

# Ord. 25-S-035

Proposed SUP for Mixed-Use Self-Storage

William Willingham | Planner

# Orientation

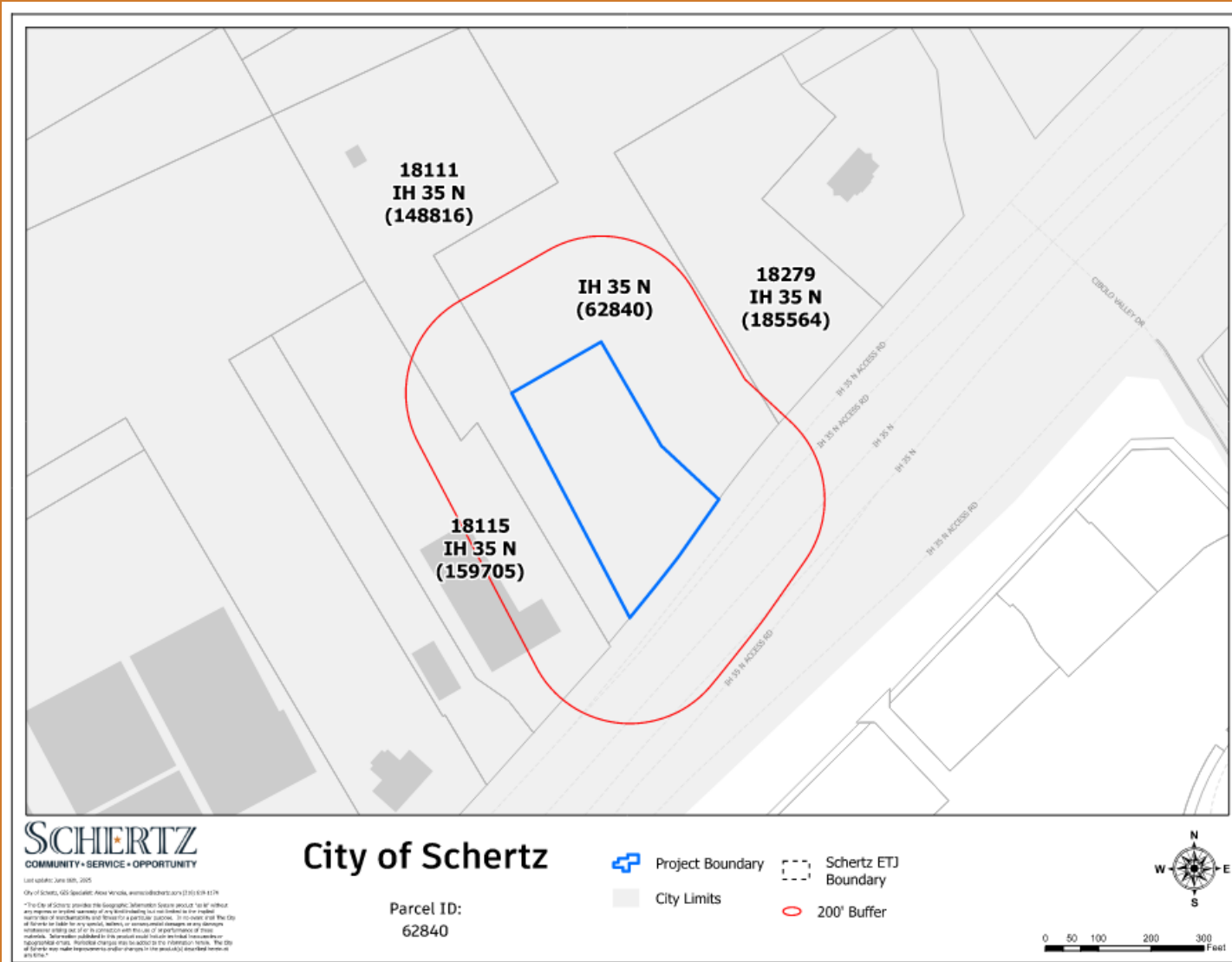


**Aerial Exhibit:  
2.14 Acres  
Unplatted**

## Vicinity Zoning and Land Use

|                  | Zoning   | Use                 |
|------------------|--|---------------------|
| Subject Property | General Business District (GB)                                       | Undeveloped         |
| North            | General Business District (GB) and Manufacturing District-Light (M1) | Undeveloped         |
| East             | General Business   | Undeveloped         |
| South            | Right-of-Way   | IH-35 access road   |
| West             | General Business District (GB)                                       | Electric Substation |

# Notification



- 4 public notices were sent on 7.25.2025
- As of today
  - (0) in favor
  - (0) Neutral
  - (0) in Opposition
- 1 sign was placed by the applicant
- A public hearing notice was published in the “San Antonio Express” on 08.13.25

# Background: SUP Request

## Applicant Intent:

- 4 Story Structure
- Approximately 121,000 sq ft total
- Office/Retail space on the first floor of building
- Applicant is considering commercial development beyond the limits of requested SUP boundary of 2.14 acres

- UDC Section 21.5.8, Permitted Use Table, requires a Specific Use Permit for Mixed-Use Self-Storage in General Business District (GB).

# Background

## Ord. 24-S-26



Acreage: 2.2

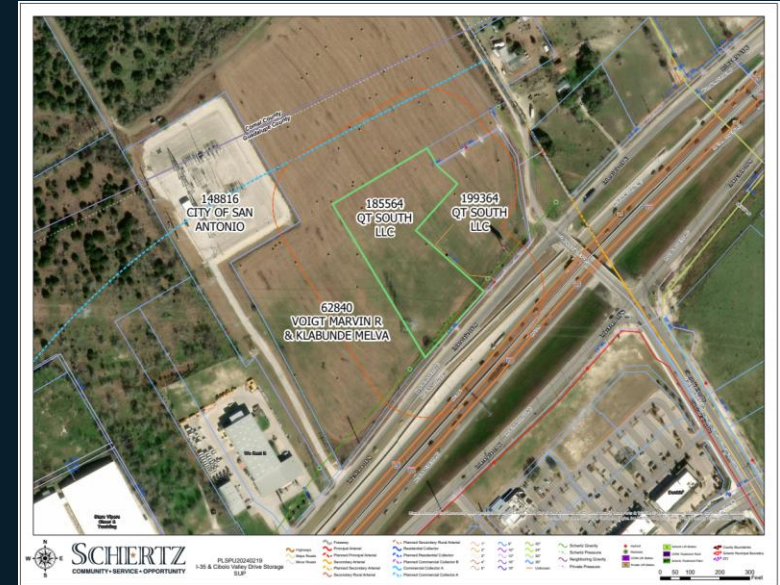
P&Z Hearing: May 8, 2024

P&Z Recommendation: 6-0 approval

Council Approval date: June 18, 2024

SUP Expiration: June 18, 2026

## Ord. 24-S-170



Acreage: 3.6

P&Z Hearing: Nov. 6, 2024

P&Z Recommendation: 4-0 approval

Council Approval date: Dec. 3, 2024

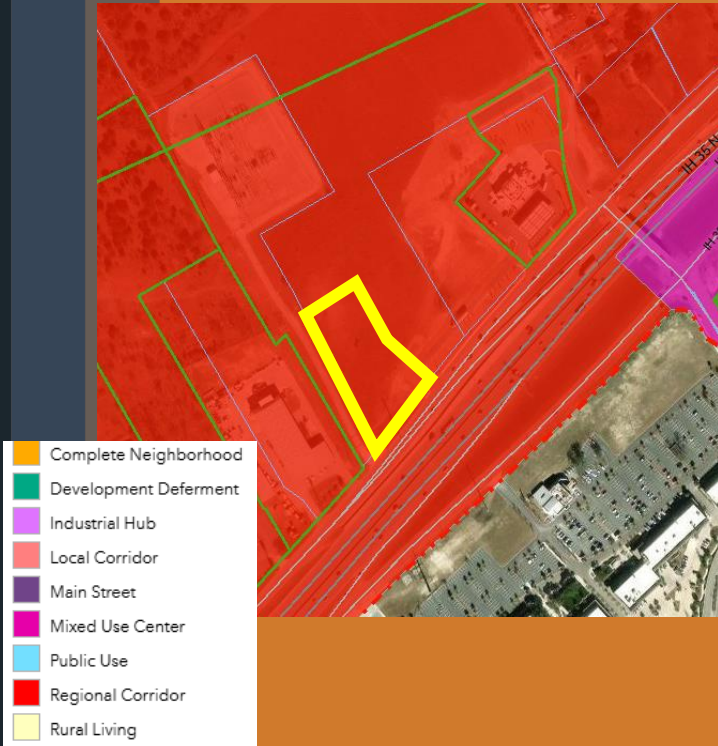
SUP Expiration: Dec. 3, 2026



# 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 is a guiding document for the long-range vision of Schertz
- “Regional Corridor” designation: Commercial and Entertainment area serving the region, located along major thoroughfares
- General Business District (GB) with an SUP for Mixed-Use Self-Storage: Offers ground floor retail/service or office space separate from the storage units.



# UDC SECTION 21.5.11.D Criteria for Approval

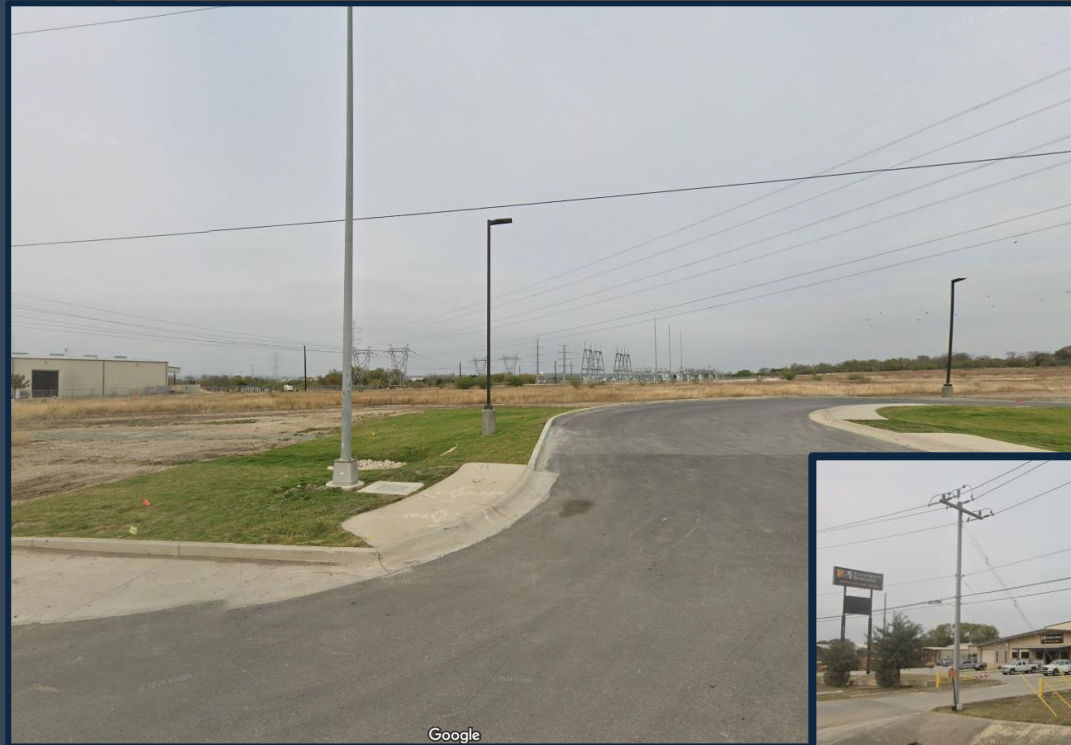
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

- General Business District (GB): Non-residential uses offering retail and services for the overall needs of the community
- The SUP for Mixed-Use Self-Storage ensures that the structure can offer retail/services beyond self storage alone



# 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.**



- Surrounded by General Business (GB) and Manufacturing-Light (M-1) Zoning districts
- Near by existing uses include a Gas Station, Equipment rental, and an electric substation.

# 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;

- 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.
- Surrounded by General Business (GB) and Manufacturing- Light (M-1) Zoning districts
- The City of Schertz Fire, EMS, and Police Departments have been notified of the specific use permit and have not provided any specific concerns relating to this request

# 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.

Staff has ensured all Unified Development Code requirements have been met for the proposed Specific Use Permit. The public hearing is an environment where the City Council can discuss other criteria relevant to the consideration of the Specific Use Permit.

# Commission Recommendation

The Planning and Zoning Commission met on August 6, 2025 and made a recommendation to approve the proposed specific use permit, with conditions as presented by staff, with a 6-0 vote to City Council.

# Staff Recommendation

Staff recommends approval of Ordinance 25-S-035, the Specific Use Permit to allow Mixed-Use Self-Storage at the subject property conditioned upon the following:

1. A building permit is approved within two (2) years of the adoption of the SUP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
2. Twenty-five percent (25%) of the useable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for office, service, or retail space, and separate from the individual units for rent or lease.