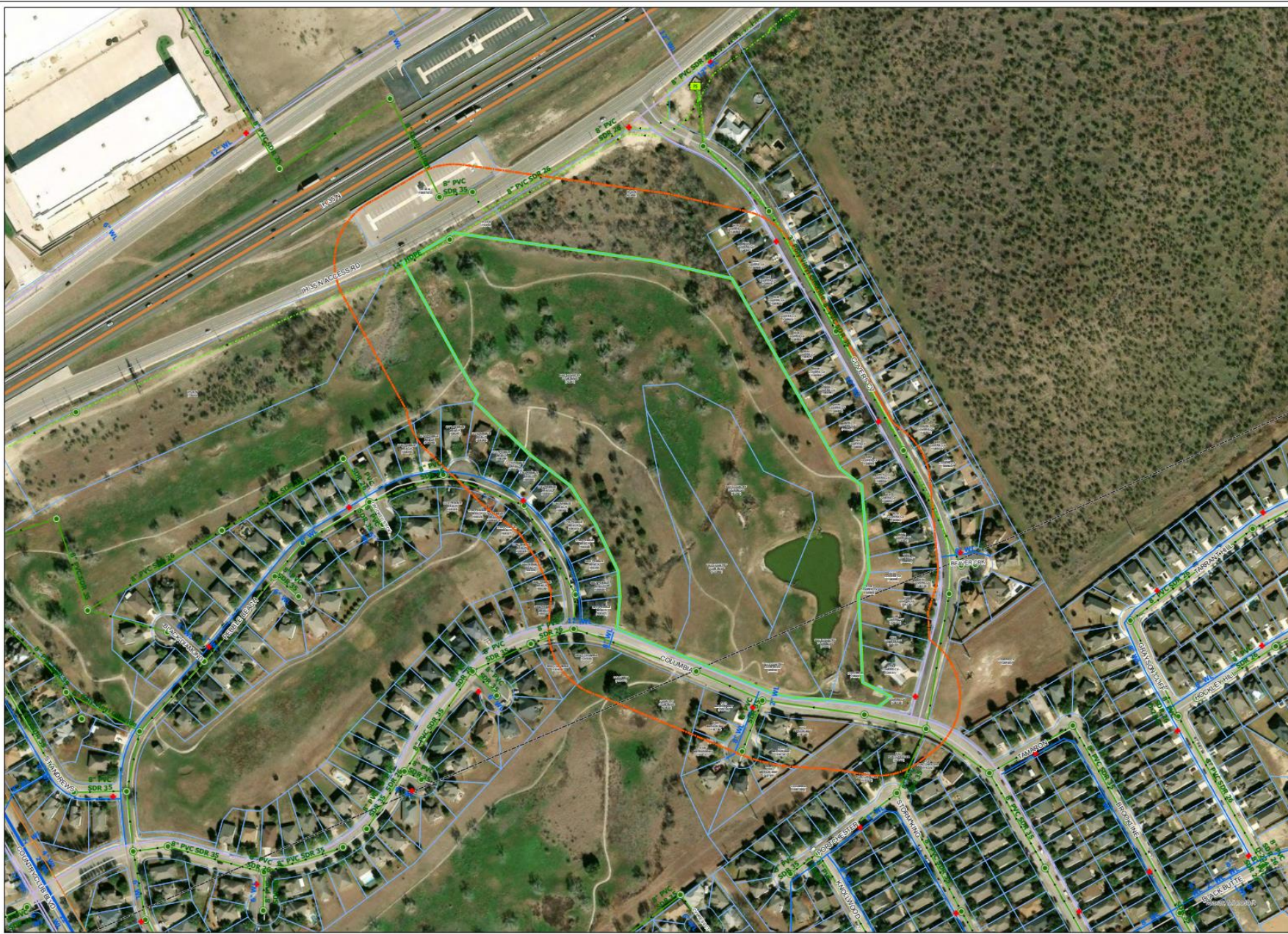


Ordinance 25-S-043 Withdrawn by Applicant

Proposed Zone Change to R-4

Emily Delgado | Planning Manager





SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

**Northcliffe Garden Apartments
and Senior Living
(PLZC20250167)**

— <all other values>	— <all other values>	— Planned Secondary Arterial	— Commercial Collector B	— 1" — 20"	— Schertz Gravity	• Hydrant	— 200' Buffer
— Highways	— Freeway	— Secondary Rural Arterial	— Planned Commercial Collector B	— 2" — 10"	— Schertz Pressure	• Manholes	— Schertz Municipal Boundary
— Major Roads	— Principal Arterial	— Planned Secondary Rural Arterial	— Planned Commercial Collector A	— 3" — 12"	— Neighboring Gravity	— County Boundaries	0 175 350 700 Feet
— Minor Roads	— Planned Principal Arterial	— Residential Collector	— Planned Commercial Collector A	— 4" — 18"	— Private Pressure		
— Other Cities	— Secondary Arterial	— Planned Residential Collector		— 6" — 18"			

CURRENT



PROPOSED



- Proposed rezone of approximately 24 acres from Pre-Development, General Business, to Apartment / Multi-Family Residential District (R-4)



Last update: September 15, 2025
 City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

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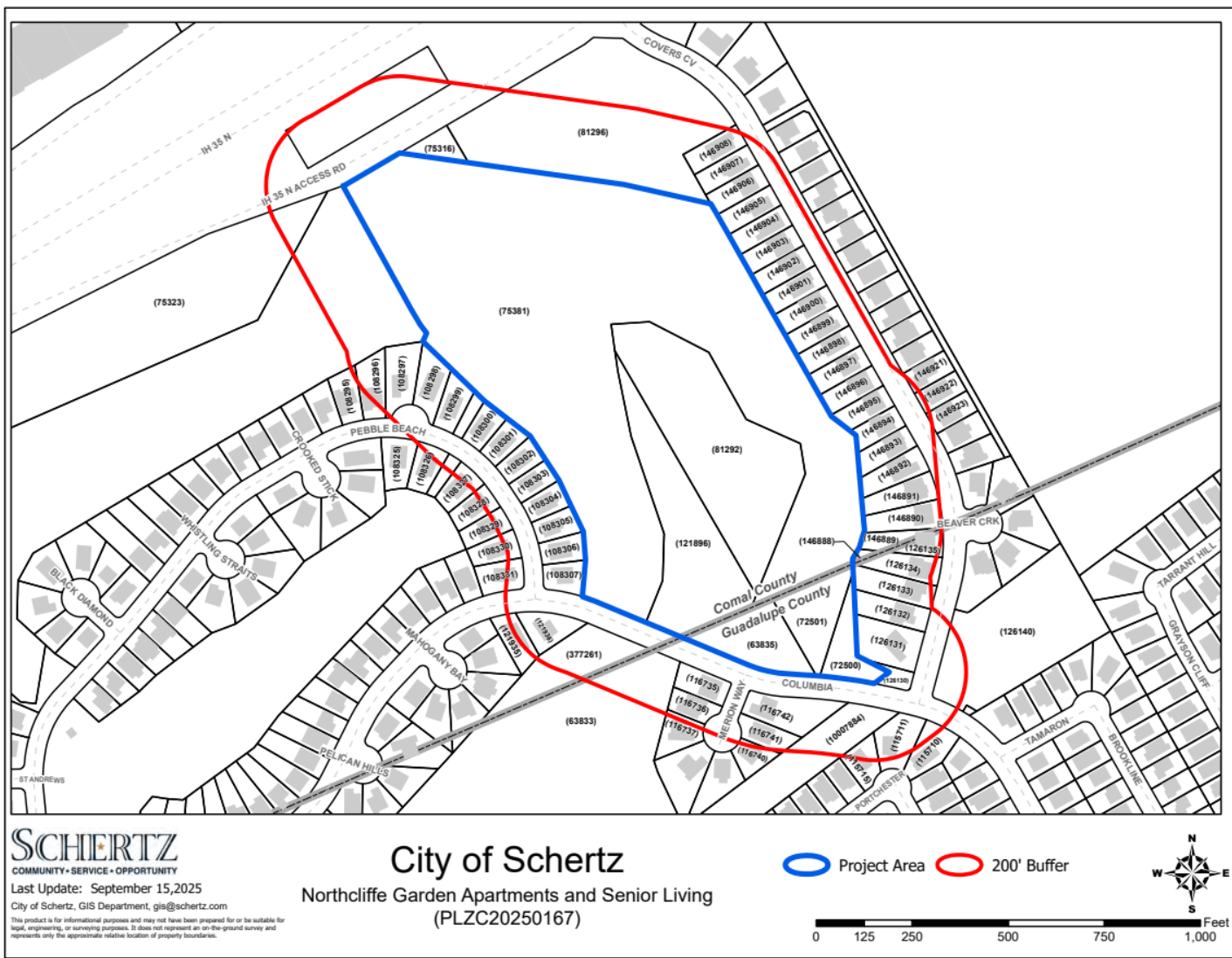
PROPOSED ZONING CHANGE Northcliffe R-4 Garden Apartments and Senior Living (PLZC20250167)



Apartment / Multi-Family Residential (R-4)

- R-4 is intended to provide denser apartment and multi-family style developments. This district is a suitable transition between single-family districts and commercial uses. However, Apartment / Multi-Family Residential Districts (R-4) shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets.
- Apartment / Multi-Family Residential District (R-4) is allowed to have a maximum 35 dwelling units per acre. The subject property is 24 acres which would allow the property owner to construct a maximum of 840 units.
- R-4 is also required to have 20% of the total platted area as common, usable open space.

Notification



- 75 Public notices were sent on August 16, 2025
- As of October 1, 2025 at 5:00pm
 - (0) in Favor
 - (0) Neutral to
 - (14) in Opposition
- A public hearing notice was published in the “San Antonio Express” on September 24, 2025 for the case to be heard at the October 14, 2025 City Council meeting.
- Notification signs were placed by the applicant
- **Public Hearings scheduled for 10.01.2025 and 10.14.2025 need to take place.**

Status Update / Next Steps:

- On Friday, September 26, 2025 the applicant formally withdrew the zone change requests known as PLZC20250167, and the associated City Council Ordinance 25-S-043.
- On October 1, 2025, the Planning and Zoning Commission held a public hearing and then took no action on the item.
- Since the newspaper notice was already published, there needs to be a public hearing for Ordinance 25-S-043 at the October 14, 2025 City Council meeting, but then the City Council will take no action on the Ordinance.
- If the applicant resubmits, new case numbers will be established, and new public hearing notices will be mailed and published.