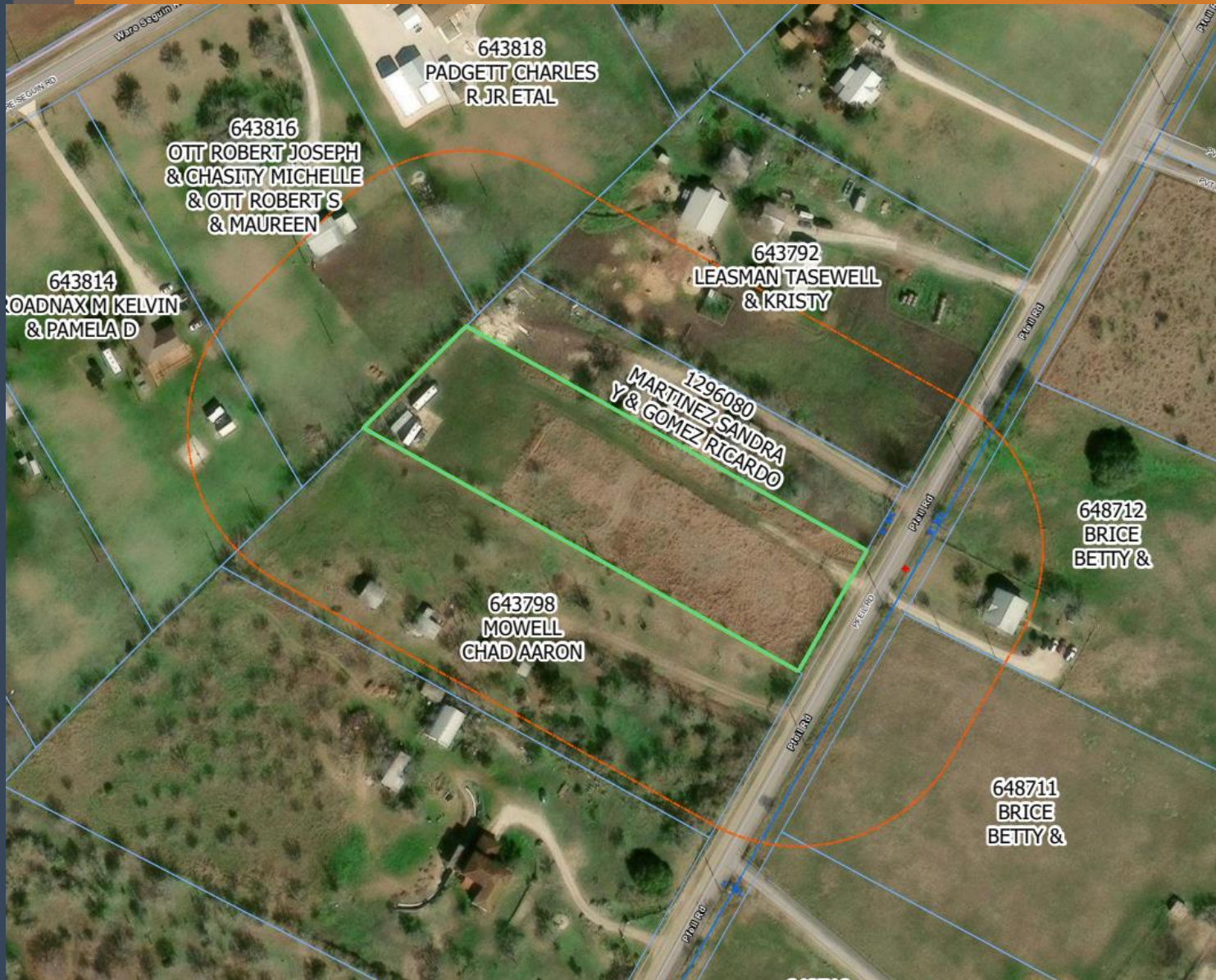


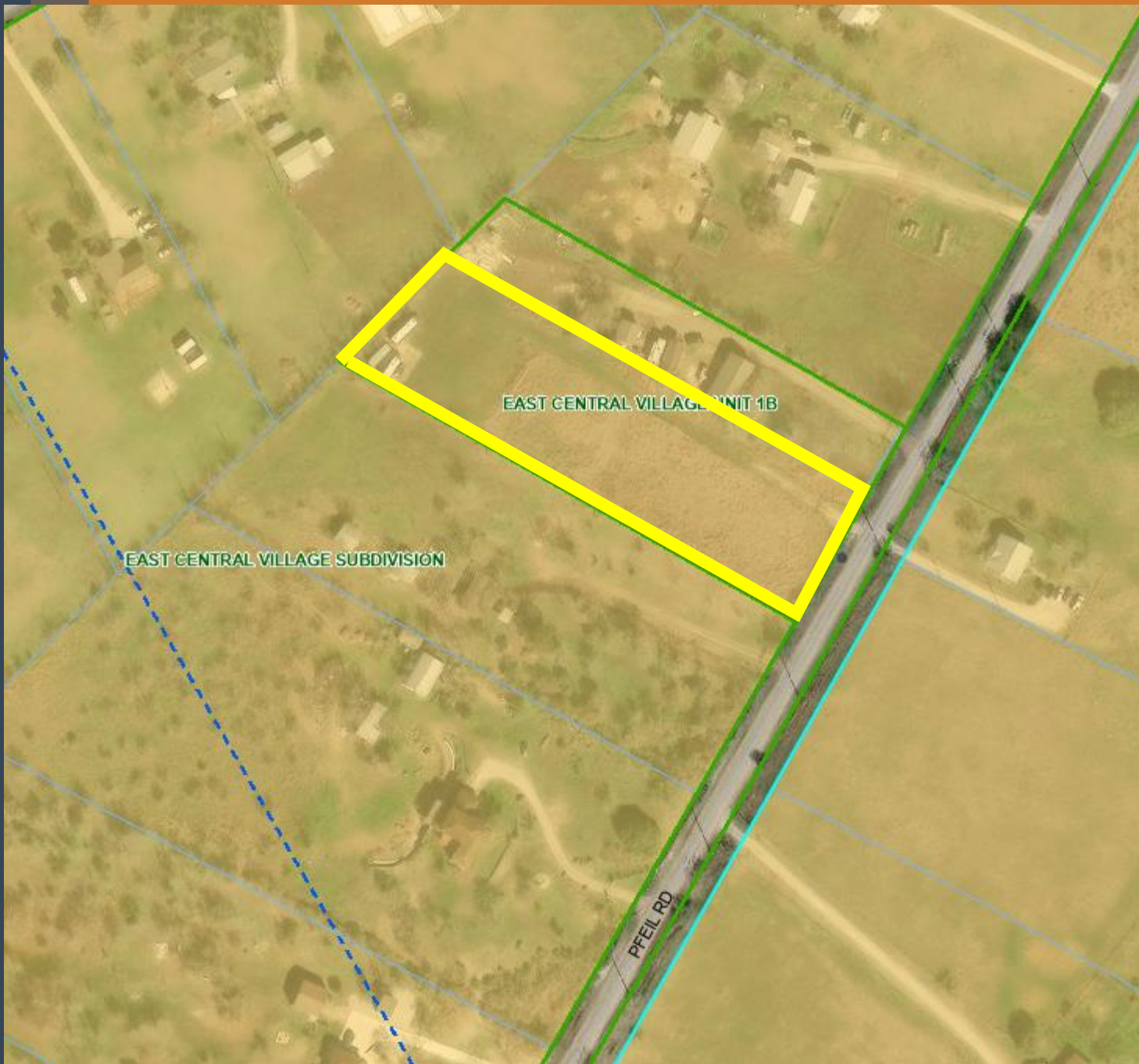
Ordinance 24-S-160

Specific Use Permit for approximately 2 acres of land: 6759 Pfeil Road

Daisy Marquez | Planner



- Approximately 2 Acres
- Bexar PID: 1296079 Existing:
Undeveloped
- 6759 Pfeil Rd
- APZ II
- Platted






	Existing Zoning	Land Use
Subject Property	Single Family Residential /Agricultural District (R-A)	Undeveloped
North	Single-Family Residential/ Agricultural District (R-A)	Residence
South	Single-Family Residential/ Agricultural District (R-A)	Residence
East	Right-of-Way	Pfeil Road
West	Single-Family Residential/ Agricultural District (R-A)	Residence



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City of Schertz

-  Project Boundary
-  Municipal Boundaries
-  200' Buffer



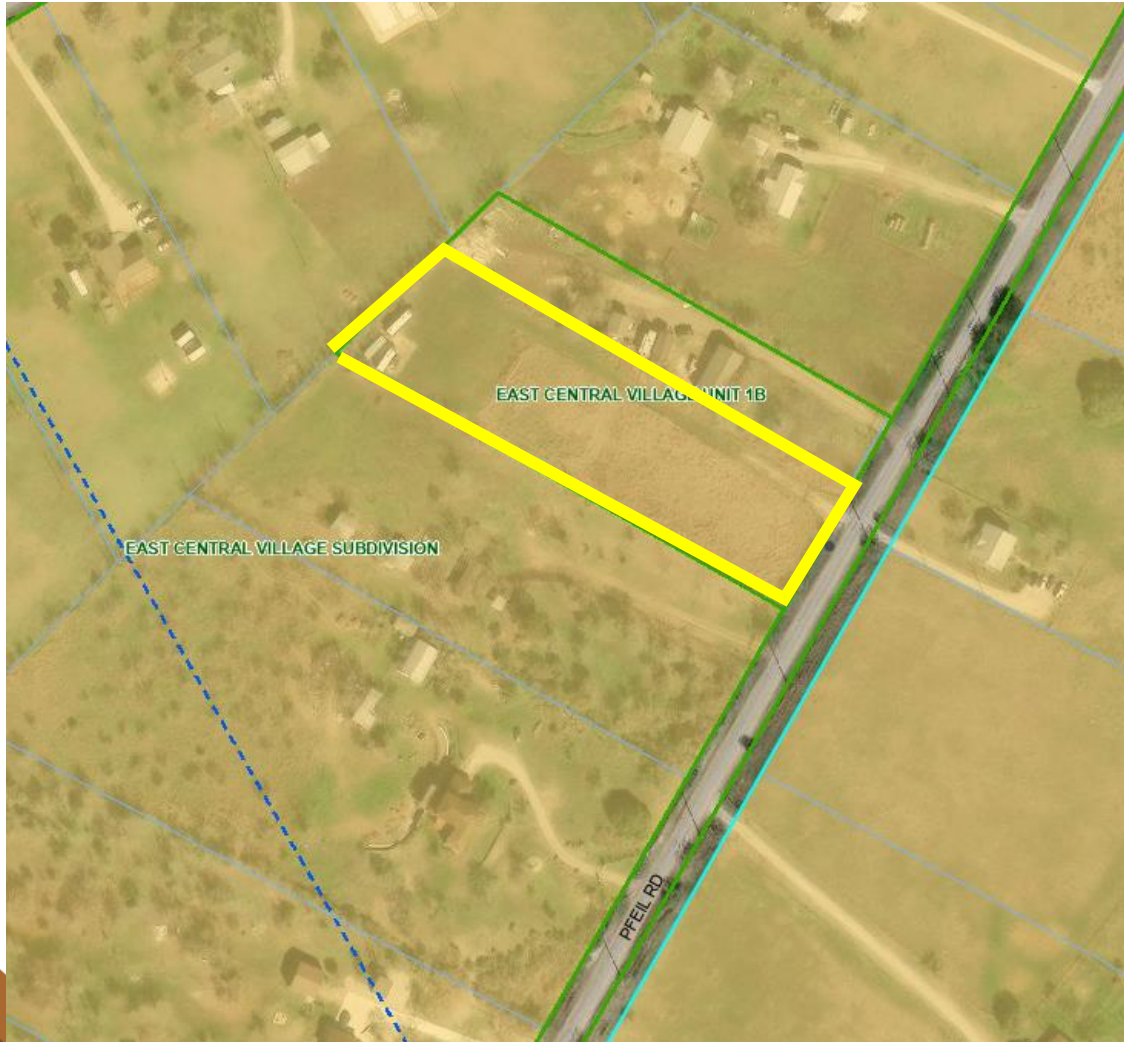
6759 PFEIL RD
(PLSPU20240183)

City of Schertz, GIS Specialist: Alexa Venessa, alexa@schertz.com (202) 619-1174
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these products. Information published on this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

- On September 17, 2024, a total of 10 Public Hearing Notices were sent out.
- Responses Received as of October 2:
 - 1- Opposition,
 - 0-In Favor
 - 1-Neutral
- 1 sign was posted on the property.
- Posted in the “San Antonio Express” 10.23.2024

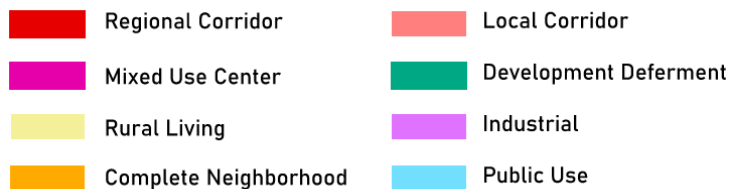
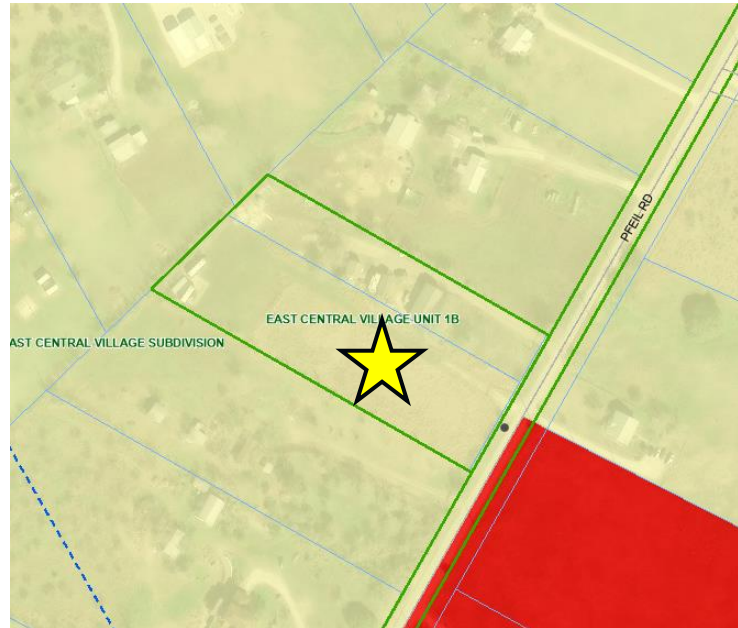
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Proposed



- The applicant is requesting a Specific Use Permit to allow a Manufactured/ Mobile Home on approximately 2 acres of land zoned Single-Family Residential/ Agricultural District (R-A), known as 6759 Pfeil Road.
- The subject property is currently undeveloped and is part of the East Central Village Unit 1B Subdivision.
- As per UDC Section 21.5.8, a Specific Use Permit is required for the placement of a Manufactured Home/ Mobile Home in Single-Family Residential/ Agricultural District (R-A).

UDC SECTION 21.5.11.D Criteria for Approval



1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.
 - The subject property is designated as Rural Living in the Future Land Use Map of the Comprehensive Plan.
 - Rural Living is described as sparse development, natural landscapes, and agricultural activity, that emphasizes compatibility with JBSA.
 - The proposed Specific Use Permit meets the intent of the Rural Living Land Use Designation as it is proposing the placement of a Manufactured Home on approximately 2 acres that is already platted and is intended to be their residence.
 - The applicant has received an affirmative recommendation from JBSA for the proposed use, which is also consistent with the intent of the Rural Living Land Use Designation.

UDC SECTION 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

- The purpose and intent of the Single-Family Residential/ Agricultural District (R-A) is to provide for areas in which agricultural land may be held in such use for as long as practical and reasonable, where development may be premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical constraints as per UDC Section 21.5.5.

UDC SECTION 21.5.11.D Criteria for Approval

2. Continued.

- The proposed use is consistent with the zoning district and the uses allowed within Single-Family Residential/ Agricultural District (R-A). Due to the location of the subject property within the APZ II, the Specific Use Permit was reviewed by JBSA.
- The Specific Use Permit received an affirmative recommendation from JBSA.

UDC SECTION 21.5.11.D Criteria for Approval

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;

- In the surrounding areas, there is sparse residential development along Pfeil Road.
- The applicant is proposing to use the subject property for the same use as the surrounding properties.
- The only difference is that the subject property is proposing a Manufactured Home and a Manufactured Home requires a Specific Use Permit for placement within Single-Family Residential / Agricultural District (R-A).

UDC SECTION 21.5.11.D Criteria for Approval

4. The proposed use will not adversely affect the overall health, safety or general welfare 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 existing Single-Family Residential/ Agricultural District (R-A) zoning of the general area and existing land uses of rural residences are compatible with the proposed manufactured home.
- Additionally, since the property is located within the Accident Potential Zone II (APZ II), they were required to receive an affirmative recommendation of the proposed use from JBSA as per UDC Section 21.5.9.
- The City of Schertz Fire, EMS, and Police Departments have been notified of the Specific Use Permit request to place a Manufactured Home at the subject property and have not provided objections to the request.

UDC SECTION 21.5.11.D Criteria for Approval

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

At this time, the Planning and Zoning Commission and City Council have not provided additional criteria for consideration of the Specific Use Permit.

Recommendation

Staff Recommendation

Staff recommends approval of Ord. 24-S-160 due to the proposed use being consistent with the policies of the Comprehensive Plan and being compatible with the surrounding area.

Planning and Zoning Commission

The Planning and Zoning Commission met on October 2, 2024, and made a recommendation of approval with a unanimous vote.

COMMENTS AND QUESTIONS