

# Ord. 23-S-25

Zone Change for A portion of 4600 Eckhardt Rd  
& 7263 Green Valley Road (14.3 acres)

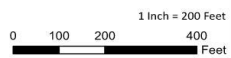
Daisy Marquez | PLANNER



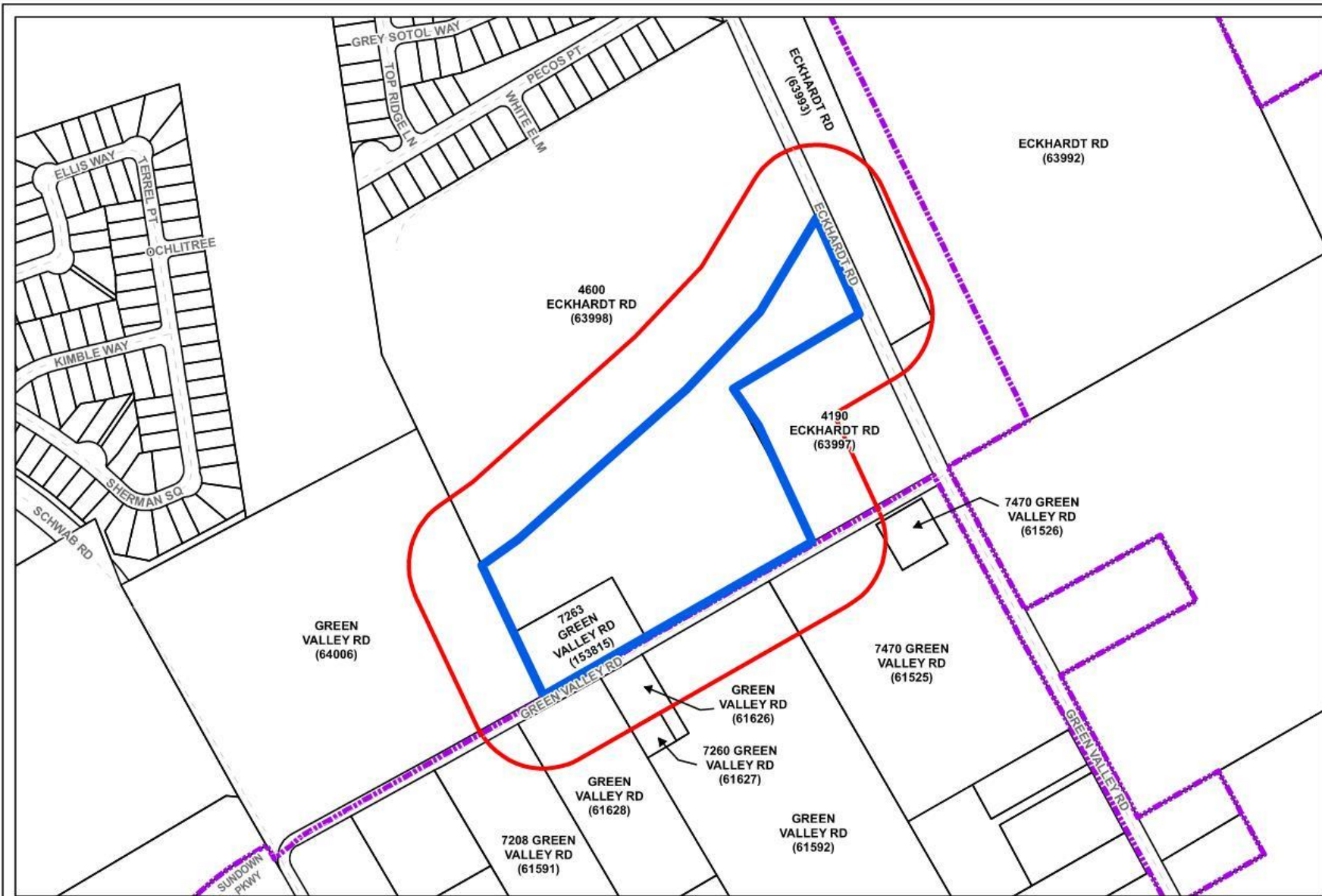
**ACKERMANN TRACT  
ZONE CHANGE  
(PLZC20230170)**

- |   |  |   |  |   |  |  |   |  |
|---|--|---|--|---|--|--|---|--|
| <ul style="list-style-type: none"> <li> &lt;all other values&gt;</li> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> <li> Other Cities</li> </ul> | <ul style="list-style-type: none"> <li> &lt;all other values&gt;</li> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> </ul> | <ul style="list-style-type: none"> <li> Planned Secondary Arterial</li> <li> Secondary Rural Arterial</li> <li> Planned Secondary Rural Arterial</li> <li> Planned Residential Collector</li> </ul> | <ul style="list-style-type: none"> <li> Commercial Collector B</li> <li> Planned Commercial Collector B</li> <li> Commercial Collector A</li> <li> Planned Commercial Collector A</li> </ul> | <ul style="list-style-type: none"> <li> 1" - 6"</li> <li> 8" - 10"</li> <li> 12" - 18"</li> <li> 20" - 24"</li> <li> 30" - 36"</li> <li> 48" - 60"</li> </ul> | <ul style="list-style-type: none"> <li> Schieritz Gravity</li> <li> Schieritz Pressure</li> <li> Neighboring Gravity</li> <li> Private Pressure</li> </ul> | <ul style="list-style-type: none"> <li> Hydrant</li> <li> Water Storage Facility</li> <li> Manholes</li> <li> Schieritz Treatment Plant</li> </ul> | <ul style="list-style-type: none"> <li> CCMA Treatment Plant</li> <li> Schieritz Lift Station</li> <li> Private Lift Station</li> <li> CCMA Lift Station</li> </ul> | <ul style="list-style-type: none"> <li> 200' Buffer</li> <li> Schieritz Municipal Boundary</li> <li> Schieritz ETJ Boundary</li> <li> County Boundaries</li> </ul> |
|---|--|---|--|---|--|--|---|--|

Source: Sor. Mear, GeoPyr, Bartlett Geographics, ENR/Airbus DS, USDA, USGS, CoreGIS, TMI, and the GIS User Community



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Last Update: July 17, 2023  
City of Schertz, GIS Department, gis@schertztx.com  
The City of Schertz is not liable for the information shown on this map. It is not intended to be used for any purpose other than the one for which it was prepared. The City of Schertz is not responsible for any errors or omissions in this map. It is not intended to be used for any purpose other than the one for which it was prepared. The City of Schertz is not responsible for any errors or omissions in this map. It is not intended to be used for any purpose other than the one for which it was prepared.

City of Schertz  
ACKERMANN TRACT  
ZONE CHANGE  
(PLZC20230170)

200' Buffer  
 Project Area

City Limit Boundary



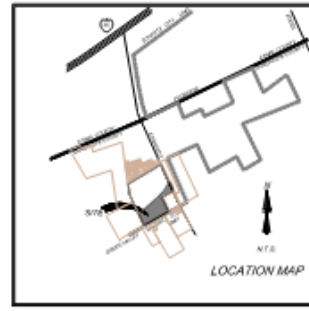
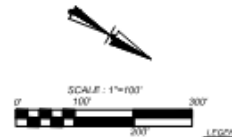
0 200 400 800 Feet

- August 28: 9 public hearing notices mailed.
- Published in the San Antonio Express on September 20, 2023
- 
- Responses Received:  
0- Opposition  
0- In Favor  
1- Neutral

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NOTE: UNDEVELOPED PROPERTY IS IN ZONE V. AREAS DETERMINED TO BE EXCLUDED FROM ZONING CHANGES ARE SHOWN IN RED. FOR MORE INFORMATION CONTACT THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT, 1000 W. GREEN VALLEY RD., SCHERTZ, TEXAS 78152.

ZONING TABLE		
TOTAL ACRES	BASE ZONING	PROPOSED ZONING
14.73 ACRES	GB	R-2



4.39 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: (GUADALUPE COUNTY)  
PROPERTY ID: 61541  
(VOL. 15155)  
OWNER: DAKE COLLEEN J  
7308 GREEN VALLEY RD  
CIBOLO, TX 78108

4.99 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: (GUADALUPE COUNTY)  
PROPERTY ID: 61628  
(VOL. 15155)  
OWNER: GROVER E & BA WRIGHT  
7260 GREEN VALLEY RD  
CIBOLO, TX 78108

0.75 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: (GUADALUPE COUNTY)  
PROPERTY ID: 61636  
(VOL. 477 PG. 698 O.P.R.)  
OWNER: BARBARA ANN WRIGHT  
7700 GREEN VALLEY RD  
CIBOLO, TX 78108

22.63 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: (GUADALUPE COUNTY)  
PROPERTY ID: 61692  
(VOL. 2780 PG. 1073 O.P.R.)  
OWNER: BARBARA WRIGHT  
7260 GREEN VALLEY RD  
CIBOLO, TX 78108

11.683 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: (GUADALUPE COUNTY)  
PROPERTY ID: 61535  
(VOL. 889 PG. 100 O.P.R.)  
OWNER: HAROLD W KLASNER  
7470 GREEN VALLEY RD  
NEW BRAUNFELS, TX 78130

0.636 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
PROPERTY ID: 61526  
ZONING: (GUADALUPE COUNTY)  
(VOL. 999 PG. 102 O.P.R.)  
OWNER: HAROLD W KLASNER  
7470 GREEN VALLEY RD  
NEW BRAUNFELS, TX 78130

1.700 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING: GB  
PROPERTY ID: 612815  
(DOC # 20239900734)  
OWNER: MUSTANG  
OAKS LLC  
4530 N LOOP 1604  
WEST STE 514  
SAN ANTONIO, TX 78249

32.14 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING: GB  
PROPERTY ID: 645506  
(VOL. 4176 PG. 787 O.P.R.)  
OWNER: SCHWAB CREDIT TRUST  
RUBY F SCHWAB - TRUSTEE  
1288 N BUSINESS 35  
NEW BRAUNFELS, TX 78130

93.24 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING: GB  
PROPERTY ID: 63394  
(VOL. 1654 PG. 902 O.P.R.)  
OWNER: RWU LIMITED PARTNERSHIP  
8508 CARTRIDGE DR  
SAN ANTONIO, TX 78217

43.50 ACRE TRACT  
OWNER: MUSTANG OAKS LLC  
(DOC # 20239900734 O.P.R.)

20.12 ACRES  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: R-2  
PROPERTY ID: 62068  
(DOC # 20239900734 O.P.R.)  
OWNER: MUSTANG OAKS LLC  
4030 N LOOP 1604 WEST STE 514  
SAN ANTONIO, TX 78249

18.491 ACRE TRACT  
LAND USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R6  
CYPRESS POINT, UNIT 4  
(VOL. & PGS. 729-730 M.P.R.)

5.552 ACRE TRACT  
LAND USE: SINGLE FAMILY-RESIDENTIAL  
ZONING: GB  
PROPERTY ID: 63997  
(VOL. 2415 PG. 26 O.P.R.)  
OWNER: KATY ADAMS AND JASON  
LAND  
4160 EDWARD ROAD  
MAYNOR, TX 78124

42.79 ACRE TRACT  
LAND USE: AGRICULTURAL  
ZONING: GB  
PROPERTY ID: 63992  
(DOC # 202399005854)  
OWNER: HESS HILLS DEVELOPMENT LLC  
606 EAST 42ND ST  
AUSTIN, TX 78751

785 ACRE TRACT  
LAND USE: AGRICULTURAL  
ZONING: GB  
PROPERTY ID: 63995  
(DOC # 202399005854)  
OWNER: HESS HILLS DEVELOPMENT LLC  
606 EAST 42ND ST, AUSTIN, TX 78751



**ACKERMANN SUBDIVISION  
ZONING EXHIBIT**  
SCHERTZ, TEXAS  
GUADALUPE COUNTY

**LEGAL DESCRIPTION:**  
A 14.73 ACRES TRACT OF LAND, OUT OF THE CARROLL M. GAGHAN, JR. SURVEY NO. 258, ABSTRACT NO. 142, THE BRAMBLE OR LOS SANTOS CDP SURVEY ABSTRACT NO. 99 BEING OUT OF THE 44.36 ACRE TRACT OF LAND AS CONVEYED TO MUSTANG OAKS, LLC BY RECORDS IN DOCUMENT NUMBER 20239900734 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PREPARED: JULY, 2023

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•Portion of 4600 Eckhardt Rd and 7263 Green Valley Road are zoned General Business (GB)

	Existing Zoning	Land Use
North	Single-Family Residential (R-6) & Single-Family Residential (R-2)	Single-Family Residences
South	Right-of-Way	Green Valley Road
East	General Business District (GB) & Right of Way	Undeveloped & Eckhardt Rd
West	General Business District (GB)	Agriculture/ Undeveloped

# Proposed Rezone



- **Current Zoning is General Business District (GB).**
- **Proposed Zoning is Single-Family Residential District (R-2).**
- **Per Letter of Intent- Applicant wishes to rezone the remaining portion of the property to match the already zoned (R-2) on the northern portion of the property. The intent for the property is to build single-family homes.**

# Staff Analysis

- **Comprehensive Plan Conformance:**

The current Comprehensive Land Use Plan identifies this property as Single-Family Residential. Single-Family Residential is meant for a mix of residential uses to include detached dwelling units and may include limited commercial development to support daily activities.

**The proposed zone change to Single-Family Residential (R-2) would be in conformance with the intention of the Single-Family Residential Land Use Designation.**

# Staff Analysis

- The proposed rezoning to Single-Family District (R-2) would be consistent with the existing surrounding uses.
- The northern portion of the property was rezoned in December 2022 to Single-Family Residential (R-2) with Ordinance Number 22-S-42.
- The proposed rezone to Single-Family District (R-2) is compatible with adjacent land uses, will match the current zoning of the rest of the property, and aligns with the intent of the Comprehensive Land Use Plan.



# Recommendation

## Staff Recommendation:

- Staff recommends approval of the proposed zone change from General Business District (GB) to Single-Family Residential (R-2) due to its consistency with existing land uses and compatibility with the Comprehensive Plan.

## Planning and Zoning Commission Recommendation:

- The Schertz Planning and Zoning Commission met on September 13, 2023, and voted to recommend that the City Council approve the proposed zone change as presented with a 7-0 vote.

# COMMENTS & QUESTIONS