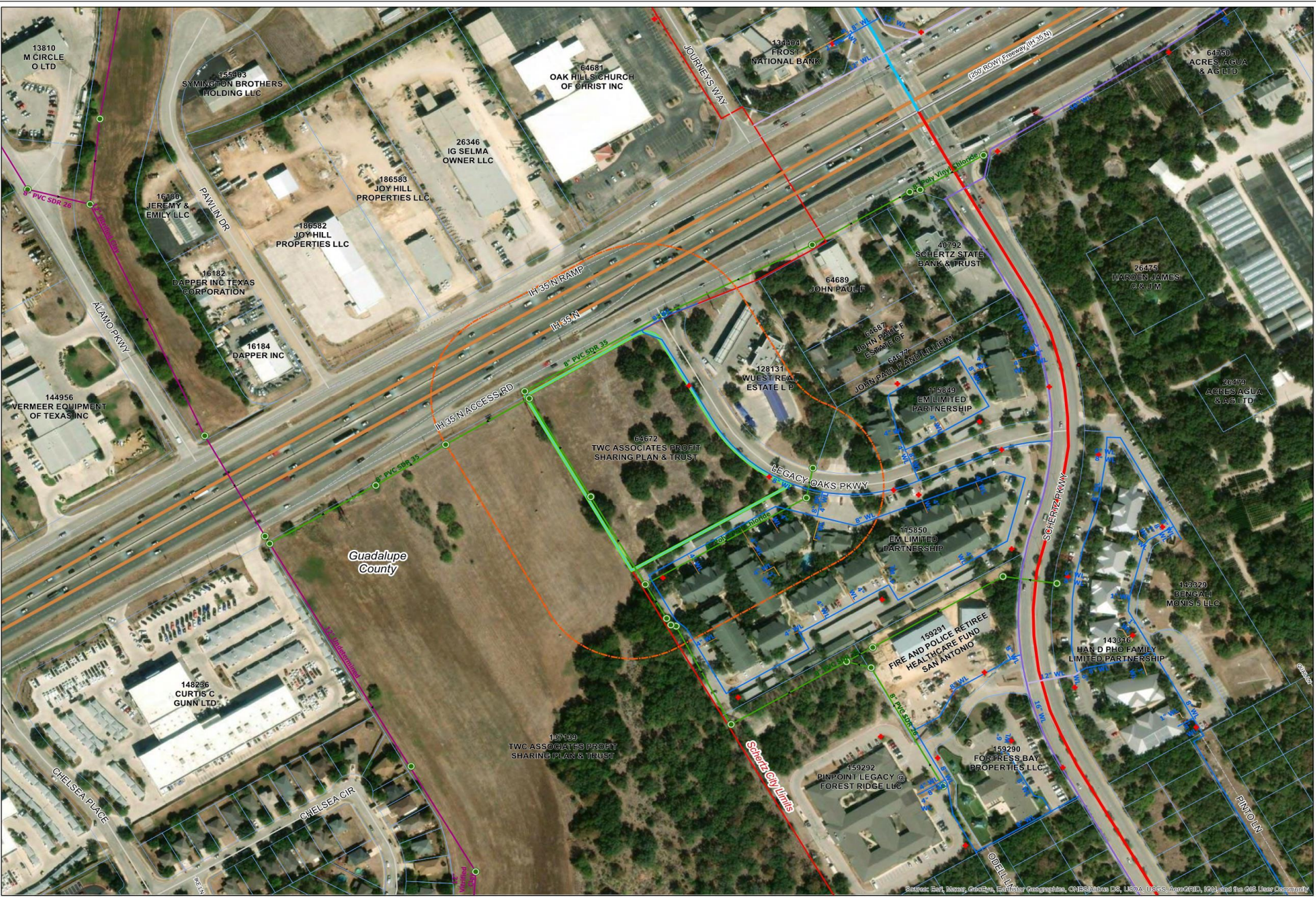


Ord.23-S-21

16746 IH 35N Zone Change for (4.5 acres)

Daisy Marquez | PLANNER

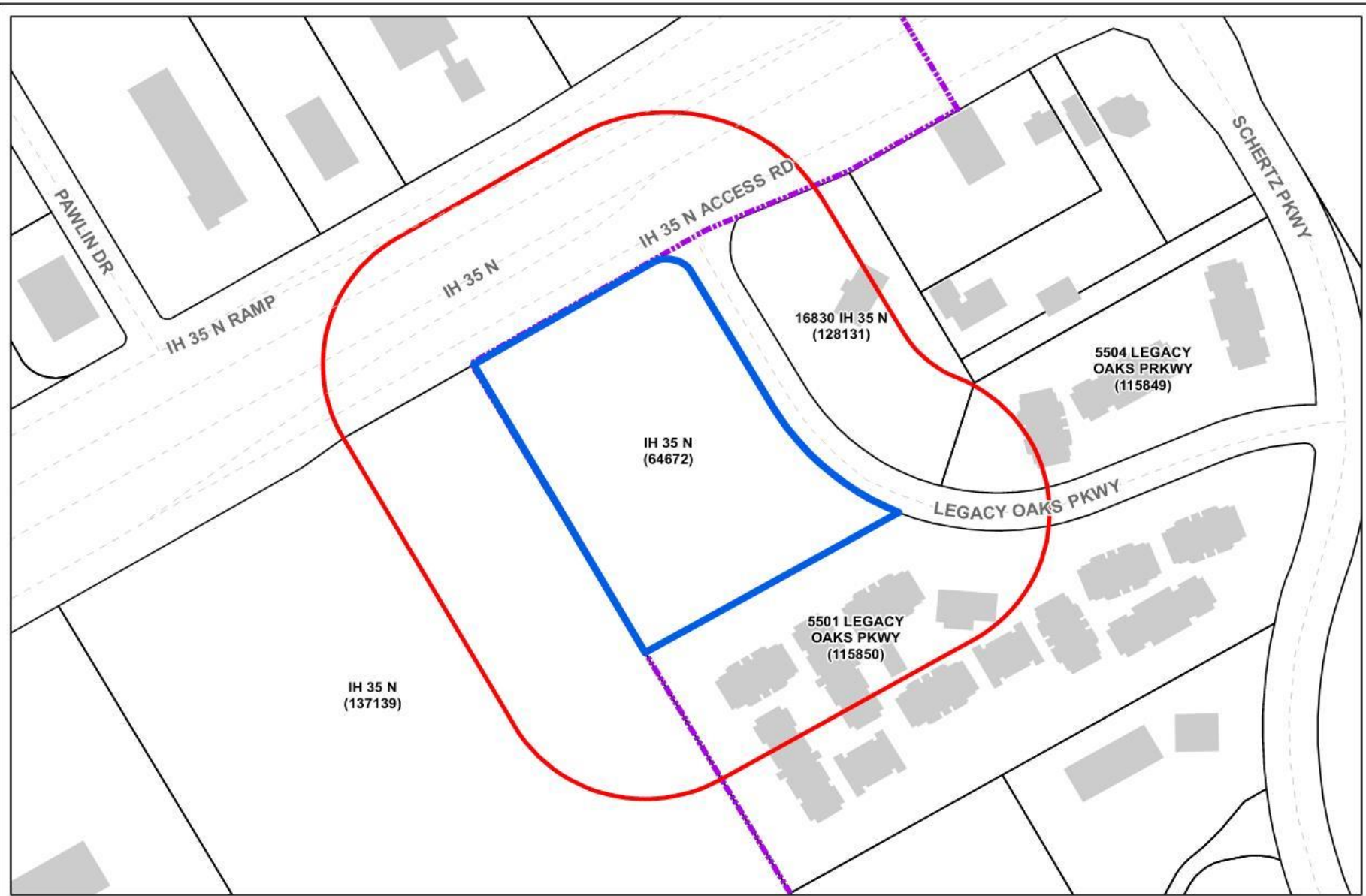


LEGACY OAKS PKWY
4.495 ACRE TRACT
(PLZC20230144)

<ul style="list-style-type: none"> <all other values> Highways Major Roads Minor Roads Other Cities 	<ul style="list-style-type: none"> <all other values> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial 	<ul style="list-style-type: none"> Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial Residential Collector Planned Residential Collector 	<ul style="list-style-type: none"> Commercial Collector B Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 8" 20" 2" 10" 24" 3" 12" 30" 4" 16" 36" 6" 18" 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes 200' Buffer Schertz Municipal Boundary County Boundaries
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Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 Inch = 150 Feet
 0 50 100 200 300 400 Feet



- August 8: 4 public hearing notices mailed
- A public hearing notice was published in the "San Antonio Express" on August 30, 2023.
- Responses Received as of September 7
 - 0- Opposition
 - 2- In Favor
 - 0- Neutral



•Subject Property zoned
General Business (GB)

	Existing Zoning	Land Use
North	Right of Way	IH-35 N Access Road
South	Apartment/ Multi-Family Residential (R-4)	Apartments/Multifamily
East	General Business District (GB) & Right of Way	Convenience Store & Legacy Oaks Parkway
West	City of Selma	Vacant; City of Selma

Proposed Zone Change

- **Current Zoning is General Business District (GB).**
- **Proposed Zoning is General Business-2 District (GB-2).**
- **General Business-2 District (GB-2) requires a Specific Use Permit (SUP) for Automobile Sales, allows light-industrial, and heavier traffic uses.**
- **Per Letter of Intent- Applicant needs to rezone to General Business-2 District (GB-2) to request a Specific Use Permit for the proposed Automobile Sales at the subject property.**

Staff Analysis



- Comprehensive Plan Conformance:
The current Comprehensive Land Use Plan identifies this property as Commercial Campus. Commercial Campus is intended for lower intensity commercial, and office uses.
- The proposed zone change from General Business District (GB) to General Business-2 District (GB-2) would allow for light industrial uses that generate heavier traffic that would not be in conformance with the intention of the Commercial Campus Land Use Designation.

Staff Analysis

Uses Allowed by right in General Business-2 District (GB-2)

- Airport/Helipad or Landing Field
- Bottling Works
- Cabinet or Upholstery Shop
- Commercial Amusement, Outdoor
- General Manufacturing/ Industrial Use
- Office-Warehouse/ Distribution Center
- Print Shop, Major
- Railroad/ Bus Passenger Station
- Rehabilitation Care Facility
- Recycling Collection Center
- Stable, Commercial
- Truck Sales, Heavy Equipment
- Truck Terminal
- Veterinarian Clinic/ Kennel Outdoor
- Welding/ Machine Shop

Staff Analysis

- **The proposed rezoning to General Business-2 District would be inconsistent with the existing surrounding uses that includes residential, small professional offices, and community services.**
- **Along the Southern Portion of the IH-35 frontage, there are no currently zoned General Business-2 District (GB-2) properties.**
- **The proposed rezone to General Business-2 District is inconsistent with the existing land uses, what is desired along the IH-35 corridor, and would pose an adverse impact to the surrounding residential.**

Recommendation

- **Staff Recommendation:**

Staff recommends denial of the requested Specific Use Permit based on the incompatibility with the Comprehensive Land Use Plan Designation, and inconsistency with the existing uses in the area and along the southern IH-35 corridor.

- **Planning and Zoning Commission Recommendation:**

The Schertz Planning and Zoning Commission met on August 23, 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 Brown with nay votes.

COMMENTS & QUESTIONS