

Ord. 26-S-13

Proposed 0.4 ac Zone Change to MSMU

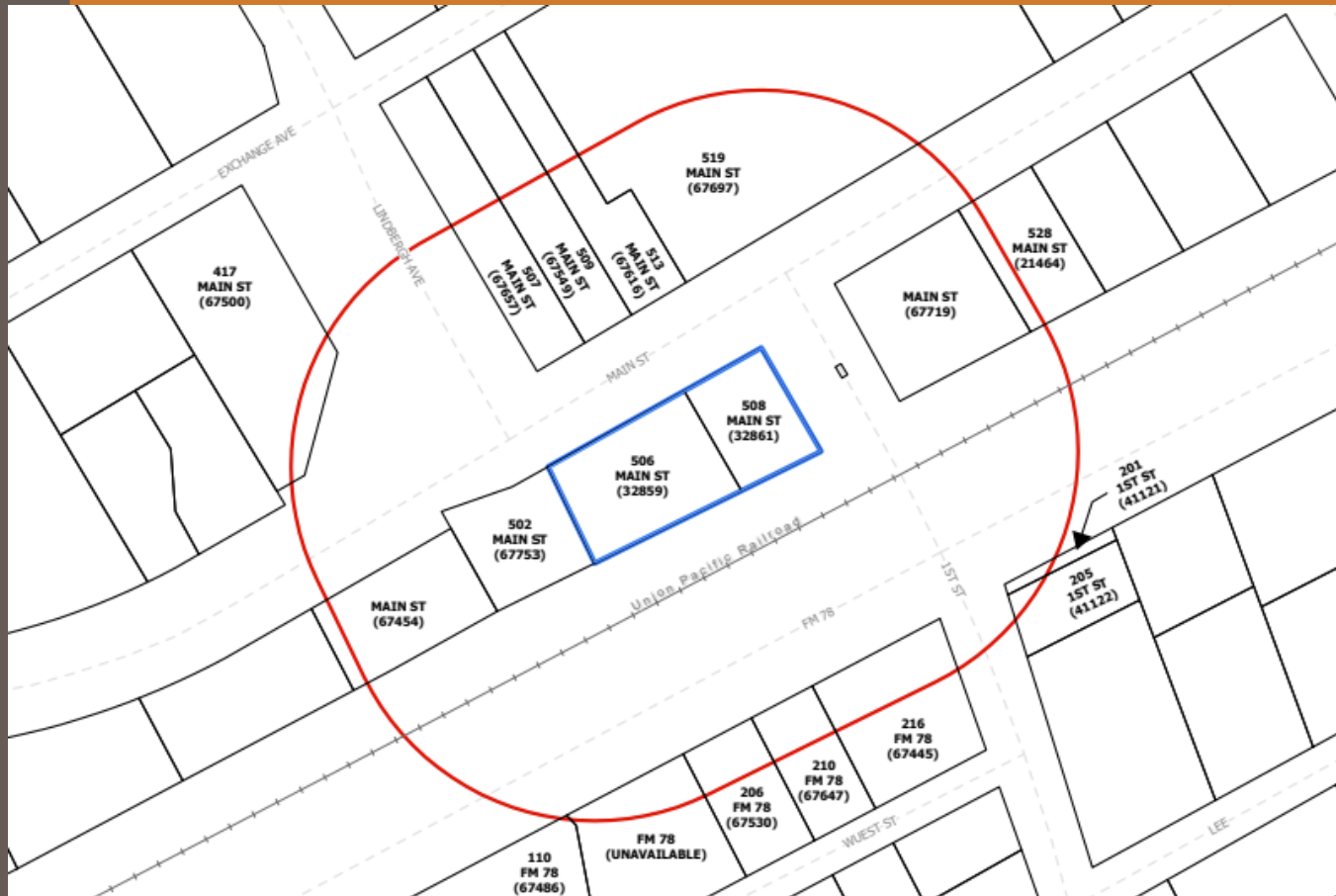
Daisy Marquez | Senior Planner



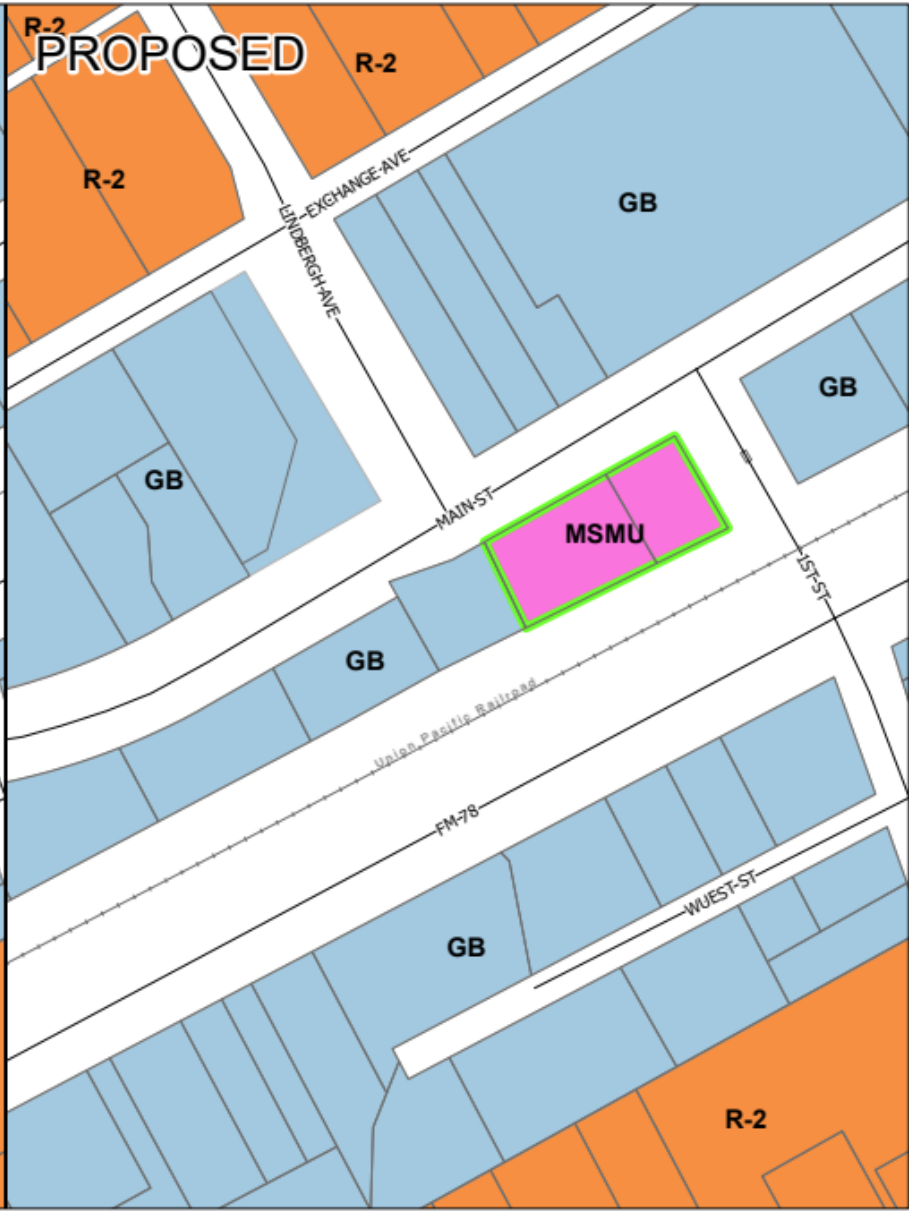
	Zoning	Use
Subject Property	General Business District	Office
North	Right of Way	Main St
South	Railroad	Union Pacific
East	Right of Way	1 st Street
West	General Business District (GB)	Restaurant/ Melanie's Cafe

- 0.4 acres
- Current Zoning: GB
- Proposed: MSMU
- Platted: Main Street Business Park

Dimensional Requirements 21.5.7 Permitted Uses 21.5.8	Existing	Proposed
	General Business District (GB)	Main Street Mixed-Use (MSMU)
Permitted Uses *Not a Comprehensive List	Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor	Antique Shop, Parking Garage, Bakery, Bank, Book Store, Day Care Center, Dance Hall/ Nightclub, gymnastics studio, Health/ Fitness, Medical/ Professional Office/ Clinic
Area Square Feet	10,000	5,000
Width & Depth	100 x 100	50x100
Setbacks, Adj. Non-Residential	Front: 20', Side: NA, Rear: NA	Front:10, Side:5, Rear:10
Maximum Height	120'	35'
Maximum Impervious Coverage	80%	80%



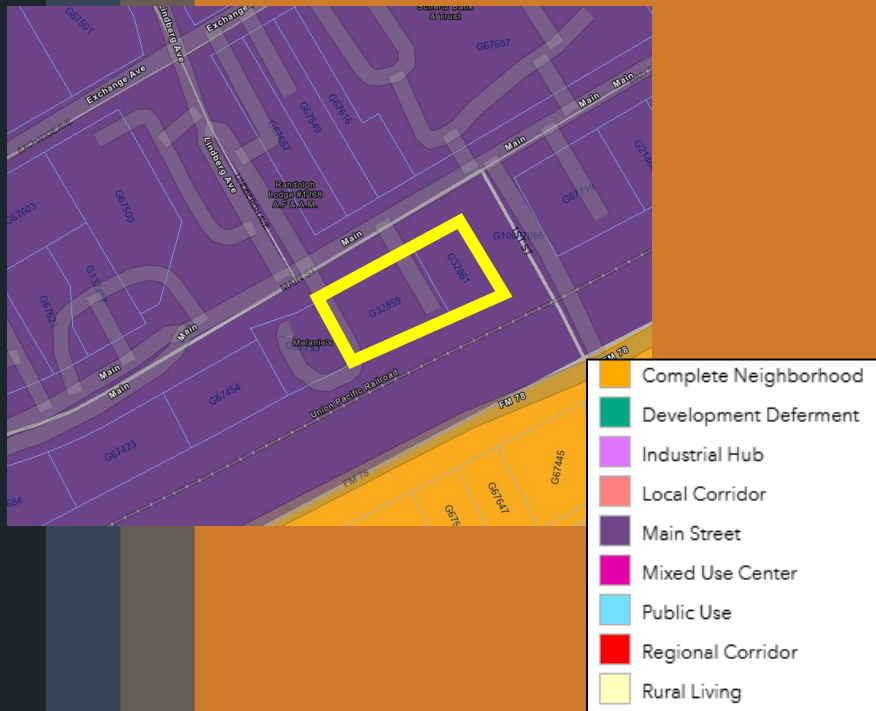
- 17 Public notices were sent on 04.23.2026
- As of today
 - (1) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” on May 13, 2026
- 2 notification signs were placed by the applicant
- P&Z: May 6, 2026



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.

- Main Street- Future Land Use Designation
 - Single-Family and Multi-Family Residential
 - Low-Intensity Commercial
- Proposed MSMU:
 - Consistent with the Comprehensive Land Use Map- Future Land Use Map Designation.
 - Appropriate with surrounding uses.



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.

- Proposed MSMU:
 - Property on Main St.
- Engineering Memo
 - No proposed change in use, property is developed already.
 - No adverse impact to the City's transportation system.

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;

- Property is on Main Street and within the Main Street Corridor
- Along Main Street: Offices, personal services, restaurants, etc.
- MSMU Permitted Uses:
 - Consistent and appropriate with existing uses along Main Street and in immediate area.

UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

- Schertz Fire, EMS, and PD do not have objections to the proposed zone change.
- SCUC ISD was mailed a public hearing notice.
- P&Z held a public hearing for this item on May 6, 2026.

Staff Recommendation:

Staff recommends approval of Ord. 26-S-13 due to the location of the subject property on Main Street, the compatibility of the proposed zone change with the Comprehensive Land Use Plan Future Land Use Map, and the existing uses in the immediate area.

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 7-0 vote.