

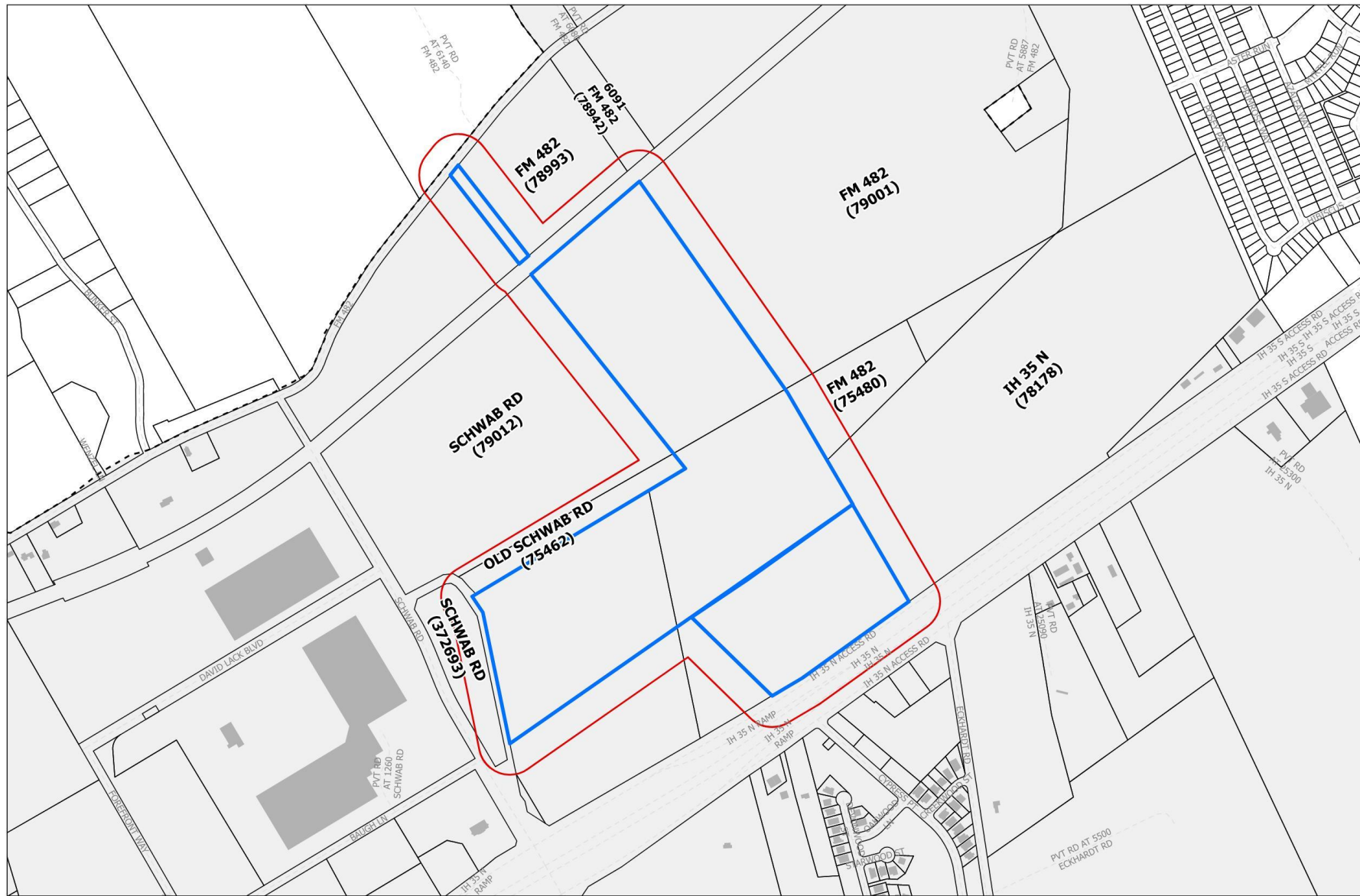
Ord. 24-S-167

Zone Change of approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily District (R-4)

Samuel Haas | Senior Planner

Approx. 100 ac





October 25, 2024: 7
Public Hearing
Notices sent

1 in favor
0 opposed
1 neutral

1 Sign placed on
property

Notice was
published in the SA
Express on
November 13, 2024

SCHERTZ
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Last update: October 17th, 2024

City of Schertz, GIS Specialist: Alea Venezuela, avenenza@schertz.com (210) 619-1174
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City of Schertz
HAUSMAN SQUARE
(PLZC20240249)



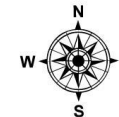
Project Boundary



Schertz ETJ
Boundary

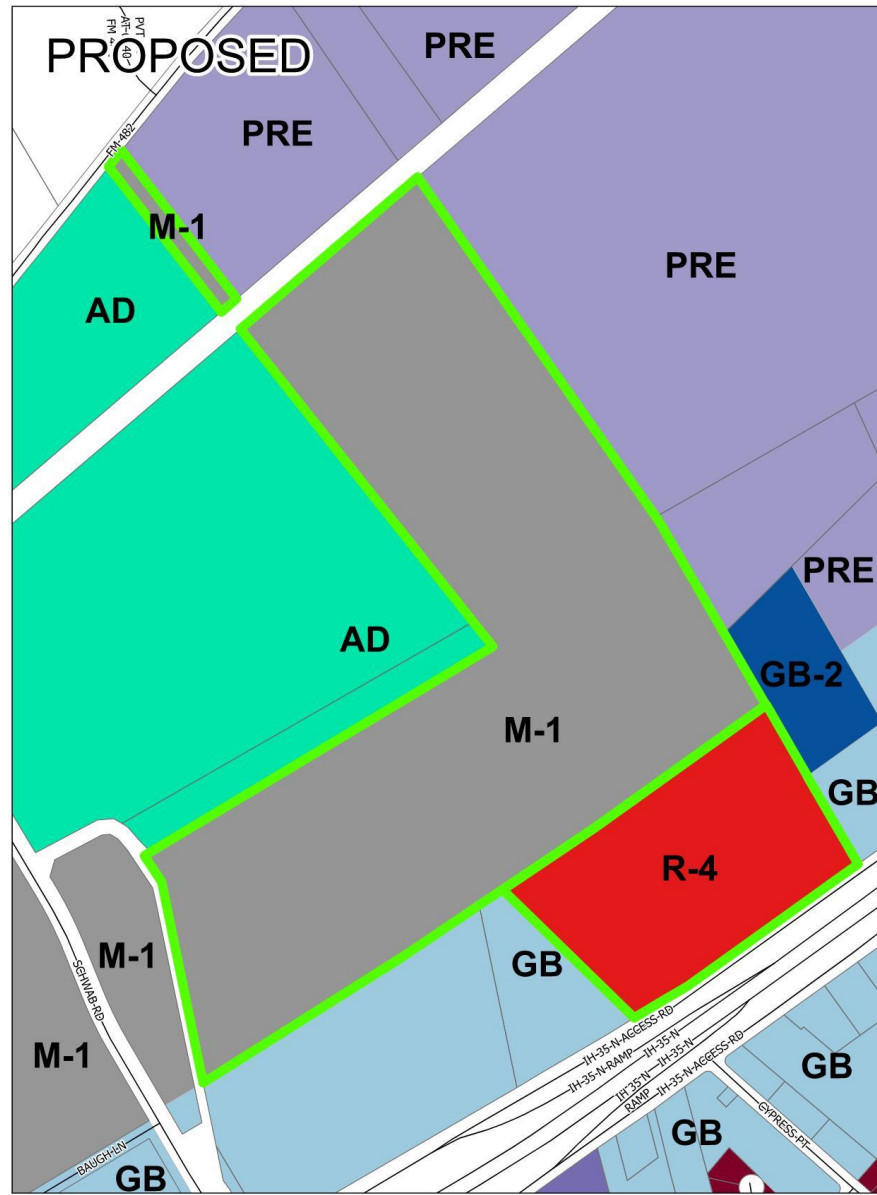
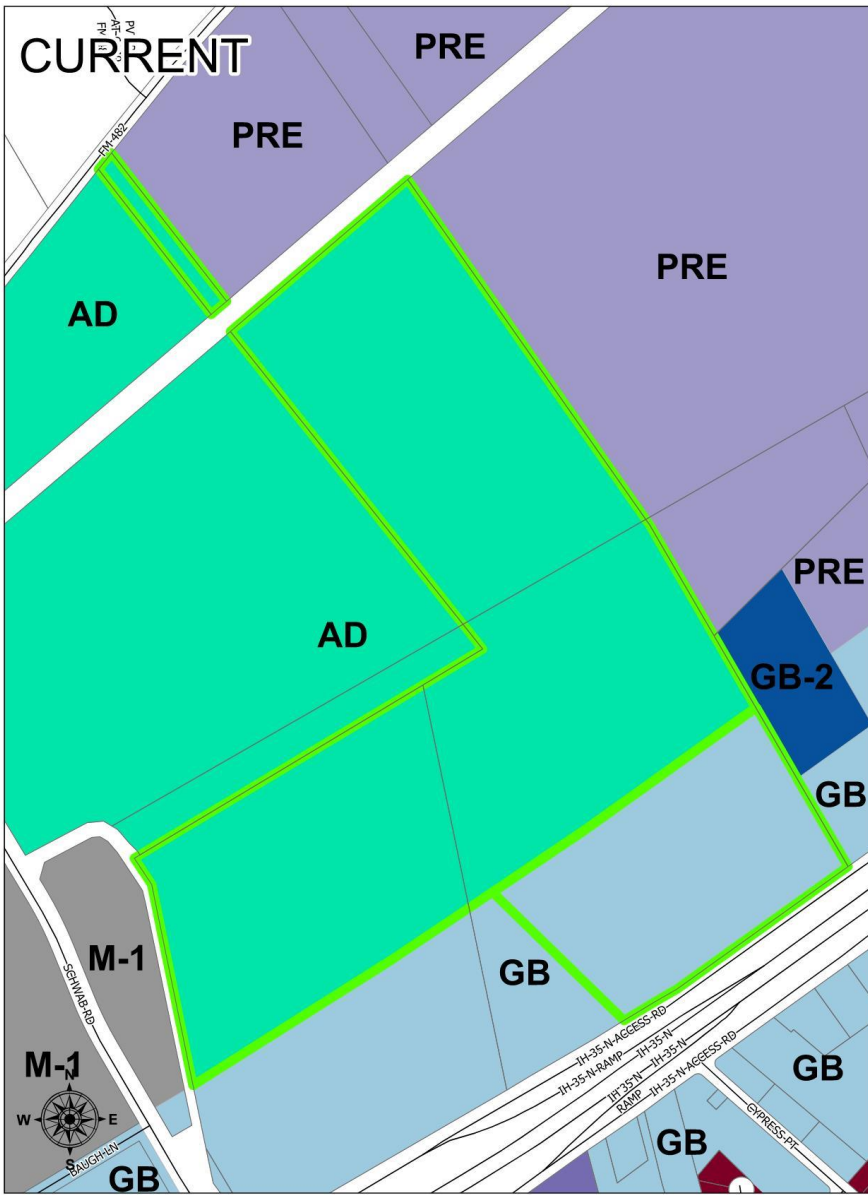
City Limits

200' Buffer



0 250 500 1,000 1,500
Feet

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80.8 acres for Manufacturing Light District (M-1)

19.2 acres for Apartment / Multifamily District (R-4)

-Allow a 350-unit apartment complex

Adjacent Properties	Zoning	Land Use
North	AD & ROW	Undeveloped & UP RR
South	GB & ROW	Undeveloped & IH 35
East	PRE, GB-2, & GB	Undeveloped
West	AD, M-1, & GB	Undeveloped

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PROPOSED ZONING CHANGE

**COMAL COUNTY
HAUSMAN SQUARE
PLZC2024024 9**

Classification

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

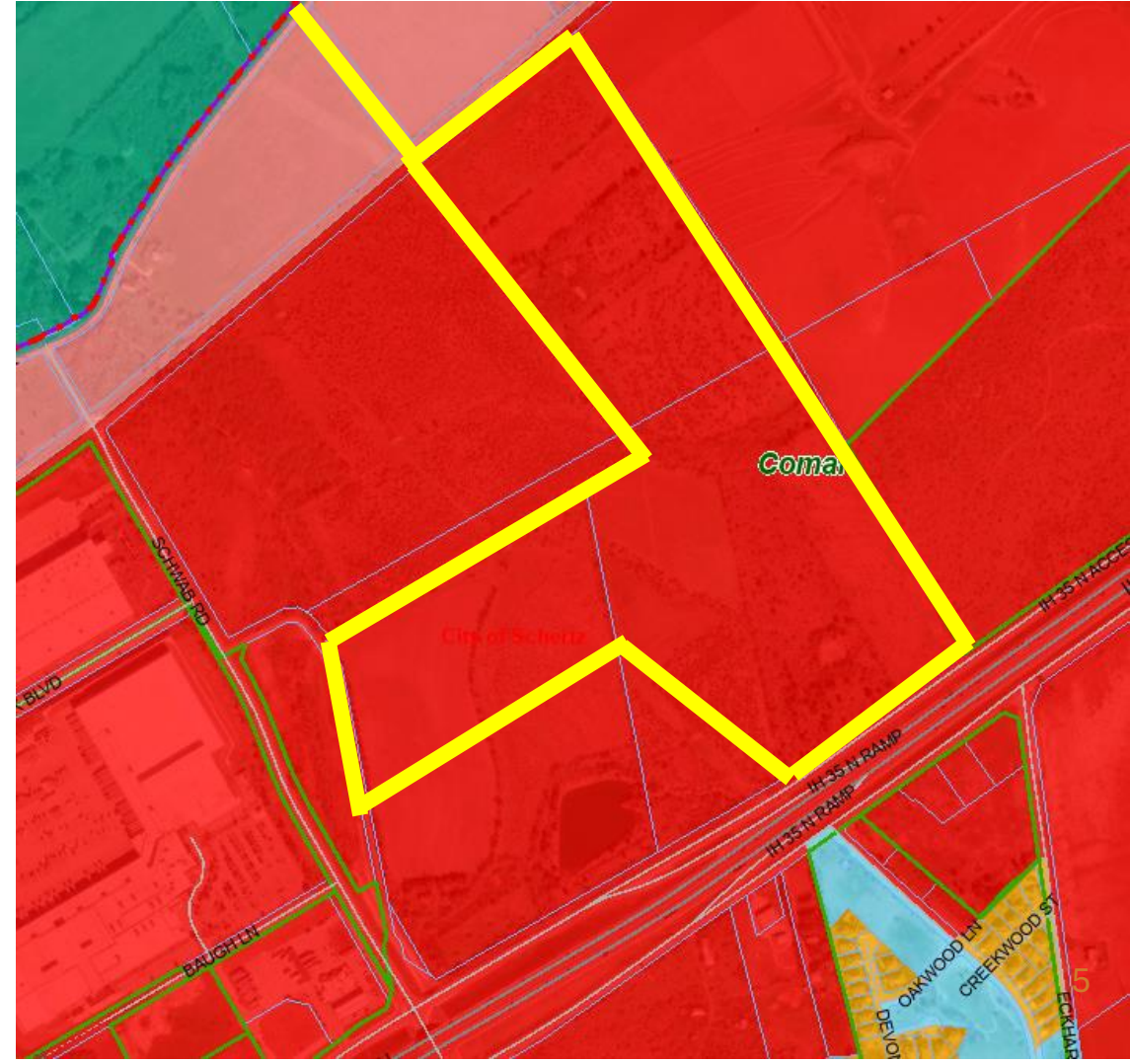


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UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

- The Comprehensive Plan designates this area as "Regional Corridor"
- Intended to provide commercial and entertainment areas along major thoroughfares and large multifamily complexes
- Also, accommodates some warehousing and logistics activity due to proximity to major corridor (IH35)
- For this reason, the proposed zone change is consistent with the Comprehensive Plan.



UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

- Manufacturing Light Districts (M-1) are intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities.
 - Should be located on arterial streets - Schwab Road meets this classification.
 - Co-locating with other M-1 properties helps promote health, safety, and general welfare
- The UDC was recently amended on October 22, 2024, with City Council's approval of Ordinance 24-S-156.
 - This new text to the UDC explicitly states that Apartment / Multifamily Districts (R-4) "shall be located adjacent to arterial streets".
 - Schwab Road and IH 35 meet or exceed this classification.



UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- The immediate area is either largely undeveloped, residential, or has industrial uses.
- The proposed location of the Manufacturing Light District (M-1) and the uses permitted within, is generally appropriate at this location.
- The proposed Apartment / Multifamily District (R-4) being on the frontage of IH 35 is consistent with other residential uses within the immediate area. .

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

- This area of Schertz has developed slowly due to the developmental challenges of extending infrastructure. Additionally, many properties in this area were only recently annexed into the City of Schertz. A large development such as this would help foster future proposals as developing this site would require significant infrastructure investment.

Recommendation

The proposed zone change conforms with the Comprehensive Plan and the surrounding land uses are consistent. Also, this proposal meet the intent and requirements of the UDC.

Therefore, Staff recommends approval of Ord 24-S-167.

The Planning and Zoning Commission held a public hearing on November 6, 2024, and made a recommendation of approval with a 4-0 vote.