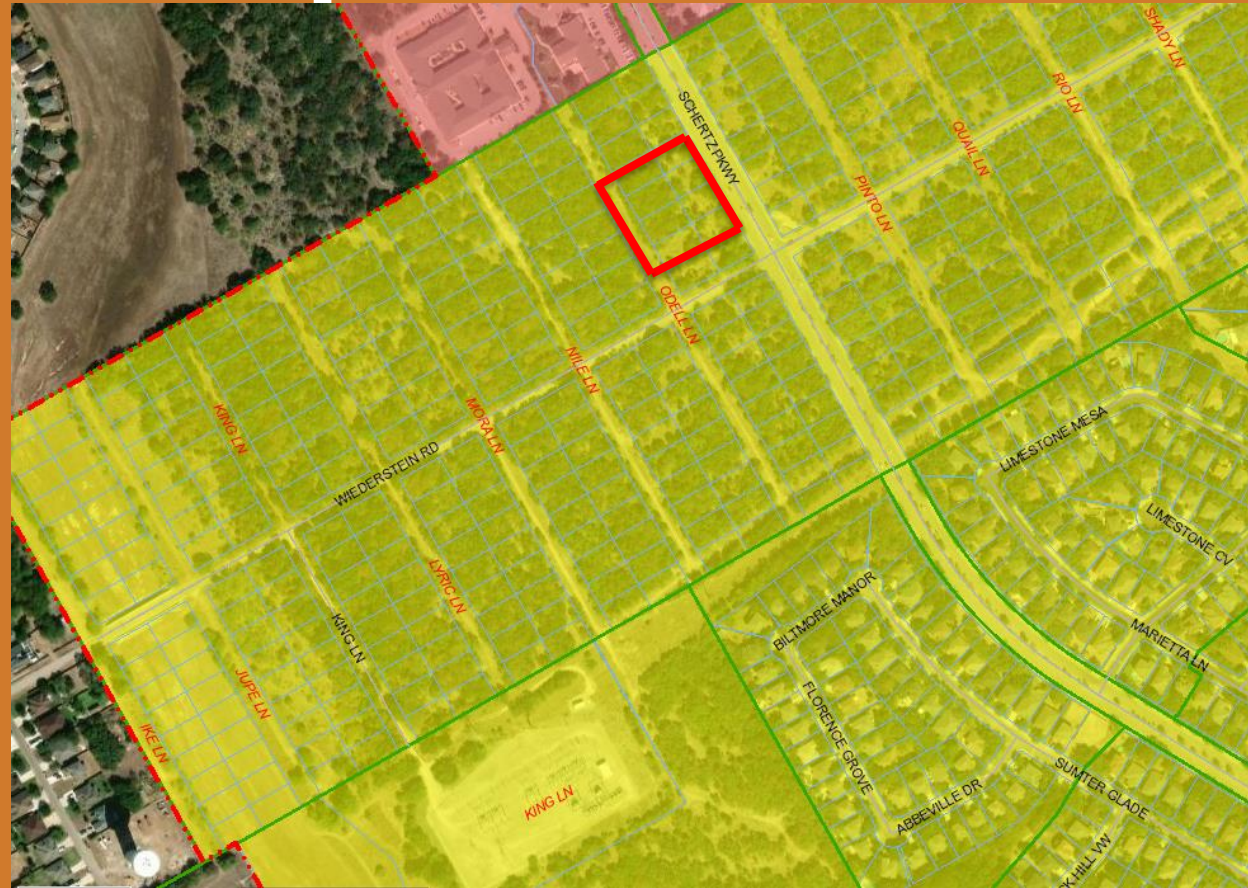
* Corner lot shall have minimum 10-foot side yard setback from street right-of-way.

**Minimum depth shall be taken at the midplane of the lot

Heritage Oaks PDD



Comp Plan Conformance



- Base zoning of Single-Family Residential (R-1)



Single Family Residential. Conventional detached dwellings. For areas proposed to utilize a traditional neighborhood design the Single Family Residential use may include a mix of residential uses as well as limited commercial development to support the daily activities of the development. In all Single Family Residential use areas, public and semi-public development such as schools and churches are encouraged as neighborhood focal points.

Staff Analysis & Recommendation

- Not changing requirements, standards, or features of original Heritage Oaks PDD (Ord. 21-S-15).
- Block 41 Lot 13 is being incorporated into the subdivision, providing more consistency. UDC requires min. 2 acres for PDD.
- Proposed PDD Zoning conforms with the Comprehensive Plan and is consistent with the surrounding land uses.
- Staff recommends approval of Ord. 23-S-24 as presented and discussed.
- The Planning and Zoning Commission made a recommendation at the September 27, 2023, regular meeting to approve the rezone request 7-0.

COMMENTS & QUESTIONS