



Ord. 25-S-029

Zone Change from Agricultural District and Single Family Residential / Agricultural (RA) to Single Family Residential (R-1, R-2, R-6).

Samuel Haas | Senior Planner

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Approx. 173 Acres

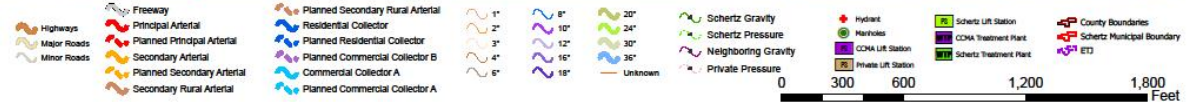
Bexar PID: 31002,
309425, 309427

Existing: Rural Residence,
and Undeveloped



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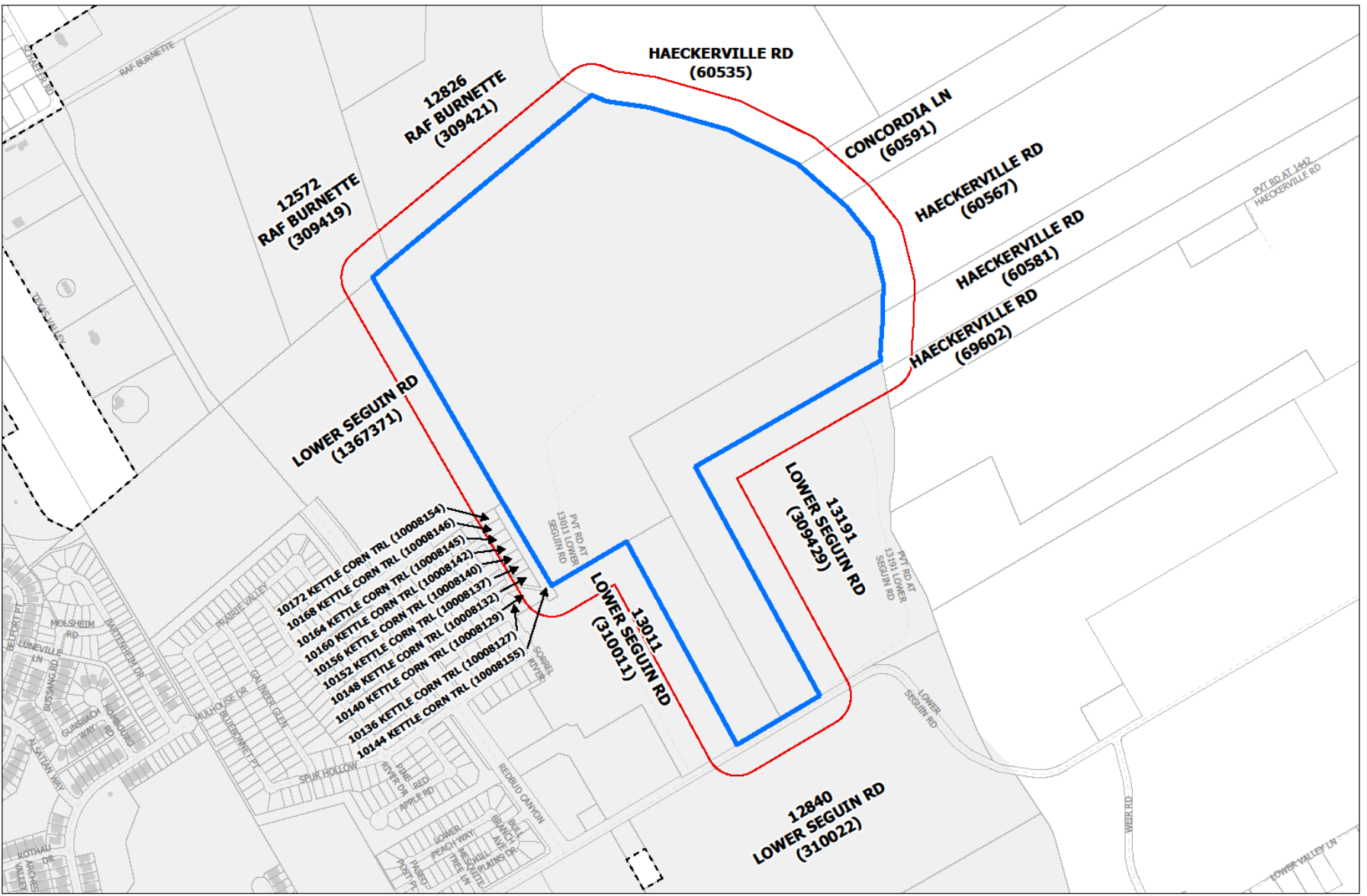
PARCEL IDs:
310012, 309425, 309427
PLZC20240315



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Background

- Applicant is proposing to rezone three separate tracts
 - 95-acre tract from Agricultural District (AD) to Single-Family Residential District (R-1)
 - 51-acre tract from Agricultural District (AD) to Single-Family Residential District (R-2)
 - 27-acre tract from Agricultural District (AD) and Single-Family Residential / Agricultural District (RA) to Single-Family Residential District (R-6)
- The purpose of this rezone is to develop a single-family subdivision with a mixture of housing types and lot sizes.

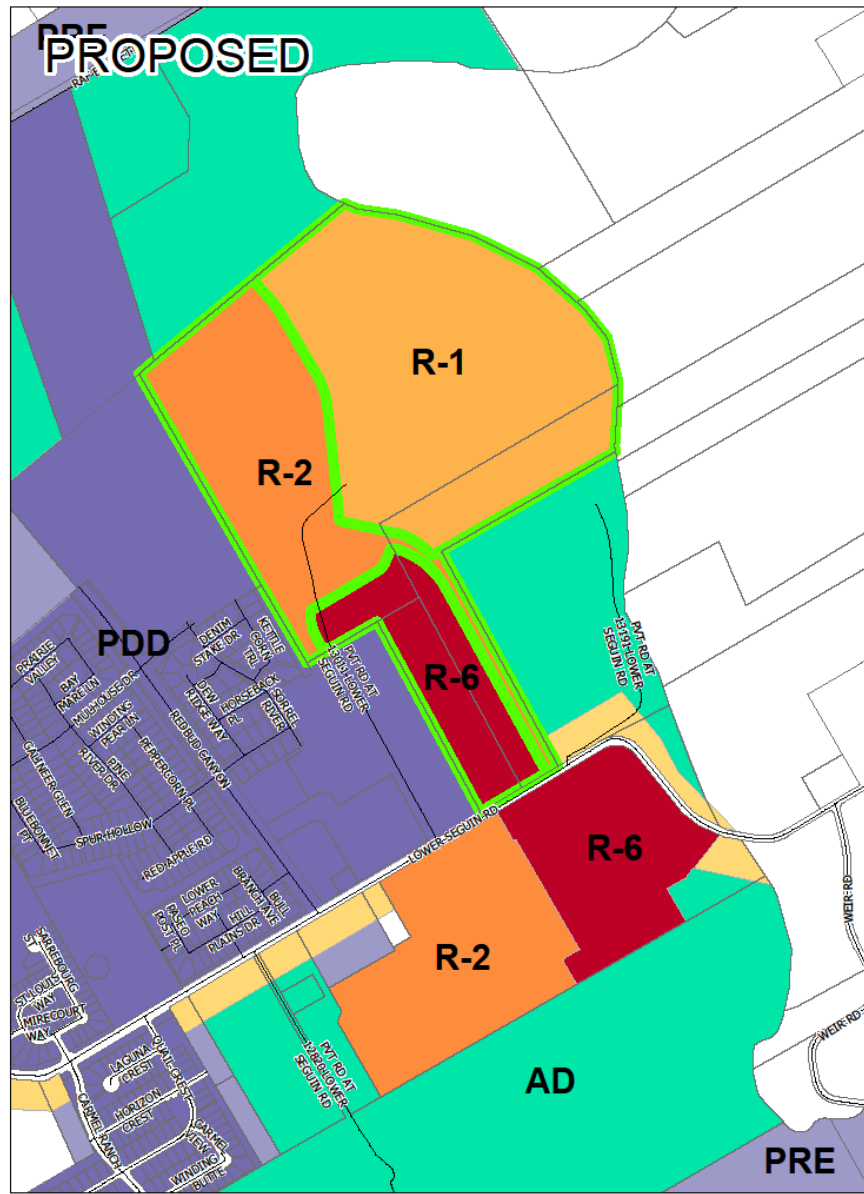
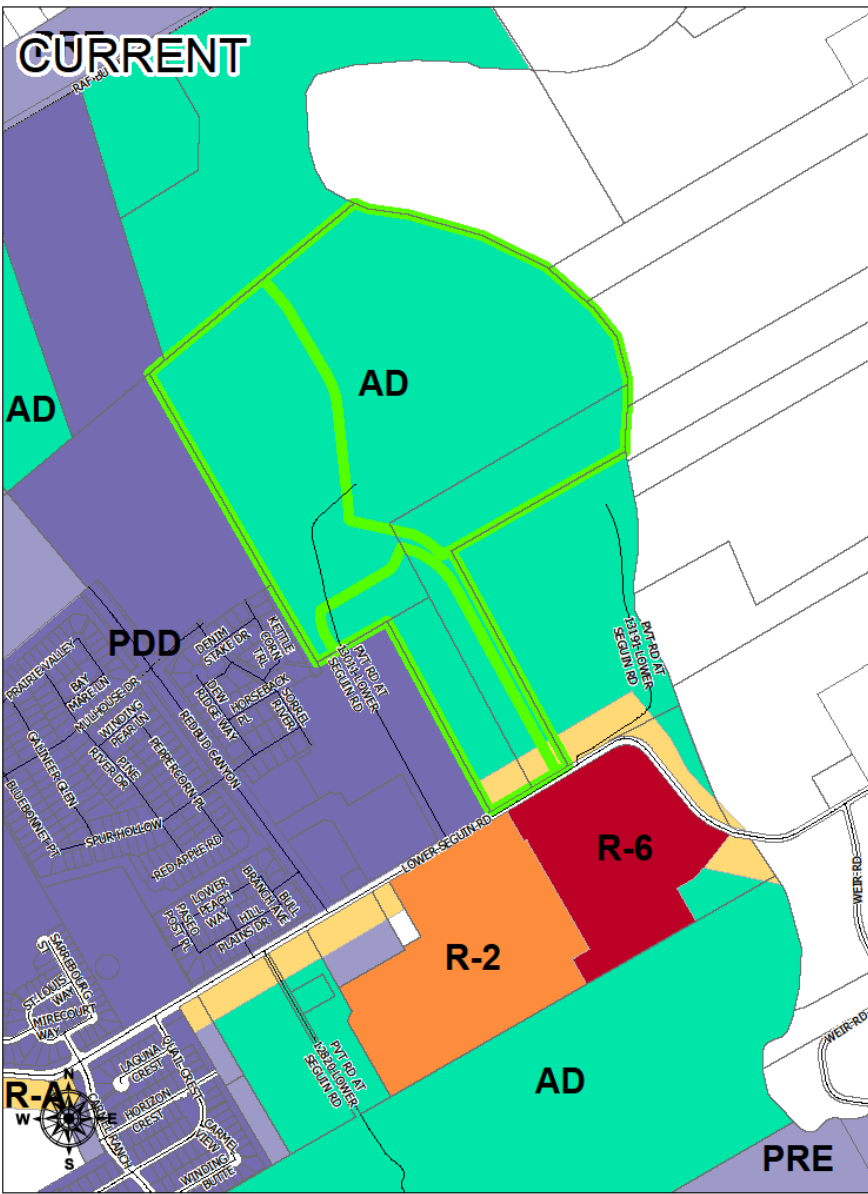


May 23, 2025, a total of 8 Public Hearing Notices were sent out.

Responses Received:

- 0 – Opposition,
- 1-In Favor
- 0-Neutral

1 sign was posted on the property.



- Existing Zoning: Agricultural District (AD) and Single-Family Residential / Agricultural District (RA)
- Proposed Zoning: Single-Family Residential District (R-1, R-2, & R-6)

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Last update: January 23rd, 2025
City of Schertz, GIS Specialist: Aloia Veneta, avenus@schertz.com (214) 619-1174

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PROPOSED ZONING CHANGE

**BEXAR COUNTY
PARCEL IDs:
310012, 309425, 309427**

Classification

(PDD) Planned Development	(R-1) Single-Family Residential	(GB) General Business
(PUB) Public Use	(R-2) Single-Family Residential	(GB-2) General Business II
(R-1) Single-Family Residential	(R-6) Single-Family Residential	(NS) Neighborhood Services
(R-2) Single-Family Residential	(AD) Agricultural District	(CP) Office and Professional
(R-3) Two-Family Residential	(GDR) Garden Home/Single-Family Residential (Zero Lot Line)	(MSML) Main Street Mixed Use New Development
	(TH) Townhome	(M-1) Manufacturing (Light)
	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
	(MHP) Manufactured Home Parks	(DVA) Development Agreement (Delayed Annexation)

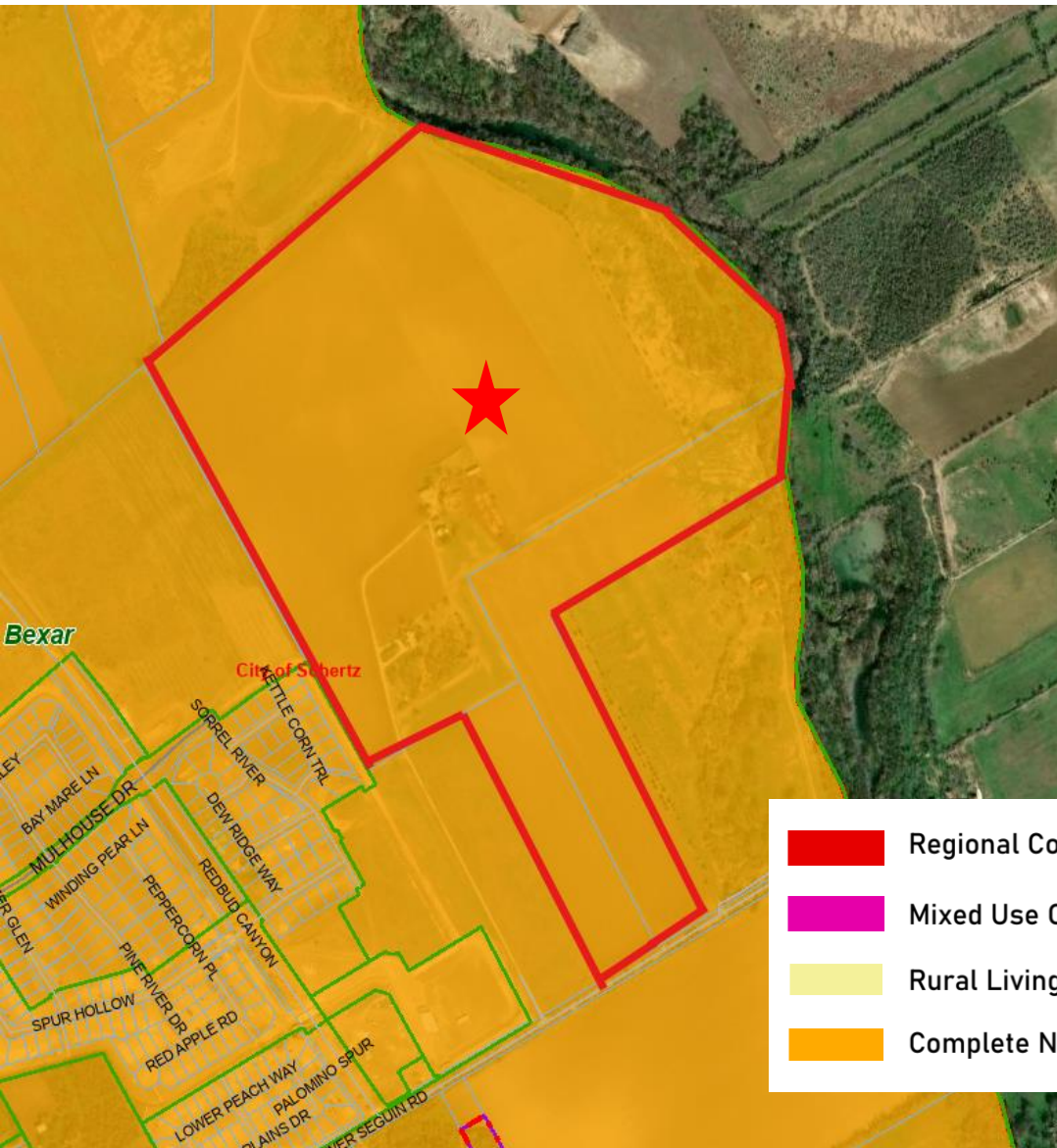


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**Table 21.5.7.A
Dimensional Requirements
Residential Zoning Districts**

			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	AD	Agricultural	217,800	100	100	25	25	25	2	35	30%
Existing	RA	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%
Proposed	R-1	Single-Family Residential	9,600	80	120	25	10	20	2	35	50%
Proposed	R-2	Single-Family Residential	8,400	70	120	25	10	20	2	35	50%
Proposed	R-6	Single-Family Residential	7,200	60	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.

- The Comprehensive Plan designates this area as Complete Neighborhood
- Intended for a mix of residential lot sizes with neighborhood commercial
- Multiple Single-Family Residential Districts (R-1, R-2, and R-6) provides different lot sizes and a mix of residential properties.

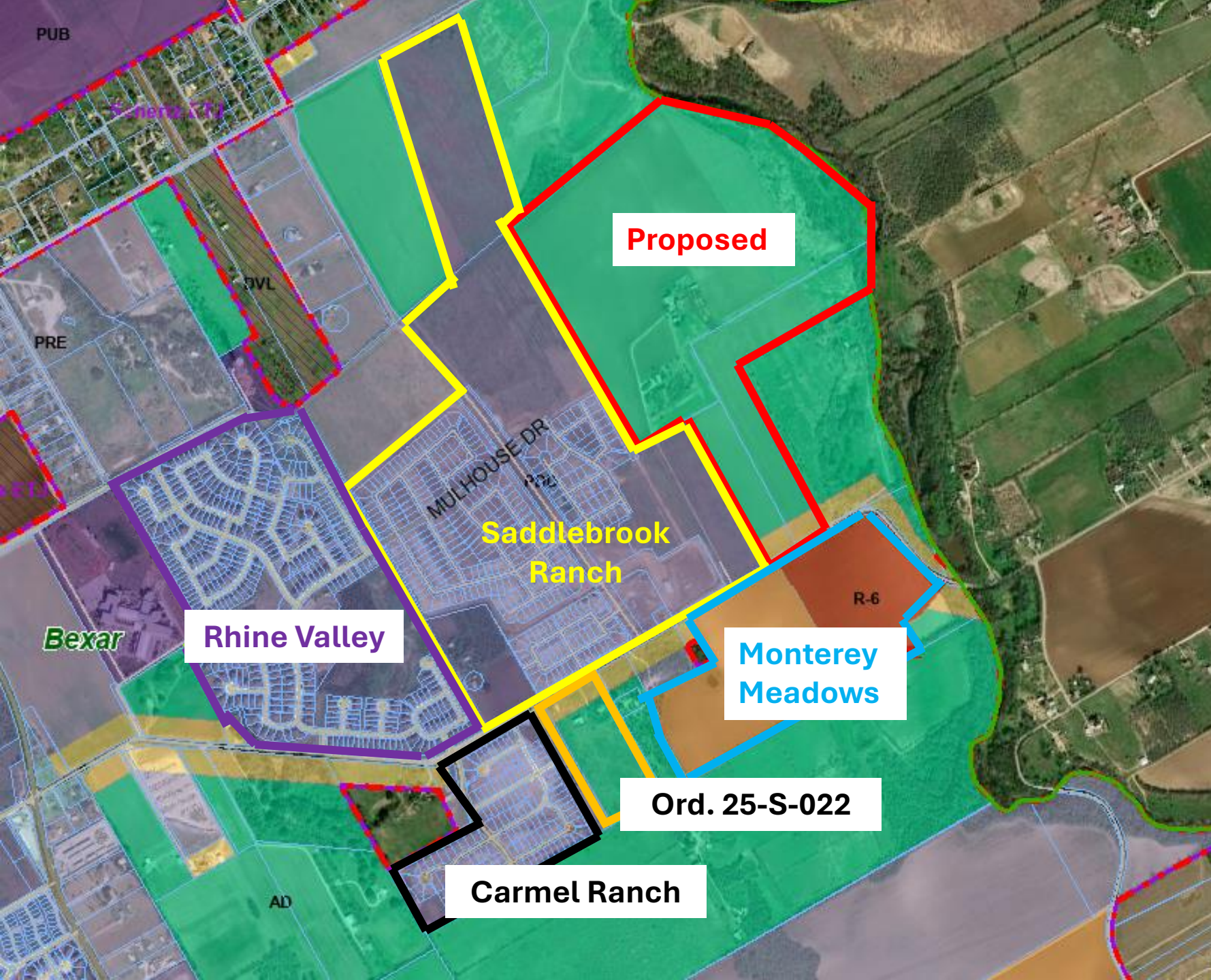
UDC SECTION 21.5.4.D Criteria for Approval

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. There are several single-family subdivisions either in development or constructed along the Lower Seguin Road corridor:

- Rhine Valley - 447 lots
- Carmel Ranch - 131 lots
- Saddlebrook Ranch - 633 lots
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots

The proposed zoning would help minimize conflicts as it is similar to other developments on the Lower Seguin Corridor.



- Rhine Valley - 447 lots
- Carmel Ranch - 131 lots
- Saddlebrook Ranch - 633 lots
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots
- Ord.25-S-022 – R-2 (20 acres)

UDC SECTION 21.5.4.D Criteria for Approval

2. Continued.

- A preliminary traffic analysis was conducted
- It will increase traffic on the City's transportation system
 - but the traffic can be successfully mitigated by street improvements the developer will be required to construct

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 undeveloped land, rural residences, and several single-family subdivisions currently in development

Examples of Permitted Uses (UDC 21.5.8)	
Permitted by Right	Specific Use Permit
Accessory Building, Residential Family or Group Home Gated Community Golf Course and/or Country Club Municipal Uses Operated by the City of Schertz One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private	Bed and Breakfast Inn Church, Temple, Synagogue, Mosque, or Other Place of Worship In-Home Day Care 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-029
- The City of Schertz Planning and Zoning Commission held a public hearing on June 4, 2025, and made a recommendation of approval with a 7-0 vote.