

City of Schertz

# Comprehensive Plan Update

May 24, 2023

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CPAC Meeting #1



# Meeting Agenda

Introductions

What is a Comprehensive Plan?

Project Orientation

Discussion:

Vision, Opportunities, Issues/Constraints

# Project Team



Shad Comeaux



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Caroline Stewart



Chris Wesseln



Jason Claunch

# Why Plan?



**Establish a  
Blueprint**



**Give Direction**



**Create a Vision**

# What is a Comprehensive Plan?

## It is...

- Reflection of the community's vision
- Long term statement that guides policy
- Basis for subsequent ordinances
- Tool for decision making

## It isn't...

- Legally binding
- Zoning ordinances
- Meant to sit on a shelf

# Project Purpose & Scope

## The Comprehensive Plan Update will...

- Serve as the primary document for planning the City's growth
- Be the basis for various policies, initiatives, and funding priorities to be considered by the City.
- Establish a long-term vision
- Focus on 4 key areas of the City
- Topics include: Future Land Use, Economic Strategy, Transportation and Mobility, and Parks and Recreation
- Develop recommendations to assist the City in planning for necessary future assessments, planning or plan updates.
- Identify concerns based on an assessment of the current conditions, future growth and developmental issues
- Propose policies, initiatives, and implementation goals to accomplish the overall vision and direction of the City

# The CPAC's Role

- Serves as the **primary steering committee** for the plan's development
- Works with the consultant team and city staff to **provide guidance** and ensure the process and recommendations are **keeping in line with the community's needs and vision**
- Generates the **overall vision** and provides feedback on the best **ways to engage** the community
- Directly involved both in the determination of the **process and the proposed recommendations**
- Become **champions** of the comprehensive plan
- **Attend** 4 CPAC meetings and community events, if possible
- **Encourage** fellow residents to get involved in the planning process

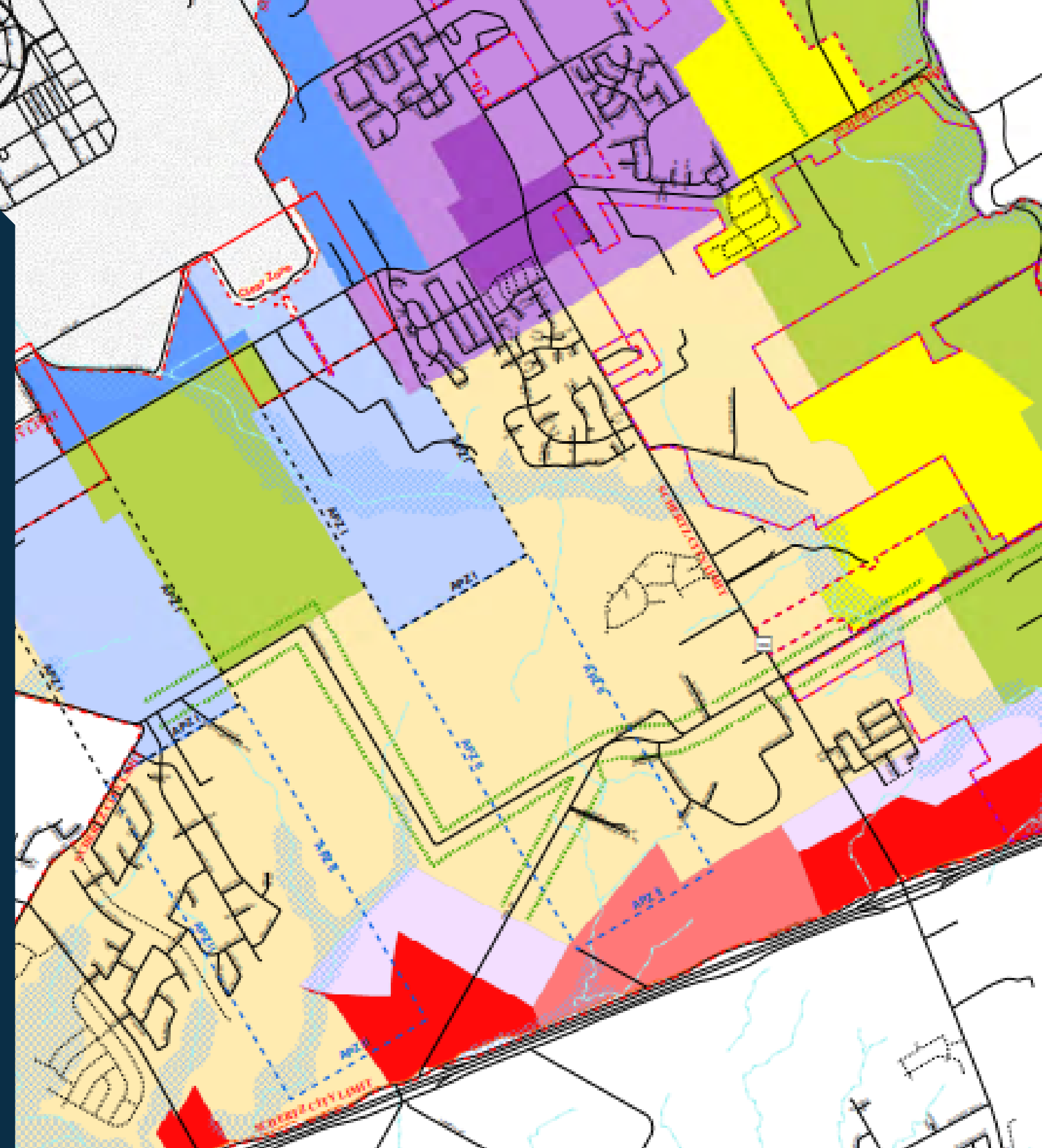
# Proposed Timeline





# Previous Studies

- Future Land Use Plan
- Comprehensive Land Plan
- Sector Plan
- Parks and Recreation Master Plan
- Thoroughfare Plan



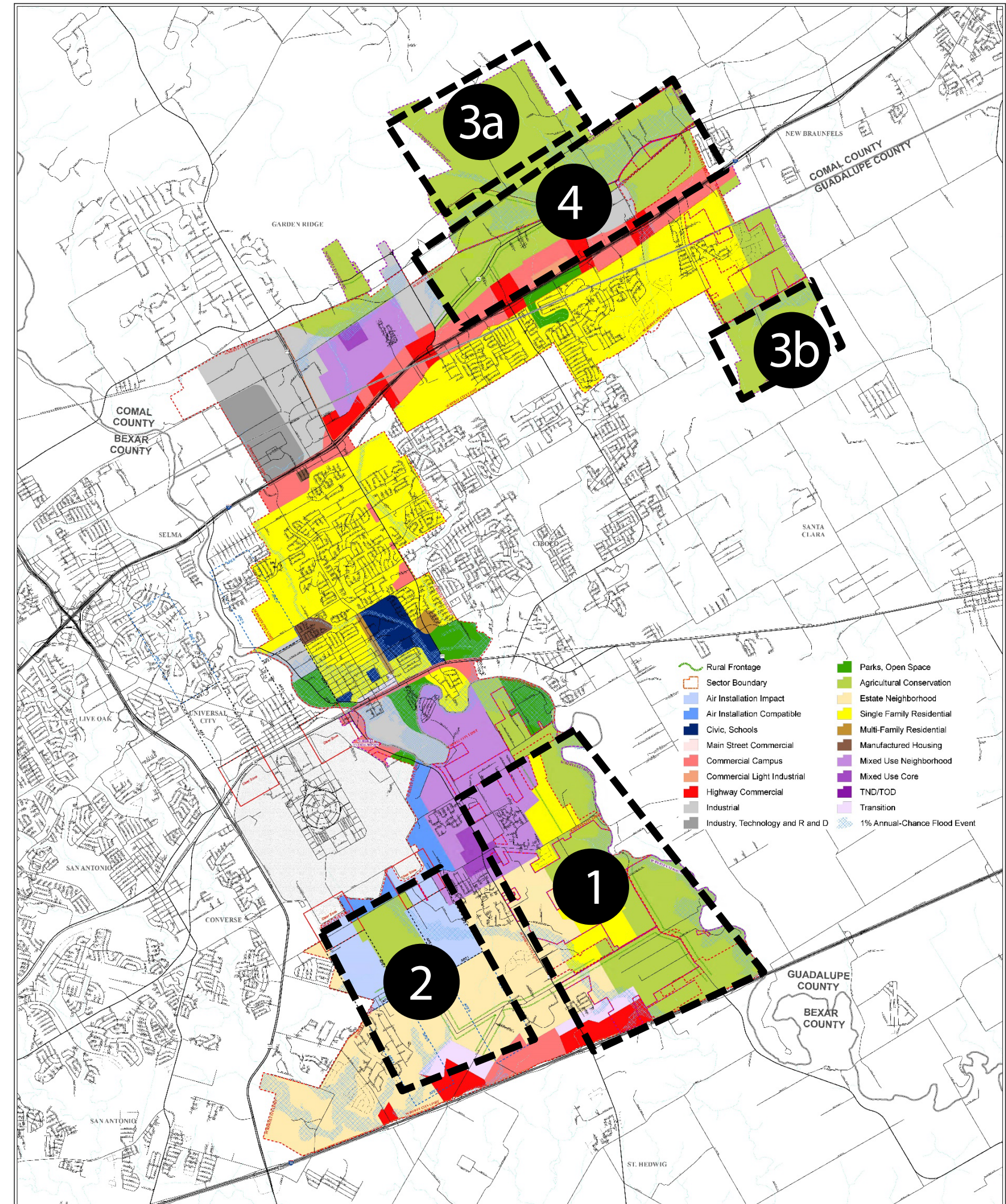
# Tell us about Schertz...

What are your values and priorities, as a community?

What are your big issues?

What future are you working towards?

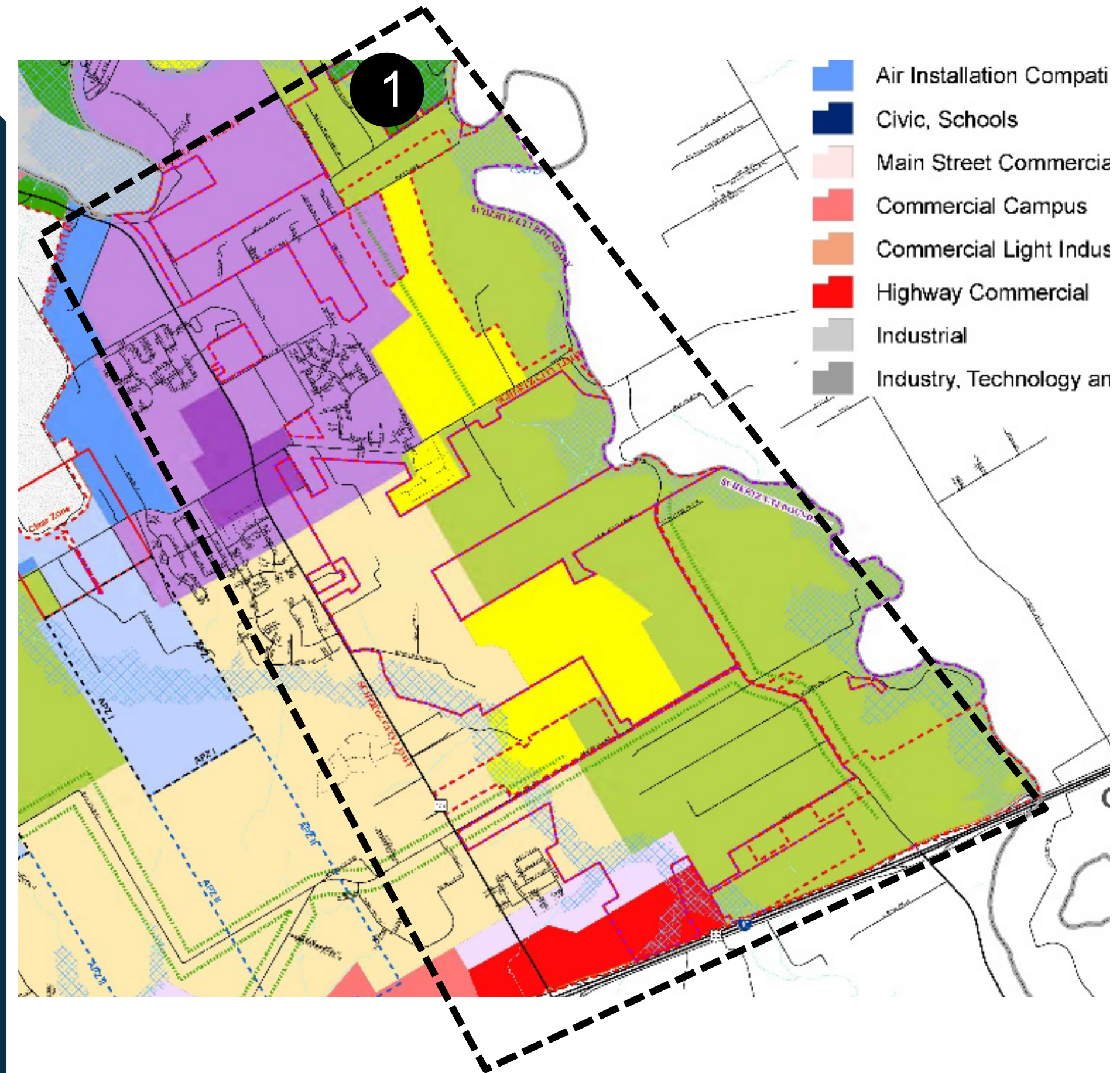
# 4 Key Areas



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## *Vision, Opportunities, Issues/Constraints*

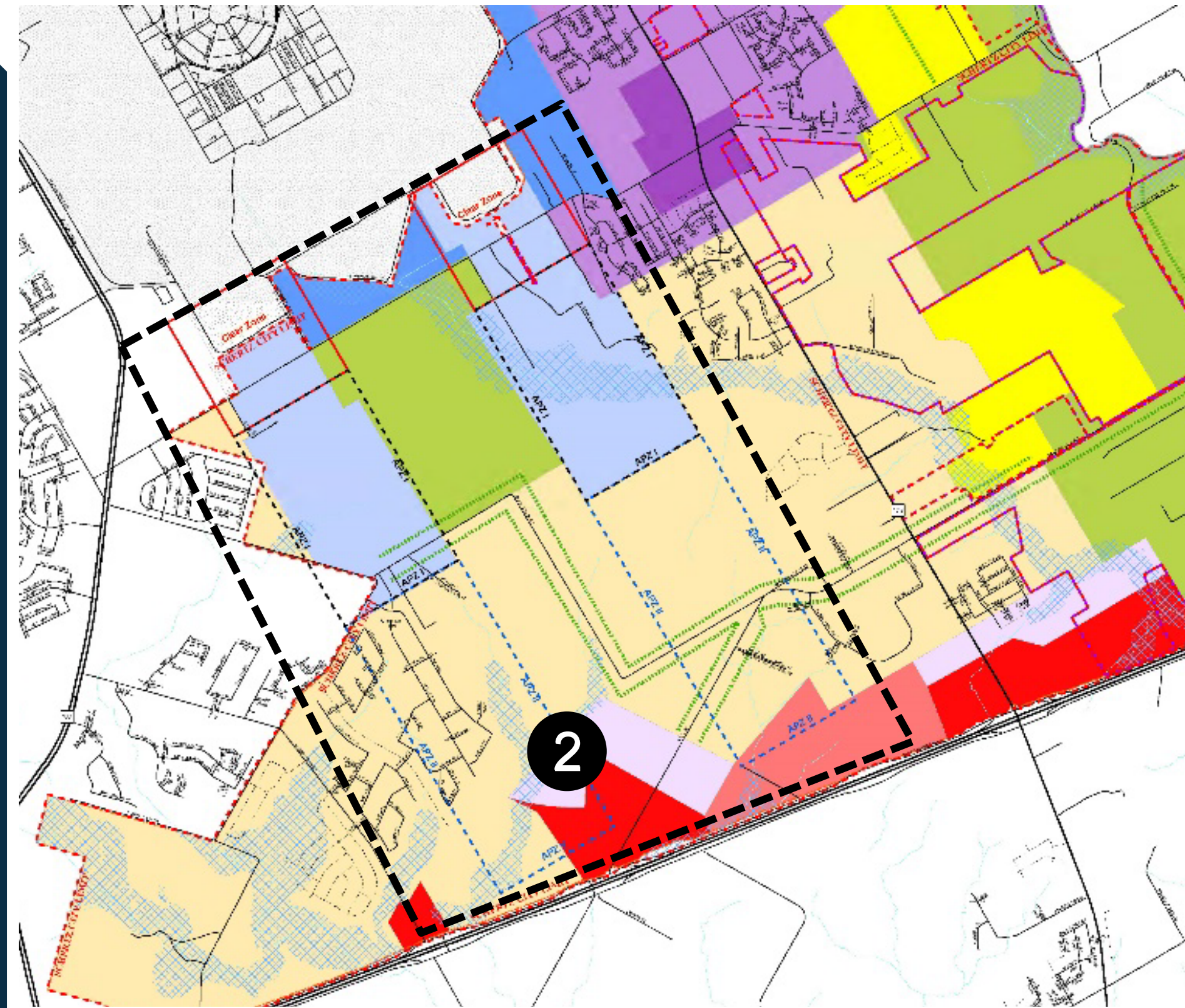
- **Area 1**—designated as Agriculture Conservation (5-acre min lot size) and Estate Neighborhood (½ acre min lot size). Mostly undeveloped, but several property owners are interested in selling to developers. There have been rezoning approvals for single-family residential (suburban size lots—6,000 sq ft to 10,000 sq ft).



# 4 Key Areas

*Vision, Opportunities, Issues/Constraints*

- **Area 2** – within the JBSA Randolph Clear Air Impact Compatible Use Zones and the area in between them. Mostly Estate Neighborhood but JBSA Randolph has concerns about the density – pushing for 2-acre minimum. APZ 1 (northern light blue) does not allow residential.



# 4 Key Areas

## *Vision, Opportunities, Issues/Constraints*

- **Areas 3A and 3B** – Do these areas remain outside the ETJ, or should they be released, if so, what land use designation should they have? 3B would likely develop as suburban single-family residential development. 3A has a quarry in the middle and estate lots. Providing services and road access is challenging. There are issues with regulating and dealing with complaints related to the quarry.



# 4 Key Areas

*Vision, Opportunities, Issues/Constraints*

- Area 4 – Development pressures on the Estate designated area and Industrial uses starting to develop. There needs to be a balance of Industrial, Commercial, Retail etc.



# Next Steps

- **Stakeholder Identification & Stakeholder Meetings in June**
- **FNI/Catalyst team developing content for Community Snapshot, Existing Conditions, Market Analysis**
- **CPAC Meeting #2 Wednesday, June 28**