



# Resolution 24-R-07

Accepting a Petition of Annexation of 7.7 acres

Daisy Marquez | PLANNER



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February 2, 2024

City of Schertz  
Community Development Department  
1400 Schertz Pkwy., Building #1  
Schertz, Texas 78154

**Re:** The Court at Hallies Cove (7.678 Acres)  
Letter of Intent – Annexation

To whom it may concern,

The purpose of this letter is to provide context for the intent of developing a 7.678-acre tract into a single-family residential subdivision, which is to be annexed by the City of Schertz. The tract is located approximately 2700' northeast of the intersection of Interstate Highway 10 E and E FM 1518 N and adjacent to existing Hallies Cove Subdivision Unit 3 and Unit 5.

The proposed subdivision is located outside the City of Schertz but within the Schertz Extraterritorial Jurisdiction (ETJ). The current zoning for the entire development is Development Agreement (DVL). Upon annexation, the development will rezone to an R-1 zoning district (Single-Family Residential) for the entire tract. Development of the 7.678 acres will occur in 1 phase in which will consist of 19 residential lots with minimum square footage of (9600 sqft). Lot sizes and setbacks within the Court at Hallies Cove will vary based on the proposed housing but will be compliant with the approved development standards for an R-1 Zoning District and will meet dimensional requirements defined in the UDC for an R-1 Zoning District.

Sincerely,  
HLH Properties, LLC  
13438 Bandera Rd, Suite 104  
Helotes, Texas, 78023



Harry Hausman,  
Owner

# Annexation Process

- **The Approval of Resolution 24-R-07 does not annex the subject property – it only allows for City Council to annex the property by ordinance in the future.**
- **Annexation and zone change ordinances are tentatively scheduled to be heard at the April 2, 2024 City Council Meeting.**
- **The zoning application to accompany the annexation is tentatively scheduled for the March 6, 2024 Planning and Zoning Commission meeting.**

# Recommendation

**Staff recommends approval of Resolution 24-R-07, accepting the petition for voluntary annexation of 7.7 acres.**

# COMMENTS & QUESTIONS