

Ord. 23-S-35

Schertz Gateway Planned Development District (PDD)

Samuel Haas | SENIOR PLANNER



- Subject Property Outlined in Green
- Approximately 65 acres of land
- Currently undeveloped
- General Business District (GB)



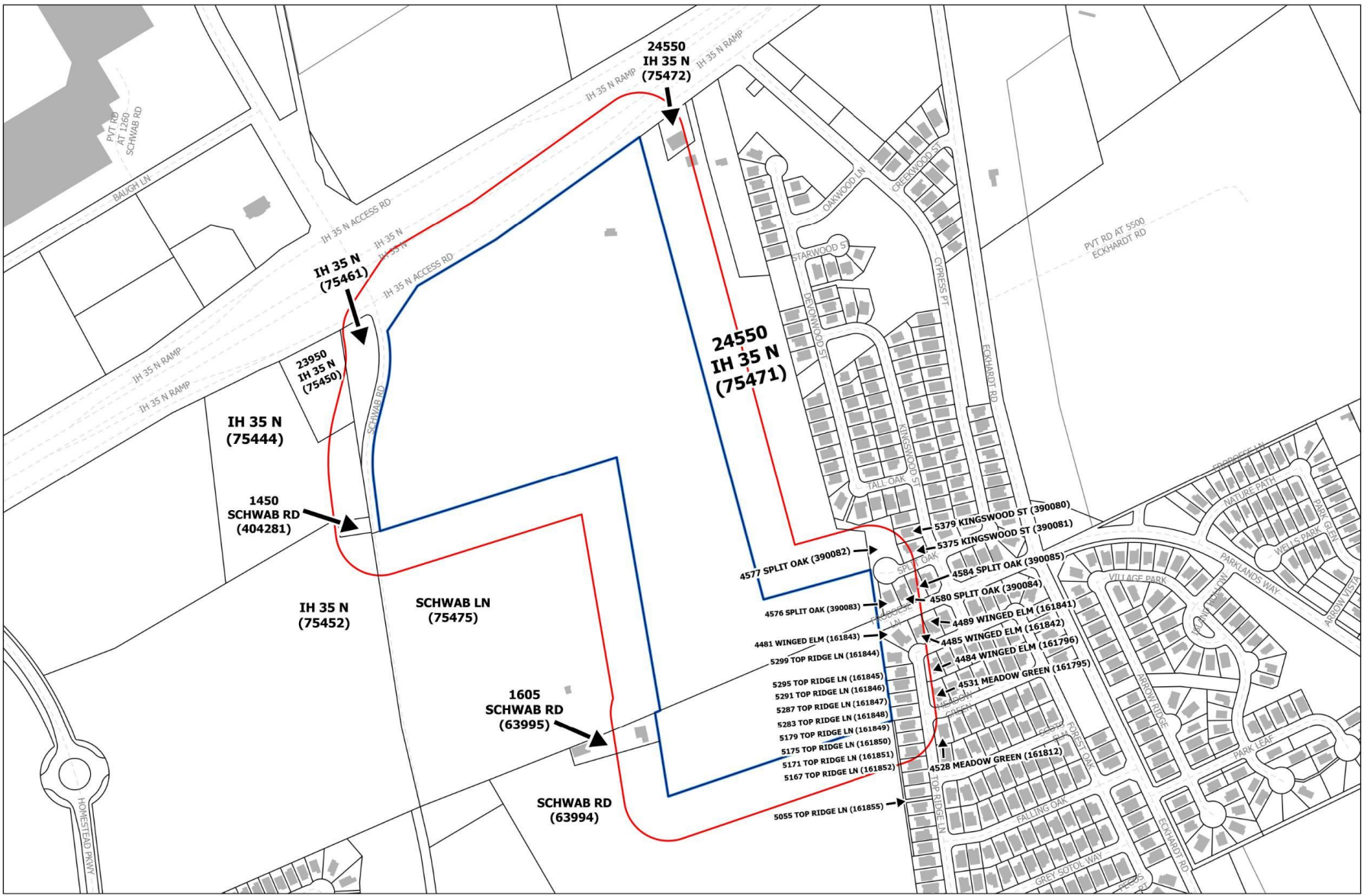
SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

24500 IH-35 PDD
(PLPDD20220214)

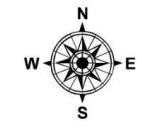
<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 	<ul style="list-style-type: none"> 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" 18" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station 	<ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant ETJ 	<ul style="list-style-type: none"> Project Boundary County Boundaries Schertz Municipal Boundary ETJ
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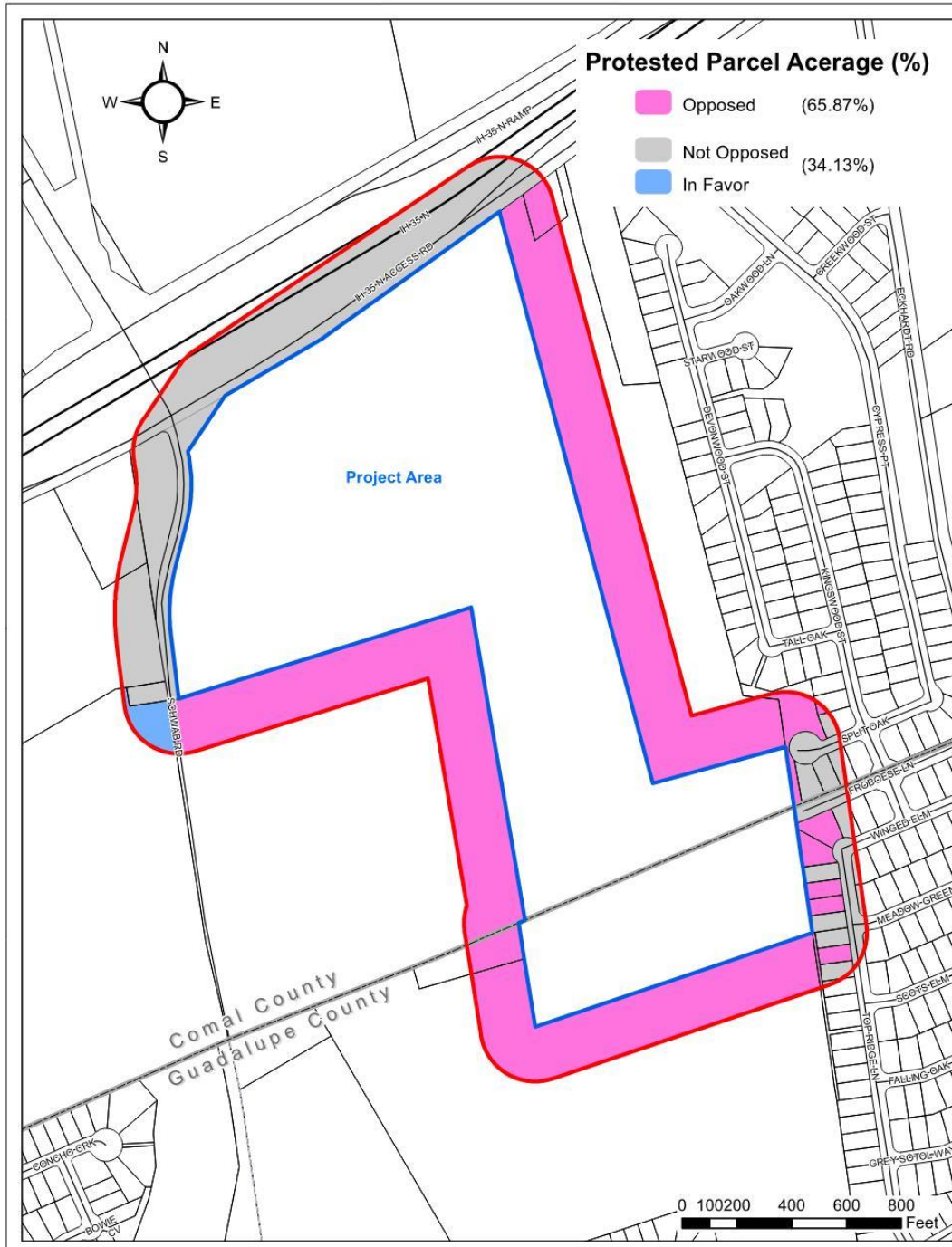


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- November 3, 2023: 29 public hearing notices mailed
- Responses Received:
 - 2- In Favor
 - 58 - Opposed
- 2 Signs were posted
- December 20, 2023: Public Hearing notice published in the "San Antonio Express"





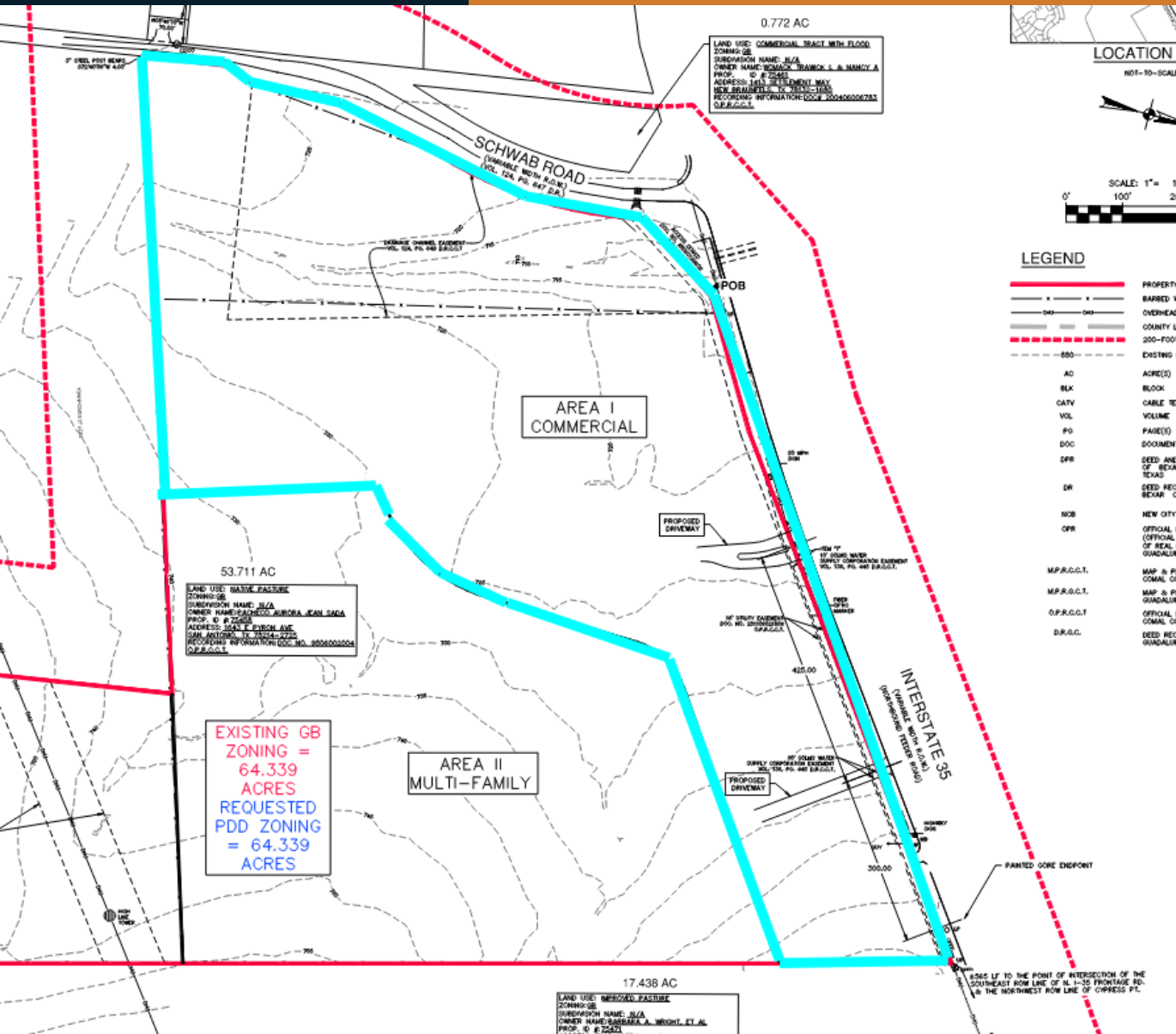
- **Texas LGC 211.006.d**

(d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

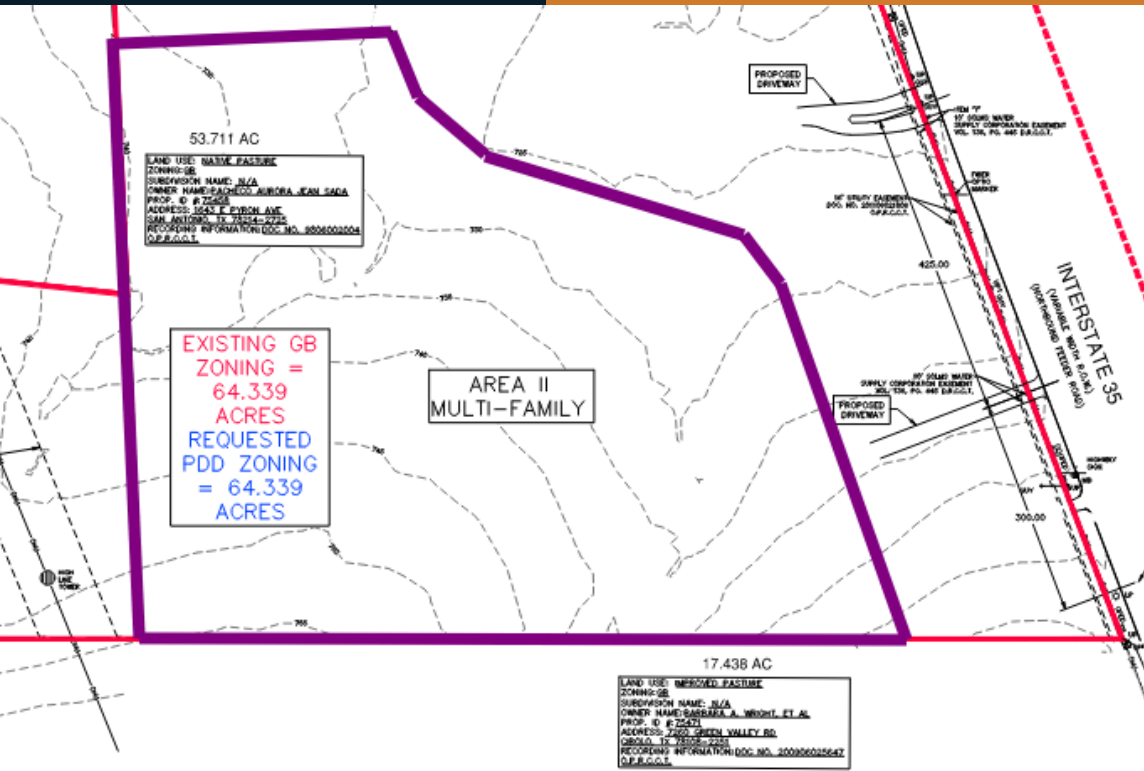
Schertz Gateway PDD



- Area I – Commercial
- 19.61 Acres
- GB Uses and a Convenience Store with Gas Pumps
 - **GB Design Standards**
- Trees planted at 3"
- Planned improvements to Schwab Road

Schertz Gateway PDD

- Area II – Multi-Family
- 14.8 Acres
- R-4 (Multi-Family) Use
- Trees planted at 3"
- 11 Trees per acre



Schertz Gateway PDD

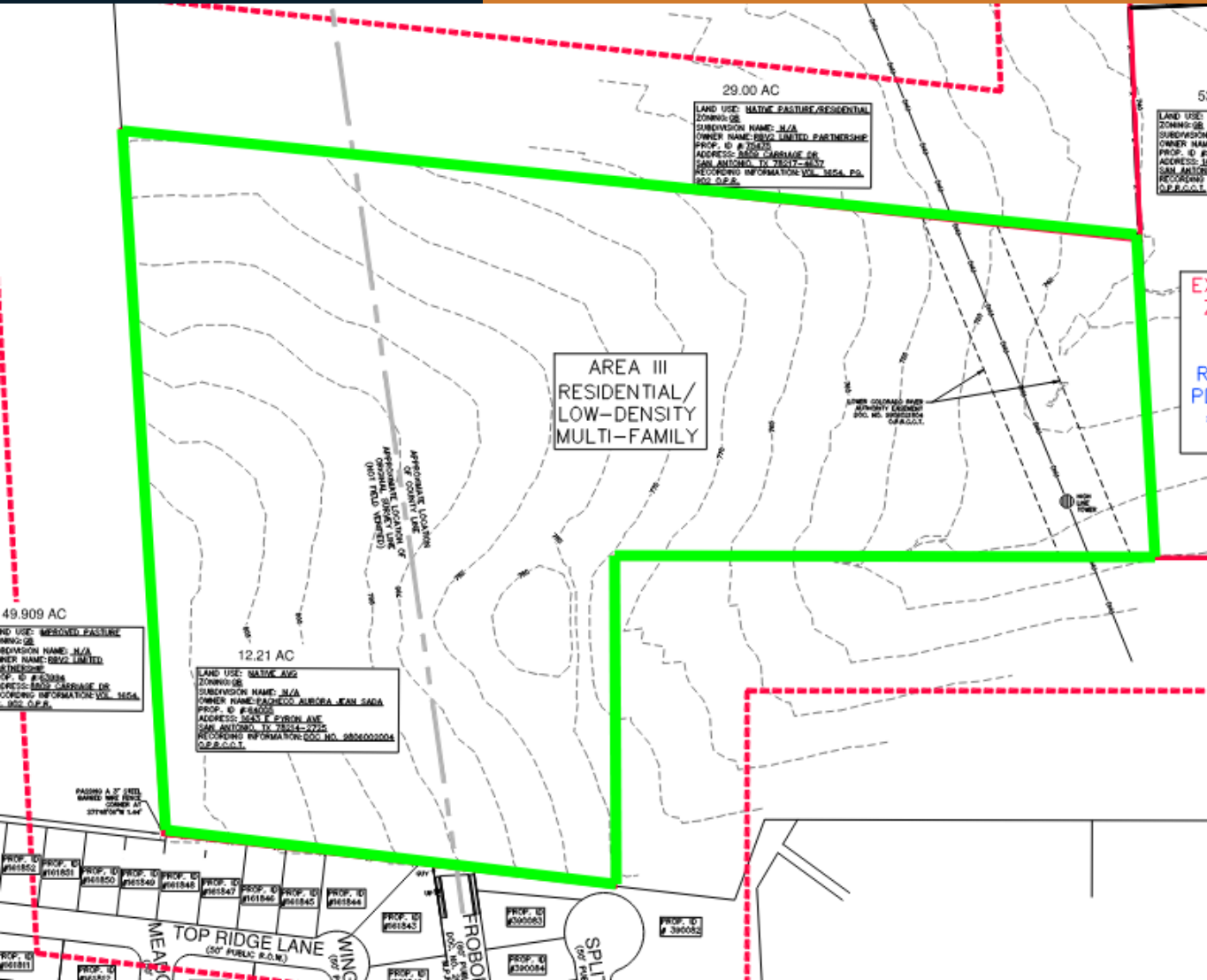
Table II.A – Dimensional Requirements

Code	Classification	Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
		Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
R-4	Apartment/Multi-Family	10,000	100	100	25	10	20	45	75%

Multi-Family (R-4) development shall comply with the following:

- a. Maximum density shall not exceed 35 units per acre; maximum unit count of 518 units.
- b. Parking standards outlined for Area II in this PDD.
- c. Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
- d. No variances may be permitted to exceed the maximum impervious cover limitations.
- e. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

Schertz Gateway PDD



- Area III – Residential/ Low Density Multi-Family
- 29.92 Acres
- R-4 (Multi-Family) Use
- Trees planted at 3"
- 11 Trees per acre
- Planned extension of Froboese Lane
- 40 foot landscape buffer adjacent to Cypress Point

Schertz Gateway PDD

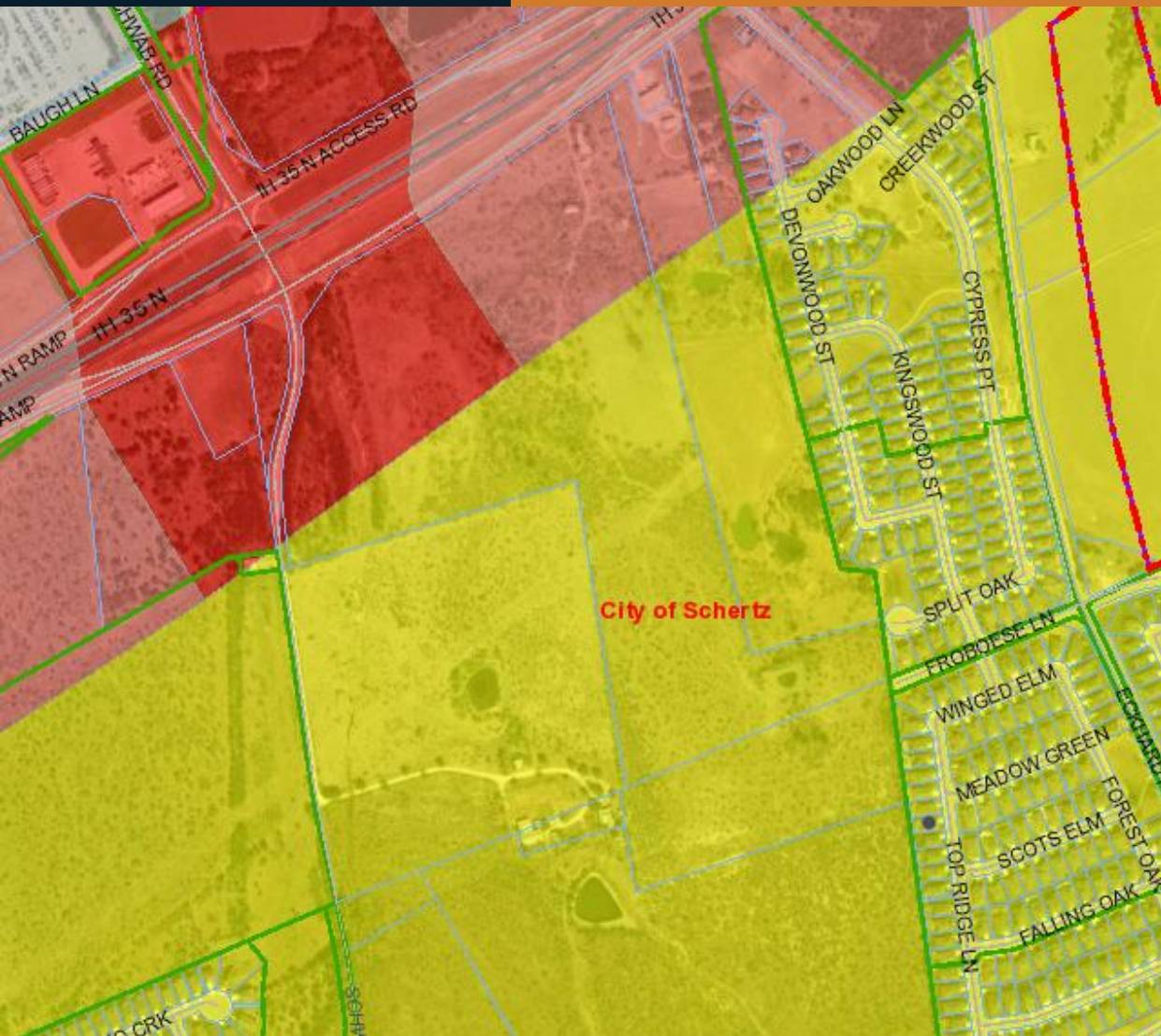
Table III.A – Dimensional Requirements


Code	Classification	Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
		Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
R-4	Apartment/Multi-Family	10,000	100	100	25	10	20	35 ft.	75%

Residential development shall comply with the following:


- a. The overall density shall not exceed 10 units per acre; maximum unit count of 299 units.
- b. Parking shall comply with the City’s “R-4” Multi-Family District standards.
- c. Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
- d. No variances may be permitted to exceed the maximum impervious cover limitations.

Comp Plan Conformance



 Single Family Residential

- Conventional detached dwelling. For areas proposed to utilize a traditional neighborhood design. May include a mix of residential uses and limited commercial.

 Commercial Campus

- Intended to encourage lower intensity commercial and office uses in locations that buffer major thoroughfares and residential uses.

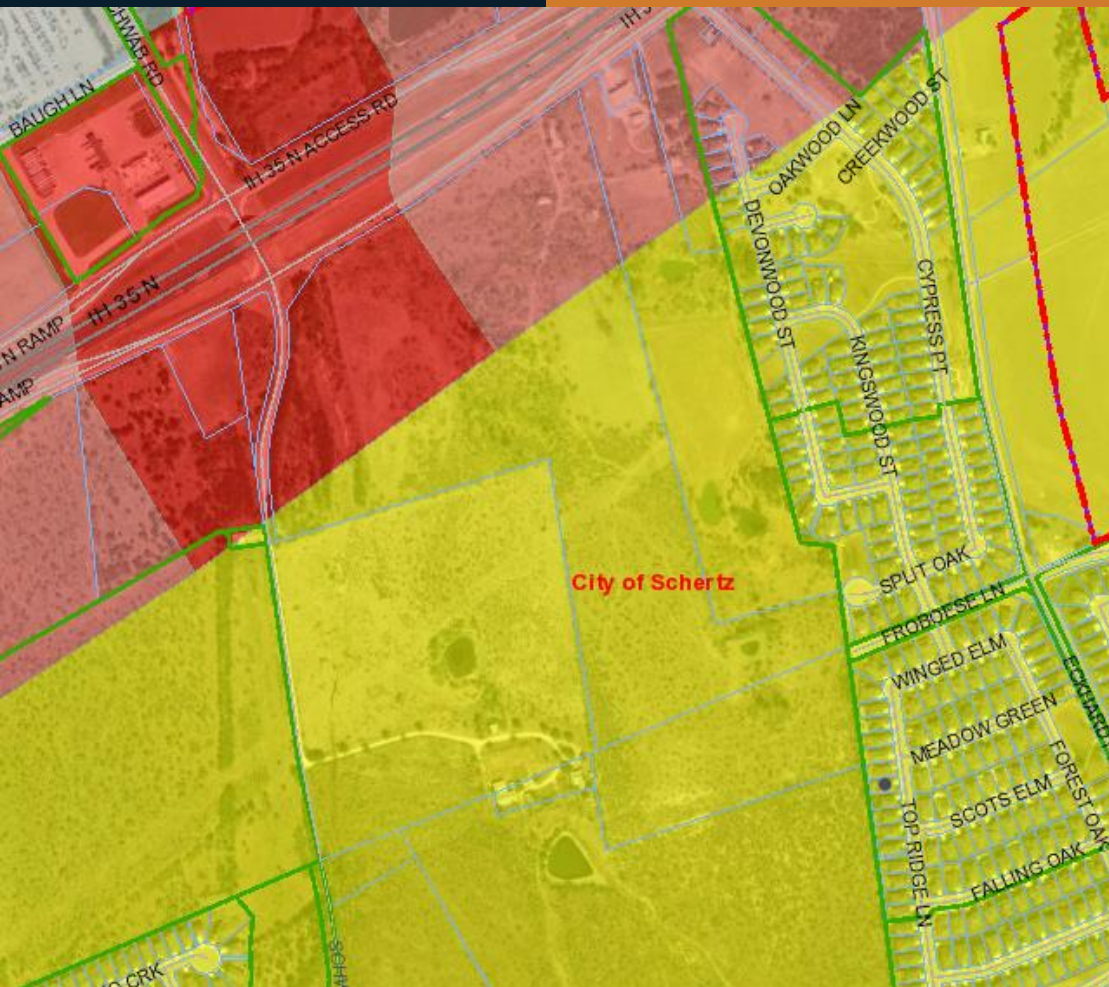
 Highway Commercial

- Regional scale retail and commercial that take advantage of highway frontage.

Comp Plan

vs

Zoning



- Single Family Residential
- Commercial Campus
- Highway Commercial



- (PDD) Planned Development
- (GB) General Business
- (R-6) Single-family Residential
- (R-7) Single-family Residential

Staff Analysis - Section 21.5.10.F

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map?

Yes-

Area I - Primarily located within Highway Commercial and Commercial Campus

Area II & III - Some multi-family is consistent with "mixture of residential uses language"

Comp Plan:

- "Achieve an efficient, diverse and balanced pattern of land uses within the City and the ETJ."
- "Housing should be developed to meet all needs of the community in terms of affordability, availability, adequacy, and accessibility"
- "Providing an appropriate mix of different land use types in suitable locations, densities and patterns consistent with the goals and objectives established in the Plan"

Staff Analysis - Section 21.5.10.F

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City?

Yes-

- The proposed commercial in Area I is more appropriate adjacent to the IH 35; also
- Multi-family provides a better transition from the right of way and commercial than single family detached lots.

Staff Analysis - Section 21.5.10.F

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?

Yes-

- Commercial uses (Area 1) are appropriate along IH 35.
- Multi-family development appropriate adjacent to commercial

Staff Analysis - Section 21.5.10.F

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?

Yes-

- Proximity to IH35
- Master Thoroughfare Plan assumes higher intensity development in this area with a planned East-West Connector (Froboese) and improvements to Schwab Road.
- 2 Public hearing notices were sent to SCUCISD and Comal ISD, to the best of staff's knowledge, this change does not conflict with either districts campus forecasting.



Staff Analysis - Section 21.5.4.D

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

Yes-

- Significant increase in housing cost in past 10 years
 - From \$210,650 to \$430,000
- Comp Plan:
“Housing should be developed to meet all needs of the community in terms of affordability, availability, adequacy, and accessibility”

Staff Analysis - Section 21.5.10.F

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning?

Yes-

- The proposed development provides opportunity for multiple uses. Residential and Commercial will occupy the same district and multi-family flexibility will offer opportunities for greater density than the base district.
- Increased landscaping
- Scope and scale of development will see improvements to two Major Thoroughfare Plan routes.

Staff Analysis - Section 21.5.10.F

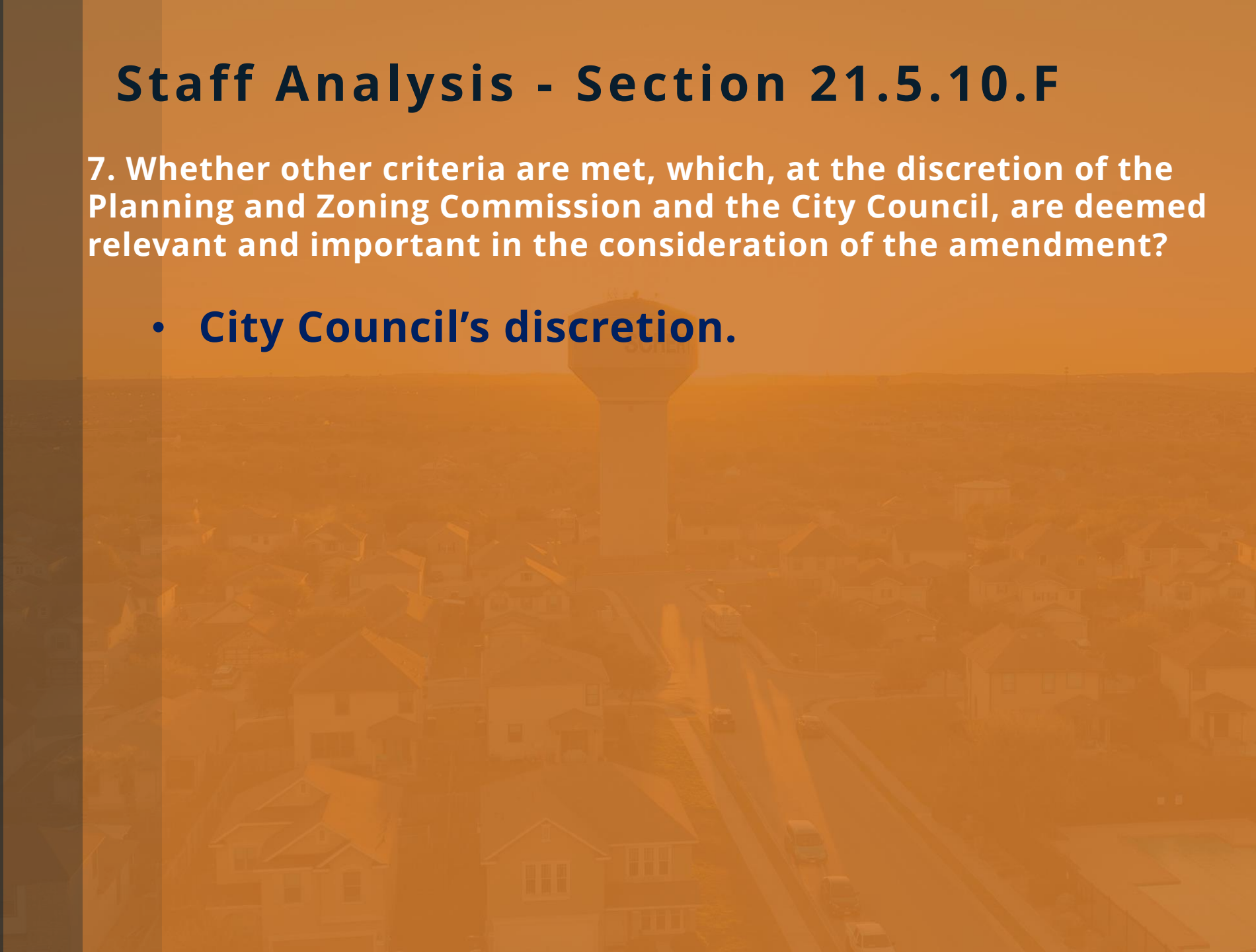
6. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full?)

To the best of staff's knowledge taxes are paid and this does not impact consideration by City Council.

Staff Analysis - Section 21.5.10.F

7. 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?

- **City Council's discretion.**



Staff Recommendation

- Proposed PDD Zoning conforms with the Comprehensive Plan and is consistent with the surrounding land uses.
- Satisfies Criteria of Approval for UDC Section 21.5.10.F
- Engineering, Planning, Fire, and Public Works, have reviewed the application with no objection.
- Staff recommends approval of Ord. 23-S-35 as presented and discussed.
- The Planning and Zoning Commission met on November 15, 2023, and made a recommendation of approval with a 5-1 vote.
 - The approval had conditions that the base Multi-family Residential District (R-4) setbacks were to be used in Area III, along with a greater landscape buffer abutting the Cypress Point Subdivision.
- City Council met on January 9, 2024 and approved Ord. 23-S-35 with a 7-0 vote

COMMENTS & QUESTIONS