

# Ord. 24-S-146

Zone Change from General Business (GB) & Single Family Residential / Agricultural (R-A)  
to Apartment / Multi-Family Residential (R-4)

**Samuel Haas | Senior Planner**



Approx. 38 Acre  
 Bexar Property ID: 68294,  
 68295, 68296, 68302,  
 68303, 68315, 68316  
 Existing Use: Residential &  
 Undeveloped

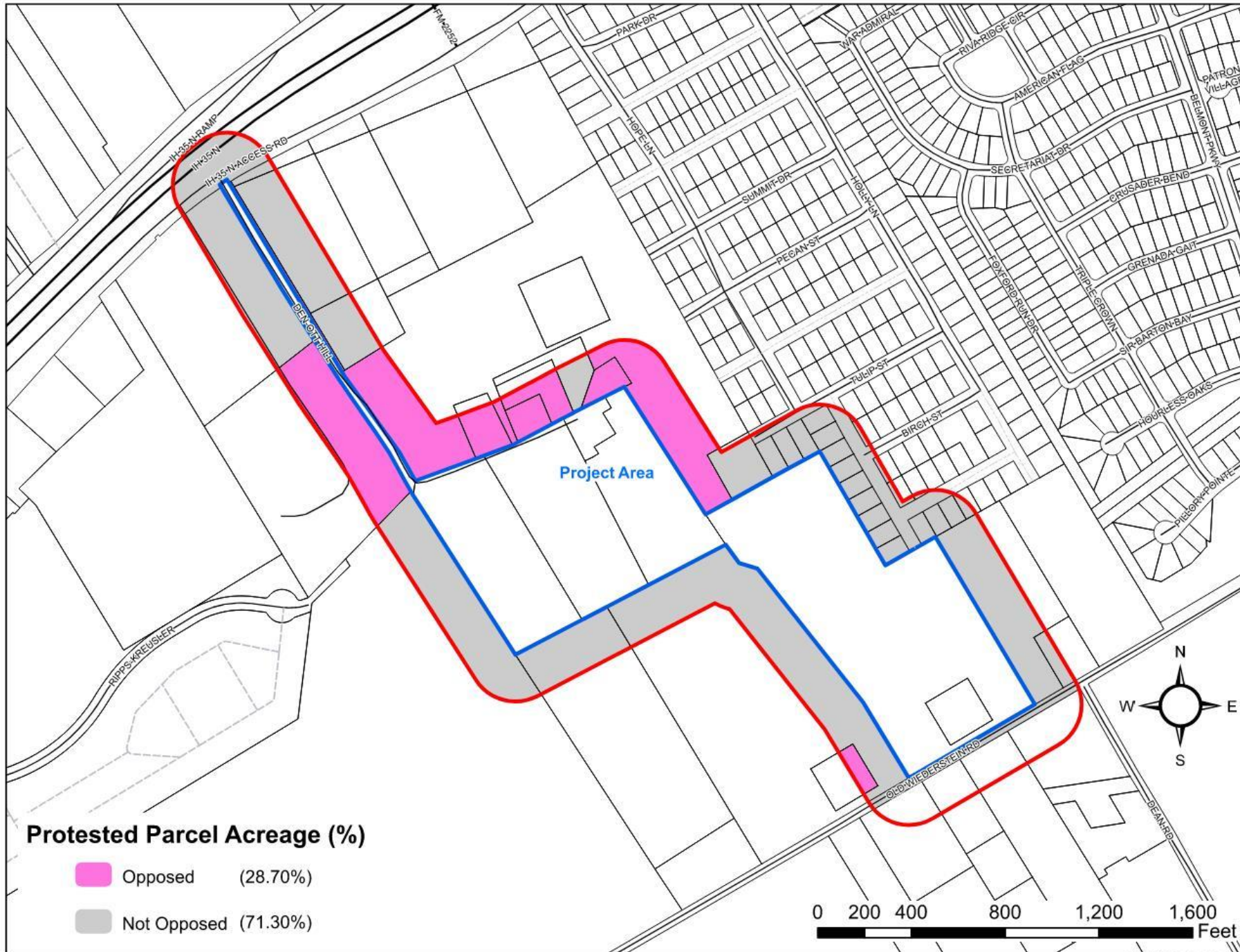
**SCHERTZ**  
 COMMUNITY + SERVICE + OPPORTUNITY

DEN-OTT (PLZC20240141)

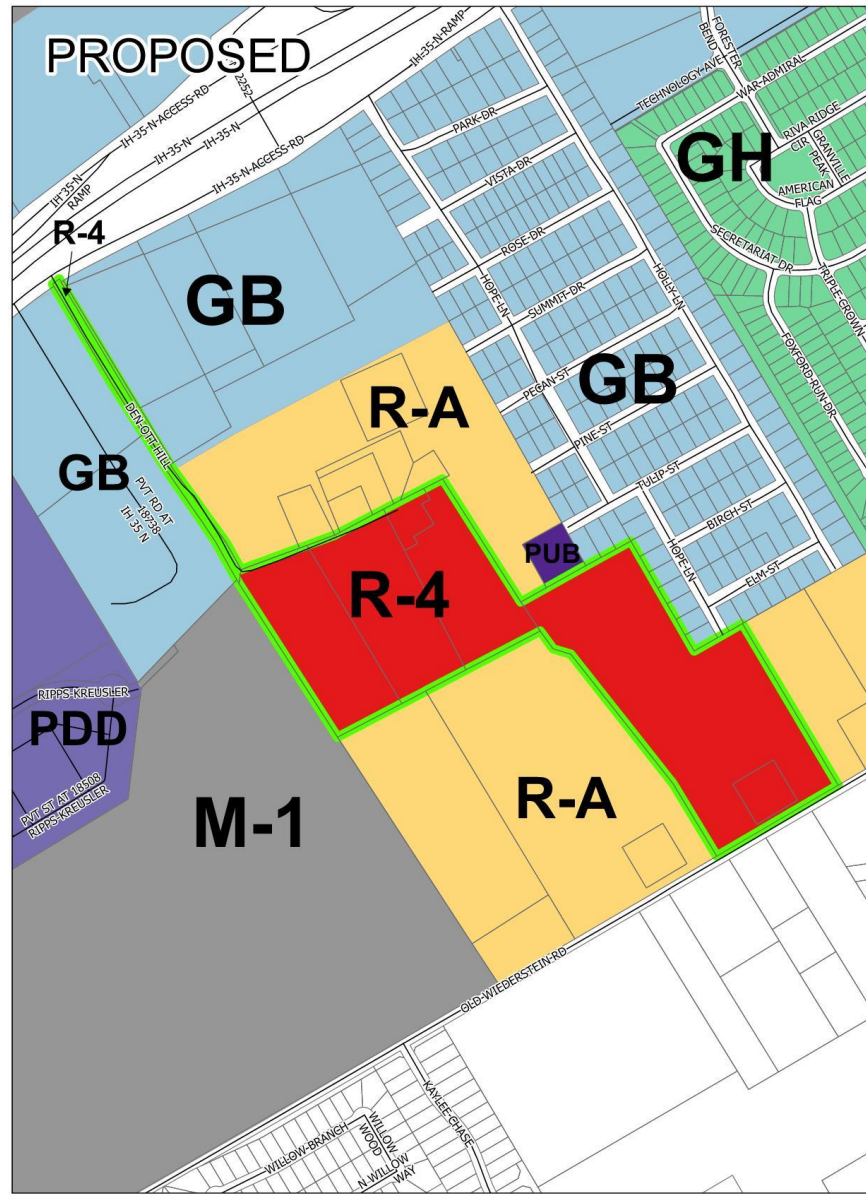
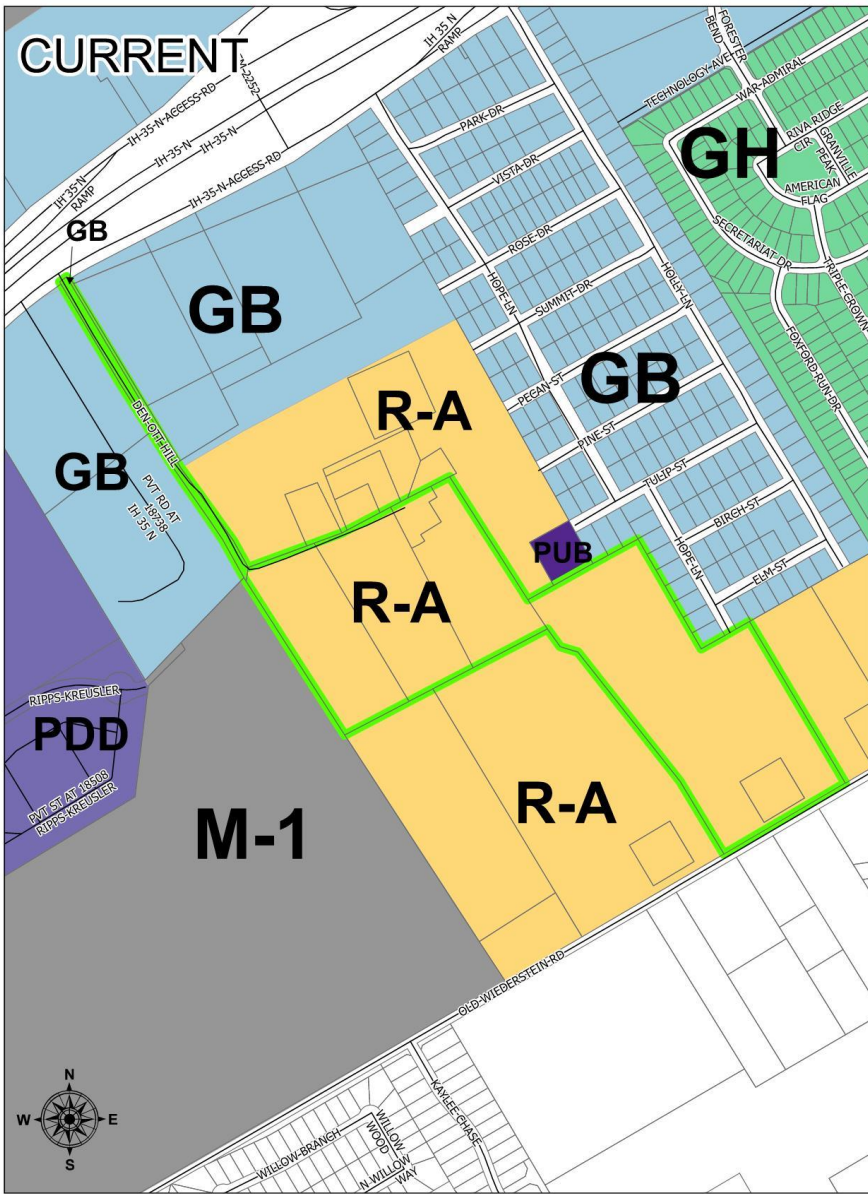
Highways	Freeway	Planned Secondary Rural Arterial	1"	20'	Schertz Gravity	Hydrant	Schertz LIR Station	County Boundaries
Principal Arterial	Principal Arterial	Residential Collector	2"	24'	Schertz Pressure	Manholes	CCMA Treatment Plant	Schertz Municipal Boundary
Major Roads	Planned Principal Arterial	Planned Residential Collector	3"	30'	Neighboring Gravity	CCMA Lift Station	Schertz Treatment Plant	ETJ
Minor Roads	Secondary Arterial	Planned Commercial Collector B	4"	36'	Private Pressure	Private Lift Station		
	Planned Secondary Arterial	Commercial Collector A	6"	18"				
	Secondary Rural Arterial	Planned Commercial Collector A		Unknown				

0 125 250 500 750 Feet





- June 21, 2024, a total of 21 Public Hearing Notices were sent out.
- Responses Received:  
13 – Opposition,  
9-In Favor  
0-Neutral
- 2 signs were posted on the property.



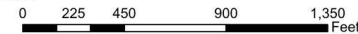
- Existing Zoning: General Business (GB) & Single Family Residential / Agricultural (R-A)
- Proposed Zoning: Apartment / Multi-Family Residential (R-4)

**PROPOSED ZONING CHANGE**

**GUADALUPE COUNTY  
PARCEL ID:  
68315, 68316, 68296,  
68295, 68294, 68302, 68303**

**Classification**

(PDD) Pre-Development	(R-4) Apartment/Multi-Family Residential	(GB-2) General Business II
(PDD) Planned Development	(R-6) Single-Family Residential	(NS) Neighborhood Services
(PUB) Public Use	(R-7) Single-Family Residential	(OP) Office and Professional
(R-A) Single-Family Residential/Agricultural	(R-8) Single-Family Residential	(MSMU) Main Street Mixed Use
(R-1) Single-Family Residential	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-2) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-3) Two-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(MHP) Manufactured Home Parks	(GB) General Business	(DVA) Development Agreement (Delayed Annexation)

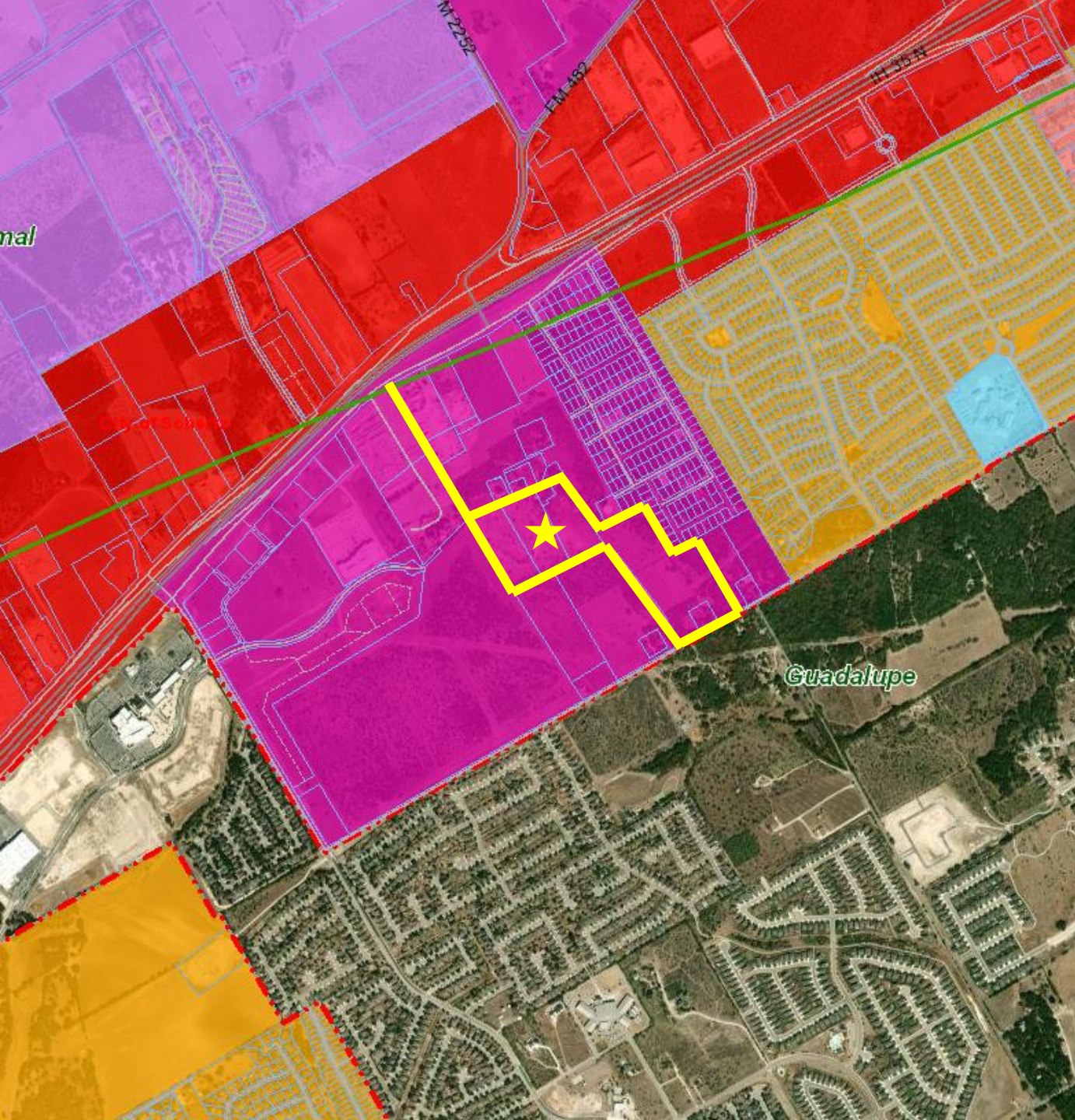










# Background

- The applicant previously requested a zone change on the same property
  - 18 acres previously
  - 38 acres currently
- On September 13, 2023, the Planning and Zoning Commission recommended approval with a 7-0 vote,
- The request was denied at the October, 10, 2023, City Council hearing with a 5-2 vote due to the super majority requirement
- Applicant had to wait 6 months per Unified Development Code (UDC) Section 21.5.4.C.5

# 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.
  - The Comprehensive Plan designates this area as Mixed-Use Center
    - Intended to integrate denser residential, commercial, and often entertainment spaces nearby.
    - Typically along significant transportation corridors.
  - Apartment/Multi-Family District (R-4) would conform to this land use designation in the Comprehensive Plan
    - Denser residential specifically called out.
    - This property abuts existing and planned transportation corridors.



- |   |   |
|---|---|
|  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.

- In order to ensure the safe, orderly and efficient development and expansion of the City, Apartment/Multi-Family Residential Districts (R-4) should:
  - not be located in areas where they would increase traffic through single-family neighborhoods and;
  - should be located adjacent to arterial streets with sufficient capacity to carry the increased traffic generated
- The property is not adjacent to any large single-family neighborhoods. Also, the proposed zone change is adjacent to IH35 freeway to the north, and Old Weiderstein Road to the south, a secondary arterial.

# UDC SECTION 21.5.4.D Criteria for Approval

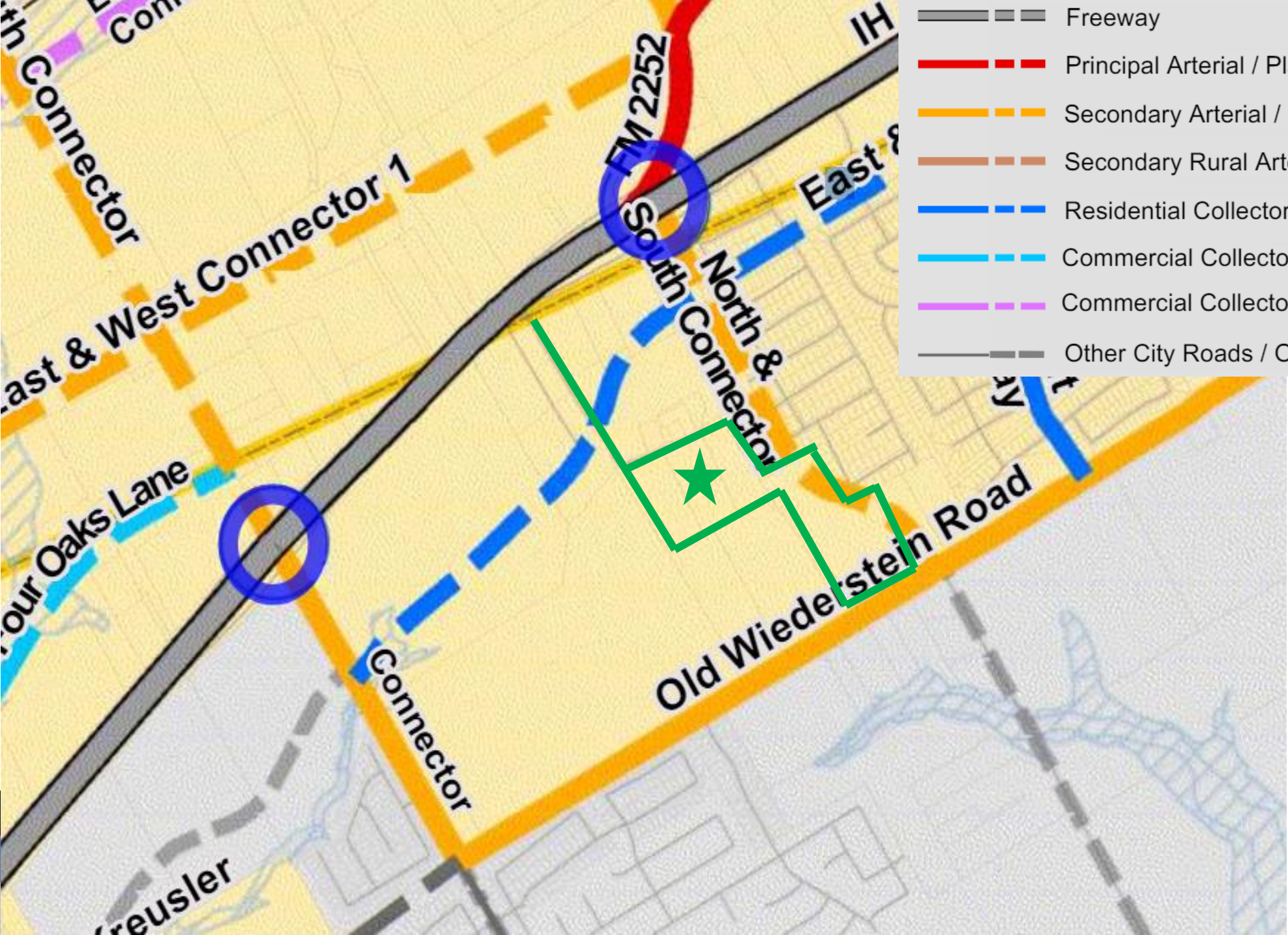
**3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;**

- The area is defined by undeveloped land, rural-like residences, commercial businesses, and a large mixed-use development that includes a multi-family component currently under construction to the west.
- The uses permitted within the proposed zone change would align with what is happening in the wider area.
- Article 9 of the Unified Development Code is in place to ensure any negative impacts on the other residences in the area are mitigated

# 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 Master Thoroughfare Plan :
  - Property abuts the freeway IH35 and Old Weiderstein, a secondary arterial
  - A future east-west connector classified as a residential collector.
  - A future north-south connector classified as a secondary arterial.



- Freeway
- Principal Arterial / Planned (120' - 130' ROW)
- Secondary Arterial / Planned Secondary (90')
- Secondary Rural Arterial / Planned Secondary (90')
- Residential Collector / Planned Collector (70' ROW)
- Commercial Collector A / Planned Collector (70' ROW)
- Commercial Collector B (TOD) / Planned (70' ROW)
- Other City Roads / Other City MTP Planned Roads



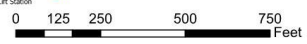
**SCHERTZ**  
COMMUNITY + SERVICE + OPPORTUNITY

DEN-OTT  
(PLZC20240141)

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Planned Residential Collector
- Planned Residential Collector B
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Planned Commercial Collector A
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A

- 1'
- 2'
- 3'
- 4'
- 6'
- 8'
- 10'
- 12'
- 16'
- 18'
- 20'
- 24'
- 30'
- 36'
- Unknown

- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure
- Hydrant
- Manholes
- CMAA Lift Station
- Private Lift Station
- Schertz Lift Station
- CMAA Treatment Plant
- Schertz Treatment Plant
- County Boundaries
- Schertz Municipal Boundary
- ETJ



**SCHERTZ**  
COMMUNITY. SERVICE. OPPORTUNITY.

# UDC SECTION 21.5.4.D Criteria for Approval

## 4. (CONTINUED) 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;

- Water utilities:
  - 12-inch water line along the IH35 access road
  - 16-inch water line that runs through portions of the property
- Sewer:
  - 8-inch line approximately 900-feet to the west in the neighboring property
  - 24-inch sewer line that runs along Dean Road approximately 200 feet to the south of the property.
- The applicant is required to connect to adequate utility facilities per Unified Development Code Article 15 - Easements and Utilities, and a more detailed engineering review will occur at the time of the platting process.
- A public hearing notice was mailed to SCUCISD Independent School District to notify them of the proposed zone change.
- Schertz Fire, EMS, and Police Departments were notified of the zone change and have provided no objections.

# UDC SECTION 21.5.4.D Criteria for Approval

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

- As has been a topic of discussion over the last few years, the significant rise in housing prices supports looking to increase the supply of multi-family housing. The new median home value in SCUCISD has risen to over \$430,000 from \$210,650 in the past 10 years.
- **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 subject property.

# UDC SECTION 21.5.4.D Criteria for Approval

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

- This does not impact City Council's decision.

**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 City Council.

# Recommendation

## Staff Recommendation

- Zone Change Request
  - Conforms to the Comprehensive Plan
  - Meets the intent of the UDC
  - Adheres to the Criteria for Approval
- Therefore, Staff recommends approval of Ord. 24-S-146.

On July 3rd, 2024 the Planning and Zoning Commission met and recommended approval of the request with a 6-0 vote.

On September 3, 2024, City Council approved the request with a 6-1 vote which meets the  $\frac{3}{4}$  affirmative vote requirement.

# COMMENTS AND QUESTIONS