

ORDINANCE NO. 21-S-37

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE COMPREHENSIVE LAND USE PLAN BY ADDING TEXT FOR A NEW LAND USE DESIGNATION OF COMMERCIAL LIGHT INDUSTRIAL AND AMENDING THE FUTURE LAND USE MAP BY CHANGING APPROXIMATELY 42 ACRES LOCATED ON THE NORTH SIDE OF THE SOUTHBOUND FRONTAGE ROAD OF INTERSTATE HIGHWAY 35 APPROXIMATELY 2,500 EAST OF HUBERTUS ROAD, ALSO KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBERS 75290 AND 75369 FROM COMMERCIAL CAMPUS TO COMMERCIAL LIGHT INDUSTRIAL, CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

WHEREAS, the City received an application to amend the Comprehensive Land Use Plan altering the language for the Highway Commercial designation and amend the Future Land Use Map from the Commercial Campus designation to the Highway Commercial land use designation; and

WHEREAS, a total of 9 public hearing notices were mailed out to the property owners within the two hundred (200) feet of the subject property on August 13, 2021 and a public hearing notice was published in the San Antonio Express on August 20, 2021; and

WHEREAS, the City's Unified Development Code Section 21.4.6.D. provides for certain criteria (the "Criteria") to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on an amendment to the Comprehensive Land Use Plan; and

WHEREAS, on August 25, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to amend the Comprehensive Plan to add language for the new land use designation, Commercial Light Industrial and amend the Future Land Use Map to designate the approximately 42 acres as Commercial Light Industrial; and

WHEREAS, on September 7, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Comprehensive Plan be amended to add language for the new land use designation, Commercial Light Industrial and amend the Future Land Use Map to designate the approximately 42 acres as Commercial Light Industrial, be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:
THAT:**

Section 1. The Schertz Sector Plan portion of the Comprehensive Land Use Plan is hereby amended to include new text for the new land use designation, G. Commercial Light Industrial as per the attached Exhibit A.

Section 2. The current Comprehensive Land Use Plan is hereby amended to change the Future Land Use Map of the property, as shown and more particularly described in the attached Exhibit B, from Commercial Campus land use designation to Commercial Light Industrial land use designation.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 7th day of September, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 14th day of September, 2021.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)

Exhibit “A”

Exhibit

G. The Commercial Light Industrial land use/character area is intended to encourage the development of office, flex office, and light industrial uses located at mid-block. 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. Some of the character-defining elements recommended are:

- Land Use Mix: office, research, flex-office, retail/service uses and supporting uses, light industrial and assembly uses, educational and other institutional uses.
- Building Scale/Height: May vary from low rise office with scale transitions between developments
- Create an overlay district with standards to implement the campus commercial design elements:
 - o Building articulation – Some building articulation required; simple building and roof forms; requiring all dock doors and truck trailer parking to be located at the back of the building not viewable from public right-of-way.
 - o Materials: Allow a range of building materials including but not limited to articulated tilt wall, masonry, stucco, synthetic stone, concrete panels, concrete block, cinder block, metal and tile.
 - Encouraged to have the buildings be esthetically pleasing from the public right-of-way.
 - o Building Orientation:
 - Buildings shall be set in a campus environment with landscaping and natural features
 - Development to be auto-oriented along highway and service street frontages and pedestrian oriented along other internal connector streets (hybrid)
 - Emphasis on key linkage streets for more pedestrian oriented development
 - o Transitions to adjoining uses:
 - Buffer/screen loading, unloading and service areas
 - o Civic/Open Space:
 - More natural and unstructured spaces
 - o Landscaping:
 - Soften highway frontage with landscaping and screening of surface parking
 - Combination of private and public landscaping
 - Low impact infrastructure for storm water and water quality such as bio swales, rain gardens, pervious pavers, etc.
 - o Signage: Unified wayfinding program with a palette of monument and building signs

Exhibit “B”

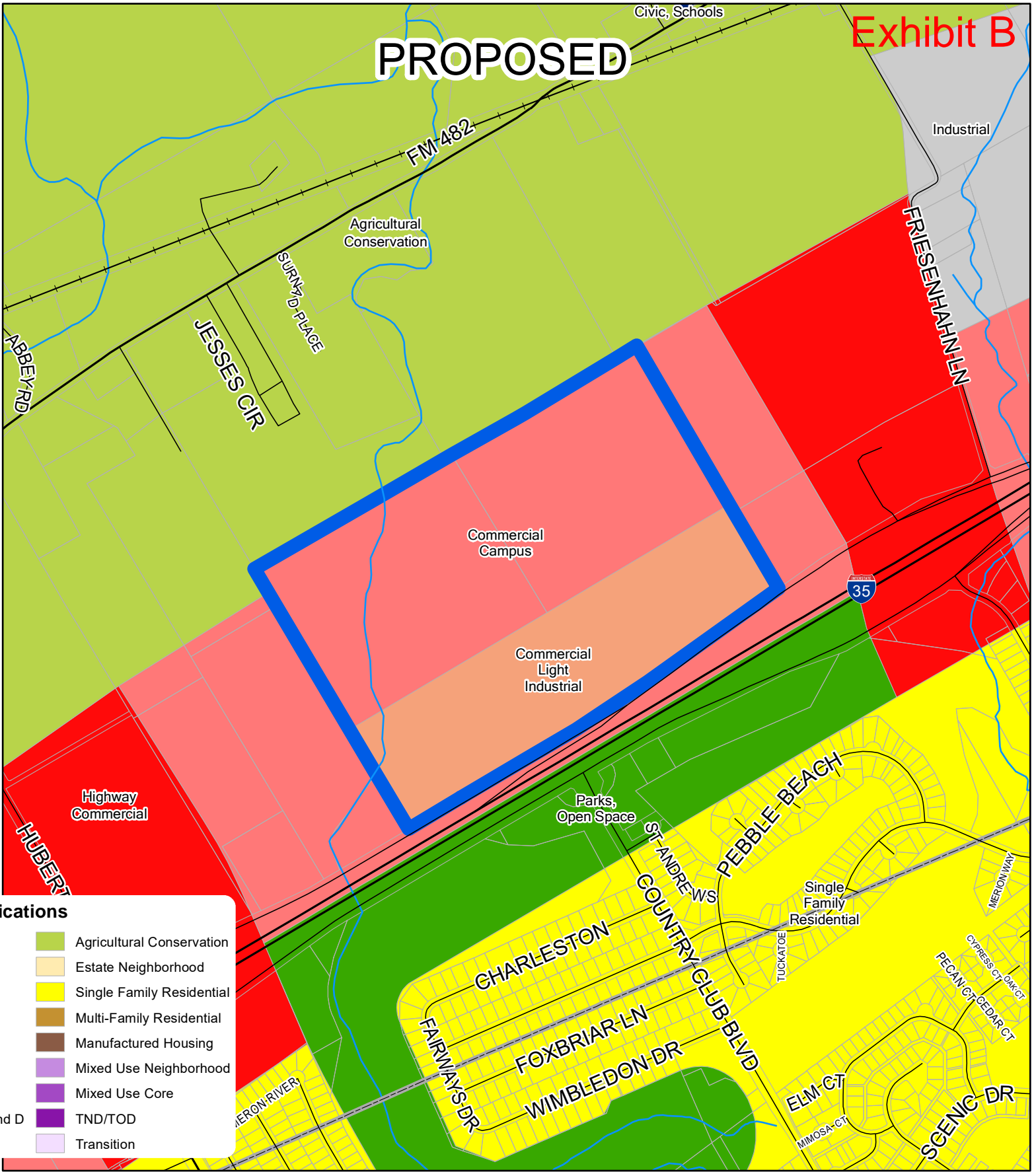
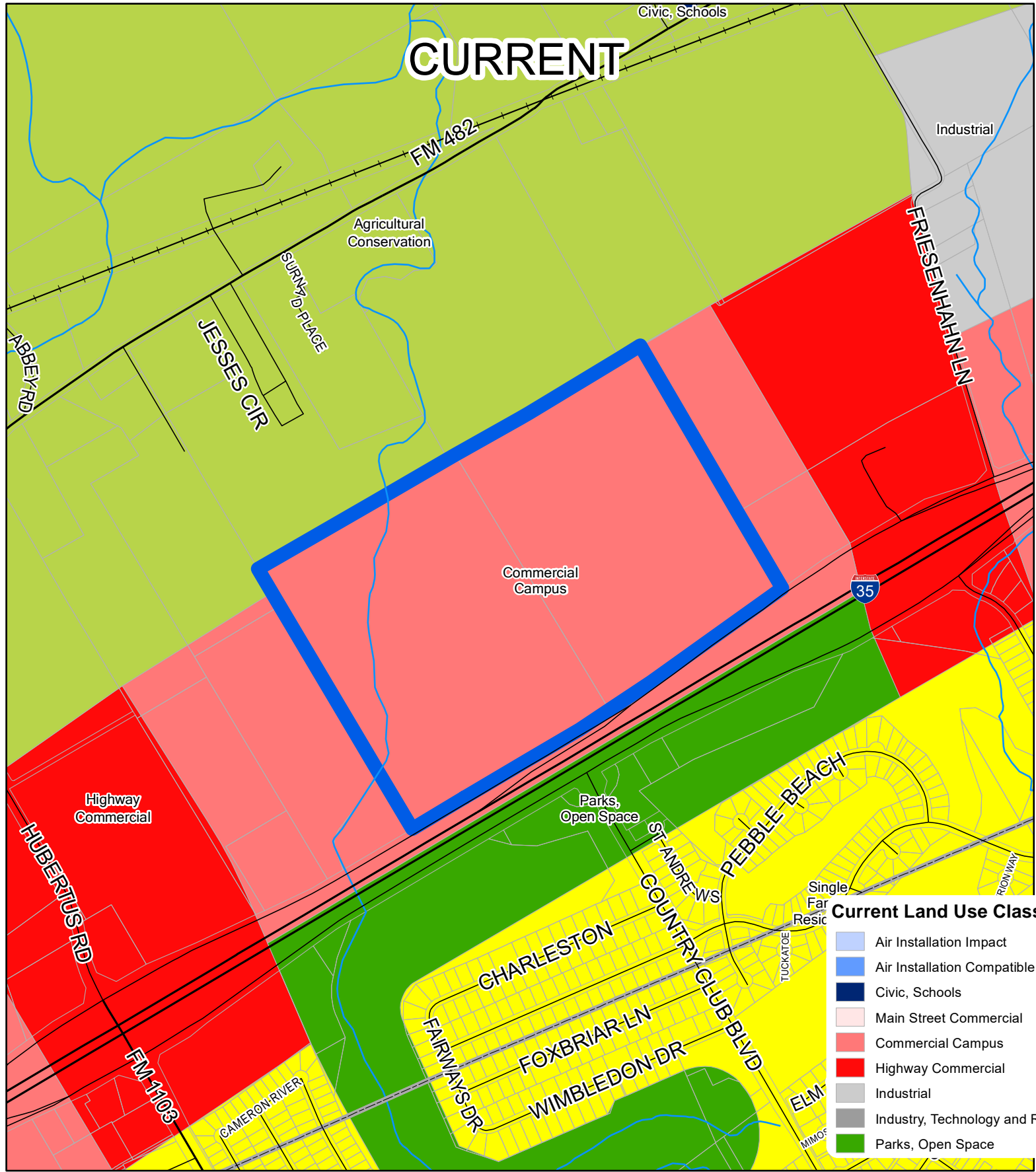


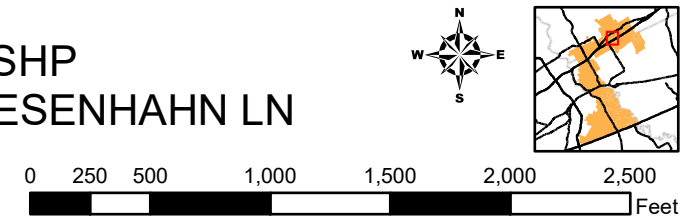
Exhibit B

Current Land Use Classifications

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

Proposed Land Use Change

SAN ANTONIO TWO LTD PTNSHP
 IH 35 N BETWEEN HUBERTUS RD & FRIESENHAHN LN
 ORD 21-S-37



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