

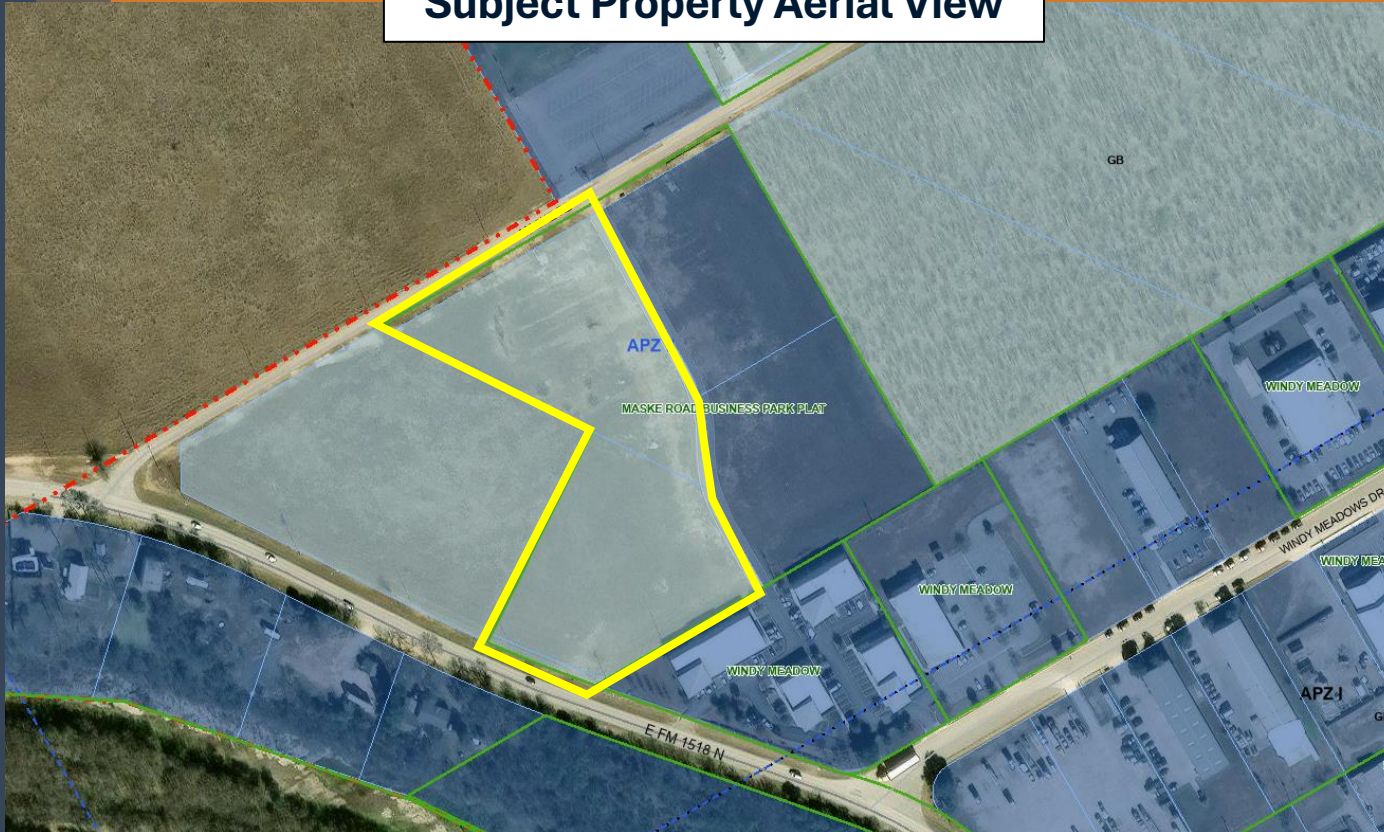
Ord. 25-S-030

Proposed Zone Change to GB-2 on Maske Road

William Willingham | Planner

Orientation

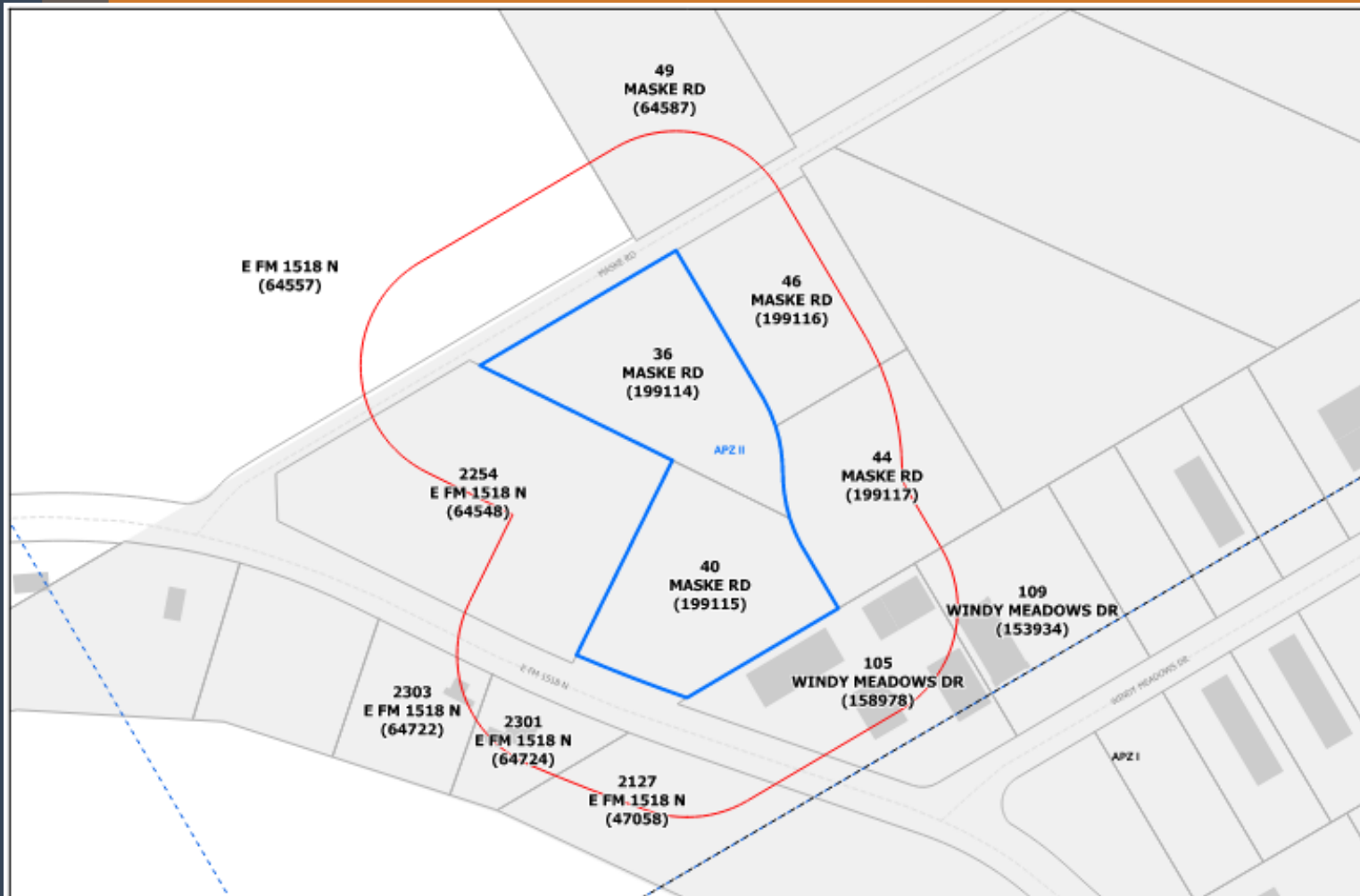
Subject Property Aerial View



Vicinity Zoning and Land Use

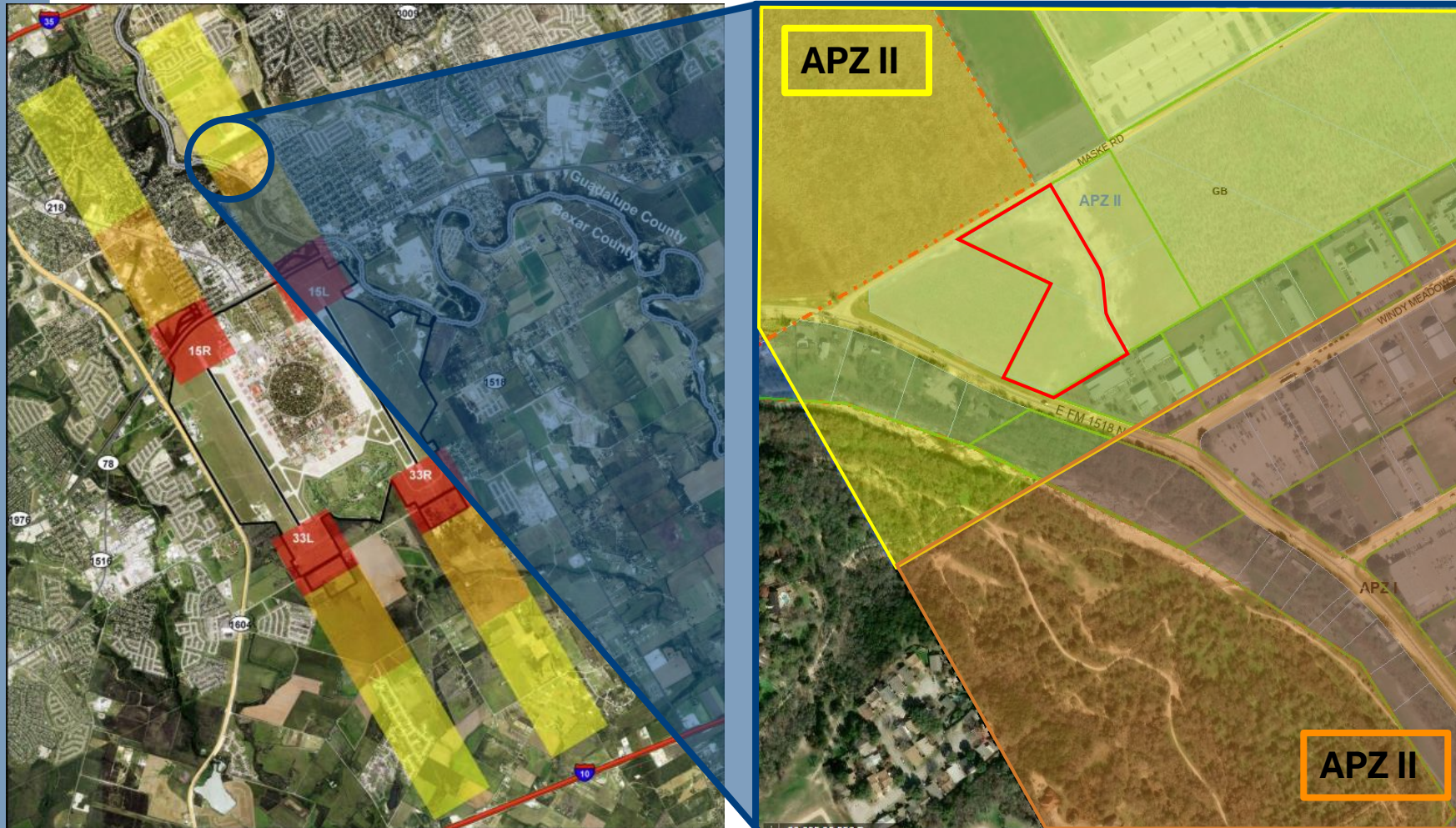
	Zoning	Use
Subject Property	General Business District	Undeveloped
North	Right of Way	Maske Road (Commercial Collector – A)
South	General Business District-2 (GB-2)	Office-Warehouse/ Distribution Center
East	-General Business District-2 (GB-2)	Undeveloped
West	-General Business District (GB) -Right of Way	-Undeveloped - FM 1518 (Secondary Arterial)

Notification



- 10 Public notices were sent on 06.18.2025
- As of today
 - (1) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” prior to the City Council Hearing
- A notification sign was placed by the applicant
- JBSA has been notified and affirmatively recommends approval of this request

Background: Site in Context



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

APZ Approval Requirement

SUBJECT: Joint Base San Antonio review of Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road)

1. Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road) 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.

- a. Subject parcel is located within Randolph AFB Accident Potential Zone II (APZ II). Per the 2017 RND Air Installations Compatible Use Zones (AICUZ) study, Warehousing and storage services, SLUCM No. 63.7, is permitted within APZ II with a maximum Floor-to-Area Ratio (FAR) of 2.0. Retail trade, SLUCM No. 50, is generally permitted within APZ II with a maximum FAR of .28. The majority of Office services, to include Misc Services (SLUCM no. 69) are permitted w/in APZ II with maximum FAR of .22. Additionally, due to the proximity to the primary approach/departure flight tracks of RND AFB, expect regular and increasing levels of noise.

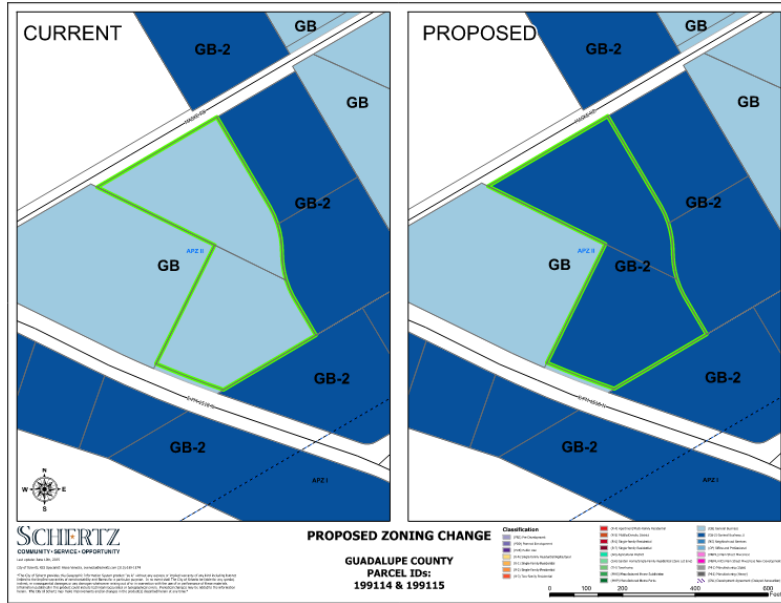
Sec. 21.5.9. - Special districts.



A. Air Installation Compatible Use Zone District (AICUZ).

1. Established to provide control on encroachment around a military airfield, encroachment that could destroy the harmonious relationship existing between the local community and a military airfield. This could eventually lead to the removal of the airfield, which would affect the economy of the area. Restrictions established in accordance with suggested guidelines and studies published by the military will control the development, construction and density of the area. The area is subject to high frequency of noise from aircraft and is at high risk to potential aircraft accidents. All uses and regulations contained within the AICUZ shall be in accordance with the AICUZ study and regulations published by Randolph Air Force Base.
2. A request for development that is not a permitted use by the AICUZ Study, as adopted by the City, or a request for zoning change for property located within the AICUZ requires written notification to Randolph Air Force Base (RAFB) of the proposed development, type occupancy, occupant load, hours of operation, and any special conditions of the project that may include noise, dust, smoke emissions, etc., and any proposed request for a zone change within the AICUZ, with applicable reference the Standard Land Use Code Manual (SLUCM) as adopted in the AICUZ Study. An acknowledgment from RAFB will be requested on the proposed development within 60 days. RAFB may conclude that the proposed development or zoning change should be permitted. Unless RAFB affirmatively recommends to the City that the proposed development or zoning change in the AICUZ be permitted, the development or zoning change will not be approved by the City. Failure on the part of RAFB to respond within 60 days will be deemed to be disapproval.

Background: Site in Context



Proposed Zone Change



Aerial view



Site's Current Conditions

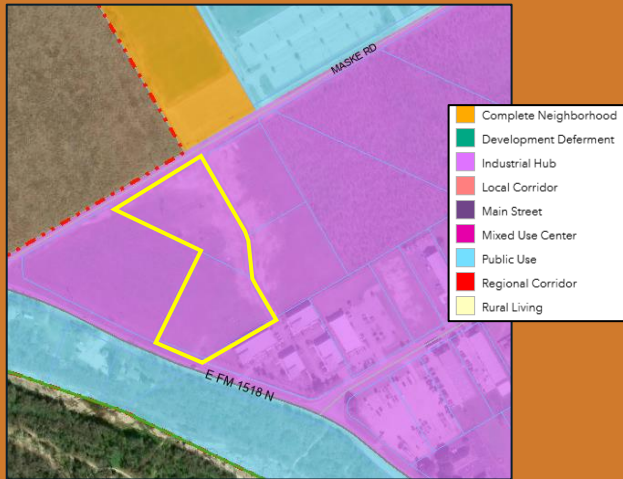


Conditions Across from Site

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 • 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.

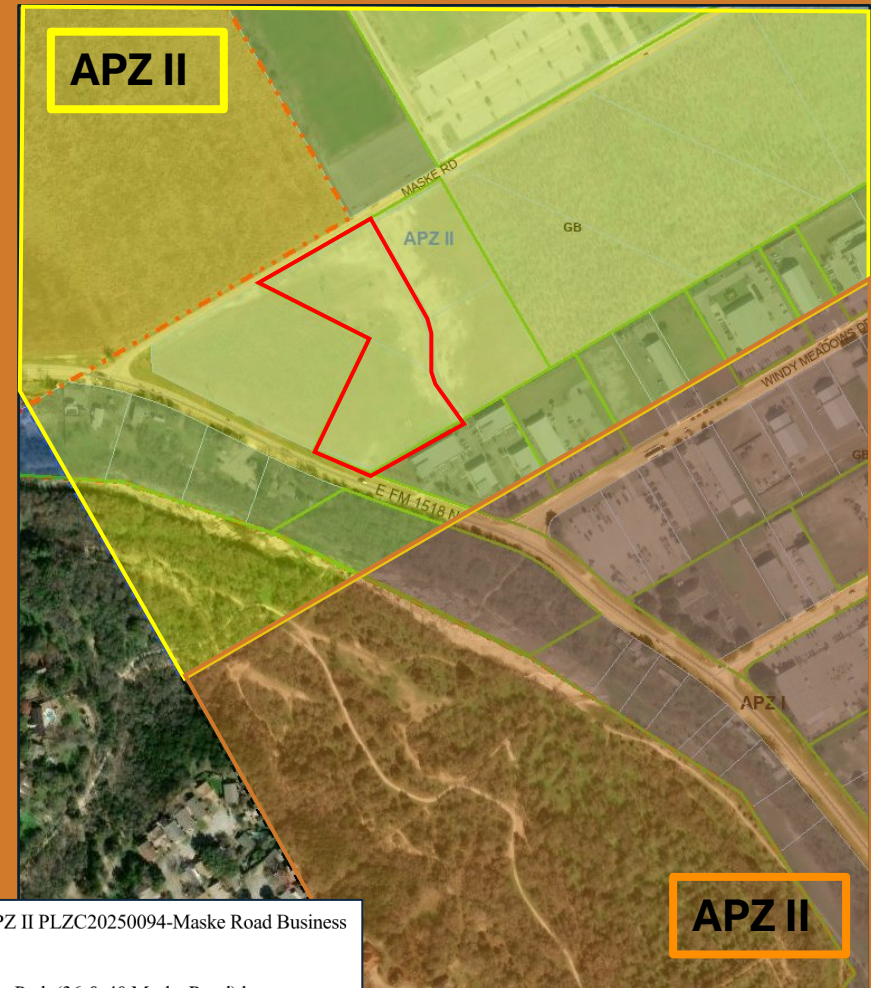
- The comprehensive plan is a guiding document for the long-range vision of Schertz
- “Industrial Hub” designation: Manufacturing, processing, and distributing uses
- General Business District-2 (GB-2): Intended for light industrial developments to serve the entire community.

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.



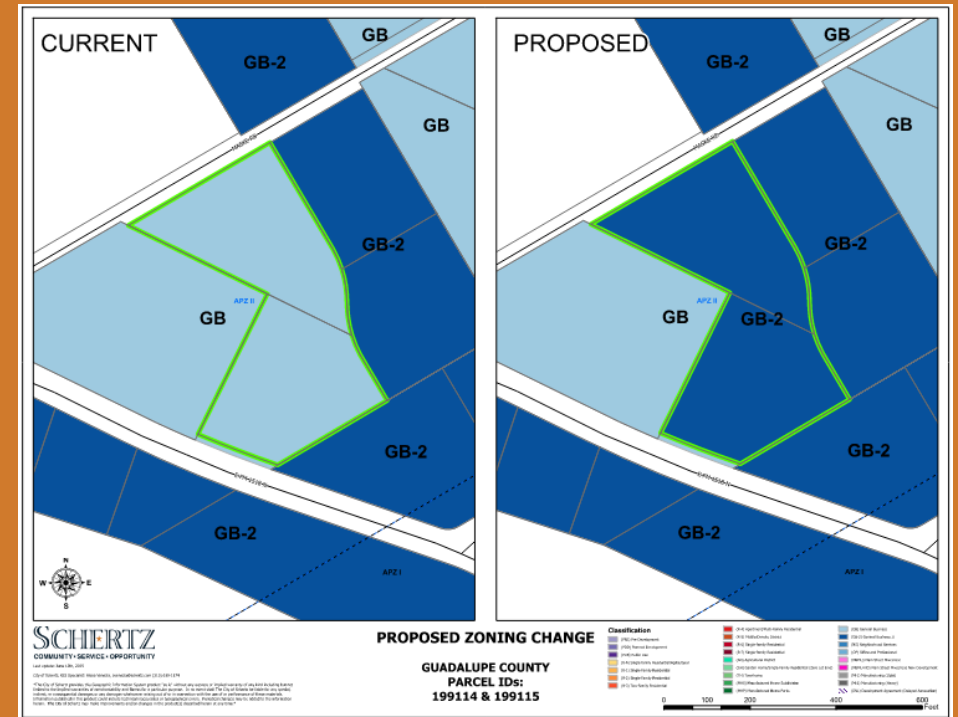
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UDC SECTION 21.5.4.D Criteria for Approval

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-030.

Recommendation

Commission Recommendation:

The Planning and Zoning Commission met on July 2, 2025 and made a recommendation to approve the requested rezone with a 6-0 vote to City Council.