

Ordinance 25-S-001

Proposed Zone Change to R-6 at Savannah & Irish Creek Rd

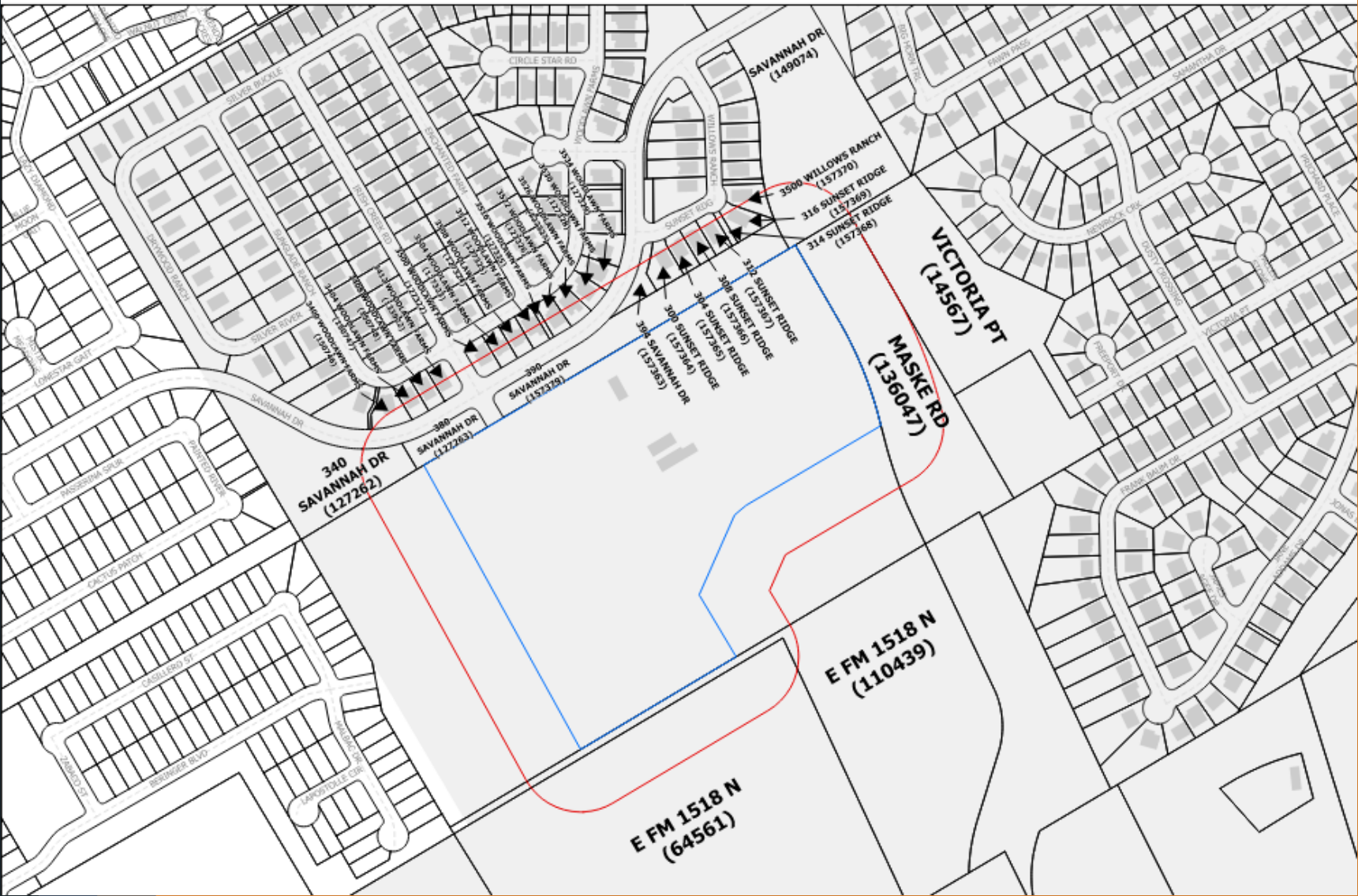
Daisy Marquez | Planner

SCHERTZ
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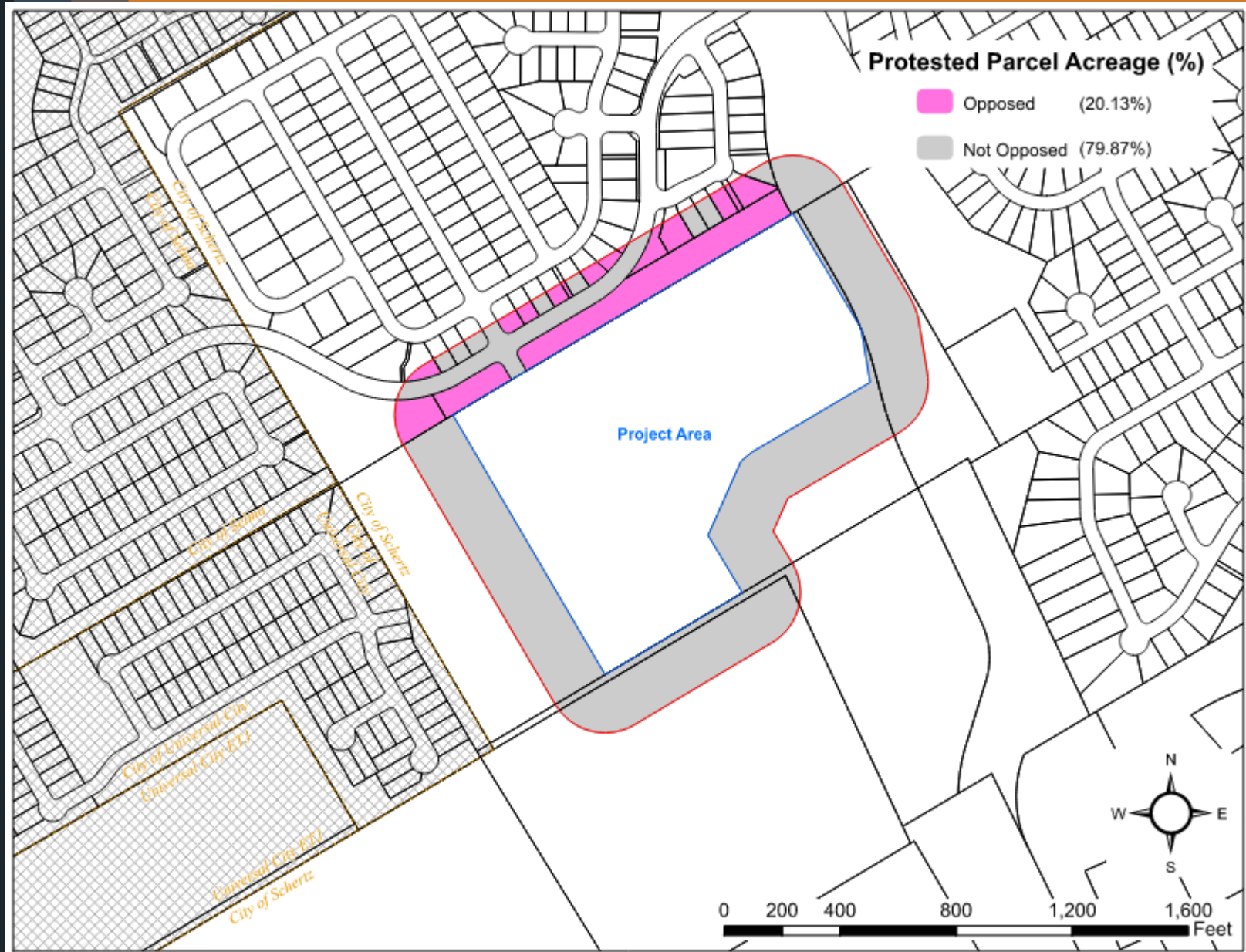


	Zoning	Use
Subject Property Existing:	Single-Family Residential District (R-2)	Polo Farm
Subject Property Proposed:	Single-Family Residential District (R-6)	Single-Family Residences
North	Planned Development District (PDD)	Kensington Ranch Single-Family Residences
South	Single-Family Residential District (R-2)	Undeveloped Agriculture
East	Single-Family Residential District (R-2)	Drainage
West	Single-Family Residential District (R-2) & Universal City	Undeveloped & Single-Family Residences

- 26 Acres
 - A Portion of Guadalupe
- Property ID: 64640

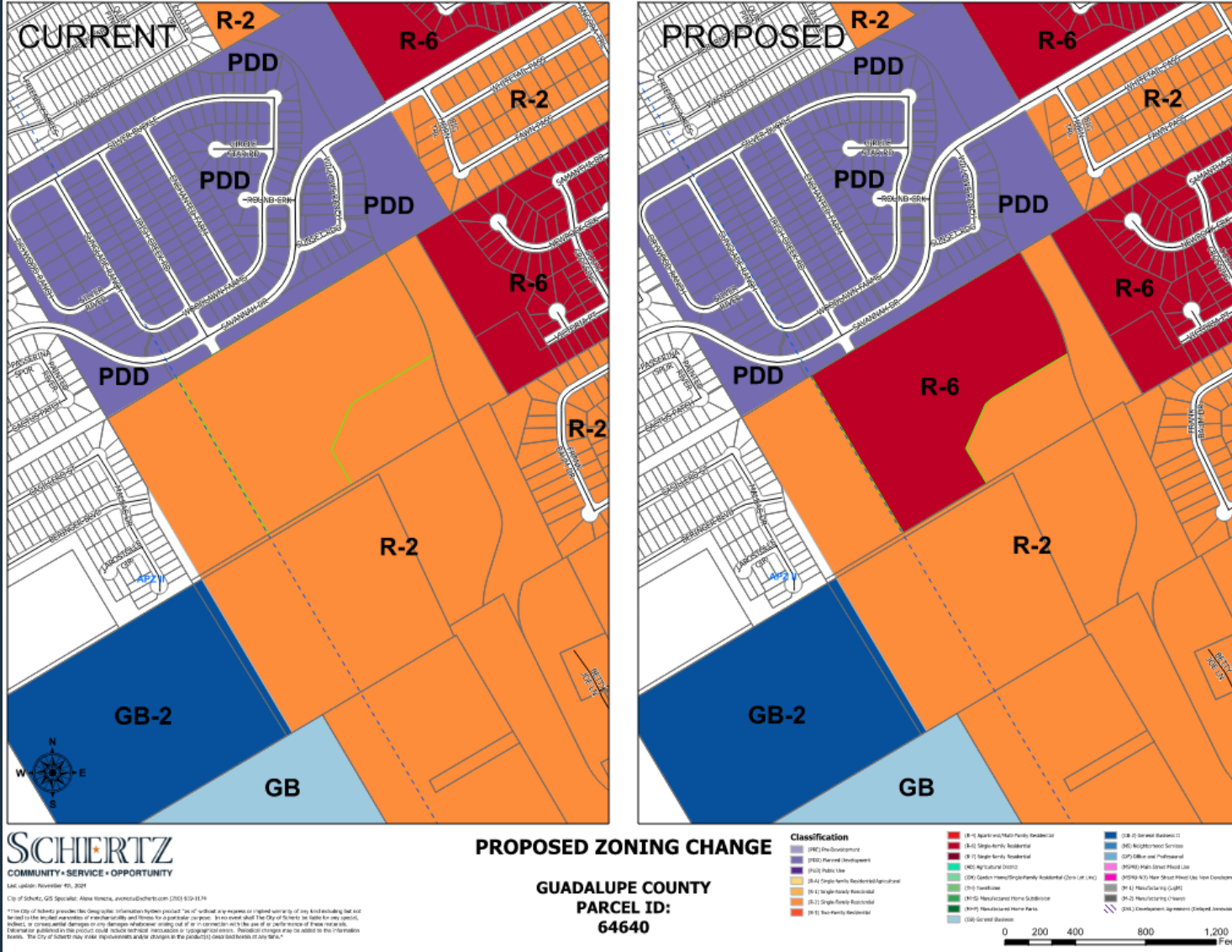


- 22 public notices were sent on 11.19.24
- As of 11.28.24
 - (1) in favor
 - (0) Neutral
 - (19) in Opposition
- A public hearing notice was published “San Antonio Express” on December 18, 2024
- 2 signs were placed by the applicant
- Joint Base San Antonio-Randolph Air Force Base was also notified of the zone change and provided a response.



- LGC, Local Government Code § 211.006(d)
 - Affirmative Action Required
 - The proposed change, must receive, in order to take effect, the affirmative vote of at least three-fourths (3/4) of all members of the City Council according to LGC, Local Government Code 211.006(d).

Background



- All of Property Identification Number 64640 is proposed to be developed, but only 26 acres is being affected by the zone change.
- The portion being requested in the rezone is not within the APZ II.

	Existing	Proposed
	Single-Family Residential District (R-2)	Single –Family Residential District (R-6)
Permitted Uses	Accessory Building, Residential; Bed & Breakfast Inn (S); Church/ Temple (S);Family or Group Home; Gated Community, Golf Course, Municipal Uses; One-Family Dwelling Detached; Park/Playground/ Similar Public Site; School, Public or Private	Accessory Building, Residential; Bed & Breakfast Inn (S); Church/ Temple (S);Family or Group Home; Gated Community, Golf Course, Municipal Uses; One-Family Dwelling Detached; Park/Playground/ Similar Public Site; School, Public or Private
Width & Depth	70’x120’	60’x120’
Area Square Feet	8,400 sqft	7,200 sqft
Setbacks	Front:25’, Side:10’, Rear:20’	Front:25’, Side:10’, Rear:20’
Maximum Height	35’	35’
Maximum Impervious Coverage	50%	50%



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SAVANNAH FARMS / MASTER LAND PLAN OPTION 2

SCHERTZ, TEXAS

OCTOBER 2024



SCALE: 1"=400'

CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
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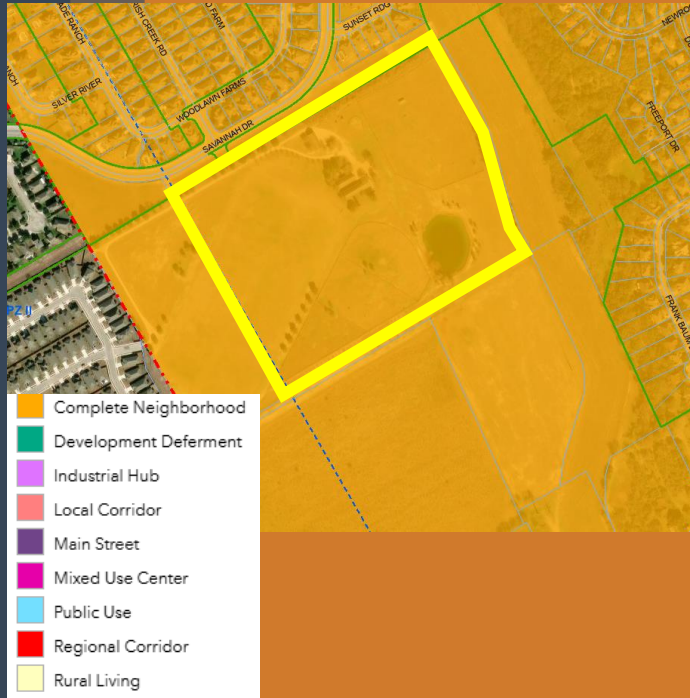


Previous Applications and Proposed Zone Change

- Planned Development District (PDD) Application
 - March 2024 P&Z and April 2024 City Council
 - Proposed to not allow residential development within the APZII and only allow residential development within the 26 acres outside of the APZ II.
 - The creation of the PDD to prevent the development of residence within the APZ II was determined to be a community benefit by Staff.
- Proposed Single-Family Residential (R-6)
 - Only proposing to rezone the 26 acres outside of the APZ II to a higher density
 - Does not provide a community benefit as it excludes the remaining acreage within the APZ II, which contributes to Staff's recommendation of denial.

UDC SECTION 21.5.11.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.



- Complete Neighborhood Land Use Designation
 - Mixture of housing options with supporting land uses
 - When considering housing density and commercial activity, factor:
 - Roadway classification
 - Conflicts among land uses
 - Undue concentration and diffusion of population
- Single-Family Residences do meet the intent of the Complete Neighborhood Land Use Designation.
- Within the immediate area, R-6 does not implement or meet the intent of Complete Neighborhood.
 - Surrounding small lots existing
 - Concentrates the population on Savannah
- Existing Single-Family Residential District (R-2) does implement the Complete Neighborhood Land Use Designation
 - Promotes Mixture of Housing
 - Transition from existing small lots to commercial on Maske

Zoning	Use	Minimum Lot Size	Lot Dimension
Planned Development District (PDD)	Kensington Ranch Estates Single-Family Residences	IN APZ: 10,800 sqft ----- Outside APZ: 7,200 sqft	Width: 90' Depth: 120' ----- Width: 60' Depth: 120'

Zoning	Use	Minimum Lot Size	Lot Dimension
Single-Family Residential District (R-6)	Single-Family Residences (Ashley Place)	7,200 sq.ft.	Width: 60' Depth: 120'

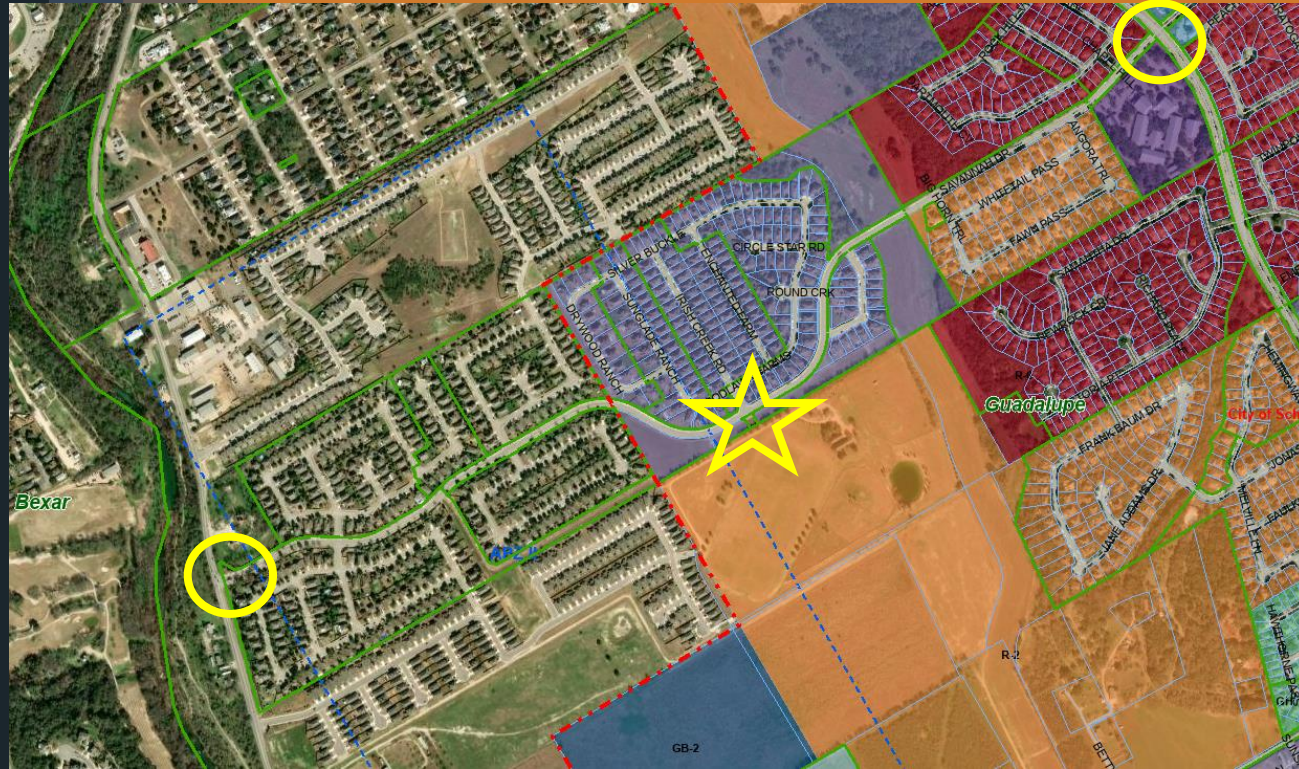


Universal City

Zoning	Use	Minimum Lot Size	Lot Dimension
Single-Family Residential District (R-2) & Universal City	Undeveloped & Single-Family Residences (Orchard Park)	Approximately 6,000 sq.ft.	Approximately: Width: 50' Depth: 120'

UDC SECTION 21.5.11.D Criteria for Approval

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



- When considering the surrounding uses and the Comprehensive Land Use Plan, the existing R-2 better promoted the health, safety, and general welfare of the City
 - Existing traffic concerns on Savannah and FM 1518 and Schertz Parkway intersections
 - Existing sight visibility concerns

UDC SECTION 21.5.11.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 existing Single-Family Residential District (R-2) is more compatible and appropriate with the existing uses in the immediate area to promote a mixture of housing options.

UDC SECTION 21.5.11.D Criteria for Approval

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

- Previous zoning discussions at the City Council have established a policy that if a proposed zone change would not result in an inherently better development than what could potentially develop with the current zoning, then the proposed zone change would not be desired.
- Significant opposition by residents to higher density
 - Sight Visibility concerns at major intersections along Savannah
 - Existing traffic concerns on Savannah
 - Potential for increased traffic concerns on Savannah
- Published article in “Community Impact News” and Universal City City Council Agenda shows a large conceptual development.
 - Currently no other applications at this time within the City of Schertz.
 - The conceptual plan does not impact Staff opinion and recommendation of denial for Ord. 25-S-0001.

Recommendation

Staff Recommendation:

Staff recommends denial of Ordinance 25-S-001.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing on December 4, 2024, for the item and made a recommendation of approval to the City Council with a 4-2 vote, with Chairman Outlaw and Commissioner McMaster voting nay.