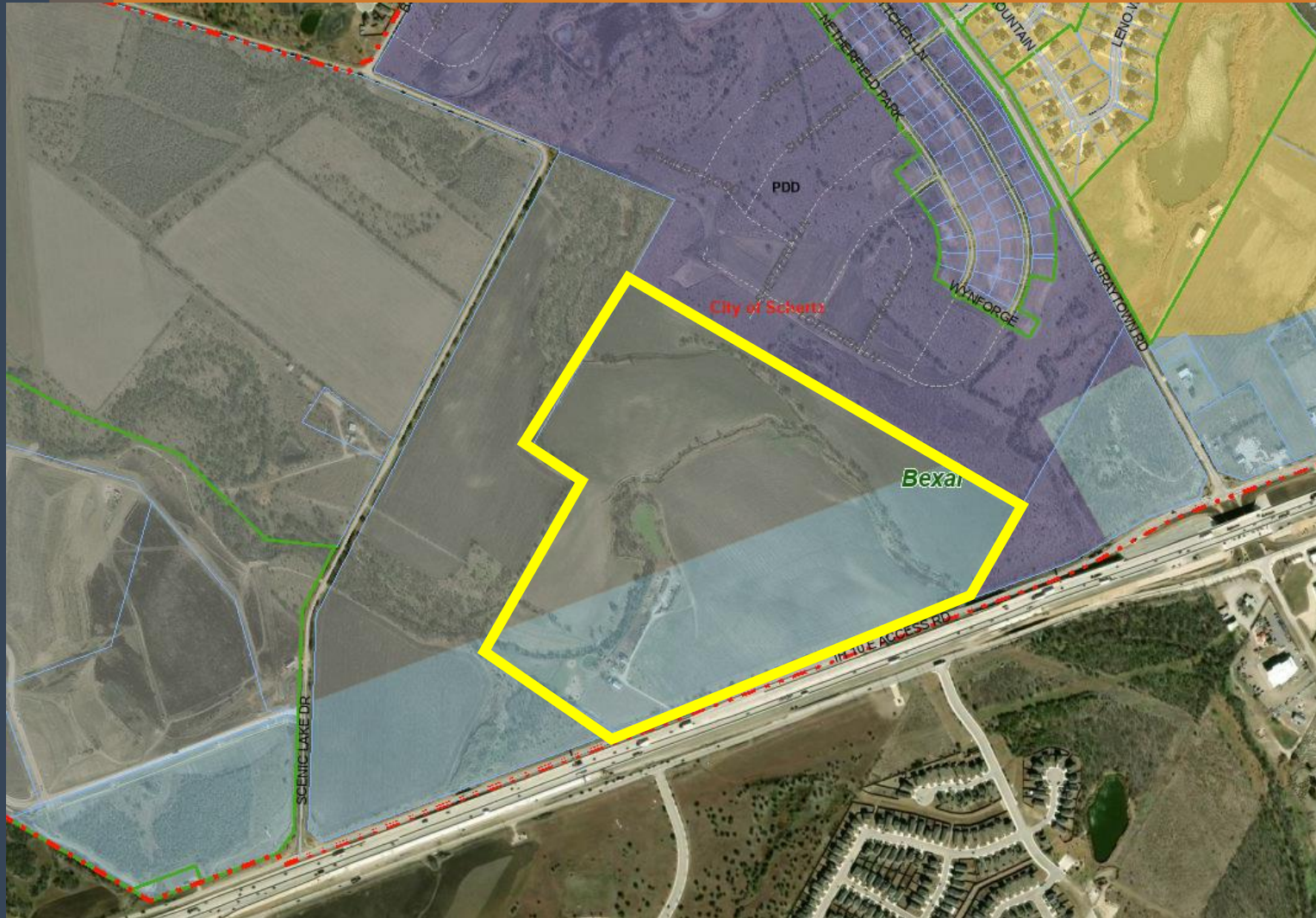


# Ord. 25-S-042

96 Acre Rezone to PDD

Daisy Marquez | Planner

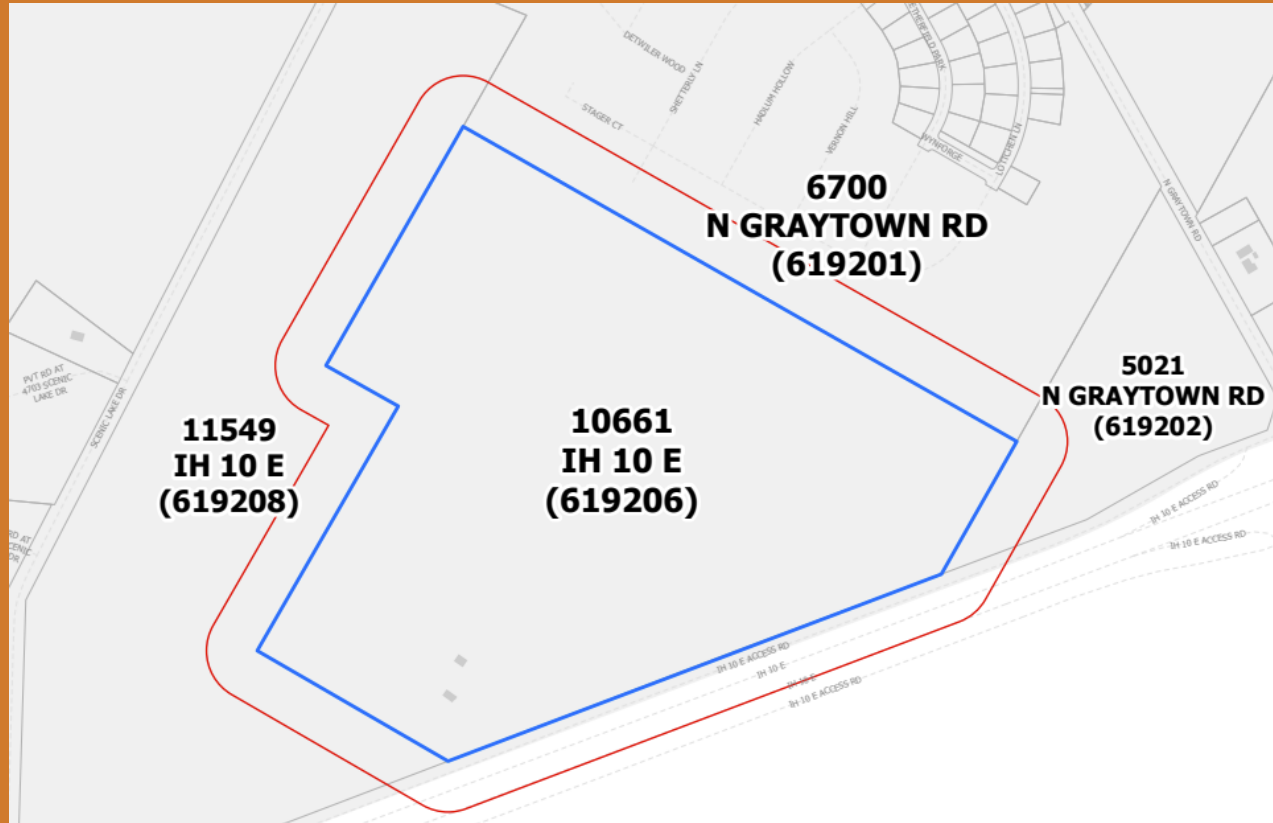


## Zoning and Land Use

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

**96 acres**

# Public Hearing Notices

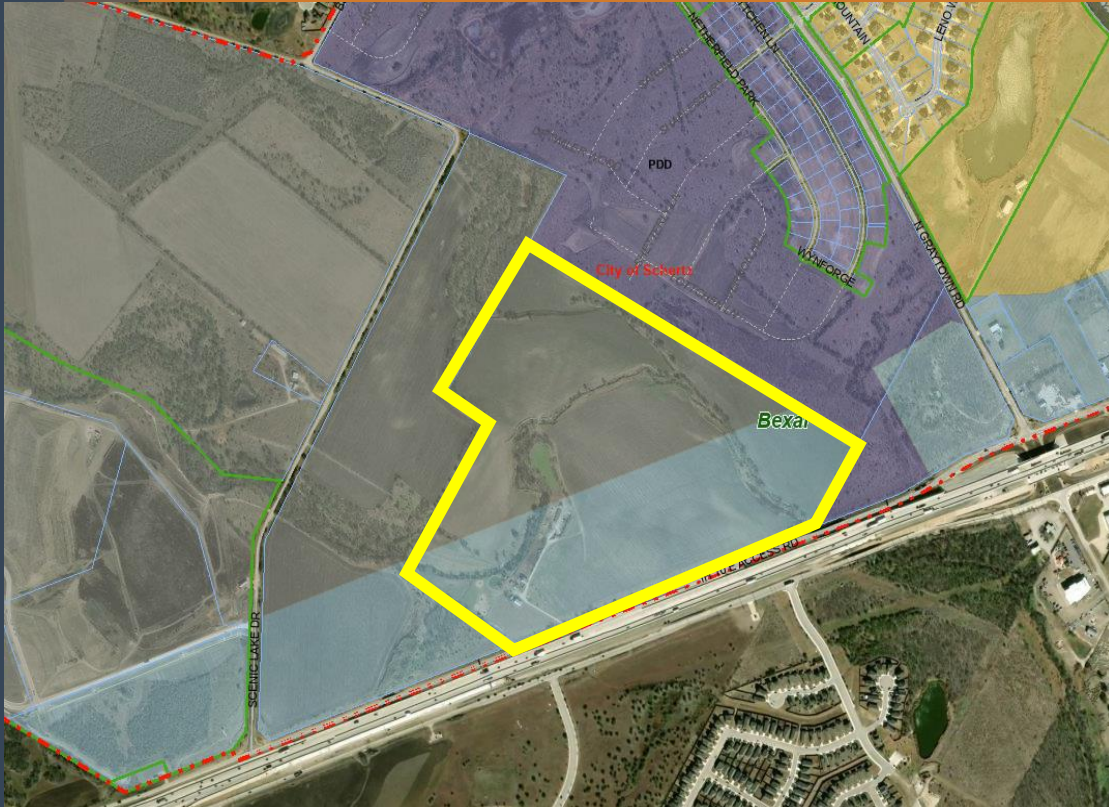


- 4 public notices were sent on 7.24.2025
- Responses
  - (0) in favor
  - (0) Neutral
  - (0) in Opposition
- 1 sign was placed by the applicant
- “San Antonio Express” October 1, 2025

**Table 21.5.7.B  
Dimensional Requirements for Non-Residential Zoning Districts**

			Minimum Lot Size Dimensions			Minimum Yard Setbacks			Miscellaneous Lot Requirements	
	Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Max Height	Max Impervious Coverage
Existing Zoning	GB	General Business District (GB)	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Existing Zoning	M-1	Manufacturing (Light) District	10,000	100	100	25	0 Non Res/ 50 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Proposed Base Zoning GB-2	GB-2	General Business District-II (GB-2)	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%

# Proposed PDD



- Light Industrial Development
- 96-acre PDD
- General Business District-II (GB-2) Base Zoning District

# Proposed PDD

## Section 21.5.8- Permitted Use Table

### Prohibited Uses

- If an SUP is Required in GB-2 Zoning

- Antenna and/or Antenna Support Structure
- Athletic Stadium (Private)
- Automobile Sales
- Convenience Store with Gas Pumps
- Gasoline Station/ Fuel Pumps
- Mini-Warehouse Public-Storage
- Portable Building Sales

- Truck Sales, Heavy Equipment
- Trailer/ Manufactured Home Sales

### Permitted Uses

- Uses Permitted in GB-2

#### Examples of Uses Allowed in the PDD and Allowed in GB-2

Automobile Parking Structure; Automobile Repairs and Service, Minor; Automobile Repairs and Service, Office / Showroom; Office-Warehouse/ Distribution Center; Packaging/ Mailing; Truck Terminal; General Manufacturing/ Industrial Use

\*This is not an exhaustive list of permitted uses. Please reference the permitted use table in UDC section 21.5.8.

# Proposed PDD

## Section 21.9.7- Landscaping

### 21.9.7.D.5

- All Trees will be required to be 3” DBH
  - UDC only requires 2” DBH

### 21.9.7.D.11

- Minimum Tree Planting Requirement of 9 trees per acre
  - UDC only requires 6 Trees per acre for industrial developments and zoning
  - Following Commercial Planting Requirements

# Proposed PDD

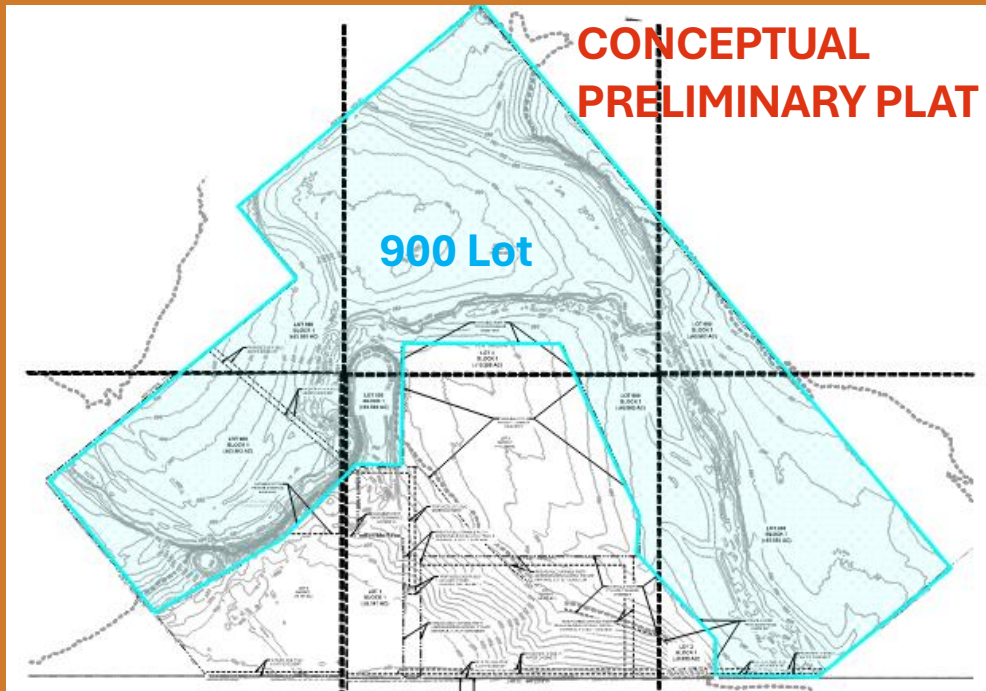
## Drainage Easement Development Restrictions (100-Year Floodplain)

- Floodplain Preservation
- 8-foot masonry wall with 1 shade tree every 30 linear feet adjacent to residential uses and zoning
- Approximately 68 acres to remain undeveloped
  - Larger buffer to residential areas than would be required



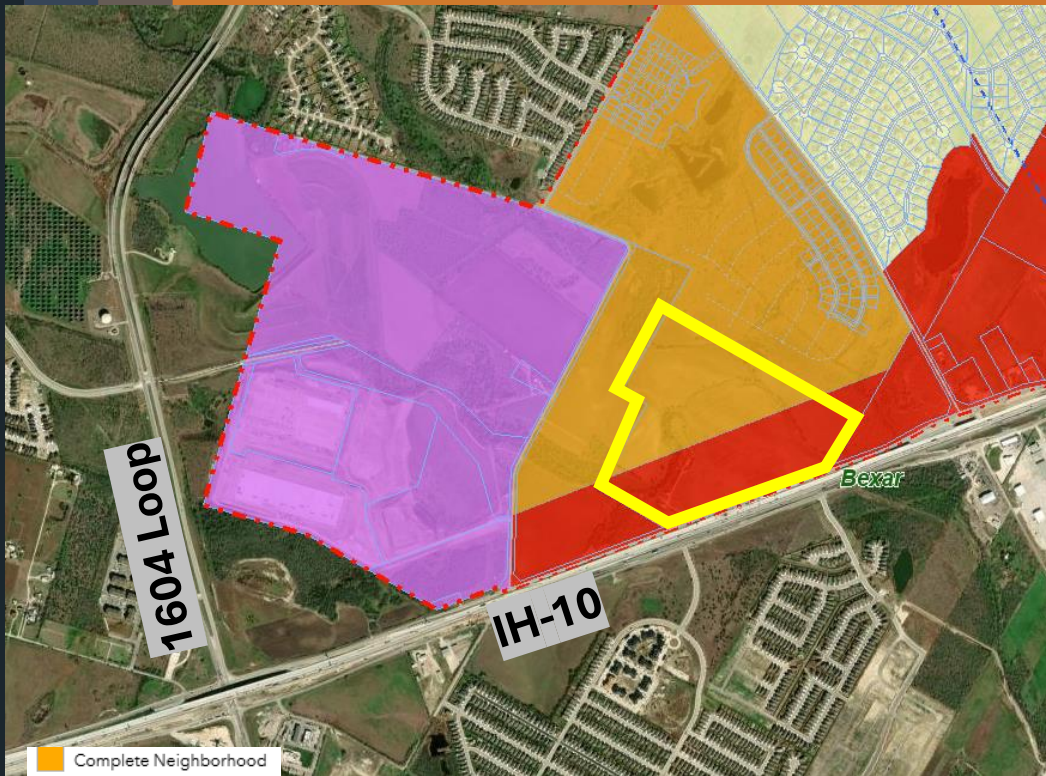
# Proposed PDD

## Drainage Easement Development Restrictions (100-Year Floodplain)



# UDC SECTION 21.5.10.F Criteria for Approval

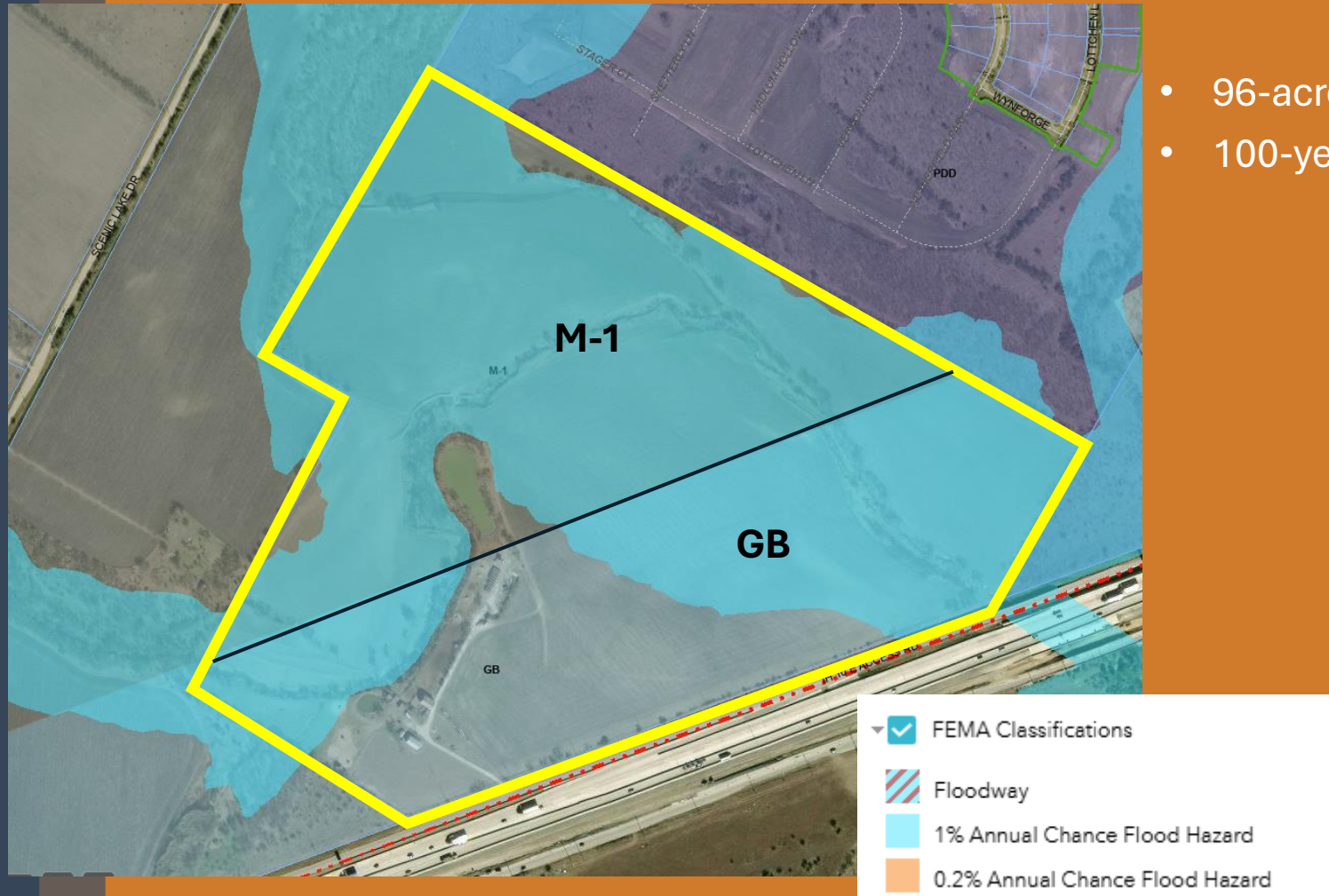
## 1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan;



- Accompanied by Comprehensive Land Use Plan – FLUP Amendment
  - Consider the existing Industrial Hub & only existing M-1 zoning along IH-10
- Complete Neighborhood and Regional Corridor
  - PDD is not compatible
- Industrial Hub
  - Light and Heavy Industrial Uses
  - Located near Major Roads, Highways, and Railways
  - PDD is compatible with Industrial Hub

# UDC SECTION 21.5.10.F Criteria for Approval

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;



- 96-acre zone change
- 100-year floodplain on approximately 70 acres

# UDC SECTION 21.5.10.F Criteria for Approval

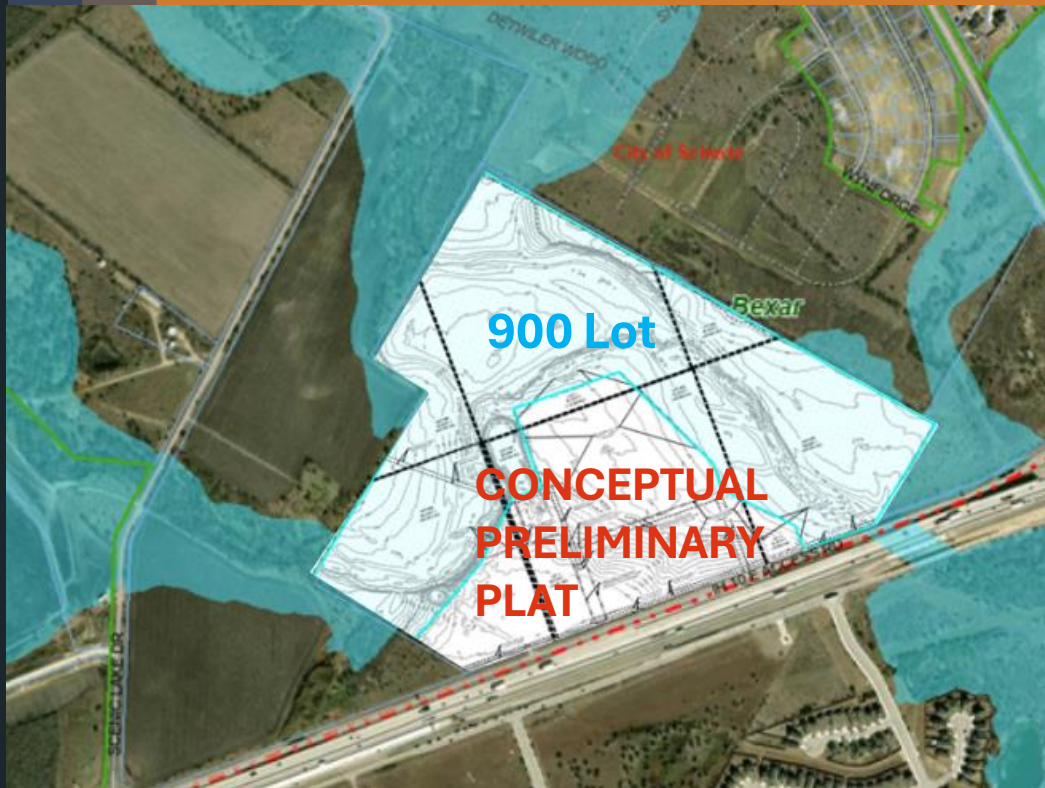
## 2. Continued.



- The PDD restricts development within the 100-year floodplain via a 900 lot
  - Not possible without PDD
  - Natural buffer to the residential zoning / uses

# UDC SECTION 21.5.10.F Criteria for Approval

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;



- Existing M-1 and GB would allow for commercial and heavy industrial uses adjacent to residential
  - M-1 requires a 50-foot building setback adjacent to residential
  - GB requires a 25-foot building setback adjacent to residential
- Proposed PDD
  - Residential Buffer larger than conventional zoning
  - Restriction of Uses
  - Restriction of Development in Floodplain
  - Prohibited Uses

# UDC SECTION 21.5.10.F Criteria for Approval

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

- Access to IH-10
- Schertz and SSLGC Dual CCN for Water
- Schertz and SARA Dual CCN for Sewer
- CPS Electric

# UDC SECTION 21.5.10.F Criteria for Approval

**5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning.**

- Proposed PDD
  - GB-2 Base Zoning
    - Restriction of Permitted Uses
  - Additional Residential Buffering
  - Restriction of Development in Floodplain
  - Additional Landscaping Requirements

Ensures appropriate uses, buffering adjacent to residential, and provides increased landscaping.

# UDC SECTION 21.5.10.F Criteria for Approval

**6. Whether all the applicant's back taxes owed to the City have been paid in full; and**

This does not impact the Planning and Zoning Commission recommendation to the City Council.

# UDC SECTION 21.5.10.F Criteria for Approval

**7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.**

Staff has ensured all UDC requirements have been met for the proposed zone change.

The zoning application was sent to the City of Schertz Fire, Ems, and Police Departments.

- EMS indicated that there are existing response time delays down FM 1518 and into Bexar County.
- PD expressed that individually, the zone change does not have impact, but the increase in development within the City as a whole will have an impact.

## **Staff Recommendation**

Due to the proposed amended Future Land Use Map Designation to Industrial Hub, the increased screening to residential uses, restriction of uses allowed in the proposed PDD, and the increase of landscaping requirements, Staff recommends approval of Ord.25-S-042.

## **Planning and 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.