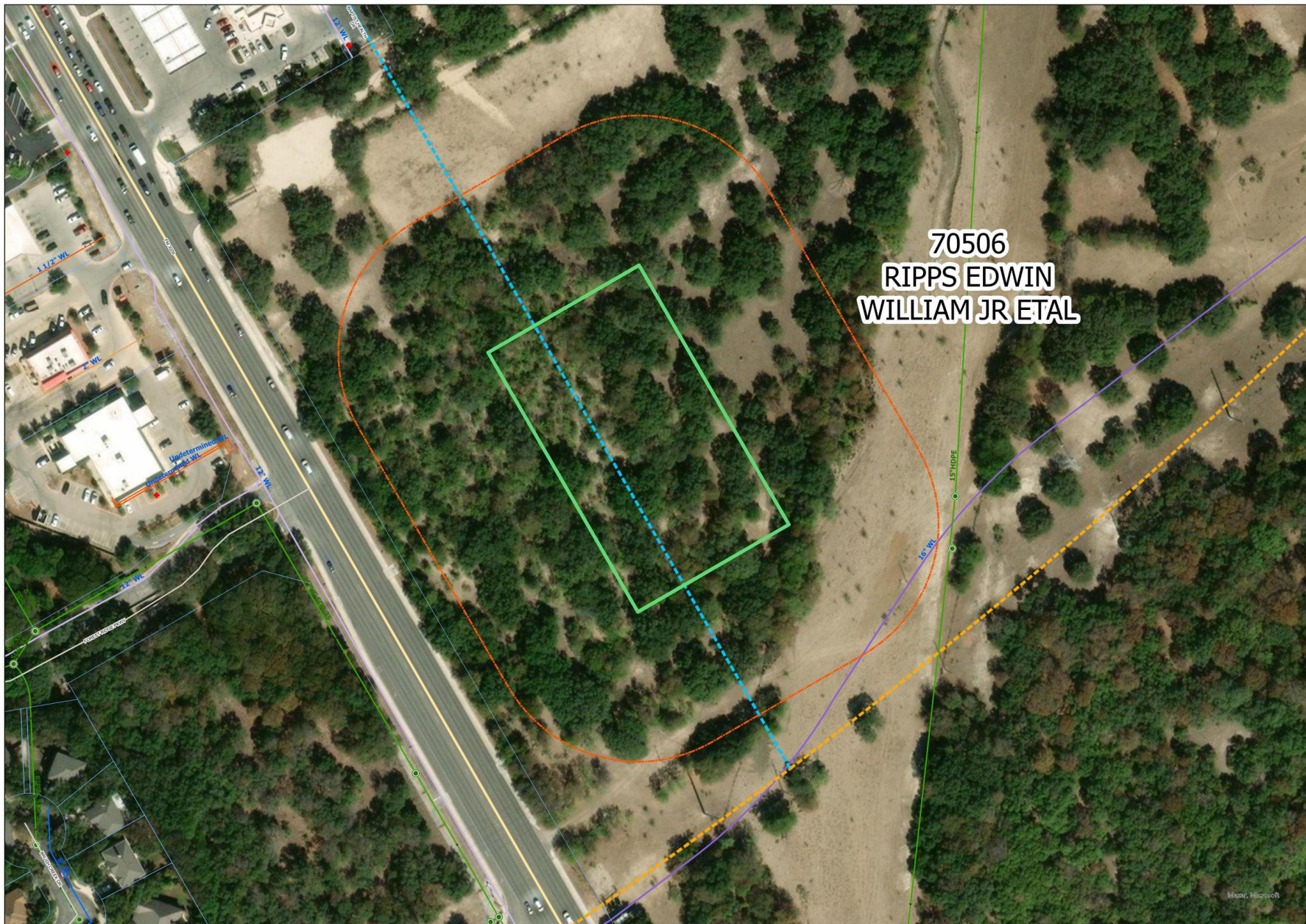


# Ordinance 24-S-26

Specific Use Permit to allow Mixed-Use Self-Storage in General Business District  
(GB) (2.2 acres)

**Daisy Marquez | Planner**



**70506  
RIPPS EDWIN  
WILLIAM JR ETAL**

**Existing Zoning:**

*General Business District*

**Proposed :**

*General Business District with  
Specific Use Permit (SUP) to allow  
Mixed-Use Self-Storage*



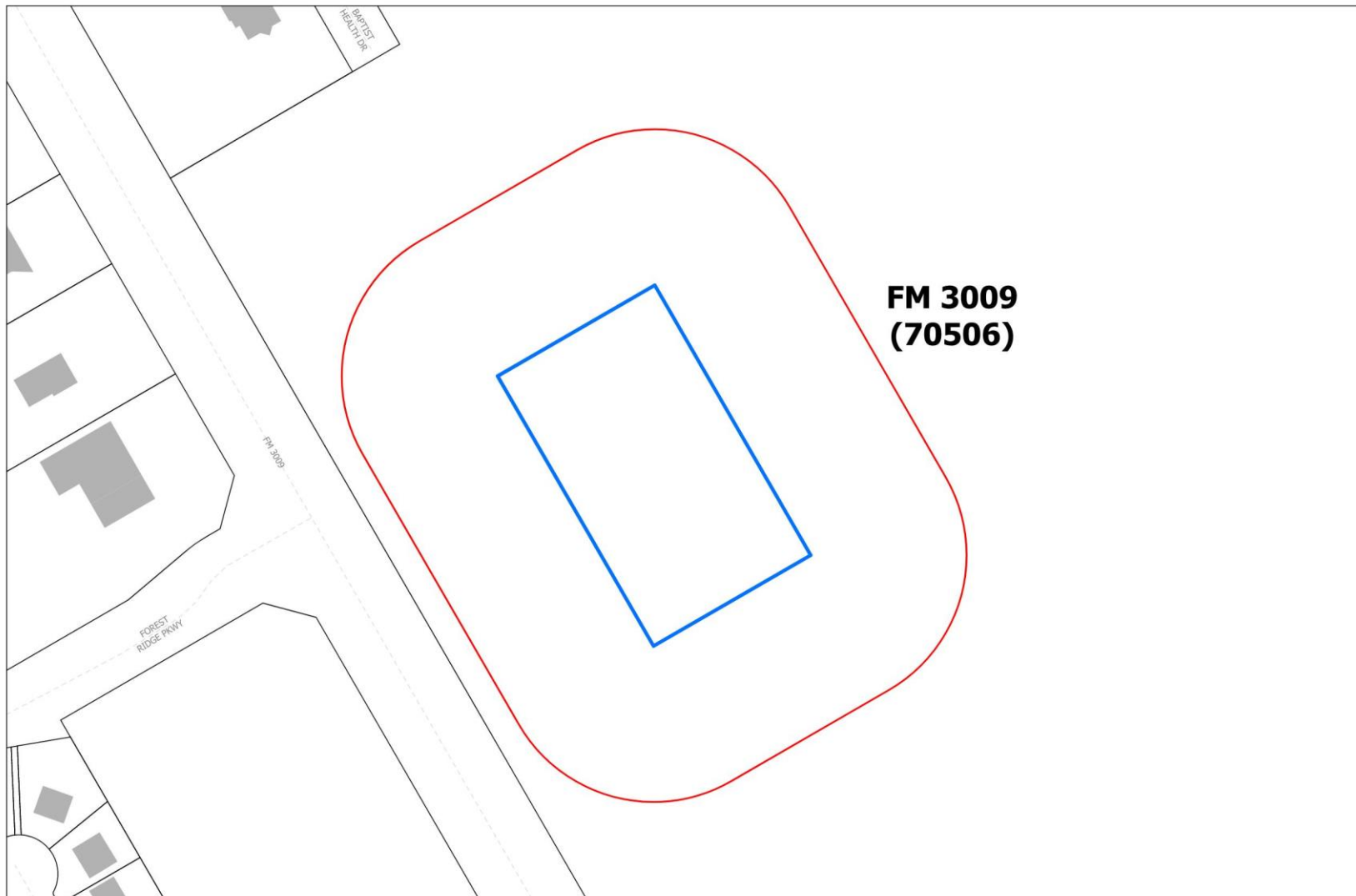
Parcel ID: 70506; FM 3009  
(PLZC20240072)

<ul style="list-style-type: none"> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> </ul>	<ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> <li> Planned Secondary Arterial</li> <li> Secondary Rural Arterial</li> </ul>	<ul style="list-style-type: none"> <li> Planned Secondary Rural Arterial</li> <li> Residential Collector</li> <li> Planned Residential Collector</li> <li> Planned Commercial Collector B</li> <li> Commercial Collector A</li> <li> Planned Commercial Collector A</li> </ul>	<ul style="list-style-type: none"> <li> 1'</li> <li> 2'</li> <li> 3'</li> <li> 4'</li> <li> 6'</li> <li> 8'</li> <li> 10'</li> <li> 12'</li> <li> 16'</li> <li> 18'</li> <li> 20'</li> <li> 24'</li> <li> 30'</li> <li> 36'</li> <li> Unknown</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Gravity</li> <li> Schertz Pressure</li> <li> Neighboring Gravity</li> <li> Private Pressure</li> </ul>	<ul style="list-style-type: none"> <li> Hydrant</li> <li> CMA Lift Station</li> <li> Private Lift Station</li> <li> Schertz Lift Station</li> <li> CMA Treatment Plant</li> <li> Schertz Treatment Plant</li> <li> County Boundaries</li> <li> Schertz Municipal Boundary</li> <li> ET7</li> </ul>
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	Existing Zoning	Land Use
<b>North</b>	General Business District (GB)	Undeveloped
<b>South</b>	General Business District (GB)	Undeveloped
<b>East</b>	General Business District (GB)	Undeveloped
<b>West</b>	General Business District (GB)	Undeveloped





**FM 3009  
(70506)**

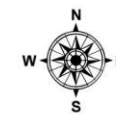
**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

Last Update: April 19, 2024  
City of Schertz, GIS Specialist: Alexa Venessa Dasse, adasse@schertz.com (210) 619-1174  
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**City of Schertz**

Parcel ID: 70506; FM 3009  
(PLSPU20240058)

 Project Boundary  
 200' Buffer



- April 25, 2024 a total of 1 Public Hearing Notices were sent out.
- Responses Received:
  - 0 – Opposition,
  - 0-In Favor
  - 0-Neutral
- 1 sign was posted on the property.
- Posted in the “San Antonio Express” on May 15, 2024.
- Planning and Zoning Commission held a public hearing on the item on May 8, 2024.

**SCHERTZ**  
COMMUNITY. SERVICE. OPPORTUNITY.

# Proposed Specific Use Permit

- Unified Development Code Article 16 defines Mixed-Use Self-Storage as a climate-controlled building containing ground floor retail, service, or office space with separate, individual storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within the individual storage units and such buildings shall be a minimum of 45 feet.
- As per UDC Section 21.5.8, a Specific Use Permit is required for Mixed-Use Self-Storage in General Business District (GB).
- More specifically, the applicant is proposing a 140,600 square foot Mixed-Use Self-Storage building at the rear of a larger development that includes a 20,000 square foot commercial retail strip closer to FM 3009 per the conceptual site plan.
- A Specific Use Permit allows for discretionary City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this Unified Development Code. Approval of a Specific Use Permit allows the applicant to submit subsequent development applications consistent with the approved Specific Use Permit.

# 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 proposed Specific Use Permit for Mixed-Use Self-Storage is consistent with the policies embodied in the adopted Comprehensive Land Plan.
- The Comprehensive Land Plan designates the subject property as Local Corridor.
- The Local Corridor land use type is intended for commercial and entertainment type areas typically along medium to high-volume collector roads with neighborhoods at their perimeter. This includes conventional retail centers, small-scale mixed-use, multifamily development, and residential uses that are compatible with surrounding neighborhoods.
- As per Unified Development Code Article 16, Mixed-Use Self-Storage is defined as a climate-controlled building containing ground floor retail, service, or office space with separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within the individual storage units and such buildings shall be a minimum of 45-feet in height.
- The proposed Mixed-Use Self-Storage is consistent with what is envisioned in Local Corridor as it requires a mix of uses within the self-storage climate-controlled building.

# UDC SECTION 21.5.4.D Criteria for Approval

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

- 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.
- These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors.
- The proposed Specific Use Permit to allow Mixed-Use Self-Storage allows for retail and offices at the first floor of a multi-level enclosed storage facility.

# UDC SECTION 21.5.4.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 is surrounded by other General Business District (GB) properties and is compatible with the surrounding properties and existing development to the north. The proposed development will need to meet all current City of Schertz site development standards stipulated in Unified Development Code Article 9.
- The City of Schertz is the provider for water and sewer. There is an existing 16" Water Line to the South East of the proposed development and an existing 15" Sewer Line to the East of the proposed development. Offsite easements and mains will need to be extended in order to provide services to the site which will be reviewed during the platting process.
- The proposed North and South Connector, Planned Commercial Collector A with 70-feet of Right of Way, cuts through the subject property. However, during the development process, this Commercial Collector will be reviewed, and the location can be adjusted, and the adjacent property has consented to the adjustment. The planned East and West Connector, Planned Secondary Arterial with 90-feet of Right-of-Way is southeast of the Subject property.

# UDC SECTION 21.5.4.D Criteria for Approval

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

The applicant is proposing two access points along FM 3009, per the conceptual site plan, which would need to be reviewed by the Schertz Engineering Department and the Texas Department of Transportation during the development process.

Additionally, since the subject property is General Business District (GB) and the land to the north and south are also General Business District (GB), the subject property will be required to provide a cross lot access easement to the neighboring properties to limit the access points on FM 3009.

Any proposed access points on FM 3009 will be reviewed by the City of Schertz Engineering Department and the Texas Department of Transportation during the development process.

# UDC SECTION 21.5.4.D Criteria for Approval

**5. The proposed use incorporates roadway adjustments and 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.**

Access to the subject property will be along FM 3009. The proposed access points will be reviewed by the City of Schertz Engineering Department and the Texas Department of Transportation.

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

The proposed development will have to meet all site development requirements in Article 9 of the Unified Development Code. The adjacent properties are also zoned General Business District (GB) and are not being used for single-family residential. As a result, no additional screening requirements for residential use will be required.

**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.**

The proposed development will have to meet all dimensional and design requirements of the General Business District as mentioned in UDC Section 21.5.7. Additionally, the proposed Specific Use Permit requires a minimum 45-foot height for the building. No variations to the requirements have been requested.

# UDC SECTION 21.5.4.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 utilizing standards and transitional uses to alleviate negative impacts.

Due to the existing General Business District (GB) zoning of the surrounding properties and the location of the subject property on FM 3009, the proposed Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) would not pose an adverse impact on adjacent properties.

# UDC SECTION 21.5.4.D Criteria for Approval

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

This does not impact the first reading at 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 Unified Development Code requirements have been met for the proposed Specific Use Permit, and at this time have not received any special consideration from the Planning and Zoning Commission or the City Council.

# Recommendation

## Staff Recommendation

Staff recommends approval of Ordinance 24-S-26, the Specific Use Permit to allow Mixed-Use Self-Storage at the subject property, conditioned upon the following:

1. A building permit is approved within two (2) years of the adoption of the SUP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
2. Twenty- Five (25%) of the useable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for office, service, or retail space, separate from the individual self-storage units for rent or lease, and must be along the side of the building facing the FM 3009 street frontage.

## Planning and Zoning Commission Recommendation

The Planning and Zoning Commission met on May 8, 2024, and made a recommendation of approval with a 6-0 vote, to City Council.

# COMMENTS AND QUESTIONS