

Ord. 25-S-008

Zone Change from Manufacturing - Light District (M-1) and Single Family Residential (R-6) to General Business (GB)

Samuel Haas | Senior Planner

Approx. 4.3 Acres

Comal PID: 75307

7444 FM 482

Existing: Residential &
Existing Business





- January 23, 2025, a total of 6 Public Hearing Notices were sent out.
- Responses Received:
 0 – Opposition,
 0-In Favor
 0-Neutral
- 1 sign was posted on the property.
- A noticed was published in the SA Express on February 12, 2025

Last update: January 15, 2025
 City of Schertz, GIS Specialist: Aleka Venerio, avenerio@schertz.com (210) 619-1174
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PARCEL ID:
 75307



- Existing Zoning:
Manufacturing – Light District (M-1) & Single Family Residential (R-6)
- Proposed Zoning:
General Business District (GB)

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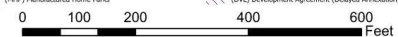
Last update: January 15th, 2025
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PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
75307**

Classification	
	(PND) Pre-Development
	(PDD) 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
	(AD) Agricultural District
	(GH) Garden Home/Single-Family Residential (Zero Lot Line)
	(TH) Townhome
	(MHS) Manufactured Home Subdivision
	(MHP) Manufactured Home Parks
	(GB) General Business
	(GB-2) General Business II
	(NS) Neighborhood Residential
	(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)



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Background

- Recently Rezoned on August 20, 2024 as Ord. 24-S-145
 - Prior to this, property had a non-conforming residence and existing business.
 - Applicant originally wanted to build a larger home, now intends to sell
- Potential buyer is a landscaping company that would like to open a Nursery, Major on the site.
 - Requires a subsequent Specific Use Permit application

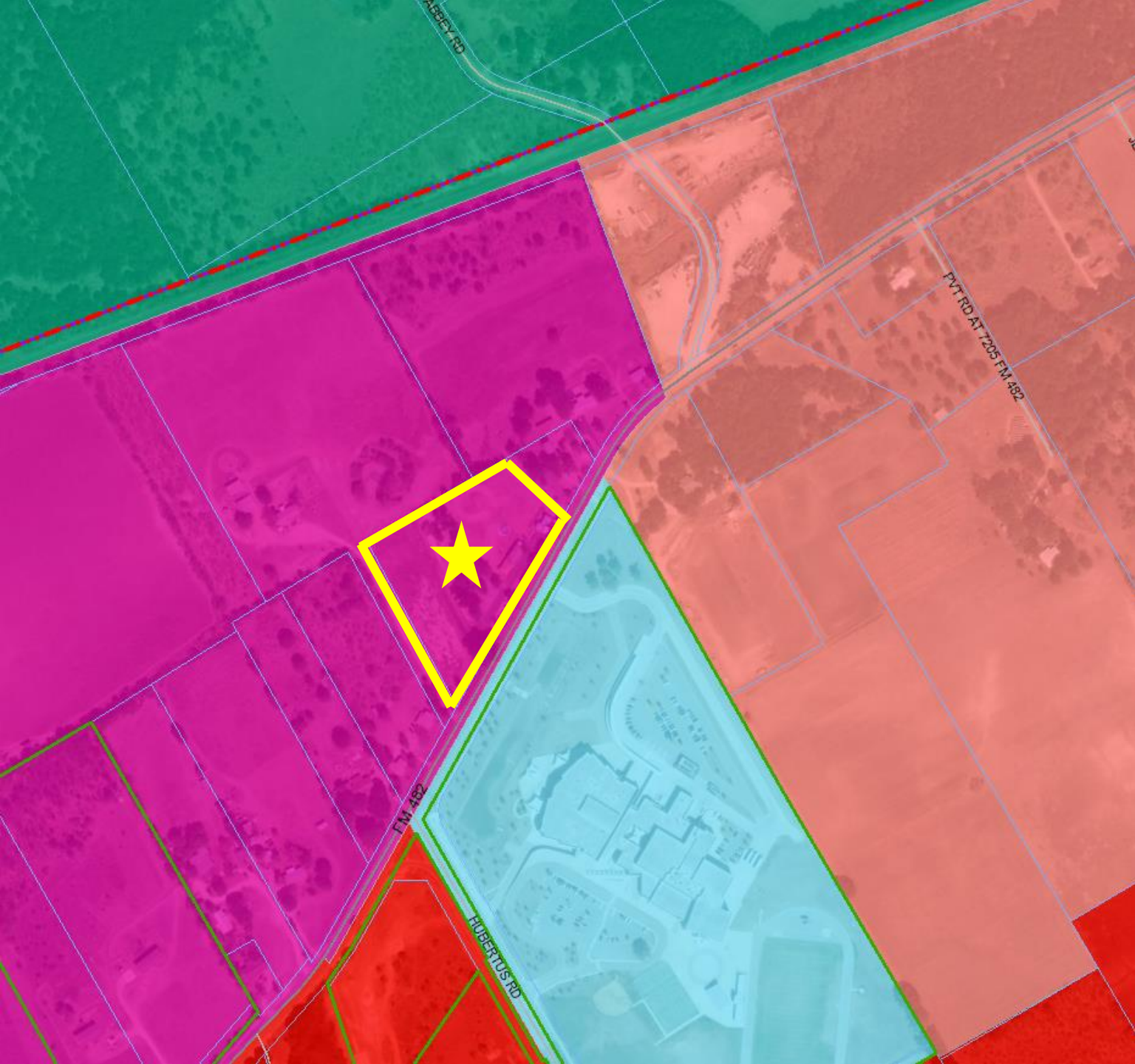
**Table 21.5.7.A.
Dimensional Requirements**

		Minimum Lot Size Dimensions (Ft)			Minimum Yard Setbacks (Ft)			Misc. Lot Requirements			
		<i>Code</i>	<i>Zoning District</i>	<i>Area Sq ft</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Min. Off-Street Parking</i>	<i>Maximum Height</i>
Proposed	GB	General Business District	10,000	100	100	25	0,25(r)	0,25(r)	Sec. 21.10.4	120	80%
Existing	R-6	Single Family Residential	7,200	60	120	25	10	20	2	35	50%
Existing	M-1	Manufacturing Light	10,000	100	100	25	0,25(r)	0,50(r)	Sec. 21.10.4	120	80%

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 Mixed-Use Center
- Intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors.
- Proposed zone change aligns with Comprehensive Plan



	Regional Corridor		Local Corridor
	Mixed Use Center		Development Deferment
	Rural Living		Industrial
	Complete Neighborhood		Public Use

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

The City should encourage development compatible with surrounding uses

- The surrounding area consists of open space, residences, Danville Middle School, and properties zoned Apartment/Multi-Family District (R-4) and General Business District (GB).
- While this area is zoned for industrial uses, it is evolving to function more like a neighborhood.
- Consistent zoning also helps minimize the conflicts among uses
 - Split zoning of a property vs single zoning district



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 immediate area being
 - a school, residences, rural/open space

Examples of Permitted Uses (UDC 21.5.8)	
Permitted by Right	Specific Use Permit
Appliances, Furniture and Home Furnishings Store Automobile Parts Sales Bakery Bank, Saving and Loan, Credit Union Book Store Farmers Market Health/Fitness Center Pet Store Restaurant Tavern	Art Gallery/Library/Museum Athletic Stadium Cabinet or Upholstery Convenience Store w/ Gas Pumps Flea Market Mixed-Use Self Storage Nursery, Major Vet

- Proposed zone change has uses that align with what the current uses are in the vicinity.

UDC SECTION 21.5.4.D Criteria for Approval

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

- Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.

Recommendation

Staff Recommendation

- The proposed zone change to General Business District (GB) aligns with the Comprehensive Land Plan
- Is consistent with surrounding land uses.
- Staff recommends approval of Ord. 25-S-008.
- The Planning and Zoning Commission held a public hearing on February 5, 2025, and made a recommendation of approval with a 7-0 vote.