

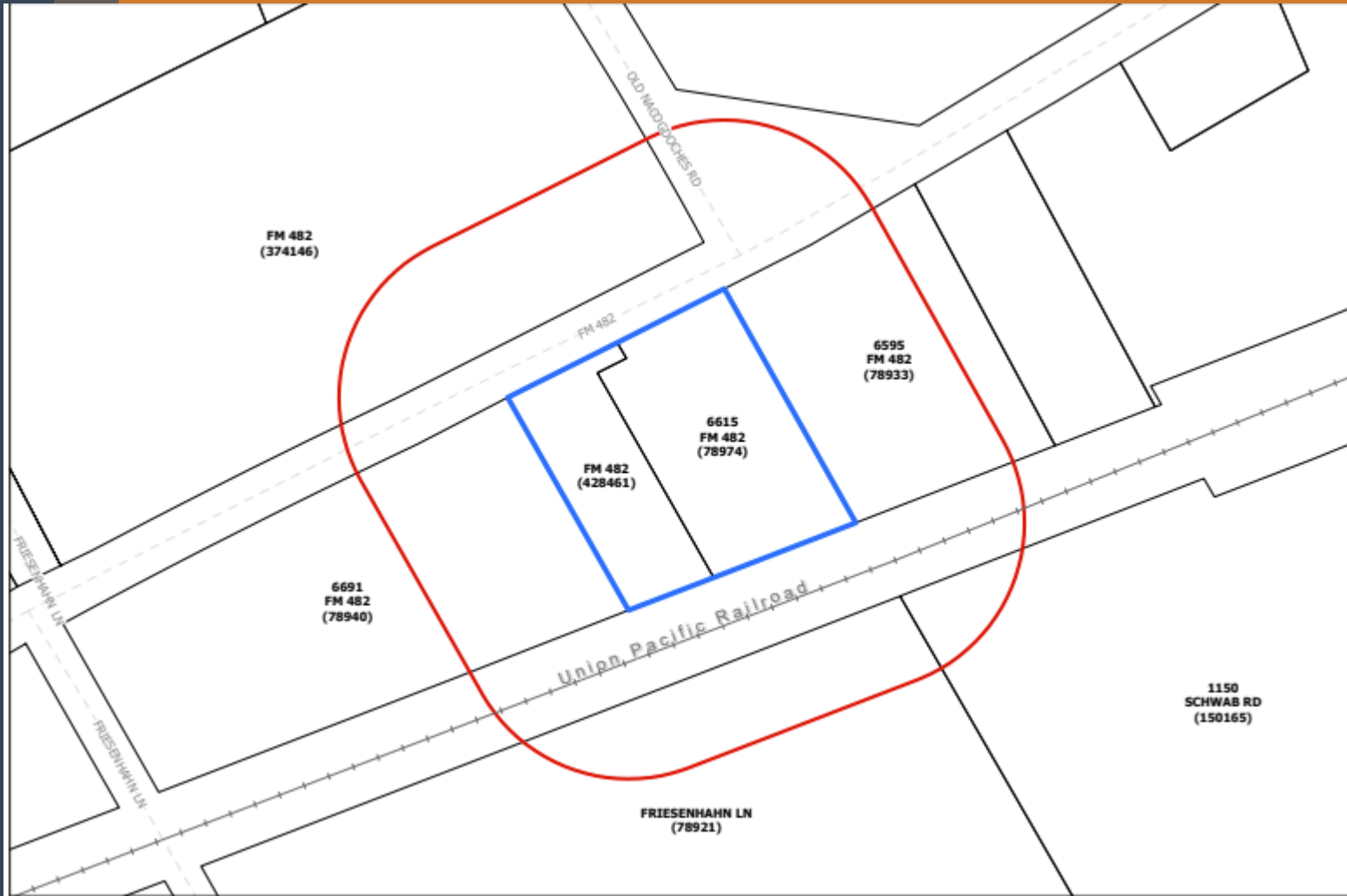
Ord. 26-S-016

Zone Change PRE to GB-2 2.1 ac

Daisy Marquez | Senior Planner



	Zoning	Use
Subject Property	Pre-Development District (PRE)	Residential Building and Older Commercial Buildings
North	Right of Way	FM 482
South	Railroad Tracks	Union Pacific Railroad
East	Pre-Development District (PRE)	Residence and Older Commercial Buildings
West	Single-Family Residential/ Agricultural District (R-A)	Residential



- 7 Public notices were sent on 5.21.26
- As of today
 - (0) in Favor
 - (2) Neutral to
 - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” on June 17, 2026
- A notification sign was placed by the applicant
- P&Z Meeting June 3, 2026

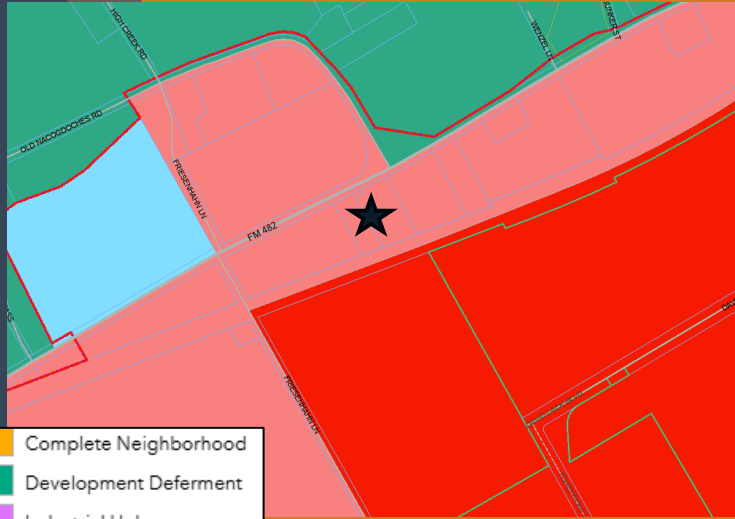


- 2.1 ac
- Proposing Office-warehouse

	Existing	Proposed
	Pre-Development District (PRE)	General Business District-II (GB-2)
Permitted Uses (Sec. 21.5.8)	N/A	• Appliances, Furniture and Home Furnishing Store • Building Material and Hardware Sales • Car Wash, Automated • Commercial Amusement, Indoor • Auto Repairs and Service, Major • Office Warehouse/Distribution Center • Mini-Warehouse/Public Storage (SUP)
Area Square Feet (Sec. 21.5.7)	N/A	10,000
Width & Depth (Sec. 21.5.7)	N/A	100 x 100
Setbacks	N/A	Adj. to non-res : Front: 20', Side: 0, Rear: 0 Adj. to res: Front: 25', Side: 25', Rear: 25'
Maximum Height (Sec. 21.5.7)	N/A	120'
Maximum Impervious Coverage (Sec. 21.5.7)	N/A	80%

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.



- **Existing** Local Corridor Future Land Use Designation:
 - Locally oriented commercial and entertainment along medium to high volume roads with neighborhoods at the perimeter
 - Does not support GB-II and its permitted uses
- **Proposed** Industrial Hub Future Land Use Designation:
 - Light and heavy industrial uses along major roadways
 - Buffered from surrounding development with transitional uses that mitigate impacts to low-intensity commercial and residential uses
 - Supports GB-II and its permitted uses
- Proposed GB-2 is not compatible with and does not align with the intents of the Local Corridor 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.

- Engineering Memo on TIA Summary:
 - Proposed zone change will increase traffic, but the impact is minor and can be mitigated
 - The transportation system would continue to function at an acceptable level
- Traffic impact will not impact the health, safety, or welfare of the City.

UDC SECTION 21.5.4.D Criteria for Approval

2. Continued:

- Schertz Strategic Plan lists goals and objectives to effectively **plan** and **manage** land use.
- Missing transitional buffers (zoning/ light commercial) from residential uses and zoning.
- Proposed GB-2 does not promote effective land use management, which impacts the general welfare of the community.



	Use
North	Agriculture and Residential
South	Railroad Tracks
East	Residential Uses
West	Residential- Ord. 24-S-141
Proximity	John Paul II Catholic High School and the Archbishop of San Antonio owned properties

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;

- Proposed zone change is not consistent or appropriate with existing uses in the area
- GB-2: Intended for non-residential and light industrial uses
 - Permitted uses (21.5.8) include but are not limited to: bottling works; general manufacturing/ industrial uses; truck sales/ heavy equipment; mixed-use self storage
- The railroad acts as a physical barrier and transitional area to the existing industrial uses to the south of the subject property.



UDC SECTION 21.5.4.D Criteria for Approval

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

- Zone change meets UDC requirements.
- Zone change was sent to Schertz Fire, Police, EMS for review and no objections were provided.
- Planning and Zoning Commission June 3, 2026, Public Hearing Portion:
 - Concerns with industrial uses and truck traffic

Staff Recommendation

Staff recommends denial of Ord. 26-S-016 due to the incompatibility with the Comprehensive Land Use Plan- Future Land Use Map, and uses permitted in the proposed zoning district.

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing for the item on June 3, 2026, and made a recommendation of denial to City Council with a 7-0 vote.