

Memo

Date: 05-03-2022

To: City of Schertz Planning & Zoning Commission

From: Chris Bancroft, Principal, Texas Multifamily Capital, LLC

Re: Comprehensive Land Use Plan Amendment for:

7608 FM 482, 7576 FM 482, 7636 FM 482, 7590 FM 482 and 7570 FM 482

NEW BRAUNFELS, TX 78132

To Whom it May Concern,

Texas Multifamily Capital, LLC (TMC) has submitted an application for rezoning for the above noted properties that make up the FM 482 & Hubertus Rd 5-property assemblage. The requested zoning for the 5-property assemblage is Apartment/Multifamily District (R4). Currently the two westernmost parcels are zoned Agricultural District (AD) while the three easternmost parcels are zoned Light Industrial (M-1).

The City of Schertz Sector Plan, adopted into the Comprehensive Land Use Plan on July 16, 2013, identifies these properties as an Agricultural Conservation land use designation. **TMC is requesting an amendment to the Comprehensive Land Use Plan to change the land use designation for these properties from Agricultural Conservation to Multi-Family Residential to accommodate Apartment/Multi-family District (R4) zoning.**

Currently, these properties are being utilized as single family homes. Neighboring properties to the south, west and north have similar current land uses of either single family or agricultural land. All surrounding properties - with one exception - are currently zoned (M-1) Light Industrial. The only adjacent property not currently zoned M-1 belongs to Comal ISD and will likely be used for a future school or school expansion. On the eastern corner of FM 482 and Hubertus Rd, approximately 250 feet away from the 5-property assemblage is Danville Middle School, also part of Comal ISD.

While the comprehensive land use plan indicates Agricultural Conservation across much of the North Schertz Sector, much the existing zoning (M-1 Light Industrial) contradicts this designation. This includes most of the property along FM 482 and areas surrounding both the 5-property assemblage and Danville Middle School.

TMC is aware that the City of Schertz Comprehensive Land Use plan is in the process of being updated and revised for 2022. Much of what is outlined in the current Comprehensive plan from 2013 is no longer relevant to the current market conditions. Demand for housing in Central Texas has skyrocketed over the past few years. Demand for **affordable rental housing** has also skyrocketed, as single family home prices have increased at unsustainable rates along the same timeline. Danville Middle School also did not exist in 2013 when the current Comprehensive plan was approved. The school certainly requires different land uses for the area that are more compatible.

It can be safely assumed that as properties in the area sell over time, they will likely convert to their by-right use of (M-1) Light Industrial. This of course conflicts with the current Comprehensive plan indications for Agricultural Conservation. Light industrial is **not** a compatible use adjacent to a large public school with close to 1,000 children. Light industrial facilities adjacent to a large public school will likely cause issues ranging from environmental safety, traffic safety, crime, noise, pollution and a number of other issues associated with those incompatible land uses.

TMC envisions building three story garden style apartments on the 5-property assemblage. A thoughtfully designed apartment community with ample green space and parkland is complimentary to the adjacent middle school, and would create a better transition of land uses between the school and the other M-1 zoned properties. It will serve to provide affordable rental housing for the families with children that attend Danville Middle School, but also provide affordable rental housing for the local residents of the rapidly growing City of Schertz.

We appreciate the Planning & Zoning Commissions consideration for Comprehensive Land Use Plan amendment to accommodate R4 zoning for these properties.

Sincerely,

Chris Bancroft

Principal

Texas Multifamily Capital, LLC

512-705-0212