

# Ord. 24-S-168

Zone Change of approximately 1.66 acres of land from General Business District (GB) and Single Family Residential (R-2) to Main Street Mixed Use District (MSMU)

**Samuel Haas | Senior Planner**

Approx. 1.66 ac

- 819, 817, 815 Main Street
- 810 Exchange





October 25, 2024:  
21 Public Hearing  
Notices sent

1 in favor  
0 opposed  
1 neutral

2 Signs placed on  
property

November 13, 2024:  
Notice was  
published in the "SA  
Express"



Last update: October 21st, 2024

City of Schertz, GIS Specialist: Akena Venezia, avenezia@schertz.com (210) 619-1174  
\*The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.\*

# City of Schertz

PARCEL IDs:  
67495, 67493, 29058, 29059, 29060,  
29057



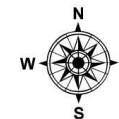
Project Boundary

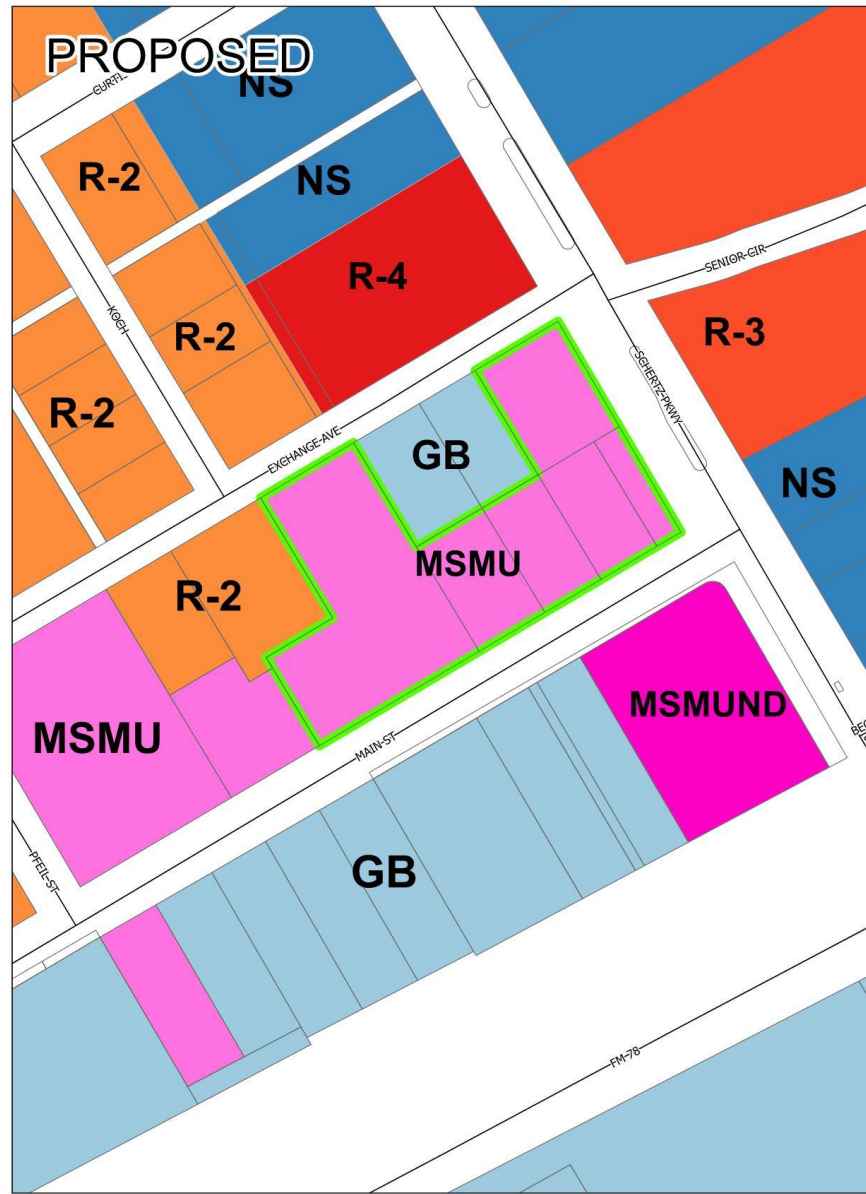
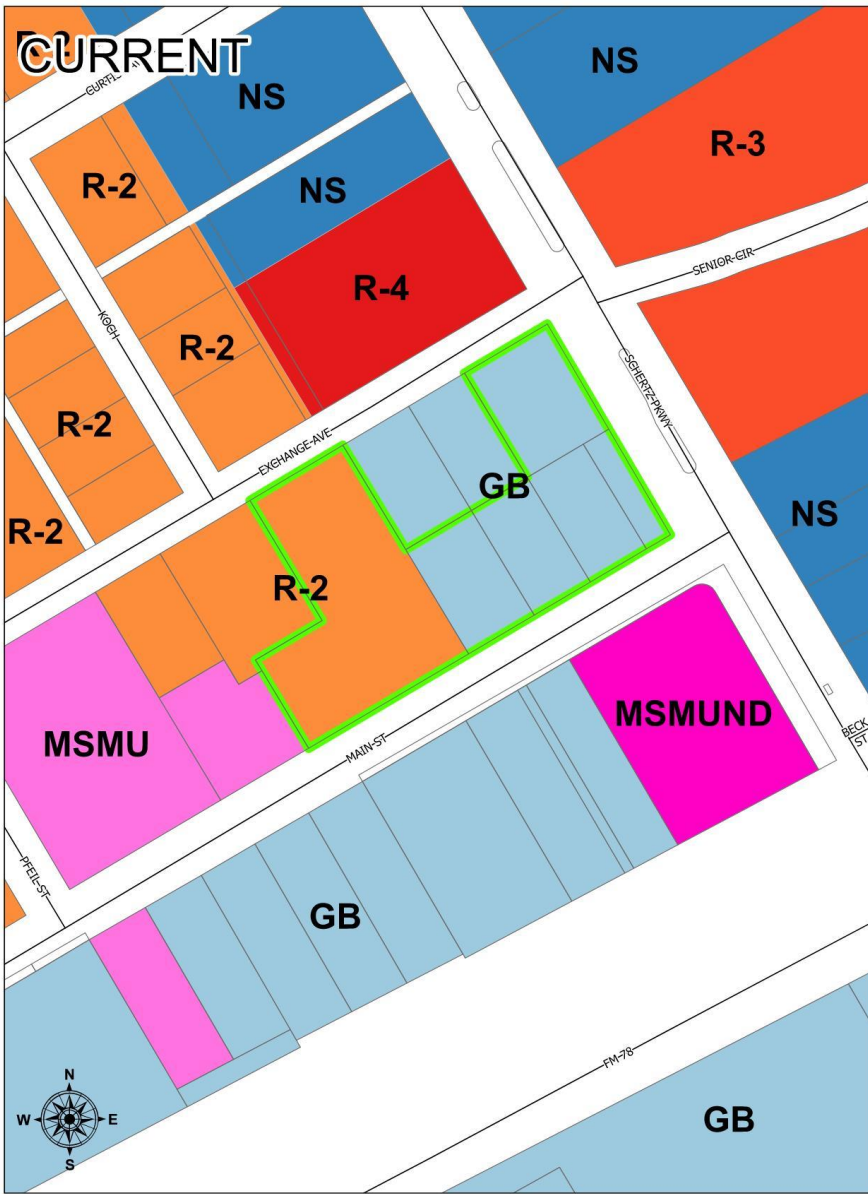


Schertz ETJ  
Boundary

City Limits

200' Buffer





Proposed zone change for future development

Adjacent Properties	Zoning	Land Use
North	GB & ROW	Residential & Exchange Ave
South	ROW	Main St.
East	ROW	Schertz Pkwy
West	MSMU & R-2	Commercial & Residential

**PROPOSED ZONING CHANGE**

**GUADALUPE COUNTY  
PARCEL IDs:  
67495, 37493, 29058, 29059,  
29060, 29057**

**Classification**

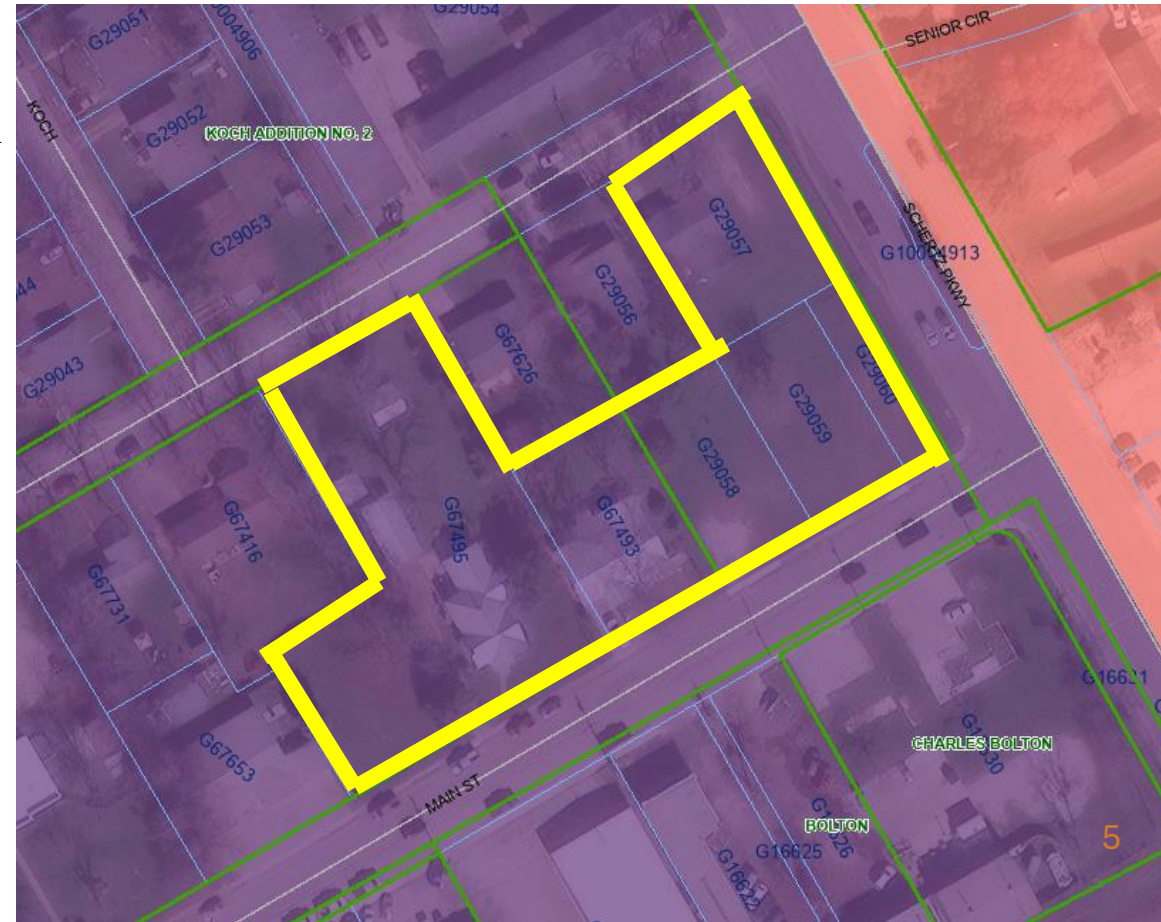
- (IND) In-Development
- (POD) Planned Development
- (PUB) Public Use
- (R-4) Single-Family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-Family Residential
- (R-7) Single-Family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MS) Manufactured Home Subdivision
- (MSP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DA) Development Agreement (Delayed Annexation)



# UDC SECTION 21.5.4.D Criteria for Approval

## 1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

- The Comprehensive Plan designates this area as "Main Street Corridor"
- Intended to be a mix of residential, commercial, and cultural uses strategically designed to create a pedestrian-friendly urban core.
- The rezone of this property aligns with these goals and thus aligns with the Comprehensive Plan.



# UDC SECTION 21.5.4.D Criteria for Approval

## 2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

- Staff has determined that the proposed zone change will not adversely affect the safety and health of the city.
- Additionally, as part of promoting the general welfare, it is good practice to encourage cohesive districts with zoning and land uses that are consistent with the surrounding area.
- The Main Street corridor is a mixed-used area with a variety of commercial and residential uses. This zone change request promotes the general welfare by creating that cohesiveness.

# UDC SECTION 21.5.4.D Criteria for Approval

## **3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;**

- The Main Street Mixed Use District (MSMU) permits a wide variety of uses, from less-intense commercial to single-family detached residences.
- This matches what is currently in the immediate area of the property.

## **4. Whether other factors are deemed relevant and important in the consideration of the amendment.**

- Main Street is the historical, geographical, and cultural heart of Schertz.
- The corridor sits in a flood zone and this presents challenges for development.
- Due to this, the city has adopted policies and has made efforts to incentivize the development of Main Street, such as the Local Flavor Grant and waiving some development application fees.
- Additionally, the city is currently in the design phase for reconstructing the Main Street thoroughfare itself. This rezone application builds on current and previous efforts to create a vibrant main street district for residents and visitors alike.

# Recommendation

**The proposed zone change conforms with the Comprehensive Plan, the surrounding land uses are consistent, and the Main Street Mixed Use District is uniquely appropriate for Main Street.**

**Therefore, Staff recommends approval of Ord. 24-S-168.**

**The Planning and Zoning Commission held a public hearing on November 6, 2024, and made a recommendation of approval with a 4-0 vote.**