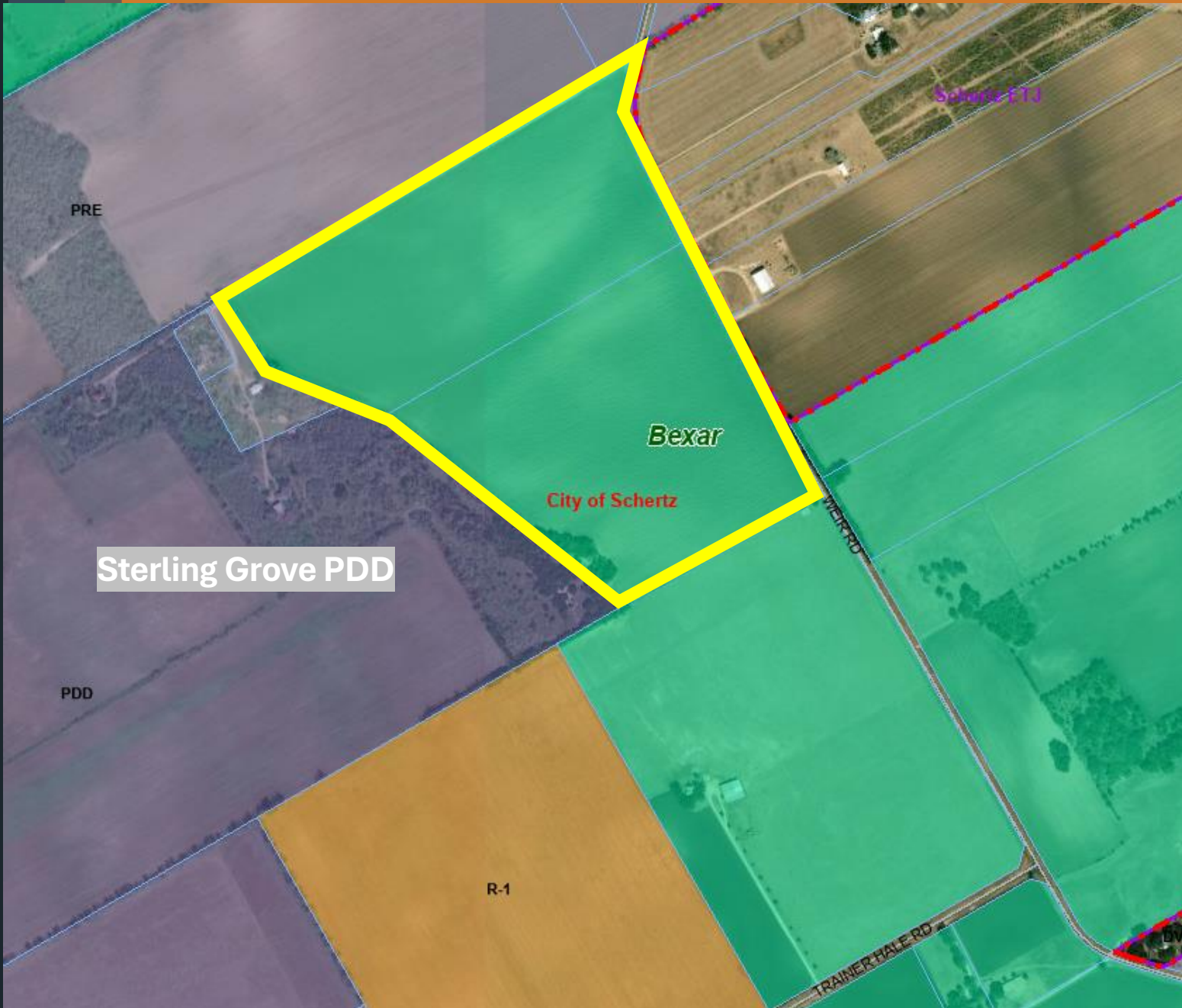


Ordinance 25-S-002

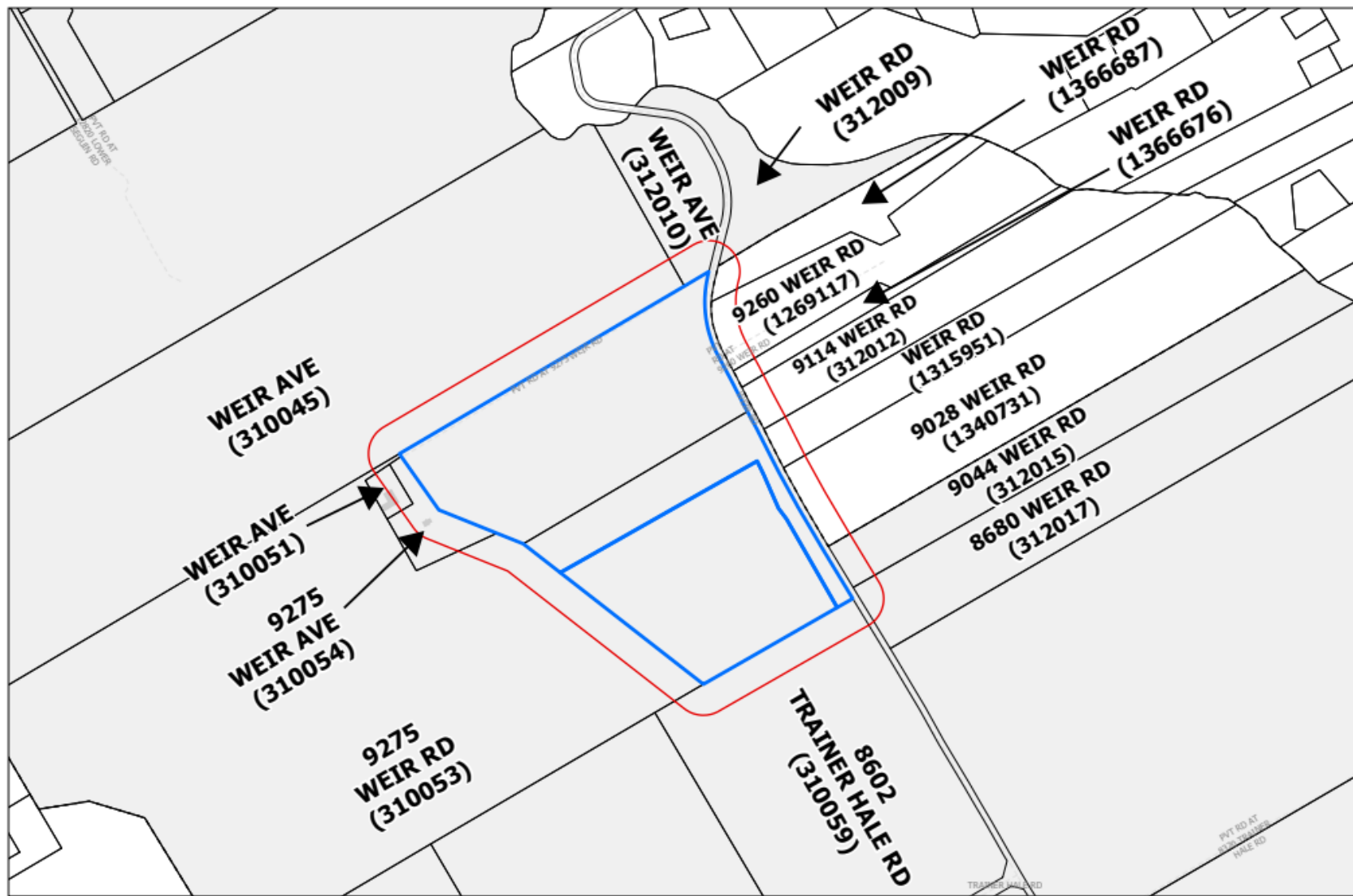
Proposed Zone Change to R-2 & R-6 along Weir Road

Daisy Marquez | Planner



	Zoning	Use
Subject Property	Agricultural District (AD)	Undeveloped
North	Pre-Development District (PRE)	Undeveloped
South	Agricultural District (AD)	Undeveloped Agriculture
East	Right-of-Way	Weir Road (Principal Arterial)
West	Planned Development District (PDD) & Pre-Development District (PRE)	Undeveloped Sterling Grove PDD and Undeveloped Agriculture

- 85 Acres
- Undeveloped
- Unplatted
- Bexar ID: 310048
- Bexar ID: 1190132



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Last update: November 29, 2024

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City of Schertz

PARCEL IDs:
310048 & 1190132



Project Boundary



City Limits

Schertz ETJ Boundary

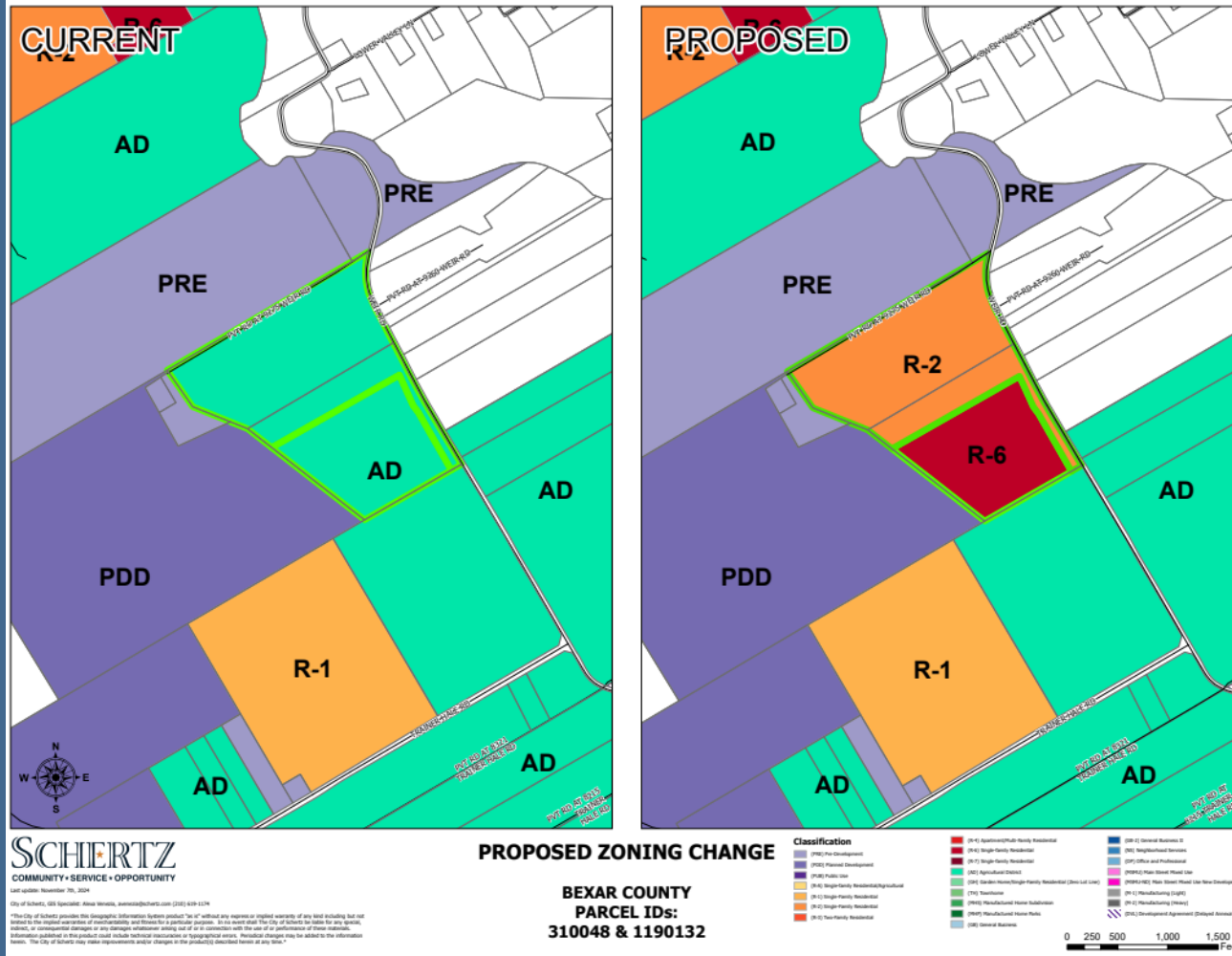
200' Buffer



- 11 public notices were sent on 11.19.24
- As of 12.5.24
 - (3) in favor
 - (0) Neutral
 - (1) in Opposition
- A public hearing notice was published in the “San Antonio Express” on December 18, 2024
- 2 signs were placed by the applicant

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Background



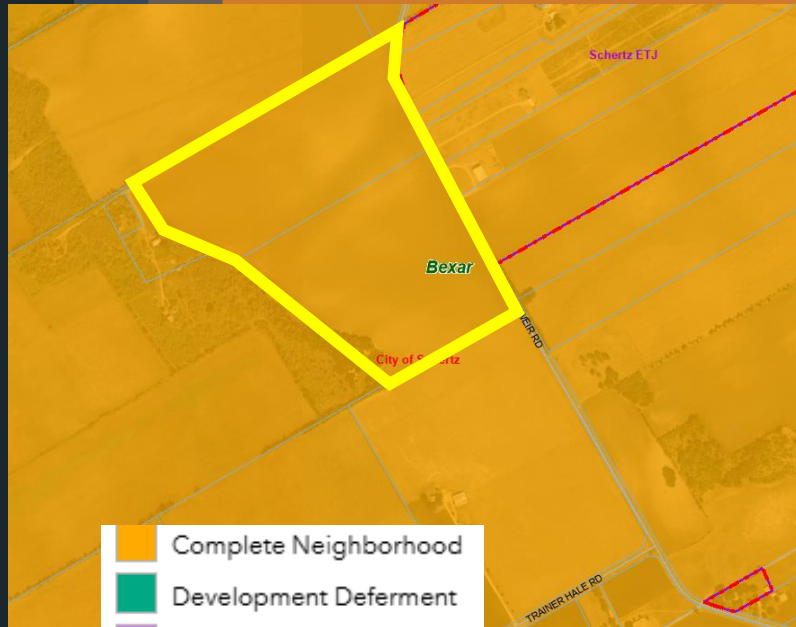
KRUEGER-MARTIN ZONING TABLE		
CONDITION	ZONING	AREA
EXISTING	AD	84.232
PROPOSED TRACT A	R-2	54.232
PROPOSED TRACT B	R-6	30.000

	Existing	Proposed	Proposed
	Agricultural District (AD)	Single-Family Residential District (R-2)	Single –Family Residential District (R-6)
Permitted Uses	Accessory Building, Residential; Agricultural/Field Crops; Airport, Heliport, or Landing Field; Bed & Breakfast Inn (S); Building Material & Hardware Sales; Cemetery or Mausoleum (S); Church, Temple, Synagogue, Mosque, or Other Place of Worship (S); Convenience Store W/out Gas Pumps (S); Family or Group Home; Heavy Equipment Sales, Service or Rental (S); In Home Daycare (S); Livestock; Municipal Uses; Nursery, Major (S); Nursery, Minor; One-Family Dwelling Detached; Park/Playground/Similar Public Site; Recreational Vehicle Park (S); School, Public or Private; Stable, Commercial; Tool Rental (S); Veterinarian Clinic/Kennel Indoor; Veterinarian Clinic/ Kennel Outdoor; Welding/ Machine Shop (S)	Accessory Building, Residential; Bed & Breakfast Inn (S); Church, Temple, Synagogue, Mosque, or Other Place of Worship (S); Family or Group Home; Gated Community, Golf Course, Municipal Uses; One-Family Dwelling Detached; Park/Playground/ Similar Public Site; School, Public or Private; In Home Daycare (S)	Accessory Building, Residential; Bed & Breakfast Inn (S); Church, Temple, Synagogue, Mosque, or Other Place of Worship (S) ;Family or Group Home; Gated Community, Golf Course, Municipal Uses; One-Family Dwelling Detached; Park/Playground/ Similar Public Site; School, Public or Private; In Home Daycare (S);
Width & Depth	100'x100'	70'x120'	60'x120'
Area Square Feet	217,800 sqft	8,400 sqft	7,200 sqft
Setbacks	Front: 25', Side: 25', Rear: 25'	Front:25', Side:10', Rear:20'	Front:25', Side:10', Rear:20'
Maximum Height	35'	35'	35'
Maximum Impervious Coverage	30%	50%	50%

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.

- Does implement the policies of the adopted Comprehensive Land Plan.
 - Complete Neighborhood
- R-6 and R-2 within the same development



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.

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 proposed R-6 & R-2 acts as a transitional use to the existing undeveloped agricultural land.

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 proposed (R-2) and (R-6) are appropriate for development in the immediate area.
- The maximum tract size that can be zoned (R-6) is 30 acres.
- (R-6) and (R-2) are intended for detached single-family homes, together with schools, churches, and parks necessary to create basic neighborhood units.

3. Continued

Sterling Grove PDD

Table One– Dimensional Requirements

Code	Classification	Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements	
		Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft		Max. Ht.	Max. Coverage
SFR1	Single Family	6,050	55	110	20*	10	15**	2	35	60%
SFR2	Single Family	7,150	65	110	20*	10	15**	2	35	60%
								2	35	50%

* minimum front yard setback of 20 feet.
** minimum side and rear yard setbacks of 15 feet.

The subject property is adjacent to a portion of the Planned Development District (PDD) Sterling Grove.

UDC Requirements

Table 21.5.7.A DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS

Code	Zoning District	Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		Key
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	h, j, k, l, m, o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	h, j, k, l, m, o
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	h, k, l, m, n, o

The proposed zone change is consistent with the surrounding Sterling Grove PDD

UDC SECTION 21.5.11.D Criteria for Approval

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

The Planning and Zoning Commission and City Council have not provided additional criteria for the proposed zone change.

Recommendation

Staff Recommendation:

The proposed zone change meets the intent of the Comprehensive Land Use Plan-Future Land Use Map and is appropriate with the existing uses in the immediate area. Staff recommends approval of Ordinance 25-S-002.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing for the item on December 4, 2024, and made a recommendation of approval to City Council with a unanimous vote.