

Ord. 25-S-011

Proposed Zone Change to R-6 in Aviation Heights

Daisy Marquez | Planner



	Zoning	Use
Subject Property	Single-Family Residential District (R-2)	Undeveloped
North	Single-Family Residential District (R-2)	Open Space/ Single-Family Residence
South	Public Right-of-Way, Single-Family Residential District (R-2)	Aviation Ave/ Single-Family Residences
East	Single-Family Residential District (R-2)	Single-Family Residences
West	Single-Family Residential District (R-2)	Single-Family Residences



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City of Schertz
Proposed Rezone
305 Aviation Ave
(PLZC20250032)

Project Boundary Parcels
200' Buffer

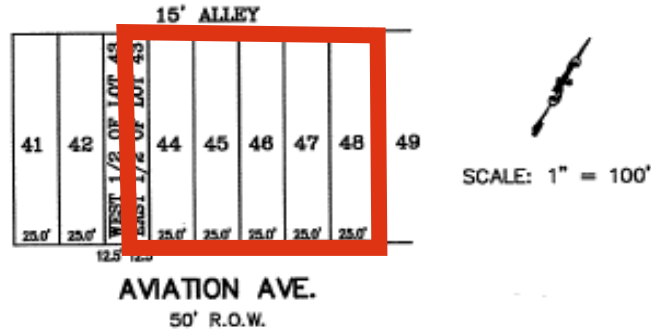


City of Schertz, 100 Spenner Rd, Schertz, TX 78152
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The City of Schertz provides this Geographic Information System (GIS) data as a reference only and does not constitute a warranty of accuracy. The City of Schertz is not responsible for the use of this data. The City of Schertz is not responsible for the use of this data. The City of Schertz is not responsible for the use of this data. The City of Schertz is not responsible for the use of this data.

- 27 Public notices were sent on 02.19.2025
- As of today
 - (0) in favor
 - (0) Neutral
 - (3) in Opposition
- A public hearing notice was published in the “San Antonio Express”
- sign was placed by the applicant

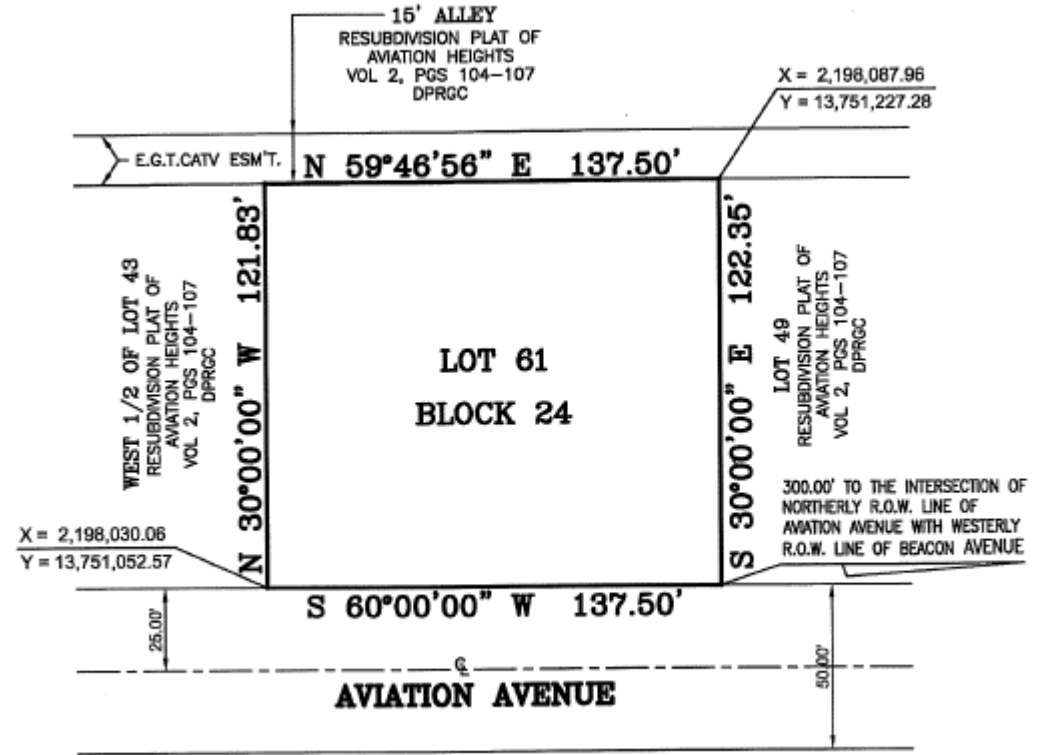
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Background



AVIATION AVE.
50' R.O.W.
SUBJECT AREA BEING AMENDED

BEING THE EAST HALF OF LOT 43, AND ALL OF LOTS 44, 45, 46, 47 AND 48, BLOCK 24, RESUBDIVISION PLAT OF AVIATION HEIGHTS, RECORDED IN VOLUME 2, PAGES 104-107, THE DEED AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

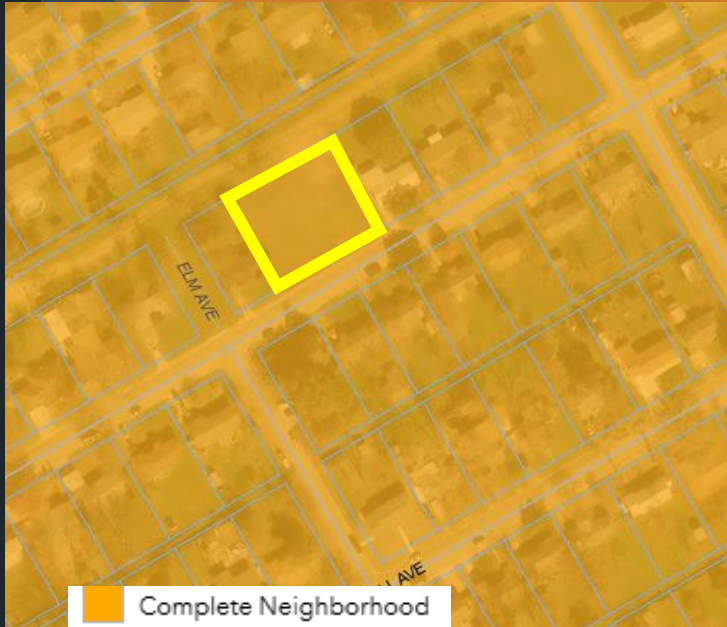


Lots 41, 42, and West Half of 43.

	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, 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	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%

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.



- Does implement the policies of the adopted Comprehensive Land Plan.
 - Complete Neighborhood
 - Mix of residential & Supporting Land Uses
 - Neighborhood Commercial
 - Residential in surrounding areas and Residential being purposed
 - Proposed land uses and zoning dimensional requirements meet the intent of the Comprehensive Plan Future Land Use Map and Policies

	Complete Neighborhood
	Development Deferment
	Industrial Hub
	Local Corridor
	Main Street
	Mixed Use Center
	Public Use
	Regional Corridor
	Rural Living

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.

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 uses allowed in R-6 are also allowed in R-2



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;

- Aviation Heights Subdivision
- Properties within Aviation Heights are zoned Single-Family Residential District (R-2), they may meet the dimensional requirements of other zoning districts.
- (R-6) and (R-2) are intended for detached single-family homes, together with schools, churches, and parks necessary to create basic neighborhood units.



UDC SECTION 21.5.4.D Criteria for Approval

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

- Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.
- A public hearing notice was also mailed to Schertz-Cibolo-Universal City Independent School District.
- The Planning and Zoning Commission and City Council have not provided additional criteria for the proposed zone change.

Recommendation

Staff Recommendation:

Due to the proposed zone change to Single-Family Residential District (R-6) meeting the intent of the Complete Neighborhood Land Use Designation and compatibility with the existing neighborhood at the subject property, Staff recommends approval of Ord. 25-S-011.

Planning and Zoning Commission:

The Planning and Zoning Commission met on March 5, 2025, and made a recommendation of approval to City Council.