



# Ordinance 24-S-17

UDC Amendments to Article 5 – Automobile Sales

Emily Delgado | PLANNING MANAGER

# Background

- **Interest in the City for Automobile Sales in General Business District (GB)**
- **Language was drafted as a best way forward for Automobile Sales, in the event the City is open to these changes.**

# Current UDC

## Automobile Sales New or Used:

- Sales, rental, and/or lease of new or used automobiles or light load vehicles, including as an accessory use:  
Automobile Repair, Major

- Permitted Uses

Permitted by Right	SUP
<ul style="list-style-type: none"><li>• Manufacturing - Light (M-1)</li><li>• Manufacturing - Heavy (M-2)</li></ul>	<ul style="list-style-type: none"><li>• General Business - 2 (GB-2)</li></ul>

# Proposal

## Automobile Sales New or Used:

Permitted by Right	SUP
<ul style="list-style-type: none"><li>• Manufacturing - Light (M-1)</li><li>• Manufacturing - Heavy (M-2)</li><li>• General Business - 2 (GB-2)</li></ul>	<ul style="list-style-type: none"><li>• General Business - (GB)</li></ul>

## Limited Uses:

Automobile Sales within the City of Schertz shall have the following limited uses:

1. No Automobile Sales shall be within three (3) miles of another Automobile Sales (property line to property line).
2. No Automobile Sales shall be within 250 feet of any single family residential zoning or use.
3. Automobile Sales uses are required to have Automobile Repair, Major as an accessory use.

# Staff Recommendation

- **Current UDC regulations sufficient for Automobile Sales. Proposed amendments do not align with city policies and goals.**
- **Amendments open the possibility for Automobile Sales to be closer to residential uses.**
  - **Staff believes this to be counter to healthful development.**
- **General Business Districts (GB) tend to be high value-high visibility, commercial real estate.**
  - **Automobile Sales are prevalent in the wider regional market**
  - **Permitting Automobile Sales would not be an efficient use of land in Schertz.**

# Staff Recommendation

- Therefore, Staff recommends denial of the amendments to the Unified Development Code (UDC) as proposed and discussed.
- However, as there has been a request to amend the UDC to allow Automobile Sales in General Business District (GB), staff drafted the presented amendments as a path forward in the event City Council is open to the idea of allowing greater potential for Automobile Sales.
- Permitting Automobile Sales in General Business with a Specific Use Permit allows staff and decision makers to evaluate each proposal case-by-case. Also, the "limited uses" that are created with these amendments will work to mitigate conflict between lands

# P&Z Recommendation

- The Planning and Zoning Commission met on March 6, 2024, and made a recommendation of approval with a 6-0 vote with the condition that one limited use be “250 feet from single family residential zoning or use”. Staff originally proposed all residential zoning or use.
- This requested change by the Planning and Zoning Commission allows for Automobile Sales to be adjacent to multi-family zoning districts.

# COMMENTS & QUESTIONS