

Ordinance 24-S-09

Zone Change on 7.7 acres of land to Single-Family Residential District (R-1): Hallies Court at Hallies Cove

Daisy Marquez | PLANNER

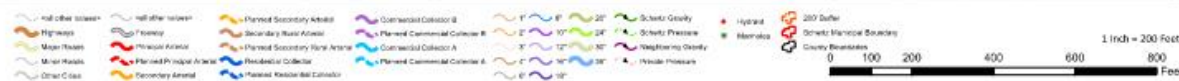


•Existing: *Development Agreement (Delayed Annexation) DVL*

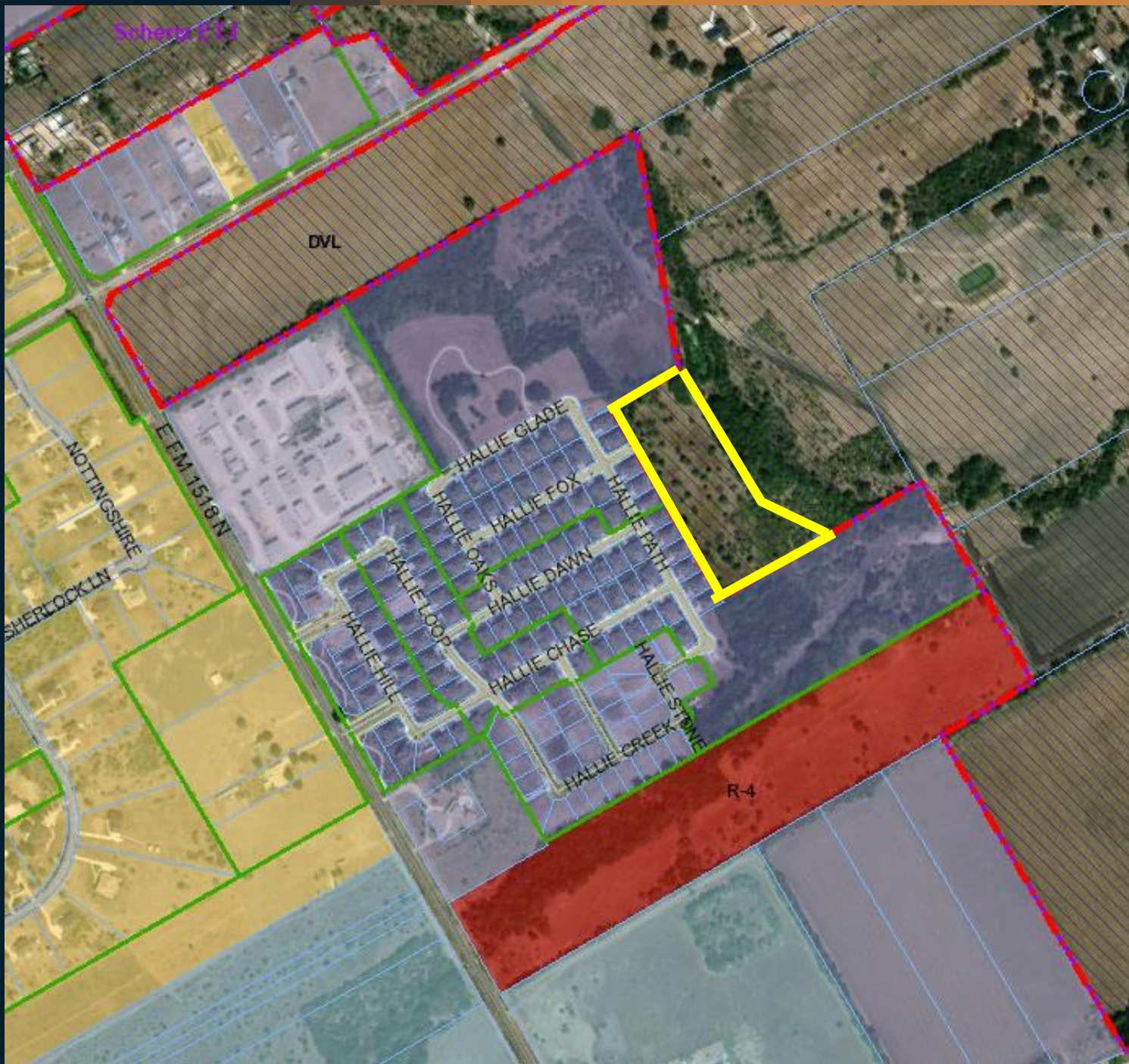
•Proposed: *Single-Family Residential District (R-1)*



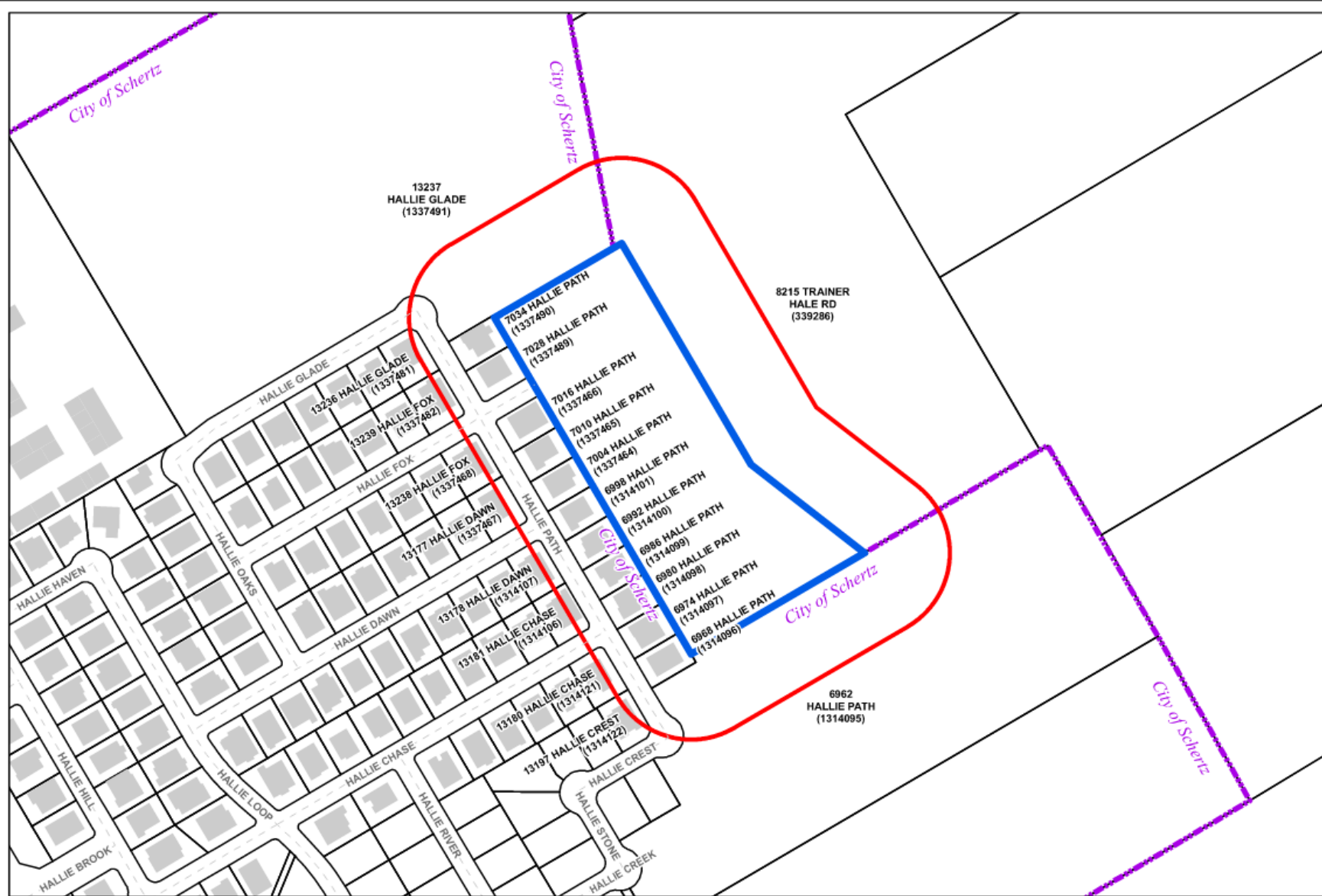
The Court at Hallies Cove Subdivision (PLANX.20230280)



SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.



	Existing Zoning	Land Use
North	Planned Development District (PDD)	Open Space
South	Planned Development District (PDD)	Open Space
East	Development Agreement (Delayed Annexation) (DVL)	Agricultural
West	Planned Development District (PDD)	Single Family Residential



- February 21, 2024 a total of 23 Public Hearing Notices were sent out.
- March 13, 2024, posted in the "San Antonio Express"
- Responses Received:
 - 8- Opposition
 - 0- In Favor
 - 0- Neutral
- 1 sign was posted on the property
- March 6, 2024 Planning and Zoning Commission held a public hearing.



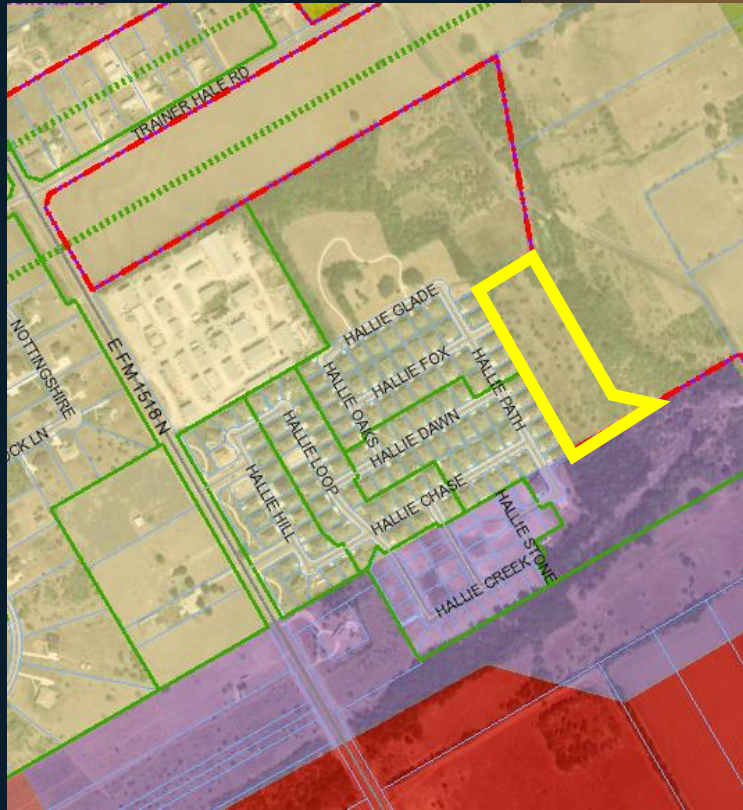
Proposed Zone Change

- UDC Section 21.5.4 states that a Zone Change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable, and desirable development.
- The proposed zone change to Single-Family Residential District (R-1) per the letter of intent, is being requested in order to develop approximately 19 single family homes.

UDC Section 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map.

- The Comprehensive Land Use Plan designates the subject property as Estate Neighborhood. The intent of Estate Neighborhood is to address residential development patterns within Southern Schertz with large lots and incentivizing quality open space and neighborhood design.
- The proposed Single-Family Residential District (R-1) is defined as single-family detached residential dwellings with a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- The zone change to Single-Family Residential District (R-1) would meet the intent of the land use designations in the Comprehensive Plan by providing more residential dwellings of a similar density to the Hallies Cove Subdivision development and the adjacent agricultural land.



■ Estate Neighborhood

UDC Section 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. The chosen Single-Family Residential District (R-1) dimensional and development standards as stated in Section 21.5.7 of the Unified Development Code, are compatible with the existing Hallies Cove Subdivision.

		Minimum Lot Size 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 Impervious Coverage
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%

UDC Section 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;

- The proposed Single Family Residential District (R-1) is appropriate in the immediate area of the land to be reclassified because to the west of the subject property, the Hallie's Cove Planned Development District (PDD) is built on the Single Family Residential District (R-1) zoning district.

UDC Section 21.5.4.D Criteria for Approval

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

- The proposed development is approximately 117 feet from the intersection of Hallies Path and Hallies Fox and will construct a road to serve their development.
- Additionally, the Texas Department of Transportation and the City of Schertz have worked together to provide funding for the reconstruction of FM 1518, which the development will have access to from the existing Hallies Cove Subdivision.
- After construction, FM 1518 will have two lanes in each direction plus a center median. Additionally, there will be a median opening lined up with the Hallies Cove Subdivision entrance at Hallie Brook.
- A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District to notify them of the potential addition of 19 residential homes.



UDC Section 21.5.4.D Criteria for Approval

5. Whether there have been environmental and/or economical changes which warrant the requested change;

- No, there have been no environmental or economical changes that warrant the requested zone change.

UDC Section 21.5.4.D Criteria for Approval

6. Whether there is an error in the original zoning of the property for which a change is requested;

- There was no error in the original zoning of the property for which the change is requested.
- Additionally, the property has no existing zoning as the property is in the Extra-Territorial Jurisdiction (ETJ) and under a delayed annexation agreement

7. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full)

- This does not impact the Planning and Zoning Commission recommendation to City Council.

UDC Section 21.5.11.D Criteria for Approval

8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

- Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special considerations from the Planning and Zoning Commission or the City Council.

Staff Recommendation

Staff Recommendation

- Given the location of the proposed development and compatibility with the surrounding land uses and the Comprehensive Land Use Plan land use designations, Staff recommends approval of Ordinance 24-S-09.

Planning and Zoning Commission

- The Planning and Zoning Commission held a public hearing on March 6, 2024 and made a recommendation for approval with a 4-2 vote.

COMMENTS & QUESTIONS