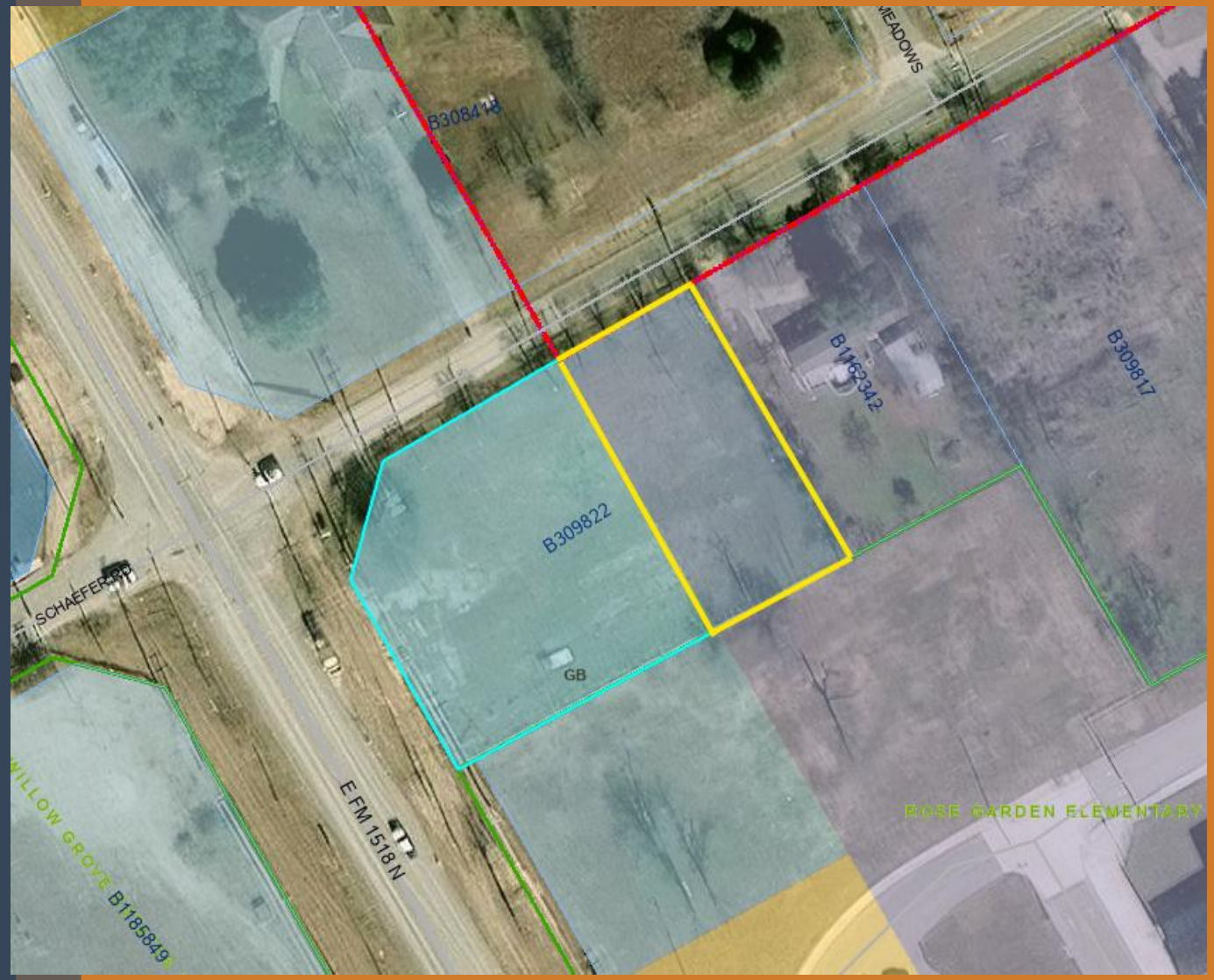
Ordinance 26-S-035

Proposed GB

Brandon Elliott | Planner

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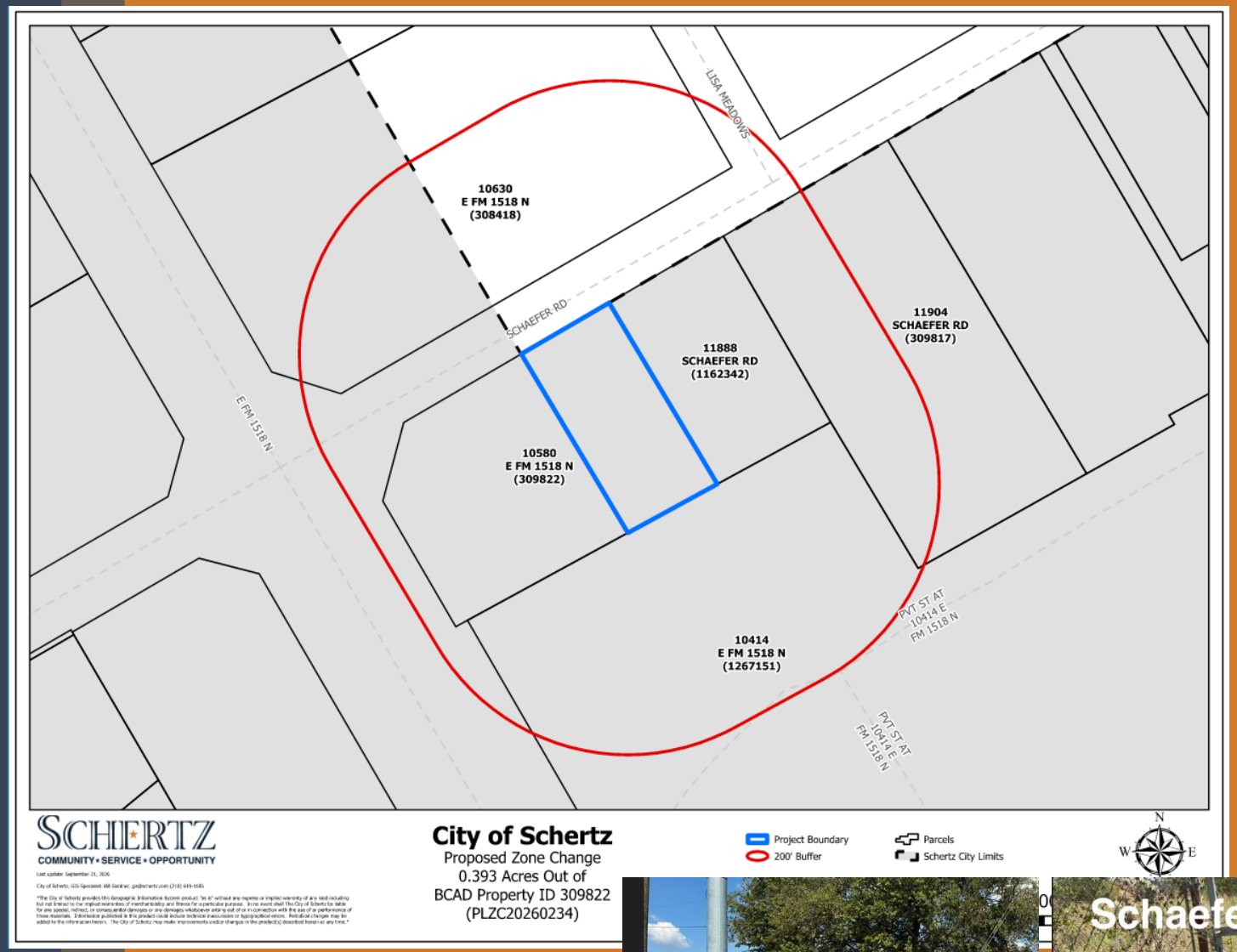
	Zoning	Use
Subject Property	Pre-Development District (PRE)	Undeveloped
North	Right-of-Way, Schaeffer Rd	Right-of-Way, Schaefer Rd
South	General Business District (GB) & Pre-Development District (PRE)	Rose Garden Elementary School
East	Pre-Development District (PRE)	Single Family Residence
West	General Business District (GB)	Undeveloped, part of the same tract.

- Approximately 0.4 acres of land out of an existing unplatted 1.11-acre tract
- Proposed bakery and restaurant

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	Existing	Proposed
	Pre-development District (PRE)	General Business District (GB)
Permitted Uses	N/A	Antique Shop, Assisted Care or Living Facility, Automobile Parts Sales, Bakery, Book Store, Car Wash (Automated), Community Center, Day Care Center, Florist, Furniture Sales, Laundromat, Medical Office, Pawn Shop, Pharmacy, Restaurant (Drive-in), Restaurant or Cafeteria, School, Veterinarian Clinic ***NOT A COMPREHENSIVE LIST***
Area Square Feet	N/A	10,000
Width & Depth	N/A	Width 100’ Depth 100’
Setbacks	N/A	Front: 25’, Side: 0’, Side Adjacent to Single-Family Residential: 25’ Rear: 0’, Rear Adjacent to Single-Family: 25’
Maximum Height	N/A	120’
Maximum Impervious Coverage	N/A	80%

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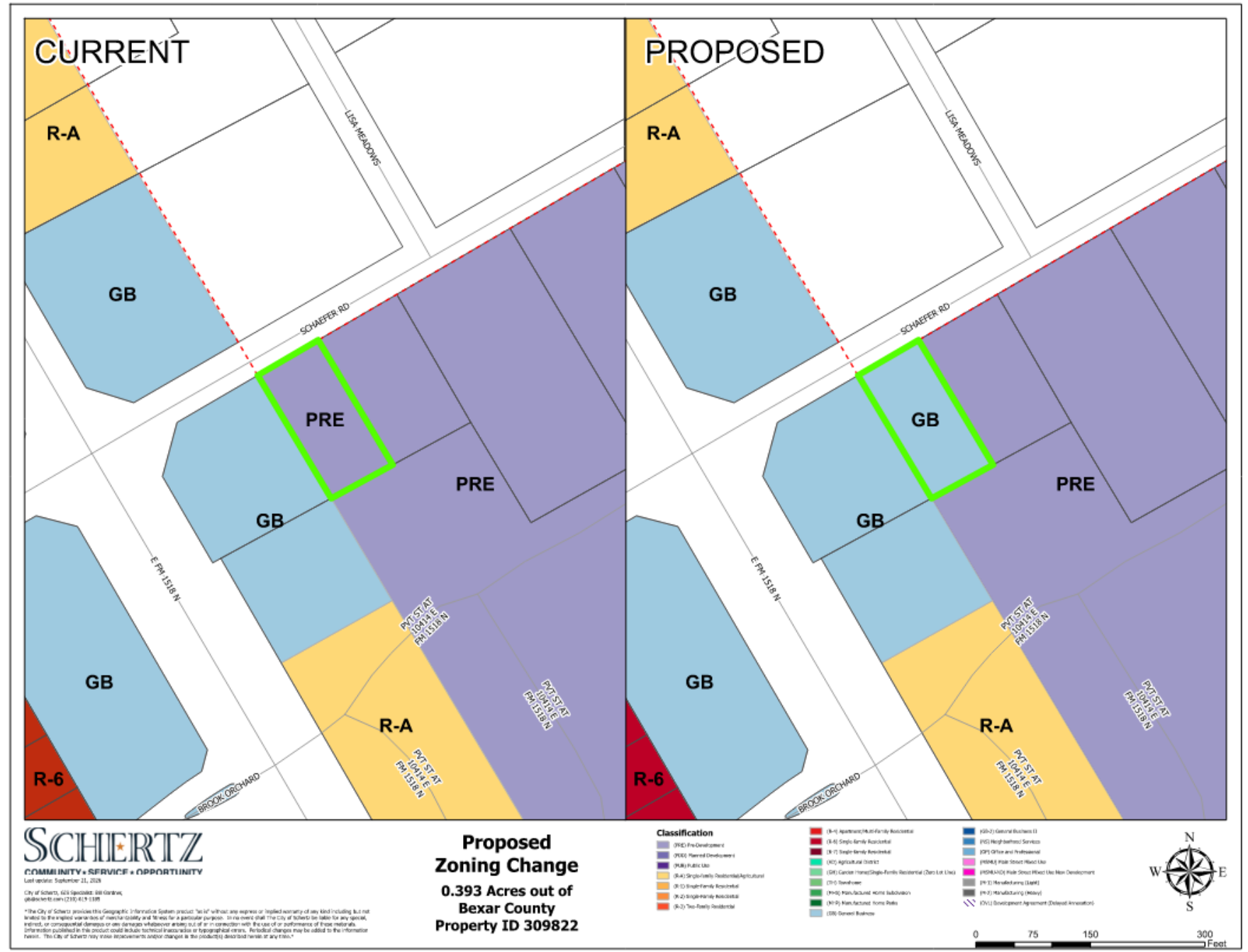


- 5 Public notices were sent on 9.2.2026
- As of today
  - (1) in Favor
  - (0) Neutral to
  - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” on October 28
- Two notification signs were placed by the applicant
- Heard at the 10.7.2026 Planning and Zoning Commission





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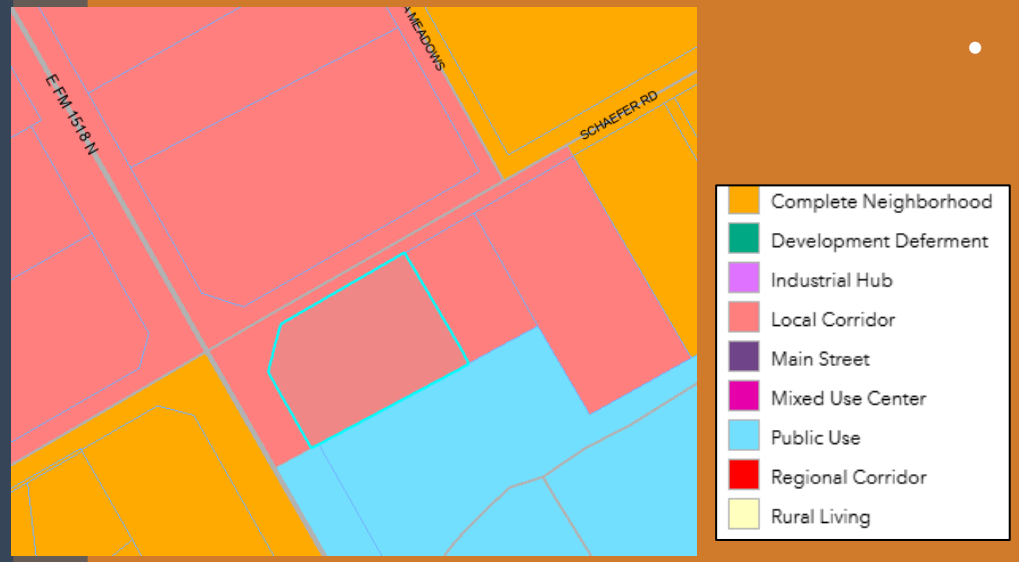


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UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- **Future Land Use Map Designation:** Local Corridor
  - Locally orientated to commercial and entertainment
  - Situated along medium to high volume collectors
  - Conventional retail centers, small scale mixed use
- Proposed General Business
  - Would allow for development of locally orientated commercial
  - Is situated along FM 1518
  - Promotes the Comp. Plan Policies



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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.

- The proposed zone change is asking to bring a portion of an existing tract from Pre-Development District (PRE) to General Business District (GB) as the remainder of the tract is currently zoned General Business District.

- Engineering Summary on TIA Memo
  - The increase in peak hour trips could increase traffic on the transportation system
  - Ongoing road project on FM 1518 could mitigate some of the traffic concerns
  - **Effects can be also be mitigated through various ways**
  - Required improvements will be determined during the development process

- Proposed GB promotes general welfare of the City
  - Increase in traffic can be mitigated
  - Tract will be completely GB, allowing for development of the entire tract.

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 General Business District (GB) is consistent and appropriate
  - Intent is to have their entire lot be General Business District to allow for development of entire lot. Surrounded by GB currently.
  - Suitable transition between single-family and commercial



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UDC SECTION 21.5.4.D Criteria for Approval

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

- Proposed zone change meets the UDC requirements
- Sent to Fire, EMS, and Police Departments for review and no objections were received.
- This zone change was heard at the October 7th 2026 Planning and Zoning Commission.

Staff Recommendation

- Staff recommends approval of Ordinance 26-S-035 as the proposed General Business District (GB) implements the policies of the Comprehensive Land Use Plan- Future Land Use Map and permits uses that serve the overall needs of the community.

Planning and Zoning Commission

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