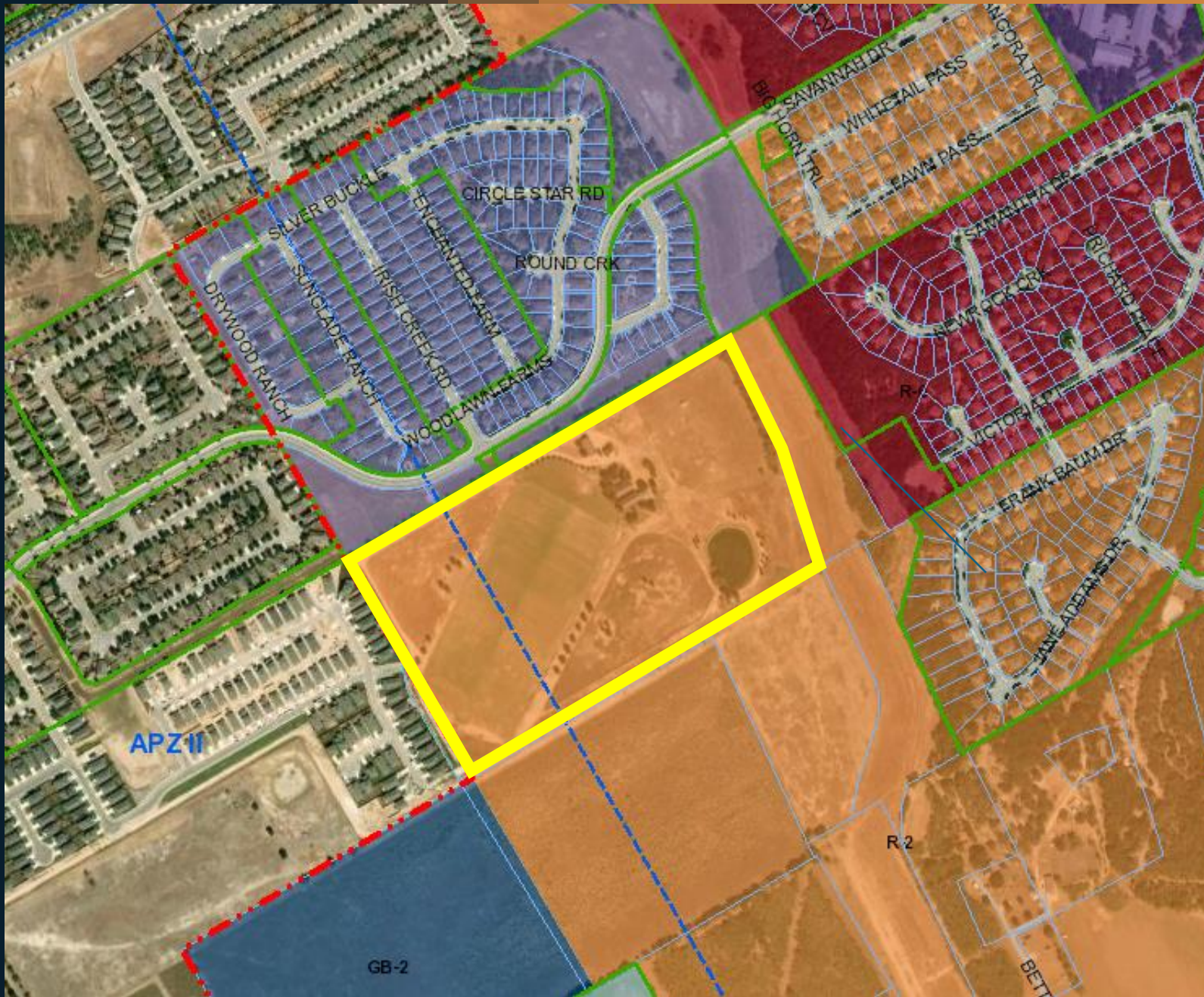


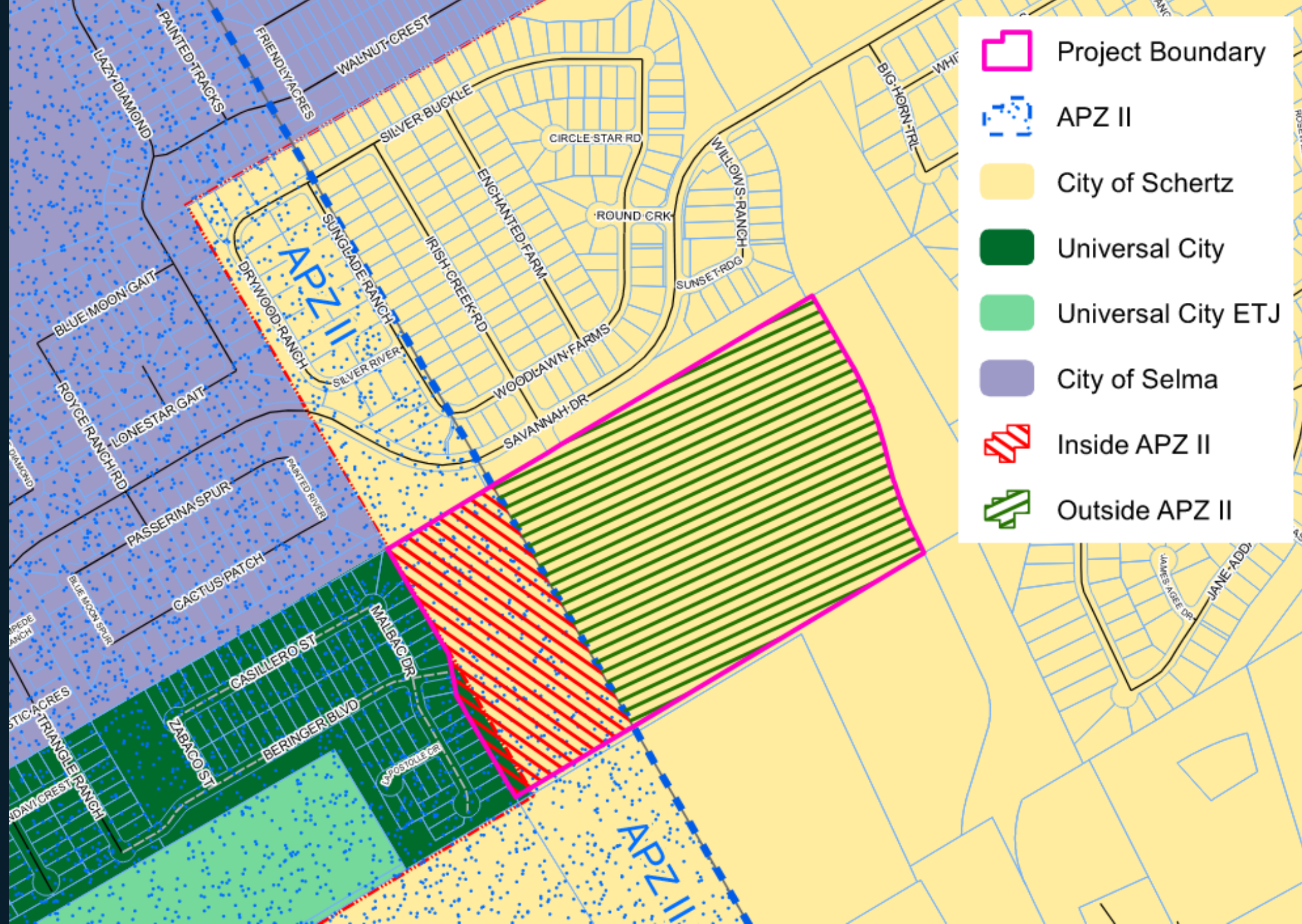
Ordinance 24-S-08


Zone Change from Single-Family Residential District (R-2) to Planned Development District (PDD) 44.3 acres

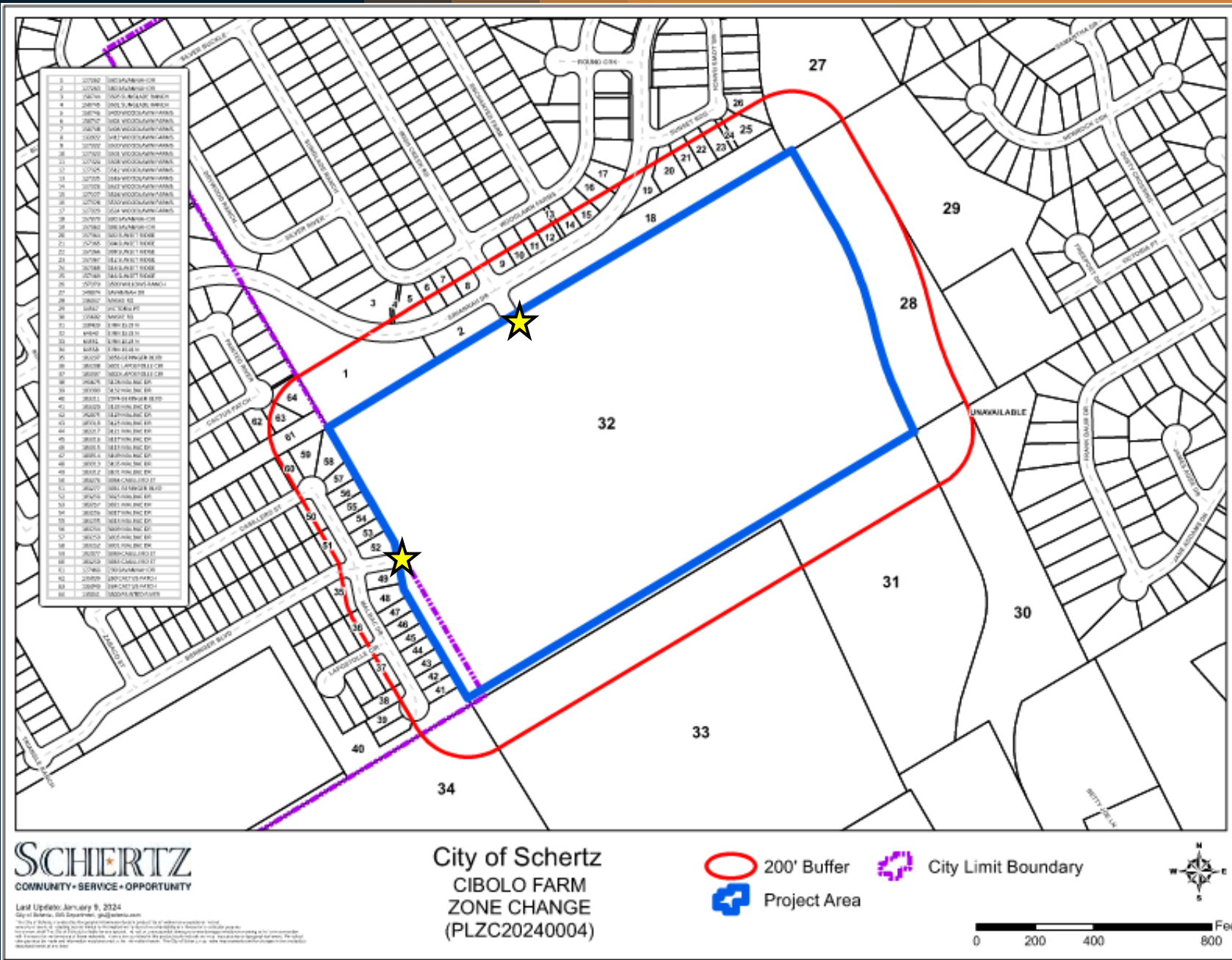
Daisy Marquez | PLANNER



	Existing Zoning	Land Use
North	Planned Development District (PDD)	Single Family Residential-Kensington Ranch
South	Single - Family Residential District (R-2)	Vacant
East	Single - Family Residential District (R-2)	Dietz Creek and Vacant
West	Universal City	Single Family Residential - Orchard Park



-  Project Boundary
-  APZ II
-  City of Schertz
-  Universal City
-  Universal City ETJ
-  City of Selma
-  Inside APZ II
-  Outside APZ II



1	207982	1801A AMBROSIO DR
2	207983	1801B AMBROSIO DR
3	207984	1801C AMBROSIO DR
4	207985	1801D AMBROSIO DR
5	207986	1801E AMBROSIO DR
6	207987	1801F AMBROSIO DR
7	207988	1801G AMBROSIO DR
8	207989	1801H AMBROSIO DR
9	207990	1801I AMBROSIO DR
10	207991	1801J AMBROSIO DR
11	207992	1801K AMBROSIO DR
12	207993	1801L AMBROSIO DR
13	207994	1801M AMBROSIO DR
14	207995	1801N AMBROSIO DR
15	207996	1801O AMBROSIO DR
16	207997	1801P AMBROSIO DR
17	207998	1801Q AMBROSIO DR
18	207999	1801R AMBROSIO DR
19	208000	1801S AMBROSIO DR
20	208001	1801T AMBROSIO DR
21	208002	1801U AMBROSIO DR
22	208003	1801V AMBROSIO DR
23	208004	1801W AMBROSIO DR
24	208005	1801X AMBROSIO DR
25	208006	1801Y AMBROSIO DR
26	208007	1801Z AMBROSIO DR
27	208008	1801AA AMBROSIO DR
28	208009	1801AB AMBROSIO DR
29	208010	1801AC AMBROSIO DR
30	208011	1801AD AMBROSIO DR
31	208012	1801AE AMBROSIO DR
32	208013	1801AF AMBROSIO DR
33	208014	1801AG AMBROSIO DR
34	208015	1801AH AMBROSIO DR
35	208016	1801AI AMBROSIO DR
36	208017	1801AJ AMBROSIO DR
37	208018	1801AK AMBROSIO DR
38	208019	1801AL AMBROSIO DR
39	208020	1801AM AMBROSIO DR
40	208021	1801AN AMBROSIO DR
41	208022	1801AO AMBROSIO DR
42	208023	1801AP AMBROSIO DR
43	208024	1801AQ AMBROSIO DR
44	208025	1801AR AMBROSIO DR
45	208026	1801AS AMBROSIO DR
46	208027	1801AT AMBROSIO DR
47	208028	1801AU AMBROSIO DR
48	208029	1801AV AMBROSIO DR
49	208030	1801AW AMBROSIO DR
50	208031	1801AX AMBROSIO DR
51	208032	1801AY AMBROSIO DR
52	208033	1801AZ AMBROSIO DR
53	208034	1801BA AMBROSIO DR
54	208035	1801BB AMBROSIO DR
55	208036	1801BC AMBROSIO DR
56	208037	1801BD AMBROSIO DR
57	208038	1801BE AMBROSIO DR
58	208039	1801BF AMBROSIO DR
59	208040	1801BG AMBROSIO DR
60	208041	1801BH AMBROSIO DR
61	208042	1801BI AMBROSIO DR
62	208043	1801BJ AMBROSIO DR
63	208044	1801BK AMBROSIO DR
64	208045	1801BL AMBROSIO DR
65	208046	1801BM AMBROSIO DR
66	208047	1801BN AMBROSIO DR
67	208048	1801BO AMBROSIO DR
68	208049	1801BP AMBROSIO DR
69	208050	1801BQ AMBROSIO DR
70	208051	1801BR AMBROSIO DR
71	208052	1801BS AMBROSIO DR
72	208053	1801BT AMBROSIO DR
73	208054	1801BU AMBROSIO DR
74	208055	1801BV AMBROSIO DR
75	208056	1801BW AMBROSIO DR
76	208057	1801BX AMBROSIO DR
77	208058	1801BY AMBROSIO DR
78	208059	1801BZ AMBROSIO DR
79	208060	1801CA AMBROSIO DR
80	208061	1801CB AMBROSIO DR
81	208062	1801CC AMBROSIO DR
82	208063	1801CD AMBROSIO DR
83	208064	1801CE AMBROSIO DR
84	208065	1801CF AMBROSIO DR
85	208066	1801CG AMBROSIO DR
86	208067	1801CH AMBROSIO DR
87	208068	1801CI AMBROSIO DR
88	208069	1801CJ AMBROSIO DR
89	208070	1801CK AMBROSIO DR
90	208071	1801CL AMBROSIO DR
91	208072	1801CM AMBROSIO DR
92	208073	1801CN AMBROSIO DR
93	208074	1801CO AMBROSIO DR
94	208075	1801CP AMBROSIO DR
95	208076	1801CQ AMBROSIO DR
96	208077	1801CR AMBROSIO DR
97	208078	1801CS AMBROSIO DR
98	208079	1801CT AMBROSIO DR
99	208080	1801CU AMBROSIO DR
100	208081	1801CV AMBROSIO DR

- February 23, 2024 a total of 65 Public Hearing Notices were sent out.
- Responses Received as of 3-26-24 :
 - 123- Opposition
 - 2- In Favor
 - 0- Neutral
- 2 Signs were posted on the property.
- March 6, 2024 Planning and Zoning Commission held a public hearing.

Supermajority Required

- **Percent Opposed: 27.38%**
- **If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d).**
- **The $\frac{3}{4}$ vote has been triggered for the City Council.**

Changes to PDD

Following the Planning and Zoning Commission meeting, the developer made modifications to the proposed Planned Development District. In an effort to address some concerns of the public, the developer is proposing to reduce the density from what was presented to the Planning and Zoning Commission.

At the March 6, 2024 Planning and Zoning Commission meeting, the Cibolo Farms Planned Development District was presented with a maximum density of 11 dwelling units per acre for a maximum allowed total of 486 dwelling units to be built in Area II. The proposed PDD modification will reduce the maximum density to 6.7 dwelling units per acre for a maximum allowed total of 297 units to be built only within Area II.

The City Council Memorandum and the presentation reflect the new changes of the Planned Development District.

Proposed Zone Change

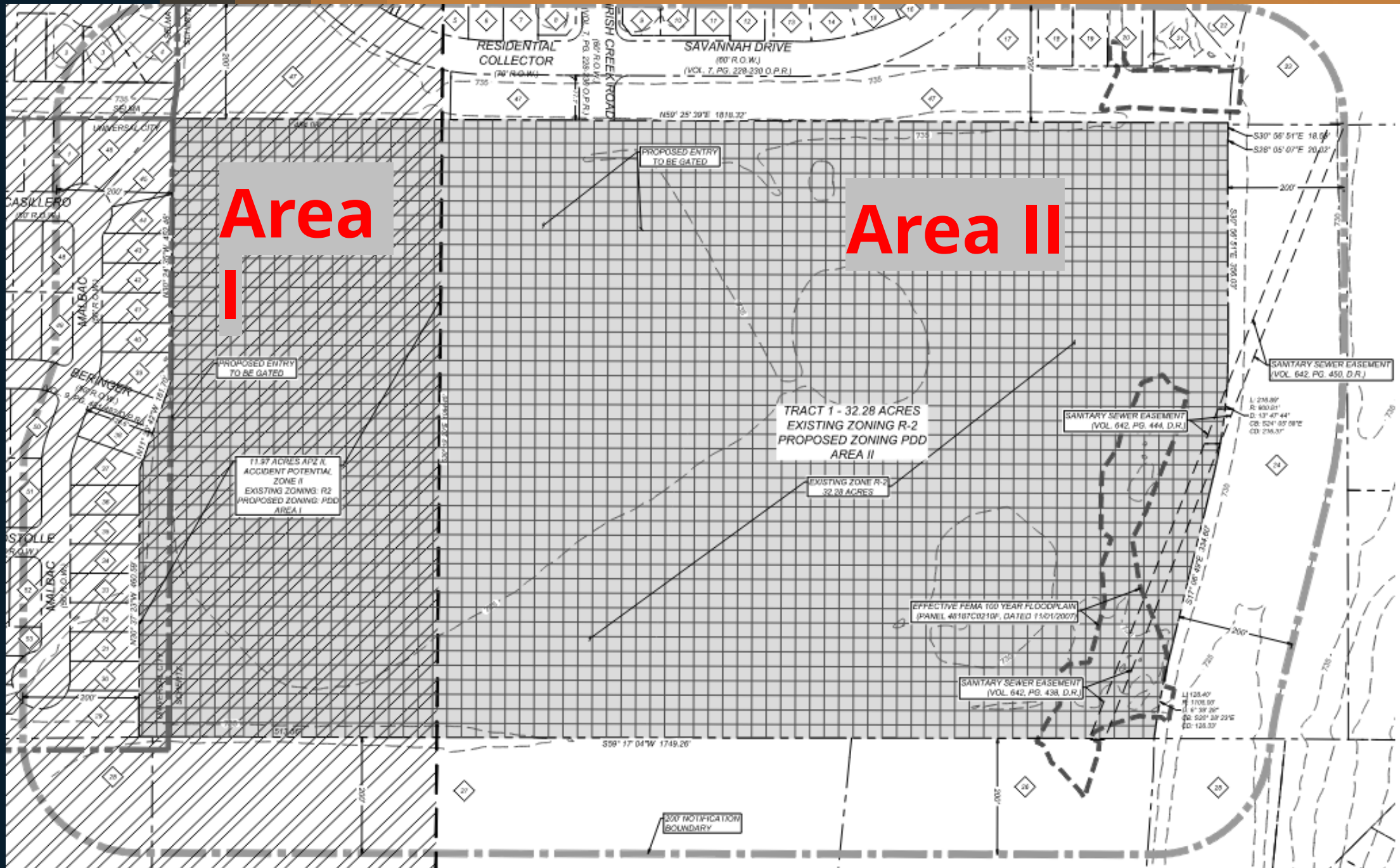
- UDC Section 21.5.4 states that a Zone Change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable, and desirable development.
- The approximately 44.3 acres is currently zoned Single-Family Residential District (R-2) and is proposing Planned Development District (PDD).
- Per the letter of intent submitted with the application, the applicant desires to develop the land for multi-family development.

Proposed Zone Change

- As per the Unified Development Code (UDC) Section 21.5.10, a Planned Development District (PDD) is intended to promote and encourage innovative development that is sensitive to surrounding land uses and if it necessitates varying from available zoning district, the proposed development should demonstrate community benefits.

Cibolo Farms PDD

- The Cibolo Farms PDD, is proposing to utilize the Apartment/Multifamily Residential District (R-4) as the base zoning district.
- The PDD will establish two (2) separate "Areas". Area I is the 11.97 acre portion that is within the JBSA Randolph Accident Potential Zone II (APZ II).
- Area II is the remainder 32.28 acre portion of the subject property and development is limited to this area.



Area I

Area II

11.97 ACRES APZ A
ACCIDENT POTENTIAL
ZONE II
EXISTING ZONING: R2
PROPOSED ZONING: PDD
AREA I

TRACT 1 - 32.28 ACRES
EXISTING ZONING R-2
PROPOSED ZONING PDD
AREA II

EXISTING ZONE R-2
32.28 ACRES

SANITARY SEWER EASEMENT
(VOL. 642, PG. 444, D.R.)

SANITARY SEWER EASEMENT
(VOL. 642, PG. 450, D.R.)

EFFECTIVE FEMA 100 YEAR FLOODPLAIN
(PANEL 48167C0210F, DATED 11/01/2007)

SANITARY SEWER EASEMENT
(VOL. 642, PG. 438, D.R.)

NOTIFICATION
BOUNDARY

Area I- APZ II Preservation

Area : 11.97 acres

- The 11.97 acre portion is within the Accident Potential Zone II (APZ II), is within the City of Schertz city limits, and borders the Universal City city limits. The purpose of Area I is to preserve the 11.97 acres as open space with no development allowed, except for development of a road, which may include drainage infrastructure, a gates access point, and utilities.

Area I- APZ II Preservation

Area : 11.97 acres

- The 2015 JBSA-Randolph AICUZ study, recommends properties within the APZ II, if developed as single family, be developed at a maximum density of two dwelling units per acre.
- There are 11.97 acres of the subject property within the APZ II, which would equate to JBSA's recommendation of a maximum of 22 units within the APZ II.
- The existing Single-Family Residential District (R-2) requires a minimum of 8,400 square feet per lot, which would equate to approximately 57 single-family residential lots in the APZ II, which exceeds JBSA's maximum density recommendation. In an effort to support the JBSA-Randolph Mission, the proposed PDD, stipulates no residential development within the APZ II to prevent encroachment.

JBSA- RANDOLPH JLUS 2015

1.4 JLUS Goal and Objectives

The goal of the JBSA-Randolph JLUS is to protect the viability of current and future military training operations, while simultaneously guiding community growth, sustaining the environmental and economic health of the region, and protecting public health, safety, and welfare. To achieve this goal, three primary JLUS objectives were identified:

- **Collaboration.** Encourage cooperative land use and resource planning among JBSA-Randolph and the surrounding communities so that future community growth and development are compatible with the training and operational missions at JBSA-Randolph seeking ways to reduce operational impacts on adjacent land proximate and within the study area.

Area II- Mixed Residential

32.28 Acres

- The 32.28 acre portion is south of the Kensington Ranch subdivision, is approximately 77 feet from the intersection of Savannah Drive and Irish Creek Road, and will allow for the development of multifamily residential.
- Per the conceptual development plans, which is for informational purposes only, the applicant is considering single-family detached, single-family attached for rent units.
- However, per the PDD, the property can be developed in a standard suburban style apartment complex with a maximum of 297 dwelling units.
- For all intents and purposes, Area II development will be classified as a Multifamily use.

Area II- Mixed Residential

32.28 Acres

Area II: Dimensional and Development Requirements										
PDD Area	Minimum Lot Size Requirements		Minimum Setback			Miscellaneous Lot Requirements				
	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Parking Space	Max Height Ft.	Max Impervious Coverage	Maximum Density	Key
Area II (32.28 acres)	100	100	50	50	50	2 spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces	35	50%	6.7 du/acre (maximum 297 dwelling units)	A,B,C,D,E

- The Cibolo Farms PDD is proposing a reduction in the density from 24 dwelling units per acre to 6.7 dwelling units per acre, with a total of 297 dwelling units allowed to be built within Area II.
- Conventional Apartment/Multifamily Residential District (R-4) requires a front setback of 25 feet, side setback of 10 feet, and rear setback of 20-feet.
- Per proposed PDD, the minimum setback requirements are being increased to 50 feet along the perimeter of Area II.
- Within Area II, landscaping is proposed to include a 20-foot landscape buffer with one shade tree every 30 linear feet on all sides.

Area II- Mixed Residential

32.28 Acres

Area II: Dimensional and Development Requirements										
	Minimum Lot Size Requirements		Minimum Setback				Miscellaneous Lot Requirements			
PDD Area	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Parking Space	Max Height Ft.	Max Impervious Coverage	Maximum Density	Key
Area II (32.28 acres)	100	100	50	50	50	2 spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces	35	50%	6.7 <u>du</u> /acre (maximum 297 dwelling units)	A, B, C, D, E

**CONCEPTUAL SITE
PLAN
FOR
INFORMATIONAL
PURPOSES ONLY**



Cibolo Farms PDD

Additional Requirements

- The Cibolo Farms PDD also includes additional miscellaneous requirements as per Joint Base San Antonio (JBSA).
- Due to the subject property being partially in the Accident Potential Zone II (APZ II), JBSA-Randolph must provide an affirmative recommendation to zone changes within the APZ II as per UDC Section 21.5.9. As part of the JBSA-Randolph affirmative recommendation, they provided conditions as to which they made their affirmative recommendation.
- The developer must provide documentation and demonstrate their compliance, before building permit applications, that they have followed the lighting, sound, Spectrum dependent systems, FAA review if applicable, and FAA Advisory Circular, AC, No:150/5200-33C.

UDC Section 21.5.10.F PDD Criteria for Approval

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan,

- The proposed zone change to Planned Development District (PDD) does implement the policies of the adopted Comprehensive Plan.
- The Comprehensive Land Use Plan designates the subject property as Single Family Residential. The Single Family land use designation is intended for a mix of residential with some commercial activities that support the daily activity of development.

UDC Section 21.5.10.F PDD Criteria for Approval

1. Continued)

- The requested Planned Development District (PDD) is proposing to preserve approximately 11.72 acres of land and proposes to develop the remaining 32.28 acres at 6.7 dwelling units per acre with a maximum of 297 dwelling units. Per the application, the PDD would allow for a mix of single-family attached and detached for-rent units within the same development and served by the same amenities.
- The intent of the PDD is to provide multifamily residential development and does meet the intent of the existing and proposed Comprehensive Land Use Plan designations that allow for a mix of residential with supporting land uses.

UDC Section 21.5.10.F PDD Criteria for Approval

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;

- 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 PDD proposes screening within the 32.28 acres of Area II which require an 8-foot masonry wall, 20-foot landscape buffer with 1 shade tree every 30 linear feet, and a 50-foot building setback, along the entire perimeter of the Area II boundaries.

UDC Section 21.5.10.F PDD Criteria for Approval

2. (Continued)

- Since Area I is within the JBSA Randolph Accident Potential Zone II (APZ II), the PDD requires that the developer demonstrate their compliance with the JBSA additional requirements before building permit applications, as stipulated in the PDD.
- Additionally, the PDD stipulates that there shall be no development, other than a road, which may include drainage infrastructure, a gated access point and utilities, within Area I as means to preserve the APZ II and support the JBSA Randolph Air Force Base mission.
- Per the exhibits submitted in the application, the proposed PDD is proposing two access points. The main development access point is proposed from the intersection of Savannah Drive and Irish Creek Road and would be gated. The secondary access point is proposed from Beringer Way, which is within Universal City, but would be a gated access point for emergency access only.

UDC Section 21.5.10.F PDD 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 Planned Development District (PDD) is appropriate within the immediate area of the land to be reclassified. The City of Schertz practice and previous projects has determined that Multifamily is not incompatible adjacent to Single-Family Residential.**
- **The proposed Planned Development District is compatible with the existing and proposed Comprehensive Land Use Plan land use designations for the subject property.**
- **The PDD preserves the Accident Potential Zone II (APZ II), which is crucial to the operations and mission of JBSA-Randolph**

JBSA REGIONAL COMPATIBLE USE PLAN

The military has an obligation to the communities and the environment where each installation is located to ensure off-base impacts to land, air, water, or infrastructure are prevented. This stewardship also applies to the care of many different species and ecological systems that are critical to the region, state, and nation. As communities develop and expand due to growth and market demands, they have the potential to encroach on military installations and on operational or training areas (TA). Uncoordinated development can exacerbate or create land use conflicts and other compatibility issues. Encroachment can have a multitude of undesirable impacts on community safety, economic development, and the sustainability of military operations. Addressing these issues and their potential impacts is currently one of the military's greatest operational challenges.

UDC Section 21.5.10.F PDD 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 located approximately 78-feet south from the intersection of Savannah Drive and Irish Creek Road.
- Savannah Drive is a Residential Collector with 70-feet of right-of-way.
- The closest signalized intersections are to the east at the intersection of Savannah Drive and Schertz Parkway and to the west at the intersection of Savannah Drive and FM 1518.

UDC Section 21.5.10.F PDD Criteria for Approval

4. (Continued)

- Per an initial Traffic Impact Analysis (TIA) provided by the applicant and reviewed by the City of Schertz Engineering Department, the potential effects of development traffic have been evaluated.
- The submitted TIA reviewed the effects of the development on the intersections of FM 1518 and Savannah, Irish Creek Road and Savannah, and Schertz Parkway and Savannah.
- While the TIA shows there are some detrimental effects, particularly to the Schertz Parkway/ Savannah intersection, these effects can be mitigated.

UDC Section 21.5.10.F PDD Criteria for Approval

4. (Continued)

- **There are mitigation methods to maintain the level of service currently at the Schertz Parkway and Savannah intersection. The developer will be required to construct the mitigation measures as part of the Public Infrastructure Permit that is submitted during the Final Plat process.**
- **The other intersections, including the FM 1518 and Savannah intersection, will all function at an acceptable level of service, even with the additional development traffic.**
- **An additional and more detailed analysis will be done of all the intersections affected, with a revised TIA during the platting process. The revised TIA and further analysis will identify the appropriate mitigation measures for all intersections.**
- **A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District to notify them of the potential development and they have not provided a written response indicating opposition or support.**

UDC Section 21.5.10.F PDD Criteria for Approval

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

- The proposed Planned Development District (PDD) allows for the preservation of the Accident Potential Zone II (APZ II) for the long-term viability of existing and future military missions which should be a paramount consideration.
- Area II, is based on the Apartment/ Multifamily District (R-4), but with increased minimum building setbacks, and decreased density. As a result, Area II of the proposed PDD, will calculate its density requirement on the entire 44.3 acres, but limit development to the 32.28 within Area II.

UDC Section 21.5.10.F PDD Criteria for Approval

5. (Continued)

- If the existing Single-Family Residential District (R-2) remains on the property, then the APZ II can be developed, which could affect the mission of JBSA Randolph.
- Additionally, with conventional zoning that is already in place, the City of Schertz cannot enforce additional requirements that JBSA Randolph would desire. The additional minimum building setbacks, reduced density, required compliance with JBSA Randolph development requirements, and restriction of development within the APZ II would not be possible to enforce in the existing Single-Family Residential (R-2) or in conventional Apartment/Multifamily District (R-4).

UDC Section 21.5.10.F PDD Criteria for Approval

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.

- **This does not impact the first reading at City Council. The second reading cannot go to Council until all back taxes are paid in full. At the time of the staff report, the applicant has not paid all back taxes, thus the second reading of Ordinance 24-S-08 is not tentatively scheduled and cannot be until all back taxes are paid in full.**

UDC Section 21.5.10.F PDD Criteria for Approval

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.

- **Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time no special consideration from the Planning and Zoning Commission or the City Council have been received.**

Recommendation

Staff Recommendation:

- Due to the proposed Planned Development District's preservation of the APZII, reduced density, and compatibility with the Comprehensive Land Use Plan land use designation, Staff recommends approval of Ordinance 24-S-08.

Planning and Zoning Commission

- Planning and Zoning Commission held a public hearing on March 6, 2024 and made a recommendation of denial with a 5-1 vote to the Cibolo Farms Planned Development District with the proposed 11 dwelling units per acre density.

COMMENTS & QUESTIONS