

# 24-S-170

Proposed SUP for Mixed-Use Self-Storage

William Willingham | Planner



- 3.65 acres
- Undeveloped
- Not platted







	Zoning	Use
Subject Property	General Business District (GB)	Undeveloped
North	General Business District (GB) and Manufacturing District-Light (M1)	Undeveloped
East	General Business with approved SUP	Convenience store with gas pumps
South	Right-of-Way	IH-35 access road
West	General Business District (GB) and Manufacturing District-Light (M1)	Undeveloped



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## City of Schertz

PARCEL ID:  
185564

-  Project Boundary
-  200' Buffer
-  City Limits
-  Schertz ETJ Boundary



0 50 100 200 300 Feet

City of Schertz, 18150 Schertz Road, Schertz, Texas 78150  
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- 4 public notices were sent on 10.22.24
  - (0) in favor
  - (0) Neutral
  - (0) in Opposition
- 2 signs were placed by the applicant
- A public hearing notice was published on November 13, 2024, in the “San Antonio Express”

# Background

- As per UDC Section 21.5.8, a Specific Use Permit is required for Mixed-Use Self-Storage in General Business District (GB).
- The applicant is proposing a 4 Story Mixed-Use Self-Storage building to include approximately 2,250 square feet of retail/office flex space at the rear of a larger development that includes commercial retail strip along the IH-35 North access road.

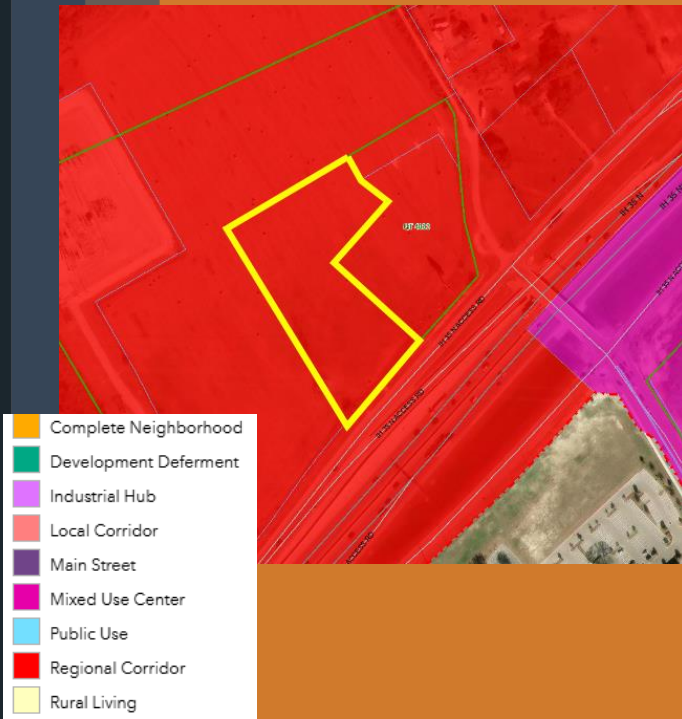
# UDC SECTION 21.5.11.D Criteria for Approval

## 1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The proposed Specific Use Permit for Mixed-Use Self-Storage is consistent with the policies of the adopted Comprehensive Land Plan.

The Comprehensive Land Plan designates this subject property as Regional Corridor. This land use type is intended for commercial areas along major thoroughfares that serve populations within the city and the broader region. This includes regional shopping centers, department stores, and office buildings to include limited industrial and logistics uses. All of such uses currently exist in the Regional Corridor land use type.

The applicant is proposing a 4-story Mixed-Use Self-Storage building to include a retail/office flex space at the rear of a larger development that includes a commercial retail strip along the IH-35 North access road. These uses are consistent with Regional Corridor designated to the site by Comprehensive Land Plan.



# 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 current zoning of the site as 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 along principal transportation corridors.

The proposed Specific Use Permit to allow Mixed-Use Self-Storage allows for retail and offices on the first floor of a multi-level enclosed storage facility located along the IH-35 access road which is consistent with the General Business District (GB).

# 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.



The subject property is surrounded by other General Business District (GB) properties and is compatible with the surrounding properties.

To the east of the subject property exists a QT zoned General Business (GB) with an approved SUP to permit a convenience store with gas pumps, while approximately 140 feet west of the property exists an electrical substation. The parcel of land to the north and west of this property is also zoned as Manufacturing District-Light (M-1) further north from the IH-35 frontage.

# UDC SECTION 21.5.11.D Criteria for Approval

## **4. The proposed use will not adversely affect the overall health, safety or general welfare 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 IH-35, 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.

The City of Schertz Fire, EMS, and Police Departments have been notified of the specific use permit and have not provided objections

# UDC SECTION 21.5.11.D Criteria for Approval

## 5. Whether other factors 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. The public hearing is an environment where the City Council can discuss other criteria relevant to the consideration of the Specific Use Permit.

# Staff Recommendation

Staff recommends approval of 24-S-170 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 S UP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
2. Twenty percent (20%) of the useable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for office, service, or retail space, and separate from the individual units for ren or lease.

# Commission Recommendation

The Planning and Zoning Commission recommended approval of 24-S-170 the Specific Use Permit to allow Mixed-Use Self-Storage at the subject property with a 4-0 vote, conditioned upon the following:

1. A building permit is approved within two (2) years of the adoption of the S UP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
2. Twenty percent (20%) of the useable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for office, service, or retail space, and separate from the individual units for rent or lease.