

Ord. 25-S-046

Proposed Zone Change to AD on Trainer Hale Rd

William Willingham | Planner

Orientation

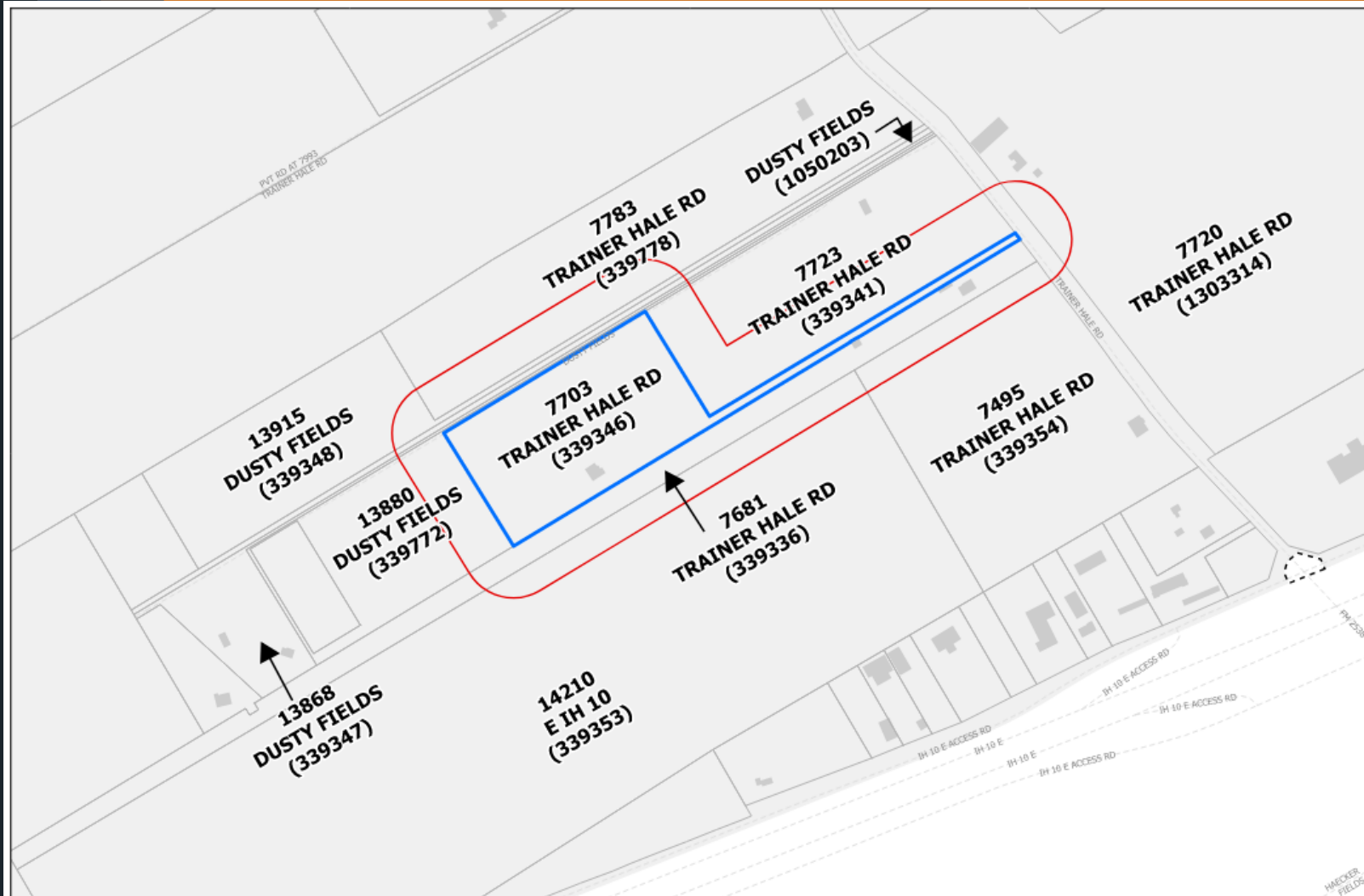
Subject Property Aerial View



Vicinity Zoning and Land Use

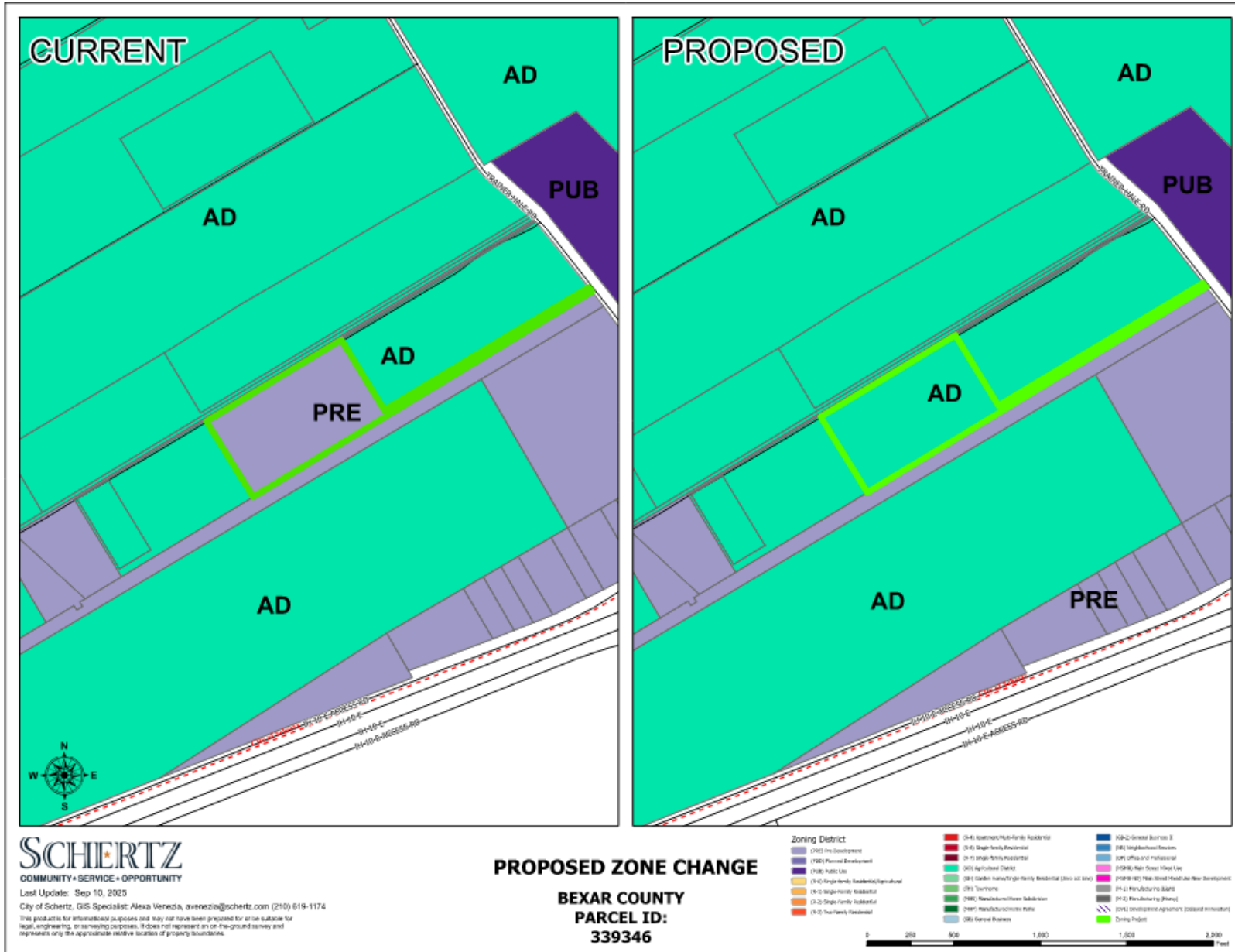
	Zoning	Use
Subject Property	Pre-Development District (PRE)	Residential and Agricultural
North	Agricultural District	Private Road – Dusty Fields
South	Pre-Development District (PRE)	Residential and Undeveloped
East	Agricultural District (AD)	-Undeveloped - Trainer Hale Rd. (Principal Arterial)
West	Agricultural District (AD)	Agricultural

Notification



- 13 Public notices were sent on 09.19.2025
- As of today
 - (0) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing notice to be published in the “San Antonio Express” on October 29, 2025
- SCUCISD was notified of the request
- A notification sign was placed by the applicant

Background: Zoning Change



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Last Update: Sep 10, 2025
City of Schertz, GIS Specialist: Alexa Veneda, aveneda@schertz.com (210) 619-1174

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

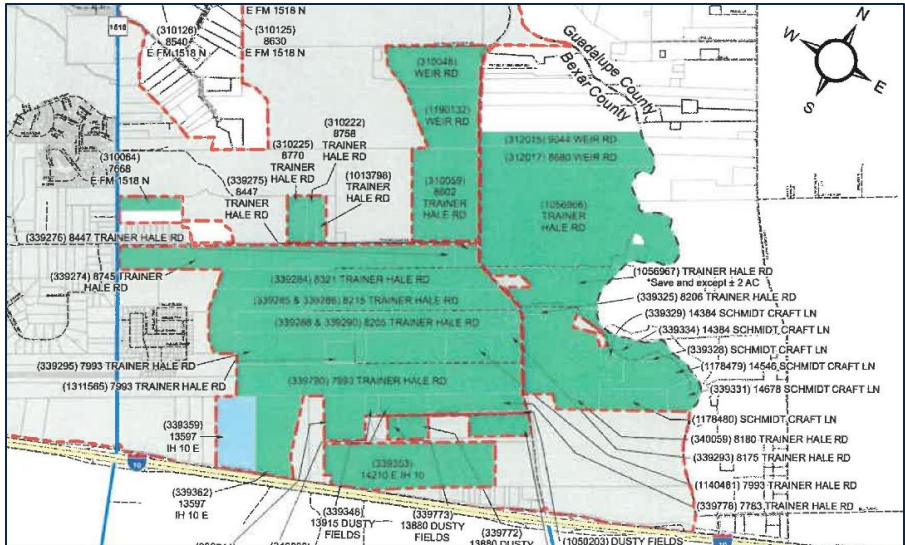
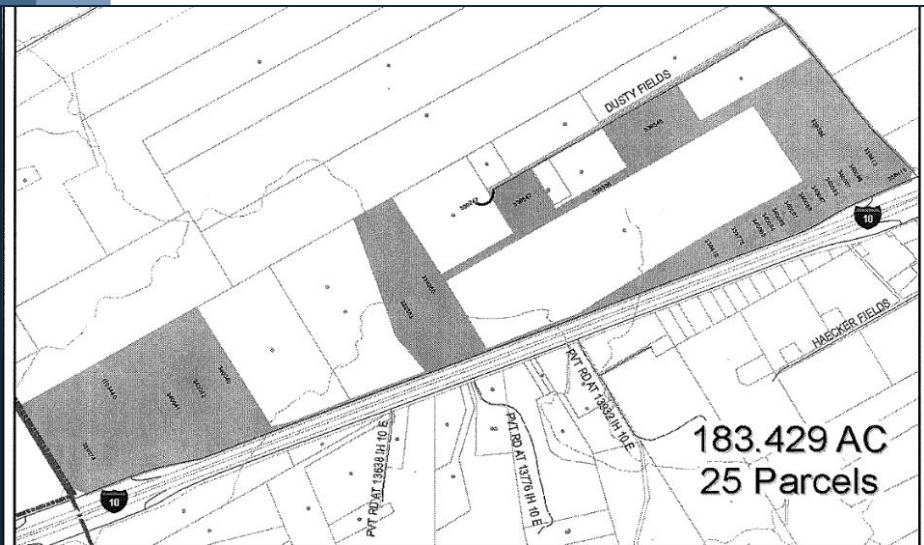
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Background: Property History

Ord. 10-A-20

Ord. 24-S-24

Applicant Information



Purchase Date:
December 2013

Present Conditions:
One Home, Agricultural land

Applicant intent:
Construct a second home.
Construct an accessory storage structure.

Annexation Date:
July 2010

Zoning Established:
Pre-Development District (PRE)

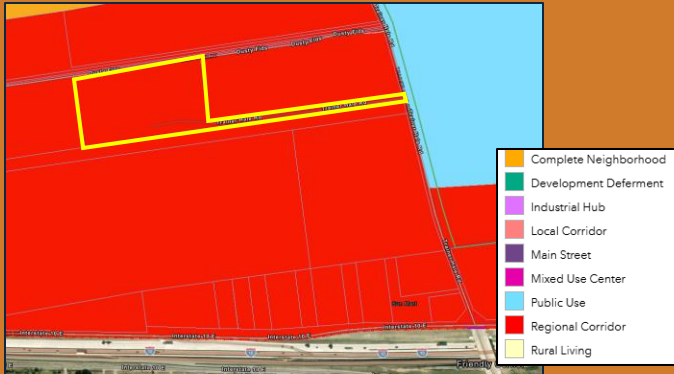
Annexation Date:
July 2024

Zoning Established:
Agricultural District (AD)

Zoning District Dimensional Requirements

	Existing Zone	Proposed Zone
	Pre-Development District (PRE)	Agricultural District (AD)
Permitted Uses (Sec. 21.5.8)	<ul style="list-style-type: none"> • Church, Temple, Synagogue, Mosque, or other place of Worship (SUP) <ul style="list-style-type: none"> • Municipal Uses • School, public or private 	<ul style="list-style-type: none"> • Agricultural/Field Crops <ul style="list-style-type: none"> • Livestock • One Family Dwelling Detached <ul style="list-style-type: none"> • Stable, commercial
Area Square Feet (Sec. 21.5.7)	N/A	217,800
Width & Depth (Sec. 21.5.7)	N/A	100 x 100
Setbacks, Adj. Non-Residential (Sec. 21.5.7)	N/A	Front: 25', Side: 25', Rear: 25'
Maximum Height (Sec. 21.5.7)	N/A	35'
Maximum Impervious Coverage (Sec. 21.5.7)	N/A	30%

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.

- “Regional Corridor” designation: Commercial/entertainment areas along major thoroughfares
- Agricultural District (AD): Agricultural preservation on lots over 5 acres
- The comprehensive plan is a guiding document for the long-range vision of Schertz.
- Existing conditions and land uses must also be considered.

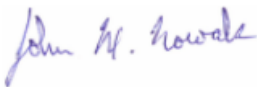
UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts.

- Agricultural District (AD) intended for areas with limited utility service.
 - Located within Schertz Sewer CCN and CCMA CCN
 - The site and surrounding areas are served by septic systems
- Potential traffic impact by the zone change will not be measurable.

Memo

To: Planning and Zoning Commission via William Willingham, Planner
From: John Nowak, P.E., Engineer 
Date: September 15, 2025
Re: Traffic Impact Summary for Proposed Zone Change at 7703 Trainer Hale Rd

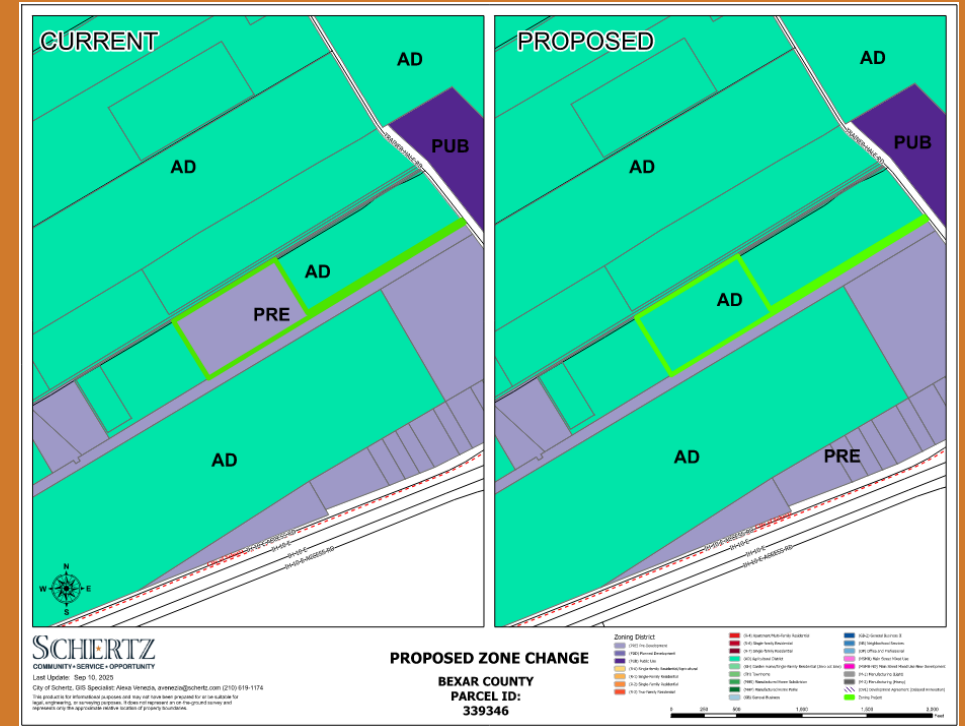
The property at 7703 Trainer Hale Road is currently zoned PRE. The PRE designation is considered a temporary, or “placeholder” zoning designation and doesn’t allow for any particular development. The property owner is requesting AD, Agricultural District zoning to keep it consistent with the current use of the property.

Since the PRE zoning designation doesn’t allow for any development, technically the expected peak hour trip generation for the property would be zero. If the property was developed to its maximum potential for AD zoning, the maximum peak hour vehicle trips would be 2 trips. This amount of peak hour trips is far below the threshold for requiring a Traffic Impact Analysis. Further, the increased traffic from the requested zone change is so small it would not have any measurable effect on the City’s transportation system.

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;

- Subject property and surrounding area is characterized by undeveloped or agricultural uses.
- Subject property is surrounded by other properties currently zoned as Agricultural District (AD)



	Proposed Zone
	Agricultural District (AD)
Permitted Uses (Sec. 21.5.8)	<ul style="list-style-type: none"> • Agricultural/Field Crops <ul style="list-style-type: none"> • Livestock • One Family Dwelling Detached <ul style="list-style-type: none"> • Stable, commercial

UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the request.

- All UDC requirements have been met for the proposed zone change.
- SCUCISD has been notified of the request
- Schertz' Fire, EMS, and Police Departments have been notified of the zone change.
 - Police and EMS have not provided any specific concerns
 - Fire Department express concerns related to accessing structures through the existing driveway.



Recommendation

Staff Recommendation:

Due to the rural character of the surrounding area, the limited utility availability, and the increase in development standards resulting from the zone change, staff recommends approval of Ordinance 25-S-046

Recommendation

Commission Recommendation:

The Planning and Zoning Commission met on October 1, 2025 and made a recommendation to approve the proposed zone change to Agricultural District (AD) with a 7-0 to City Council.