

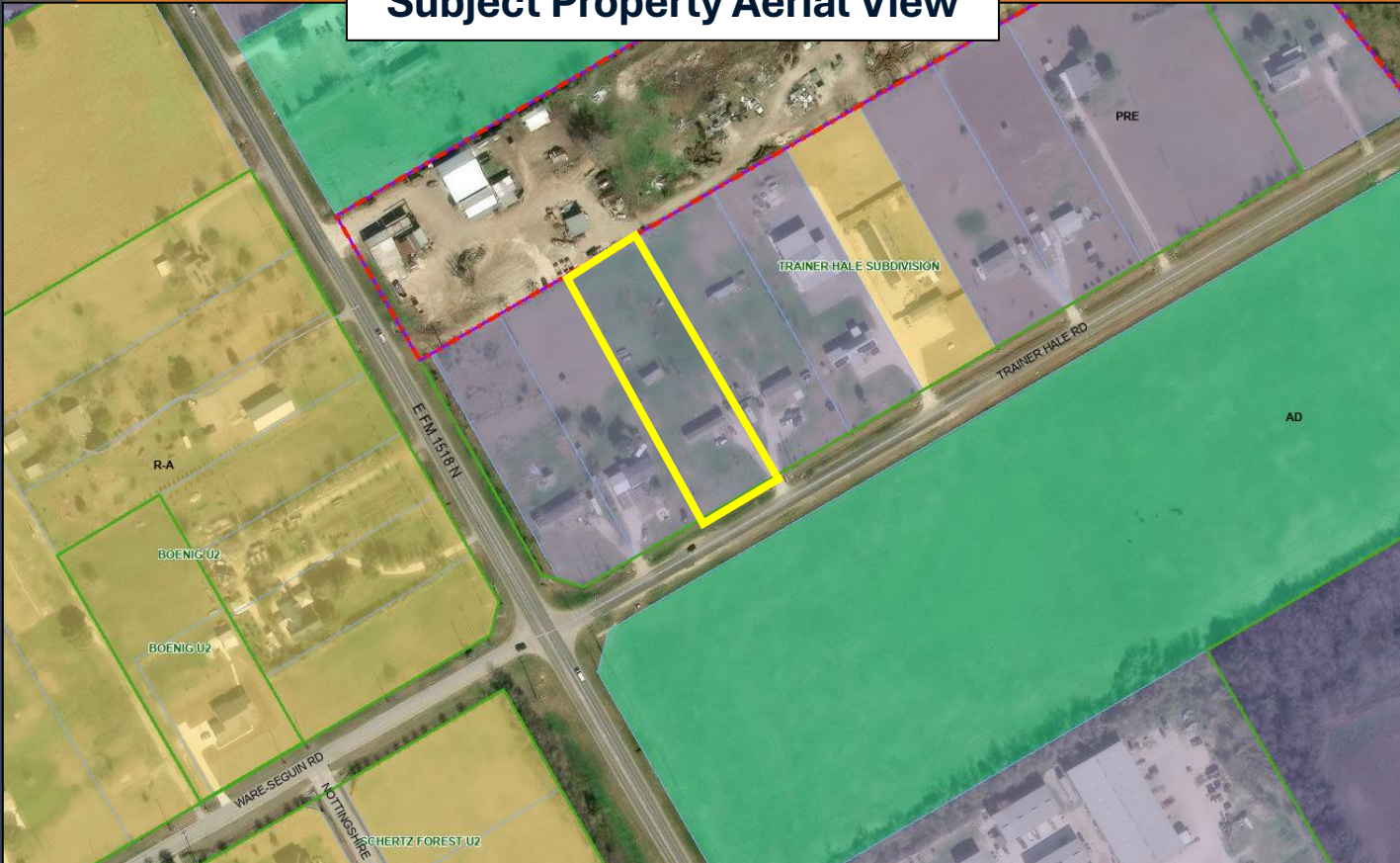
Ordinance 25-S-020

Proposed Zone Change to R-A on Trainer Hale Road

William Willingham | Planner

Orientation

Subject Property Aerial View



Vicinity Zoning and Land Use

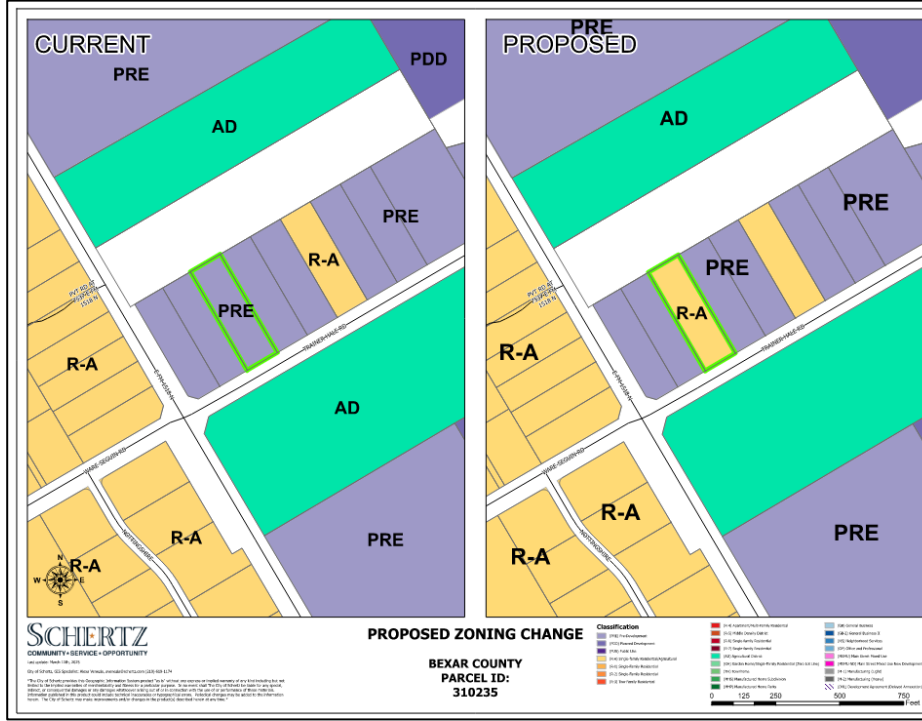
	Zoning	Use
Subject Property	Pre-Development District (PRE)	Residence
North	Schertz ETJ , Bexar County	Welding/Machine Shop
South	Right of Way	Trainer Hale Road (Secondary Arterial)
East	Pre-Development District (PRE)	Residence
West	Pre-Development District (PRE)	Residence

Background: Current Conditions



- **Currently serviced by On Site Septic System, as are neighboring properties**
- **Located within the Schertz Sewer CCN**

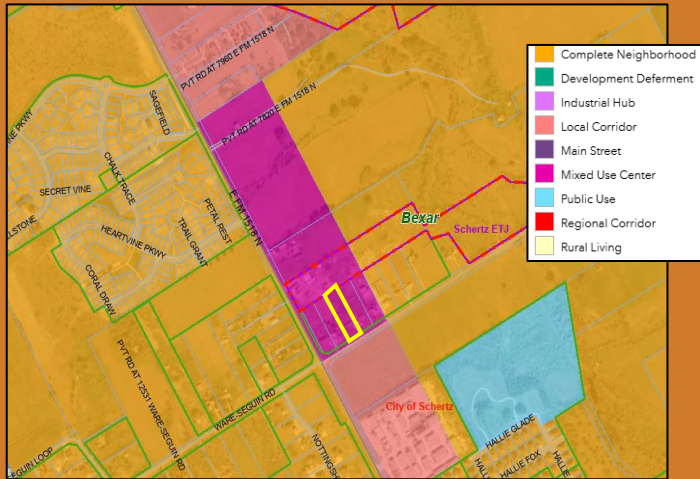
Background: Site in Context



Zoning District Dimensional Requirements

	Existing Zone	Proposed Zone
	Pre-development District (PRE)	Single-Family Residential/Agricultural District (R-A)
Permitted Uses (Sec. 21.5.8)	Church, Temple, Synagogue, Mosque, or Other Place of Worship (S); Municipal Uses; School, Public or Private;	Accessory Building, Residential; Agricultural/Field Crops; Bed and Breakfast Inn (S); Cemetery or Mausoleum (S); Church, Temple, Synagogue, Mosque, or Other Place of Worship (S); Family or Group Home; Gated Community; Golf Course/Country Club; In-Home Daycare (S); Livestock; Manufactured Homes (S); Municipal Uses; One Family Dwelling Detached; Park/Playground; RV Park (S); School, public or private; Stable, commercial; Vet Clinic
Width & Depth (Sec. 21.5.7)	NA	NA
Area Square Feet (Sec. 21.5.7)	NA	21,780 sq ft (half acre)
Setbacks (Sec. 21.5.7)	NA	Front:25', Side:25', Rear:25'
Maximum Height (Sec. 21.5.7)	NA	35'
Maximum Impervious Coverage (Sec. 21.5.7)	NA	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.

- “Mixed Use Center” designation: combination of uses to include residential, office, and commercial uses.
- Single Family Residential/ Agricultural District (R-A): Agricultural land on minimum ½ acre lots with limited utility access.
- The comprehensive plan is a guiding document for the long-range vision of Schertz
- The requested zone change to (R-A) and owner intent does not change the presently existing character of the surrounding area.

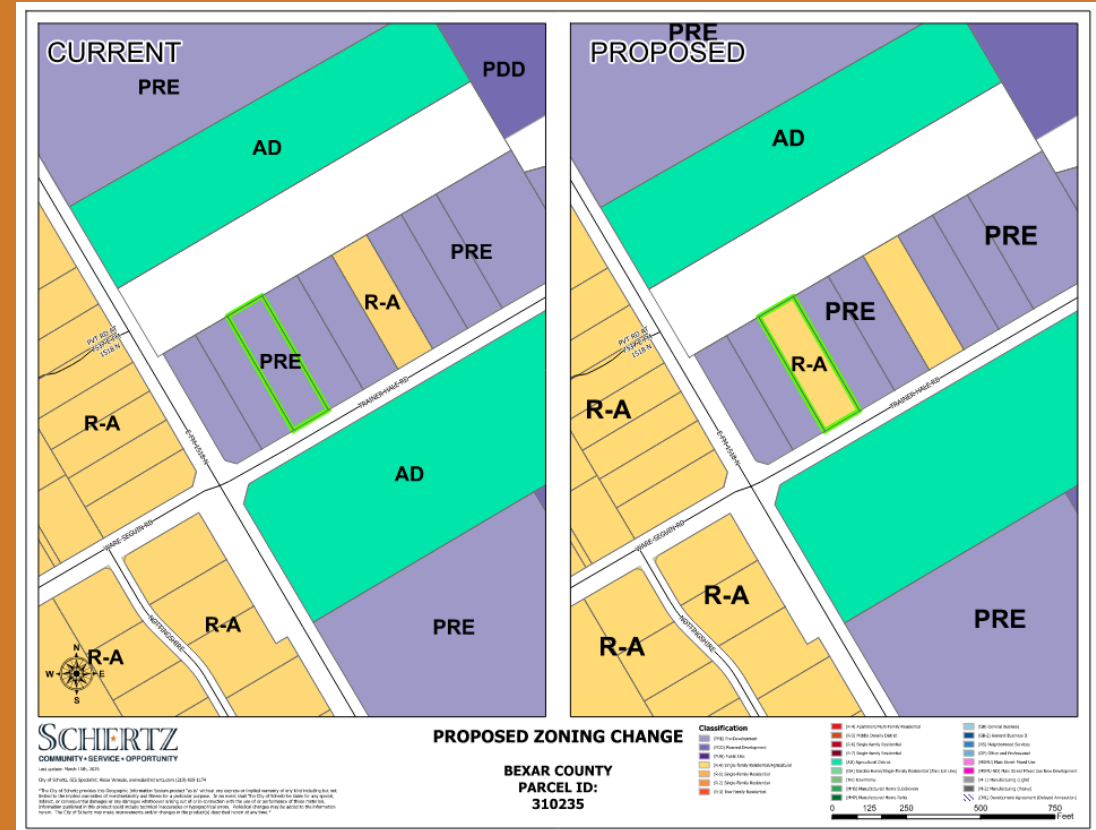


UDC SECTION 21.5.4.D Criteria for Approval

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.

- R-A is intended for areas where development is premature due to lack of utilities
- Subject site and neighboring properties are not connected to sewerage.
- Applicant's intent to construct a single-family home is compatible with surrounding uses.



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;

- Subject property and surrounding area is rural in character
- Subject property is one of eight neighboring properties of about 1.3 acres with residences on site.
- UDC Sec.21.1.2: minimizes conflicts between the uses of land and buildings.



Proposed Zone	
Single-Family Residential/Agricultural District (R-A)	
Permitted Uses (Sec. 21.5.8)	Accessory Building, Residential; Agricultural/Field Crops; Bed and Breakfast Inn (S); Cemetery or Mausoleum (S); Church, Temple, Synagogue, Mosque, or Other Place of Worship (S); Family or Group Home; Gated Community; Golf Course/Country Club; In-Home Daycare (S); Livestock; Manufactured Homes (S); Municipal Uses; One Family Dwelling Detached; Park/Playground; RV Park (S); School, public or private; Stable, commercial; Vet Clinic

UDC SECTION 21.5.4.D Criteria for Approval

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

- All UDC requirements have been met for the proposed zone change.
- Schertz' Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.



Recommendation

Staff Recommendation:

Due to the rural character of the surrounding area, the limited utility availability, and the applicable development standards associated with Single-Family Residential/Agricultural District (R-A), staff recommends approval of Ordinance 25-S-020.

Recommendation

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission met on April 2, 2025, and made a unanimous recommendation to approve Ordinance 25-S-020 to City Council.