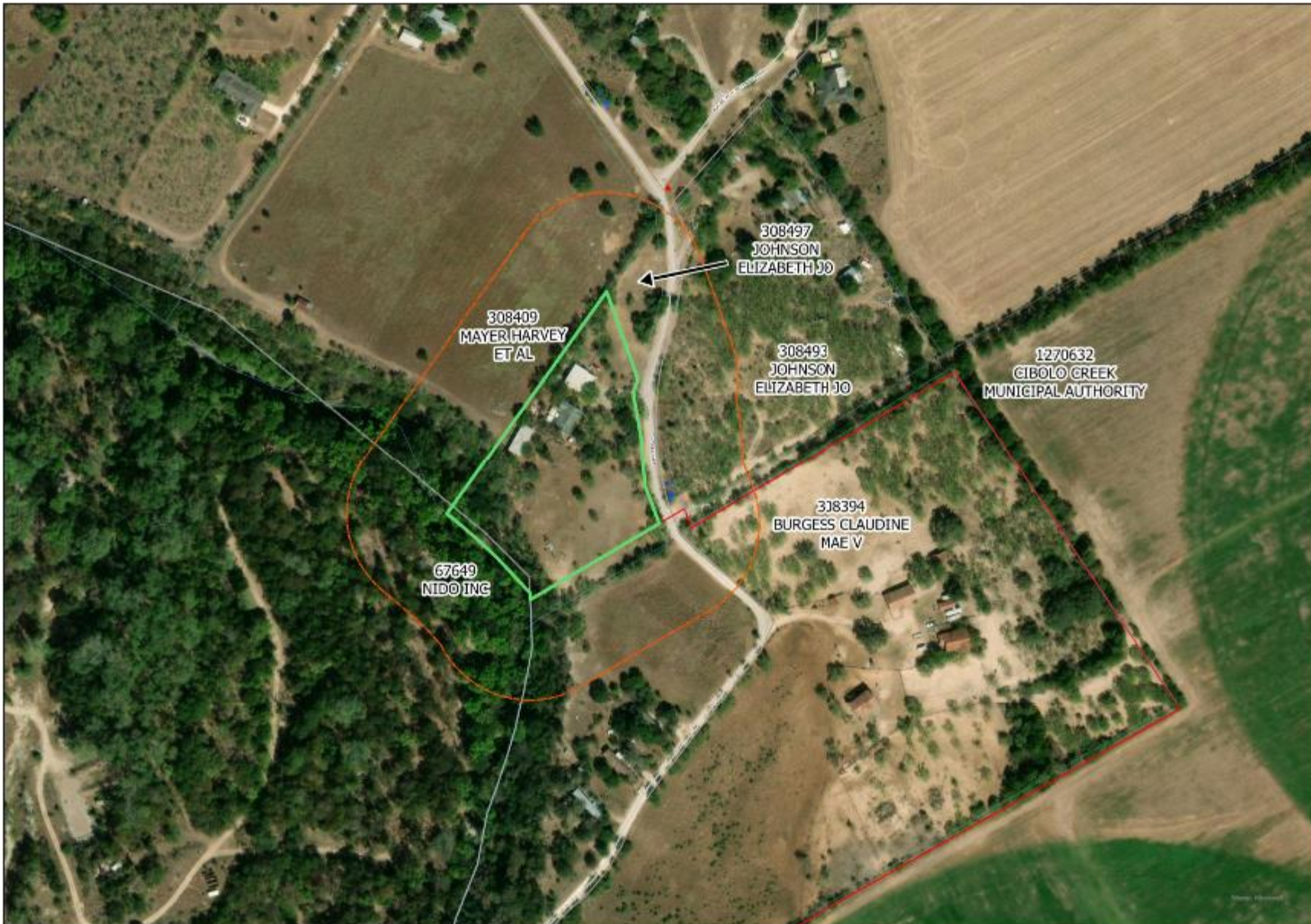


Ordinance 24-S-19

Zone Change from Pre-Development to Single-Family Residential/ Agricultural
District (R-A) Voges Pass (3 acres)

Daisy Marquez | Planner



11627 Voges Pass

Existing Single-Family Home

Existing Zoning:

Pre-Development (PRE)

Proposed Zoning:

Single-Family Residential/ Agricultural (R-A)



	Existing Zoning	Land Use
North	Pre-Development District (PRE)	Single Family Residential/ Agricultural
South	Extraterritorial Jurisdiction (ETJ)	Single Family Residential/ Agricultural
East	Right-Of-Way; Private	Voges Pass
West	Manufacturing District -Heavy (M-2)	Undeveloped



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City of Schertz, GIS Specialist, Alvin, Jr via Email, avin@schertztx.com (214) 491-1174
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City of Schertz

11627 VOGES PASS REZONE
(PLZC20240050)

○ 200' Buffer

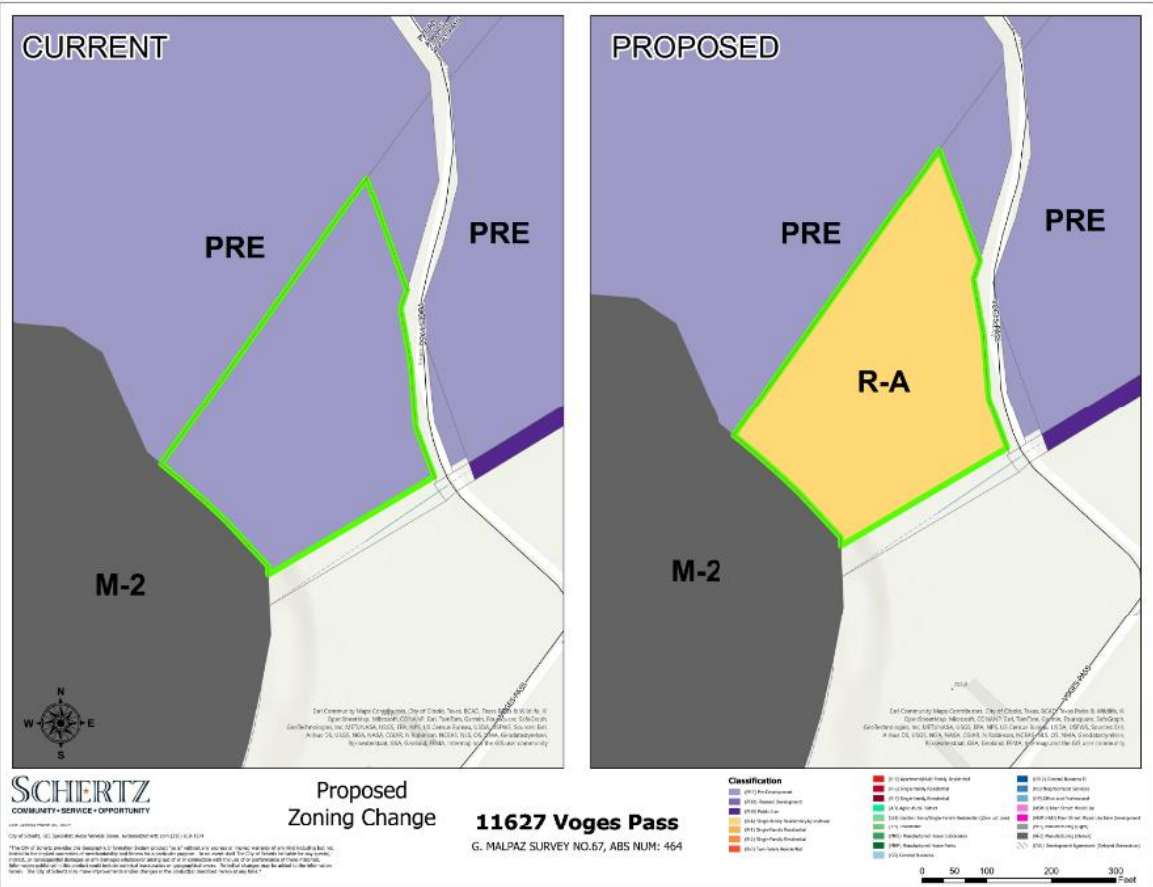
■ Project Area



0 50 100 200 300 Feet

- March 20, 2024 a total of 7 Public Hearing Notices were sent out.
- Responses Received:
 - 0 – Opposition,
 - 0-In Favor,
 - 1-Neutral
- 1 sign was posted on the property.
- April 3, 2024, Planning and Zoning Commission held a public hearing.
- Posted in the “San Antonio Express” on April 10, 2024.

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 proposed zone change to Single-Family Residential/ Agricultural District (R-A) per the letter of intent the applicant is seeking the rezone to remodel their home.

UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zone 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.



- | | |
|---|---|
|  Regional Corridor |  Local Corridor |
|  Mixed Use Center |  Development Deferment |
|  Rural Living |  Industrial |
|  Complete Neighborhood |  Public Use |

- The proposed Single-Family Residential/ Agricultural District (R-A) does implement the policies of the adopted Comprehensive Land Plan.
- The Comprehensive Land Use Plan classifies the subject property and area as Complete Neighborhood. The intent of Complete Neighborhood land use designation is a general area characterized by a mix of housing options with supporting land uses, but when considering the appropriateness of housing density, factors such as roadway classification and conflicts among land uses should be considered.
- The proposed Single-Family Residential/ Agricultural District (R-A) is compatible with the Comprehensive Land Use Plan designations as per its statement of purpose and intent from UDC Section 21.5.5. The intent of the Single-Family Residential/ Agricultural District (R-A) is to provide a district suitable for minimum half-acre lots where development may be premature.
- The surrounding properties are Pre-Development District (PRE) and the subject property is at the edge of the City of Schertz Extraterritorial Jurisdiction (ETJ).

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.

- As part of promoting health, safety and general welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts.
- The chosen Single-Family Residential/ Agricultural District (R-A) dimensional and development standards as stated in Section 21.5.7A of the Unified Development Code, are compatible with what is in the surrounding area.

		Minimum Lot Size Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Impervious Coverage
R-A	Single-Family Residential/ Agriculture	21,780	-	-	25	25	25	2	35	50%

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;

- Yes, the permitted uses in Single-Family Residential/ Agricultural District (R-A) are appropriate within the immediate area of the land to be reclassified. The purpose and intent of the Single-Family Residential/ Agricultural District (R-A) is to provide areas in which agricultural land may be held in such use for as long is practical and reasonable, with minimum half-acre lots, and where development may be premature due to lack of utilities, capacity or services, as per UDC Section 21.5.5.
- The majority of the surrounding properties are Pre-Development District (PRE) and are used for single family residential and agricultural. Additionally, the southern portion of the property is adjacent to the City of Schertz Extraterritorial Jurisdiction (ETJ).

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 existing access point for the property is off of the existing Voges Pass. Voges Pass is a private road and is not maintained by the City of Schertz. The subject property currently uses an on site septic system and is serviced by the City of Schertz for water.
- A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District to notify them of the proposed zone change. Included as attachments are the most recent Demographic Report 3Q23 for SCUCISD as well as the most recent 10-Year Campus Forecasting Presentation.
- The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

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 applicant would like to renovate the existing home and the Pre-Development District (PRE) is a placeholder and requires a zone change for construction, building permits, etc.

6. Whether there is an error in the original zoning of the property for which the change is requested;

- There was no error in the original zoning of the property. The subject property was annexed into the City of Schertz in 1974 with Ordinance 74-A-24. Pre-Development District (PRE) is a placeholder and this property along with others in this area and around southern Schertz were given Pre-Development District (PRE) instead of zoning each individual property.

7. Whether all of the applicant's back taxes owed to the City have been paid in full;

- This does not impact the first reading at City Council.

UDC SECTION 21.5.4.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.

- Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special consideration from the Planning and Zoning Commission or the City Council.

Recommendation

Staff Recommendation

The proposed zone change to Single-Family Residential/ Agricultural District (R-A) is compatible with the Comprehensive Land Use Plan and is appropriate within the immediate area of the subject property, thus Staff recommends approval of PLZC20240050.

Planning and Zoning Commission

The Planning and Zoning Commission met on April 4, 2024 and made a recommendation of approval with a 6-0 vote.

COMMENTS AND QUESTIONS