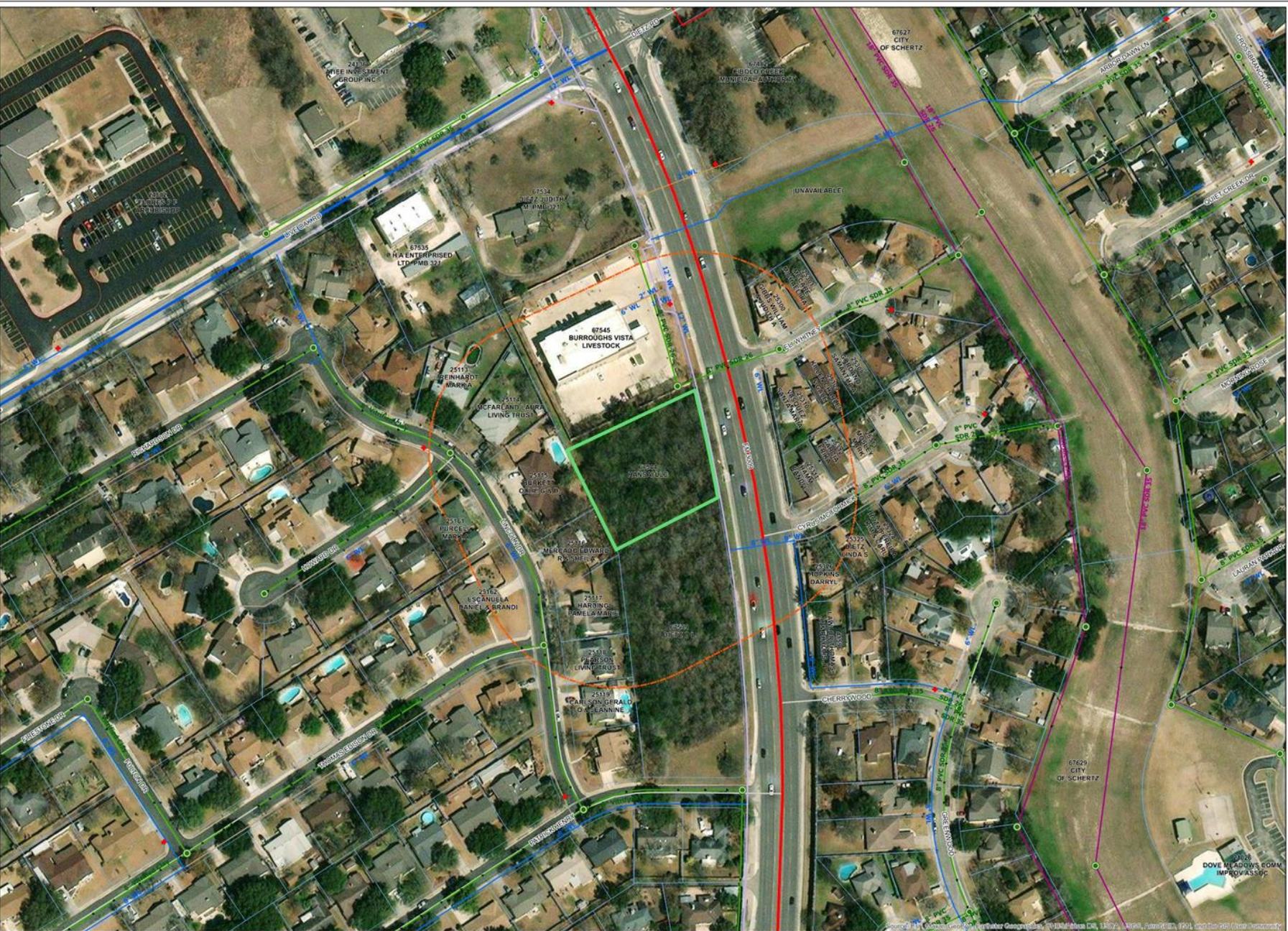
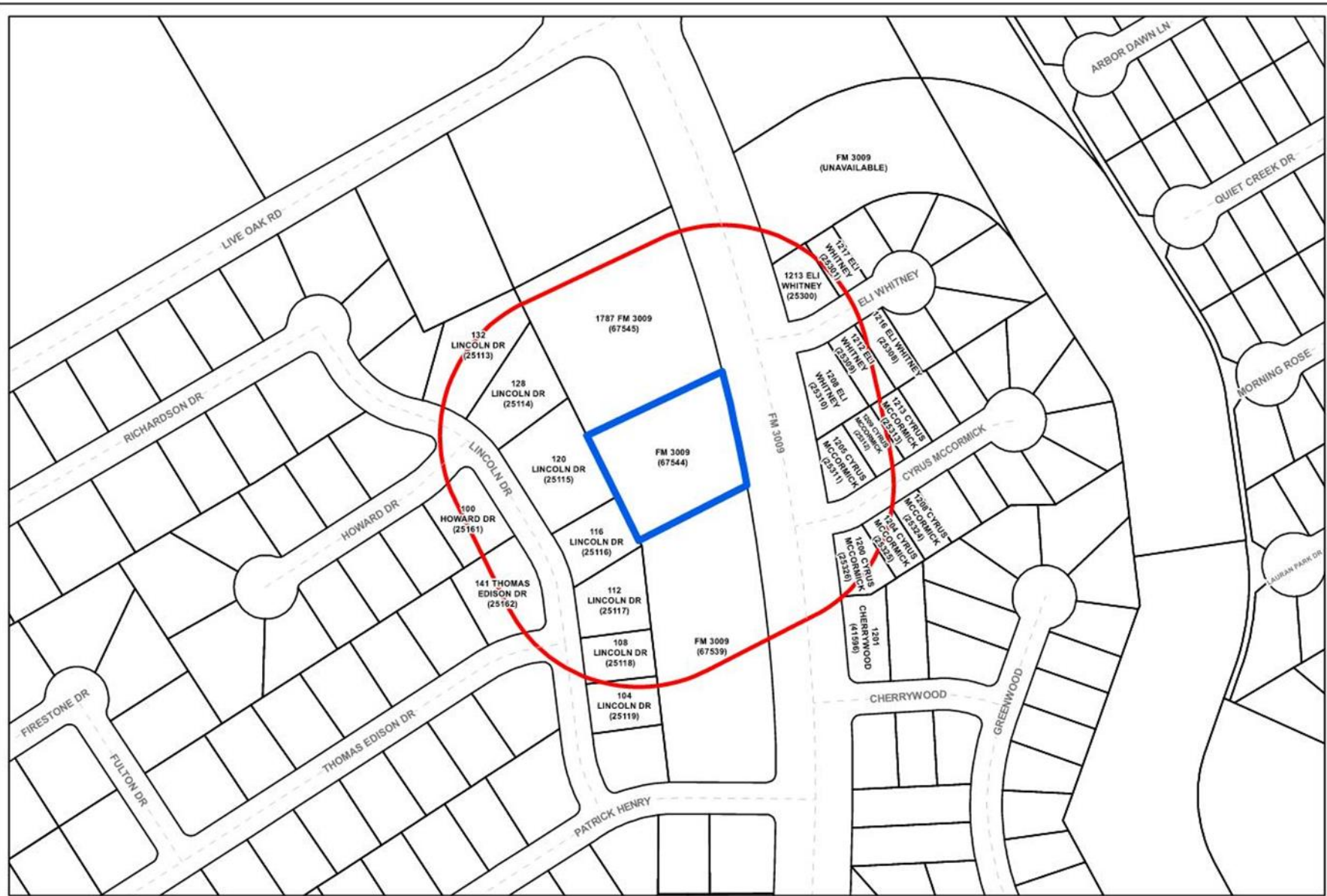


Ord. 23-S-10

1 Acre Zone Change Request from Single-Family Residential District (R-1) to Neighborhood Services District (NS)

Samuel Haas | SENIOR PLANNER





- **March 30th**

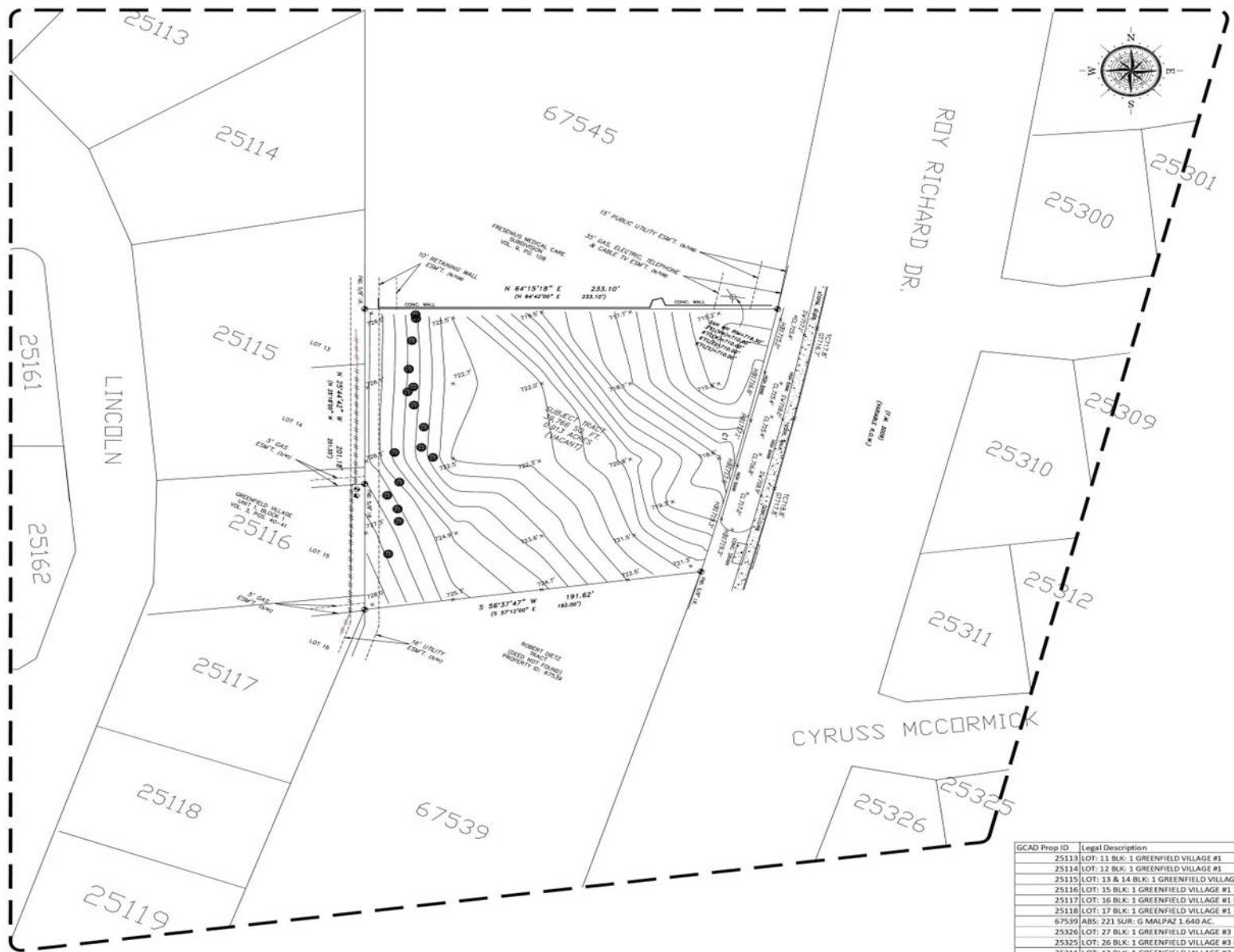
25 Public Hearing notices were sent & a notice sign was placed on the property.

A public hearing notice was published in the "San Antonio Express" on April 19, 2023

- **Responses Received as of April 26th, 2023**

3 Opposed





1 LOCATION MAP

PROPERTY: GENERALLY LOCATED ON FM 3009, SOUTH OF LIVE OAK RD, (GCAD 67544)
 LEGAL DESCRIPTION: ABS 221 SUR : G PALPAZ 0.9200 AC
 FEMA FLOODPLAIN:
 TOTAL GROSS ACREAGE: 0.913 ACRES
 EXISTING ZONING ACREAGE: R-1 (0.913 ACRES)
 REZONING DESIGNATION W/ ACREAGE: NS (0.913 ACRES)

SURVEYOR:
 JORGE LUIS TREVINO
 5450 NW CENTRAL DR.
 SUITE 123
 HOUSTON, TX 77092
 832-721-0595

OWNER/APPLICANT
 HANSAI, LLC
 12410 TOPPERWEIN RD.
 LIVE OAK, TX 78233

ZONING EXHIBIT OF
 FM 3009 MEDICAL OFFICE

PROPERTIES IN THE 200' NOTIFICATION AREA

| GCAD Prop ID | Legal Description | Owner Name | Owner Address | Land Use |
|--------------|--|-------------------------------|---|-------------------------------|
| 25113 | LOT: 11 BLK: 1 GREENFIELD VILLAGE #1 | MARK A REINHARDT | 132 LINCOLN DR SCHERTZ, TX 78154 | R-1 Single Family Residential |
| 25114 | LOT: 12 BLK: 1 GREENFIELD VILLAGE #1 | MC FARLAND LAURA LIVING TRUST | 128 LINCOLN DR SCHERTZ, TX 78154 | R-1 Single Family Residential |
| 25115 | LOT: 13 & 14 BLK: 1 GREENFIELD VILLAGE #1 | OLLIE G & D BURKETT | 120 LINCOLN DR SCHERTZ, TX 78154 | R-1 Single Family Residential |
| 25116 | LOT: 15 BLK: 1 GREENFIELD VILLAGE #1 | EDWARD R & SHEILA MERCADO | 116 LINCOLN DR SCHERTZ, TX 78154 | R-1 Single Family Residential |
| 25117 | LOT: 16 BLK: 1 GREENFIELD VILLAGE #1 [LN#75001] | PAMELA MARIE HARDING | 112 LINCOLN DR SCHERTZ, TX 78154 | R-1 Single Family Residential |
| 25118 | LOT: 17 BLK: 1 GREENFIELD VILLAGE #1 | PEARSON LIVING TRUST | 707 BUOY RD HOUSTON, TX 77062 | R-1 Single Family Residential |
| 67539 | ABS: 221 SUR: G MALPAZ 1.640 AC. | DIETZ O L | 908 FAWN DRIVE SCHERTZ, TX 78154 | R-1 Vacant |
| 25326 | LOT: 27 BLK: 1 GREENFIELD VILLAGE #3 | DARRYL HOPKINS | 1200 CYRUS MCCORMICK SCHERTZ, TX 78154 | GH Garden Home |
| 25325 | LOT: 26 BLK: 1 GREENFIELD VILLAGE #3 [LN#4821596] | LINDA S DIETZ | 1204 CYRUS MCCORMICK SCHERTZ, TX 78154 | GH Garden Home |
| 25311 | LOT: 12 BLK: 1 GREENFIELD VILLAGE #3 | RANDI L HAMM | 1201 BRADDOCK PL APT 708 ALEXANDRIA, VA 22314 | GH Garden Home |
| 25312 | LOT: 13 BLK: 1 GREENFIELD VILLAGE #3 | ERIKA GARCIA | 1209 CYRUS MCCORMICK SCHERTZ, TX 78154 | GH Garden Home |
| 25310 | LOT: 11 BLK: 1 GREENFIELD VILLAGE #3 | SANTA MARIA VASQUEZ | 1208 ELI WHITNEY SCHERTZ, TX 78154 | GH Garden Home |
| 25309 | LOT: 10 BLK: 1 GREENFIELD VILLAGE #3 | CHARLES & GALE KILLEN | 1212 ELI WHITNEY SCHERTZ, TX 78154 | GH Garden Home |
| 25300 | LOT: 1 BLK: 1 GREENFIELD VILLAGE #3 | WILLIAM & JUDITH A GIBBS | 1213 ELI WHITNEY SCHERTZ, TX 78154 | GH Garden Home |
| 25301 | LOT: 2 BLK: 1 GREENFIELD VILLAGE #3 | MICHAEL IRA MCCABE | 21110 FOREST WATERS CIRCLE GARDEN RIDGE, TX 78266 | GH Garden Home |
| 67545 | FRESNOIUS MEDICAL CARE AKA 1.498 ACS. FKA ABS: 221 SUR: G MALPAZ | BURROUGHS VISTA LIVESTOCK | 22327 E MONTE VISTA AVENUE DENAIR, CA 95316 | GP Office and Professional |

ANLARR
 ANIMATE DESIGNS
 7207 REGENCY SQUARE BLVD
 #628, HOUSTON, TX 77066
 PHONE: 832 849 0648
 WWW.ANLARR.COM

ALL DATA CONTAINED HEREIN IS UNOFFICIAL AND NOT FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

PROJECT NUMBER:
DATE ISSUED:

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 EXISTING ZONING ACREAGE: R-1 (0.913 ACRES)
 REZONING DESIGNATION W/ ACREAGE: NS (0.913 ACRES)

ZONING EXHIBIT

FM 3009 MEDICAL OFFICE SCHERTZ

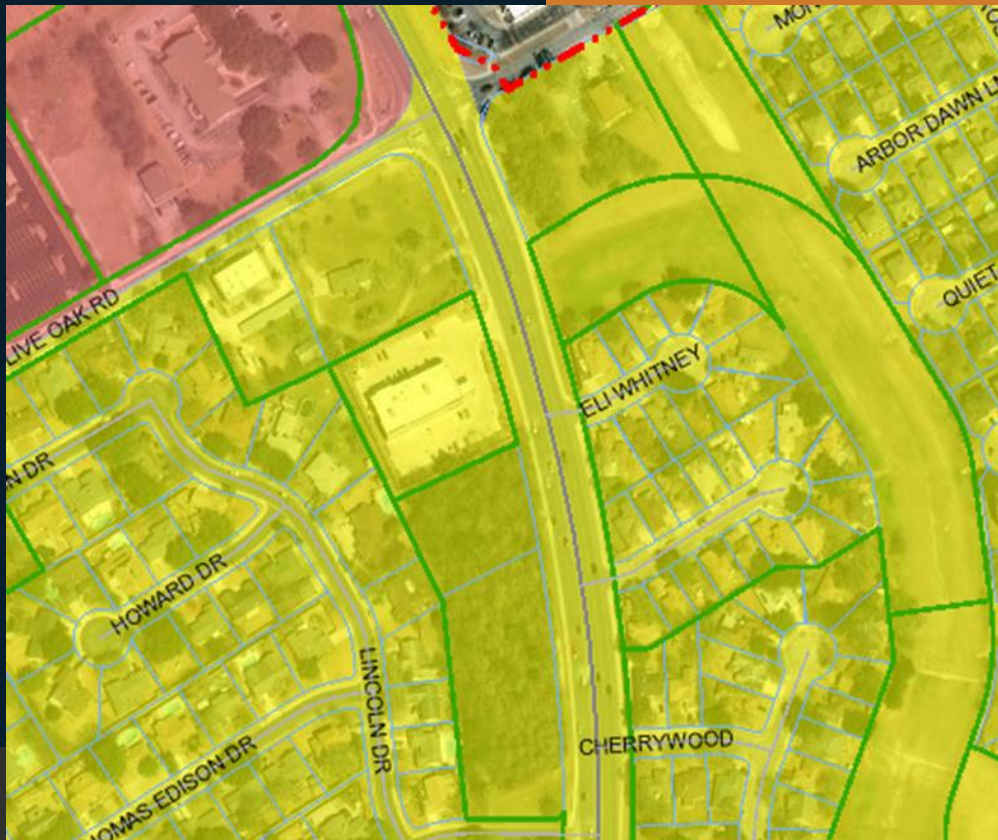
Proposed Rezone (1 ac)

- **Current Zoning is Single Family Residential District (R-1)**
- **Proposed Zoning is Neighborhood Services District (NS)**
- **Neighborhood Services District (NS) allows for light commercial uses**
- **Per applicant Letter of Intent – proposed development will be a medical office with pharmaceutical drive-thru**

Staff Analysis

Comp Plan Conformance:

- The current land use designation of the property is Single-Family Residential. The Single-Family Residential designation may have limited commercial development to support daily activities. The proposed zone change to Neighborhood Services District (NS) would conform to the land use designation as the light-intensity commercial activities permitted within the district align with the Comprehensive Plan.
- The FM 3009 corridor has a variety of land uses and zoning designations. Directly adjacent, north of the property is Fresenius Medical Care which is another medical office building, This development would supplement the existing medical office uses in the area.



Recommendation

- **Staff Recommendation:**
Staff recommends approval of the request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), based on the compatibility with the Comprehensive Land Use Plan, and the compatibility with existing land uses in the area.
- **Planning and Zoning Commission Recommendation:**
The Schertz Planning and Zoning Commission met on April 12, 2023, and voted to recommend that the City Council approve the proposed zone change as presented with a 5-0 vote.

COMMENTS & QUESTIONS