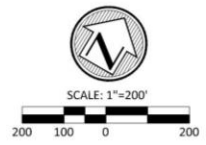




Ordinance 24-A-10

Accepting a Petition of Annexation for 7.7 acres

Daisy Marquez | PLANNER



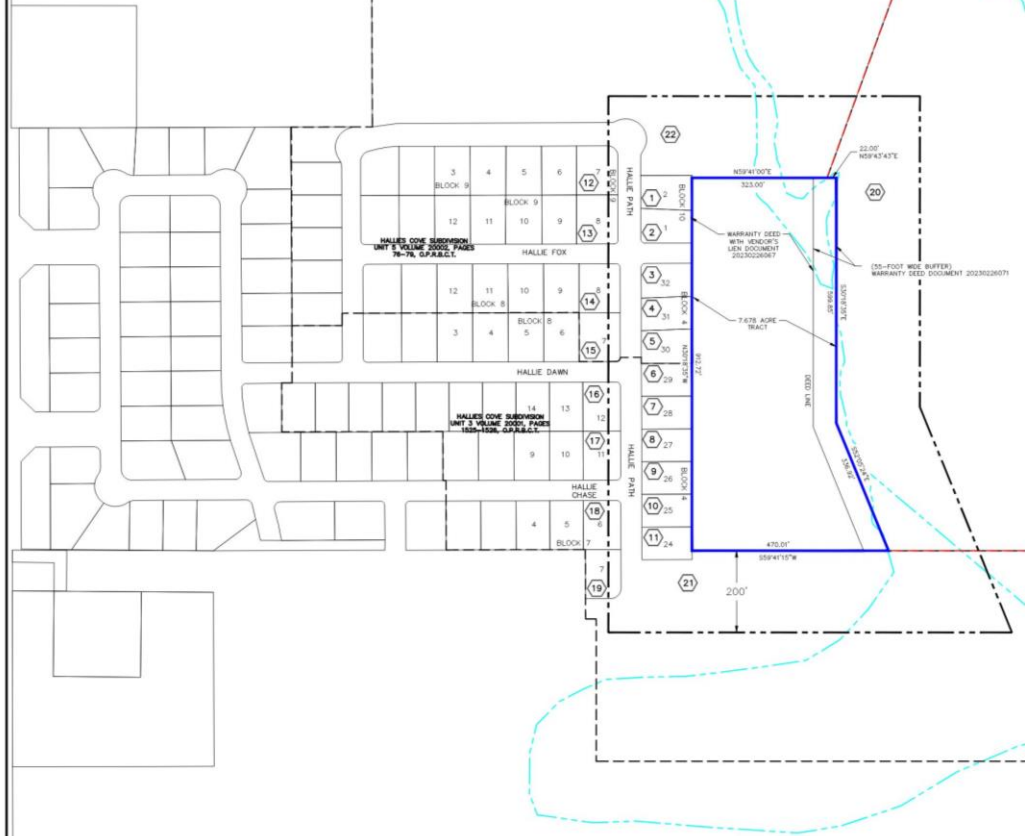
SCHERTZ ETJ
CITY OF SCHERTZ

LEGEND

- PROPERTY BOUNDARY
- - - 200' NOTIFICATION LINE
- - - SCHERTZ CITY LIMITS
- 100-YR FEMA FLOODPLAIN
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AC.

PROPERTY INFORMATION AND LAND USE

- | | |
|--|--|
| <p>1 Owner Name and Address:
PROPERTY ID: 1337490
LUERA JOEL ORLANDO & JUANA EVANGELISTA
7034 HALLIE PATH & SHERRI L SCHERTZ, TX 7815449
DEED NUMBER: 20210329542</p> <p>2 Owner Name and Address:
PROPERTY ID: 1337489
SMITH STEVEN MCKINLEY & SMITH AMANDA MALONSON
7028 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20210209856</p> <p>3 Owner Name and Address:
PROPERTY ID: 1337466
JONES VALERIE I
7016 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20210325954</p> <p>4 Owner Name and Address:
PROPERTY ID: 1337465
COOPER DEBRA LILIANE
7010 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20210266101</p> <p>5 Owner Name and Address:
PROPERTY ID: 1337464
MORRIS KEITH & KIMBERLY LYNETTE
7004 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20210325849</p> <p>6 Owner Name and Address:
PROPERTY ID: 1314101
ROBINSON DARYL STEPHEN JR & LAURA MAY
6998 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20200291508</p> <p>7 Owner Name and Address:
PROPERTY ID: 1314100
MEDINA JACQUELYN DUMLAO & CRUZ JONATHAN
6992 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20200250386</p> <p>8 Owner Name and Address:
PROPERTY ID: 1314099
PRATT LESLIE LYN
6996 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20200096467</p> <p>9 Owner Name and Address:
PROPERTY ID: 1314098
NEDOROSCIC JASON MICHAEL & ALLISON NATASHA
6990 HALLIE PATH
SCHERTZ, TX 78154-2882
DEED NUMBER: 20200283336</p> <p>10 Owner Name and Address:
PROPERTY ID: 1314097
PADILLA BENJAMIN & AMANDA
6974 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20200163604</p> <p>11 Owner Name and Address:
PROPERTY ID: 1314096
GREER WILL STACY & LORETTA ANN
6968 HALLIE PATH
SCHERTZ, TX 78154
DEED NUMBER: 20200145274</p> <p>12 Owner Name and Address:
PROPERTY ID: 1337481
BAUCUM DWAYNE & AUTUMN
13236 HALLIE GLADE
SCHERTZ, TX 78154
DEED NUMBER: 20210319900</p> | <p>13 Owner Name and Address:
PROPERTY ID: 1337482
THOMPSON AMAL & DANIELLE
13239 HALLIE FOX
SCHERTZ, TX 78154
DEED NUMBER: 20220032891</p> <p>14 Owner Name and Address:
PROPERTY ID: 1337468
JOHNSON JOHNNIE FRANKLIN JR & ELLA M
13238 HALLIE FOX
SCHERTZ, TX 78154
DEED NUMBER: 20220161531</p> <p>15 Owner Name and Address:
PROPERTY ID: 1337467
MATHIS BOBBY LEE
13177 HALLIE DAWN
SCHERTZ, TX 78154
DEED NUMBER: 20210174502</p> <p>16 Owner Name and Address:
PROPERTY ID: 1314107
FRISON TINA MARIE
13178 HALLIE DAWN
SCHERTZ, TX 78154
DEED NUMBER: 20200256737</p> <p>17 Owner Name and Address:
PROPERTY ID: 1314106
HAMILTON HAROLD W JR & MARGUETA
13181 HALLIE CHASE
SCHERTZ, TX 78154
DEED NUMBER: 20200255426</p> <p>18 Owner Name and Address:
PROPERTY ID: 1314121
PARKMAN DAMON JEROME & TERESA ALVARADO
13180 HALLIE CHASE
SCHERTZ, TX 78154
DEED NUMBER: 20200089342</p> <p>19 Owner Name and Address:
PROPERTY ID: 1314122
ANDREWS EZEKIEL J & CHELSI C
13197 HALLIE CREST
SCHERTZ, TX 78154
DEED NUMBER: 20200232564</p> <p>20 Owner Name and Address:
PROPERTY ID: 139286
HERRERA JOYLENE S
8215 TRAINER HALE RD
SCHERTZ, TX 78154
VOL. 6795, PG. 1896, O.P.R.B.C.T.</p> <p>21 Owner Name:
CITY OF SCHERTZ
1400 SCHERTZ PKWY
SCHERTZ, TX 78154
DEED NUMBER: 20210200624</p> <p>22 Owner Name:
CITY OF SCHERTZ
1400 SCHERTZ PKWY
SCHERTZ, TX 78154
DEED NUMBER: 20200297935</p> |
|--|--|



<p>DRAWN HARRY HANIGAN H.H. DEVELOPMENT, LLC 13435 BANGORA RD. HELOTES, TEXAS 78249 PH: (210) 695-5051</p>	<p>APPLICANT PAUL LANDA, JR., P.E., CEM MOY TARIN RAMIREZ ENGINEERS, LLC 12770 OMBRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051</p>	<p>SURVEYOR STEPHEN E. JAMES, PLS MOY TARIN RAMIREZ ENGINEERS, LLC 12770 OMBRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051</p>
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DRAWING NAME: ANNEXATION EXHIBIT		A 7.678 ACRE (334,453.68 SQUARE FEET) TRACT OF LAND, SITUATED IN THE ELIGIO GORTARI SURVEY NUMBER 2, ABSTRACT NUMBER 5, BEXAR COUNTY, TEXAS, BEING OUT OF A 20 ACRE TRACT AS CONVEYED TO JOYLENE SCHMOEKEL HERRERA, BY EXECUTIVE DEED AS RECORDED IN VOLUME 6795, PAGE 1896, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
PROJECT NAME: THE COURT AT HALLIES COVE 27.678 AC. TO BE ANNEXED INTO THE CITY OF SCHERTZ		
PROJECT No.: 23164	PREPARATION DATE: February 2, 2024	SCALE: 1"=200'

HLH PROPERTIES, LLC
13438 Bandera Rd, Suite 104
Helotes, Texas, 78023
Phone (210) 695 – 5490/Fax (210) 695 - 6580

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

12770 Cimarron Path, Suite 100, San Antonio, TX 78249
TBPELS: Engineering F-5297 / Surveying F-10131500
Ph. 210.698.5051 Fx. 210.698.5085

GOAL

HLH Development, LLC is requesting voluntary annexation because of their desire to be located within the Schertz city limits and their desire to develop the subject property in accordance with Single Family Residential District (R-1) for approximately 19 residential lots.

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Annexation Process

- City Council accepted Resolution 24-R-07 on February 20, 2024, which initiated the annexation process.
- The accompanying zone change application was heard at the March 6, 2024 Planning and Zoning Commission Meeting.
- A public hearing notice was published in the "San Antonio Express," on March 13, 2024.

Recommendation

Staff recommends approval of Ordinance 24-A-10, accepting the petition for voluntary annexation of approximately 7.7 acres.

COMMENTS & QUESTIONS