

Ord. 26-S-010

Proposed 2.1 ac Zone Change to GB

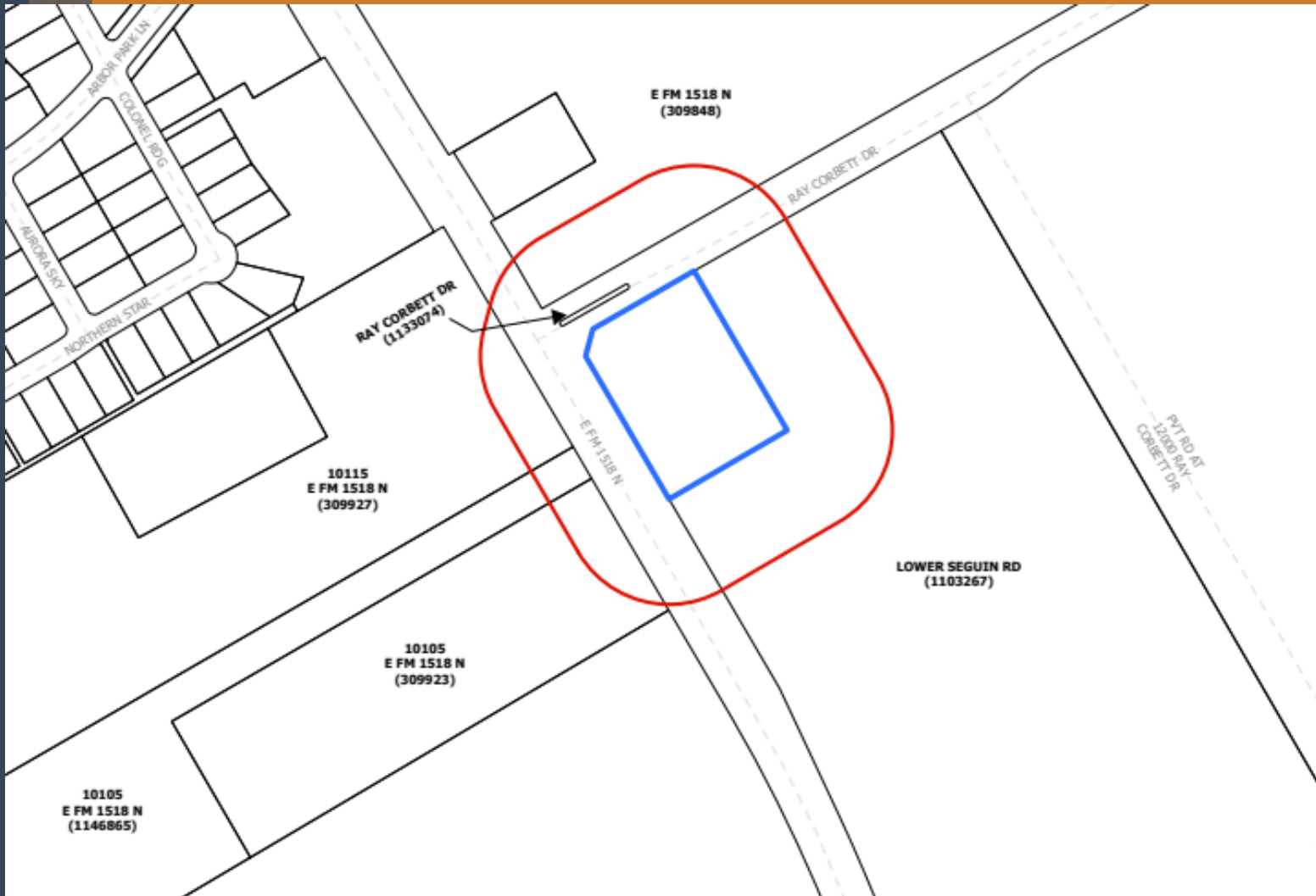
Daisy Marquez | Senior Planner



	Zoning	Use
Subject Property	Pre-Development District (PRE)	Undeveloped
North	Right of Way	Ray Corbett Dr (residential collector)
South	Pre-Development District (PRE)	Undeveloped/ Remainder of the tract
East	Pre-Development District (PRE) & Public Use District (PUB)	Ray Corbett Junior High School
West	Right-of-Way	FM 1518 (principal arterial)

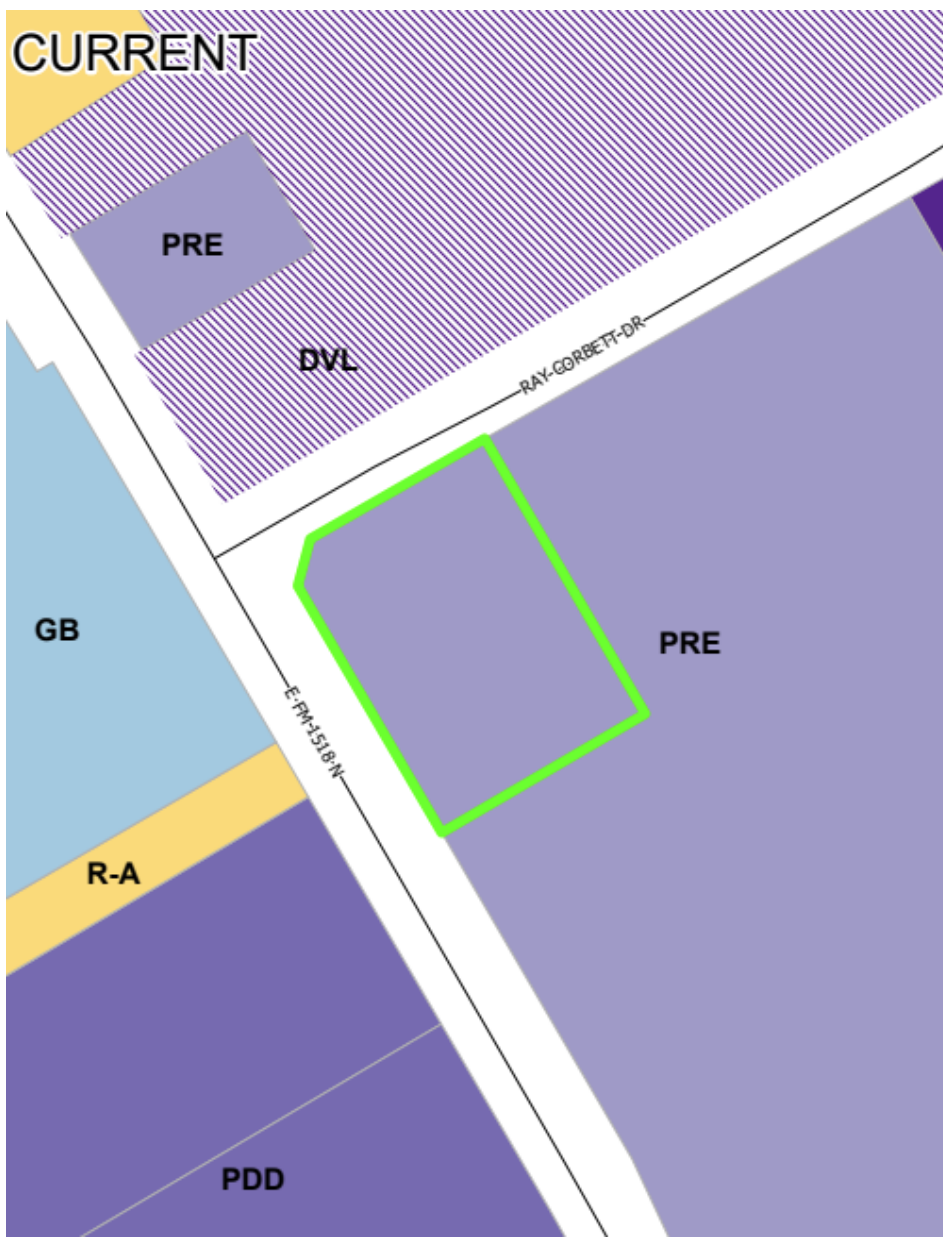
- 2.1 acres
- Current Zoning: PRE
- Proposed: GB, Commercial Development
- Accompanied by Ord. 26-S-011

Dimensional Requirements 21.5.7 Permitted Uses 21.5.8	Existing	Proposed
	Pre-Development District (PRE)	General Business District (GB)
Permitted Uses *Not a Comprehensive List	Municipal Uses; Church/ Place of Worship (SUP); Schools	Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor
Area Square Feet	N/A	10,000
Width & Depth	N/A	100x100
Setbacks, Adj. Non-Residential	N/A	Front: 20', Side: NA, Rear: NA
Maximum Height	N/A	120'
Maximum Impervious Coverage	N/A	80%

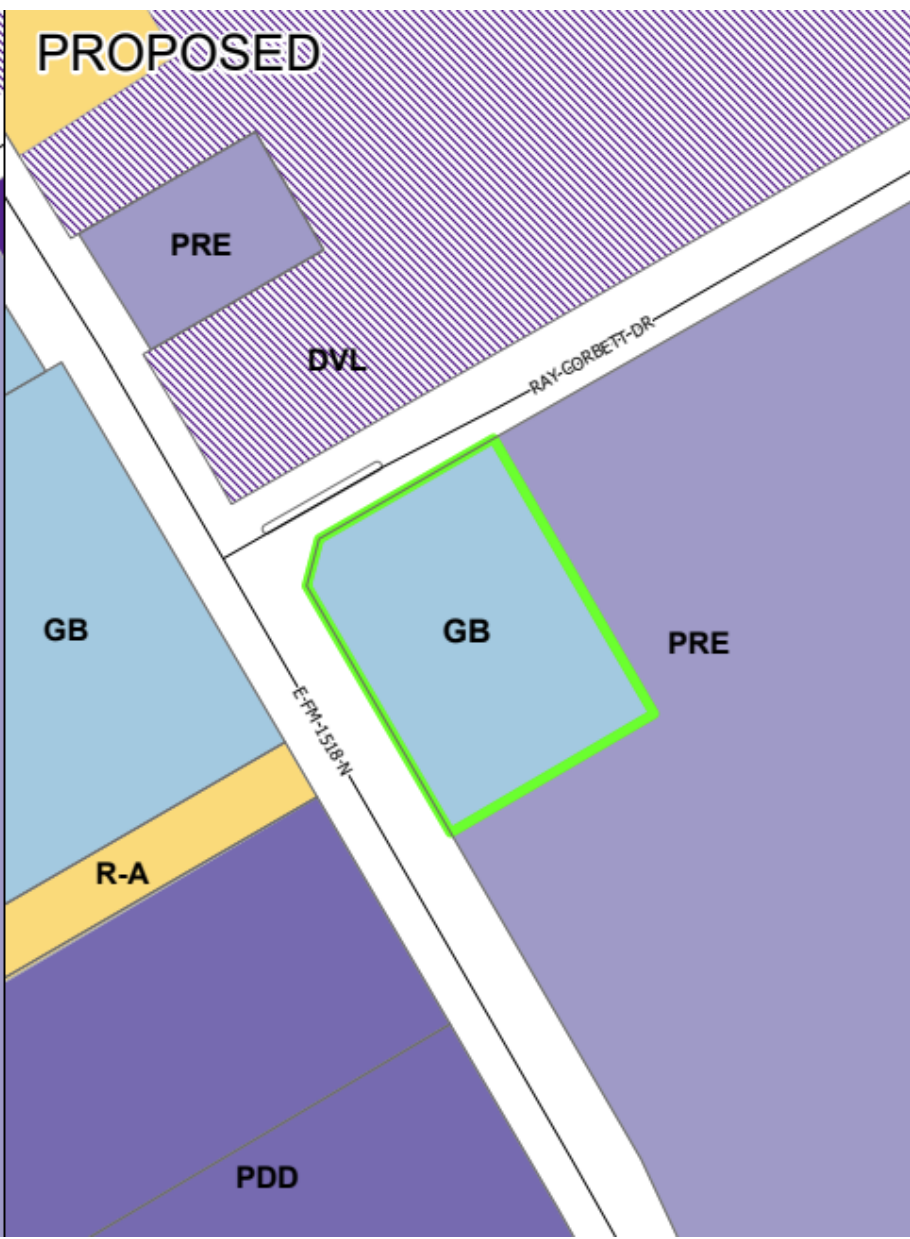


- 6 Public notices were sent on 04.23.2026
- As of today
 - (0) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing was published in the “San Antonio Express” on May 13, 2026
- Two notification signs were placed by the applicant
- May 6, 2026, P&Z Public Hearing

CURRENT



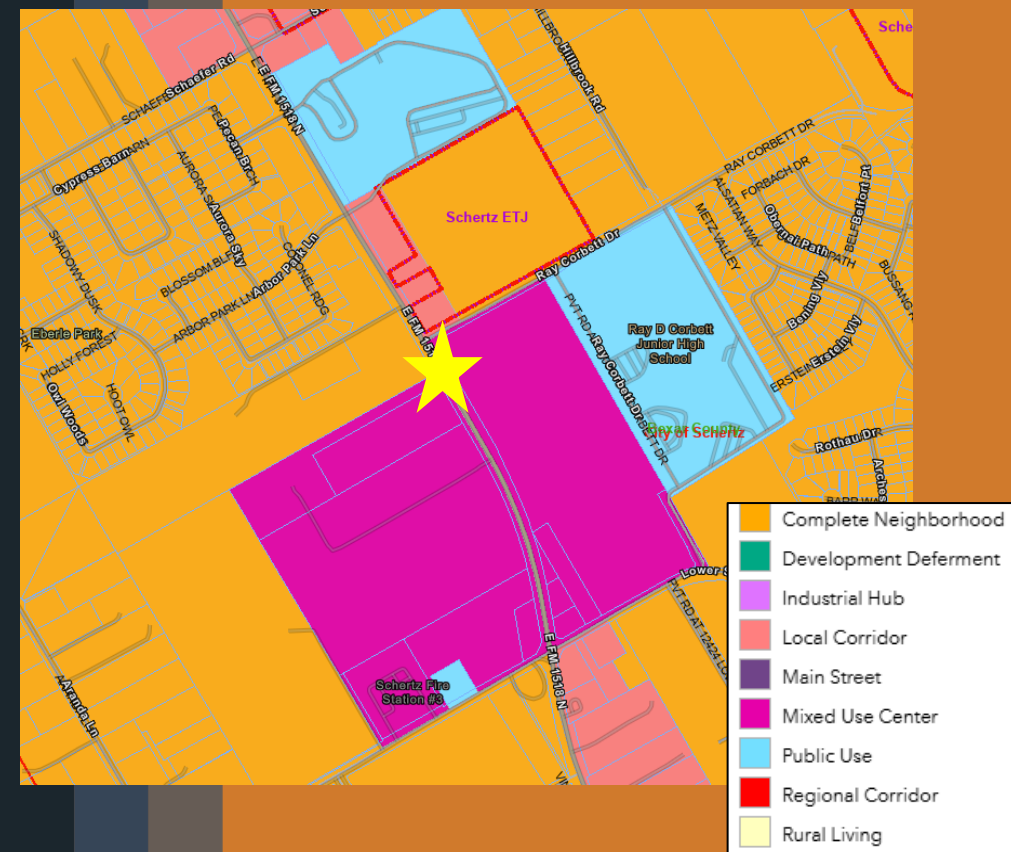
PROPOSED



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.

- Mixed-Use Center:
 - Combination of higher-density housing;
 - Locally serving commercial; and
 - Recreational uses
 - Located along major transportation corridors
- Proposed GB:
 - Meets the intent of the Mixed-Use Future Land Use Designation



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.

- The proposed zone change to GB:
 - permits for land uses that were requested during the Comp. Plan Amendment Engagement Process, and
 - Promotes the general welfare of the community by permitting uses that meet the requested needs and residential developments south of FM 78
 - does adversely increase the traffic at the intersection of FM 1518 and Ray Corbett Dr.
 - Does not promote safety,
 - **However**, the increase in traffic can be mitigated through improvements, along Ray Corbett Dr and FM 1518, but the final required improvements are not known at this time.

UDC SECTION 21.5.4.D Criteria for Approval

2. CONTINUED

- Engineering Memo- TIA Summary
 - *“In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City's transportation system functions at an acceptable level”*
- Improvements that can be constructed to mitigate the traffic:
 - Widening Ray Corbett Dr for a full left turn lane
 - Signalization of the intersection (FM 1518 and Ray Corbett Dr) when it meets signal warrants
 - Increasing the length of the Southbound left turn lane that is part of the current FM 1518 project
 - Right-turn/ deceleration lane on FM 1518
- Final Required improvements not known at this time.



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;

- General Business District:
 - Purpose and Intent (21.5.6):
 - Retail and service establishments
 - Serve the overall needs of the entire community
 - Principal Transportation Corridors
 - Uses Permitted (UDC Section 21.5.8):
 - Antique shops, retail, convenience stores, beauty/ barber shops, etc.
 - *This is not an extensive list*
- Consistent and appropriate with existing uses.



UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors 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.
- Schertz EMS, FIRE, and PD were notified of the proposed zone change and did not provide objections.
- P&Z May 6, 2026 Public Hearing:
 - Resident concerns with the proximity to the school and children inhaling fumes based on associated SUP Ord. 26-S-011

Staff Recommendation:

Although there are concerns with the traffic impact of the requested zone change, the proposed General Business District (GB) is consistent with the intent of the Comprehensive Land Use Plan- Future Land Use Map, and permits uses that serve the overall needs of the community.

Staff Recommends approval of Ord. 26-S-010.

P&Z Recommendation:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026, and made a recommendation of approval to City Council with a 5-2 vote.

Commissioner Velazquez and Commissioner Hughes cast the nay votes without discussion.