

Ord. 25-S-021

Proposed Zone Change to GB-2 on Maske Road

Daisy Marquez | Planner

Orientation

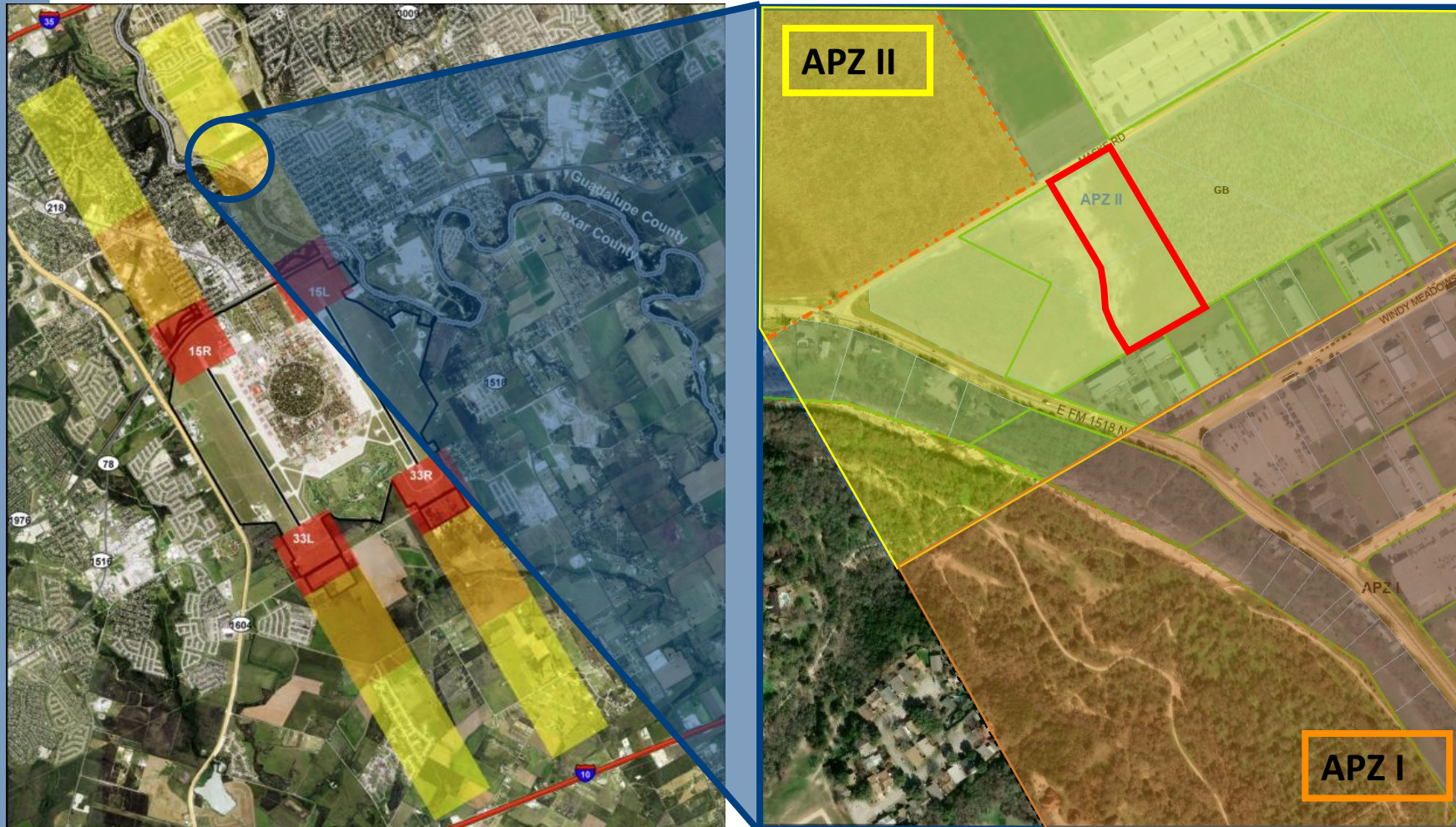
Subject Property Aerial View



Vicinity Zoning and Land Use

	Zoning	Use
Subject Property	General Business District	Undeveloped
North	Right of Way	Maske Road (Commercial Collector - A)
South	General Business District-2 (GB-2)	Office-Warehouse/ Distribution Center
East	General Business District (GB)	Undeveloped

Background: Site in Context



- Located within the Accident Potential Zone II (APZ II)
- Purpose and effect of the APZ II

Zoning District Dimensional Requirements

	Existing Zone	Proposed Zone
	General Business District (GB)	General Business District-2 (GB-2)
Permitted Uses (Sec. 21.5.8)	<ul style="list-style-type: none"> • Appliances, Furniture and Home Furnishing Store <ul style="list-style-type: none"> • Building Material and Hardware Sales <ul style="list-style-type: none"> • Car Wash, Automated • Commercial Amusement, Indoor 	<ul style="list-style-type: none"> • Appliances, Furniture and Home Furnishing Store <ul style="list-style-type: none"> • Building Material and Hardware Sales <ul style="list-style-type: none"> • Car Wash, Automated • Commercial Amusement, Indoor <ul style="list-style-type: none"> • Auto Repairs and Service, Major • Office Warehouse/Distribution Center • Mini-Warehouse/Public Storage (SUP)
Area Square Feet (Sec. 21.5.7)	10,000	10,000
Width & Depth (Sec. 21.5.7)	100 x 100	100 x 100
Setbacks, Adj. Non-Residential (Sec. 21.5.7)	Front: 20', Side: NA, Rear: NA	Front: 20', Side: NA, Rear: NA
Maximum Height (Sec. 21.5.7)	120'	120'
Maximum Impervious Coverage (Sec. 21.5.7)	80%	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.

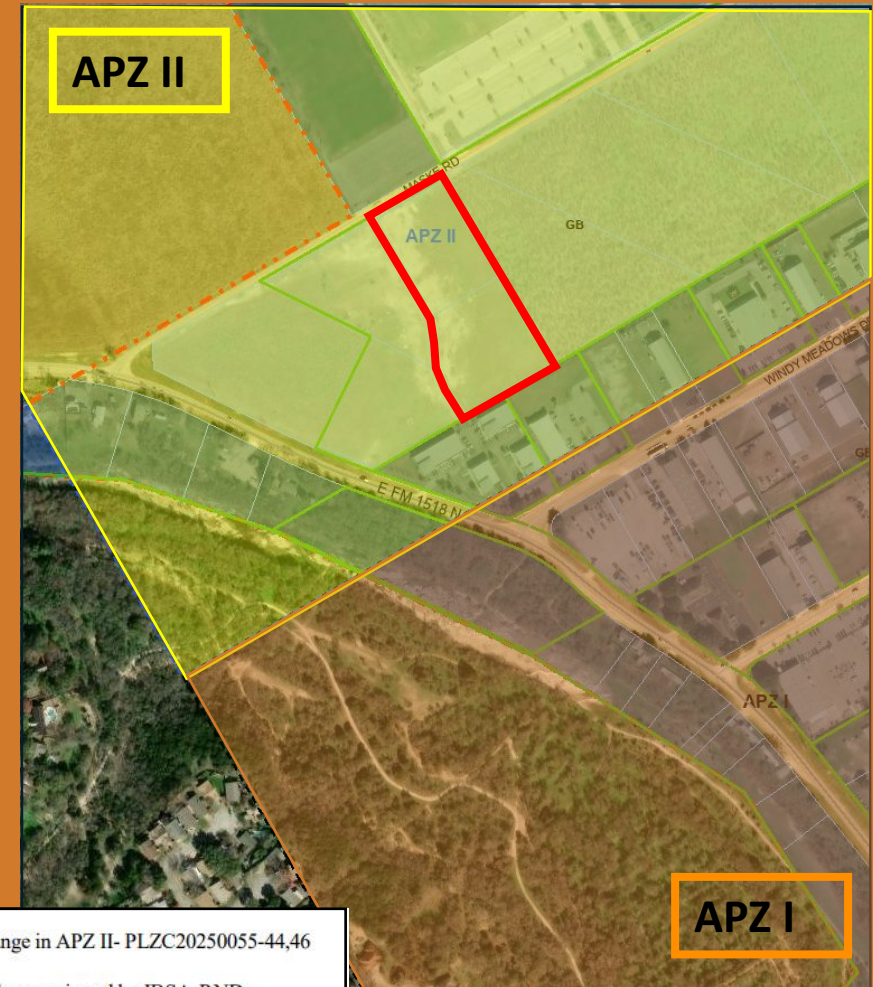
- The comprehensive plan is a guiding document for the long-range vision of Schertz
- “Industrial Hub” designation: Manufacturing, processing, and distributing uses
- General Business District-2 (GB-2): Intended for light industrial developments to serve the entire community.

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.

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.

- Located within the APZ II
- JBSA has affirmatively recommended the zone change request.



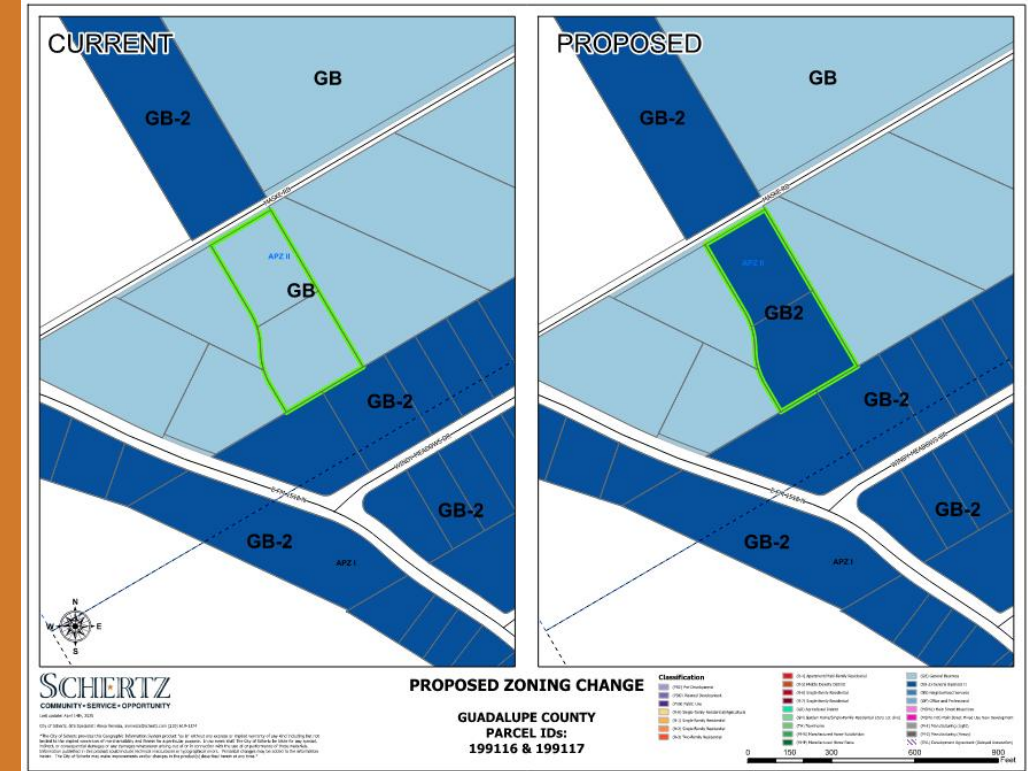
SUBJECT: Joint Base San Antonio review of Zone Change in APZ II- PLZC20250055-44,46

1. Zone Change in APZ II- PLZC20250055-44,46 has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends the proposed zoning change is permitted, however, there are additional comments for consideration in planning and development.

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;

- Subject property and surrounding area is characterized by undeveloped or light industrial land uses
- Subject property located in an area with a many other properties zoned as General Business District-2 (GB-2)



Proposed Zone	
General Business District-2 (GB-2)	
Permitted Uses (Sec. 21.5.8)	<ul style="list-style-type: none"> • Appliances, Furniture and Home Furnishing Store <ul style="list-style-type: none"> • Building Material and Hardware Sales • Car Wash, Automated • Commercial Amusement, Indoor • Auto Repairs and Service, Major • Office Warehouse/Distribution Center • Mini-Warehouse/Public Storage (SUP)

UDC SECTION 21.5.4.D Criteria for Approval

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

- All UDC requirements have been met for the proposed zone change.
- Schertz' Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.



Recommendation

Staff Recommendation:

Due to the character of the surrounding area, the consistency with the Comprehensive Land Plan, and the affirmative recommendation of the proposed zone change from JBSA, Staff recommends approval of Ordinance 25-S-021.

Recommendation

Commission Recommendation:

The Planning and Zoning Commission met on May 7, 2025 and unanimously recommended approval of Ordinance 25-S-021 to City Council.