

# Ord. 25-S-019

Proposed Zone Change to GB-2 along IH-10

Daisy Marquez | Planner

Trainer Hale



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ACQUISITION L C

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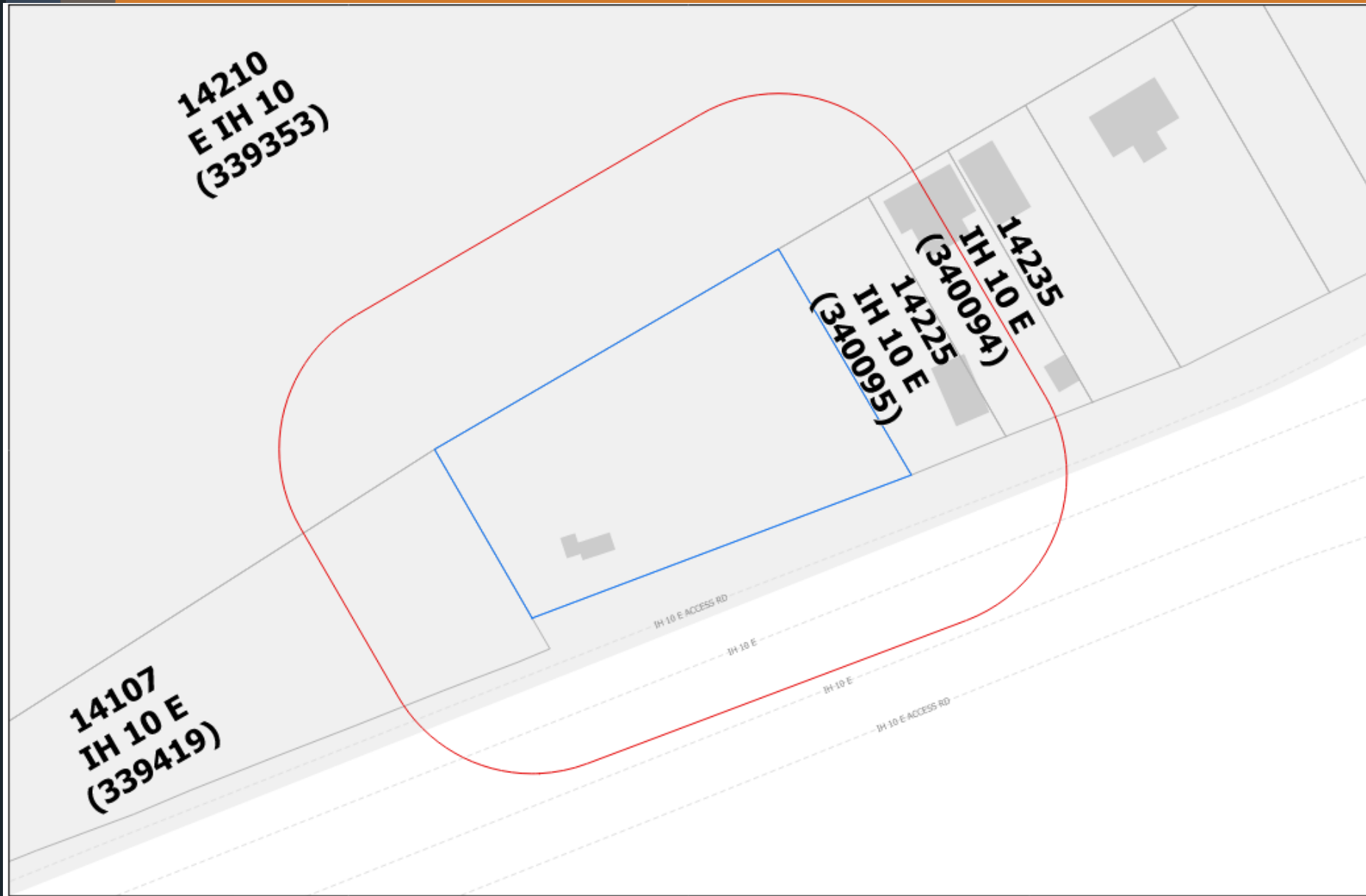
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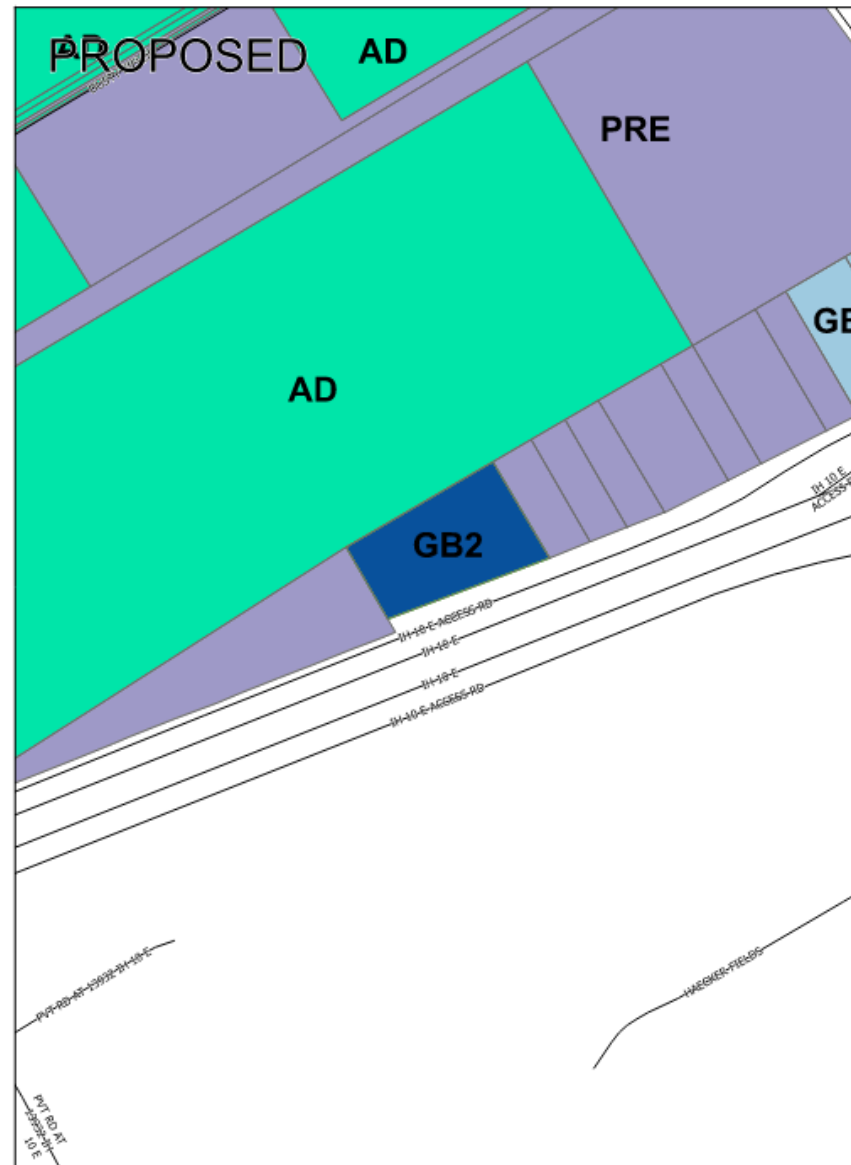
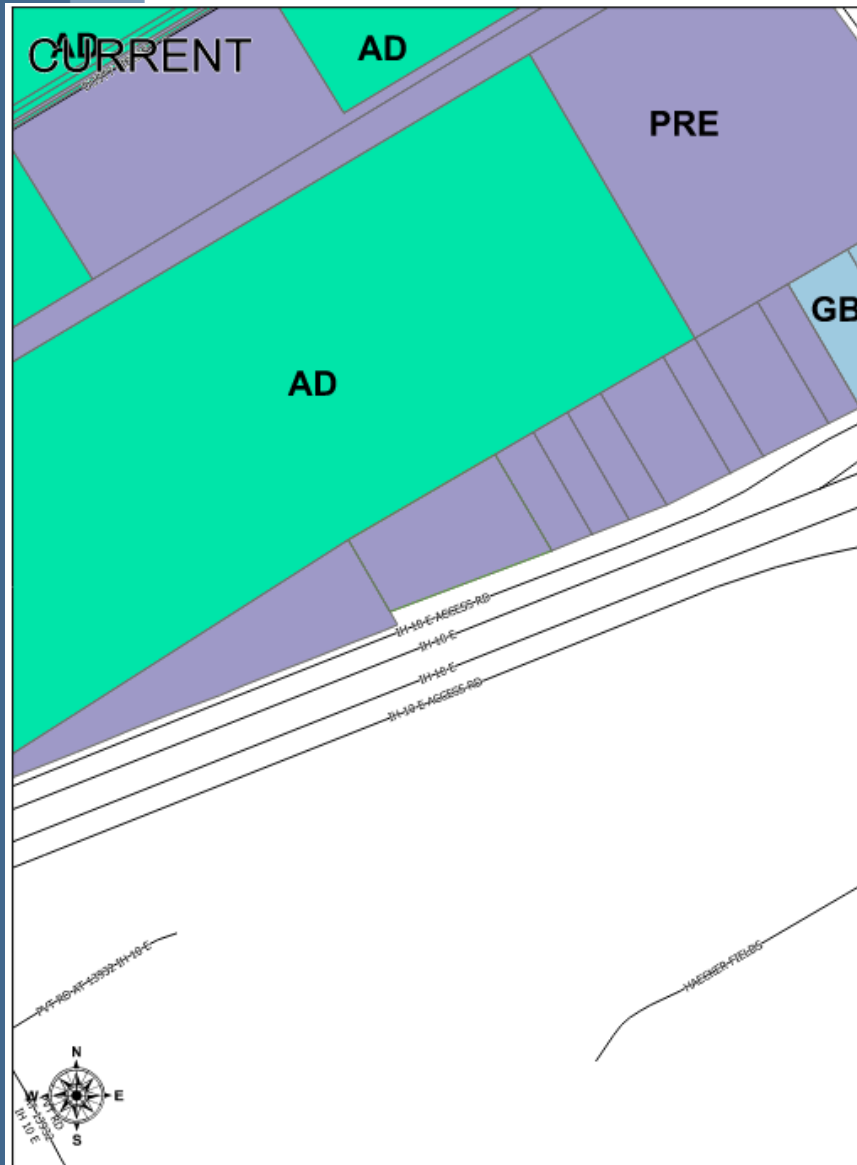


|                  | Zoning                         | Use                       |
|------------------|--------------------------------|---------------------------|
| Subject Property | Pre-Development District (PRE) | Undeveloped               |
| North            | Agricultural District (AD)     | Agriculture               |
| South            | Right-of-Way                   | IH-10 E Access Road       |
| East             | Pre-Development District (PRE) | Auto Shop/Restaurant      |
| West             | Pre-Development District (PRE) | Recreational Vehicle Park |



- 5 public notices were sent on March 21, 2025
  - As of today
    - (0) in favor
    - (0) Neutral
    - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” on April 16, 2025
- Notice sign
- Notified Fire, EMS, and Police

# Background

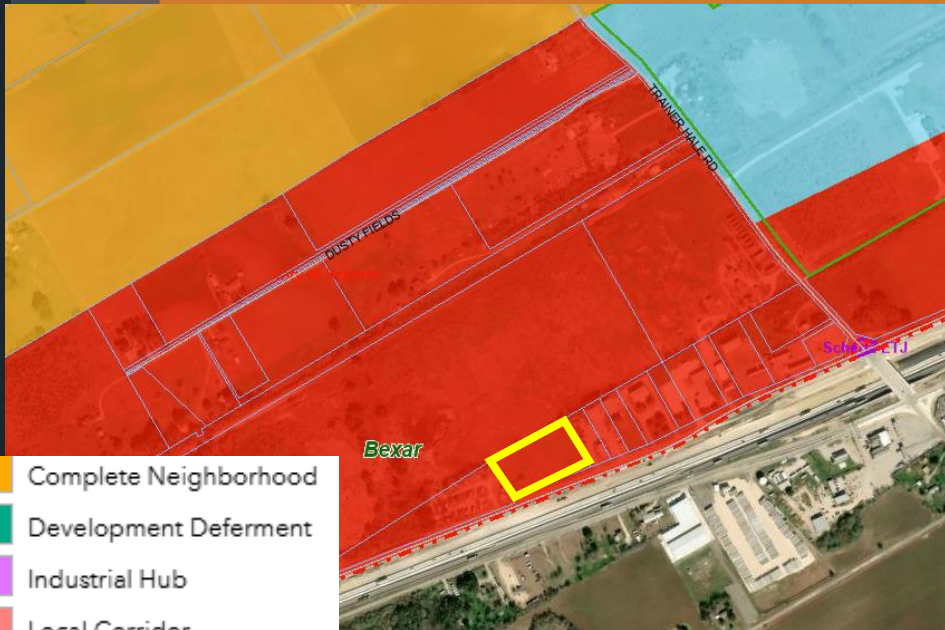


- 3.5 acres
- Per the letter of intent, they are requesting GB-2 to enable the property owner to determine the most advantageous use of the property

|                             | Existing              | Proposed  |
|-----------------------------|-----------------------|---|
|                             | Pre-Development (PRE) | General Business District-2 (GB-2)  |
| Permitted Uses              | N/A                   | Airport, Heliport or Landing Field; Automobile Repairs and Service, Major; Cabinet or Upholstery Shop; Commercial Amusement, Outdoor; Dry Cleaning, Major; Flea Market, Outside; Mixed-Use Self-Storage; Nursery, Major; Rail Road/Bus Passenger Station; Rehabilitation Care Facility; Store or Wholesale Warehouse; Truck Terminal; Veterinarian Clinic/Kennel, Outdoor. General Manufacturing/ Industrial Use; Mini-Warehouse Public Storage(S); Office-Warehouse, Distribution Center; Print Shop, Major; Portable Building Sales (S); Recycling Collection Center; Stable, Commercial; Truck Sales, Heavy Equipment; Welding/ Machine Shop.<br><b>(not a comprehensive list)</b> |
| Width & Depth               | N/A                   | 100'x100'   |
| Area Square Feet            | N/A                   | 10,000sqft  |
| Setbacks                    | N /A                  | Front:25',<br>Adjacent to Commercial: Side:0, Rear:0'<br>Adjacent to Residential: Side:25' Rear: 25'  |
| Maximum Height              | N/A                   | 120'  |
| Maximum Impervious Coverage | N/A                   | 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.



- Regional Corridor
  - Commercial and entertainment
  - Major thoroughfares
  - Shopping centers, department stores, restaurants, movie theaters, and supermarkets
- Regional Corridor traditionally aligns with General Business District (GB)
- GB-2 does not promote the intent of Regional Corridor

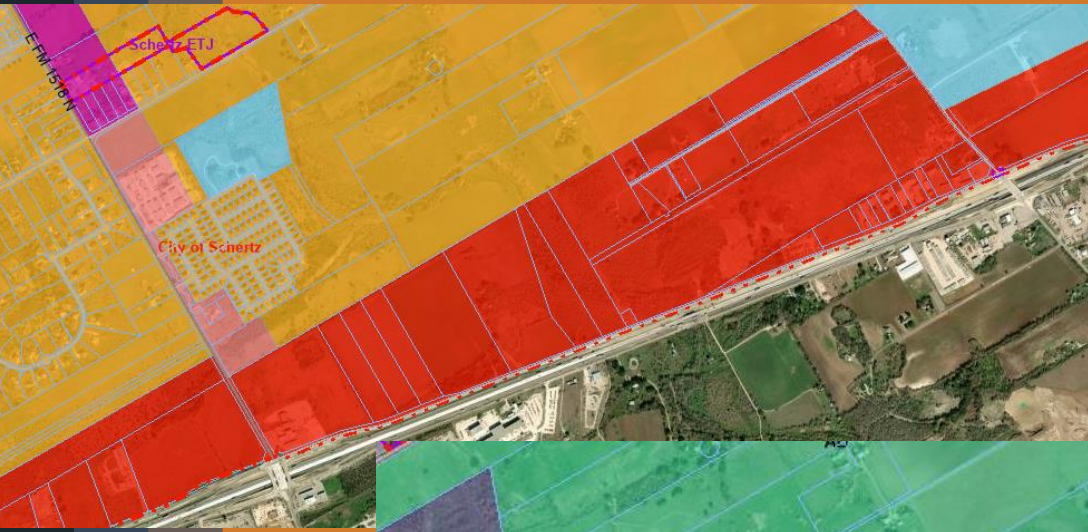
# UDC SECTION 21.5.4.D Criteria for Approval

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

- General Business District (GB-2) allows for commercial and industrial uses
- Industrial uses allowed in GB-2 do not align with Regional Corridor, which ultimately does not promote the recently adopted Comprehensive Plan

# 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;



- From FM 1518 to Trainer Hale it is designated as Regional Corridor
- There is existing General Business District (GB) in this area
- Pre-Development (PRE) from previous annexations
- Agricultural District (AD) from recent annexations

# 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;



- Annexed in 2010 with Ordinance 10-A-20
- What is existing in the surrounding area that is zoned Pre-Development District (PRE) is not compatible with the recently approved Comprehensive Plan

# 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 following uses are permitted by right in General Business District-2 (GB-2), but require a Specific Use Permit in General Business District (GB);
  - Airport, Heliport or Landing Field;
  - Automobile Repairs and Service, Major;
  - Cabinet or Upholstery Shop; Commercial Amusement, Outdoor;
  - Dry Cleaning, Major;
  - Flea Market, Outside;
  - Mixed-Use Self-Storage;
  - Nursery, Major;
  - RailRoad/Bus Passenger Station;
  - Rehabilitation Care Facility; Store or Wholesale Warehouse;
  - Truck Terminal;
  - Veterinarian Clinic/Kennel, Outdoor.

# 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 following uses are permitted in General Business District-2 (GB-2) that are not allowed in General Business District (GB)
  - General Manufacturing/ Industrial Use
  - Mini-Warehouse Public Storage(S)
  - Office-Warehouse, Distribution Center
  - Print Shop, Major
  - Portable Building Sales (S)
  - Recycling Collection Center
  - Stable, Commercial;
  - Truck Sales, Heavy Equipment
  - Welding/ Machine Shop.

# UDC SECTION 21.5.4.D Criteria for Approval

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

The Planning and Zoning Commission had a lengthy discussion about the recommendation with Staff and the applicant, the video of the discussion is available on the City of Schertz Youtube page.

The City of Schertz Fire, EMS, and Police Departments have been notified of the zone change. The City of Schertz Fire Department provided concerns over the zone change allowing a multitude of industrial uses in the area.

# Recommendation Ordinance 25-S-019

## ***Staff Recommendation:***

Staff recommends denial of the proposed zone change due to the allowed industrial uses within General Business District-II (GB-2) not being compatible with the Regional Corridor Land Use Designation of the Comprehensive Land Use Plan.

## ***Staff Recommendation:***

The Planning and Zoning Commission held a public hearing for the item on April 2, 2025, and made a recommendation of denial to City Council with a 6-1 vote, with Chairman Outlaw voting nay.