

Ord. 26-S-001

Rezone request for 44 acres R-2 and R-6

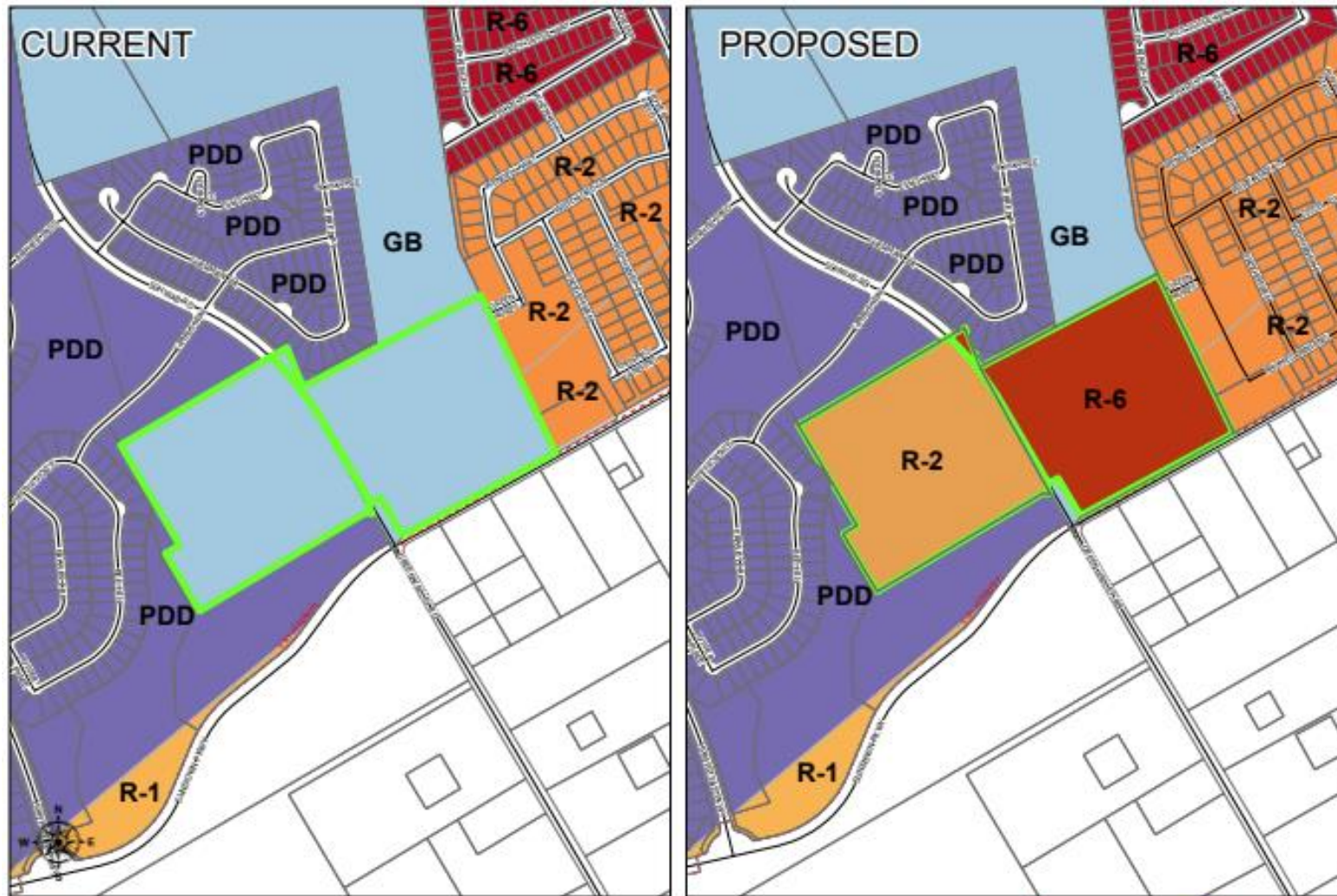
Daisy Marquez | Senior Planner

Orientation



	Zoning	Use
Subject Property	General Business District (GB)	Undeveloped
North	Planned Development District (PDD) and General Business District (GB)	Homestead PDD and Undeveloped
South	Planned Development District (PDD), Right-of-Way, Outside of City Limits	Homestead PDD, Green Valley Road, City of Cibolo ETJ
East	Single Family Residential (R-2)	Ackermann Subdivision
West	Planned Development District (PDD)	Homestead PDD

Zone Change Request



- 44 acres total
 - 22 acres R-2
 - 22 Acres R-6

SCHERTZ
 COMMUNITY • SERVICE • OPPORTUNITY
 Last Update: Oct 10, 2025
 City of Schertz, GIS Specialist: Alexa Venecia, alexa@schertz.com (210) 819-1156
This product is for informational purposes and may not have been prepared for or is suitable for legal engineering, or planning purposes. It does not represent an endorsed survey and represents the approximate relative location of property boundaries.

PROPOSED ZONE CHANGE
GUADALUPE COUNTY
PARCEL IDs:
67959 & 64006

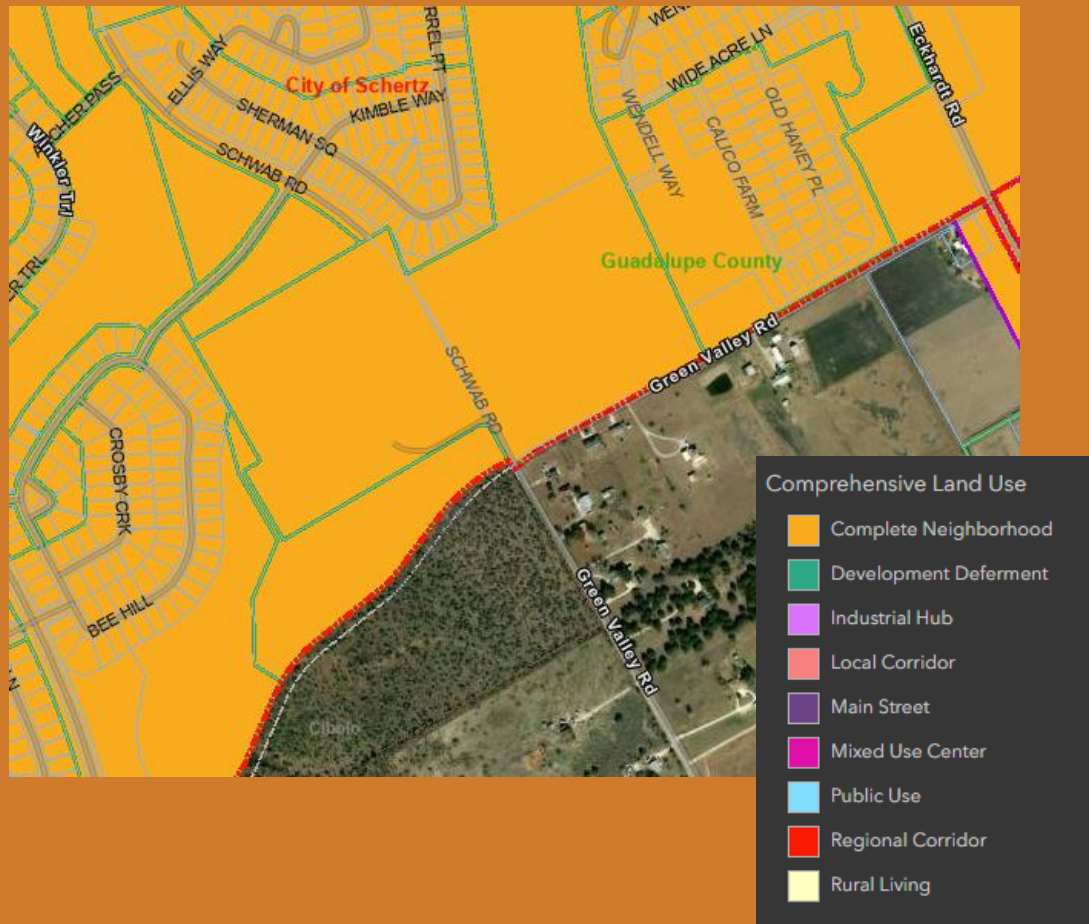


SCHERTZ
 COMMUNITY • SERVICE • OPPORTUNITY

	Existing	Proposed	Proposed
	General Business District (GB)	Single Family Residential (R-2)	Single Family Residential (R-6)
Permitted Uses (UDC Section 21.5.8)	<ul style="list-style-type: none"> • Art Gallery, Schools, Automobile Parts Sales, Government Facilities, Hotel, Professional Offices, Tavern, Veterinarian * Not a comprehensive list 	<ul style="list-style-type: none"> • Gated Community • One-Family Dwelling • Park/ Playground 	<ul style="list-style-type: none"> • Gated Community • One-Family Dwelling • Park/ Playground
Area Square Feet	10,000	8,400	7,200
Width & Depth	100 X 100	70 x 120	60 X 120
Setbacks, Adj. Non-Residential	Front: 25' Side: Adj. to Res. 25' 0' Rear: Adj to Res. 25' 0'	Front: 25' Side: 10' Rear: 20'	Front: 25' Side: 10' Rear: 20'
Maximum Height	120'	35'	35'
Maximum Impervious Coverage	80%	50%	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.



- Complete Neighborhood Land Use Designation
 - Different housing types
 - Local neighborhood commercial
 - Supporting uses
- Proposed R-2 and R-6 are similar to the existing uses and zoning in the area
 - Implements the policies and intent of the Future Land Use Designation

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.



- Dimensional and Development Requirements for R-2 (70'x120') and R-6 (60'X120') are compatible with the immediate area.
- Homestead PDD:
 - 55'X120'
 - 65'X120'
 - Townhome
- Ackermann Subdivision
- Traffic Summary:
 - The proposed residential zoning is less intense than the existing zoning

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;



- Single-Family Residential District
 - single-family detached residential, schools, parks and playgrounds, and municipal uses by right
- Homestead PDD:
 - Single-Family Residential
 - Lower density Multifamily (townhomes)
 - 12 units per acre
- Proposed zoning districts are consistent with the existing uses in the immediate area.

UDC SECTION 21.5.4.D Criteria for Approval

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

- Staff has ensured the proposed zone change meets the UDC requirements.
- SCUC ISD was notified of the proposed zone change.
- Fire, EMS, and Police were notified
 - EMS did not have a specific concern about the zone change request, but did note that an increase in the population will increase call volumes, which will require more efforts to cover the added call volumes.

Staff Recommendation

Due to the proposed zone change implementing the policies of the Comprehensive Plan- Future Land Use Map, and compatibility with the uses in the immediate area, Staff recommends approval of Ord.26-S-001.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing for the item on December 3, 2025, and made a recommendation of approval to City Council with a unanimous vote.