

Ord. 24-S-05

Zone Change of Single-Family Residential /
Agricultural District (R-A) to General Business District
(GB)

Samuel Haas | SENIOR PLANNER

•Subject Property zoned
Single – Family Residential/
Agricultural District (R-A)

	Existing Zoning	Land Use
North	Right of Way	E FM 1518 N
South	Outside City Limits	JBSA Randolph Air Force Base
East	Single – Family Residential / Agricultural District (R-A)	Single Family Residential
West	Single – Family Residential / Agricultural District (R-A)	Single Family Residential



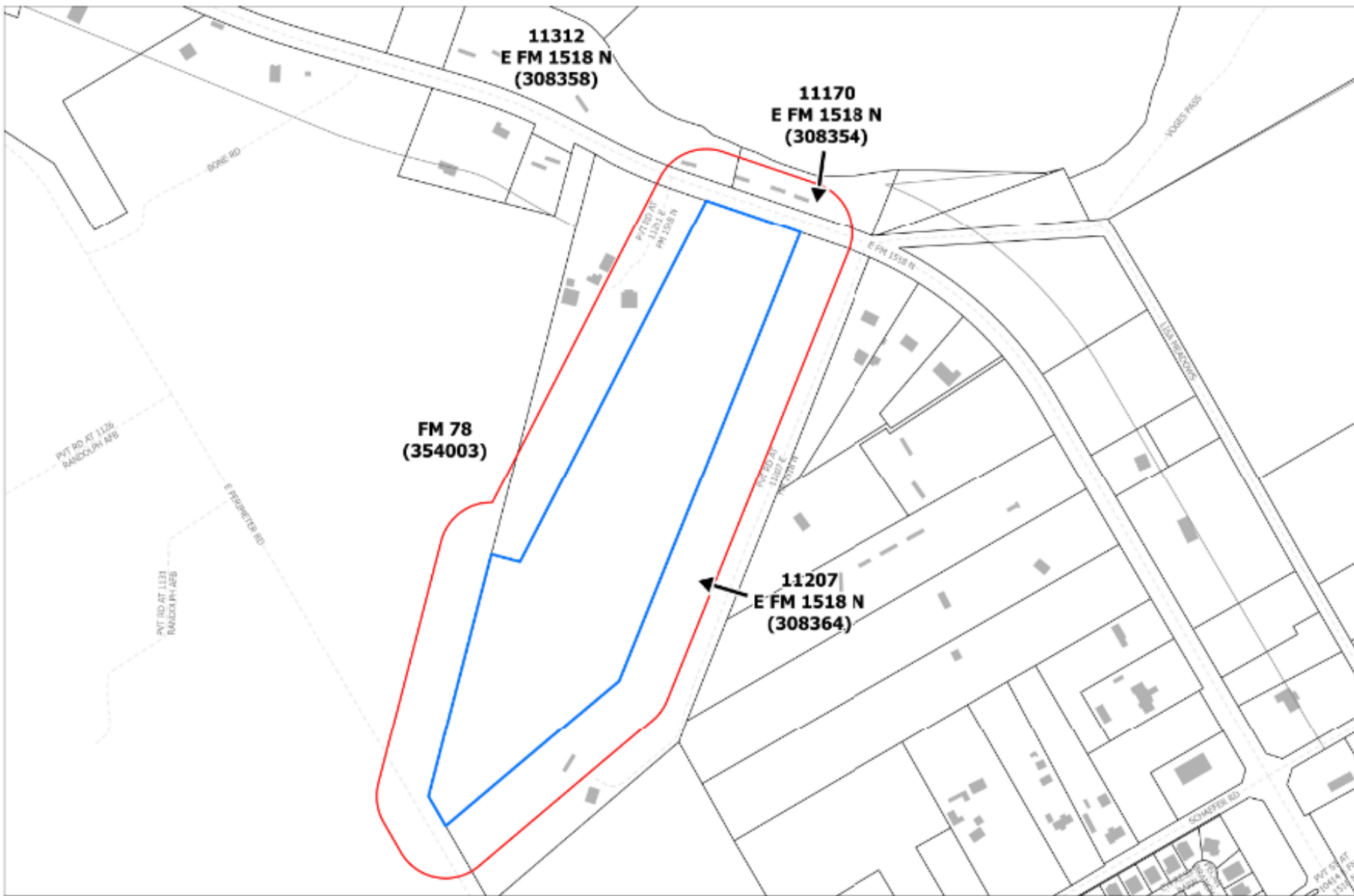
SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

DEL TORO MULTI SPORT
(PLZC20230223)

Highways	Primary	Planned Secondary Road Network	1"	1"	Schertz Density	Hydric	Schertz LP Station	Project Boundary
Major Roads	Planned Arterial	Planned Residential Collector	2"	2"	Schertz Proximity	Wetland	CCM Subject Map	County Boundary
Minor Roads	Planned Principal Arterial	Planned Residential Collector	3"	3"	Neighboring Gravity	CCM LP Station	Service Break-out Point	All other Municipal Boundary
	Secondary Arterial	Planned Commercial Collector B	4"	4"	Previous Process	Break LP Station		ITS
	Planned Secondary Arterial	Planned Commercial Collector A	6"	6"				
	Secondary Rural Arterial	Planned Commercial Collector A	8"	8"				
	Secondary Rural Arterial		10"	10"				
			12"	12"				
			15"	15"				
			20"	20"				
			24"	24"				
			30"	30"				
			36"	36"				
			48"	48"				

0 100 200 400 600 Feet

- January 22, 2024 a total of 5 Public Hearing Notices were sent out.
- Responses Received:
0- Opposition
0- In Favor
0- Neutral
- 1 Sign was posted on the property.



Proposed Zone Change

The proposed zone change to General Business District (GB) per the letter of intent, is being requested in order to develop a Commercial Multi-Sport Complex.

If the Zone Change is approved, the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12 and will have to meet all City of Schertz UDC requirements as listed in Article 9.

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 subject property was designated as Air Installation Compatible as part of the 2013 Sector Plan Amendment and is vague about the appropriate zoning and land uses.
 - Recommends that staff analyze and make recommendations at the time of development applications for the Air Installation Compatible Zone.
 - Staff received a formal letter of approval from JBSA stating that the base has no objection to the rezone but does require the developer to maintain a 20' - 30' clear zone.

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.

- FM 1518 is classified in the Master Thoroughfare Plan as a Principal Arterial - TXDOT is beginning the process to widen it.
- FM 1518 corridor is one that will see significant commercial activity, the proposed General Business zoning aligns more closely with the direction that this corridor is heading.

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 adjacent properties are zoned Single-Family Residential Agriculture, but the wider area in this section of FM 1518 has established commercial districts.

Schertz E3J

M-2

GB

BONE RD

City of Schertz

PVT RD AT 1207 E FM 1518 N

R-A

NS

E FM 1518 N

SCHAEFER RD

LEVENSON LN

JESA-Randolph

CYPRESS BARN

PEACOCK BARN

AUTUMN BARN

Roberts



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;

- To the best of staff's knowledge, this zone change should have minimal impact on the public services, to include schools, fire, police, sanitation services, as well as existing water and wastewater systems.
- Wider FM 1518 will accommodate the additional traffic generated from this business.

UDC Section 21.5.4.D Criteria for Approval

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

- The current TXDOT project to improve and widen FM 1518, and the added traffic that this road will accommodate, will have an economic impact for the commercial uses in this area. Staff has determined that the potential benefit for businesses warrants this 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 this property.

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 consideration for the first reading from 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.

- This public hearing provides a format for which City Council can hear other potential issues and public opinion.

Staff Recommendation

- The proposed zone change meets each of the requirements set forth by the City's Unified Development Code, is consistent with the Comprehensive Plan through the Sector Plan, and is compatible with the surrounding zoning district and uses.
- Therefore, staff recommends approval of the proposed rezoning to General Business District (GB)
- The Planning and Zoning Commission met on February 7th, 2024 and made a recommendation of approval by a 7-0 vote.

COMMENTS & QUESTIONS