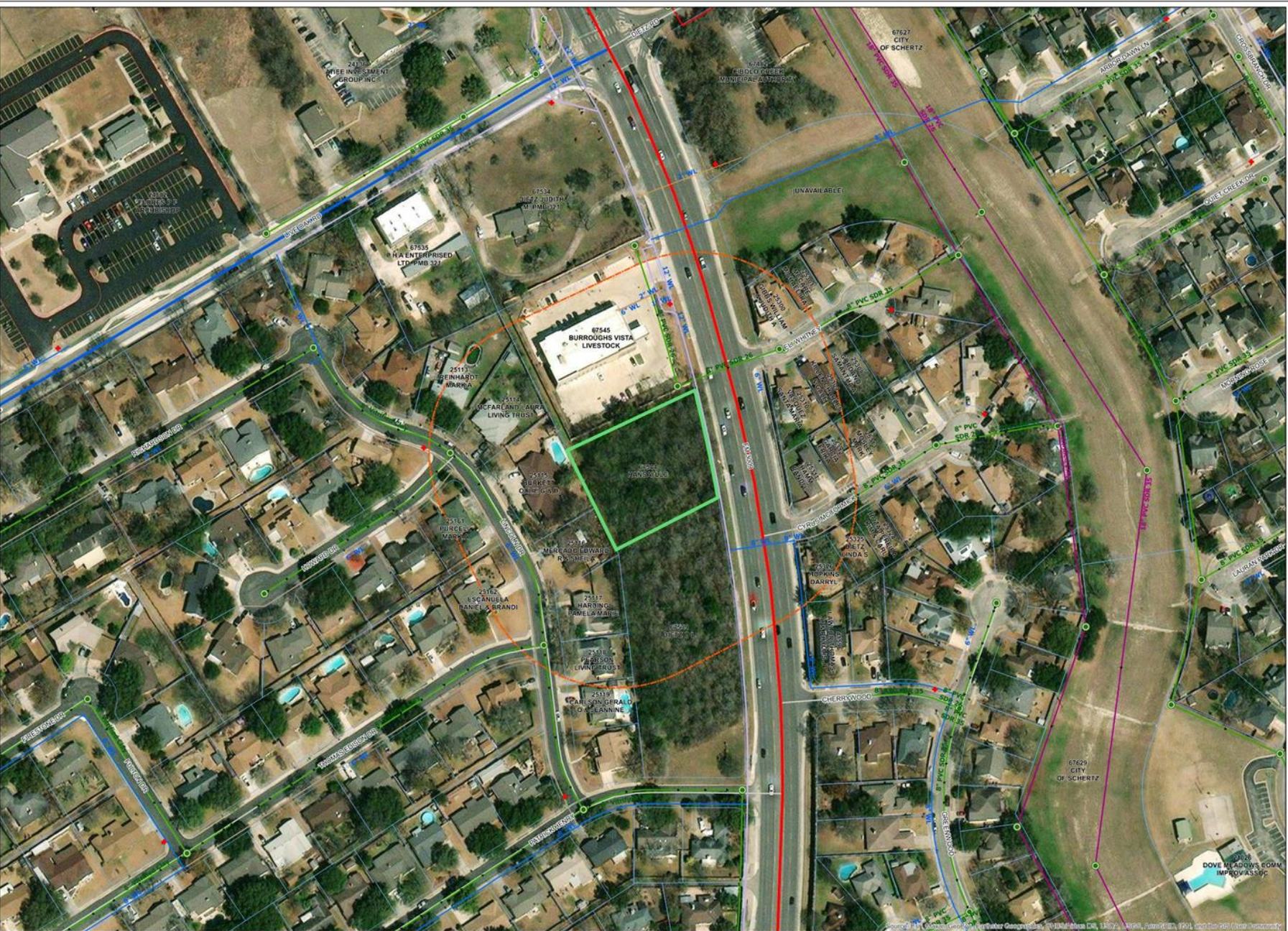
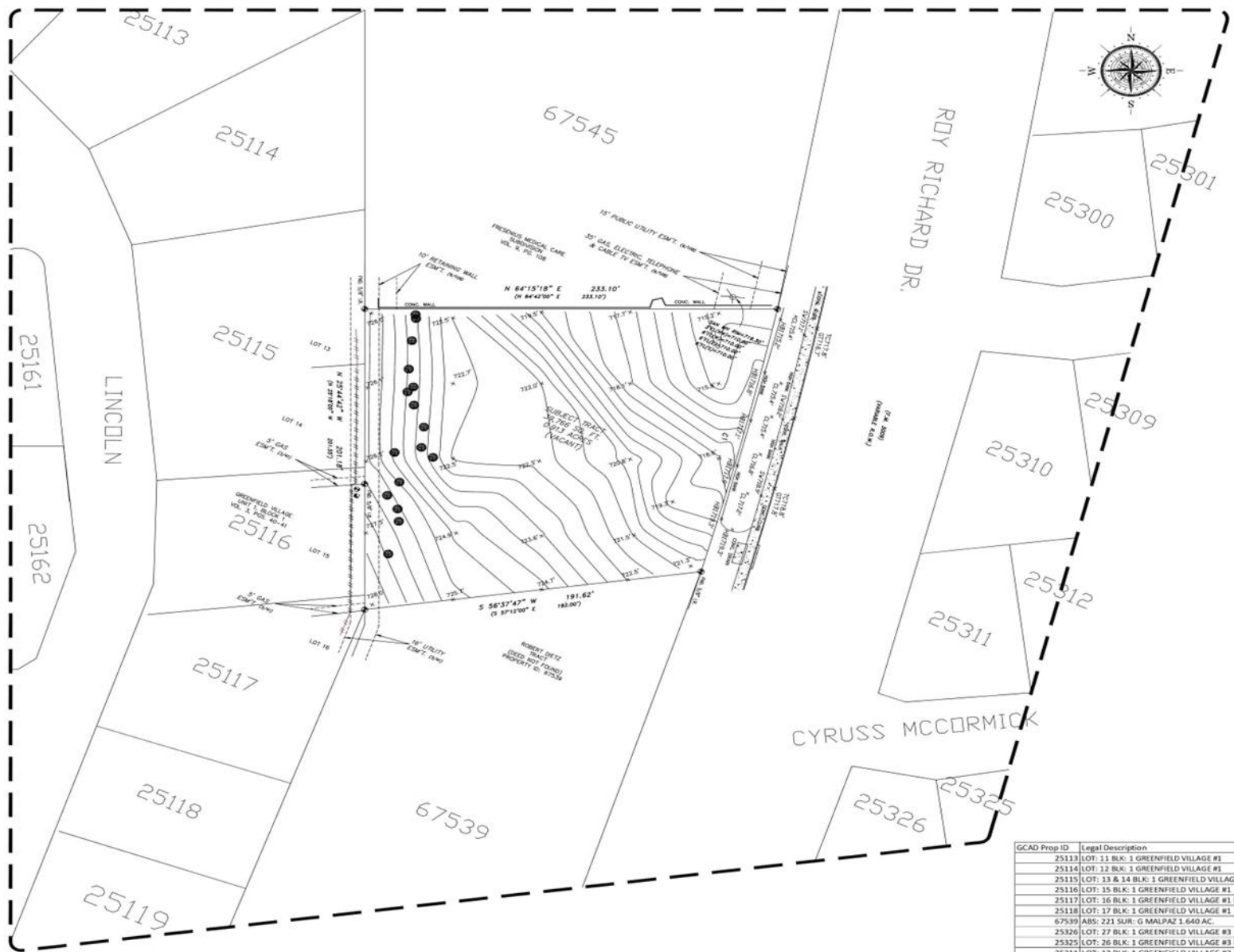


Ord. 23-S-10

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

Samuel Haas | SENIOR PLANNER





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	MCFARLAND 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 0048
 WWW.ANLARR.COM

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

PROJECT NUMBER:
DATE ISSUED:

ZONING EXHIBIT

LEGAL DESCRIPTION

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

■ FM 3009 MEDICAL OFFICE ■
SCHERTZ

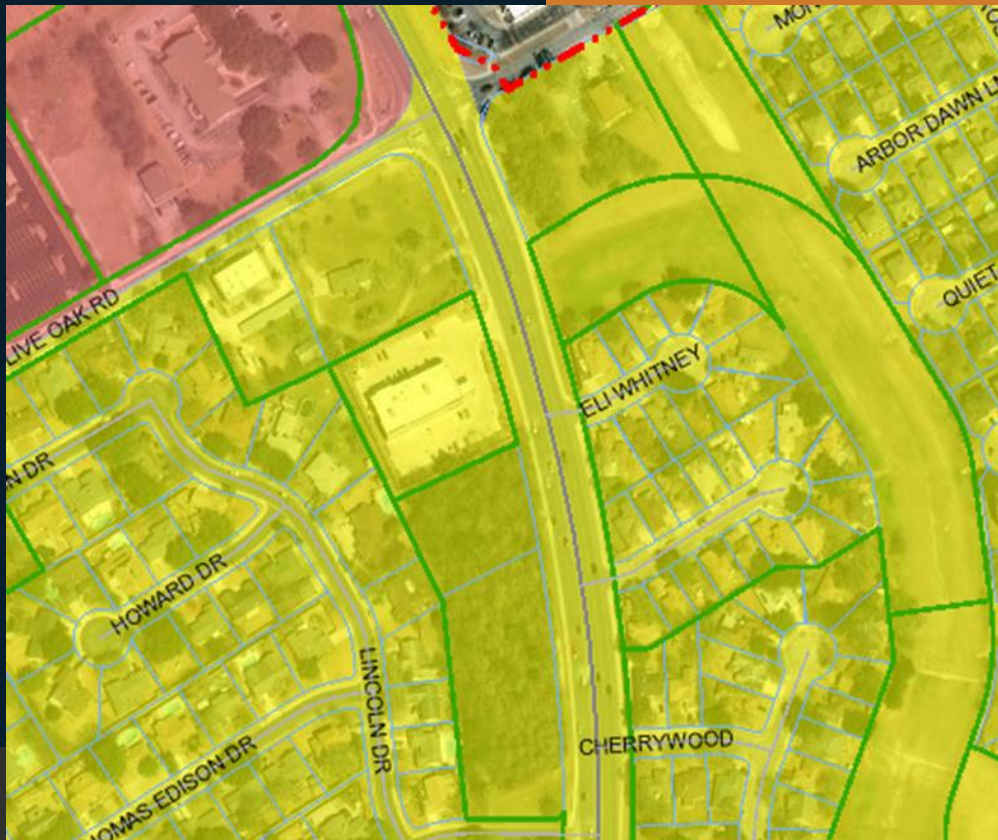
Proposed Rezone (1 ac)

- **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