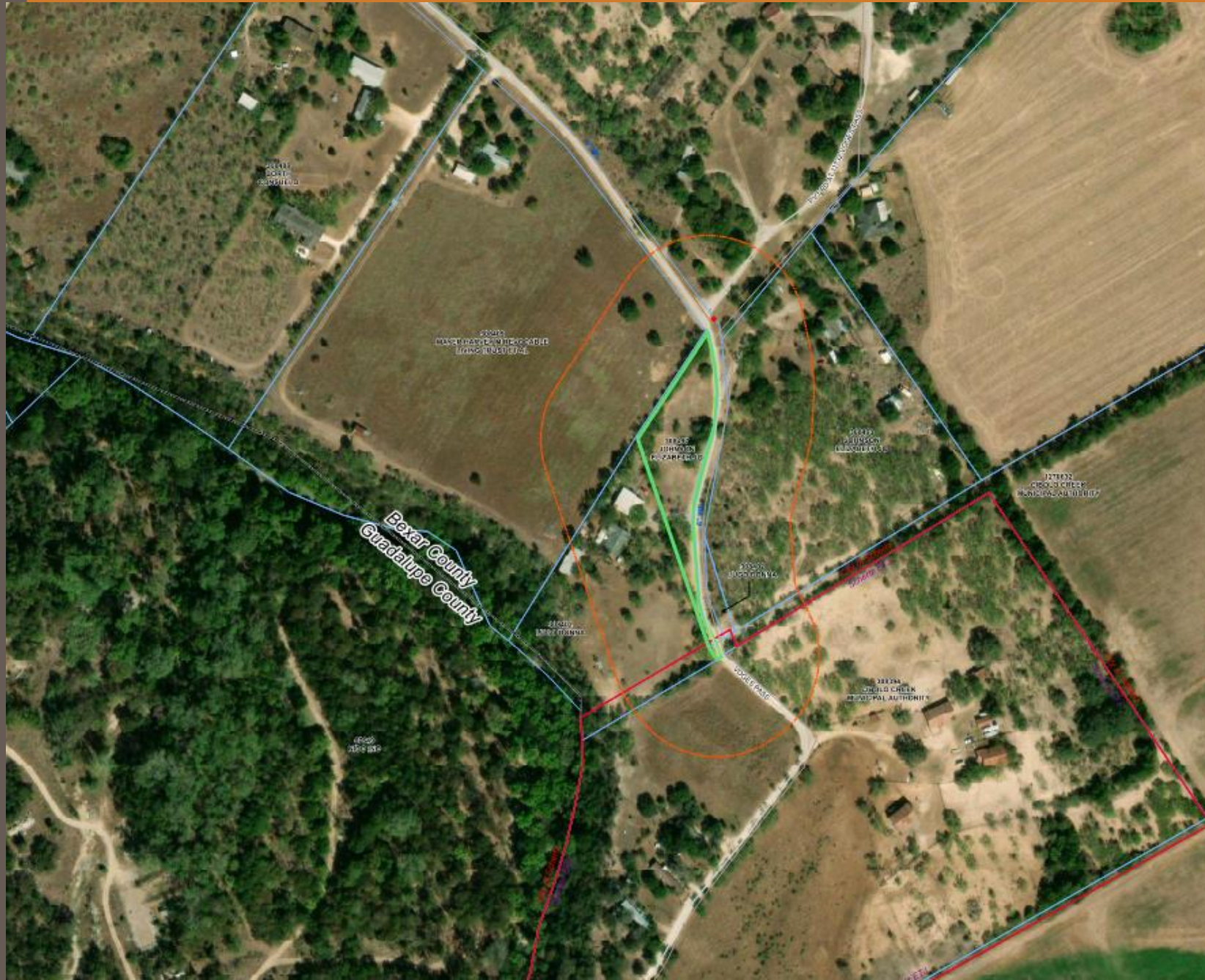


Ordinance 24-S-140

Zone Change from Pre-Development District (PRE) to Single Family Residential/
Agricultural District (R-A) | 1 acre

Daisy Marquez | Planner



1 Acre

Bexar PID:308497

11639 Voges Pass

Existing: Undeveloped

Existing Zoning:

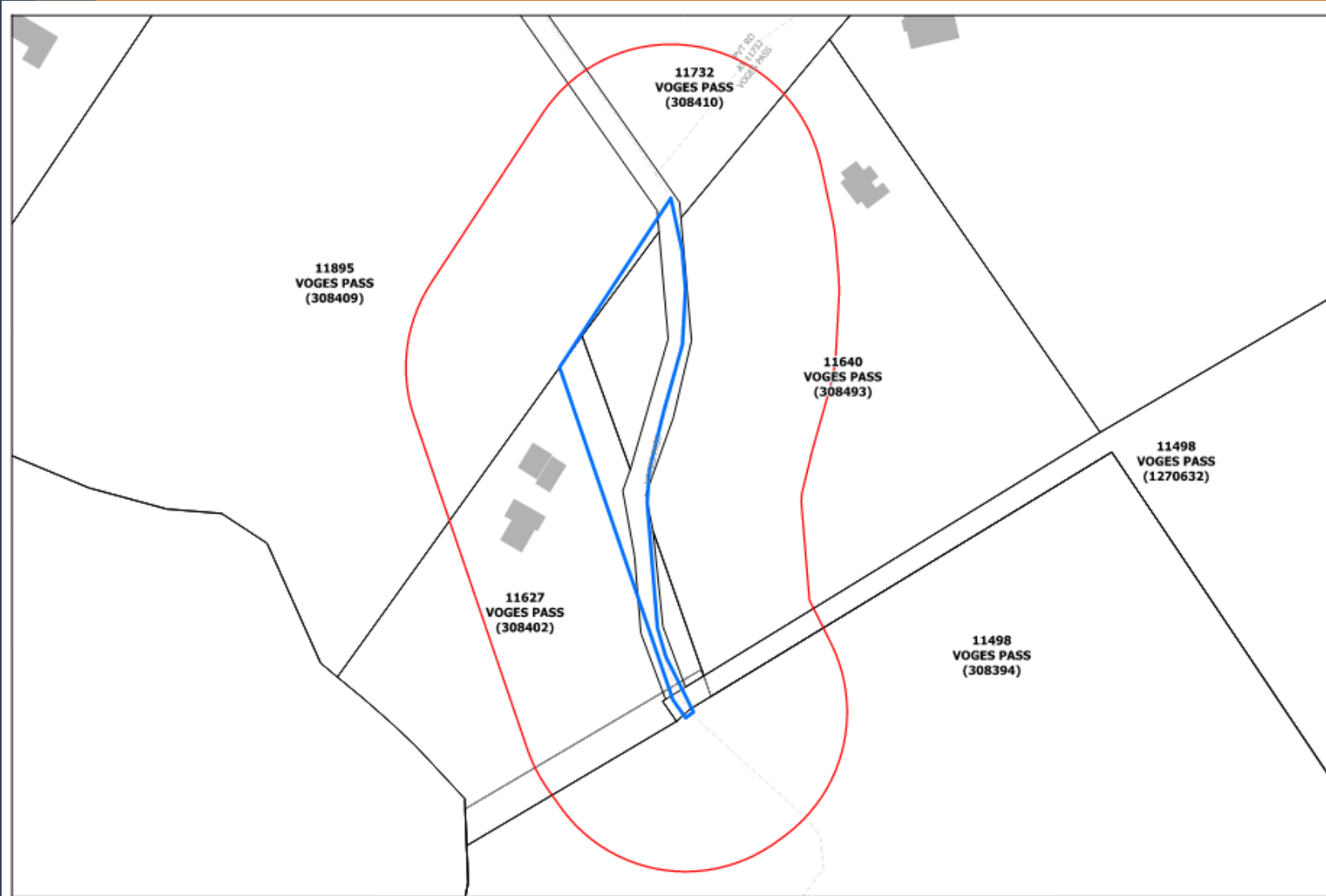
Pre-Development District (PRE)

Proposed Zoning:

Single Family Residential/ Agricultural District (R-A)

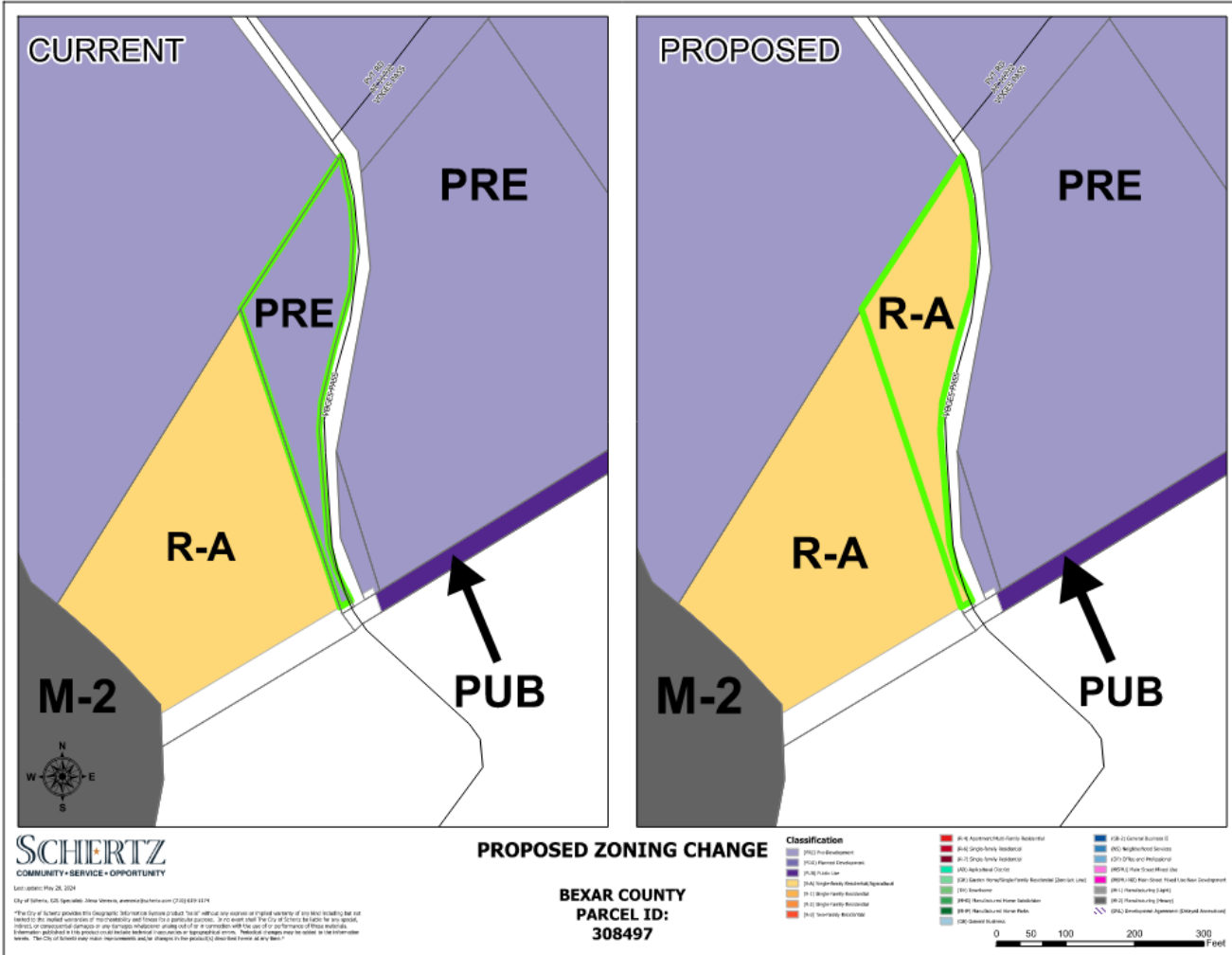


	Existing Zoning	Land Use
North	Pre-Development District (PRE)	Agricultural
South	Extraterritorial Jurisdiction (ETJ)	Agricultural
East	Pre-Development District (PRE)	Single-Family Home and Agricultural
West	Single-Family Residential / Agricultural District (R-A)	Single-Family Home and Agricultural



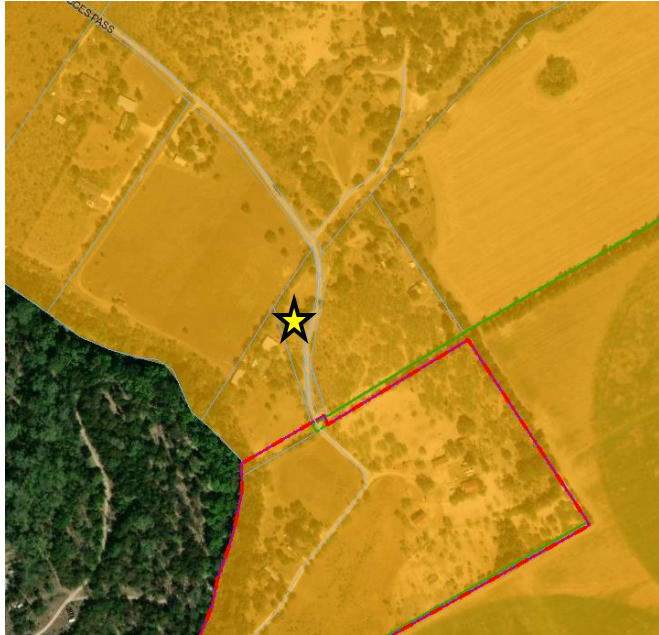
- May 20, 2024, a total of 7 Public Hearing Notices were sent out.
- Responses Received:
 - 0 – Opposition,
 - 0-In Favor
 - 0-Neutral
- 1 sign was posted on the property.
- Posted in the “San Antonio Express” on June 12, 2024.
- Planning and Zoning Commission held a public hearing on June 5, 2024









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 is for approximately 1 acre of land to Single-Family Residential/ Agricultural District (R-A).

UDC SECTION 21.5.4.D Criteria for Approval



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

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.

- Yes, the proposed Single-Family Residential/ Agricultural District (R-A) does implement the policies of the Comprehensive Land Plan. The subject property is designated as Complete Neighborhood in the Comprehensive Land Use Plan - Future Land Use Map. The Complete Neighborhood Land Use Designation is identified as areas with a mixture of housing options and supporting land uses. Additionally, the Comprehensive Land Use Plan stipulates when considering appropriateness of housing density, factors such as roadway classification, and conflicts among land uses and buildings shall be considered.
- The subject property is currently undeveloped, unplatted, has access from a private road, and is surrounded by existing agricultural uses and agricultural homes. Due to the location of the subject property, the current zoning designations of surrounding properties, and access, the proposed Single-Family Residential/ Agricultural District (R-A) at the subject property does implement the policies of the Comprehensive Land Plan and the Complete Neighborhood Land Use Designation of the Future Land Use Map.

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

Table 21.5.7.A

Dimensional Requirements for Residential Zoning Districts

		Minimum Lot Size Dimensions			Minimum Yard Setbacks				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/ Agricultural District	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 uses permitted 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 as is practical and reasonable with residences a minimum of half-acre in size, and where development is premature due to lack of utilities, capacity or services, as per UDC Section 21.5.5. A majority of the surrounding properties are zoned Pre-Development District (PRE) and are used for single family residential and agriculture.

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;

- There is no existing development on the subject property. The applicant does not have any plans for development at this time. 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.

UDC SECTION 21.5.4.D Criteria for Approval

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

No, there have been no environmental or economic changes that warrant the requested zone change. The subject property has been designated as Pre-Development District (PRE) and was given this designation, like many other properties in the area and Southern Schertz, after its annexation.

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

No, there was no error in the original zoning of the subject property. The Pre-Development District (PRE) zoning designation is intended as a placeholder as per UDC Section 21.5.5.A.

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 - Future Land Use Map and is appropriate within the immediate area of the subject property, thus Staff recommends approval of Ordinance 24-S-140.

Planning and Zoning Commission

The Planning and Zoning Commission met on June 5, 2024, and made a recommendation of approval with a unanimous vote.

COMMENTS AND QUESTIONS