



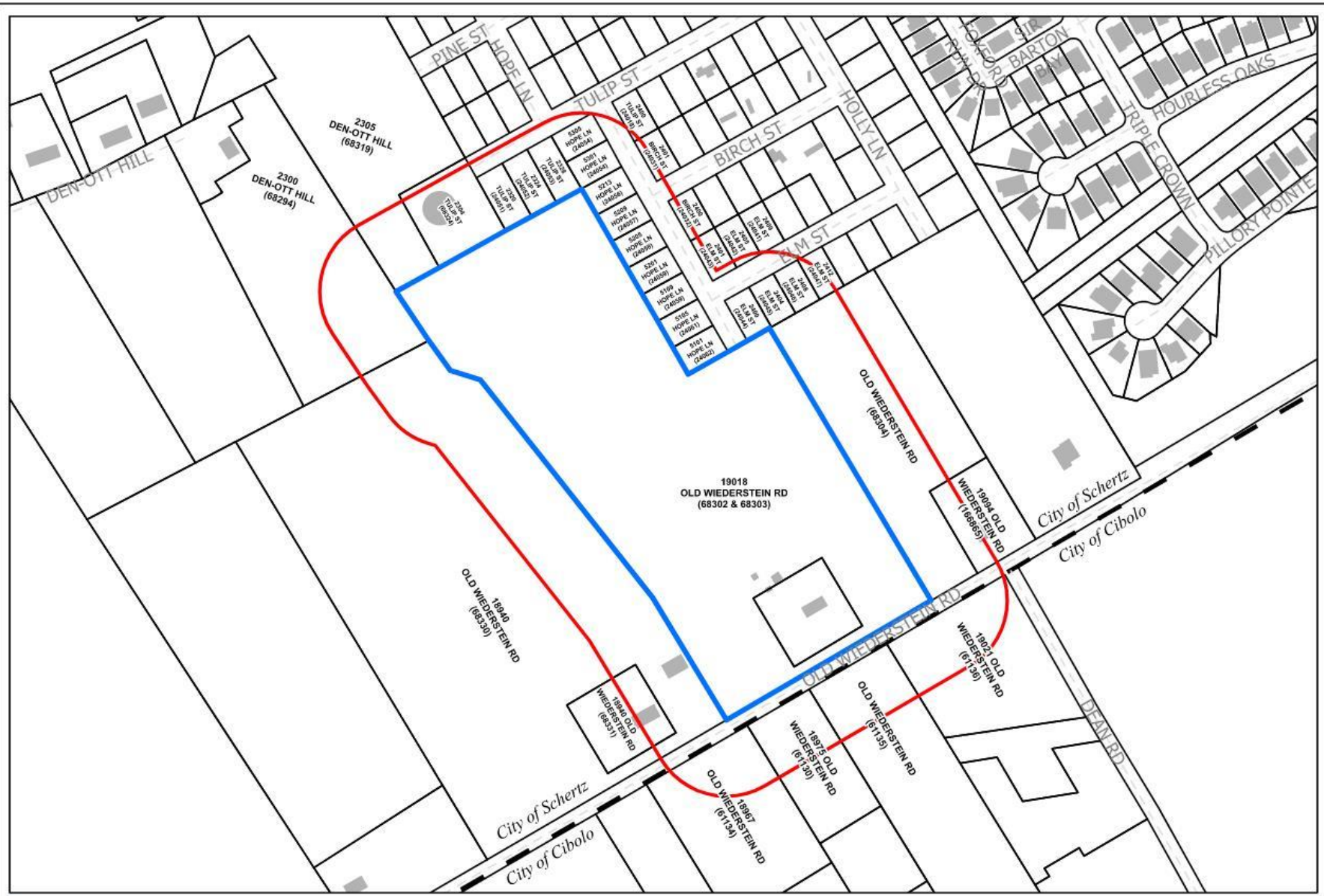
Ord. 25-S-027

Zone Change Request to Middle Density Residential (R-5)

Samuel Haas | Senior Planner

Background

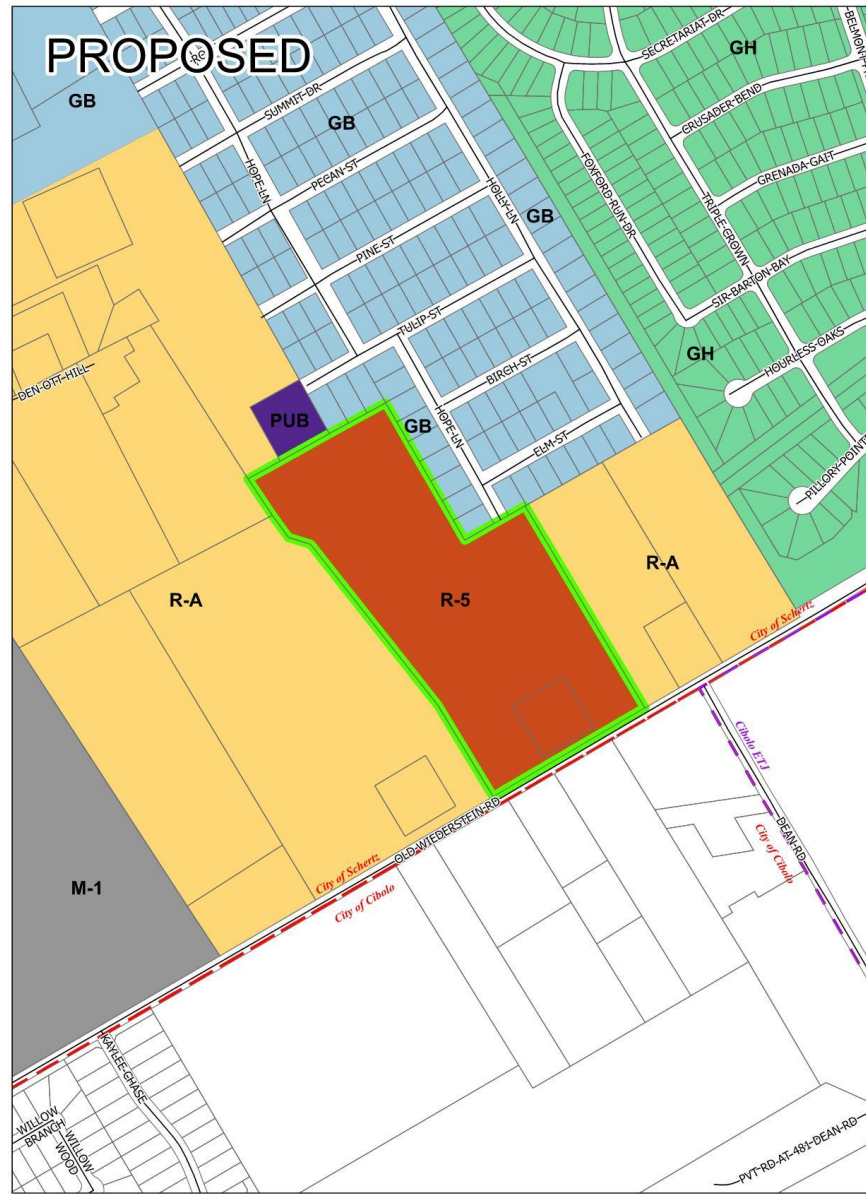
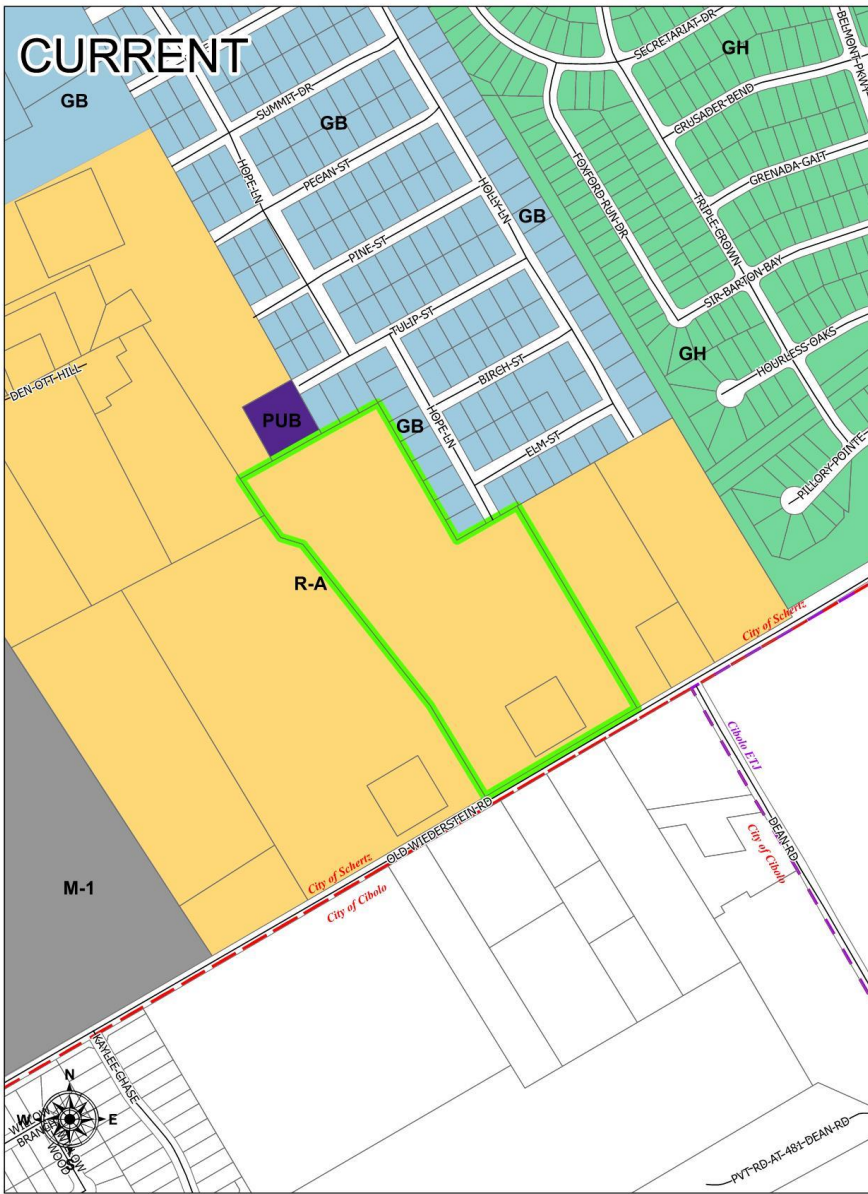
- The applicant is proposing to rezone to Middle Density Residential District (R-5) to be developed into multifamily style senior housing with a proposed density of 7.65 DU (dwelling units) per acre
- R-5 accommodates up to 12 DU/ac for a development of this size.
 - The zoning district also allows for attached or detached residential dwelling units
 - Multifamily site design requirements in Article 9.
 - Ten percent (10%) of the total platted area as common, usable open space.



May 23, 2025, a total of 19 Public Hearing Notices were sent out.

Responses Received:
 4 – Opposition,
 4-In Favor
 0-Neutral

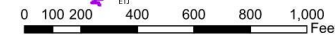
1 sign was posted on the property.



- Existing Zoning: Single-Family Residential / Agricultural District (RA)
- Proposed Zoning: Middle Density Residential District (R-5)

PROPOSED ZONING CHANGE
GUADALUPE COUNTY
PARCEL ID: 68301 & 68302

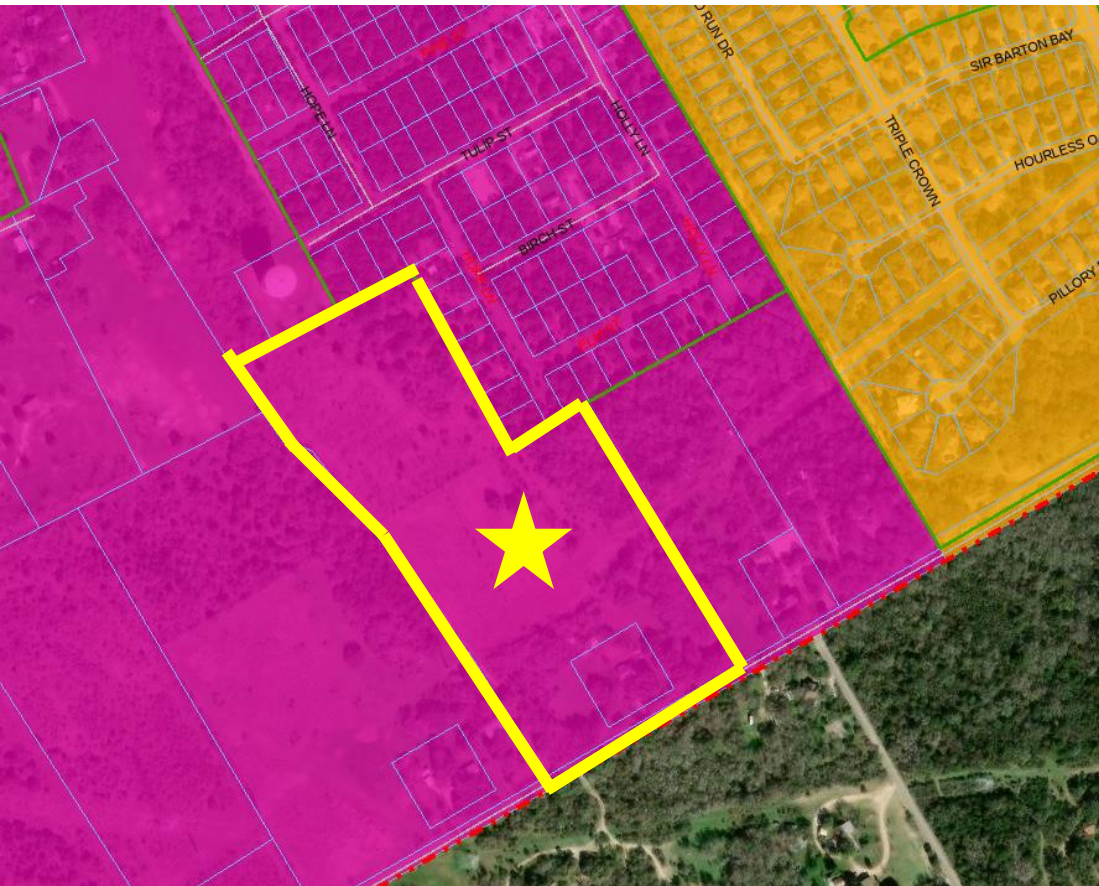
(PRE) Pre-Development	(R-7) Single-Family Residential	(MSM) Main Street Mixed Use
(FOD) Planned Development	(AD) Agricultural District	(MSM-ND) Main Street Mixed Use New Development
(PUB) Public Use	(CR) Garden Home/Single-Family Residential (Zero Lot Line)	(M-1) Manufacturing (Light)
(R-A) Single-Family Residential/Agricultural	(TH) Townhome	(M-2) Manufacturing (Heavy)
(R-1) Single-Family Residential	(MHS) Manufactured Home Subdivision	(DVA) Development Agreement (Delayed Annexation)
(R-2) Single-Family Residential	(MHP) Manufactured Home Parks	Schertz Municipal Boundary
(R-3) Two-Family Residential	(GB) General Business	City
(R-4) Apartment/Multi-Family Residential	(GB-2) General Business II	ETJ
(R-5) Middle Density Residential	(NS) Neighborhood Services	City
(R-6) Single-Family Residential	(CP) Office and Professional	ETJ











**Table 21.5.7.A
Dimensional Requirements
Residential Zoning Districts**

			Minimum Lot Size and Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
	Code	District	Area SqFt	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Coverage
Existing	RA	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%
Proposed	R-5	Middle Density Residential District	10,890	N/A	N/A	25	10	10	2	35	80%

UDC SECTION 21.5.4.D Criteria for Approval



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

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

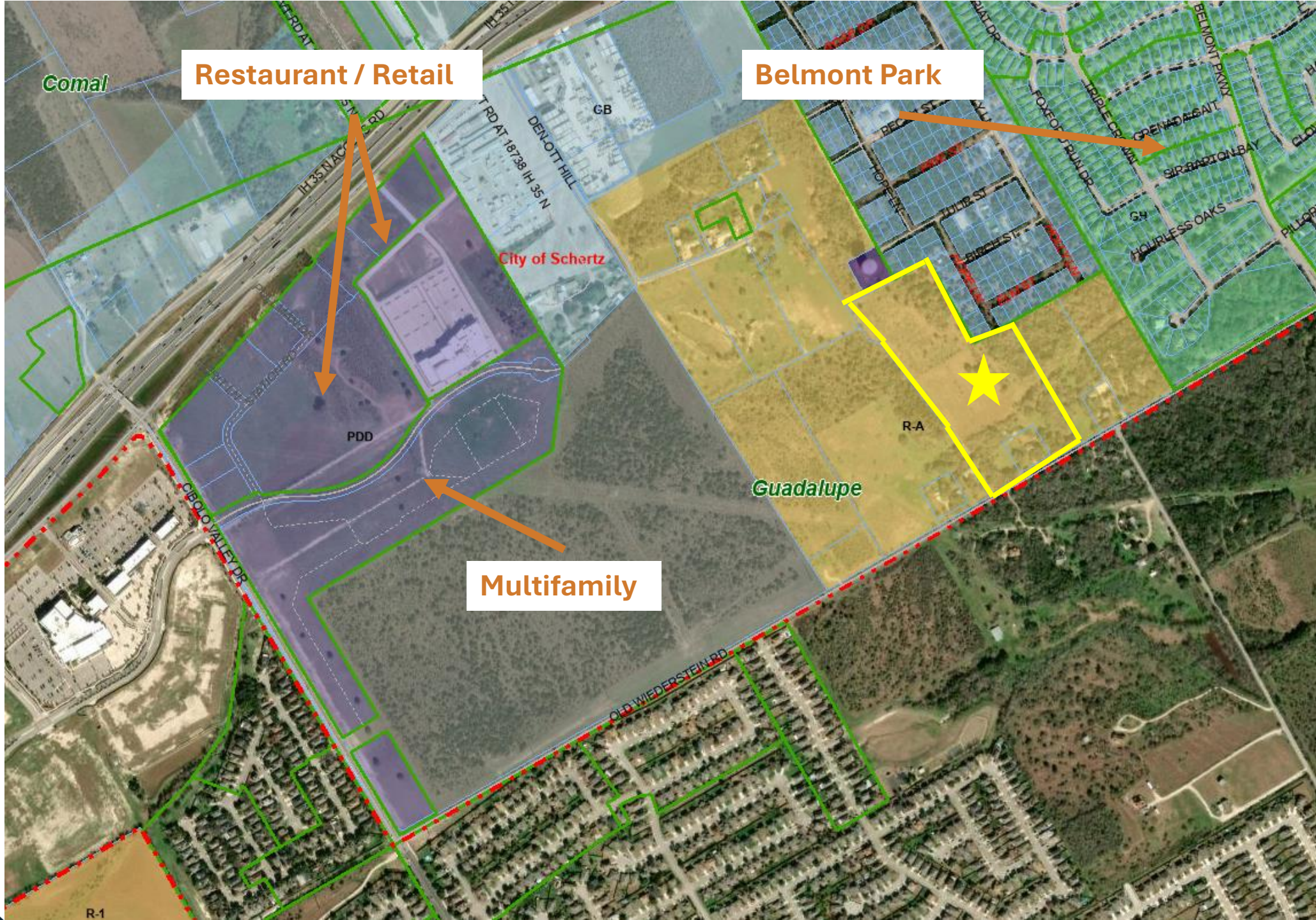
- The Comprehensive Plan designates this area as Mixed Use Center
- Intended for a mix of residential, commercial and entertainment
- Specific callout for multifamily residential.

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 City should encourage development compatible with surrounding uses. The immediate area consists of:

- Single Family Subdivision
- Multifamily Housing
- Restaurants and Retail



Restaurant / Retail

Belmont Park

Multifamily

Comal

City of Schertz

Guadalupe

R-1

R-A

UDC SECTION 21.5.4.D Criteria for Approval

2. Continued.

- A preliminary traffic analysis was conducted
- The proposed increase in traffic would be considered negligible

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;

- The immediate area being open space, rural residences, single-family subdivisions, and a large mixed-use development.

Examples of Permitted Uses (UDC 21.5.8)	
Permitted by Right	Specific Use Permit
Accessory Building, Residential Gated Community Golf Course and/or Country Club Multi-Family Apartment Dwelling Municipal Uses Operated by the City of Schertz One-Family Dwelling Attached One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private Two-Family Dwelling	Church, Temple, Synagogue, Mosque, or Other Place of Worship New and Unlisted Uses

- Proposed zone change has uses that align with what the current uses are in the vicinity.

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.
- SCUCISD has also been notified of the zone change request.
- The scheduled public hearing provides the opportunity to introduce additional considerations.

Recommendation

Staff Recommendation

- The proposed zone change aligns with the Comprehensive Land Plan
- Is consistent with surrounding land uses.
- Staff recommends approval of Ord. 25-S-027.
- The City of Schertz Planning and Zoning Commission held a public hearing on June 4, 2025 and made a recommendation of approval with a 6-1 vote.