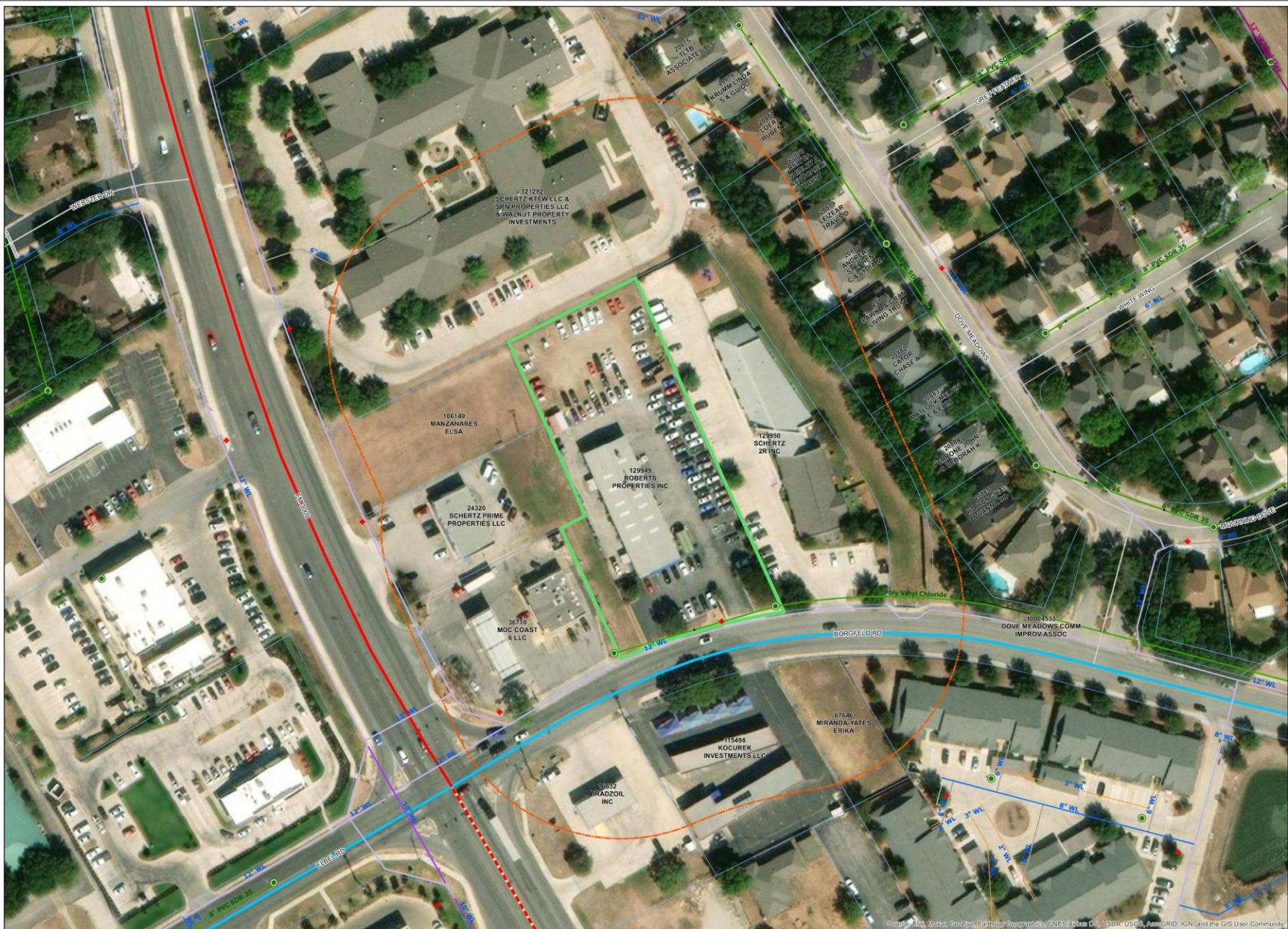


Ordinance 24-S-02

Request for a Specific Use Permit for Automobile
Repairs & Service, Major at 1205 Borgfeld Road

Emily Delgado | PLANNING MANAGER





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Mark Roberts Subdivision II
(PLSPU20240014)

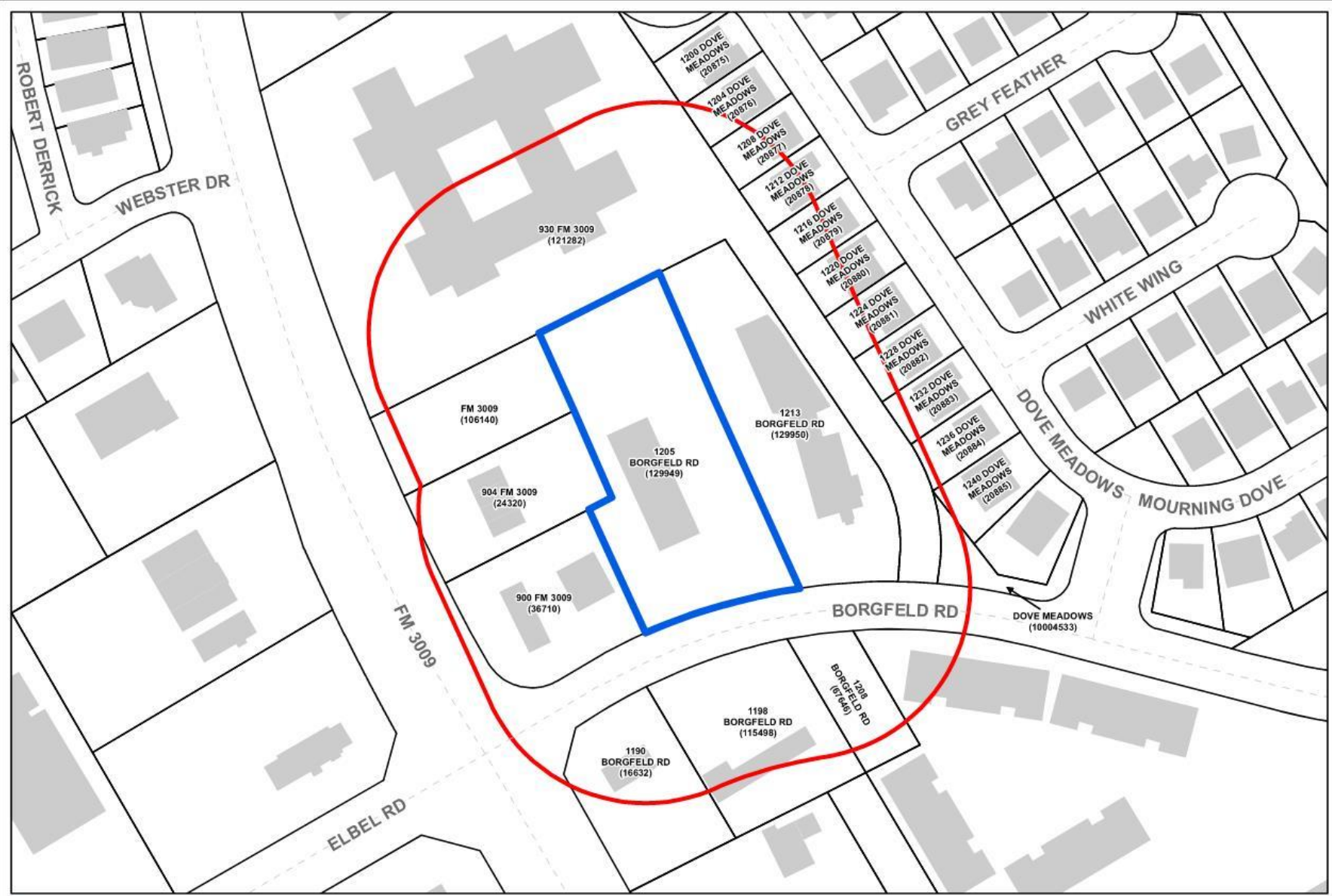
~ all other values ~	~ all other values ~	Planned Secondary Arterial	Commercial Collector B	1" 8" 20"	Schertz Gravity
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2" 10" 24"	Schertz Pressure
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3" 12" 30"	Neighboring Gravity
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4" 16" 36"	Private Pressure
Other Cities	Secondary Arterial	Planned Residential Collector		6" 18"	

1 inch = 67 Feet



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- January 19, 2024: 22 public hearing notices sent, and a sign was posted on the property.
 - No responses
- January 19, 2024: San Antonio Express newspaper notice
- Item to be heard for first reading at the February 6, 2024 City Council meeting.

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City of Schertz
MARK ROBERTS SUBD II
(PLSPU20240014)

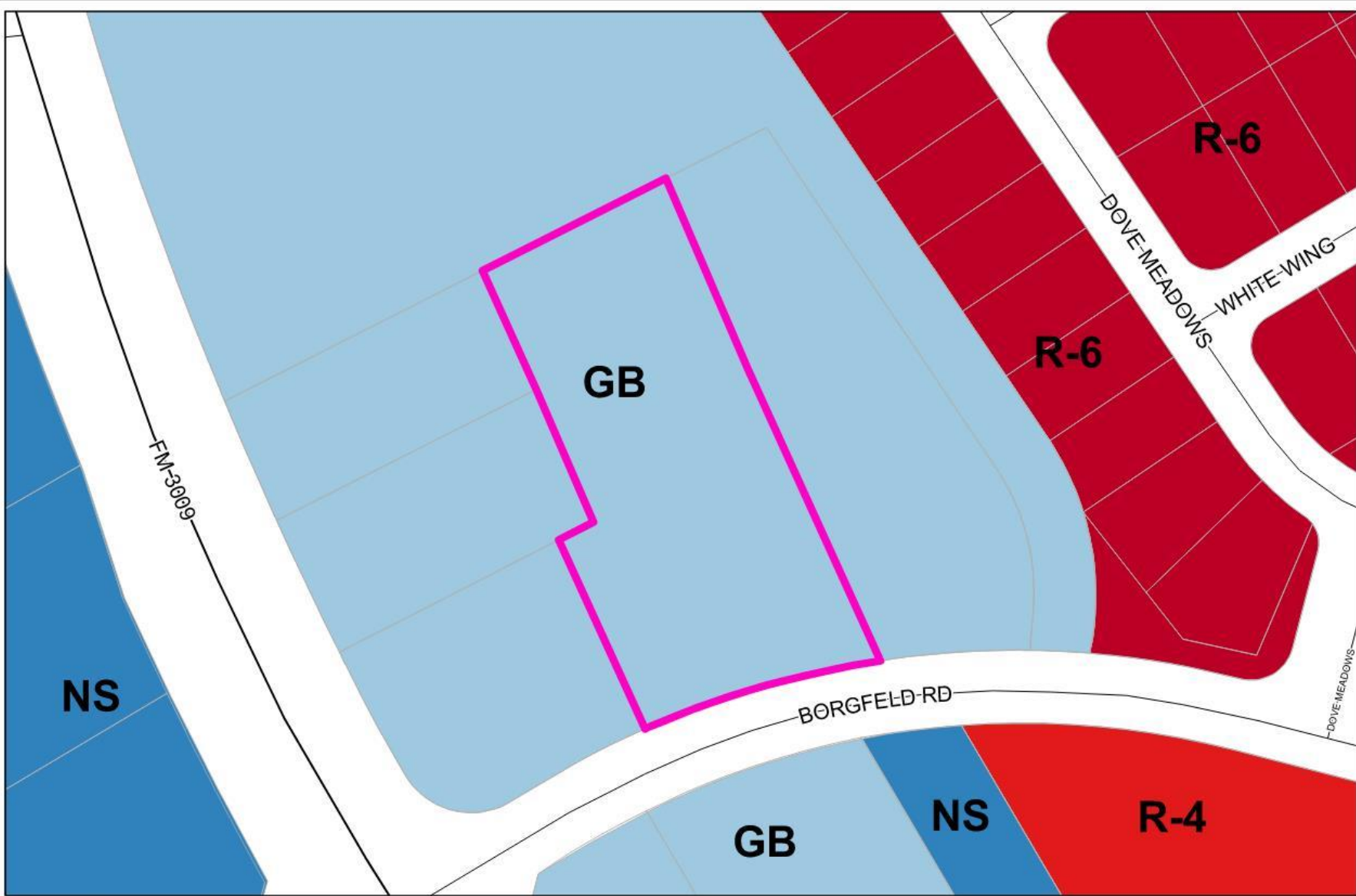
 Project Area
 200' Buffer

 City Limit Boundary



Last Update: January 18, 2024
City of Schertz, GIS Department, gis@schertz.com
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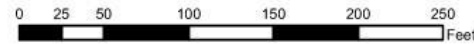


- Subject property is currently zoned General Business District (GB) and is developed as an Automobile Repair & Service, Major business, specifically Classic Collision.
- To the east is Brighter Futures Day Care, zoned GB. To the west is a Convenience Store with Gas Pumps and a retail strip center, zoned GB.
- To the north is an assisted care facility zoned GB and to the south is the Borgfeld Road right of way.

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1205 Borgfeld Rd
 MARK ROBERTS SUBD II
 BLOCK 1 LOT 2 1.484 AC

Proposed Special Use
 Automobile Repairs & Service, Major



Last Update: January 18, 2024
 City of Schertz | gis@schertz.com
 This product is for informational purposes and may not have been prepared for or be available for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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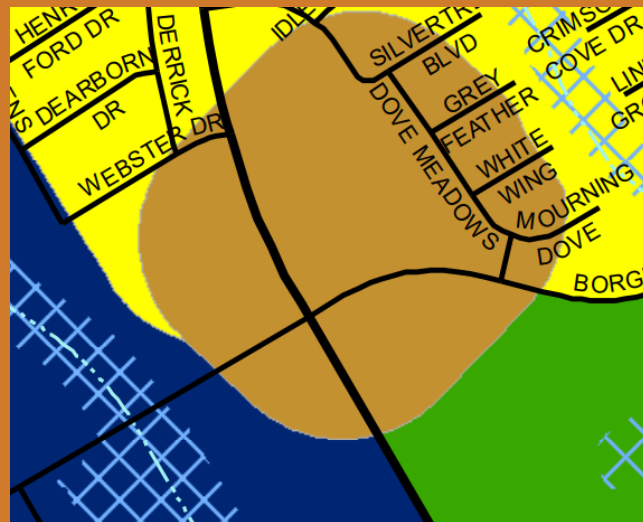
Proposed SUP

- Applicant is requesting a Specific Use Permit (SUP) to allow Automobile Repairs & Service, Major on approximately 1.5 acres.
- UDC Article 5 Section 21.5.8 Permitted Use Table, requires a Specific Use Permit for Automobile Repairs & Service, Major in General Business District (GB).
- The Specific Use Permit, if approved, would make the existing land use conform to the UDC, and no longer be a non-conforming use subject to UDC Article 7. Currently, since the land use is already in operation and has been since 2001, it is considered nonconforming.

UDC Section 21.5.11.D Criteria for Approval

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan.

- The subject property was identified as Multi-Family Residential in the 2002 Comprehensive Land Use Plan. This land use designation was intended to include a mix of residential and low intensity commercial uses. This portion of Schertz was not evaluated as part of the 2013 Sector Plan Amendment.
- Although the proposed SUP is not consistent with the currently adopted Comprehensive Land Plan, this portion of Schertz is being reevaluated as part of the current Comprehensive Land Use Plan Amendment and is tentatively proposed as Local Corridor which is designed for locally oriented commercial compatible with surrounding neighborhoods.



 Multi-Family Residential

UDC Section 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

- The subject property is currently zoned General Business District (GB). Per the UDC, General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community.
- The subject property has been utilized as an Automobile Repairs & Service, Major since 2001. Per the UDC Article 5 Section 21.5.8 Permitted Use Table, Automobile Repairs & Service, Major requires a Specific Use Permit to operate in the General Business District (GB). This land use has been providing services to the community that meets their needs for the last twenty years.
- Automobile Repairs & Service, Minor is permitted by right in the General Business District. However, that land use classification is very limited in the scope of services that can be provided. The proposed Specific Use Permit for the existing land use would meet the intent of the zoning district by providing a service establishment that is needed by the community.

UDC Section 21.5.11.D Criteria for Approval

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

- The subject property was originally developed in 2001 for Auto Collision Works. At that time the 1996 UDC was in effect and did not require an SUP for the "Auto Paint and Body Shop" land use and allowed it by right in the General Business zoning district.**
- In 2006 the UDC was amended including the Permitted Use Table and created two new land use classifications "Automobile Repairs, Major" and "Automobile Repairs, Minor". With this UDC amendment the new "Automobile Repairs, Major" land use designation required a SUP in the General Business District. With this UDC amendment, Auto Collision Works was then considered a non-conforming use because of the General Business zoning but not having an approved SUP.**

UDC Section 21.5.11.D Criteria for Approval

3. Continued:

- **1205 Borgfeld Road has continued to be used for businesses that would be classified as Automobile Repairs, Major or Automobile Repairs & Service, Major including the current operations, Classic Collision. The applicant has submitted this SUP request in order to ensure that 1205 Borgfeld Road can continue to operate as an Automobile Repairs & Service, Major without the nonconforming land use designation or the requirements of UDC Article 7 Nonconforming Uses, Lots and Structures.**
- **Since the subject property has been used for the same land use since 2001 and there is no proposed expansion at this time, no additional adverse impact is anticipated.**

UDC Section 21.5.11.D Criteria for Approval

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- The subject property has been developed and utilized as Automobile Repairs & Service, Major, since 2001. If the Specific Use Permit is approved, no additional traffic would be generated or anticipated.

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.

- The subject property has two existing access driveways onto Borgfeld Road. There are no proposed changes to access at this time nor any proposed roadway adjustments or traffic control devices or mechanisms.

UDC Section 21.5.11.D Criteria for Approval

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties.

- **The Specific Use Permit request is in order to bring the existing land use into compliance with the Unified Development Code. At this time, no expansions or modifications to the site are proposed. Any new development will have to meet all site requirements in Article 9.**

7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

- **If proposed modifications to the site are requested, the site will be required to meet all dimensional and design requirements of the UDC. At this time there are no proposed site modifications and no variations to the requirements have been requested.**

UDC Section 21.5.11.D Criteria for Approval

8. The proposed [use] promotes the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

- **As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses. The subject property is located between a convenience store with gas pumps and a day care facility that has been in operation since 2008. The existing Automobile Repairs & Service, Major land use has been occurring at 1205 Borgfeld Road for over 20 years. The requested Specific Use Permit would bring the land use of the property into compliance and would no longer be nonconforming.**

9. No application made under these provisions will receive final approval until all back taxes owed to the City have been paid in full.

- **This does not impact the recommendation of the Planning and Zoning Commission or the consideration of the first reading from City Council.**

10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit.

- **Staff has ensured all UDC requirements have been met for the SUP application, and at this time have not received any special considerations from P&Z or City Council.**

Staff Recommendation

- **Staff recommends approval of the Specific Use Permit to allow Automobile Repairs & Service, Major at the 1205 Borgfeld Road conditioned upon the following:**
 - **Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.**

P&Z Recommendation

- **The Planning and Zoning Commission conducted a public hearing on January 31, 2024, in which they made a recommendation of approval conditioned upon the following:**
 - **Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.**

COMMENTS & QUESTIONS