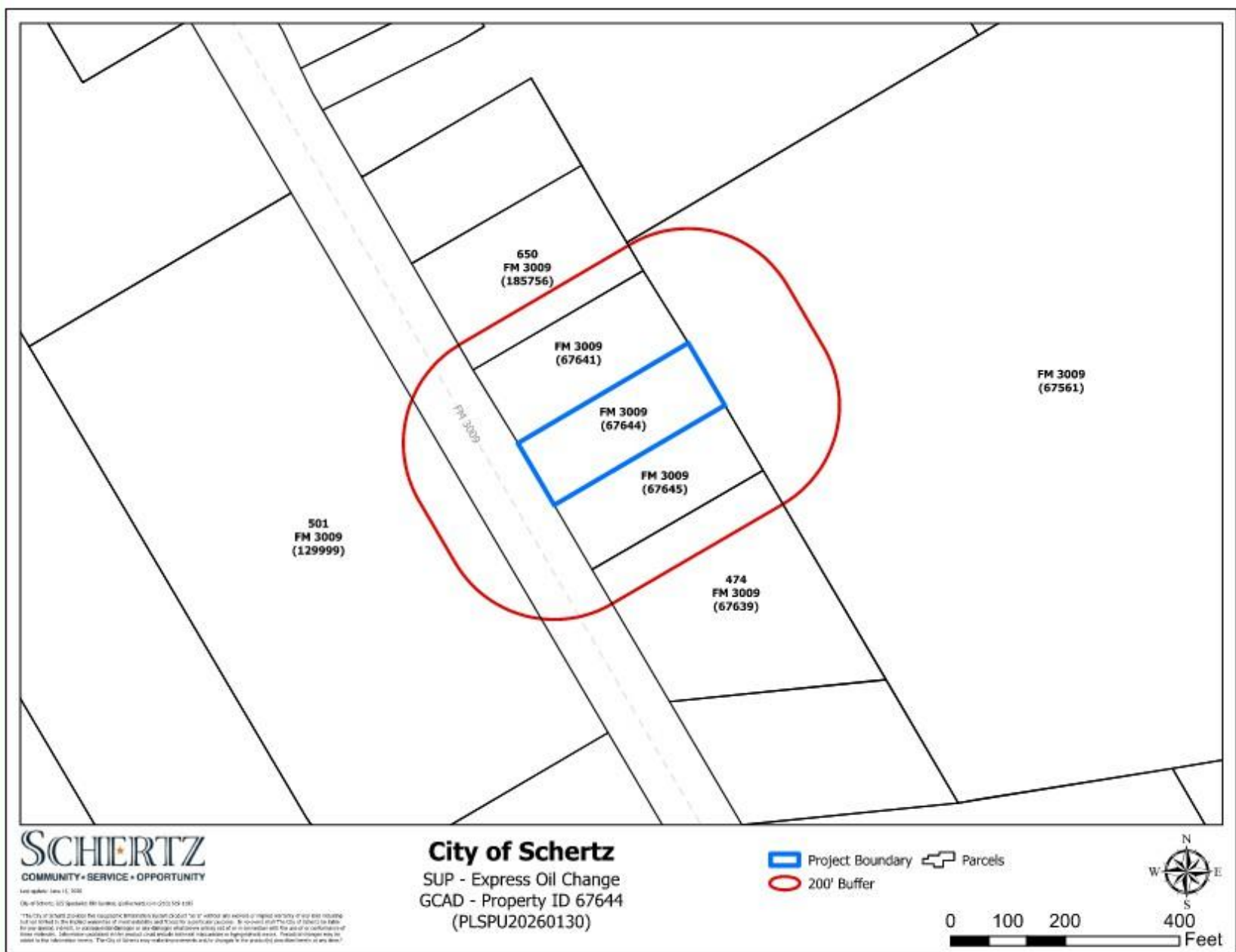


Ord. 26-S-019

Proposed SUP to allow Automobile Repairs and Service, Major 1.19 ac

Brian James | Deputy City Manager

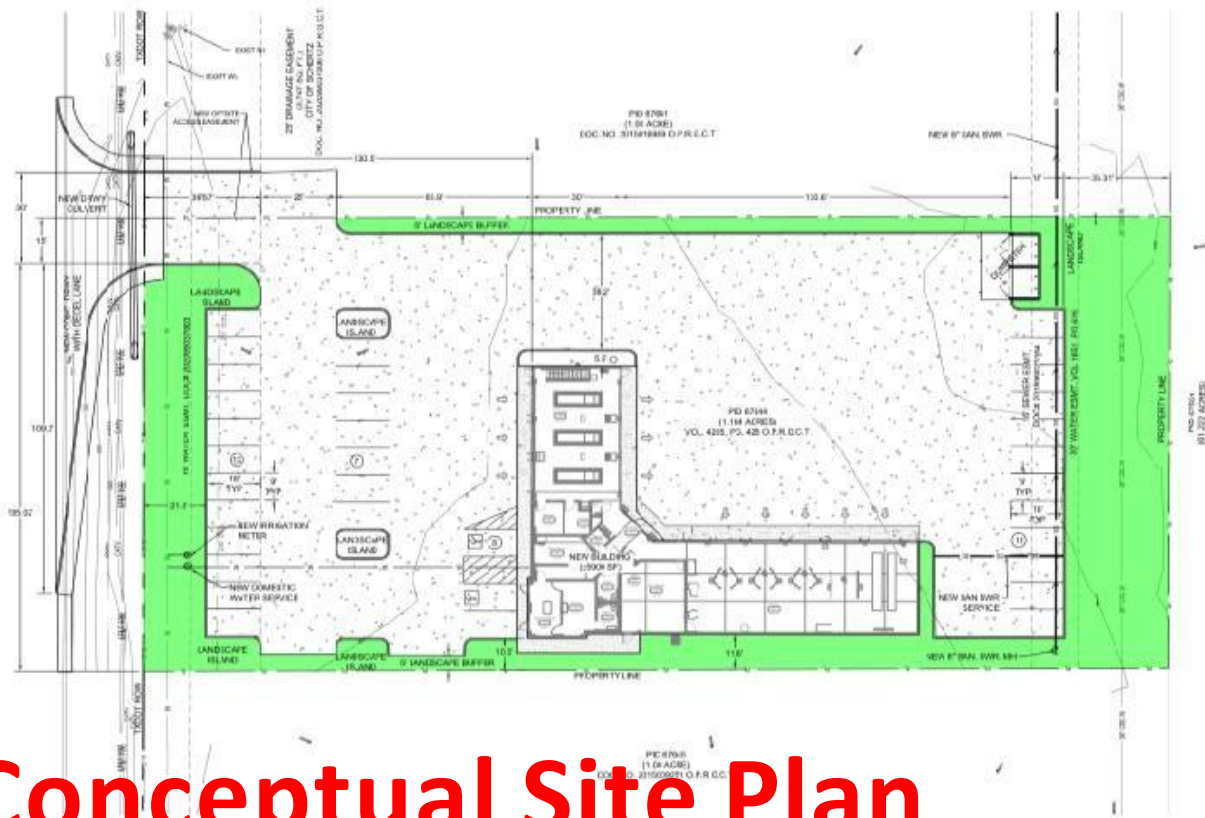


- July 24, 2026
 - 6 public notices sent
 - Sign placed by the applicant
 - Responses
 - 1 in favor
 - 0 neutral
 - 0 opposed
- A public hearing notice was published in the “San Antonio Express News” on September 23, 2026.



Background

- UDC Section 21.5.8 requires an approved SUP to allow Automobile Repairs and Service, Major in General Business District (GB)
- Proposed business will offer uses like oil changes, tire alignment and repair, AC repair, drive train repair, brake rotors and brake pads, cooling and fuel system work, starter and alternator work, shocks and struts, exhaust and muffler as well as steering and suspension.



Conceptual Site Plan

[illegible]

UDC Section 21.5.11.D Criteria for approval

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.



- Comprehensive Land Use Plan has this as Local Corridor
 - Locally oriented commercial and entertainment.
 - Along medium to high-volume collector roads
- Proposed SUP is intended to serve the local community and is located along FM 3009, a high-volume principal arterial, thus meets the intent of the Future Land Use Map Designation

UDC Section 21.5.11.D Criteria for approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations

- Zoned General Business District (GB)
 - Retail and service establishments along principal transportation corridors

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

- The subject property is surrounded by undeveloped lots that are zoned GB
- Proposed business is consistent with similar businesses along FM 3009 like Total True Automotive and Christian Brothers Automotive
- Will be required to meet all Article 9 Site Design Requirements

UDC Section 21.5.11.D Criteria for approval

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City.
 - While the proposed uses by the applicant will not adversely affect the overall health, safety, or general welfare of the city, allowing the full scope of Automobile Repairs and Service, Major could.
 - The Engineering Department reviewed the application and noted that at the time of the Site Plan the applicant will need to adjust their layout to accommodate the Right-of-Way for FM 3009
4. Whether other factors are deemed relevant and important in the consideration of the specific use permit.
 - All UDC Requirements have been met for the application.
 - Schertz EMS, Fire, and Police Departments have reviewed the application and did not provide an objection.
 - The proposed development will need to consider the TxDOT FM 3009 Flyover project in their site layout.

Staff Recommendation

Staff recommends approval of the requested Specific Use Permit to allow Automobile Repairs and Service, Major in General Business District (GB), conditioned upon the following:

1. The following uses are not permitted: Wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing or painting; vehicle steam cleaning; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses to be allowed on site.
2. A building permit is approved within (3) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit and allowing for the development process due to the subject property location on FM 3009 and consideration by TxDOT

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing for the item on August 5th, 2026, and made a recommendation of approval with the conditions as proposed by Staff, to City Council with a unanimous vote.