



# Ordinance 25-S-044

## Withdrawn by Applicant

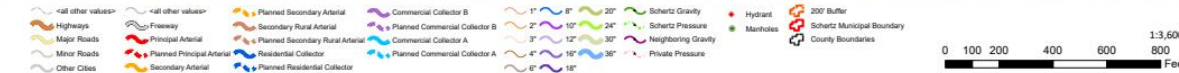
Proposed Zone Change to R-4

Emily Delgado | Planning Manager



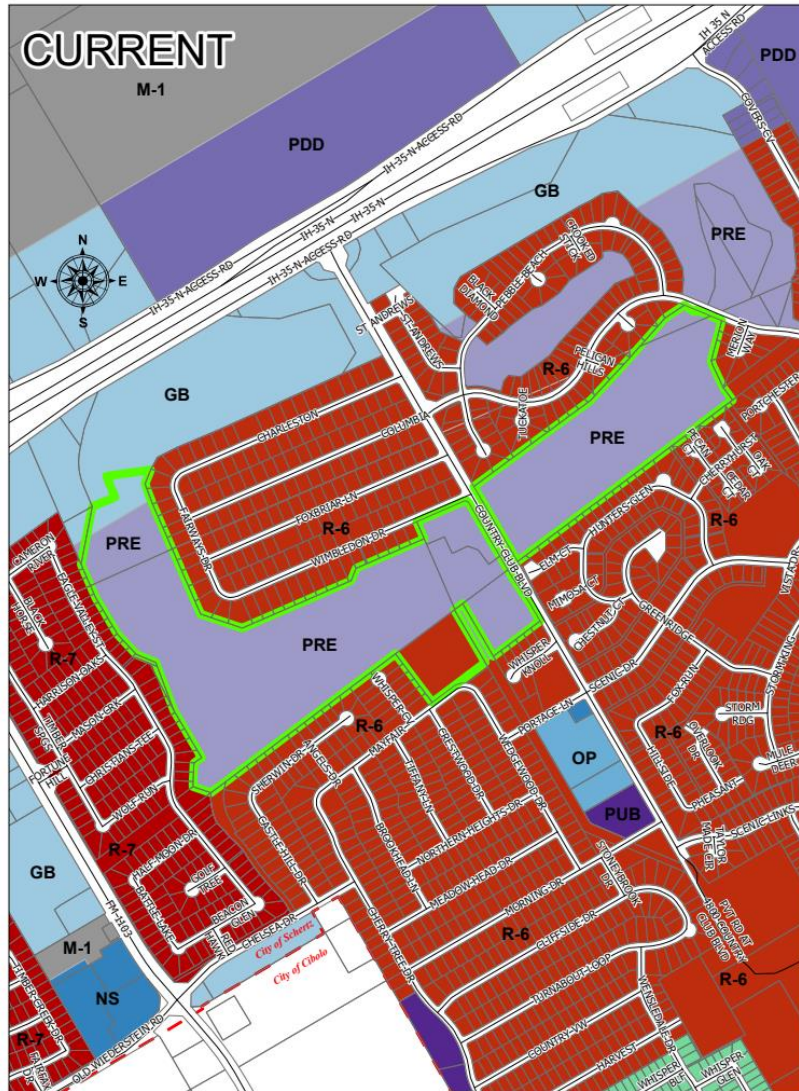
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Northcliffe Village  
(PLZC20250166)



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# CURRENT



# PROPOSED



- Proposed rezone of approximately 81 acres from Pre-Development, General Business, and Single-Family Residential (R-6) to Middle Density Residential District (R-5).



Last update: Jul 29, 2025  
 City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

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## PROPOSED ZONING CHANGE Northcliffe Village R-5 (PLZC20250166)

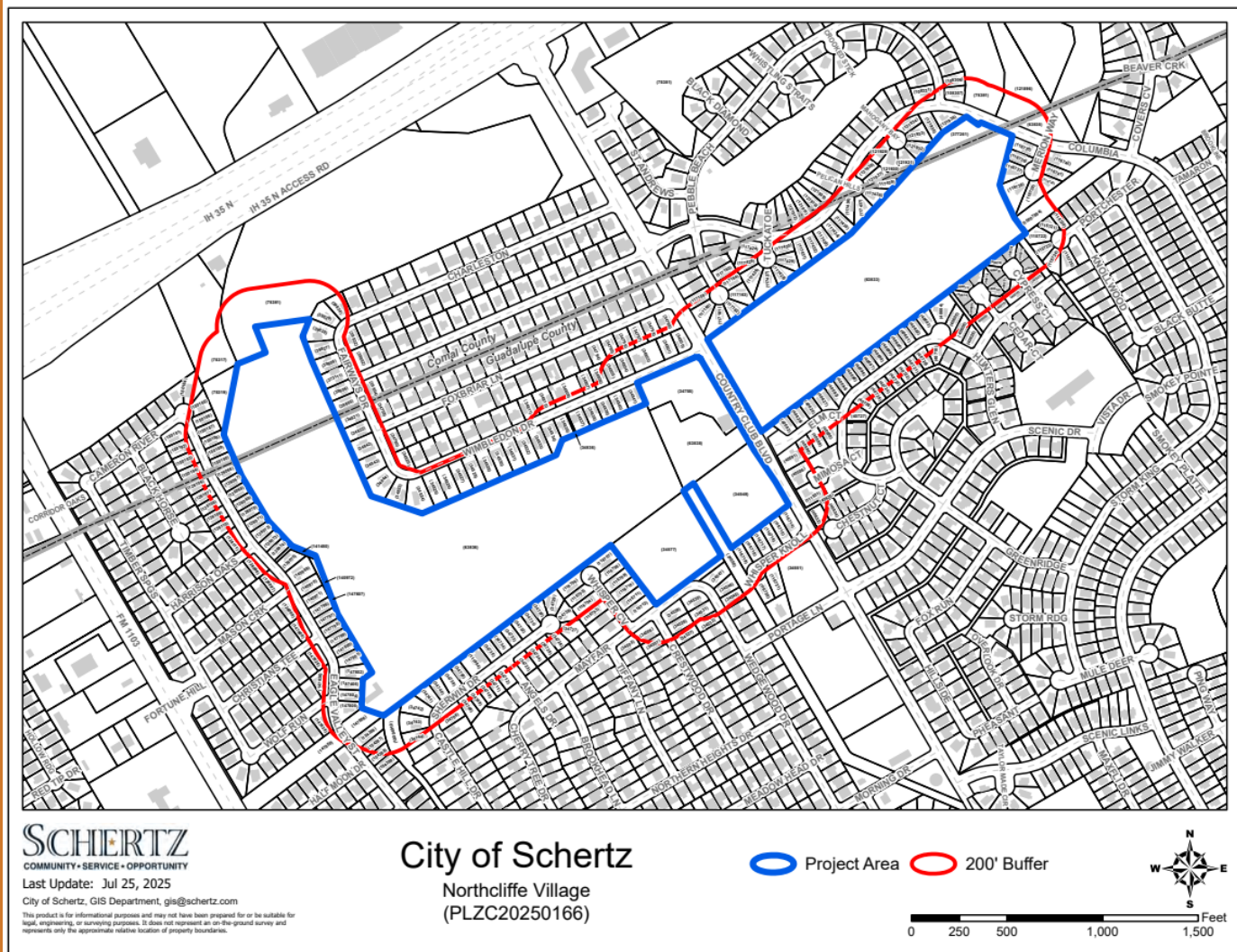
(PRE) Pre-Development	(R-6) Single-Family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-Family Residential	(OP) Office and Professional
(PUB) Public Use	(AG) Agricultural District	(MSR) Main Street Mixed Use
(RA) Single-Family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSR) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Two-Family Residential	(MH) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-4) Apartment/Two-Family Residential	(MHF) Manufactured Home Parks	(M-3) Manufacturing (Overhead)
(R-5) Middle Density Residential	(GB) General Business	(DCA) Development Agreement (Delayed Annexation)
	(GB-2) General Business II	and other various



# Middle Density Residential District (R-5)

- R-5 is intended to provide developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/or denser multi-family developments. This zoning district can be comprised of attached or detached residential dwelling units. The intent of the Middle Density Residential District (R-5) was for smaller infill tract developments to offer a variety of housing types.
- Per the UDC tracts that are over 1 acre are allowed to have up to 12 dwelling units per acre and are required to adhere to the multi-family site design requirements in Article 9- Site Design Standards. The subject property is approximately 81 acres, which would allow the property owner to construct a maximum of 972 units.

# Notification



- 292 Public notices were sent on August 16, 2025
- As of October 1, 2025 at 5:00pm
  - (1) in Favor
  - (0) Neutral to
  - (88) 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 PLZC20250166 and the associated City Council Ordinance 25-S-44.
- 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-044 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.