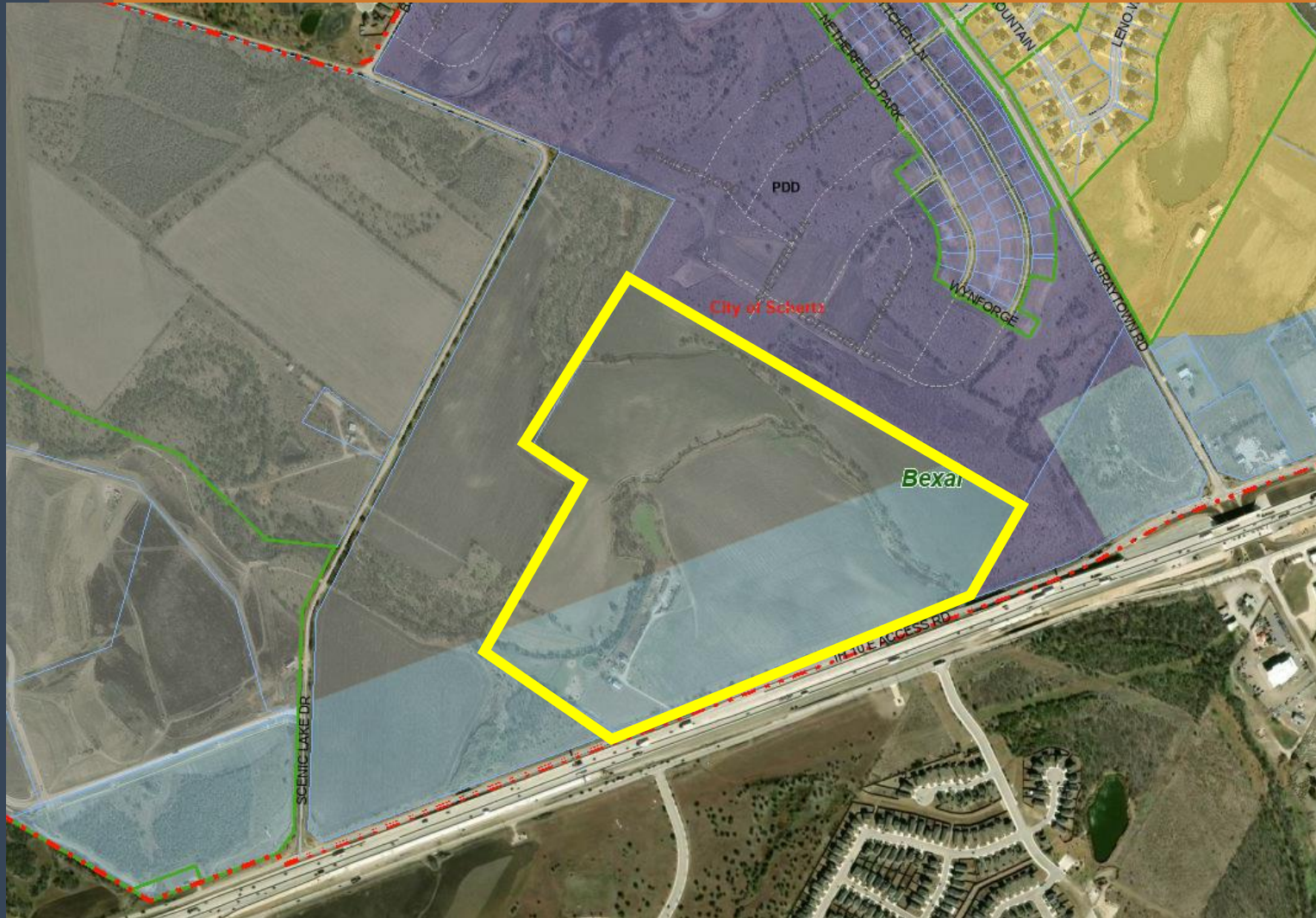


Ordinance 25-S-041

Comprehensive Land Use Plan- Future Land Use Map Amendment - 96 acres

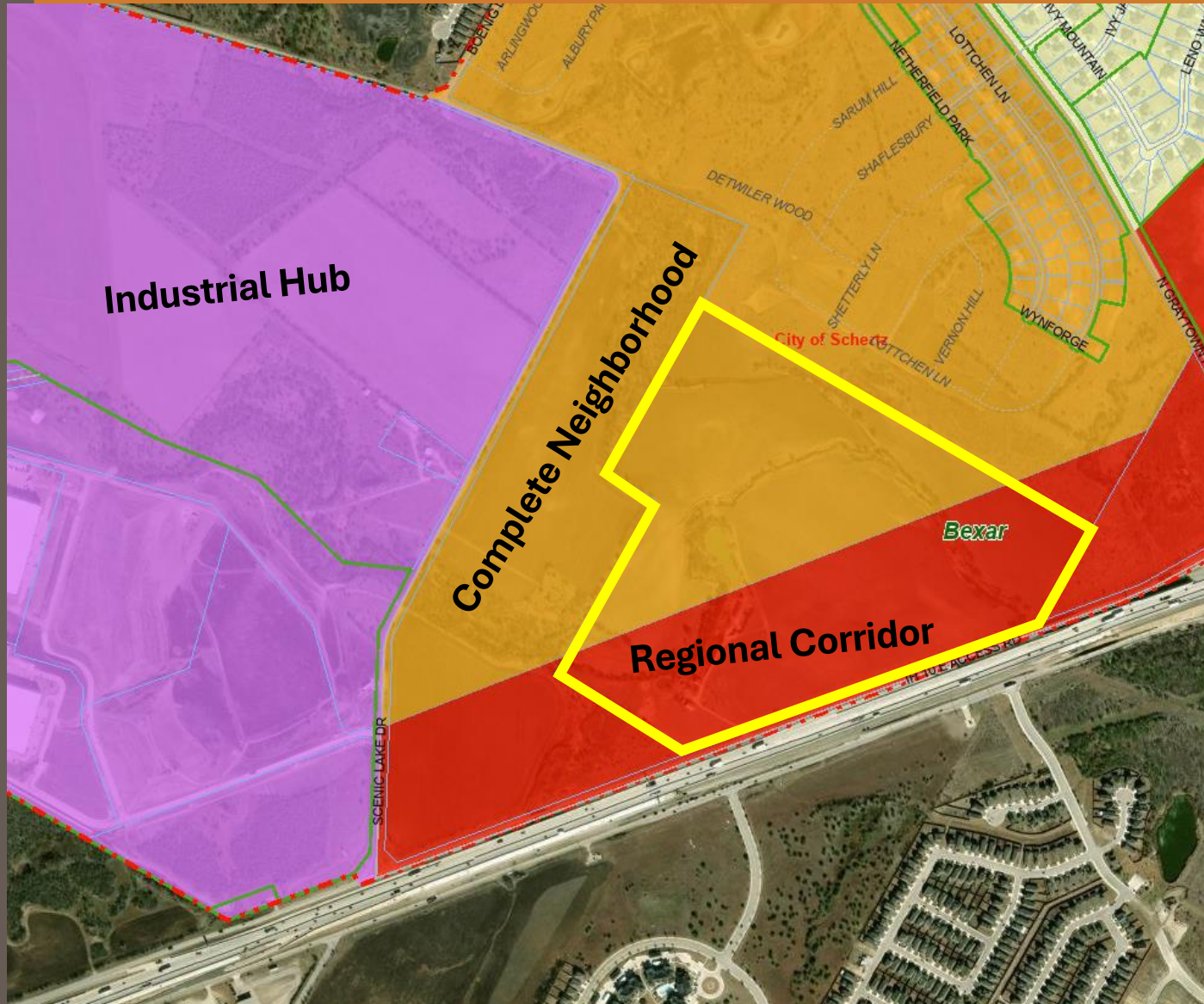
Daisy Marquez| Planner



Zoning and Land Use

	Zoning	Use
Subject Property	General Business District (GB) and Manufacturing (Light) District (M-1)	Undeveloped
North	Manufacturing District-Light (M1) and Planned Development District (PDD)	Undeveloped & Graytown PDD
East	Planned Development District (PDD) General Business	Graytown PDD & Undeveloped
South	Right-of-Way	IH-10 access road
West	General Business District (GB) and Manufacturing (Light) District (M-1)	Undeveloped

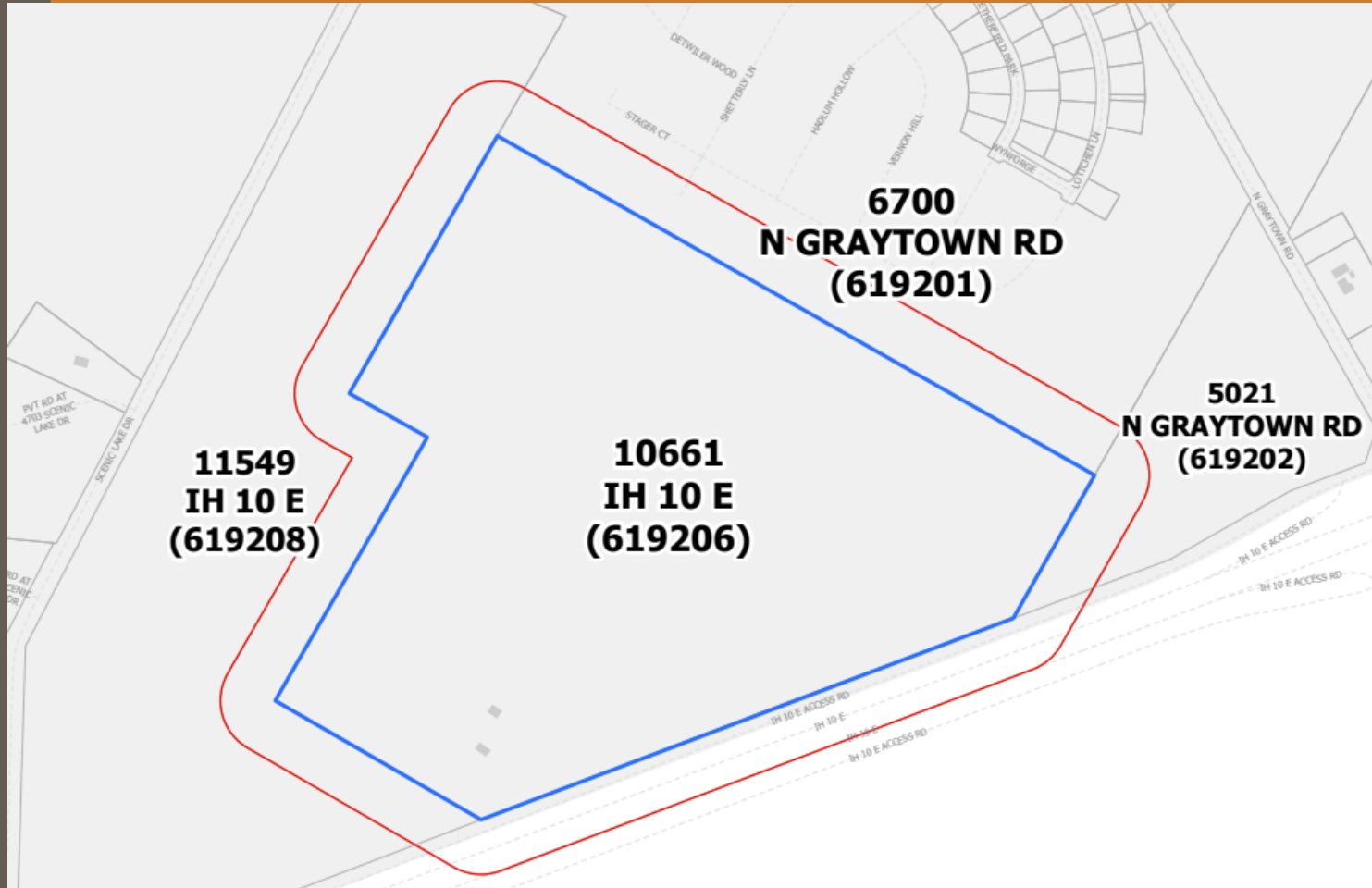
96 acres



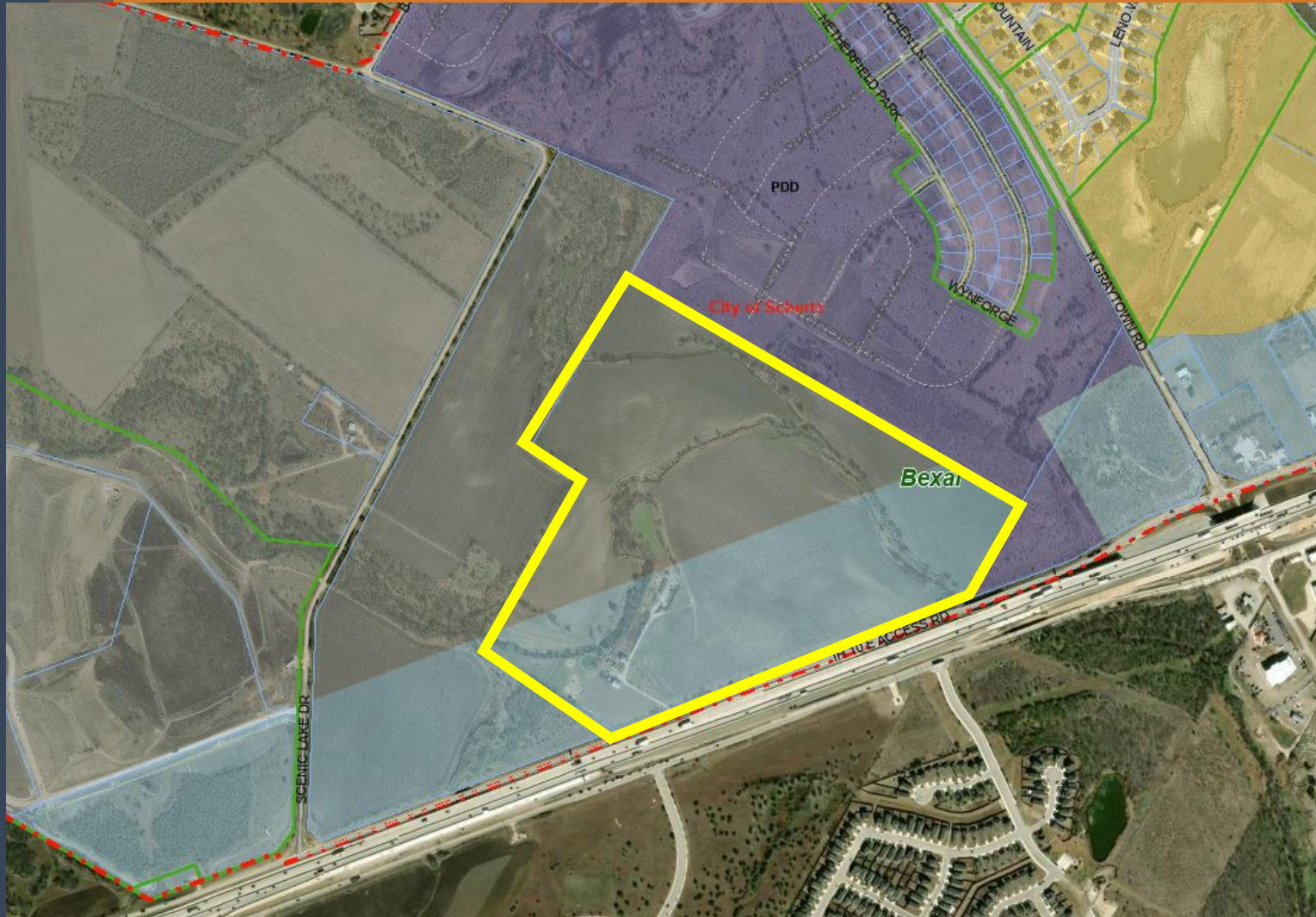
Land Use Designation

	Land Use Designation
Subject Property	Regional Corridor & Complete Neighborhood
North	Complete Neighborhood
East	Regional Corridor & Complete Neighborhood
South	Right-of-Way
West	Regional Corridor & Complete Neighborhood

Public Hearing Notices



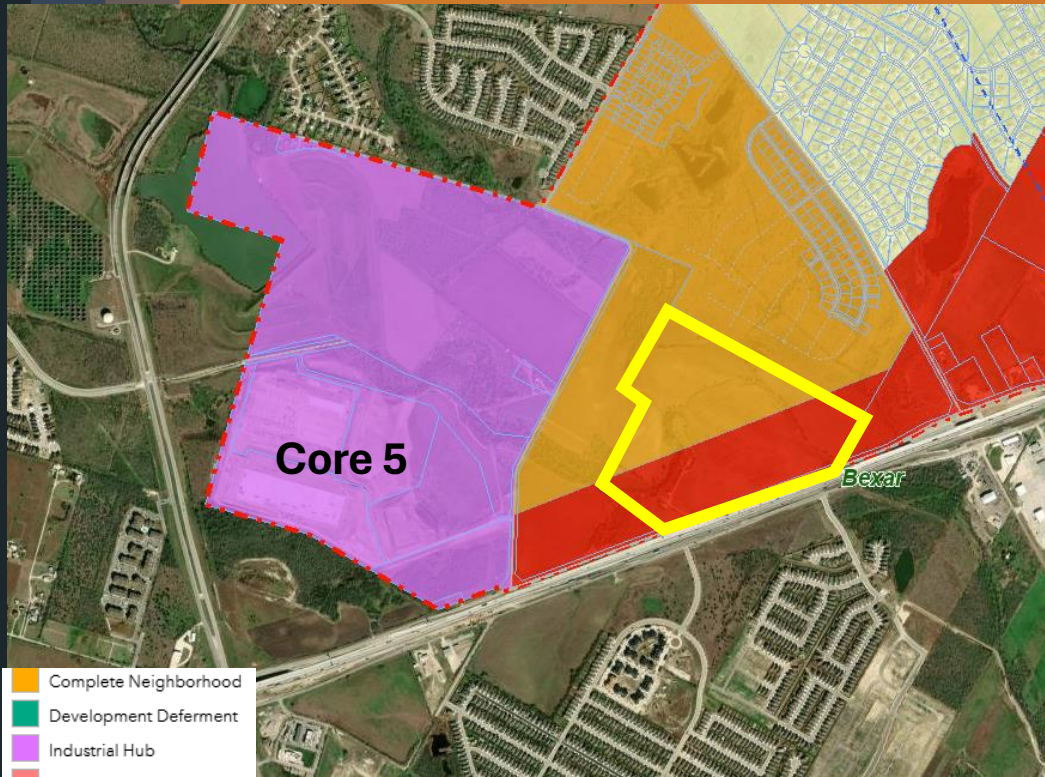
- **4 public notices were sent on 7.24.2025**
- **Responses**
 - (0) in favor
 - (0) Neutral
 - (0) in Opposition
- **1 sign was placed by the applicant**
- **“San Antonio Express” October 1, 2025**



96 acres

UDC SECTION 21.4.6.D Criteria for Approval

1. The proposed amendment promotes the health, safety, or general welfare of the City;



Orange	Complete Neighborhood
Green	Development Deferment
Purple	Industrial Hub
Red	Local Corridor
Dark Purple	Main Street
Light Purple	Mixed Use Center
Light Blue	Public Use
Red	Regional Corridor
Yellow	Rural Living

- Comprehensive Land Use Plan
 - Meant to be living document to remain relevant with the desires of the community
- Existing Industrial Hub
 - Employment center along IH-10 within proximity to Loop 1604
- **The Proposed Industrial Hub is an extension of the desire to create that employment center.**
- Strategic Plan
 - Thriving Economy by supporting business retention and recruitment
- **Implements Comprehensive Plan and Strategic Plan Goals and Policies, thus promoting health, safety, and general welfare of the city.**

UDC SECTION 21.4.6.D Criteria for Approval

2. An amendment to the text is consistent with the goals, objectives, and other policies of the Comprehensive Land Plan;

Encourage Economic Diversity

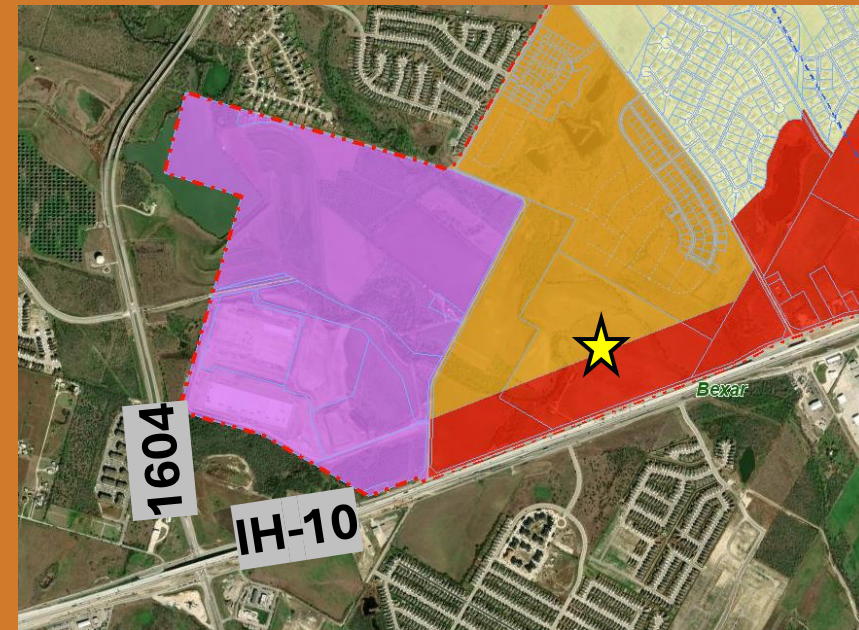
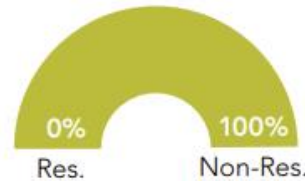
Promote a diverse economy by attracting various businesses, industries, and employment opportunities, fostering innovation, and supporting local entrepreneurship.

- Promotes employment opportunities in the area
- Near pre-existing Industrial Hub
- Takes advantage of location on IH-10 and Loop 1604



Industrial HUB

The Industrial Hub land use category includes all light and heavy industrial activities, including manufacturing warehouses, processing, and distribution centers. Optimizing transportation and supply chain logistics, industrial hubs are typically located near major roads, highways, and railways. Industrial hubs are often buffered from surrounding development by transitional uses, such as flex buildings or R&D, that mitigate potential impacts to other lower-intensity commercial and residential areas.



UDC SECTION 21.4.6.D Criteria for Approval

3. An amendment to the Future Land Use Map, Master Thoroughfare Plan or any other applicable maps contained in the Comprehensive Land Plan is consistent with the policies of the Comprehensive Land Plan that apply to the map being amended;

Best Practices for Implementation

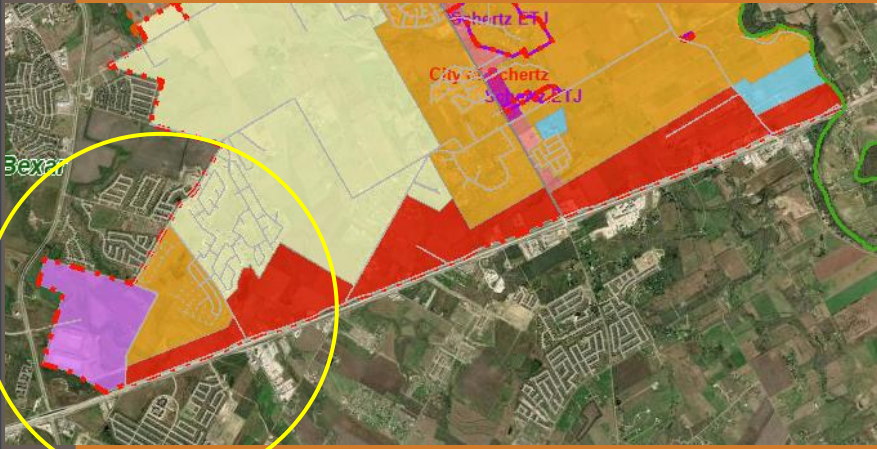
Keep it Updated

This Comprehensive Plan is meant to be a living document that allows flexibility for political, economic, physical, technological, and social conditions, as well as any other unforeseen circumstances that may ultimately influence and/or change the priorities and perspective of the community. To ensure that the Plan continues to reflect the goals of the community and remain relevant, the Plan must be reviewed on a regular basis to ensure that its elements are still appropriate and the associated policy statements and recommendations are still applicable.

- Focus Area 2
 - strategically planning development to serve the adjacent residential areas and tap into the business potential along the highway

UDC SECTION 21.4.6.D Criteria for Approval

4. Any proposed amendment addresses circumstances that have changed since the last time the plan map or text was considered, implements plan policies better than the current plan map or text, corrects a mapping error, or addresses a deficiency in the plan; and

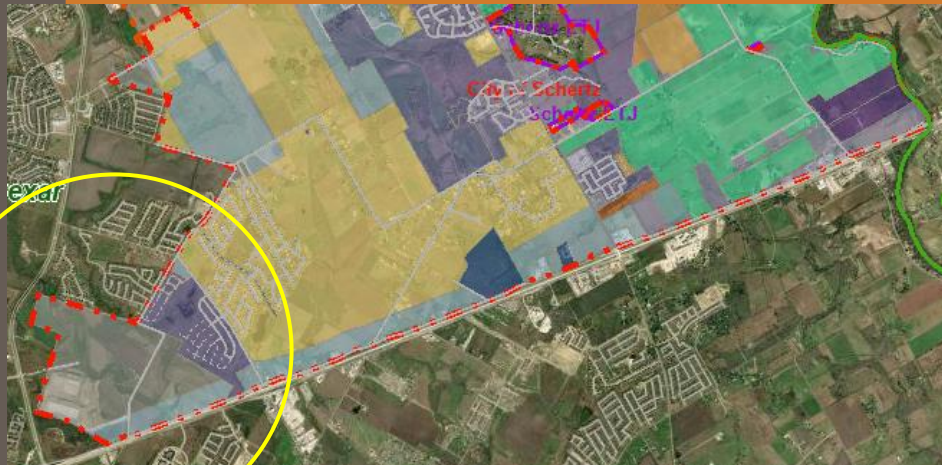


Existing Industrial Hub/ M-1 Zoning

- The existing zoning within this pocket of Southern Schertz should have been considered.
- Location along 1604 and IH-10

Proposed Industrial Hub

- Reflects the development character of this area



UDC SECTION 21.4.6.D Criteria for Approval

5. Other factors which are deemed relevant and important in the consideration of the amendment.

- Meets all the UDC requirements.
- The proposed Comprehensive Plan Amendment was sent to the City of Schertz Fire, EMS, and Police Departments for review and have not provided objections to the proposed Comprehensive Plan Amendment.

Staff Recommendation

Due to the unique location of the property within proximity of 1604 Loop and IH-10, the existing industrial zoning in the subject area, Staff recommends approval of Ord.25-S-041.

Planning & Zoning Commission

The Planning and Zoning Commission held a public hearing for the item on August 6, 2025. The item was motioned for continuance to the September 3, 2025, Planning and Zoning Commission Meeting.

At the September 3, 2025, Planning and Zoning Commission meeting, the Commission made a recommendation of approval to City Council with a 4-1 vote, with Commissioner Hughes voting nay.