

PLANNING AND COMMUNITY
DEVELOPMENT

May 4, 2017

Dear Property Owner,

Planning Staff is proposing to amend the Future Land Use Plan for two areas in northern Schertz identified on the exhibit below. If you own a home or commercial business in either area, the proposed amendment to the Future Land Use Plan will not change or alter any existing regulations or zoning districts. The intent of this amendment is to change the Future Land Use Plan to reflect the existing development and provide for more appropriate and compatible future development.

The City of Schertz's Comprehensive Land Plan is a policy document that serves as a guide for decisions relating to the physical, social, and economic growth of the City. The Comprehensive Land Plan includes goals, policies, and identifies issues in the following development related categories: Land Use, Transportation, Public Facilities, Parks and Recreation, Community Enhancement, and Growth Capacity. The Comprehensive Land Plan consists of multiple parts including the Future Land Use Plan, The Parks and Recreation Master Plan, the Sector Plan amendment, and the Master Thoroughfare Plan.

From time to time Planning Staff reevaluates the Comprehensive Land Plan and recommends updates and amendments to City Council. The proposed amendment is specifically to amend the Future Land Use Plan for two areas in northern Schertz.

The first area is generally located along Old Wiederstein Road from Wiederstein Road extending east to just past FM 1103. This area is currently identified on the Future Land Use Plan as "Industrial", "Industry, Technology and R and D", and "Parks, Open Space". The existing development in this area is predominately single family residential and includes the Belmont, Riata, and Fairway Ridge subdivisions as well as some large lot single family homes on Old Wiederstein and commercial businesses located along FM 1103. Due to the existing development, Planning Staff feels the "Industrial" and "Industry, Technology and R and D" land designations are no longer feasible or appropriate. Planning Staff is proposing to change the Future Land Use Plan designation for this area to "Single Family Residential" in order to have the plan accurately reflect the existing development and provide for more compatible and appropriate future development along Old Wiederstein. The "Single Family Residential" designation is defined as:

Single Family Residential - Conventional detached dwellings. For areas proposed to utilize a traditional neighborhood design the Single Family Residential use may include a mix of residential uses as well as limited commercial development to support the daily activities of the development. In all Single Family Residential

use areas, public and semi-public development such as schools and churches are encouraged as neighborhood focal points.

The second area in northern Schertz proposed to be amended is located along IH-35 beginning approximately 700 feet east of Schwab Road continuing east to the Schertz ETJ limit. This area is currently identified on the Future Land Use Plan as “Agricultural Conservation”. Planning Staff is proposing to change the Future Land Use Plan designation for this area to “Commercial Campus” to allow for typical interstate development along the IH-35 corridor and to further the goals and objectives of the Comprehensive Land Plan. The “Commercial Campus” designation is defined as:

Commercial Campus- The Commercial Campus land use/ character area is intended to encourage the development of lower intensity commercial and office uses in locations between major intersections as a buffer between the Interstate Highway and adjoining neighborhoods. Given the significant linear frontage along IH-35 in North Schertz, there are several opportunities to accommodate low impact campus development that takes advantage of the highway frontage and any major environmental assets (such as flood plains, steep grades, and significant vegetation) as aesthetic amenities on the site. This category could also accommodate light manufacturing or flex office uses set in a campus like environment in addition to multi-family residential located at mid-block locations and as transitions between office/light industrial uses and adjoining single family residential uses.

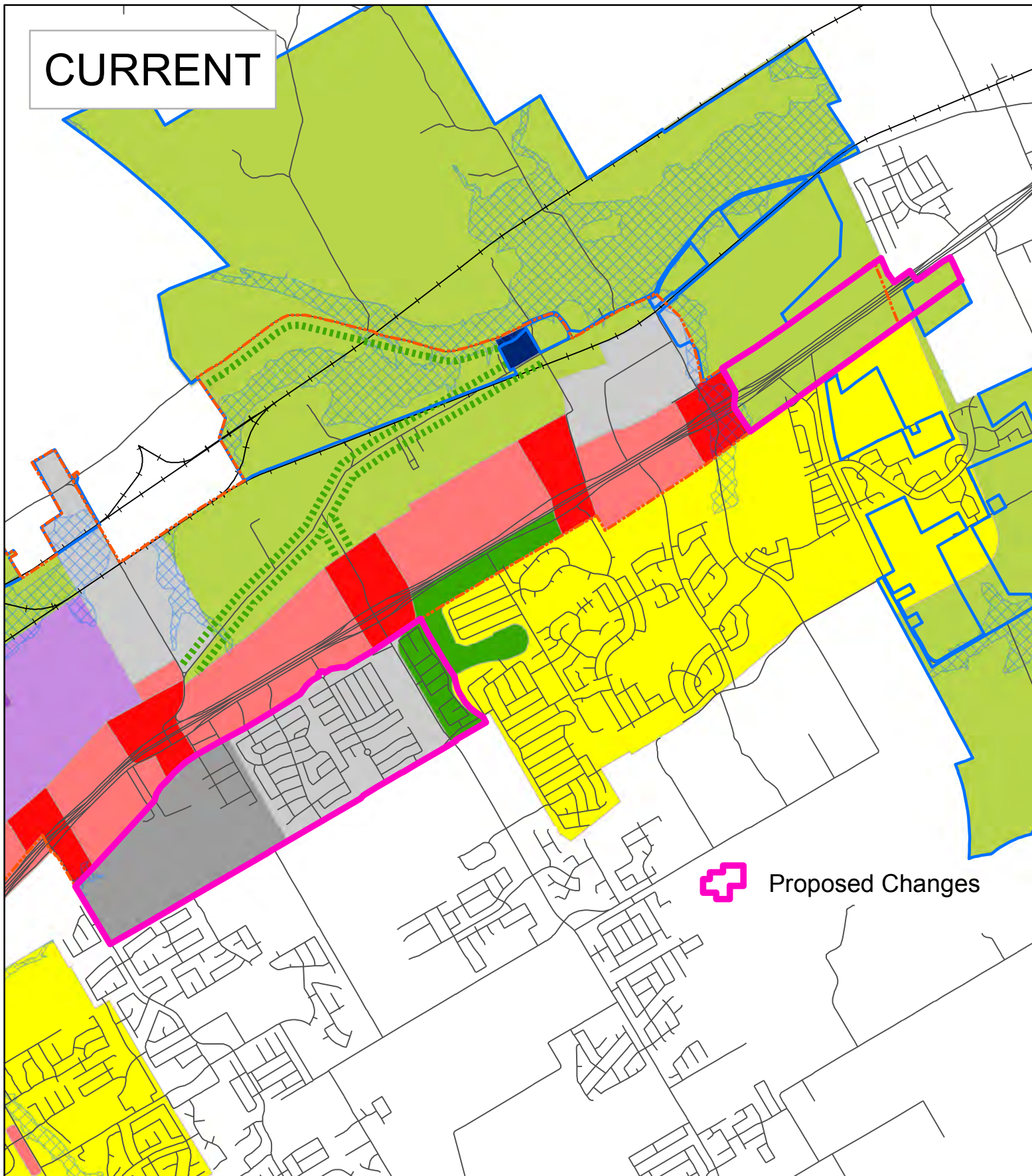
A public hearing will be held on May 24, 2017 at the Planning & Zoning Commission meeting. The meeting begins at 6pm and will be held in the Council Chambers Building #4 at 1400 Schertz Parkway, Schertz, TX 78154. We invite all interested parties to speak and voice your opinions on the proposed amendment to the Comprehensive Land Plan at the Planning & Zoning Commission meeting and subsequent City Council meeting.


If you have any questions on this process, or how this amendment will impact your property please feel free to contact the Planning & Zoning Division at (210) 619-1780 or planning@schertz.com.

Sincerely,

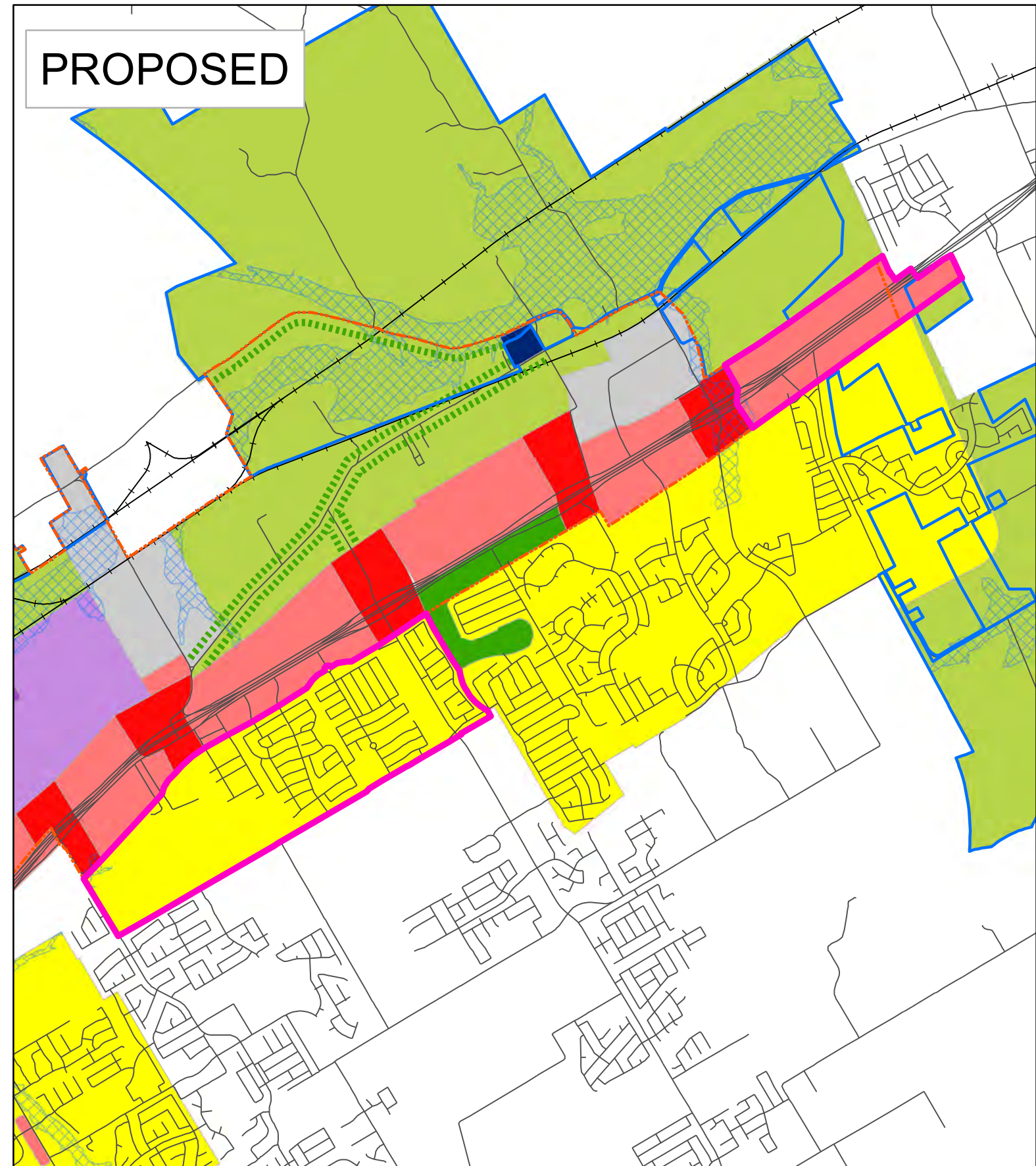
Bryce Cox
Senior Planner






CURRENT













 Proposed Changes

PROPOSED



-  Clear Zone
-  Floodplain
-  APZ 1
-  Sector Boundary
-  APZ II
-  Rural Frontage
-  Extraterritorial Jurisdiction

-  Air Installation Impact
-  Highway Commercial
-  Estate Neighborhood
-  Mixed Use Core
-  Air Installation Compatible
-  Industrial
-  Single Family Residential
-  TND/TOD
-  Civic, Schools
-  Industry, Technology and R and D
-  Multi-Family Residential
-  Transition
-  Main Street Commercial
-  Parks, Open Space
-  Manufactured Housing
-  Mixed Use Neighborhood
-  Commercial Campus
-  Agricultural Conservation

