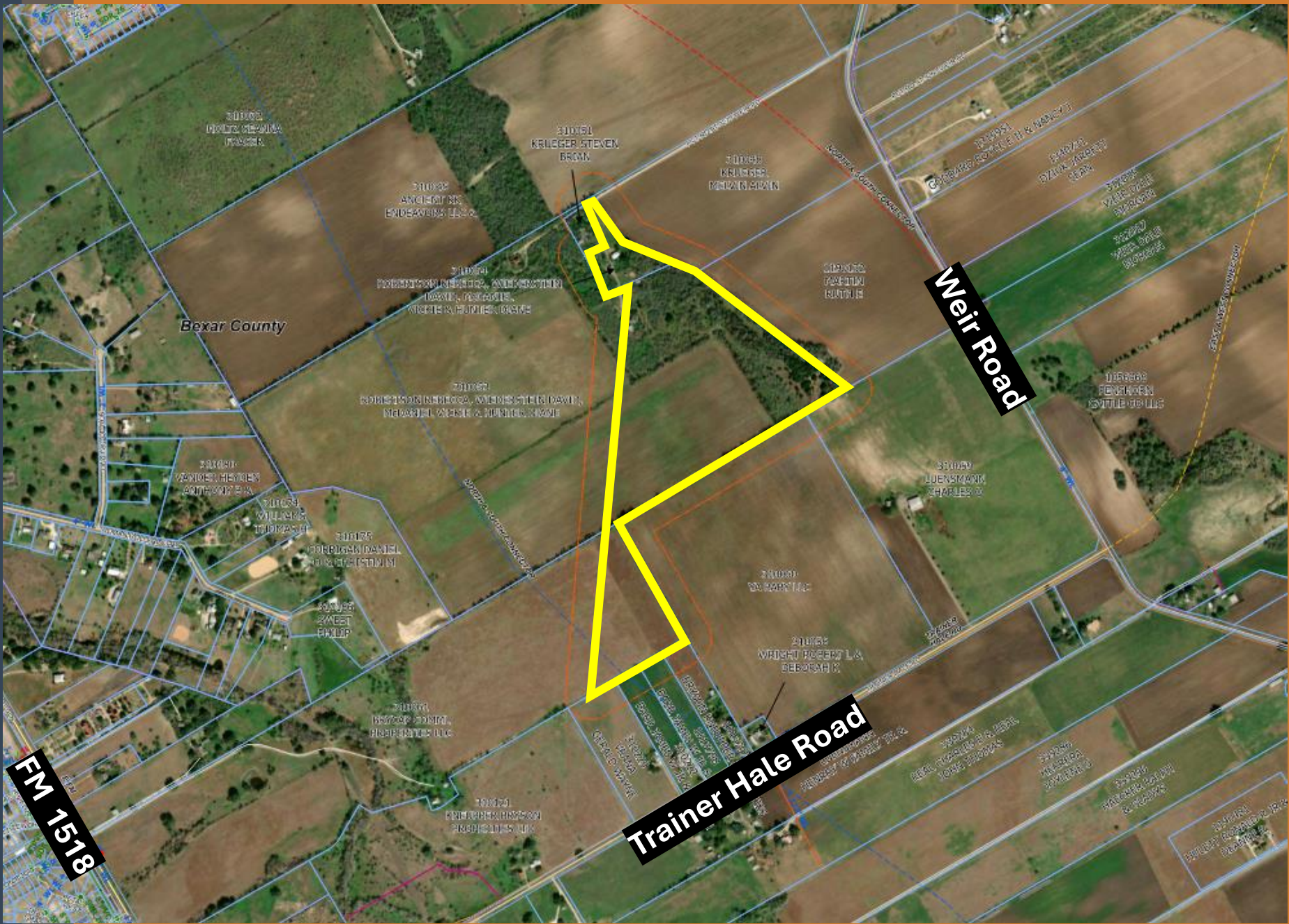


Ordinance 25-S-023

Proposed Zone Change to R-2 along Trainer Hale Road 62 acres

Daisy Marquez | Planner

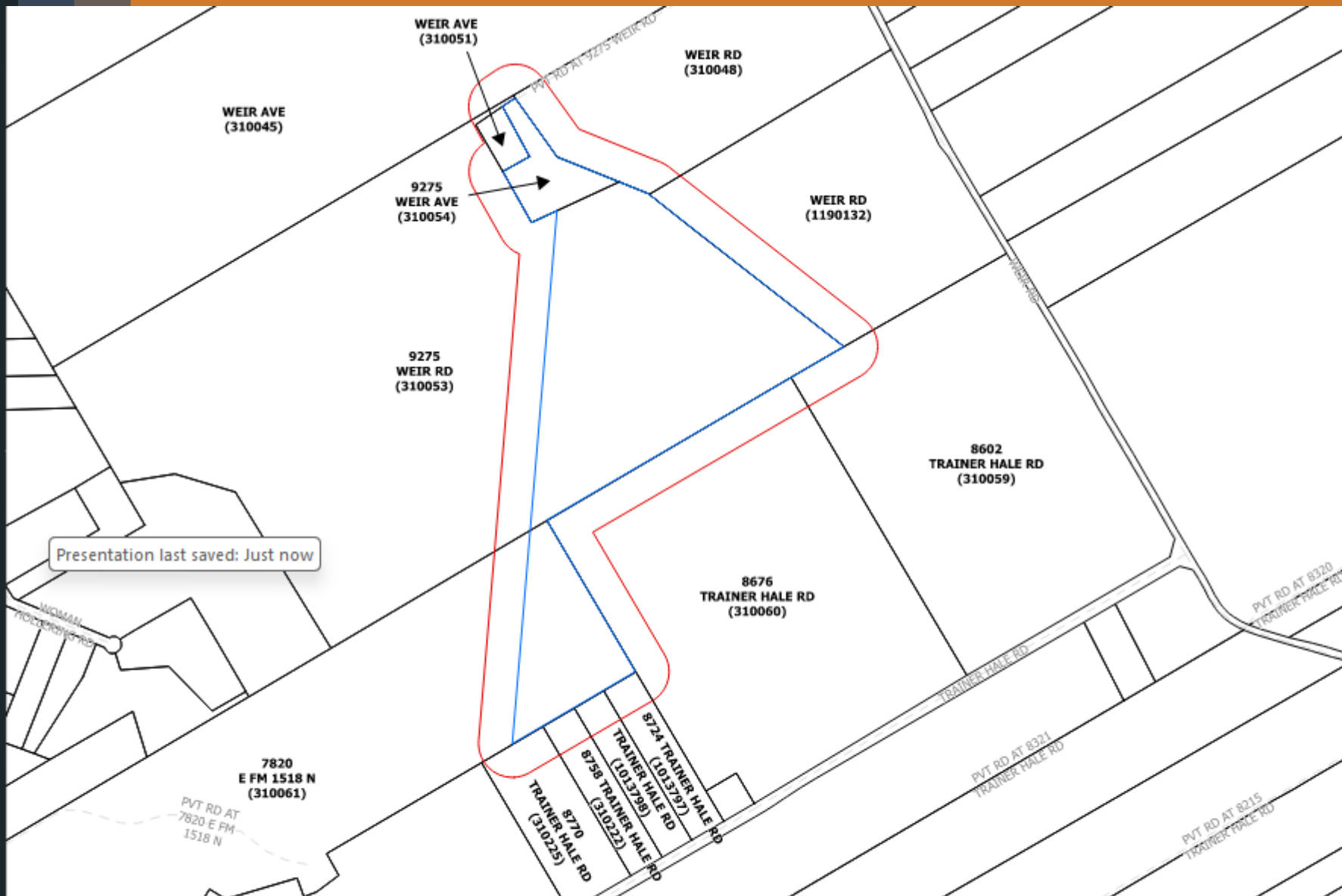
SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.





	Zoning	Use
Subject Property	Pre-Development District (PRE) & Planned Development District (PDD)	Undeveloped
North	Pre-Development District (PRE)	Undeveloped, Agriculture, and Residential
South	Single-Family Residential District (R-1), Pre-Development District (PRE) & Agricultural District (AD)	Undeveloped, Agriculture, and Residential
East	Pre-Development District (PRE); Single-Family Residential/ Agricultural District (AD); Single-Family Residential District (R-2)	Undeveloped, Agriculture, and Residential
West	Planned Development District (PDD) & Pre-Development District (PRE)	Undeveloped, Agriculture, and Residential

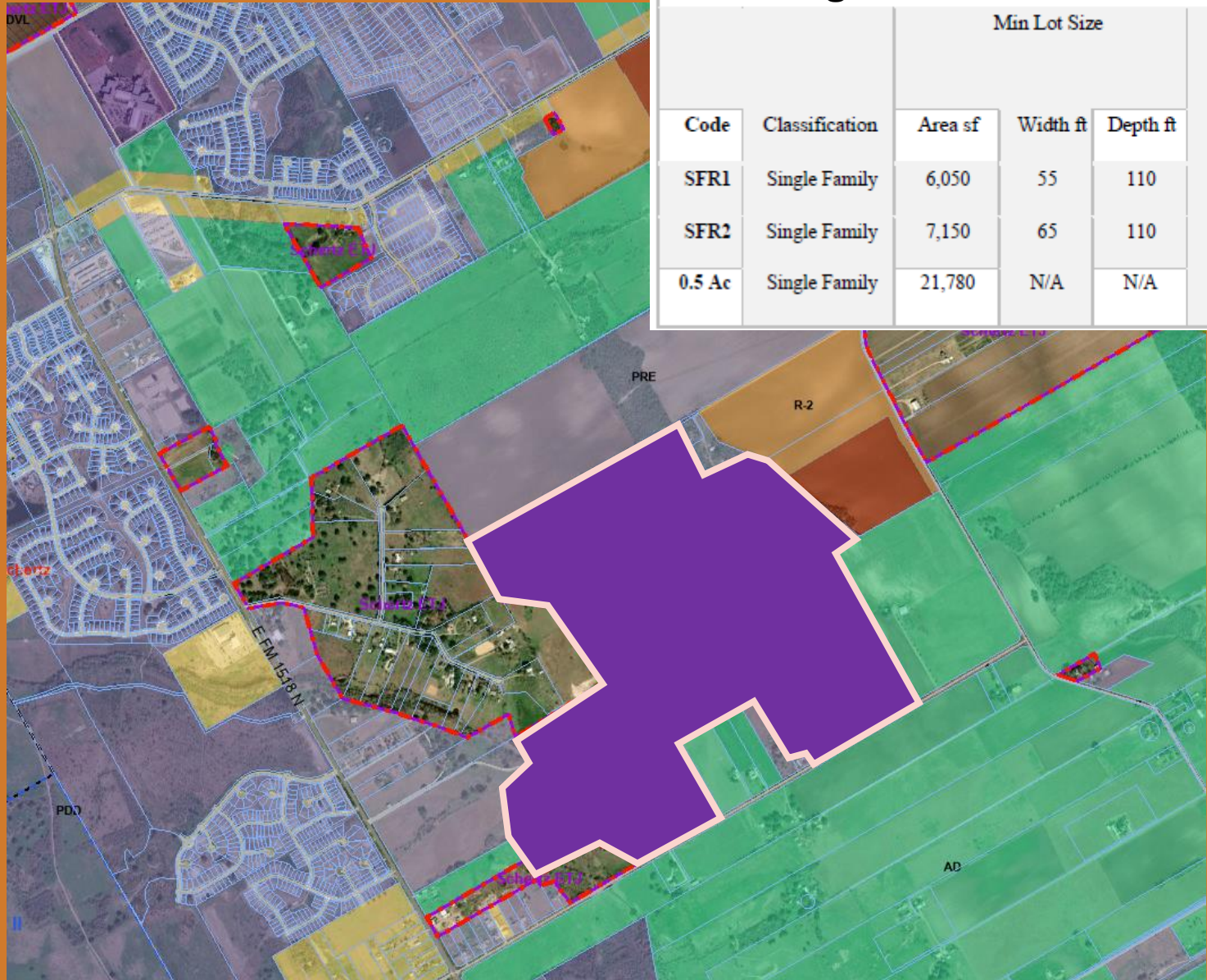
- 62 Acres
- unplatted



- 13 public notices were sent on April 21, 2025
 - (3) in favor
 - (0) Neutral
 - (3) in Opposition
- Notice was published in the “San Antonio Express”
- Notice Sign
- P&Z May 7, 2025



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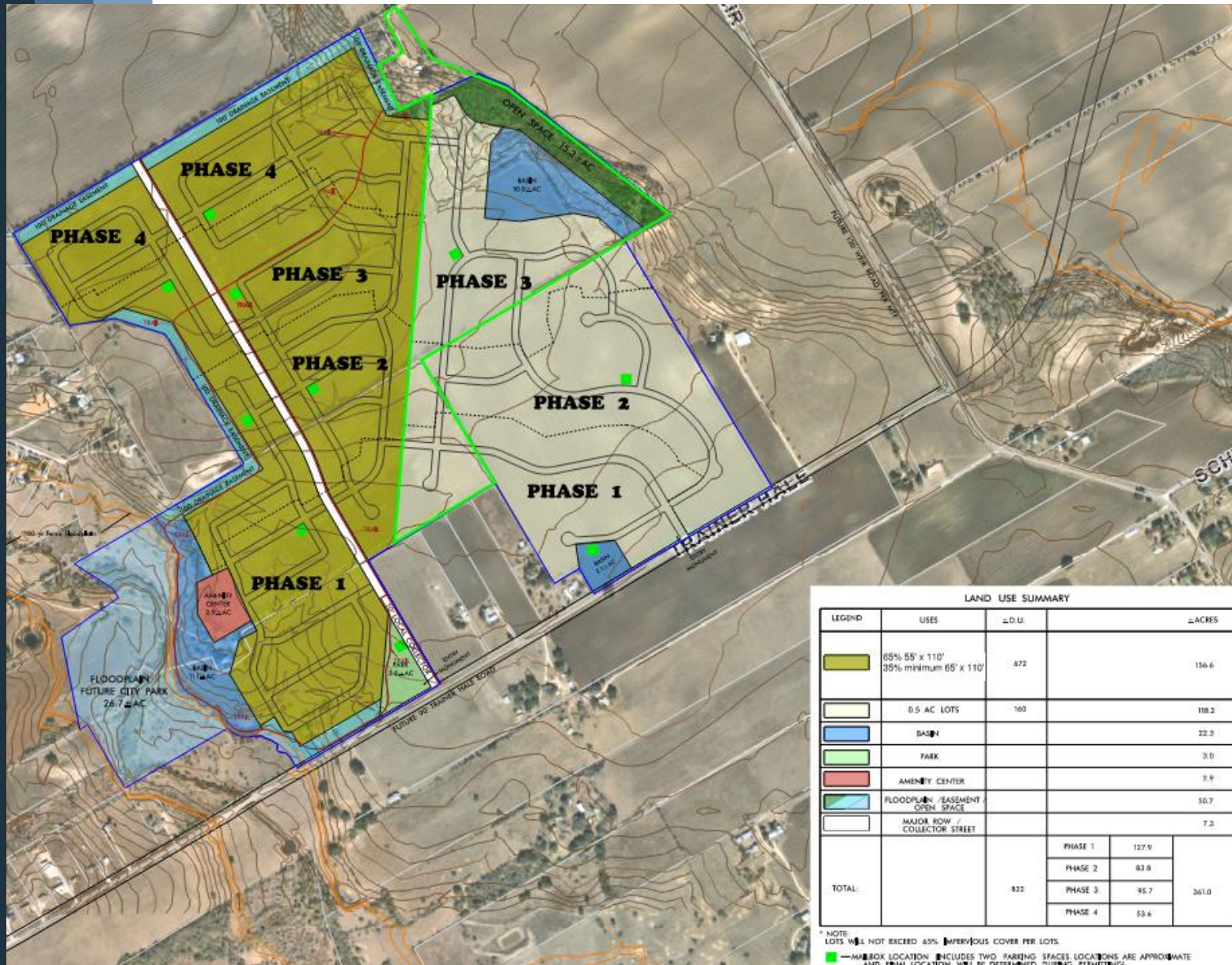


Sterling Grove PDD Table One– Dimensional Requirements

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	Parking	Max. Ht.	Max. Cover
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%
0.5 Ac	Single Family	21,780	N/A	N/A	25	10	15	2	35	50%

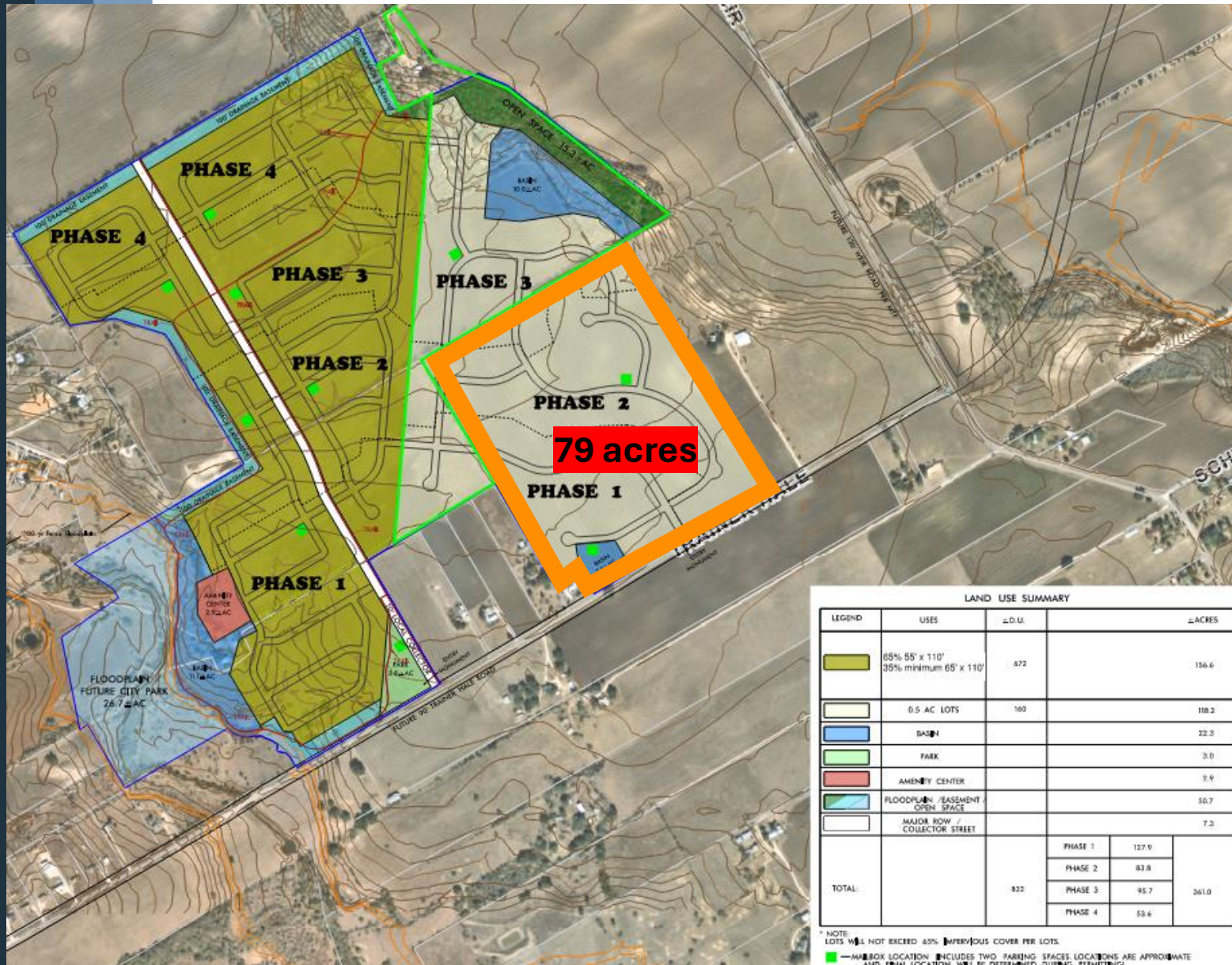
- Sterling Grove PDD (Ordinance 22-S-28)
 - Originally 362 Acres
 - 832 single-family homes

Background



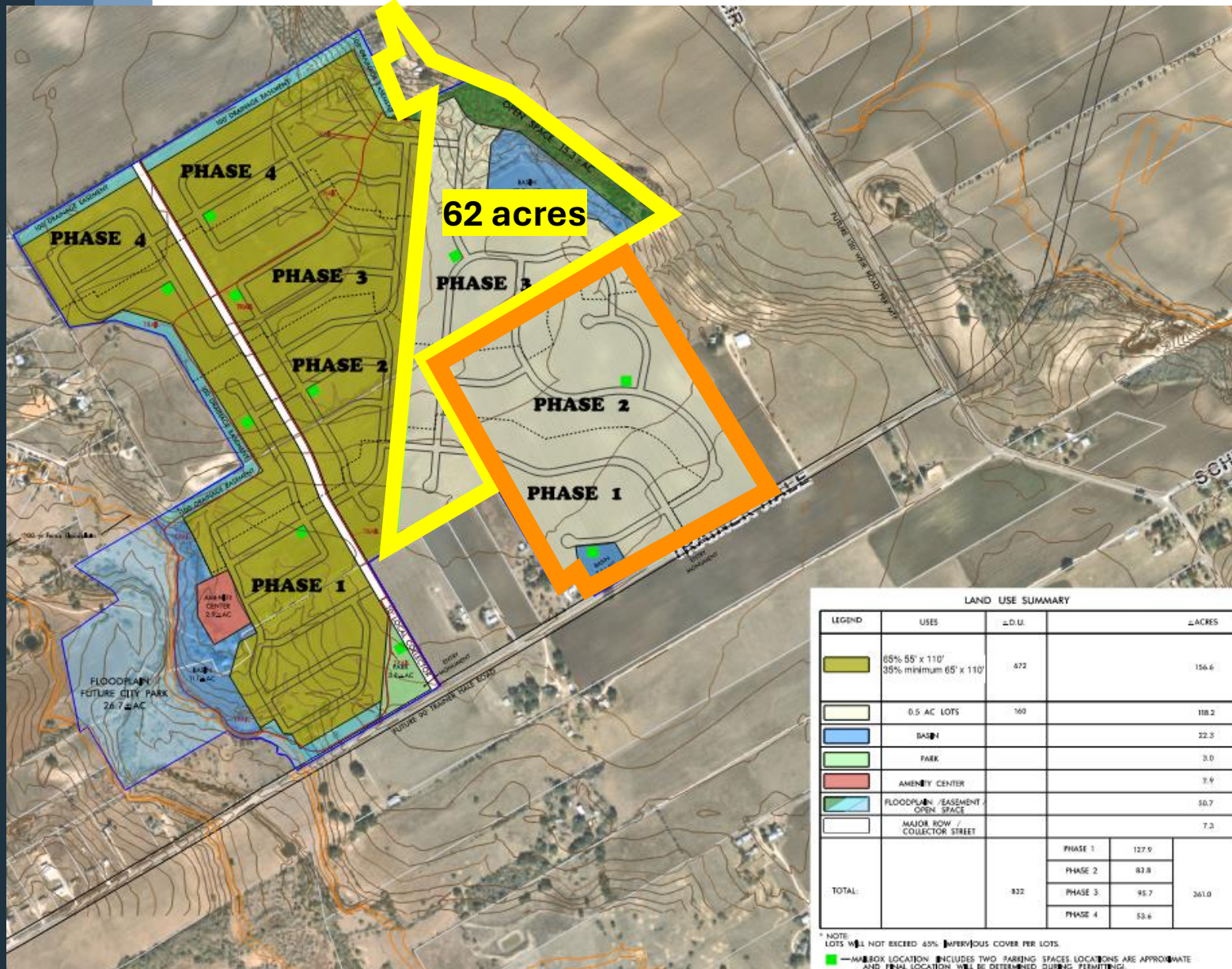
- Sterling Grove PDD (Ordinance 22-S-28)
 - Originally 362 Acres
 - 81% 55-foot or 65-foot wide lots
- Ordinance 24-S-149: Poppy Hills
 - 79-acres to R-1
 - Along Trainer Hale Rd
 - Removed parts of Phase 1,2 & 3 of Sterling Grove PDD
- Proposing:
 - Remove 62-acres to R-2
 - Resolve access issues from the alteration of Sterling Grove MDP

Background



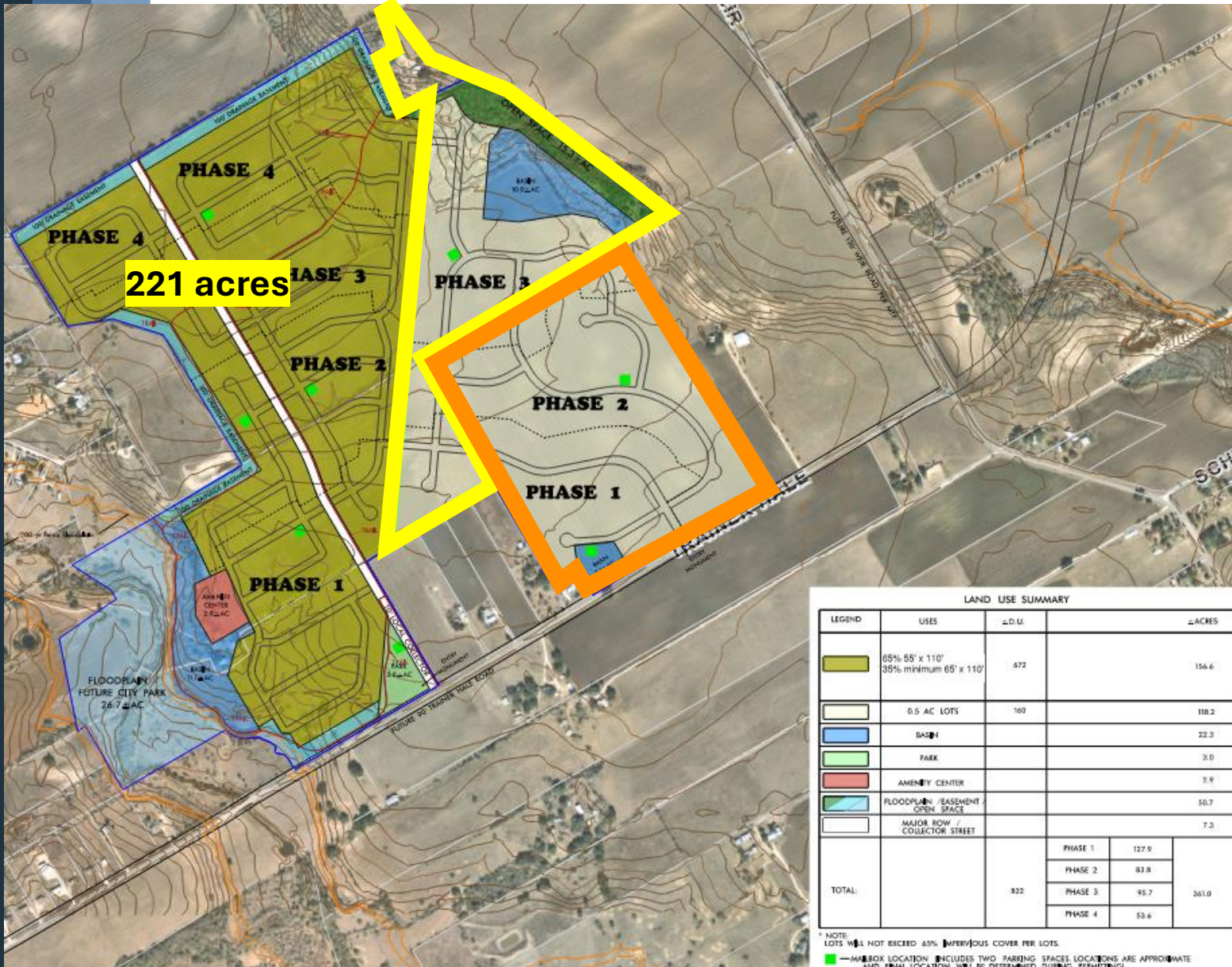
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**Table 21.5.7.
Dimensional Requirements
Residential Zoning**

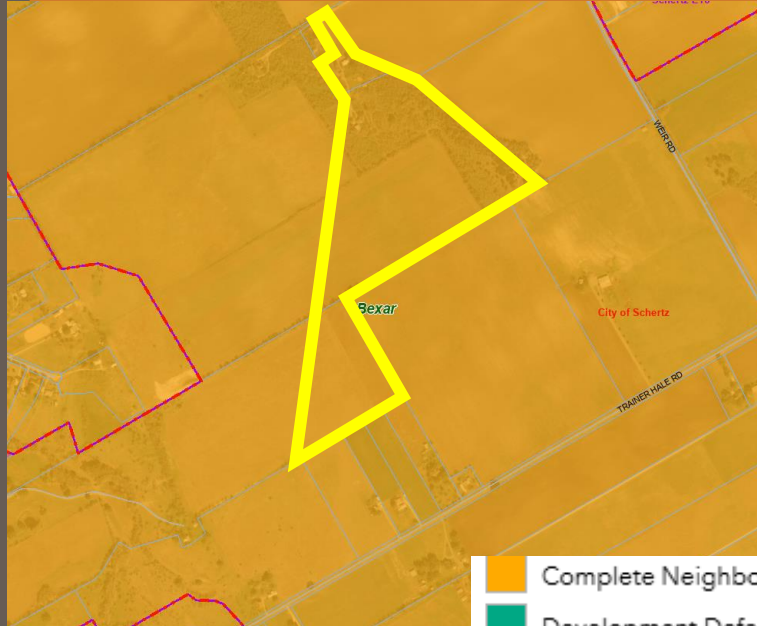
			Minimum lot Size Dimensions			Minimum Yard Setback				Miscellaneous Requirements	
	Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Minimum Off-Street Parking	Max Height	Maximum Impervious Coverage
Existing	PRE	Pre-Development District	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing	PDD-SFR1	Planned Development District (Sterling Grove PDD)	6,050	55	110	20	10	15	2	35	60%
Existing	PDD-SFR2	Planned Development District (Sterling Grove PDD)	7,150	65	110	20	10	15	2	35	60%
Existing	PDD-0.5 Acre	Planned Development District (Sterling Grove PDD)	21,780	N/A	N/A	25	10	15	2	35	50%
Proposed	R-2	Single-Family Residential District	8,400	70	120	25	10	20	2	35	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.

- Complete Neighborhood Land Use Designation

- Mix of Residential and Neighborhood Commercial
- Factors to consider:
 - Roadway classification
 - Conflicts among land uses
 - Undue concentration/ diffusion of population
- Proposes larger lots than what is allowed in Sterling Grove PDD



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

Complete NEIGHBORHOOD

Complete Neighborhoods are general areas characterized by a mixture of housing options with supporting land uses, such as neighborhood commercial. These areas should promote connectivity and foster a more bikeable and walkable development pattern. When considering appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses and buildings, as well as the undue concentration or diffusion of population should be considered.

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 proposed Single-Family Residential District (R-2) acts as a transition from the smaller lots in the Sterling Grove PDD to the surrounding agricultural 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;



- Proposed Single-Family Residential District (R-2)
 - 8,400 square foot residential lot
- R-2 is compatible and consistent with the surrounding area

UDC SECTION 21.5.4.D Criteria for Approval

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

- The Planning and Zoning Commission did not provide additional criteria for the proposed zone change.
- SCUC ISD was notified.
- Fire, EMS, and Police have been notified and have not provided objections.

Recommendation

Staff Recommendation:

Due to the compatibility of the proposed Single-Family Residential District (R-2) with the immediate area and the Complete Neighborhood Land Use Designation of the Comprehensive Plan, Staff recommends approval of Ordinance 25-S-023.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission met on May 7, 2025, held a public hearing for the item, and made a recommendation of approval to City Council with a unanimous vote.