

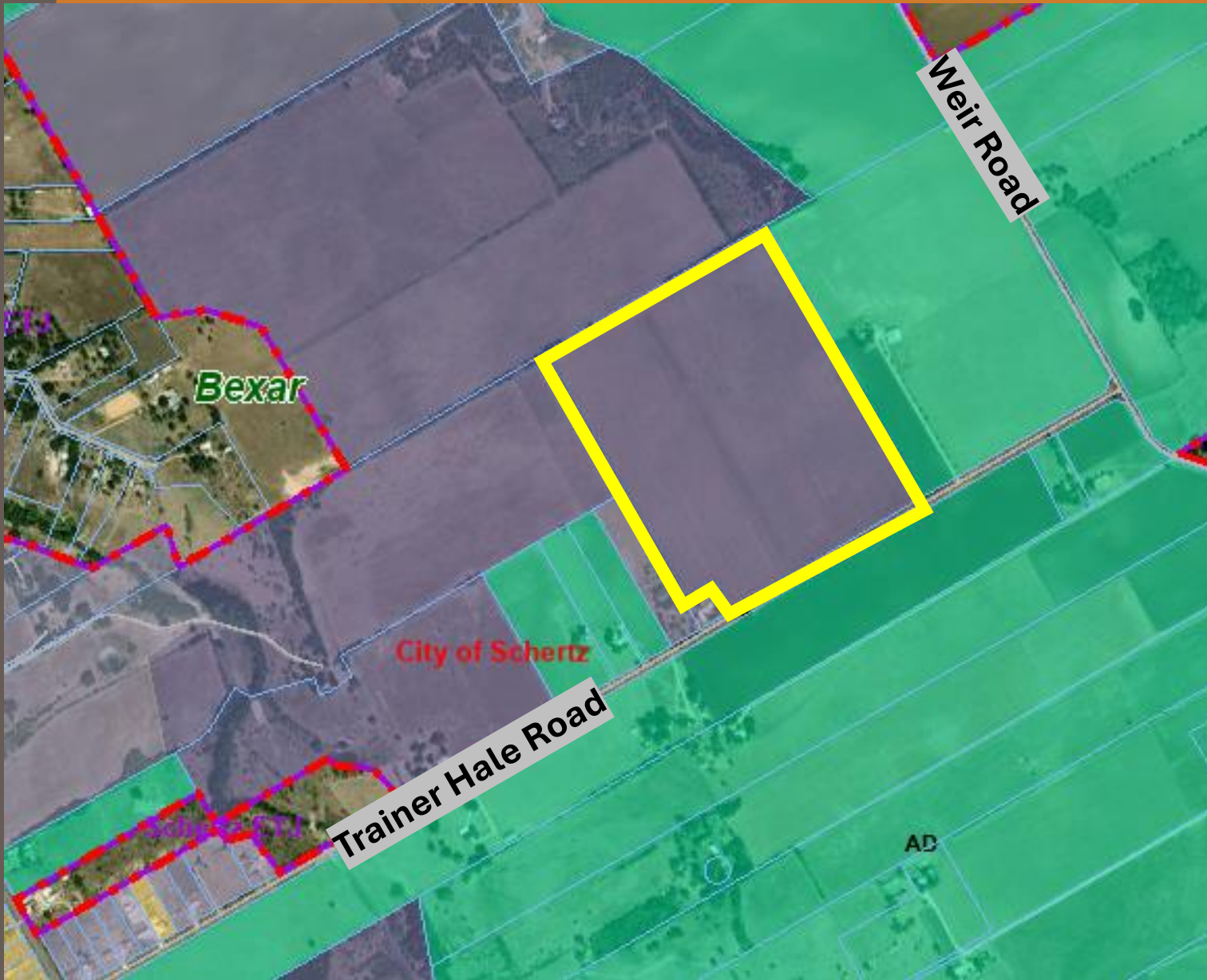
Ordinance 24-S-149

Zone Change from Planned Development District (PDD) to Single-Family

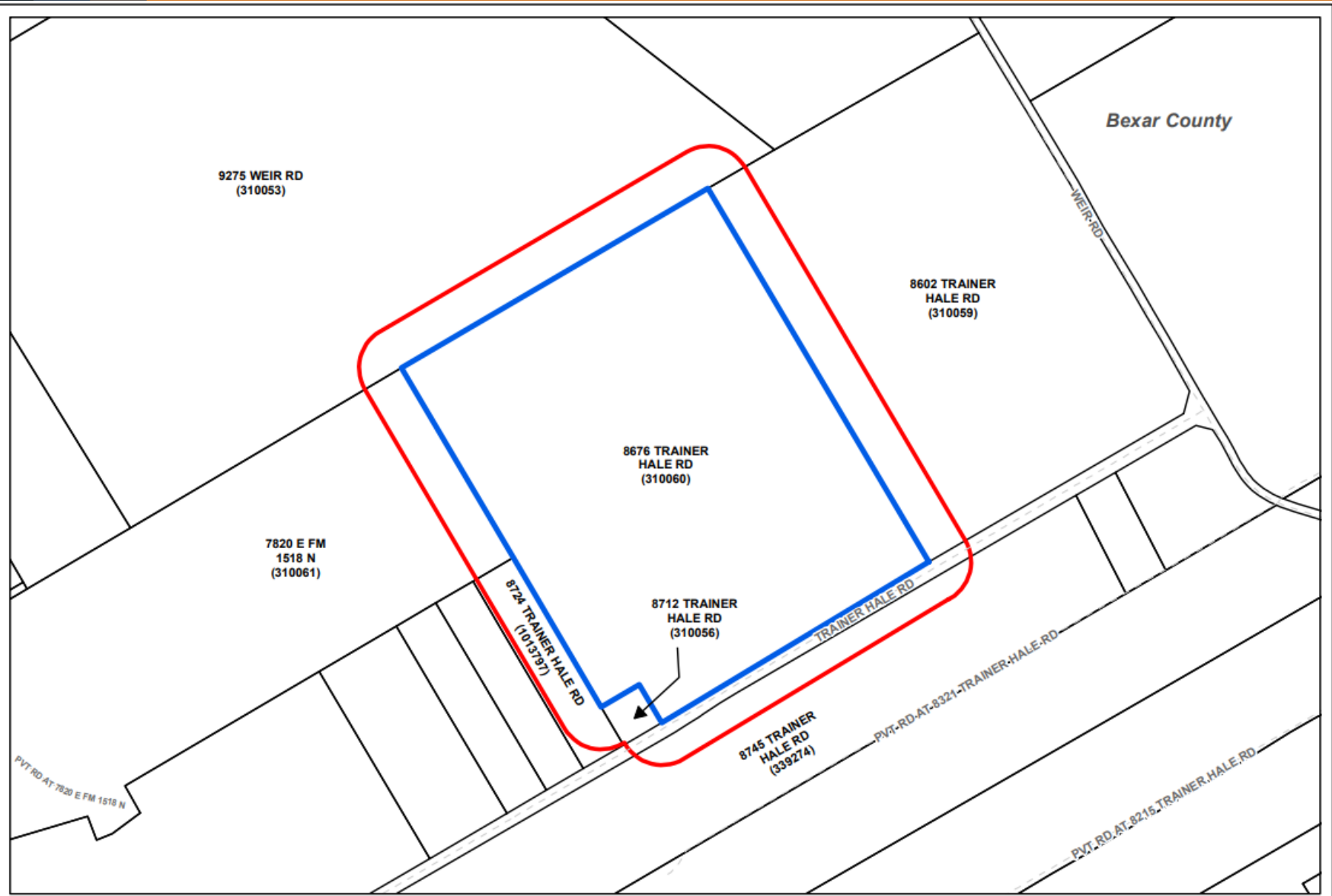
Residential District (R-1) | 79 acres

Daisy Marquez | Planner

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

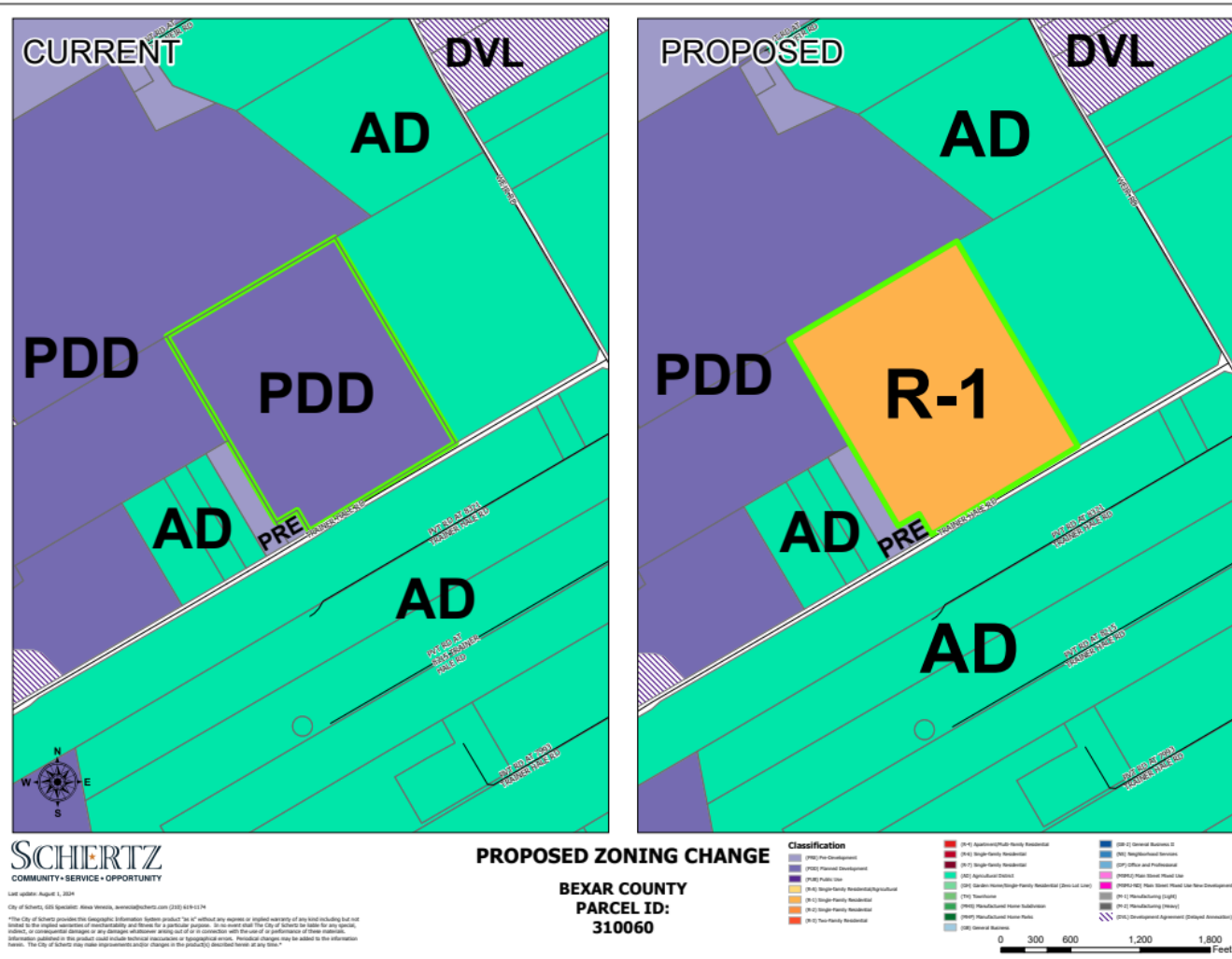


	Existing Zoning	Land Use
Subject Property	Planned Development District (PDD) Sterling Grove PDD (Ordinance 22-S-28)	Undeveloped
North	Planned Development District (PDD)	Sterling Grove PDD (Ordinance 22-S-28); Undeveloped
South	Right-of-Way	Trainer Hale Road
East	Agricultural District (AD)	Residential and Agricultural
West	Pre-Development District (PRE) and Planned Development District (PDD)	Residential and Undeveloped



- On July 22, 2024, a total of 6 Public Hearing Notices were sent out.
- Responses Received as of August 7:
 - 0- Opposition,
 - 5-In Favor
 - 0-Neutral
- 1 sign was posted on the property.
- Will be posted in the “San Antonio Express” before City Council
- Tentatively scheduled for September 3, 2024, City Council meeting

Proposed Zone Change

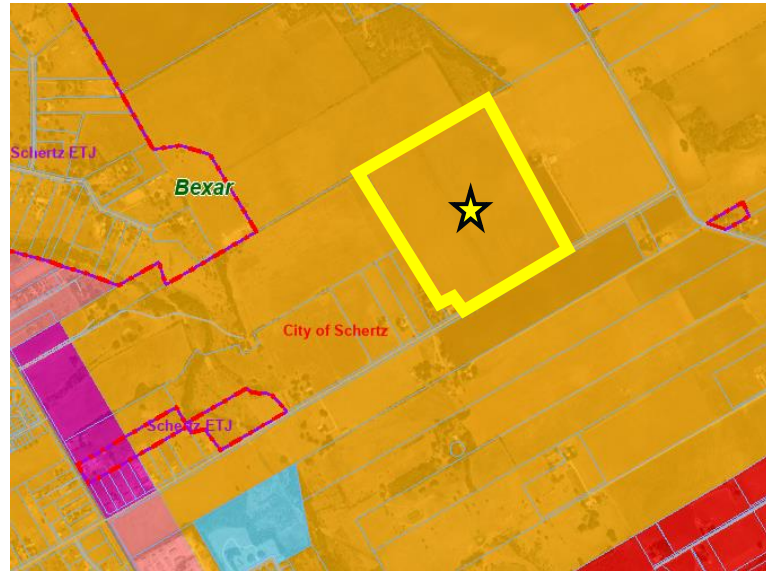









- UDC Section 21.5.4 states that a Zone Change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable, and desirable development.
- The proposed zone change is for approximately 79 acres of land to Single-Family Residential District (R-1).

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.

- Yes, the proposed Single-Family Residential District (R-1) does implement the policies of the adopted Comprehensive Land Plan and Future Land Use Map.
- The subject property is identified as Complete Neighborhood in the Future Land Use Map. The Complete Neighborhood Land Use Designation is meant to provide for a mixture of housing types with supporting land uses.
- The proposed Single-Family Residential District (R-1) requires 9,600 square foot lots, which would provide for a housing type that is not yet along Trainer Hale Road.
- The proposed zone change provides a new housing type within the immediate area, meets the intent of the Complete Neighborhood Land Use Designation, and implements the policies of the adopted Comprehensive Land Use Plan.



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

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.

Table 21.5.7.A Dimensional Requirements Residential Zoning Districts										
Code	Zoning District	Minimum Lot Size Requirements			Minimum Yard Setbacks				Miscellaneous Requirements	
		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-1	Single-Family Residential District	9,600	80	120	25	10	20	2	35	50%

- 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 dimensional requirements for Single-Family Residential District (R-1), as listed in Table 21.5.7.A, are compatible within the immediate area of the subject property.

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 District (R-1) are appropriate in the immediate area to be reclassified. The purpose and intent of the Single-Family Residential District (R-1) is for single-family detached residential dwellings on a minimum 9,600 square foot lot size, together with the schools, churches, and parks necessary to create basic neighborhood units.
- The proposed Single-Family Residential District (R-1) would allow for a maximum number of 357 residential units at the minimum dimensional requirements listed in 21.5.7.A, which does not account for required streets, larger lots, irregular lots, drainage, and proposed amenities.
- Additionally, the lot dimensions of the proposed Single-Family Residential District (R-1) act as a transitional zoning district adjacent to the Agricultural District (AD) property to the east and the Pre-Development District (PRE) property to the west.

UDC SECTION 21.5.4.D Criteria for Approval

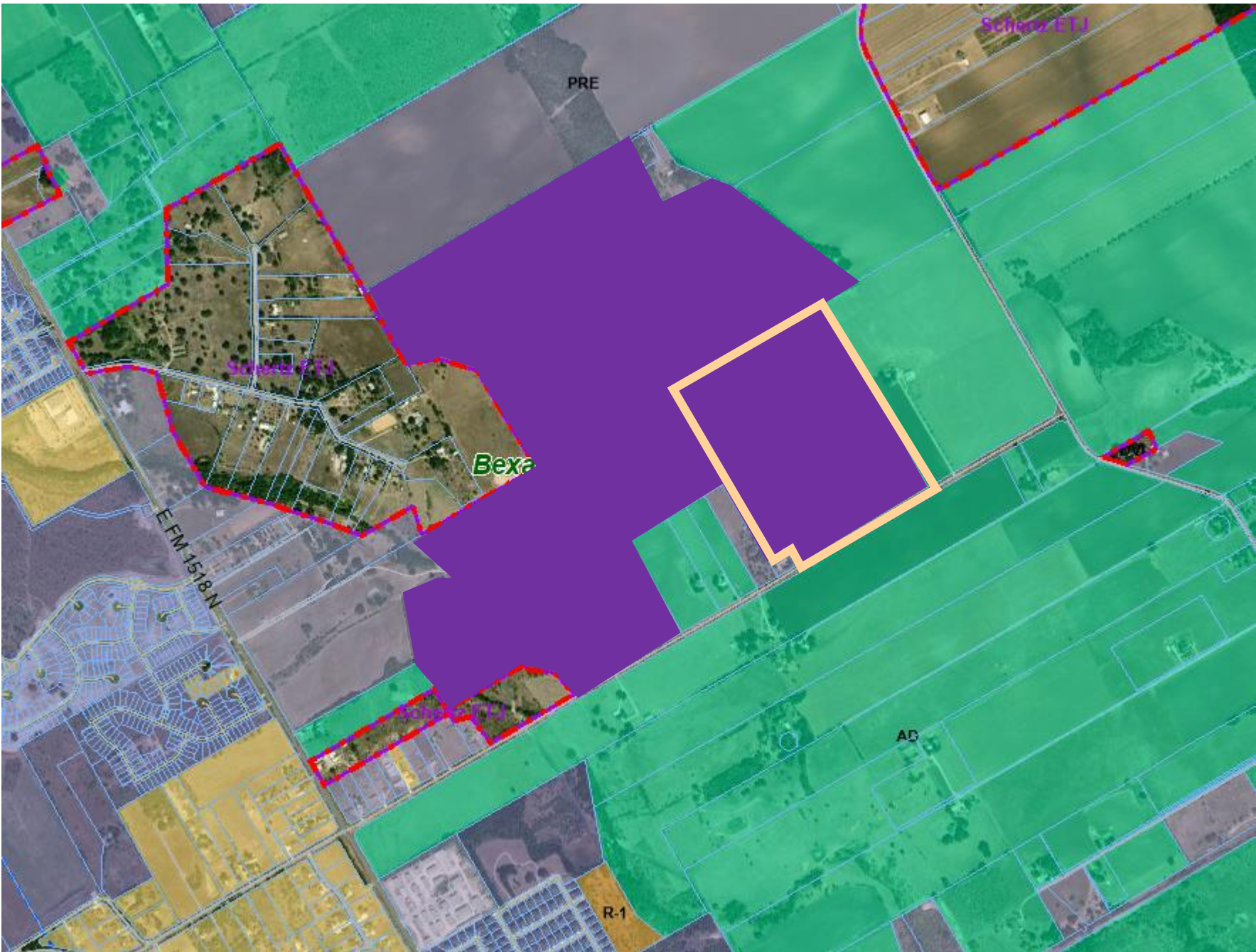
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

- The subject property is within the Green Valley Special Utility District CCN for water and sewer. The property is located along Trainer Hale Road which is a Secondary Arterial with 90 feet of Right-of-Way per the Master Thoroughfare Plan.
- Although the property is currently not platted, the City of Schertz Engineering Department will review the proposed access points for the development during the platting process.
- 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 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 subject property is currently located within the Sterling Grove Planned Development District and has been since the approval of Ordinance 22-S-28 in 2022. The subject property consists of portions of Phase 1, Phase 2, and Phase 3 of the Sterling Grove PDD.
- The PDD is built of single-family residential lots with a mixture of dimensions being 55 feet by 100 feet, 65 feet by 110 feet, and half-acre lots. The PDD restricts development to the street layout and phasing of the Planned Development District.
- Although the applicant can develop the land with the approved PDD dimensional requirements, they are dependent on undeveloped land for required points of access, streets, and other infrastructure. The properties within the Sterling Grove PDD, that are within Phase 1, Phase 2, and Phase 3 of the PDD, do not have any current planning applications at this time.
- The applicant is ready to start the development process and submit planning applications for the subject property if the proposed zone change is approved.
- Leaving the Sterling Grove PDD and an approved zone change to Single-Family Residential District (R-1) would allow the applicant to submit the appropriate planning applications without being restricted to the Sterling Grove PDD layout and without needing to depend on adjacent property owners to develop the required infrastructure the applicant needs.
- If the zone change is approved, the applicant would need to meet all City of Schertz requirements for their approximately 79 acres independently.



UDC SECTION 21.5.4.D Criteria for Approval

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 property. In 2022, the subject property was part of a larger proposed development known as Sterling Grove Planned Development District. No ground has been broken for the proposed Sterling Grove Planned Development District.

The applicant is ready to develop, and to meet the City of Schertz requirements, the applicant needs to change the street layout, which ultimately, changes the intent and character of the Sterling Grove PDD. A zone change allows the applicant to develop the subject property sooner and submit the applicable planning applications.

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

Staff recommends approval of Ordinance 24-S-149, zone change to Single-Family Residential District (R-1), due to its compatibility within the surrounding area, implementation of the Comprehensive Land Use Plan, and meeting the intent of the Complete Neighborhood Land Use Designation.

Planning and Zoning Commission

The Planning and Zoning Commission met on Wednesday, August 7, 2024, held a public hearing for Ordinance 24-S-149, and made a recommendation of approval with a 7-0 vote.

COMMENTS AND QUESTIONS