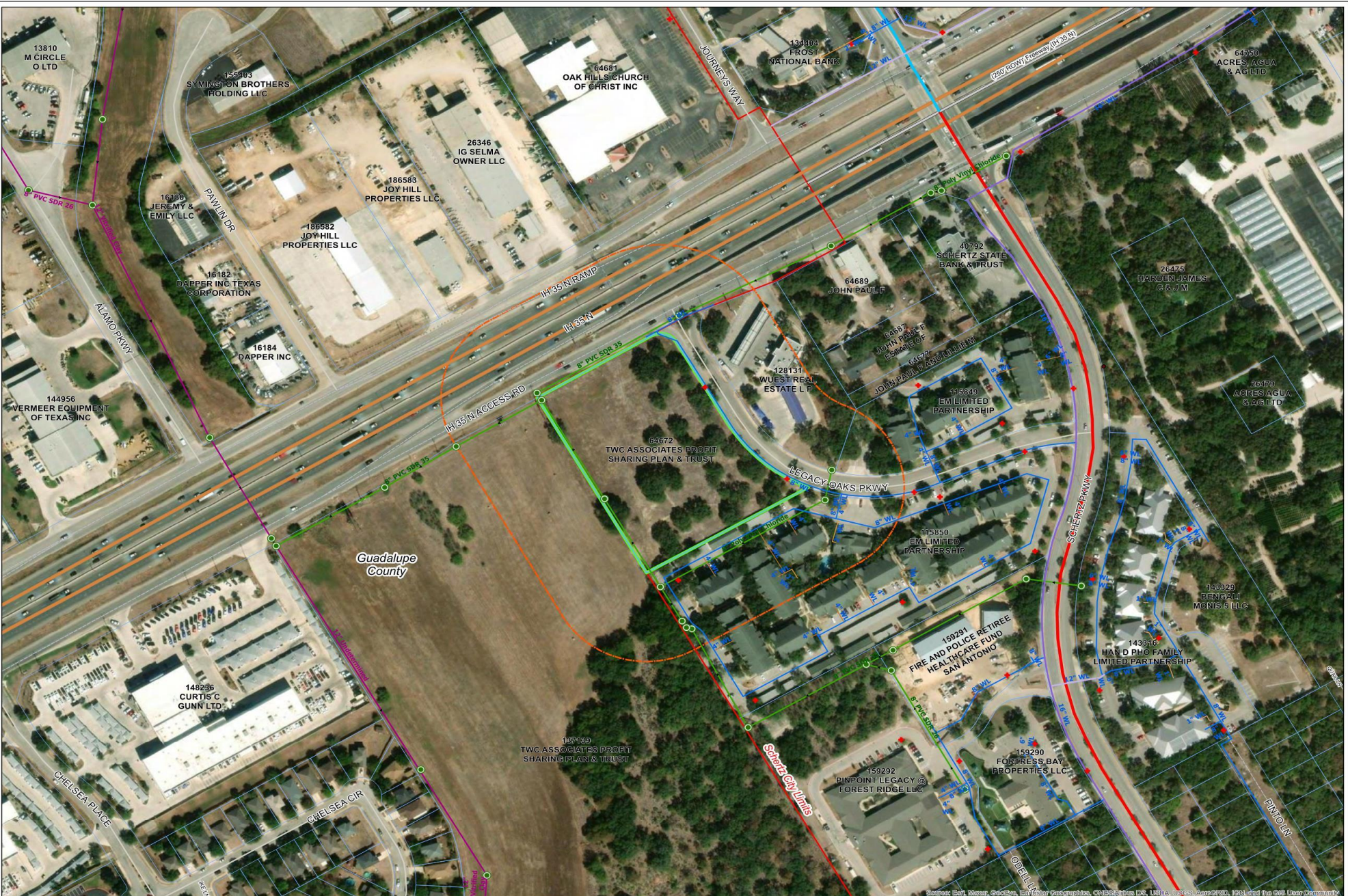


# Ord.23-S-22

Specific Use Permit for 16746 IH 35 N (4.5 acres)

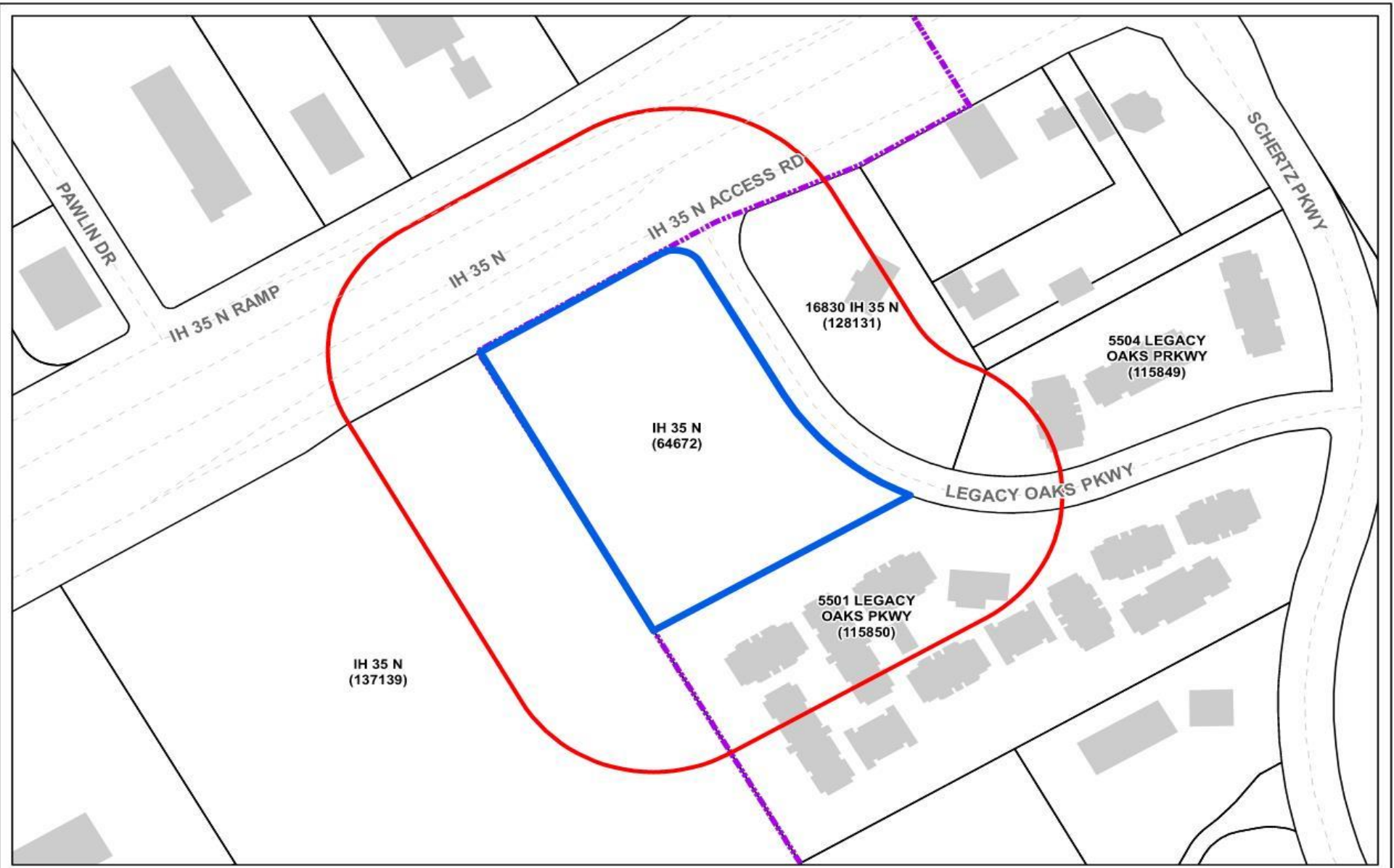
Daisy Marquez | PLANNER






**LEGACY OAKS PKWY**  
**4.495 ACRE TRACT**  
**(PLSPU20230146)**




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

**SCHERTZ**  
 COMMUNITY. SERVICE. OPPORTUNITY.



- August 8: 4 public hearing notices mailed
- August 30: Public Hearing Notice was posted in the "San Antonio Express"
- Responses Received as of September 7:
  - 0- Opposition
  - 1- In Favor
  - 0- Neutral

 Project Area
  City Limit Boundary
  200' Buffer





•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 SUP

- Applicant is requesting a Specific Use Permit (SUP) to allow Automobile Sales on the approximately 4.5acre property.
- SUP is contingent on the approval of the General Business-2 District (GB-2) zoning as Automobile Sales is not allowed in General Business (GB).
- Per the submitted Letter of Intent, if the SUP is approved the development would consist of:
  - A 32,779 square foot building for auto sales and auto repairs
  - 936 square foot make ready building
  - Vehicle storage at the rear of the property

**SITE DATA TABLE**

ACREAGE	4.495 AC
CURRENT ZONING	GB
PROPOSED ZONING	GB-2
LEGAL	VOL. 2436 PG. 0388 O.P.R.

**PROPOSED USE**

AREA	USE
4.495 ACRES	CAR DEALERSHIP

**CONCEPTUAL SITE PLAN**

LOT 1, BLOCK 2  
LEGACY OAKS APARTMENTS  
(VOLUME 6, PAGE 671 M.P.R.)  
LEGACY OAKS APARTMENTS  
(VOLUME 2334, PAGE 155 O.P.R.)  
LAND USE: APARTMENT/MULTI-FAMILY  
ZONING: R-4  
SUBDIVISION NAME: LEGACY OAKS APARTMENTS  
OWNER NAME: EM LIMITED PARTNERSHIP  
PROP. ID # 115850  
ADDRESS: 5653 N LINCOLN AVENUE CHICAGO, IL 60659  
RECORDING INFORMATION: VOL. 6 PG. 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

LOT 3, BLOCK 2  
LEGACY OAKS APARTMENTS  
(VOLUME 6, PAGE 671 M.P.R.)  
LEGACY OAKS APARTMENTS  
(VOLUME 2334, PAGE 155 O.P.R.)  
Land Use: General Business  
Zoning: GB  
Subdivision Name: PIC-N-PAC  
Owner Name: West Real Estate LP  
Prop. ID: #128131  
Address: 9318 FM 725, McQueney, TX, 78123  
Recording Information: Vol. 6 PG 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

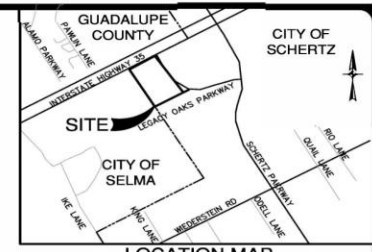
LOT 2, BLOCK 2  
LEGACY OAKS APARTMENTS  
(VOLUME 6, PAGE 671 M.P.R.)  
LEGACY OAKS APARTMENTS  
(VOLUME 2334, PAGE 155 O.P.R.)  
LAND USE: APARTMENT/MULTI-FAMILY  
ZONING: R-4  
SUBDIVISION NAME: LEGACY OAKS APARTMENTS  
OWNER NAME: EM LIMITED PARTNERSHIP  
PROP. ID # 115850  
ADDRESS: 5653 N LINCOLN AVENUE CHICAGO, IL 60659  
RECORDING INFORMATION: VOL. 6 PG. 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

LAND USE: UNDEVELOPED LAND  
ZONING: GB  
SUBDIVISION NAME: LEGACY OAKS APARTMENTS  
OWNER NAME: TWC ASSOCIATES PROFIT SHARING PLAN & TRUST  
PROP. ID # 64672  
ADDRESS: 16607 BLANCO ROAD SUITE 201 SAN ANTONIO, TX 78232-1840  
RECORDING INFORMATION: VOL. 2436 PG. 0388 O.P.R.

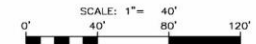
EXISTING GB ZONING = 4.495 ACRES  
REQUESTED GB-2 ZONING = 4.495 ACRES

LAND USE: UNDEVELOPED LAND  
ZONING: C-2 (CITY OF SELMA)  
SUBDIVISION NAME: CHELSEA MIXED-USED  
OWNER NAME: TWC ASSOCIATES PROFIT SHARING PLAN & TRUST  
PROP. ID # 137139  
ADDRESS: 16607 BLANCO ROAD SUITE 201 SAN ANTONIO, TX 78232-1840  
RECORDING INFORMATION: VOL. 693 PG. 161-163 O.P.R.

31.91 ACRES



LOCATION MAP  
NOT TO SCALE



**LEGEND**

- PROPERTY LINE
- 200-FOOT NOTIFICATION BUFFER
- LOT LINE
- PROPOSED CURB
- EXISTING CURB
- ACRES
- AC ACRE(S)
- BLK BLOCK
- CATV CABLE TELEVISION
- PG PAGE(S)
- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- GB General Business District
- GB-2 General Business District - 2

**APPLICANT:**  
BROWN AND McDONALD  
100 NE LOOP 410 STE. 1385  
SAN ANTONIO, TX 78216  
(210) 429-7931

**OWNER:**  
TWC ASSOCIATES PROFIT SHARING PLAN & TRUST  
16607 BLANCO ROAD STE 201  
SAN ANTONIO, TX 78212  
Phone: 210.240.9947

**ENGINEER:**  
ANDREW BELTON, P.E.  
PAPE-DAWSON CONSULTING ENGINEERS, LLC  
2000 NW LOOP 410 I SAN ANTONIO, TX 78213  
(210) 375-9000

R=44.00'  
Delta=90°01'10"  
CB=S79°27'15"E  
CD=62.24'  
L=69.13'

R=400.00'  
Delta=37°15'03"  
CB=S48°59'53"E  
CD=255.80'  
L=260.06'

S30°23'38"E 242.56'

INTERSTATE HIGHWAY 35  
VARIABLE WIDTH RIGHT-OF-WAY  
NS87°07'07"E 315.50'

S89°21'19"W 44.56'

N30°00'29"W 523.00'

CALLED 11.33 ACRE TRACT  
(VOLUME 693, PAGES 161-163 O.P.R.)

25' LANDSCAPE BUFFER

20' LANDSCAPE BUFFER

5' LANDSCAPE BUFFER

14" GAS, ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SATELLITE EASEMENT (VOLUME 6, PAGE 671)

20" GAS, ELECTRICAL, TELEPHONE AND CABLE TELEVISION EASEMENT (VOLUME 6, PAGE 671)

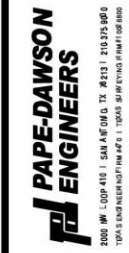
10" SANITARY SEWER EASEMENT (VOLUME 1384, PAGE 624)

VERTICAL WALL SEWER MAIN (10" DIA. 8' DEPTH)

PROPOSED BUILDING  
(32,779 SF)  
113 PARKING SPACES  
62 VEHICLE STORAGE SPACES

VEHICLE STORAGE  
NO PLANTING ISLANDS

MAINTENANCE BUILDING



**CONCEPTUAL SITE PLAN OF 4.495 AC TRACT SCHERTZ, TEXAS**

A 4.495 ACRE TRACT OF LAND BEING ALL OF A CALLED 4.495 ACRE TRACT DESCRIBED IN DEED TO TWC ASSOCIATES PROFIT SHARING PLAN & TRUST, SAN ANTONIO, TEXAS, AND A PORTION OF A 10.99 ACRES TRACT DESCRIBED IN DEED TO TWC ASSOCIATES PROFIT SHARING PLAN & TRUST, SAN ANTONIO, TEXAS, OUT OF THE TORIBIO HERRERA SURVEY NO. 88, ABSTRACT NO. 155, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PLAT NO.	---
JOB NO.	13035-01
DATE	JUNE 2023
DESIGNER	JV
CHECKED	DRAWN JV/LS
SHEET	1 OF 1

# 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 Specific Use Permit to allow Automobile Sales in General Business-2 District (GB-2) is a higher intense use that would not meet the intent of the Commercial Campus Land Use Designation.

Commercial Campus

# Staff Analysis

- **The proposed Specific Use Permit requires a zone change from General Business District (GB) to General Business-2 District (GB-2).**
- **In February 2009, City Council Approved Ordinance 09-S-06, which replaced Ordinance 96-S-28, which modified the UDC to require a Specific Use Permit for Automobile Sales in General Business-2 District (GB-2) and permitted by right in Manufacturing - Light District (M-1) and Manufacturing - Heavy District (M-2).**
- **The proposed Specific Use Permit for Automobile Sales is inconsistent with the current uses along the IH-35 corridor. There are currently no Automobile Sales along the IH-35 corridor within the City of Schertz.**

# Recommendation

- **Staff Recommendation:**

Staff recommends denial of the requested Specific Use Permit to allow Automobile Sales, based on the inconsistency with the existing uses in the area and along the 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 Specific Use Permit as presented with a 7-0 vote.

# COMMENTS & QUESTIONS