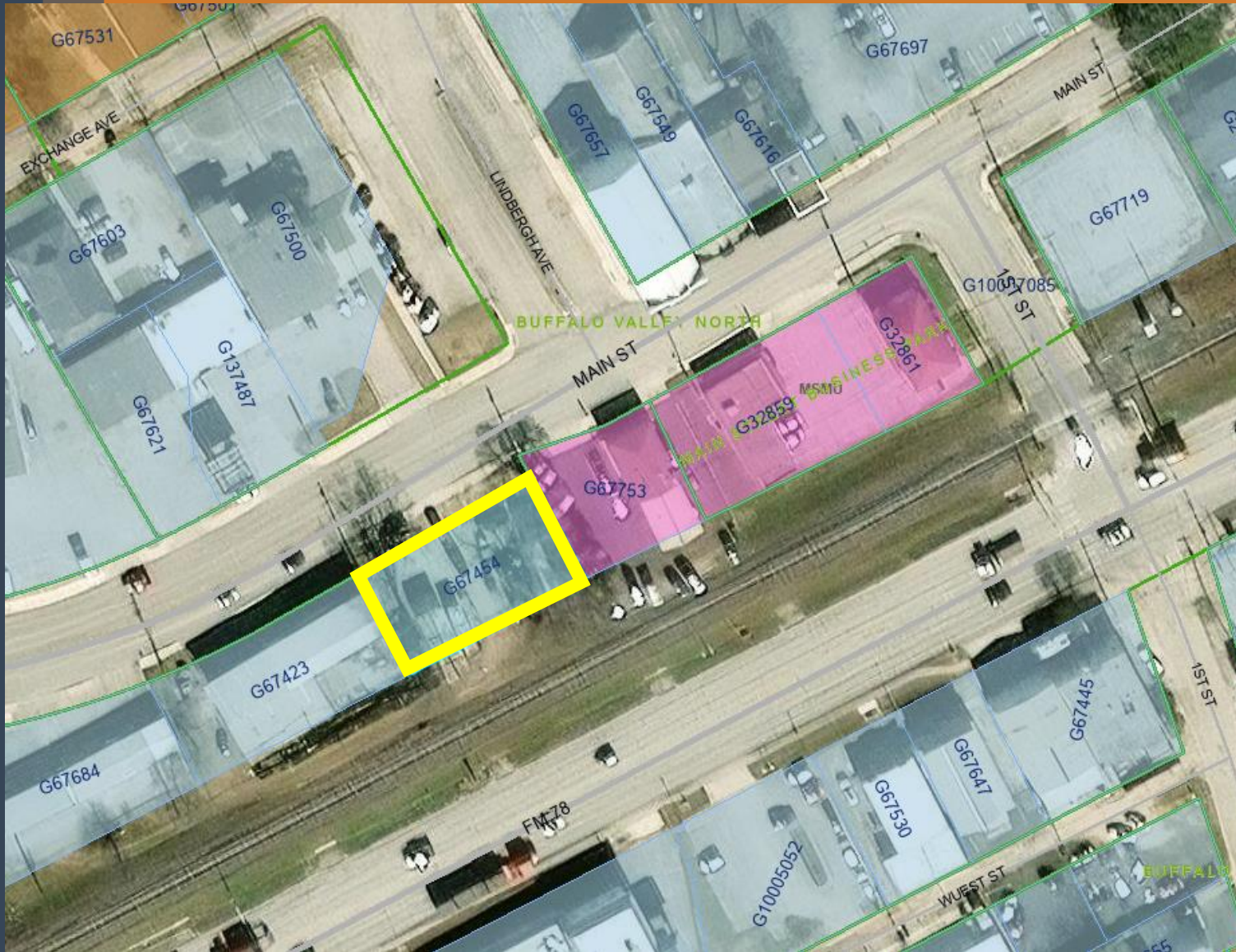


Ord. 26-S-017

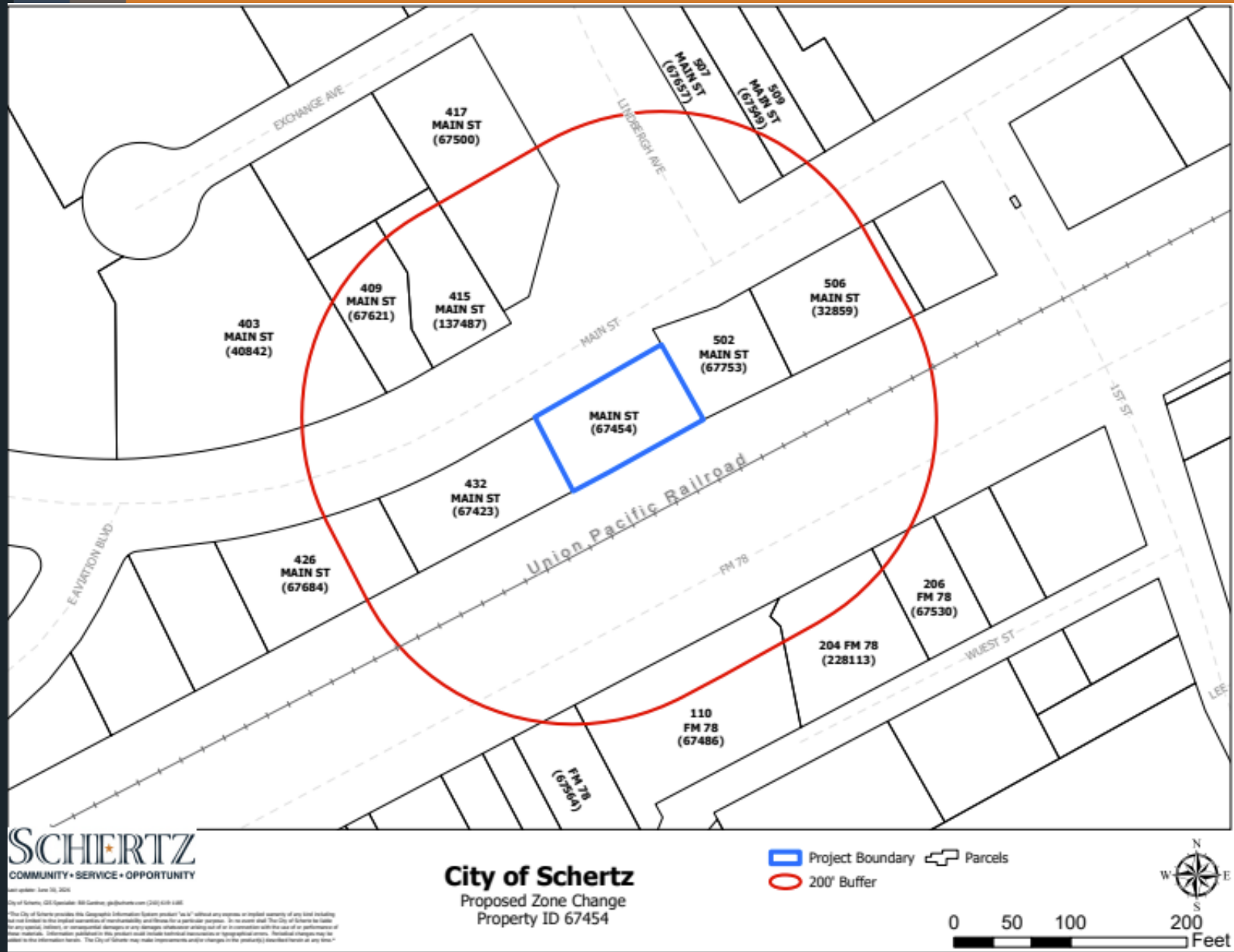
0.26 acre zone change to MSMU

Daisy Marquez| Senior Planner



	Zoning	Use
Subject Property	General Business District (GB)	Undeveloped
North	Right of Way	Main St
South	Railroad	Union Pacific
East	Main Street Mixed-Use (MSMU)	Melanies
West	General Business District (GB)	Automobile Repair and Service

- 0.26 acres
- Not platted



- 15 public notices sent on 07.9.2026
- Responses
 - (0) in Favor
 - (0) neutral to
 - (0) in opposition
- Published in the “San Antonio Express” on July 15, 2026
- One sign placed on the property
- July 22, 2026 - P&Z Commission Meeting

**Dimensional
Requirements
21.5.7 &
Permitted Uses
21.5.8**

Existing

Proposed

General Business District (GB)

Main Street Mixed-Use (MSMU)

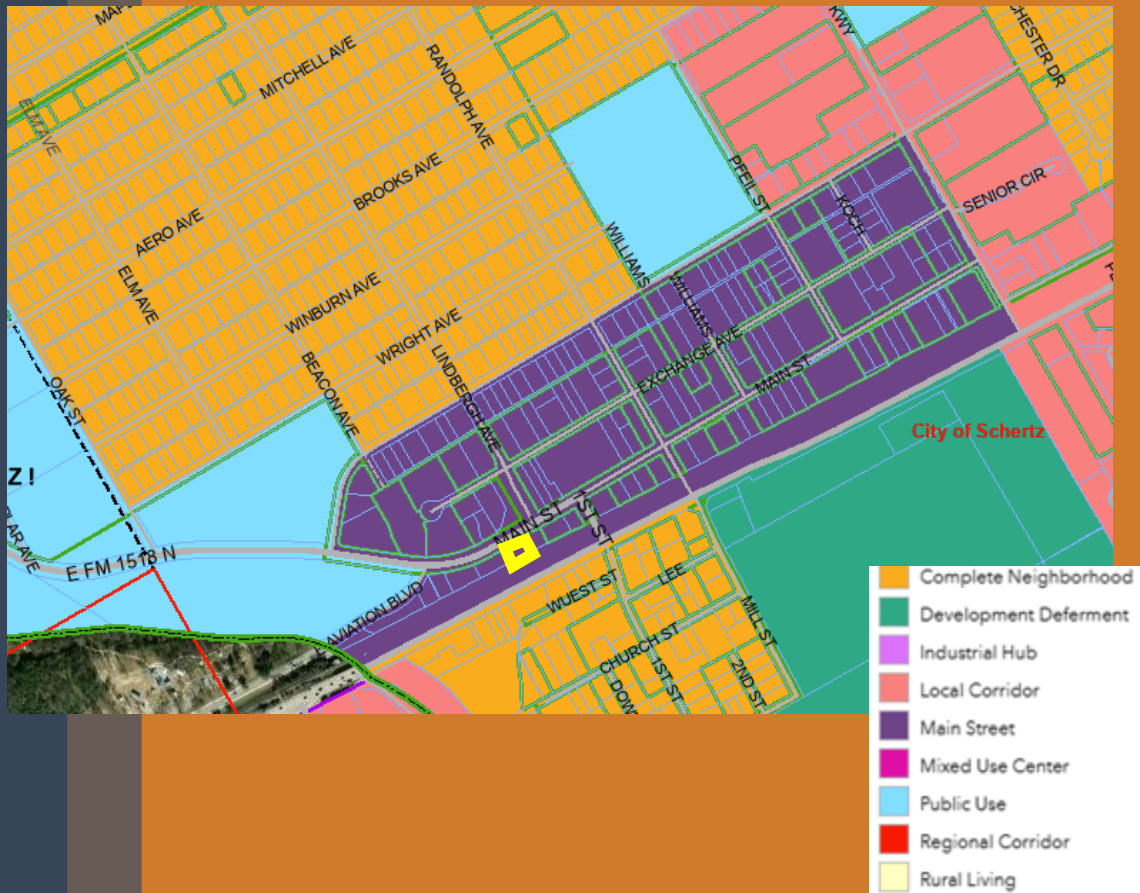
Permitted Uses *Not a comprehensive List*	Appliances, Furniture and home furnishing store; building material and hardware sales; car wash. Automated; Commercial Amusement, Indoor	Art Gallery, Book Store, Bank, Beauty Salon, Farmer's Market, Florist, Furniture Sale, Health/ Fitness Center, Tavern
Area Square Feet ; Width and Depth	10,000 sqft; 100 ft x100 ft	5,000 sqft; 50 ft x100 ft
Setbacks	Front: 20' Side: 0' adj to non-res/ 25' adj to res Rear:0' adj to non-res/ 25' adj to res	Front: 10 Side: 5 Rear: 10
Maximum Height	120 ft	35'
Max. Impervious Coverage	80%	80%

Main Street Mixed-Use District (MSMU)

- Flexible zoning district
- Minimum 2 Parking Spaces
- 21.9.7.D.9- ROW screening not required
 - 20-foot landscape buffer with 1 tree every 20 linear feet
- 21.9.7.D.13- exempt from planting island requirements
- 21.9.7.D.14- adjacent to residential requires only a 5-foot landscape buffer

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.



- Future Land Use Plan: Main Street
 - Residential, commercial, cultural, and entertainment spaces to create a dynamic core
- Main Street Corridor
- Implements the Comp. Plan

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.

- Any new development is required to meet the site design requirements and be compliant with the UDC and its requirements
- Applicant wishes to revitalize Main Street
- TIA Summary
 - No adverse impact to the City 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;

- MSMU is intended for properties on Main Street, in proximity to Main Street, and within the Main Street Comprehensive Land Use Area
- Existing uses:
 - Commercial, restaurant, retail and personal services

UDC Section 21.5.4.D Criteria for Approval

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

- All UDC requirements have been met
- Schertz Fire, EMS, and Police Departments have reviewed the proposed zone change without objections
- Planning and Zoning Commission held a public hearing for the item on July 22, 2026

Staff Recommendation

Staff recommends approval of Ord. 26-S-017 due to the location of the subject property on Main Street and compatibility of the proposed zoning district with the Comprehensive Land Use Plan Future Land Use Plan.

Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing for the item on July 22, 2026 and made a recommendation of approval to City Council with a 6-0 vote.