

Ord. 25-S-036

Saddlebrook Ranch II PDD

Samuel Haas | Senior Planner



- Approx 36.2 ac
- Zoning: PDD
- Currently: Undeveloped / Drainage

SCHIERTZ
COMMUNITY + SERVICE + OPPORTUNITY

PARCEL IDS:
310011, 1436811, 1437570, &
1394925

Highways	Freeway	Residential Collector	1'	8'	20'	Schertz Gravity	Hydrant	Schertz LRT Station	County Boundaries
Major Roads	Principal Arterial	Planned Residential Collector	2'	10'	24'	Schertz Pressure	Marshes	CDMA Treatment Plant	Schertz Municipal Boundary
Minor Roads	Planned Principal Arterial	Planned Commercial Collector B	3'	12'	30'	Neighboring Gravity	CDMA LRT Station	Schertz Treatment Plant	ETJ
	Secondary Arterial	Planned Commercial Collector A	4'	16'	36'	Private Pressure	Private LRT Station		
	Secondary Rural Arterial	200' Buffer	6'	18'	Unknown				
	Planned Secondary Rural Arterial								

0 250 500 1,000 1,500 Feet

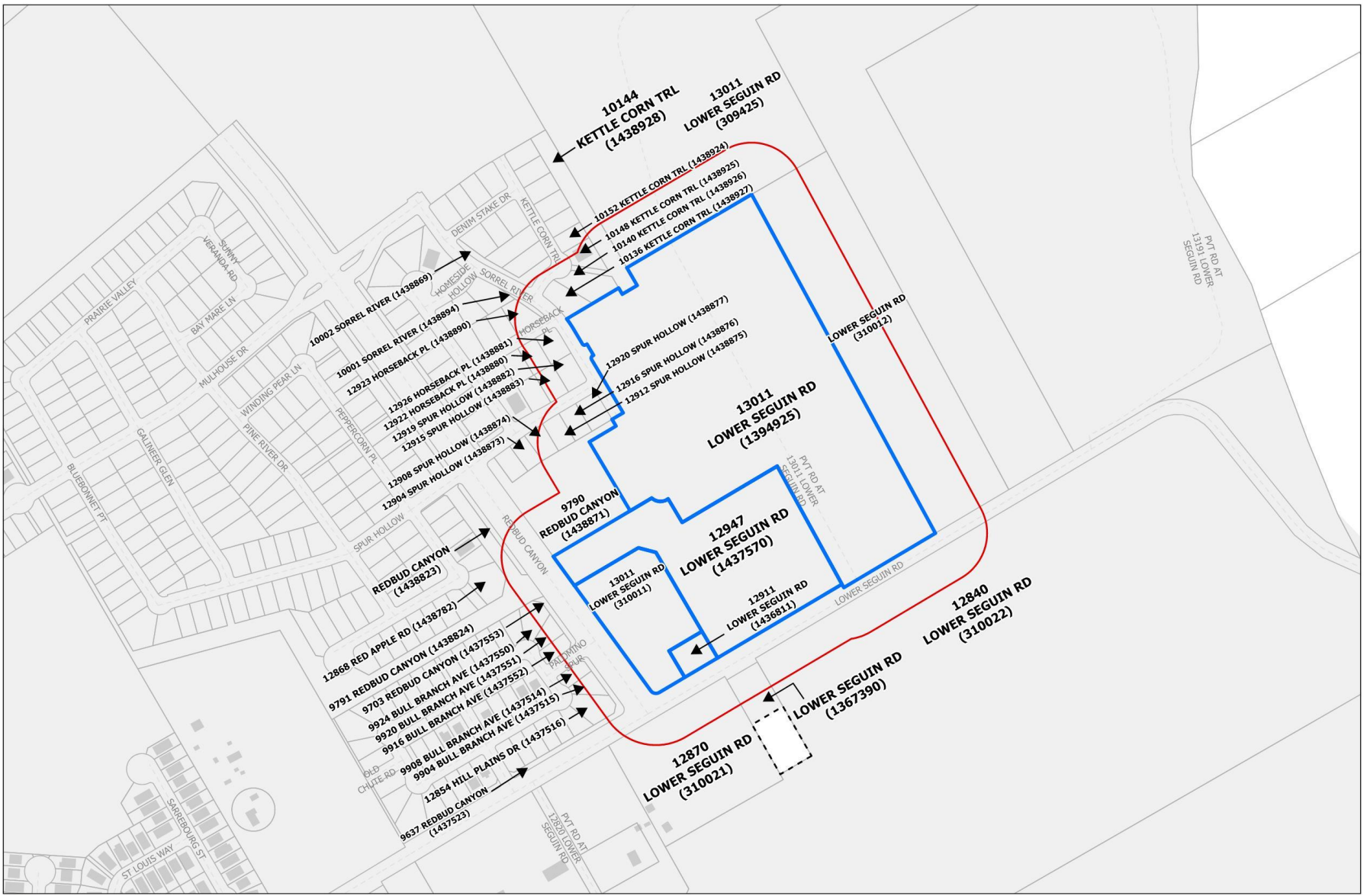
Background

- The original Planned Development District (PDD) zoning request was approved as Ordinance 21-S-06 on March 21, 2021.
- 229 acres
- Mixed lot sizes, housing types, and uses
- 3.3 acre site designated for commercial uses along the frontage of Lower Seguin Road
- Saddlebrook Ranch II PDD will adhere to the requirements of the original PDD (Ord. 21-S-06) with some minor changes.

Background

- The Saddlebrook Ranch II PDD will consist of a base zoning district of Single-Family Residential (R-2)
- “SF 70”
 - 70 x 118 Lots
 - 86 Lots
 - 20 + than original PDD
- Removes commercial
- Rearranges drainage



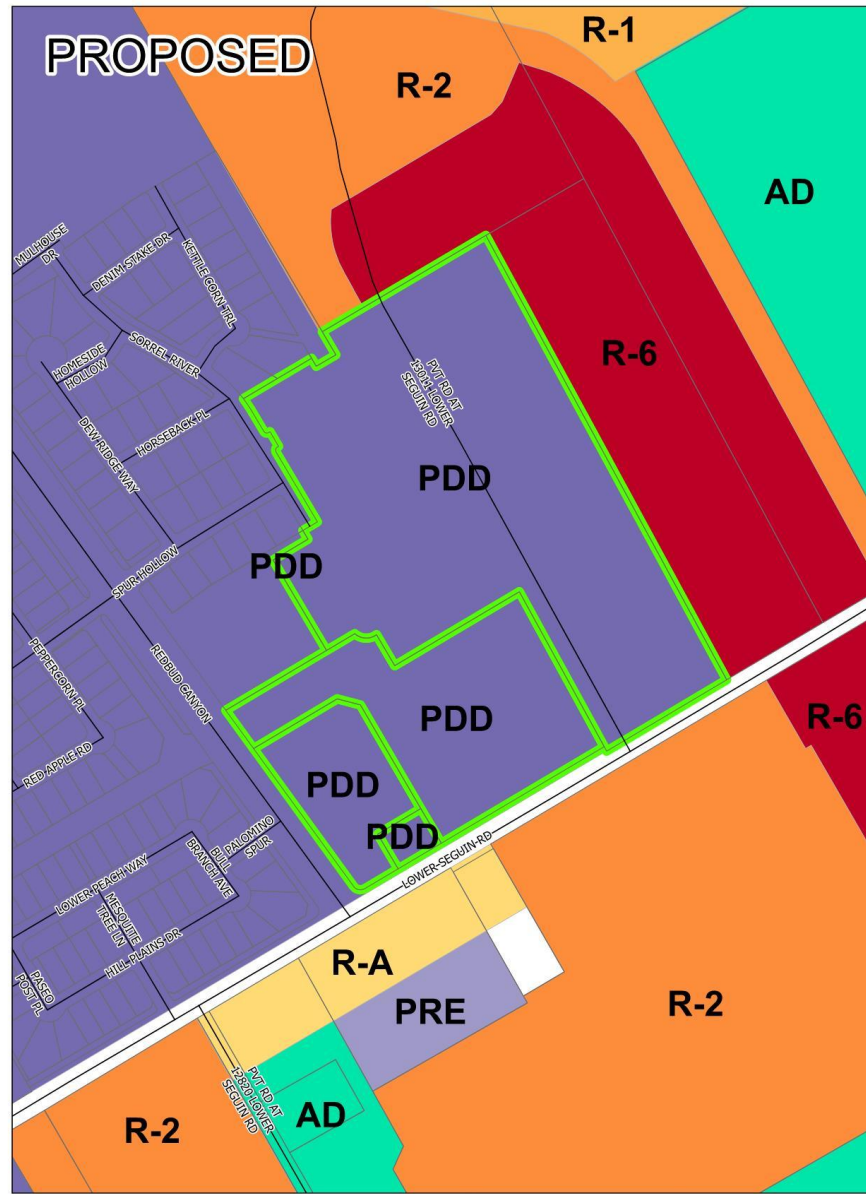
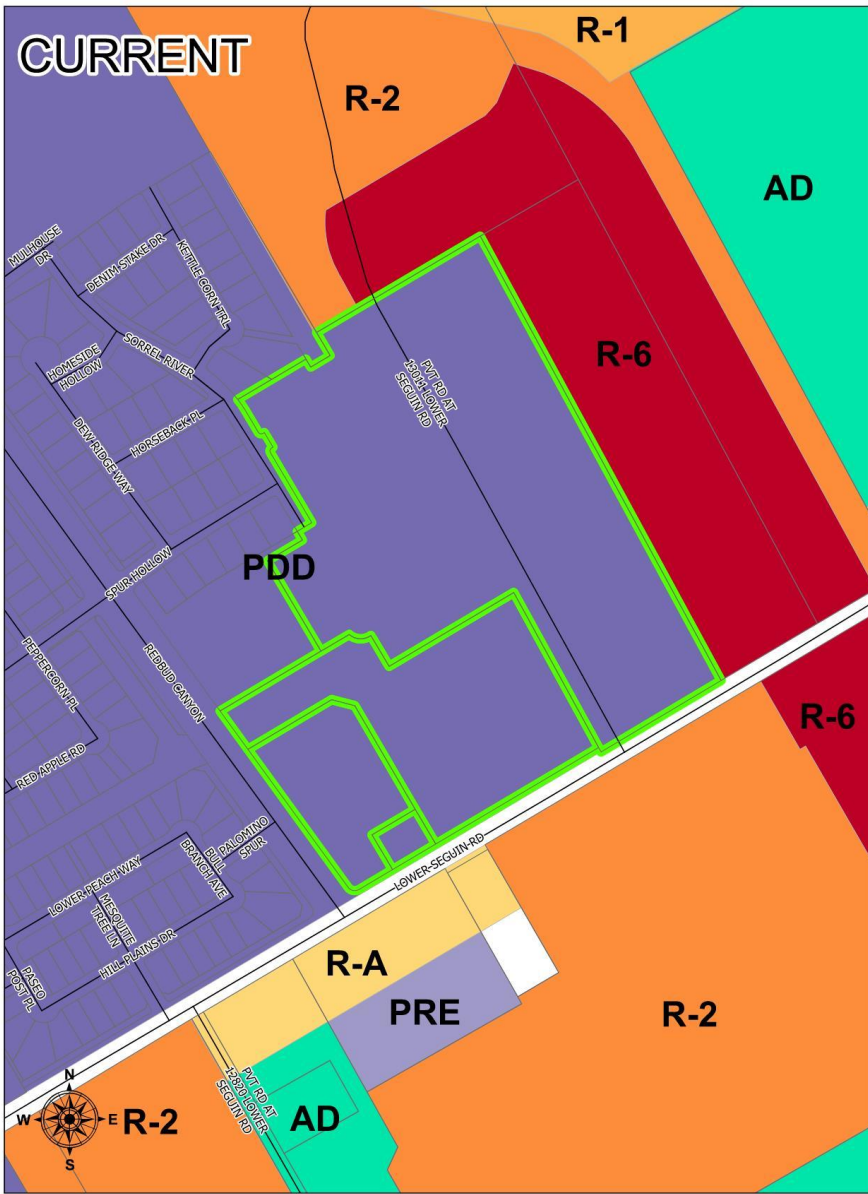


July 25, 2025, a total of 5 Public Hearing Notices were sent out.

Responses Received:

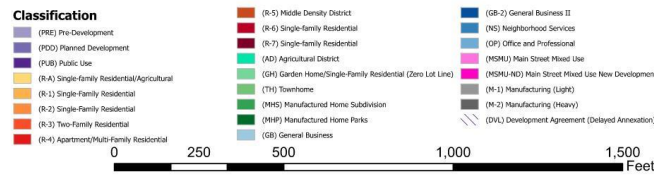
- 0- Opposition,
- 0-In Favor
- 0-Neutral

1 sign was posted on the property.



- Existing Zoning: Planned Development District (PDD)
- Proposed Zoning: Planned Development District (PDD)

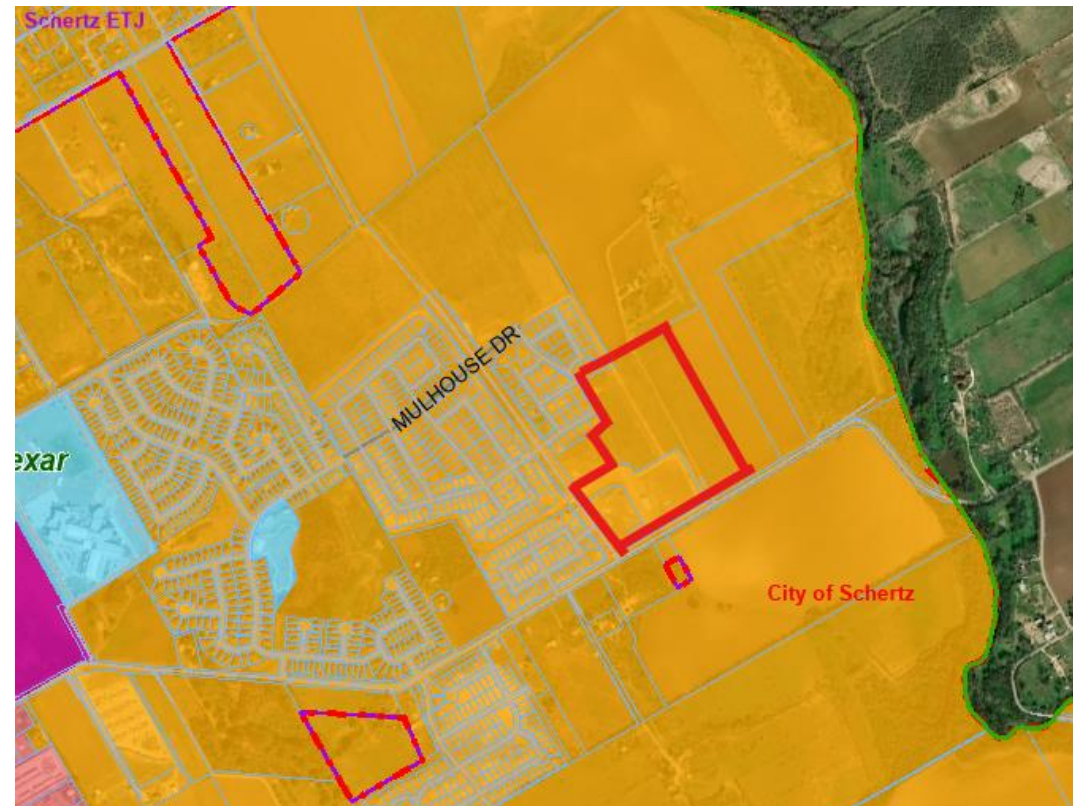
PROPOSED ZONE CHANGE
BEXAR COUNTY
PARCEL IDs:
310011, 1436811, 1437570, &
1394925











UDC SECTION 21.5.10.F Criteria for Approval

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan.

- The Comprehensive Plan designates this area as Complete Neighborhood
- Intended for a mix of residential housing types with complimentary neighborhood commercial services to create a complete neighborhood.
- Request removes commercial portions
- Designation allows for a variety of commercial uses, and the requested SUP is consistent with Comprehensive Plan



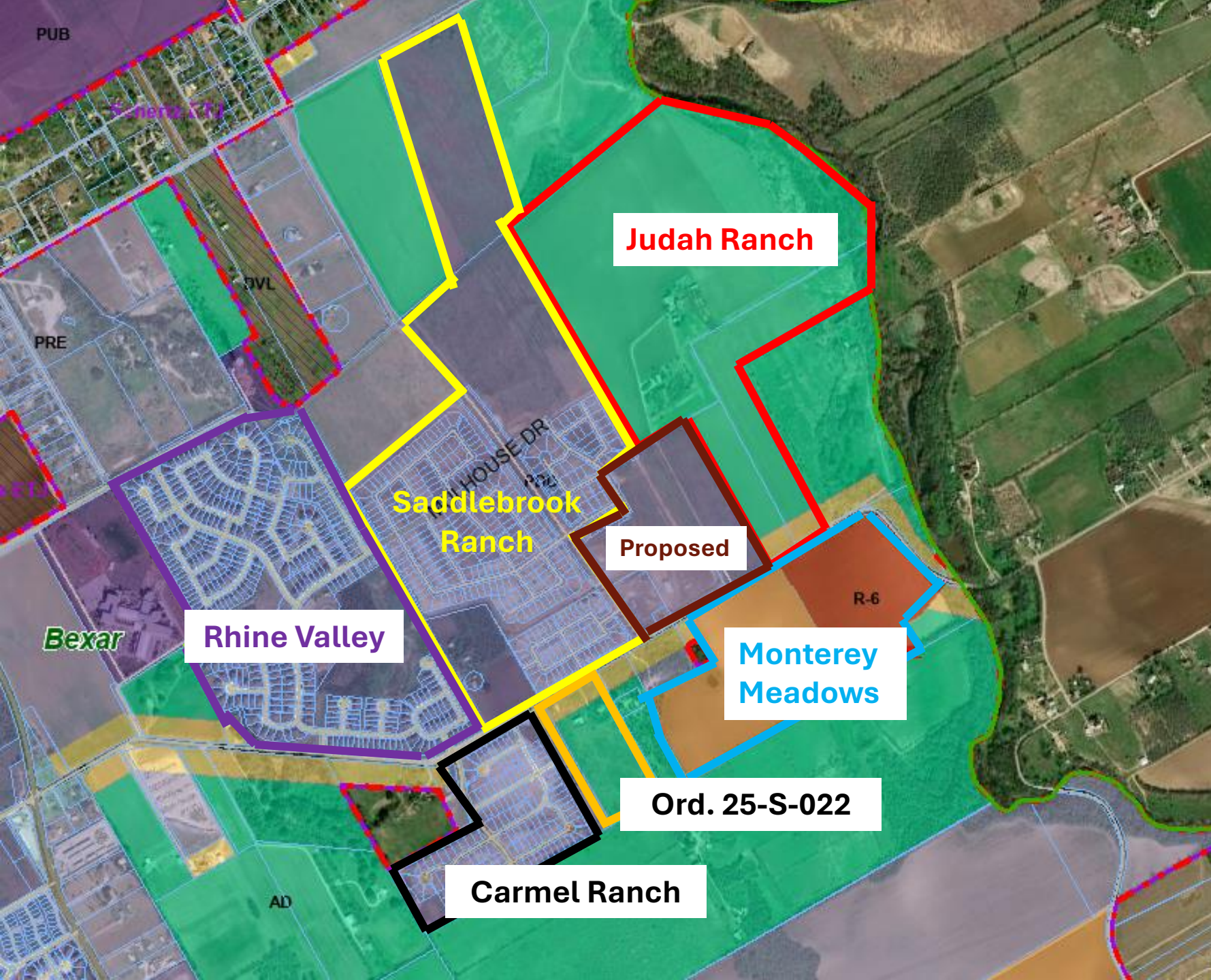
- | | |
|---|---|
|  Regional Corridor |  Local Corridor |
|  Mixed Use Center |  Development Deferment |
|  Rural Living |  Industrial |
|  Complete Neighborhood |  Public Use |

UDC SECTION 21.5.10.F Criteria for Approval

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development 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 (Ord. 21-S-06) - 633 lots
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots
- Judah Ranch - Ord. 25-S-029 - 173 acre tract with R-1, R-2, and R-6 zoning districts.



- 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)
- Judah Ranch - 173 acres (R-1, R-2, R-6)

UDC SECTION 21.5.10.F Criteria for Approval

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City (cont.)

- South Schertz residents, City Council, and the Planning and Zoning Commission, have all expressly desired to see commercial services in this area.
- The loss of the commercial portion works against expressly stated goals and policy decisions
- Not an orderly, efficient, or healthful development for South Schertz.

UDC SECTION 21.5.10.F Criteria for Approval

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;

- 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

- Uses consistent.
- However, having commercial uses at the corner of two major thoroughfares identified in our Master Thoroughfare Plan, is more appropriate.

UDC SECTION 21.5.10.F Criteria for Approval

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area.

- SCUCISD has been notified of the zone change request and the Saddlebrook Ranch project has been under development for several years.
- This project has already made improvements to water and wastewater infrastructure
- Road Improvements
 - Improvements to Lower Seguin Road
 - Constructed a portion of the FM 3009
 - Identified as Redbud Canyon

UDC SECTION 21.5.10.F Criteria for Approval

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning.

- This request is not superior to conventional zoning.
 - Reduces R-2 from 70' x 120' to 70 x 118'
- City Council Memorandum from the March 5, 2021
 - Including commercial portion was considered superior
 - Staff recommended approval because of "limited commercial development at the intersection of two arterial roadways on our Master Thoroughfare Plan in order to support the surrounding neighborhood"

UDC SECTION 21.5.10.F Criteria for Approval

6. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full).

This does not affect the recommendation of the Planning and Zoning Commission nor does this affect City Council's decision.

7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.

- All UDC requirements have been met for the proposed zone change. City of Schertz Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.
- 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 request does not implement the policies of the Comprehensive Plan, does not promote orderly and efficient development, and removes the unique and superior element of the original PDD request.
- Therefore, Staff is recommending denial of Ord. 25-S-036
- The Schertz Planning and Zoning Commission held a public hearing on August 6, 2025, and recommended denial with a 5-1 vote.