

Ord. 25-S-009

Specific Use Permit for Nursery, Major at 7444 FM 482

Samuel Haas | Senior Planner



Approx. 4.3 Acres

Comal PID: 75307

7444 FM 482

Existing: Residential &
Existing Business



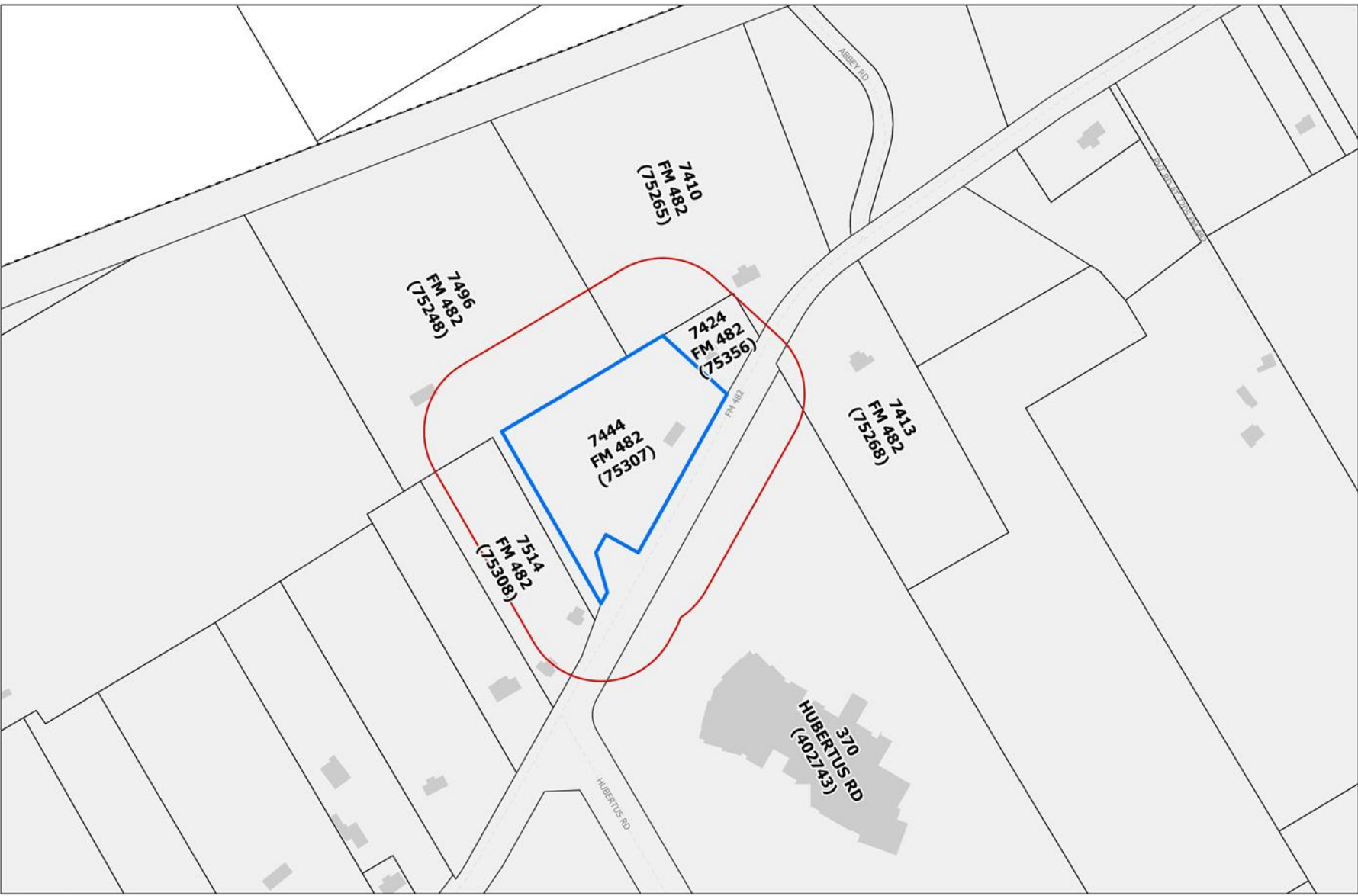
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PARCEL ID:
75307
PLSPU20240323



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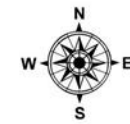
- January 23, 2025, a total of 6 Public Hearing Notices were sent out.
- Responses Received:
 - 0 – Opposition,
 - 0-In Favor
 - 0-Neutral
- 1 sign was posted on the property.
- Noticed was published in the SA Express on February 12, 2025



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City of Schertz

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



Last update: January 15, 2025
City of Schertz, GIS Specialist: Alexa Venetia, alexa@schertz.com (210) 619-1174
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Background

- The applicant is the property owner who is requesting a Specific Use Permit for the property on behalf of a potential buyer
- The buyer is a landscaping supply company that would like to open a Nursery, Major on the site.

Background

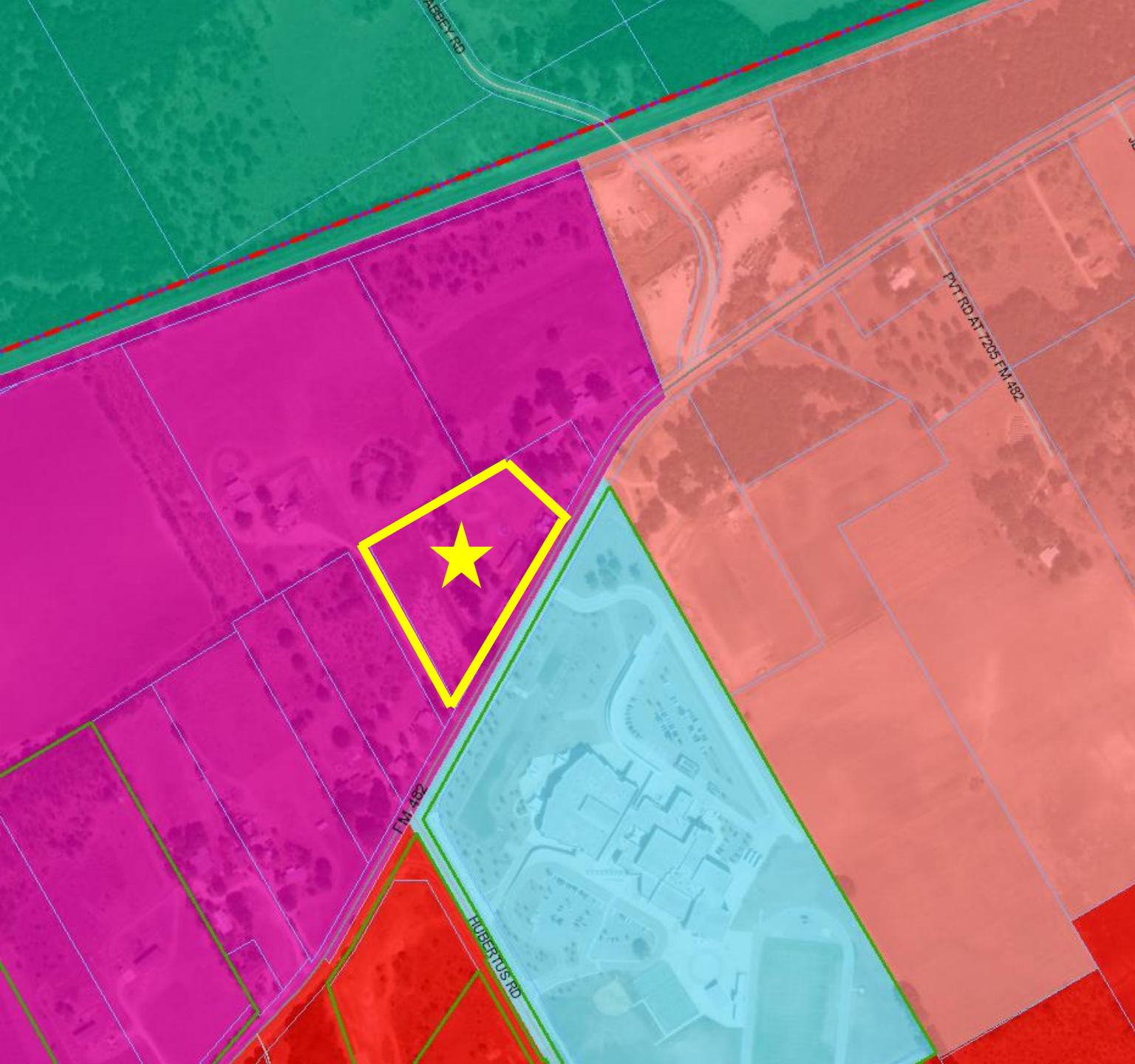
Unified Development Code (UDC) Article 16 - Definitions defines Nursery, Major as:





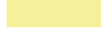



"Nursery, Major: An establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor and outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted"

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 Comprehensive Plan designates this area as Mixed-Use Center
- Intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors.
- The specific use of Nursery, Major is consistent with the desired commercial portions of the Mixed-Use Center.



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

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

UDC defines General Business District (GB) as:

- “intended to provide suitable areas for the development of non-residential uses”
- “offer a wide variety of retail and service establishments”
- “businesses are usually located...along principal transportation corridor”

Nursery, Major meets the intended use of the General Business District (GB)

FM 482 is classified in the Master Thoroughfare Plan as a "principal arterial"

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;

- Adjacent developments and neighborhoods consist of
 - a school, residences, rural/open space
- Casa Verde Farms, a similar use, is .5 miles to the south-west on FM 482.
- Due to these factors, the proposed use is compatible

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;

- Similar uses in other parts of Schertz indicates no inherent adverse affects.
- Location of subject property is largely rural/open space.
 - Impacts of proposed use minimized
- Article 9 in place to help mitigate any potential conflicts.

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;

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

Recommendation

Staff Recommendation

The proposed Specific Use Permit:

- Consistent with the Comprehensive Plan
- Meets the intent of the Zoning District
- Consistent with the surrounding area
- Does not adversely affect the overall health, safety, and general welfare of the city

Therefore, Staff recommends approval of Ord. 25-S-009 conditioned on the following:

1. A building permit is approved within two (2) years of the adoption of the SUP

ordinance

2. The applicant is not required to build an 8-foot masonry wall as required per Unified Development Code Section 21.9.7.D.14.b.ii provided the applicant increases the landscaping in the 20-foot buffer surrounding the property.



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|-------------|----------------------------|----------------------------------|----|-----|---------------------|----------------------|-------------------------|----------------------------|
| Highways | Freeway | Planned Secondary Rural Arterial | 1" | 8" | Schertz Gravity | Indicator | Schertz Lift Station | County Boundaries |
| Major Roads | Principal Arterial | Residential Collector | 2" | 10" | Schertz Pressure | Manholes | CCMA Treatment Plant | Schertz Municipal Boundary |
| Minor Roads | Planned Principal Arterial | Planned Residential Collector | 3" | 12" | Neighboring Gravity | CCMA Lift Station | Schertz Treatment Plant | ETJ |
| | Planned Secondary Arterial | Planned Commercial Collector B | 4" | 16" | Private Pressure | Private Lift Station | | |
| | Secondary Rural Arterial | Commercial Collector A | 6" | 18" | | | | |
| | | Planned Commercial Collector A | | | | | | |
| | | | | | | | | |

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