Ord. 26-S-033

Proposed PDD, 8 acres in APZ II

Daisy Marquez | Senior Planner

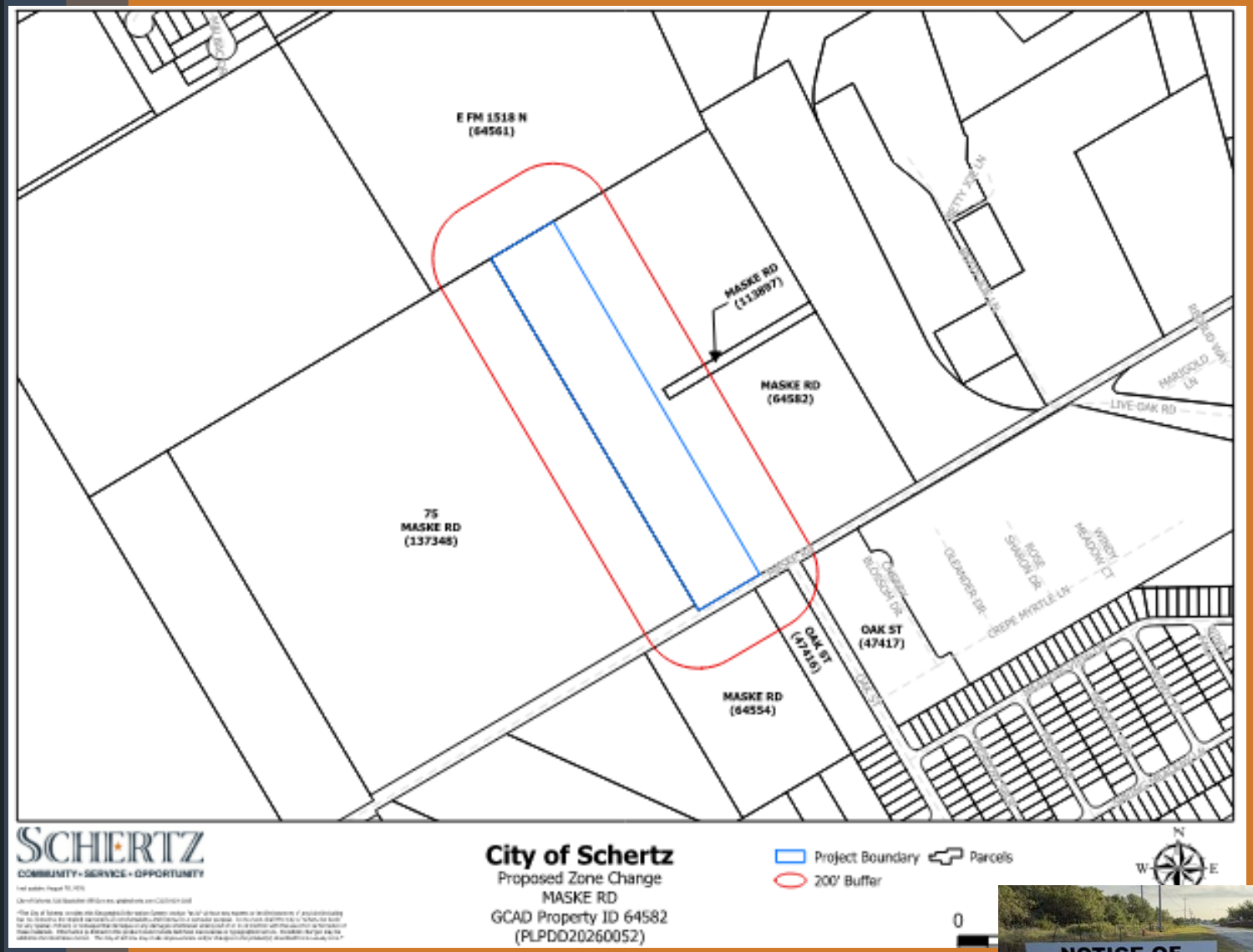
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	Zoning	Use
Subject Property	Single-Family Residential District (R-2)	Undeveloped
North	Single-Family Residential District (R-2)	Undeveloped
South	Right-of-Way	Maske Road- Commercial Collector (70' ROW)
East	Single-Family Residential District (R-2)	Undeveloped and Creek
West	General Business District (GB)	City of Schertz Soccer Fields

- Approximately 8 acres of land
- In APZ-II
- unplatted

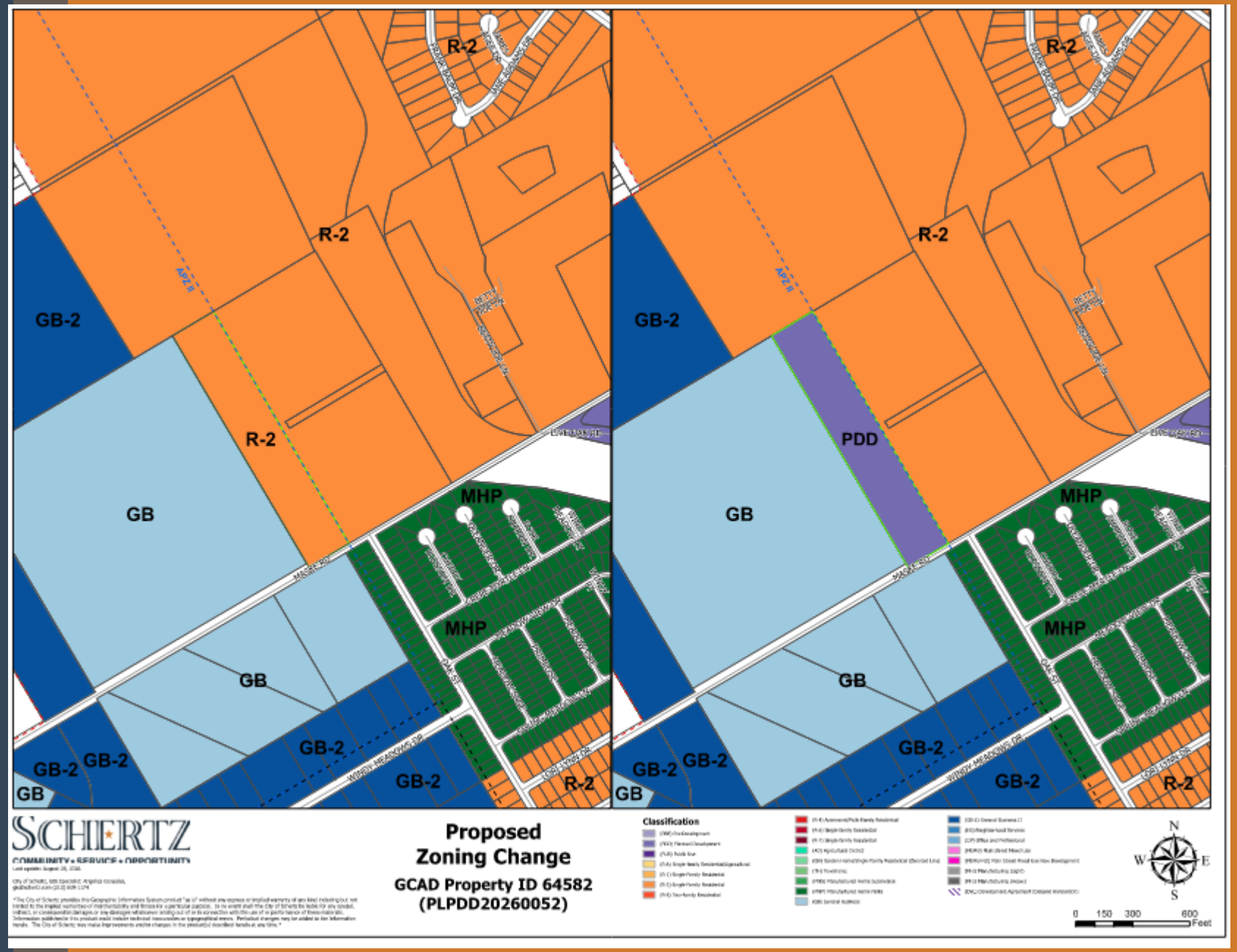
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- 7 Public notices sent on 9.24.26
- Notices Received
  - (2) in Favor
  - (0) Neutral to
  - (0) in Opposition
- A public hearing notice was published in the "San Antonio Express" on October 28
- A notification sign was placed by the applicant
- JBSA has been notified and affirmatively recommends approval of this request
- P&Z : October 7



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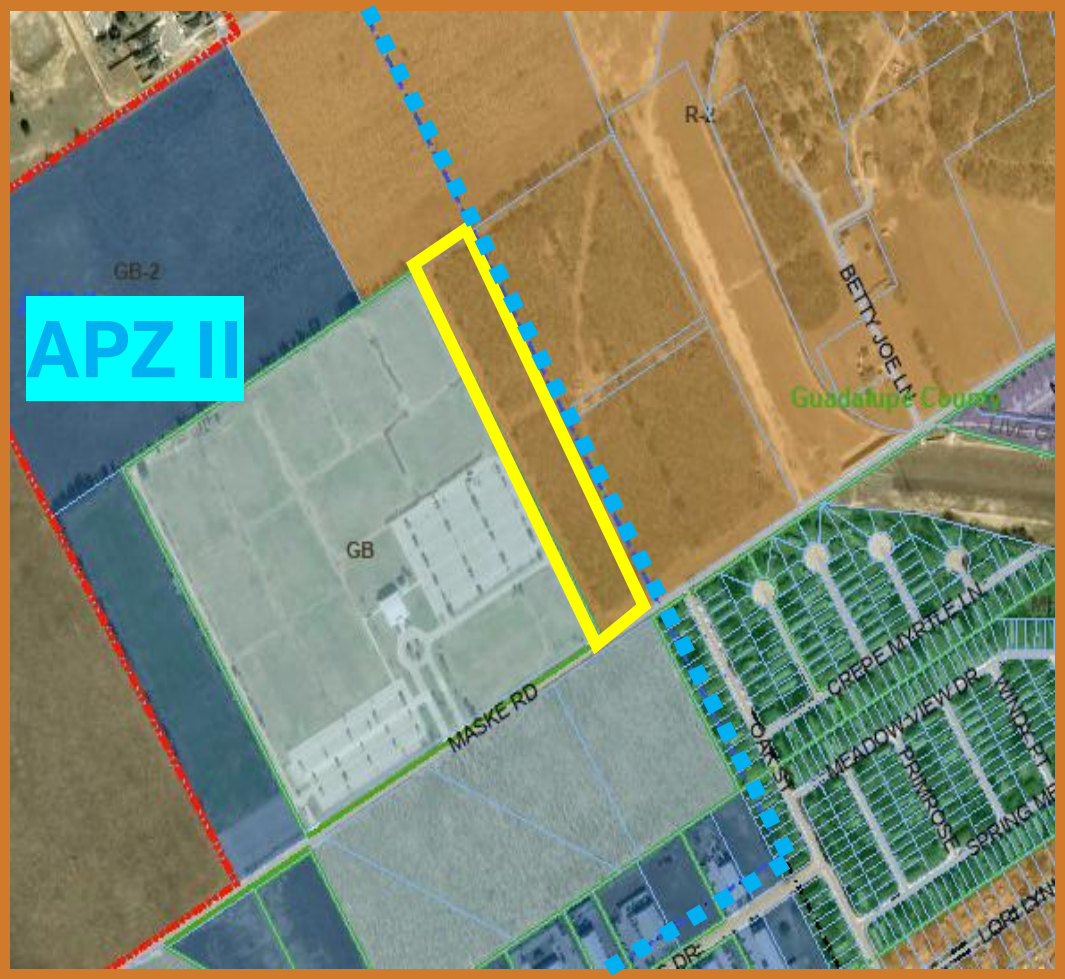
- Approximately 8 acres of land
- R-2 to PDD

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Proposed Planned Development District

Background

- Approximately 8 acres of land
- Encumbered by APZ-II
- PDD is the only way to restrict development
- The intent of the PDD is to restrict uses and development
- Base zoning district of Public Use District (PUB)
- Ord. 26-S-033 and Ord. 26-S-034 go together
  - Ord. 26-S-034: R-5 on 21 acres



PDD Additional Conditions

- The property shall remain as open space
- Utilities are permissible within the 8-acres
- Schools shall be prohibited within the 8-acres

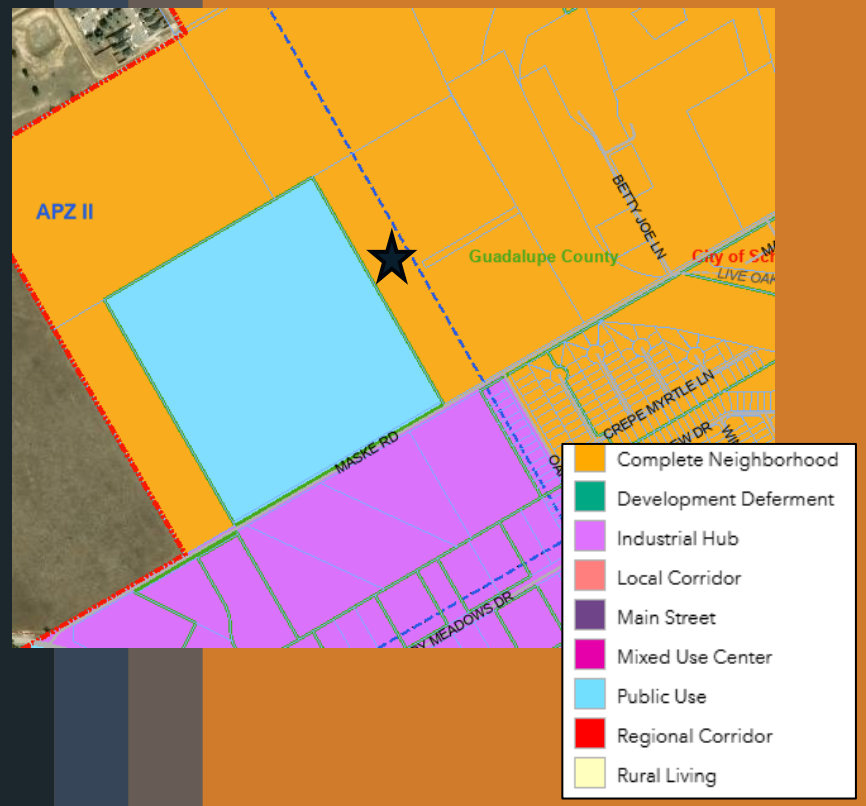
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	Existing	Proposed
	Single-Family Residential District (R-2)	Planned Development District (PDD)
Permitted Uses	• Single family Residential; School; Park/ Playground; Municipal uses; Golf Course; Gated Community; Family/ Group Home; Place of Worship (S); Bed and Breakfast (S)	• Proposed Open Space • Public Schools Prohibited
Area Square Feet	8,400	10,000
Width & Depth	70 x 120	100 x 100
Setbacks	Front: 25', Side:10', Rear: 20'	Adj to Non-Residential; Front: 25', Side: 0, Rear:0 Adj to Residential; Front:25', Side:25'; Rear:15'
Maximum Height	35'	N/A
Maximum Impervious Coverage	50%	70%

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UDC SECTION 21.5.10.F Criteria for Approval

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



- **Future Land Use Map Designation:** Complete Neighborhood
  - Mixture of housing options
  - Consider appropriateness of density and commercial development in relation to:
    - Roadway classification, conflict among land uses and buildings
- Proposed PDD:
  - Proposed Open Space which ensures minimal land use conflict within the APZ-II
  - Promotes the Comp. Plan Policies

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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;

- Promotes safe and orderly development of the City
- Air Installation Compatible Use Zone District (AICUZ) UDC 21.5.9
  - APZ-II
  - Requires “Affirmative Recommendation” from JBSA to be approved by City
- Engineering TIA Summary:
  - No adverse impact on the City’s transportation system

UDC SECTION 21.5.10.F Criteria for Approval

3. Whether the uses permitted by 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:

- PDD Base zoning district of Public Use District (PUB) is compatible

	Zoning	Use
North	Single-Family Residential District (R-2)	Undeveloped
South	Right-of-Way	Maske Road-Commercial Collector (70' ROW)
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West	General Business District (GB)	City of Schertz Soccer Fields

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;

- Staff will ensure any proposed development meets street, water, and sewer requirements through the development process
  - Schertz and CCMA sewer
  - Schertz and SSLGC water
- Schools are not compatible within the APZ-II, which is why the PDD strictly prohibits their development in this area
- Maske Road
  - Commercial Collector - 70’ ROW
  - Final road upgrades determined during development process

UDC SECTION 21.5.10.F Criteria for Approval

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

- Current R-2 Zoning:
  - Could potentially allow 41 single-family homes in the APZ-II

- Proposed PDD will result in a superior development
  - Avenue available to restrict development within the APZ-II to ensure minimal land use conflict
  - Prevents the development of single-family homes in the APZ-II

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;

- They have been paid.

UDC SECTION 21.5.10.F Criteria for Approval

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.

- Staff has ensured the proposed PDD has met the UDC requirements
- No objection from Fire, EMS, and Police Departments
- JBSA- Randolph provided the letter of affirmative recommendation for the proposed PDD

- Heard at the October 7, 2026, Planning and Zoning Commission

Staff Recommendation

Staff recommends approval of Ord. 26-S-033 as the proposed PDD promotes the policies of the Comprehensive Land Use Plan, lowers conflict among land uses, and provides for a superior development than can be achieved through conventional zoning.

P&Z Recommendation

The Planning and Zoning Commission held a public hearing for the item at the October 7, 2026, meeting and made a recommendation of approval to City Council with a unanimous vote.