

# Ord. 25-S-003

Zone Change of 20 acres of land from General Business District (GB), Agricultural District (AD), and Pre-Development District (PRE) to Middle Density Residential District (R-5)

**Samuel Haas | Senior Planner**

Approx. 20 ac



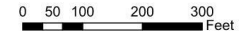
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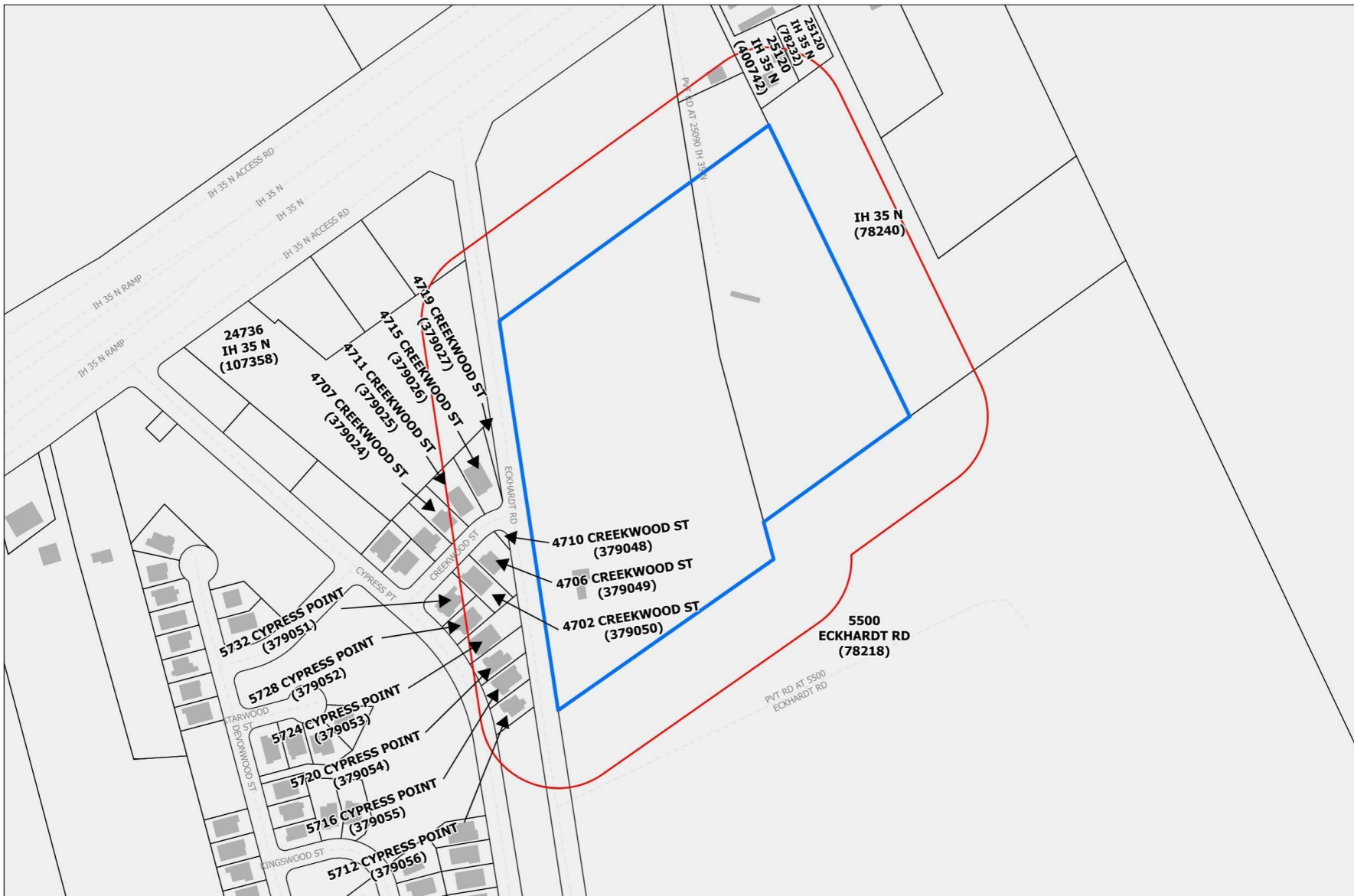
**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

5524 ECKHARDT RD  
PLZC20240285

- |             |                            |                                  |    |     |         |                     |                         |                      |                            |
|-------------|----------------------------|----------------------------------|----|-----|---------|---------------------|-------------------------|----------------------|----------------------------|
| Highways    | Freeway                    | Planned Secondary Rural Arterial | 1" | 8"  | 20"     | Schertz Gravity     | Hydrant                 | Schertz Lift Station | County Boundaries          |
| Major Roads | Principal Arterial         | Residential Collector            | 2" | 10" | 24"     | Schertz Pressure    | CMA Lift Station        | CMA Treatment Plant  | Schertz Municipal Boundary |
| Minor Roads | Planned Principal Arterial | Planned Residential Collector    | 3" | 12" | 30"     | Neighboring Gravity | Schertz Treatment Plant | Private Lift Station | ETD                        |
|             | Secondary Arterial         | Planned Commercial Collector B   | 4" | 16" | 36"     | Private Pressure    |                         |                      |                            |
|             | Planned Secondary Arterial | Commercial Collector A           | 6" | 18" | Unknown |                     |                         |                      |                            |
|             | Secondary Rural Arterial   | Planned Commercial Collector A   |    |     |         |                     |                         |                      |                            |



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November 22, 2024:  
16 Public Hearing  
Notices sent

0 in favor  
0 opposed  
0 neutral

1 Sign placed on  
property

1 Addt'l PH notice  
was sent to Comal  
ISD

December 18, 2024  
notice was  
published in the "SA  
Express"



Project Boundary



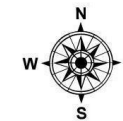
Schertz ETJ  
Boundary

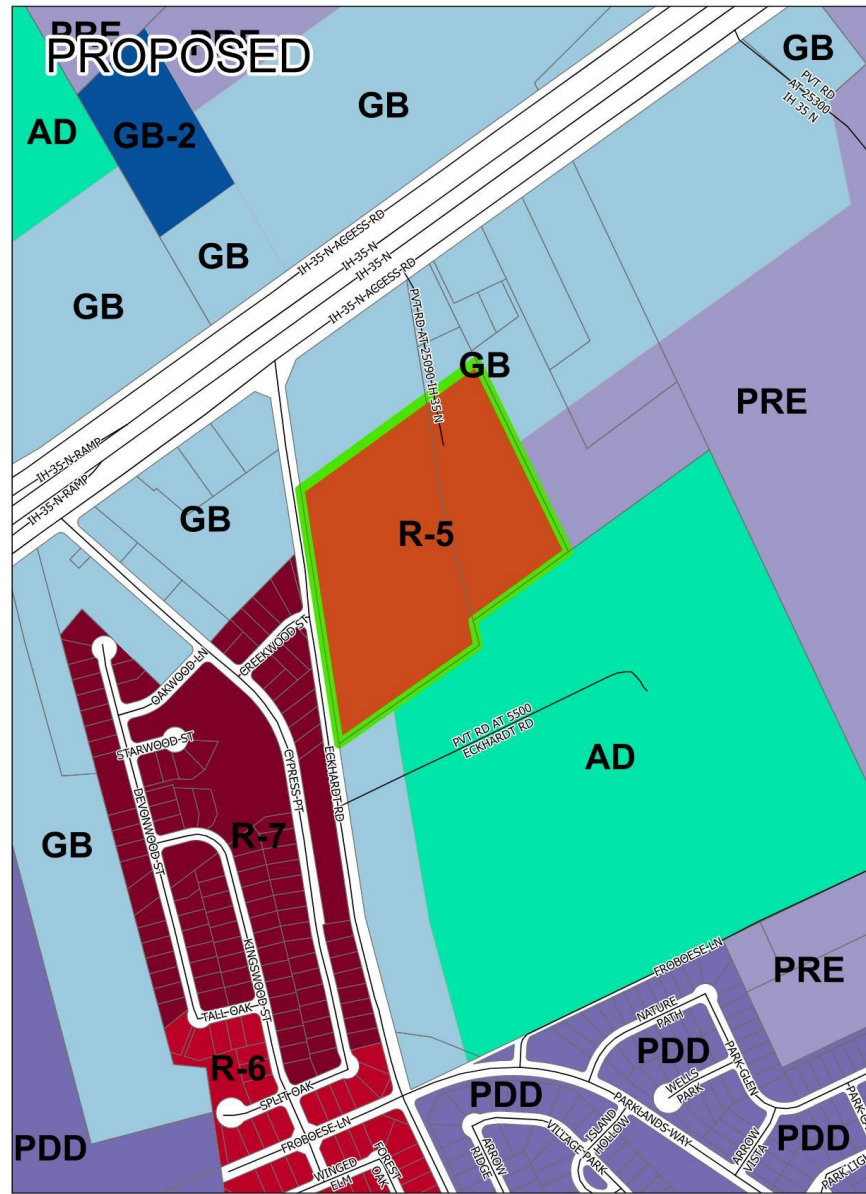
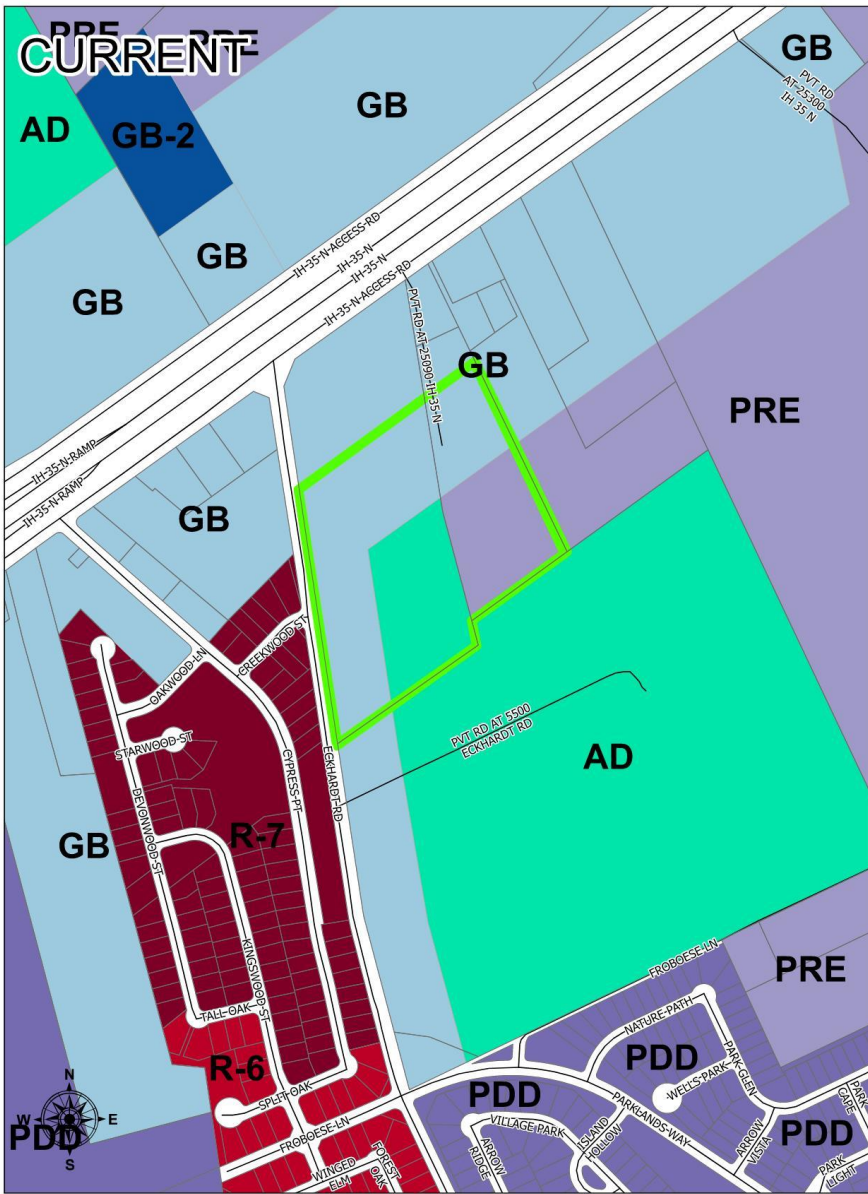


City Limits



200' Buffer





Applicant proposing portions of their property to be rezoned to Middle Density Residential District (R-5)

Adjacent Properties	Zoning	Land Use
North	GB	Undeveloped
South	GB & AD	Rural Residence/Ag Use
East	GB	Commercial & Residential
West	ROW	Eckhardt Rd.

**PROPOSED ZONING CHANGE**

**COMAL COUNTY  
PARCEL IDs:  
75449 & 78233**



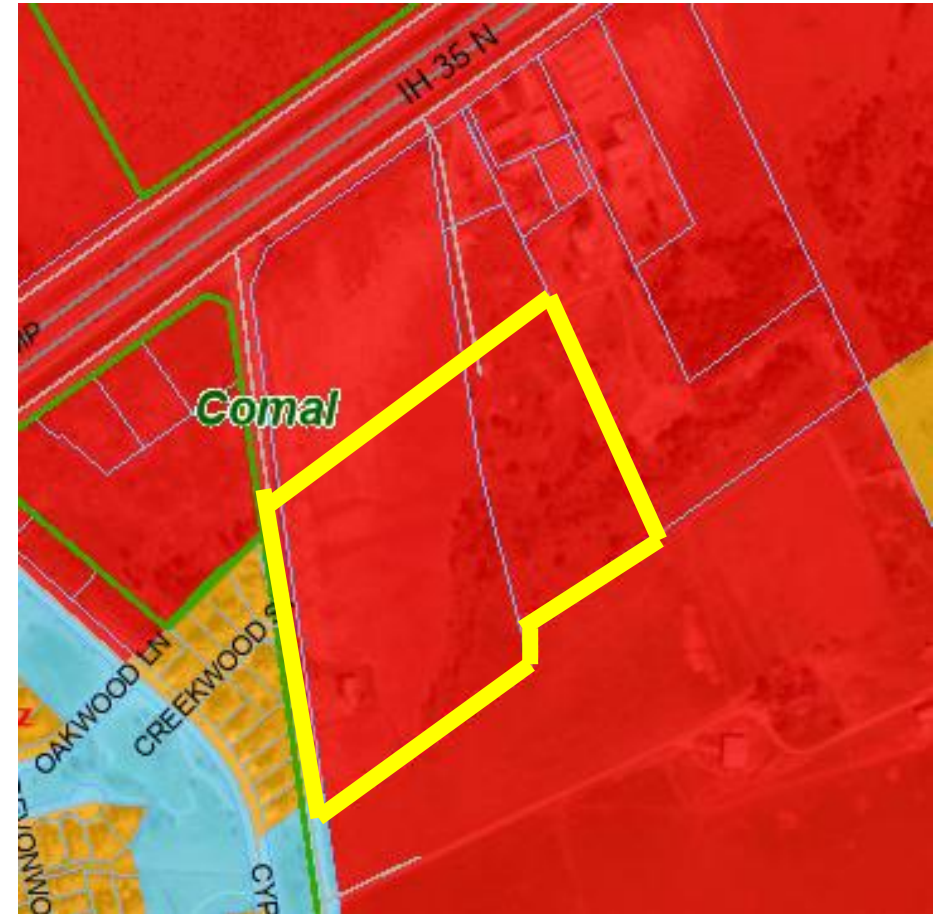
## Middle Density Residential District R-5

<b>Density</b>	<b>12 Dwelling Units / acre</b>
<b>Min Lot Size</b>	<b>¼ acre</b>
<b>Setbacks</b>	<ul style="list-style-type: none"><li>• <b>Front – 25 ft.</b></li><li>• <b>Side – 10 ft.</b></li><li>• <b>Rear – 10 ft.</b></li></ul>
<b>Max Height</b>	<b>35 ft.</b>
<b>Impervious Coverage</b>	<b>80%</b>
<b>Parking</b>	<b>1.5 spaces / unit</b>
<b>Adhere to all MF Site Design Requirements – Article 9</b>	

# 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 multifamily complexes
- 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.

- 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 established Middle Density Residential District (R-5) which was crafted with the intent to encourage multifamily developments that would be less-dense and thus more compatible with existing single-family subdivisions.
- The UDC also strives to "ensure the safe, orderly and efficient development and expansion of the City" and to "prevent the overcrowding of land and avoid undue concentration or diffusion of population“
- This request is consistent with the UDC and thus promotes the health, safety, and general welfare.

# 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;**

- Uses within Middle Density Residential District (R-5) are consistent and appropriate with the immediate area.

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

- This applicant previously requested a rezone for Apartment / Multifamily District (R-4) for this property. However, at the November 6, 2024, Planning and Zoning Commission meeting, the applicant indicated that the goal was for a less-dense multifamily development. The Commissioners and Staff both recommended Middle Density Residential District (R-5) as a more compatible zoning request. The applicant withdrew the Apartment / Multifamily District (R-4) request and reapplied with a Middle Residential Density District (R-5) request.

# Recommendation

**The proposal is consistent with the Comprehensive Plan and surrounding land uses and meets the intent of the UDC.**

**Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.**

**Therefore, Staff recommends approval of Ord. 25-S-003.**

**The Schertz Planning and Zoning Commission met on December 4, 2024, and made a recommendation to approve the request with a 6-0 vote.**