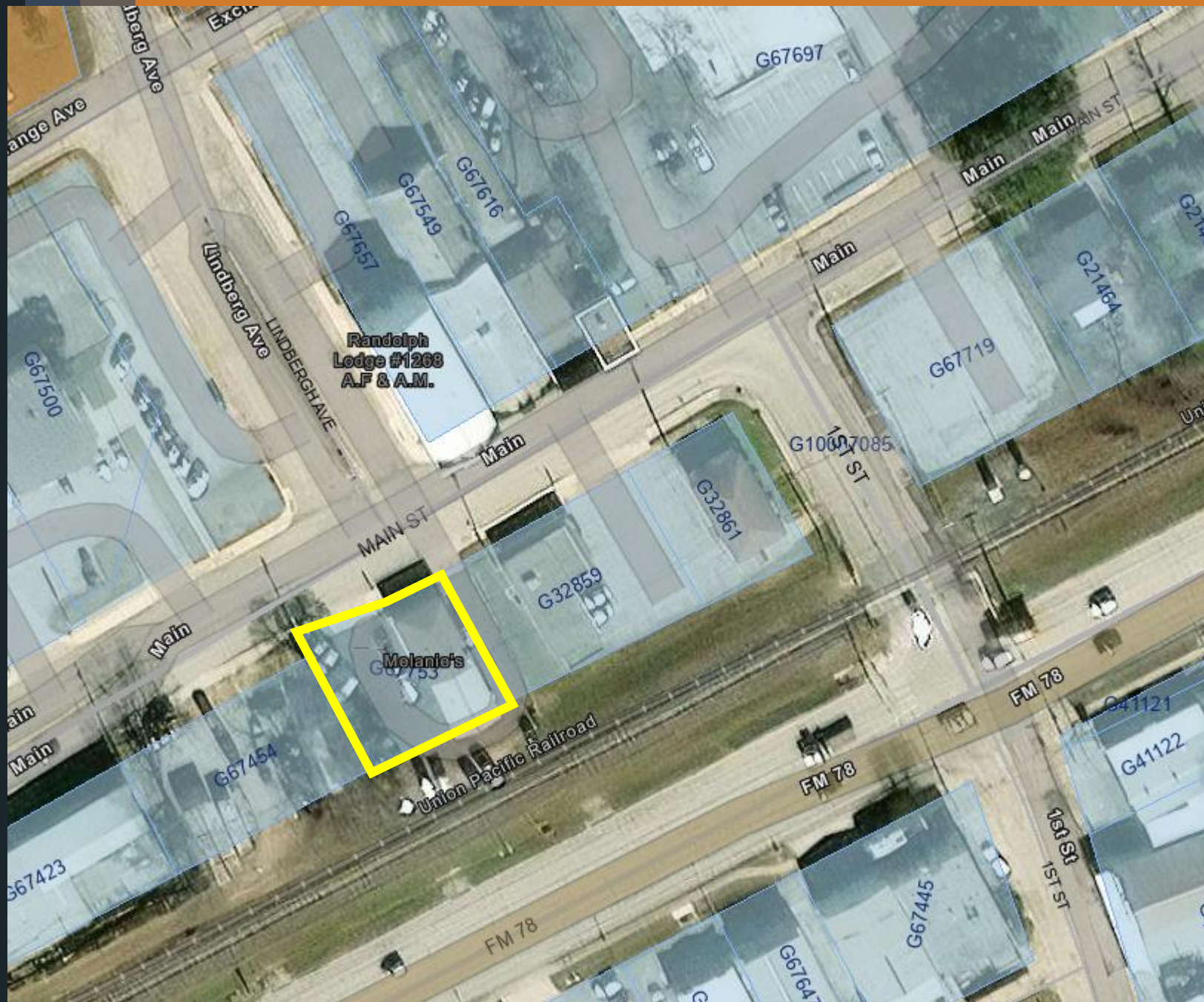


Ord.26-S-012

Proposed 0.2 ac Zone Change to MSMU

Daisy Marquez | Senior Planner



	Zoning	Use
Subject Property	General Business District	Restaurant
North	Right of Way	Main St
South	Railroad	Union Pacific
East	General Business District (GB)	Randolph Realty Offices
West	General Business District (GB)	Undeveloped

- 0.2 acres
- Current Zoning: GB
- Proposed: MSMU

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, Restaurant
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%

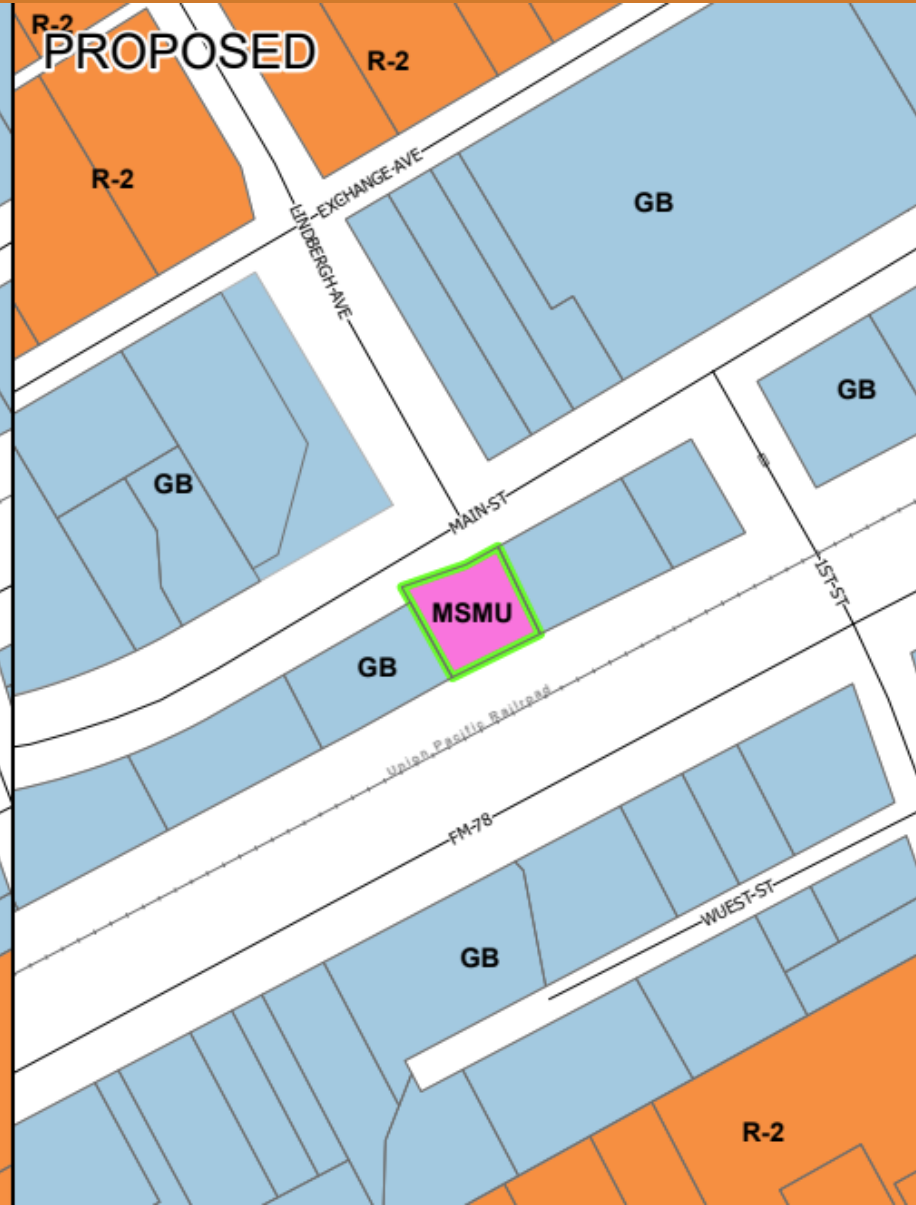


- 17 Public notices were sent on 04.23.2026
- As of today
 - (1) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” May 13, 2026
- 1 notification sign was placed by the applicant
- P&Z: May 6, 2026

CURRENT



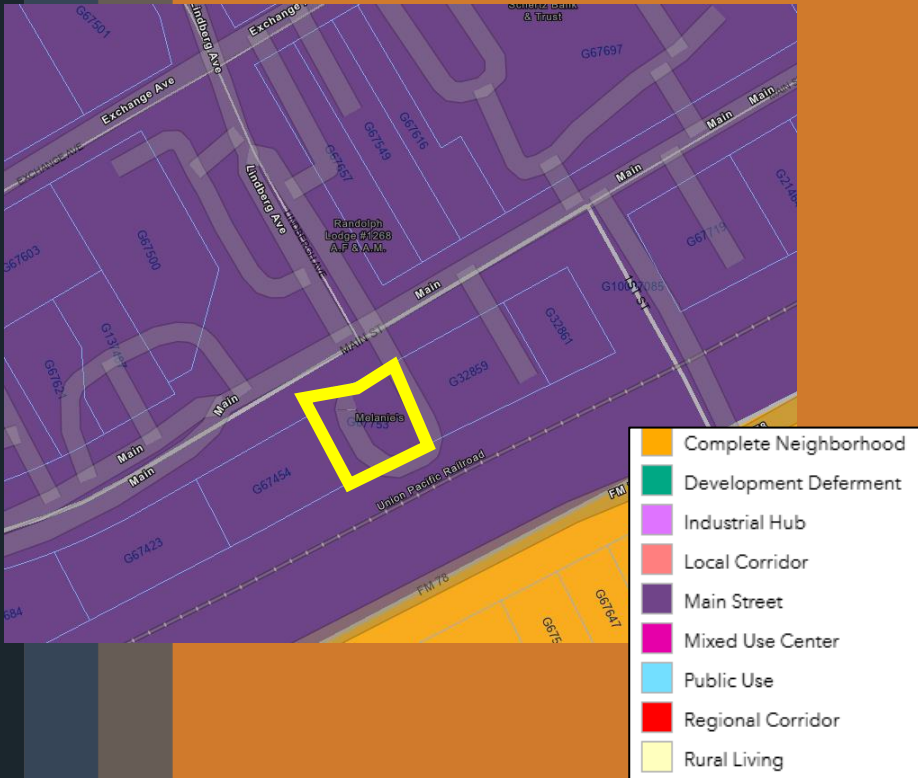
PROPOSED



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.

- Main Street- Future Land Use Designation
 - Single-Family and Multi-Family Residential
 - Low-Intensity Commercial
 - Cultural and Entertainment Uses
- Proposed MSMU
 - Consistent with the Comp Plan – FLUP



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.

- Engineering Memo
 - “There is no expected increase or decrease in traffic”
 - “there is no adverse impact to the City’s transportation system by this zone change request”
- Proposed Zone Change to MSMU:
 - Promotes health, safety, and welfare of the City

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;

- MSMU
 - Intended for properties on Main Street and in Main Street Corridor
 - Permitted Uses Include: Single-Family, Multi-Family, Low-Intensity Commercial, Cultural and Entertainment Uses
- Along Main Street:
 - Restaurants, professional offices, and retail
- Proposed MSMU is consistent and appropriate

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.
- Public hearing notice was sent to SCUC ISD.
- Planning and Zoning Commission held a public hearing for this item on May 6, 2026.

Staff Recommendation:

Staff recommends approval of Ord.26-S-012 due to the location of the subject property on Main Street, the compatibility with existing uses and Comprehensive Land Use Plan-Future Land Use Map.

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.