

## Ord. No. 23-S-04

# 87 Acre Zone Change Request from General Business District (GB) and Single-Family Residential / Agricultural (RA) to General Business District II (GB-2)

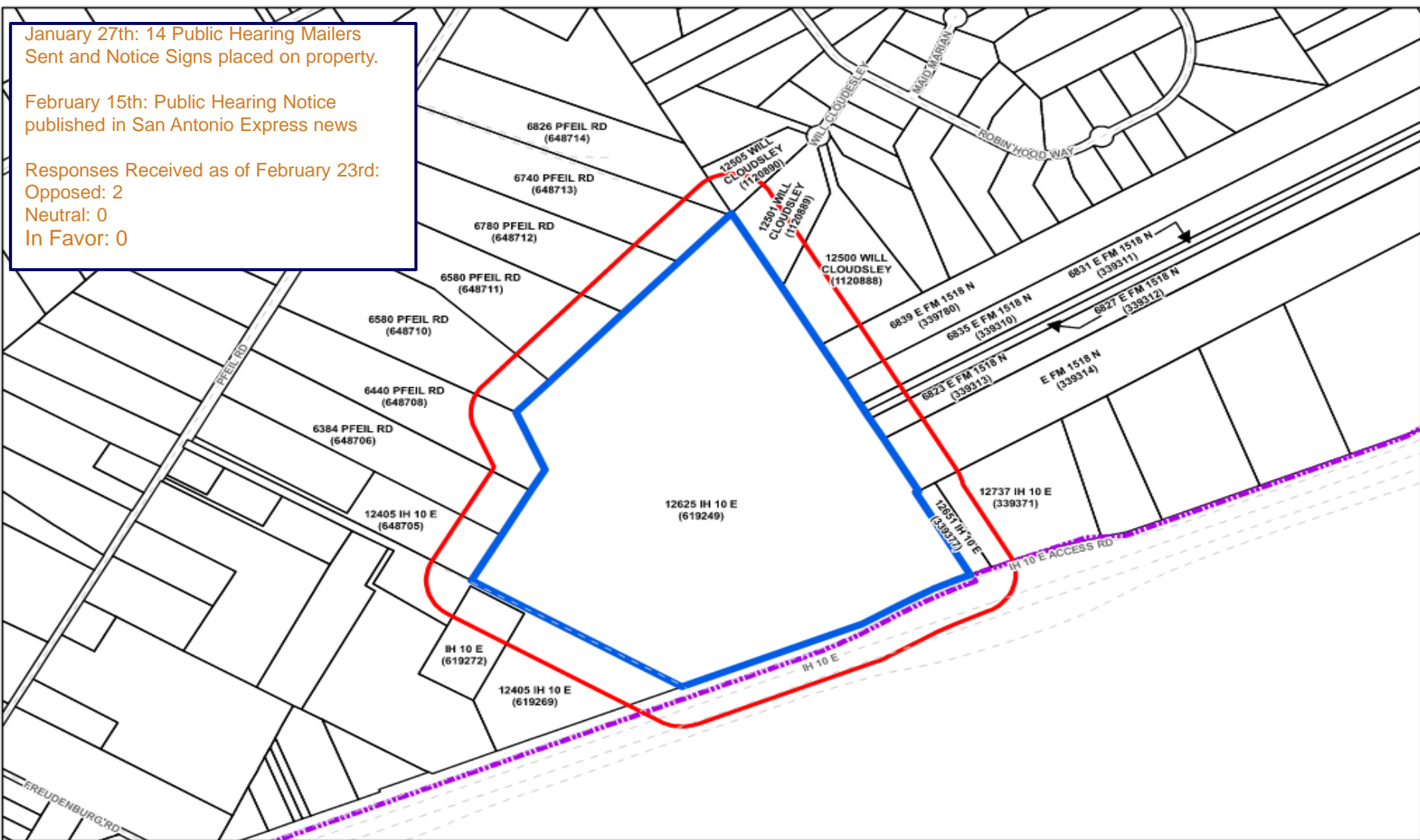
Emily Delgado  
Planning Manager  
March 7, 2023



January 27th: 14 Public Hearing Mailers Sent and Notice Signs placed on property.

February 15th: Public Hearing Notice published in San Antonio Express news

Responses Received as of February 23rd:  
Opposed: 2  
Neutral: 0  
In Favor: 0



City of Schertz  
12625 IH 10 E  
(PLZC20220204)

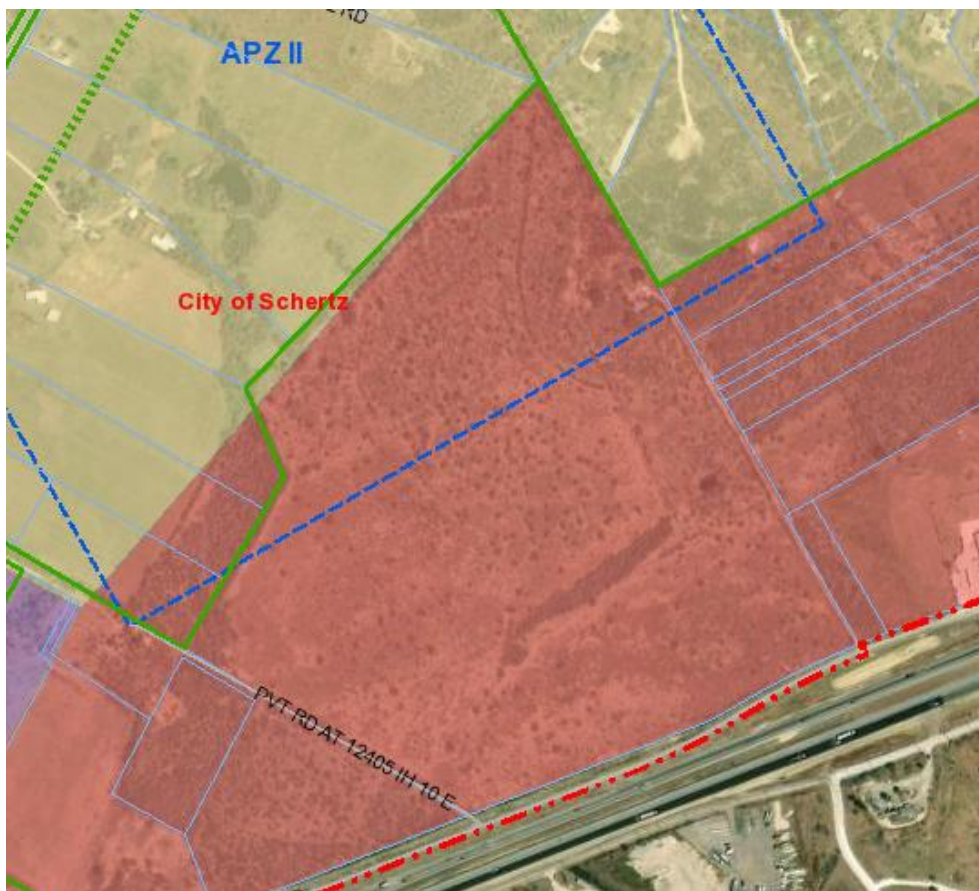
 Project Area  200' Buffer



City of Schertz, GIS Specialist: Bill Guzman, [billguzman@schertz.com](mailto:billguzman@schertz.com) (214) 670-1105  
This City of Schertz map is for informational purposes only. It is not intended to be used as a legal document. The City of Schertz is not responsible for any errors or omissions in this map. The City of Schertz is not responsible for any damages or losses resulting from the use of this map. The City of Schertz is not responsible for any damages or losses resulting from the use of this map. The City of Schertz is not responsible for any damages or losses resulting from the use of this map.



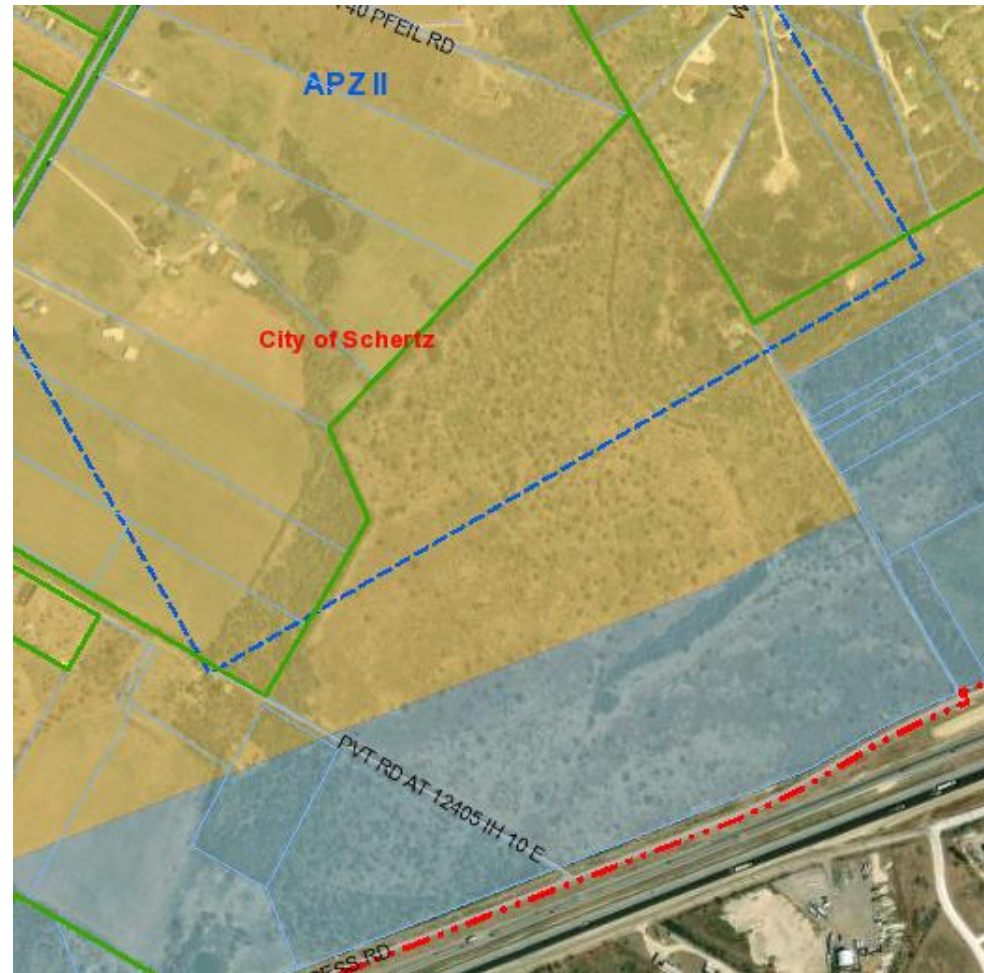
# Comprehensive Land Use Plan Designation



- The subject property is identified on the Future Land Use Plan as Commercial Campus, which is intended to accommodate lower intensity commercial, and offices uses in addition to flex-office and light industrial.
- The proposed General Business II District (GB-2) would allow for the desired office, flex office, and light industrial per the Comprehensive Land Use Plan.

# APZ II / JBSA Randolph

- Per UDC Article 5 Section 21.5.9.A in relation to properties within the AICUZ or APZ's in order to submit an application for a zone change a written acknowledgment from Randolph Air Force Base is required to be obtained prior to submitting the zone change application.
- The applicant has submitted a letter from JBSA Installation Encroachment Management from Randolph which indicated that JBSA does not object with the proposed zone change request. The letter did indicate that proposed development within APZ II is limited to a maximum Floor Area Ratio of 0.28.
- Since JBSA Randolph does not object to the proposed zone change and development of the site, the applicant was able to submit for the zone change application



# APZ II / JBSA Randolph Response Letter



DEPARTMENT OF THE AIR FORCE  
502D AIR BASE WING  
JOINTBASE SAN ANTONIO



18 November 2022

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI

JBSA Installation Encroachment Management  
2080 Wilson Way  
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of 12625 E IH-10, Schertz TX 78154.

1. Development at 12625 E IH-10, Schertz, TX 78154, reviewed by JBSA-RND organizations. JBSA does not object with request; however, there are additional comments for consideration in planning and development.

a. The proposed development is within APZ II and is limited to a maximum FAR of 0.28. This area also lies within the projected noise contours of 65-70 dB, but no restrictions applied (SLUCM No. 20, 40, and 50) according to JBSA/Randolph Air Installations Compatible Use Zones (AICUZ) Study dated October 2017.

b. Any construction plans, equipment (cranes/lifts), or towers (communication or water), will need to be evaluated.

c. In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

2. The items presented above are efforts to enhance the safety of the community and minimize noise impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to both the community and flight operations as well as affect the overall capability of the military at this location.

3. Point of contact for this action is Sharonn D. Brew, 502 ABW/CMI. She can be reached at 210-221-0564 or by email at [Sharonn.brew@us.af.mil](mailto:Sharonn.brew@us.af.mil) or [502ABW.ABW.Community\\_initiative@us.af.mil](mailto:502ABW.ABW.Community_initiative@us.af.mil).

ANDERSON.JOHN.HENRY.1067670600 Digitally signed by ANDERSON.JOHN.HENRY.1067670600  
JOHN H. ANDERSON, GS-14, USAF  
JBSA Installation Encroachment Manager  
Date: 2022.11.18 16:47:41 -06'00'

# Staff Analysis

- The subject property currently has two zoning designations, the rear of the property being Single Family Residential / Agricultural (R-A) and the front of the property along IH 10 being General Business District (GB). The proposed zone change would allow for one consistent zoning designation for the entire property.
- The proposed General Business District II (GB-2) is compatible with the Comprehensive Land Use designation of Commercial Campus as it would allow for the desired commercial, office, and light industrial uses that are desired per the plan.

# Recommendation

- **Staff Recommendation:**
  - Staff recommends approval of the request to rezone the approximately 87 acres to General Business District II (GB-2), based on the compatibility with the Comprehensive Land Use Plan, the compatibility with existing businesses in the area, and that JBSA Randolph does not object to the proposed zone change.
- **Planning & Zoning Commission Recommendation:**
  - The Schertz Planning and Zoning Commission met on February 8, 2023 and voted to recommend that the City Council approve the proposed zone change as presented with a 5-2 vote with Chairman Outlaw and Commissioner Hector with the nay votes.