

ORDINANCE NO. 24-S-22

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 507-ACRES OF LAND TO AGRICULTURAL DISTRICT (AD), KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBERS 75449, 75463, 79012, 75462, 78923, 374148, 79018, 79017, 75468, 374146, 374145, 374144, 374147, 78218, 78957, 78960, 78976, 79001, 78945, 78946, 75480, 78247, 79009, 79006, 79004, AND APPROXIMATELY 387-ACRES OF LAND TO AGRICULTURAL DISTRICT (AD), KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBERS 63992, 61614, 68378, 68377, 68382, 68381, 68380, 68374, 61615, 68384, 68385, 68383, 61511, 61609, COMAL AND GUADALUPE COUNTY, TEXAS.

WHEREAS, the City has initiated proceedings to establish the initial zoning of approximately 894 acres of newly annexed land to Agricultural District (AD), known as Comal County Property Identification Numbers 75449, 75463, 79012, 75462, 78923, 374148, 79018, 79017, 75468, 374146, 374145, 374144, 374147, 78218, 78957, 78960, 78976, 79001, 78945, 78946, 75480, 78247, 79009, 79006, 79004, and Guadalupe County Property Identification Numbers 63992, 61614, 68378, 68377, 68382, 68381, 68380, 68374, 61615, 68384, 68385, 68383, 61511, 61609, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

WHEREAS, on May 8, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve zoning identified properties as Agricultural District (AD); and

WHEREAS, on June 4, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Agricultural District (AD)

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED ON FIRST READING, the _____ of _____ 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the _____ of _____, 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

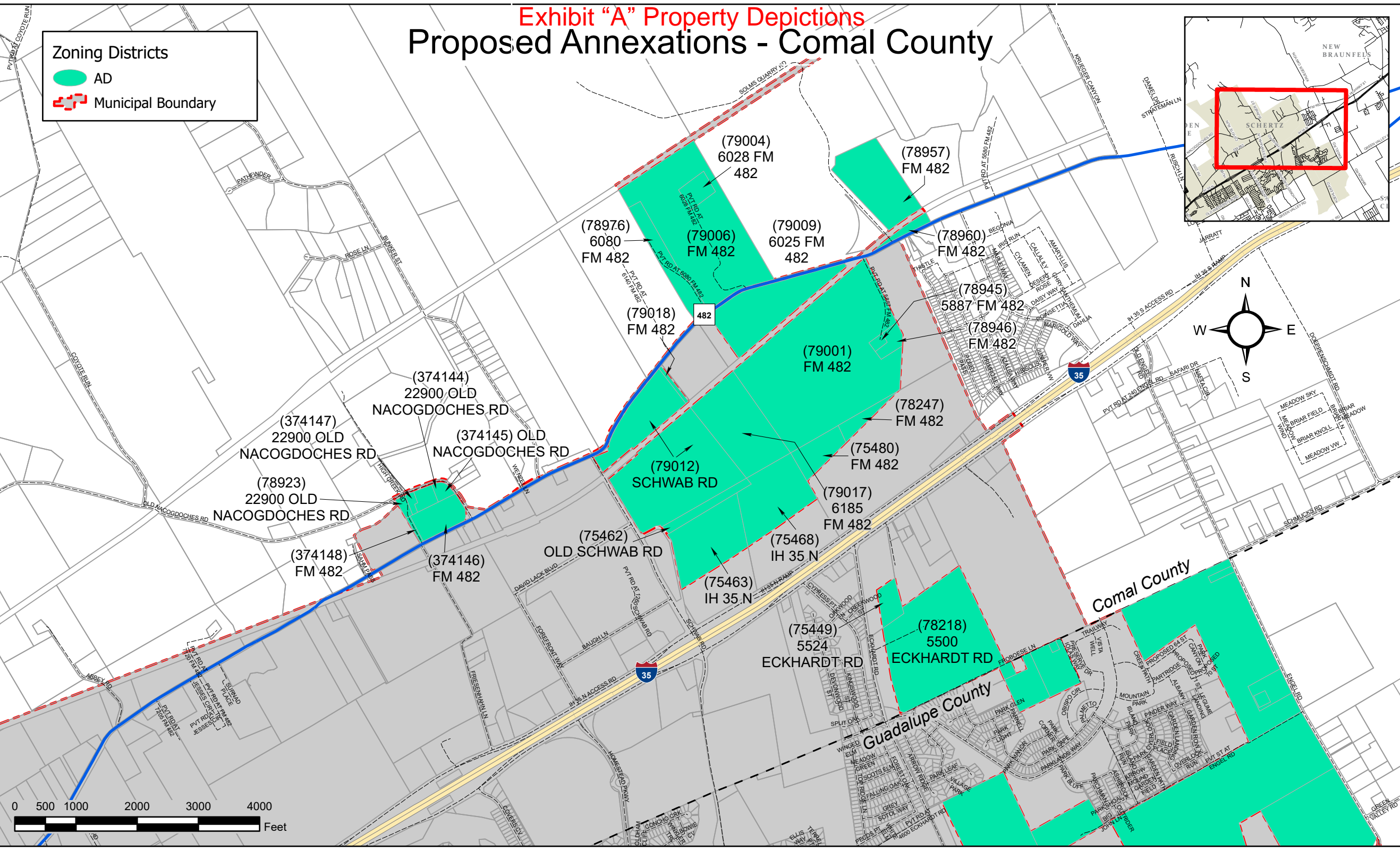
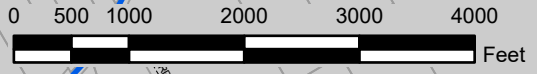
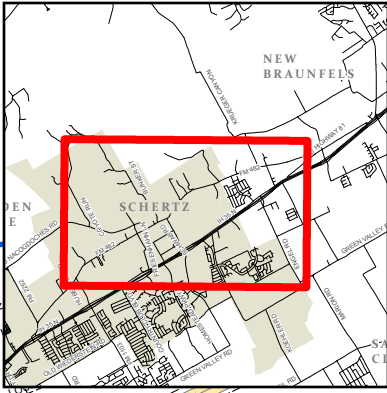
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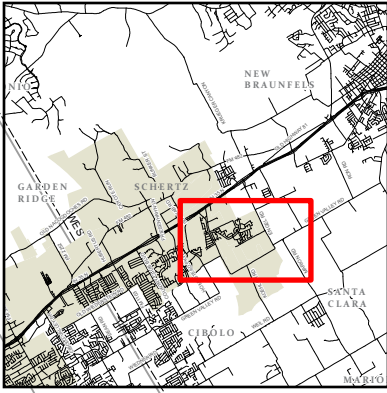
Exhibit "A"
Property Depictions

Exhibit "A" Property Depictions Proposed Annexations - Comal County



Zoning Districts

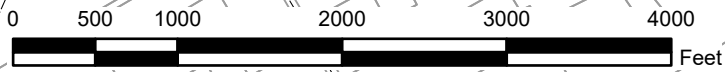
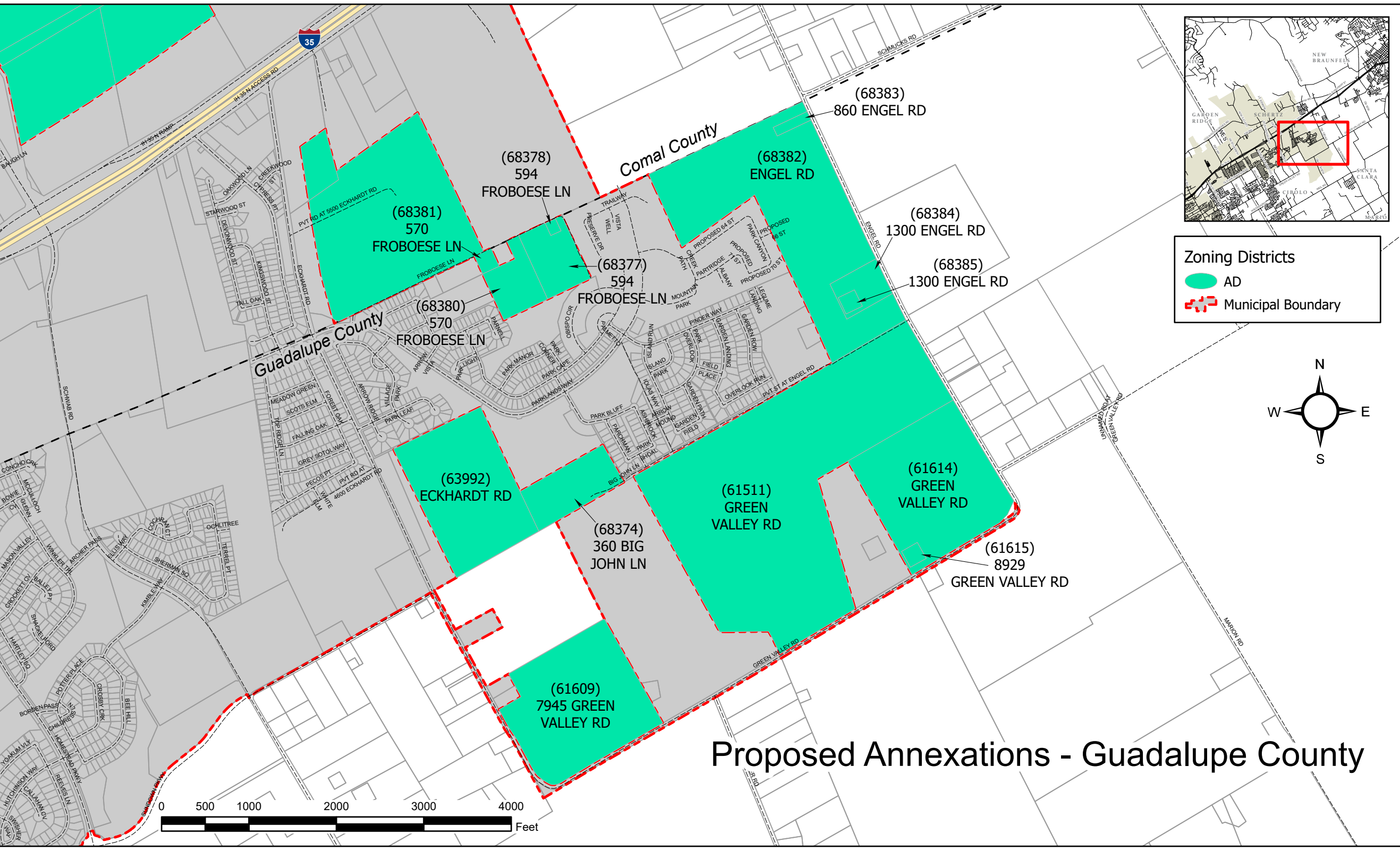
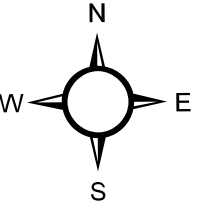
- AD
- Municipal Boundary



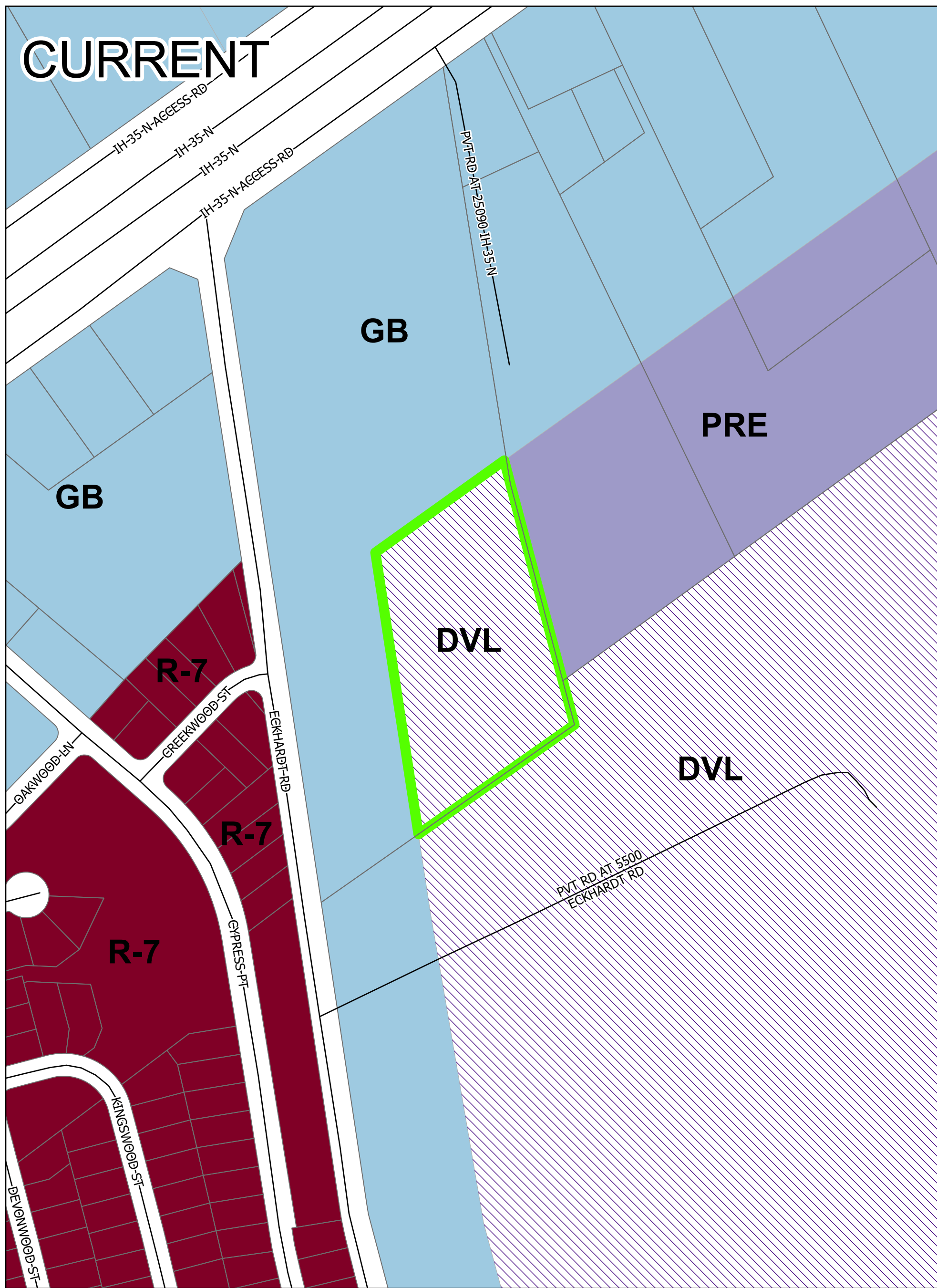


Zoning Districts

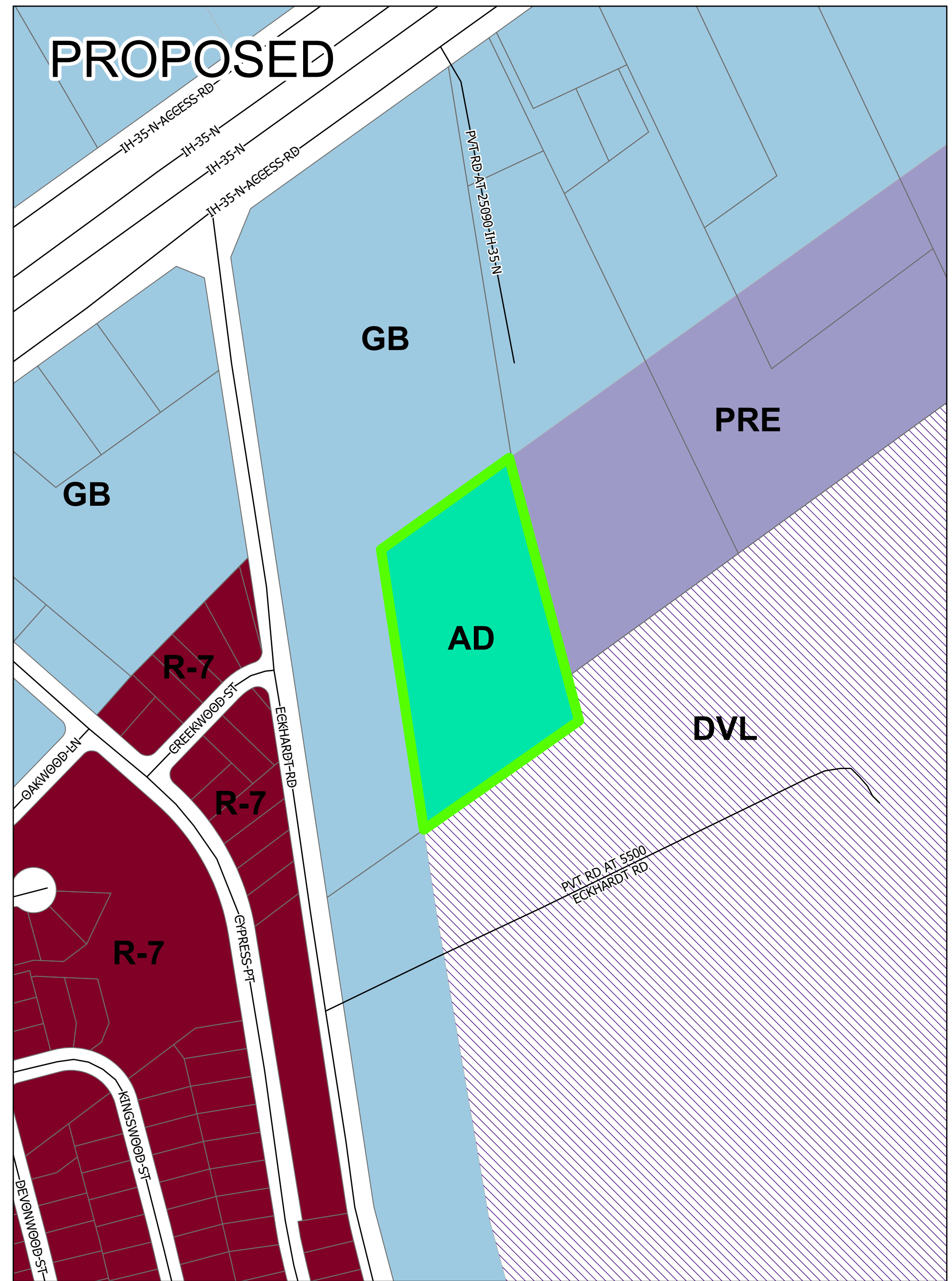
-  AD
-  Municipal Boundary



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

COMAL COUNTY
PARCEL ID:
75449

Classification

	(PRE) Pre-Development		(R-6) Single-family Residential		(NS) Neighborhood Services
	(PDD) Planned Development		(R-7) Single-family Residential		(OP) Office and Professional
	(PUB) Public Use		(AD) Agricultural District		(MSMU) Main Street Mixed Use
	(R-A) Single-family Residential/Agricultural		(GH) Garden Home/Single-Family Residential (Zero Lot Line)		(MSMU-ND) Main Street Mixed Use New Development
	(R-1) Single-Family Residential		(TH) Townhome		(M-1) Manufacturing (Light)
	(R-2) Single-Family Residential		(MHS) Manufactured Home Subdivision		(M-2) Manufacturing (Heavy)
	(R-3) Two-Family Residential		(MHP) Manufactured Home Parks		(DVL) Development Agreement (Delayed Annexation)
	(R-4) Apartment/Multi-Family Residential		(GB) General Business		
			(GB-2) General Business II		

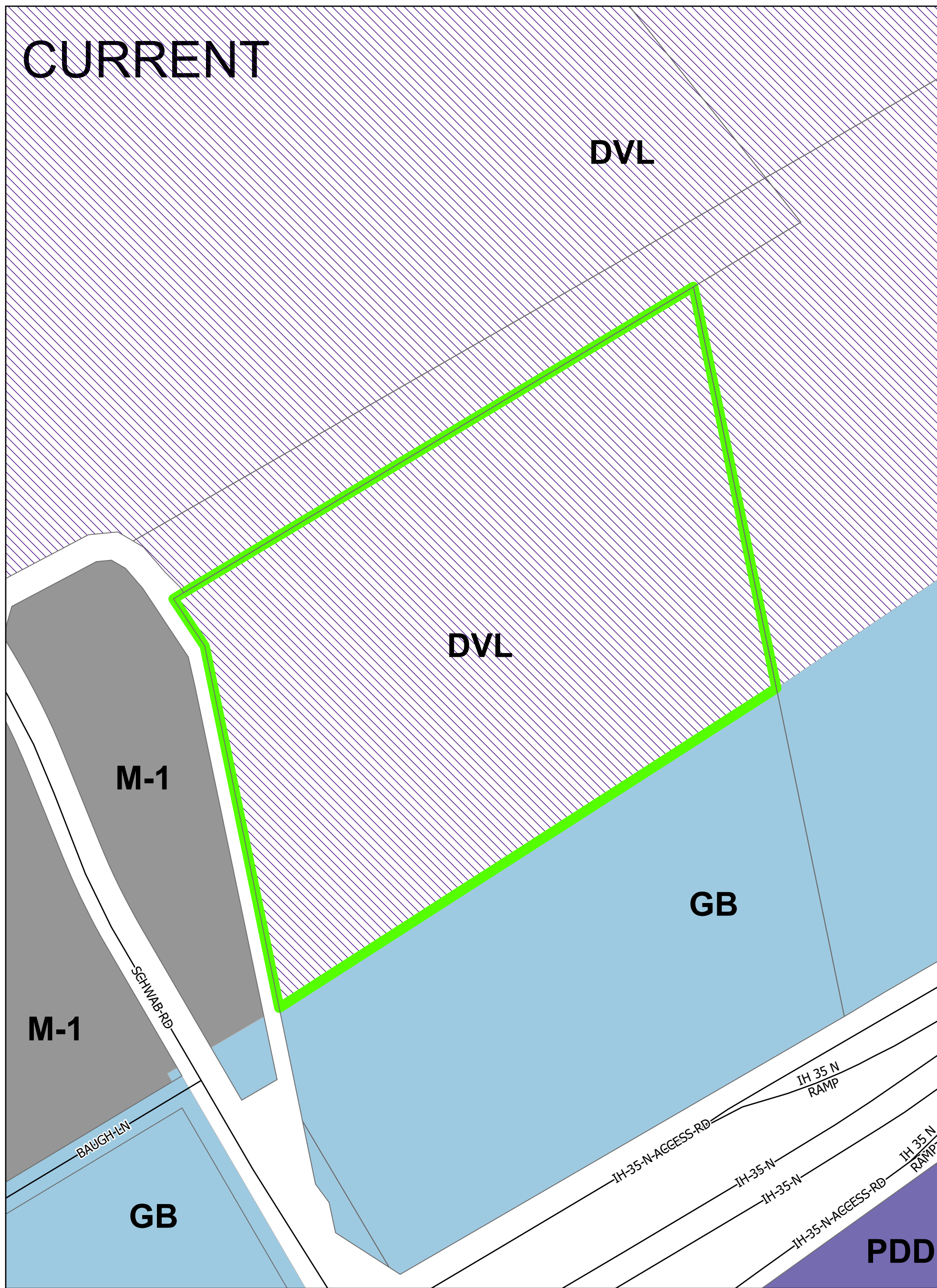


Last update: May 14, 2024

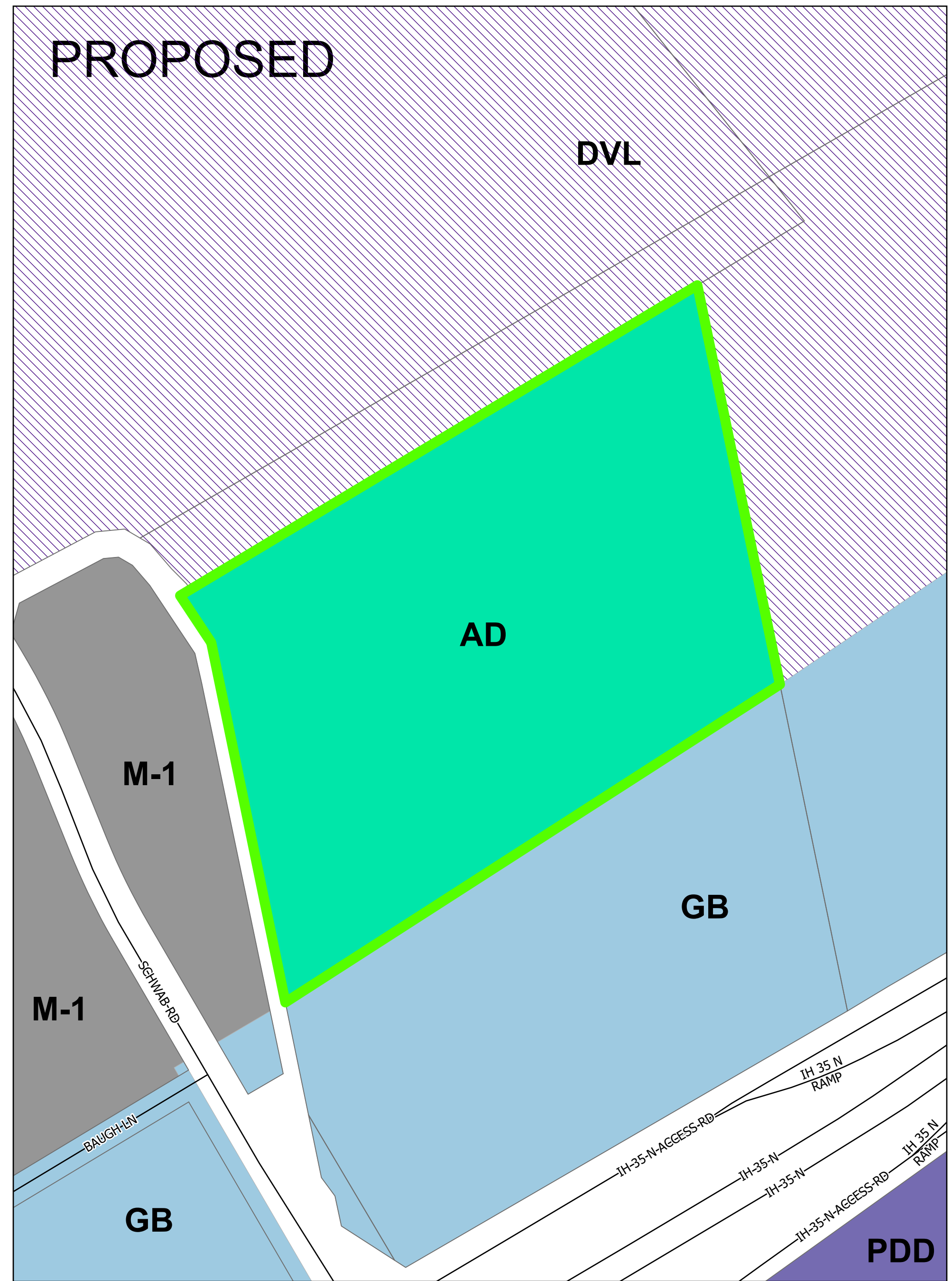
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT



PROPOSED

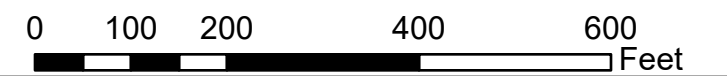


PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
75463**

Classification

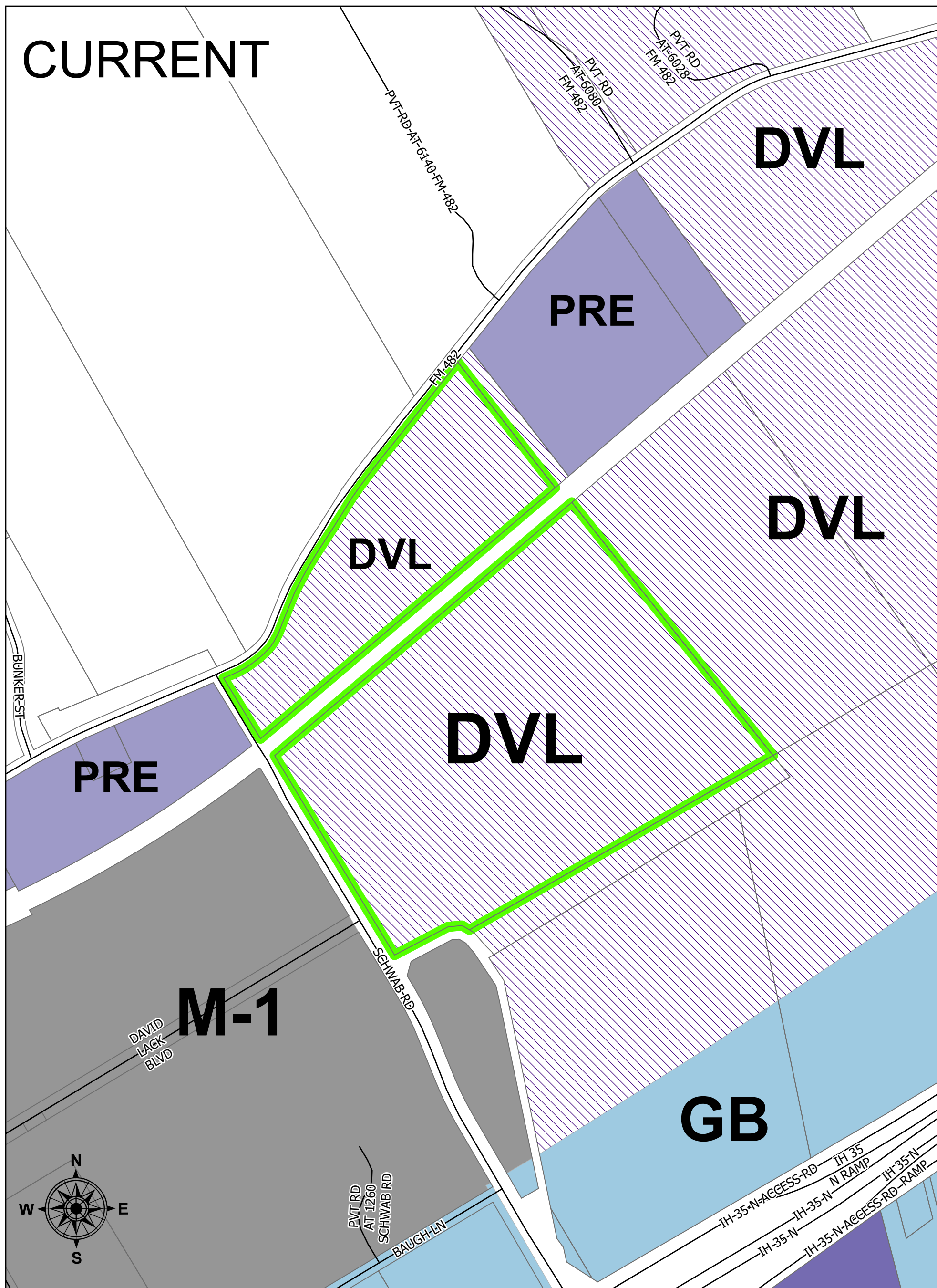
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(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
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(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



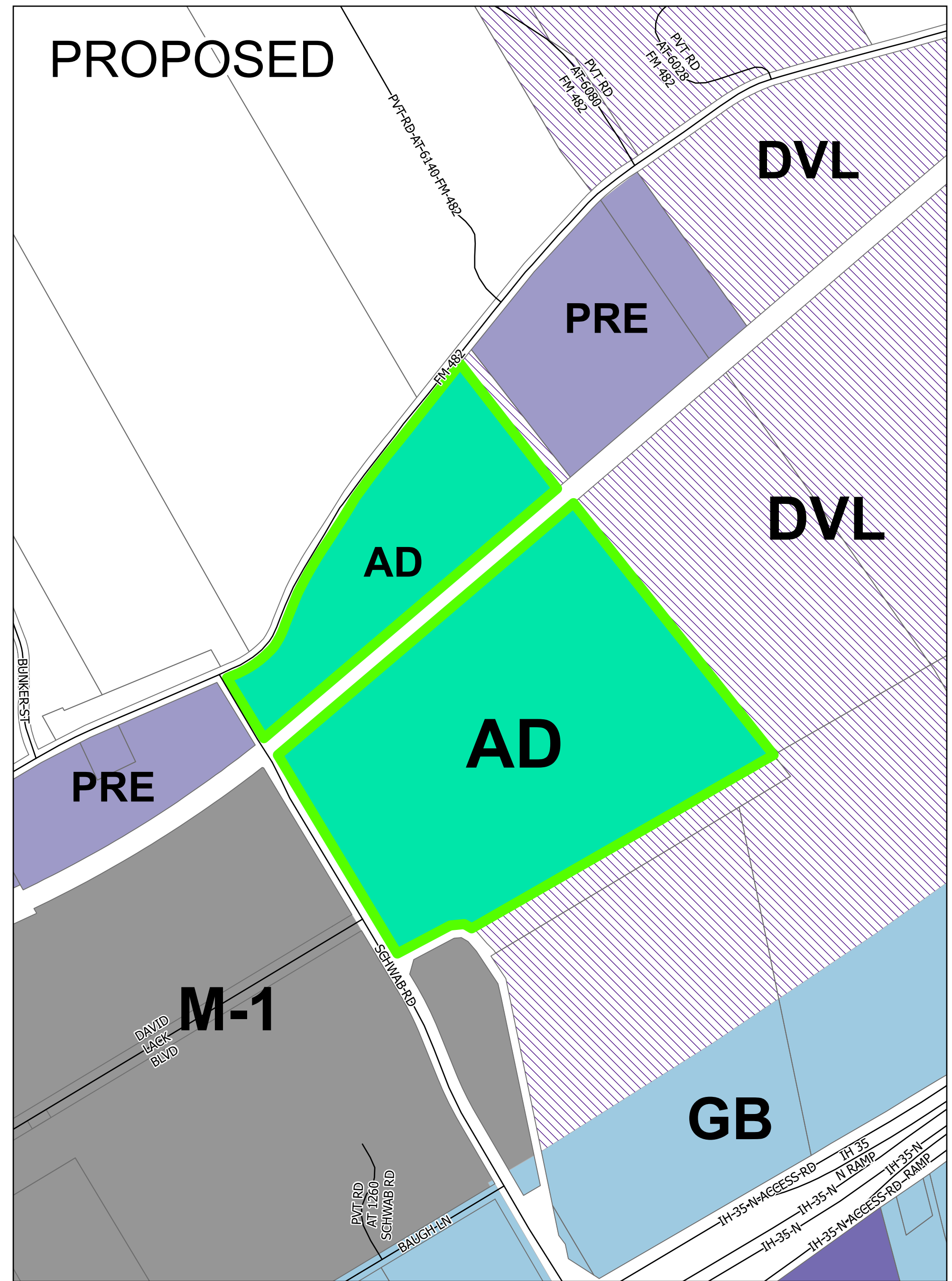
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CURRENT



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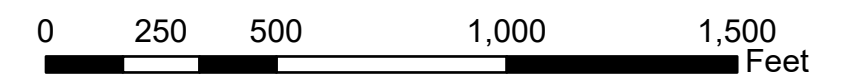


PROPOSED ZONING CHANGE

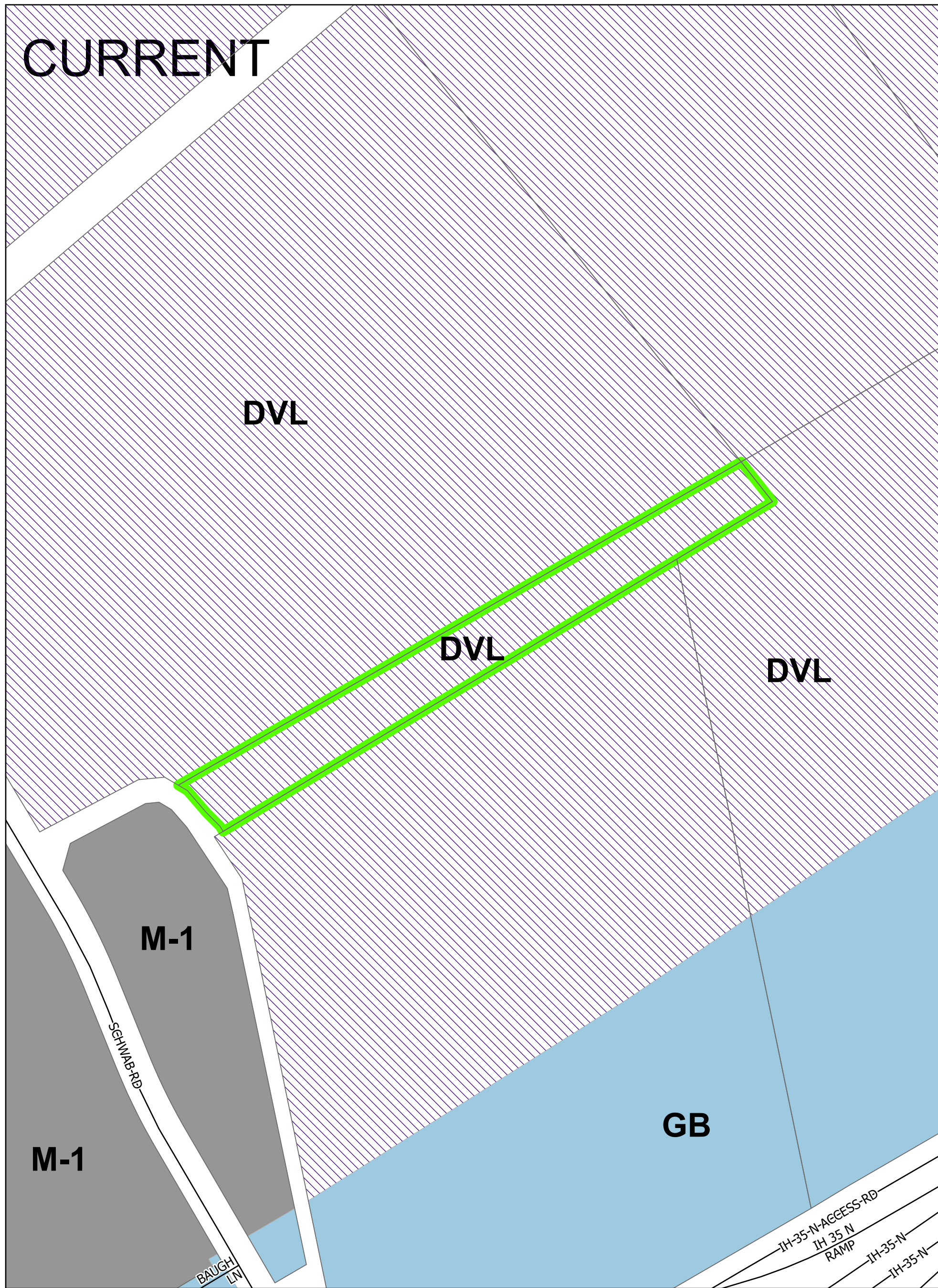
COMAL COUNTY
PARCEL ID:
79012

Classification

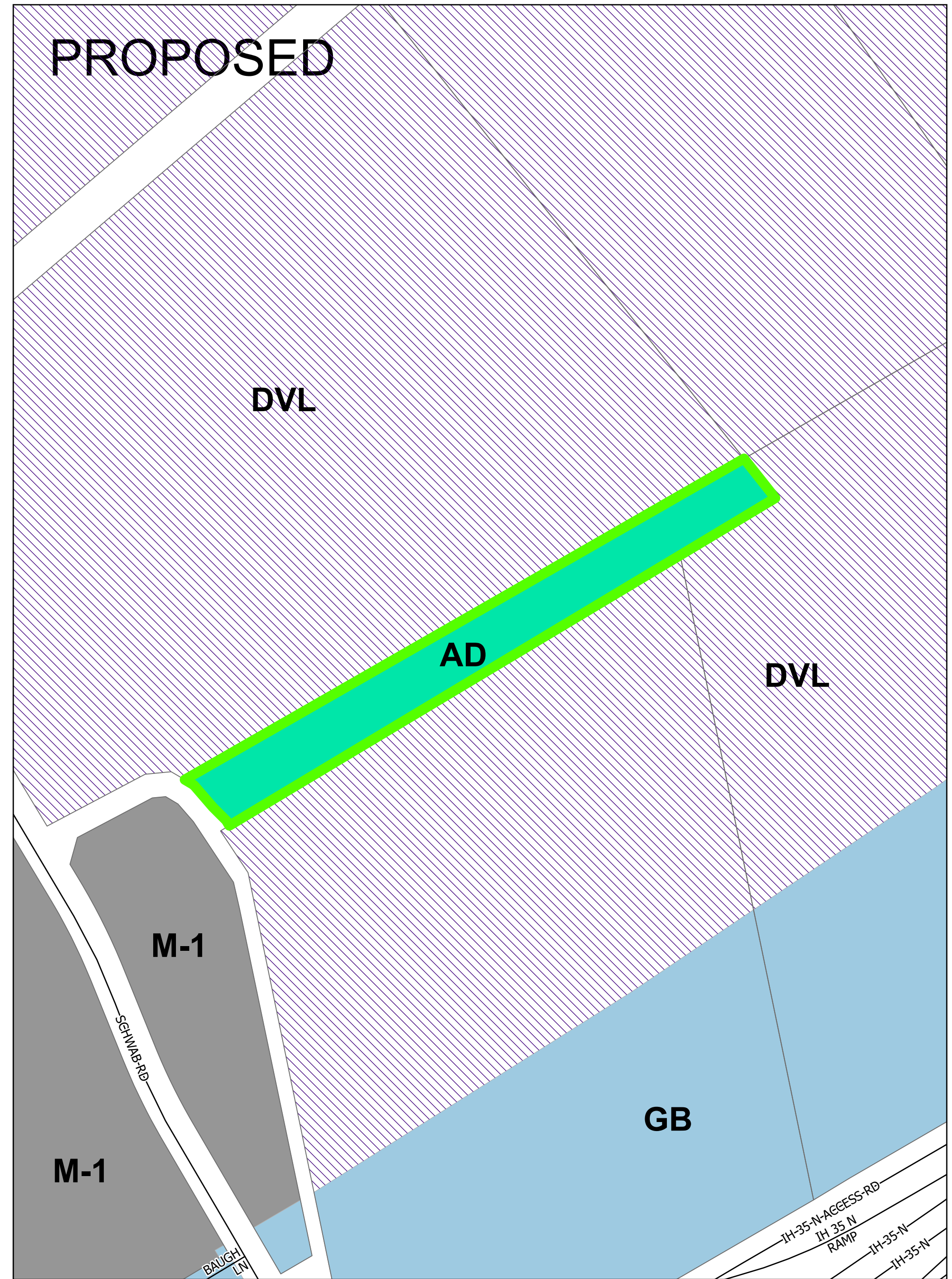
- | | | |
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| (PRE) Pre-Development | (R-6) Single-family Residential | (NS) Neighborhood Services |
| (PDD) Planned Development | (R-7) Single-family Residential | (OP) Office and Professional |
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| (R-3) Two-Family Residential | (MHP) Manufactured Home Parks | (DVL) Development Agreement (Delayed Annexation) |
| (R-4) Apartment/Multi-Family Residential | (GB) General Business | Construction Polygons |
| | (GB-2) General Business II | |



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

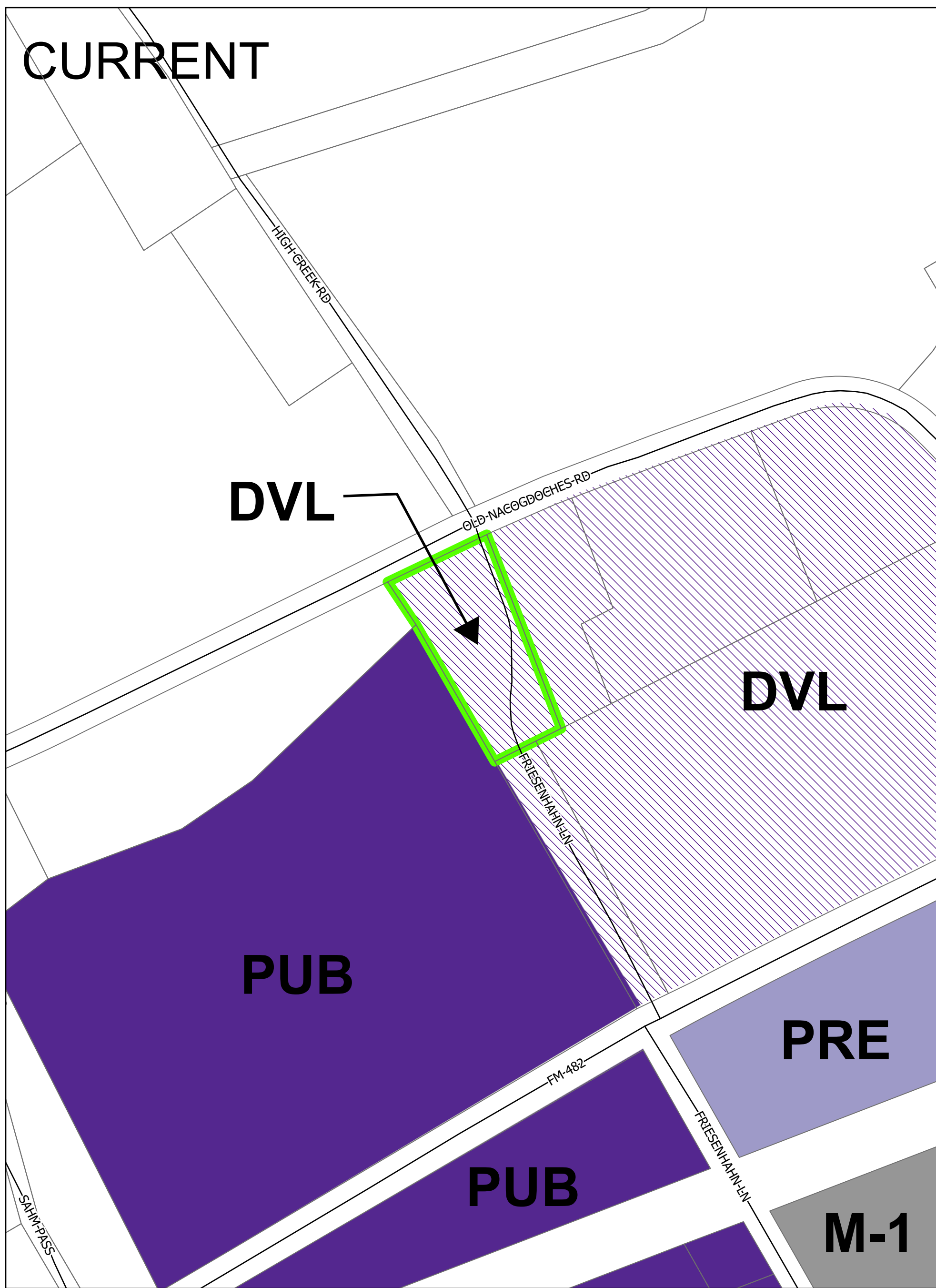
COMAL COUNTY
PARCEL ID:
75462

Classification

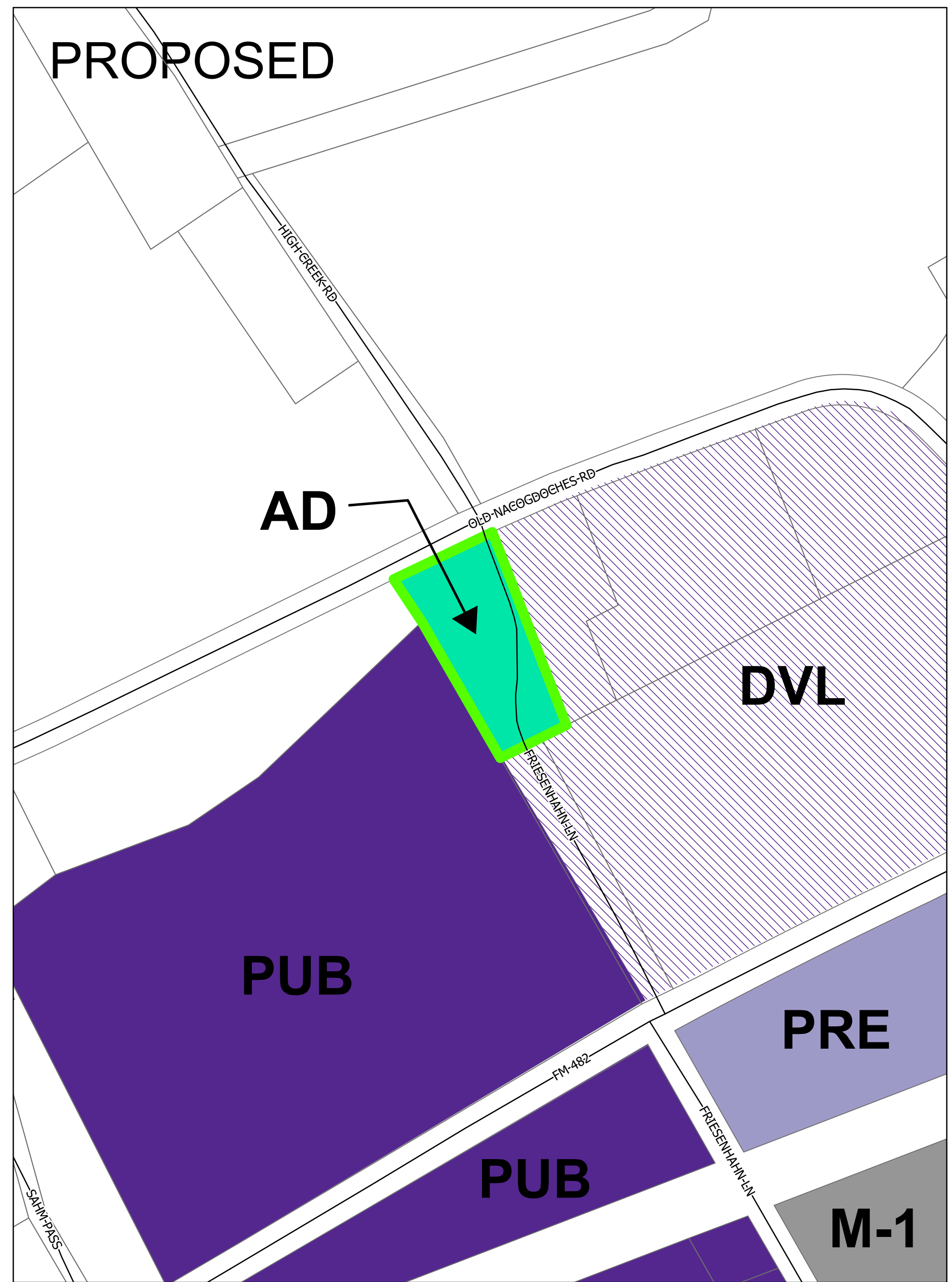
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| (PRE) Pre-Development | (R-6) Single-Family Residential | (NS) Neighborhood Services |
| (PDD) Planned Development | (R-7) Single-Family Residential | (OP) Office and Professional |
| (PUB) Public Use | (AD) Agricultural District | (MSMU) Main Street Mixed Use |
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| (R-4) Apartment/Multi-Family Residential | (GB) General Business | |
| | (GB-2) General Business II | |



CURRENT



PROPOSED

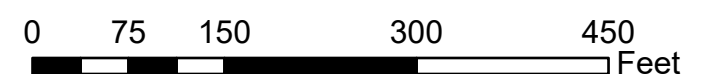


PROPOSED ZONING CHANGE

COMAL COUNTY
 PARCEL ID:
78923

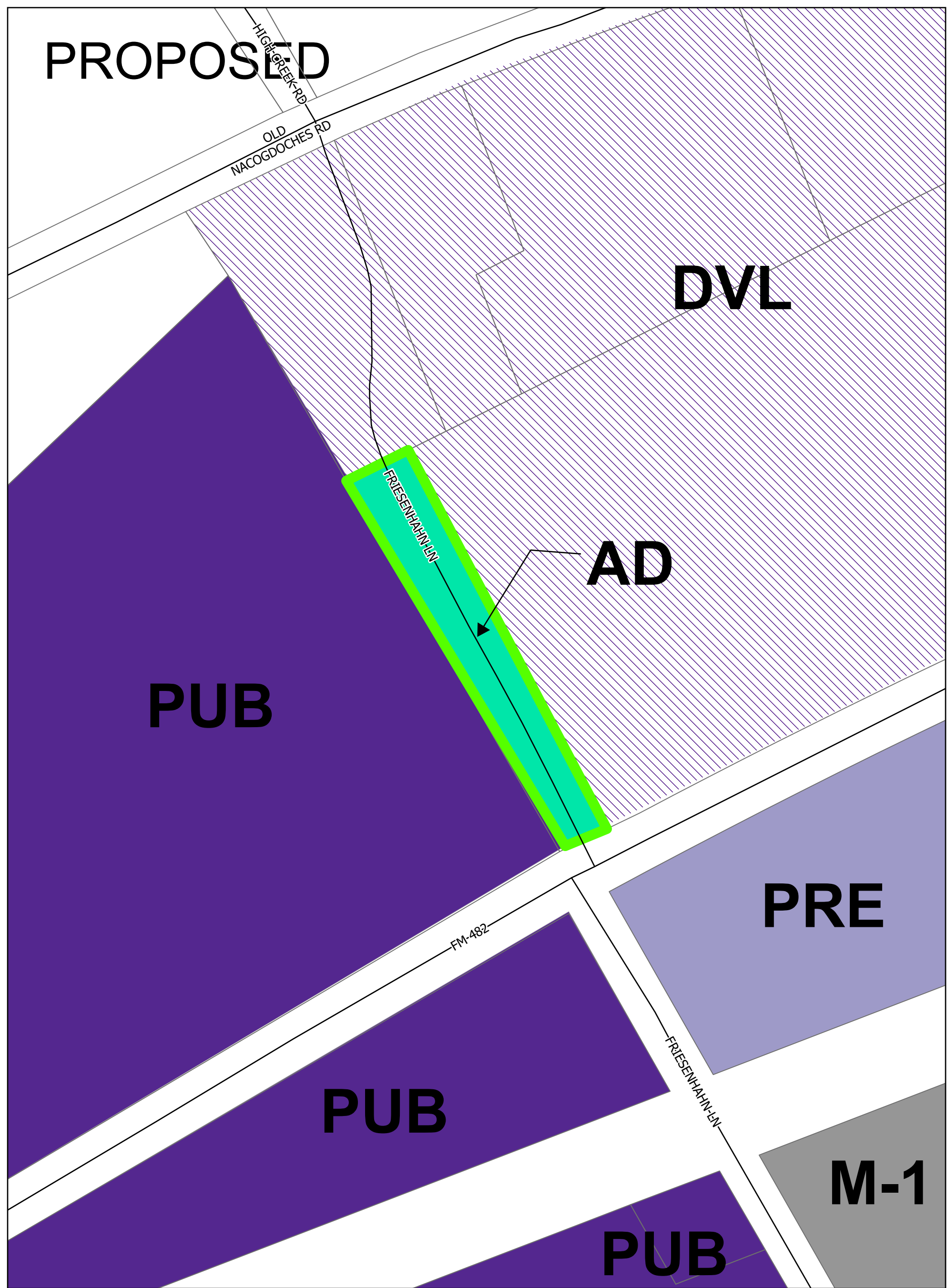
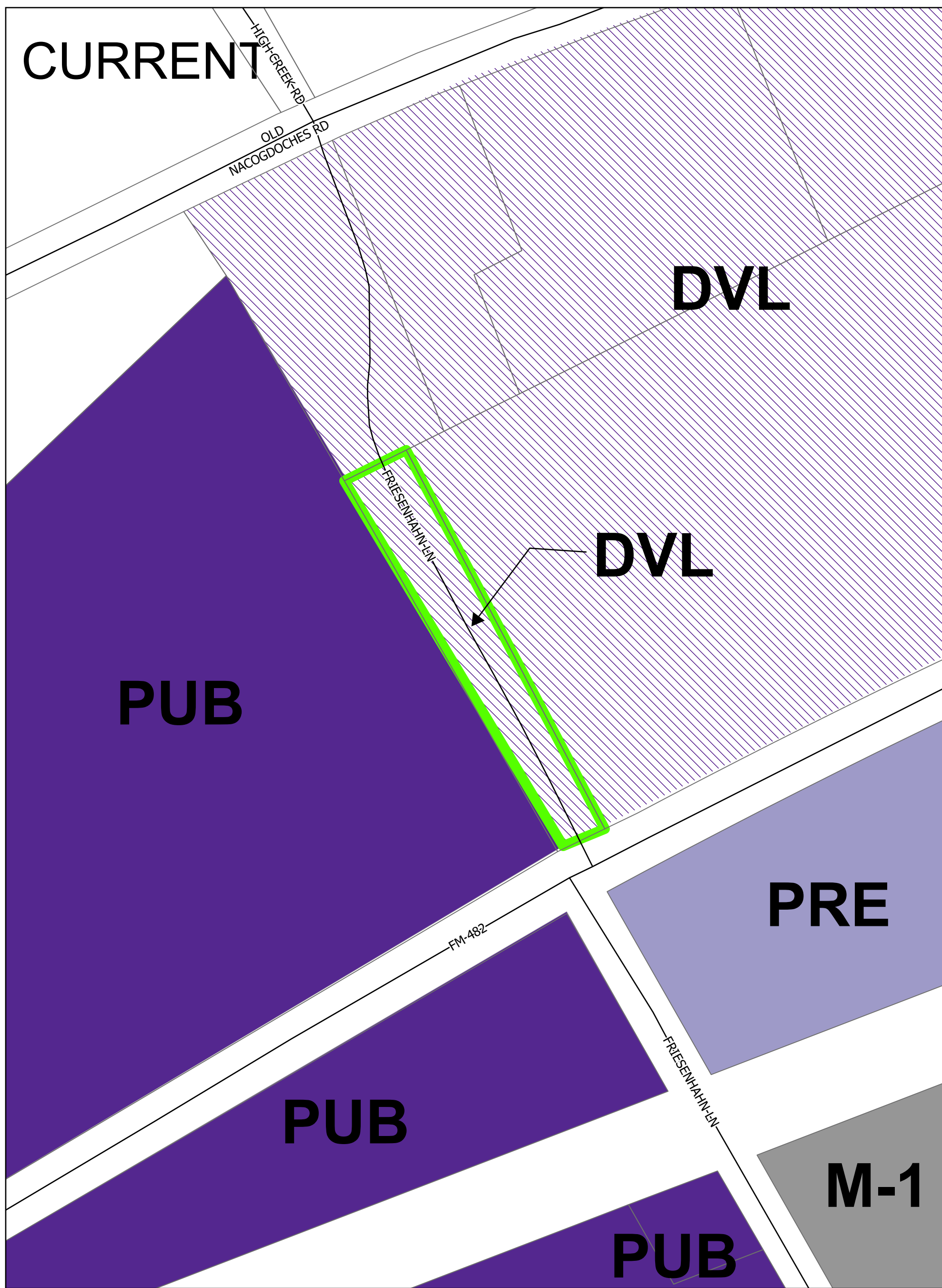
Classification

(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
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(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



CURRENT

PROPOSED



PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
374148**

Classification

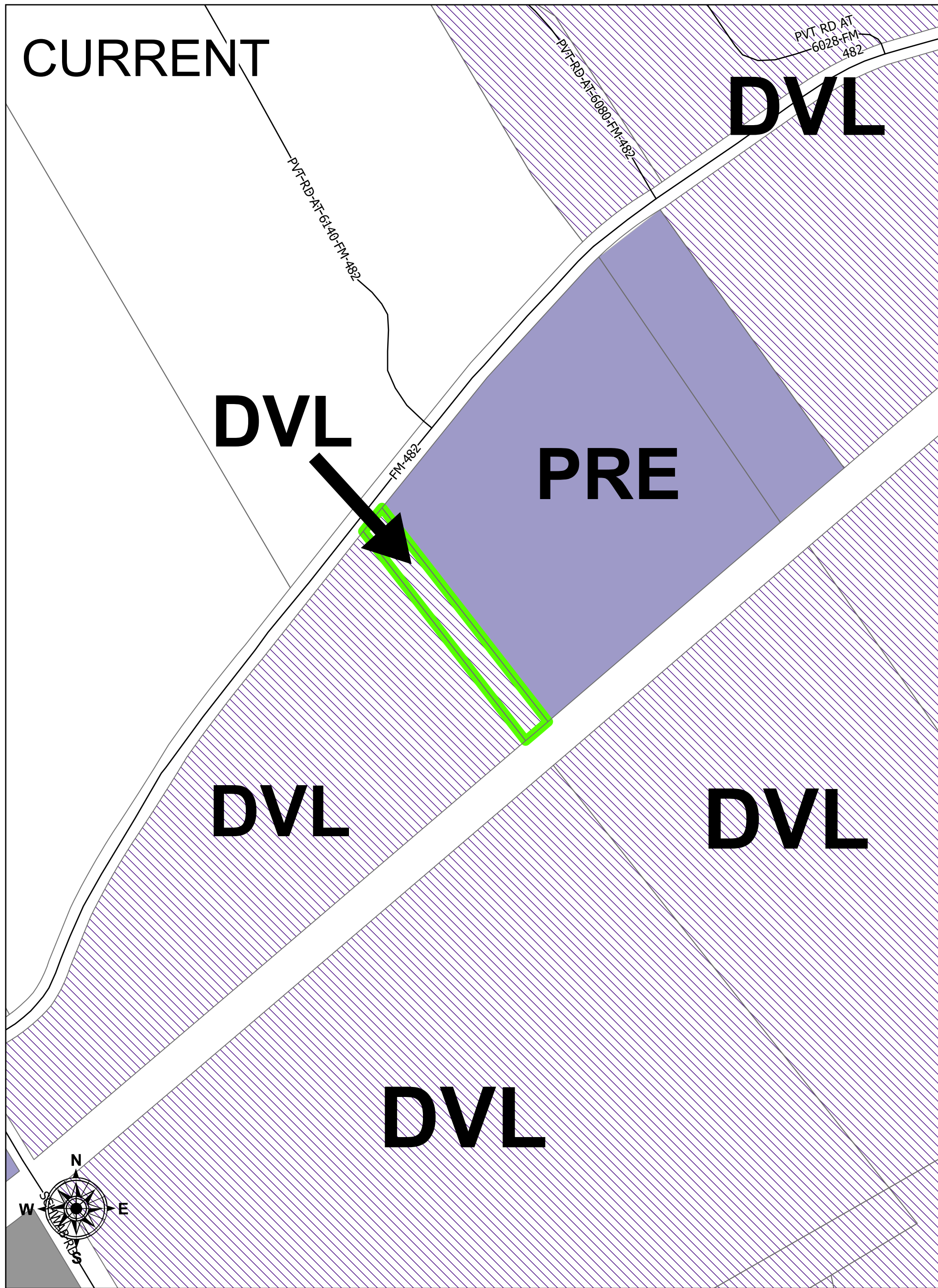
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	(PDD) Planned Development		(R-7) Single-family Residential		(OP) Office and Professional
	(PUB) Public Use		(AD) Agricultural District		(MSMU) Main Street Mixed Use
	(R-A) Single-family Residential/Agricultural		(GH) Garden Home/Single-Family Residential (Zero Lot Line)		(MSMU-ND) Main Street Mixed Use New Development
	(R-1) Single-Family Residential		(TH) Townhome		(M-1) Manufacturing (Light)
	(R-2) Single-Family Residential		(MHS) Manufactured Home Subdivision		(M-2) Manufacturing (Heavy)
	(R-3) Two-Family Residential		(MHP) Manufactured Home Parks		(DVL) Development Agreement (Delayed Annexation)
	(R-4) Apartment/Multi-Family Residential		(GB) General Business		
			(GB-2) General Business II		



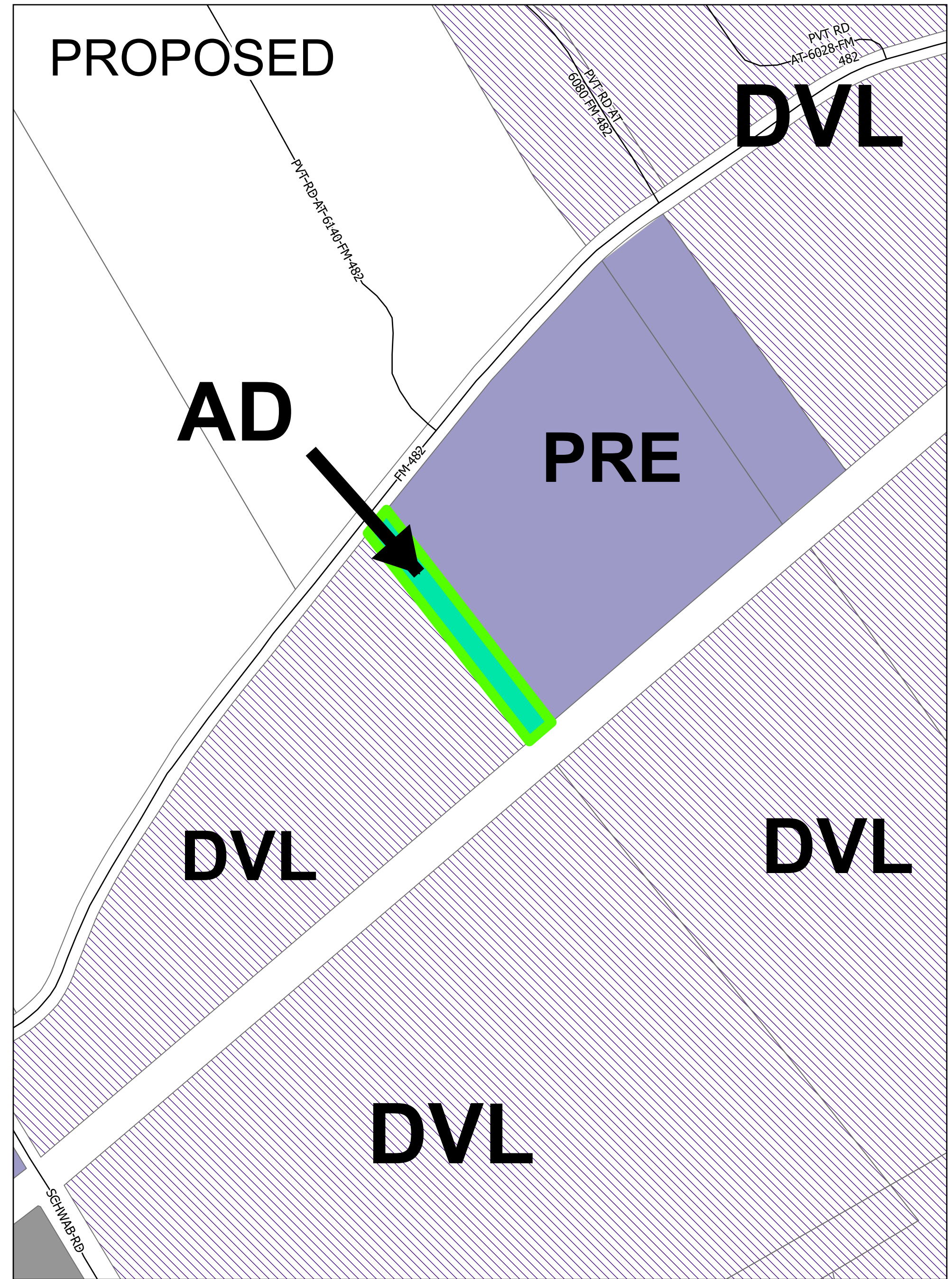
Last update: May 14, 2024
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT



PROPOSED

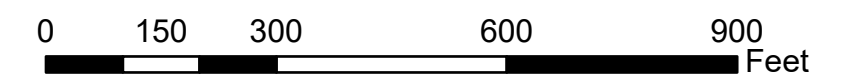


PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
79018**

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)
- Construction Polygons

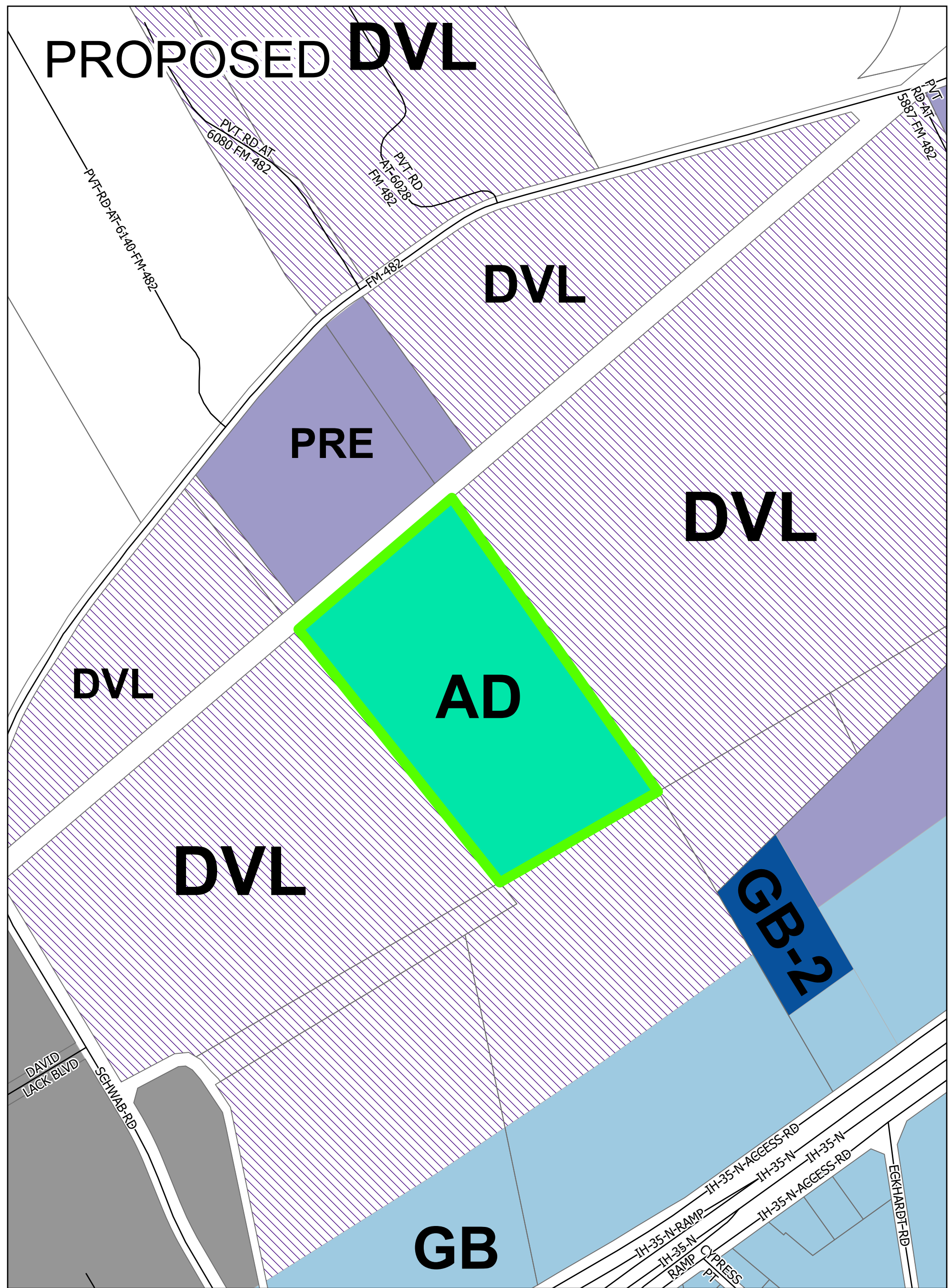
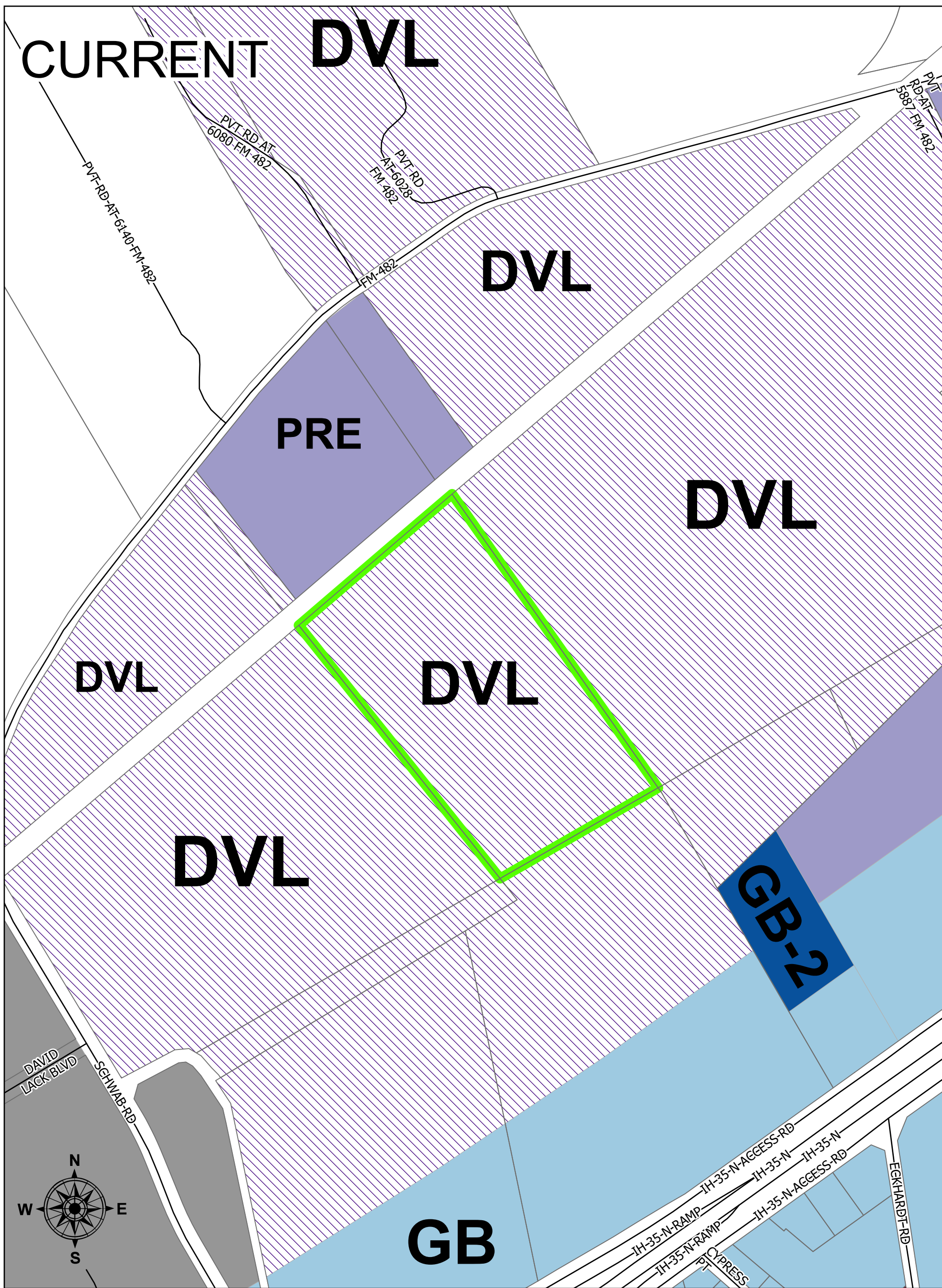


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: May 20, 2024

City of Schertz, GIS Specialist: Alexa Venezia, avdasse@schertz.com (210) 619-1174

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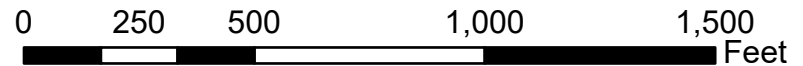


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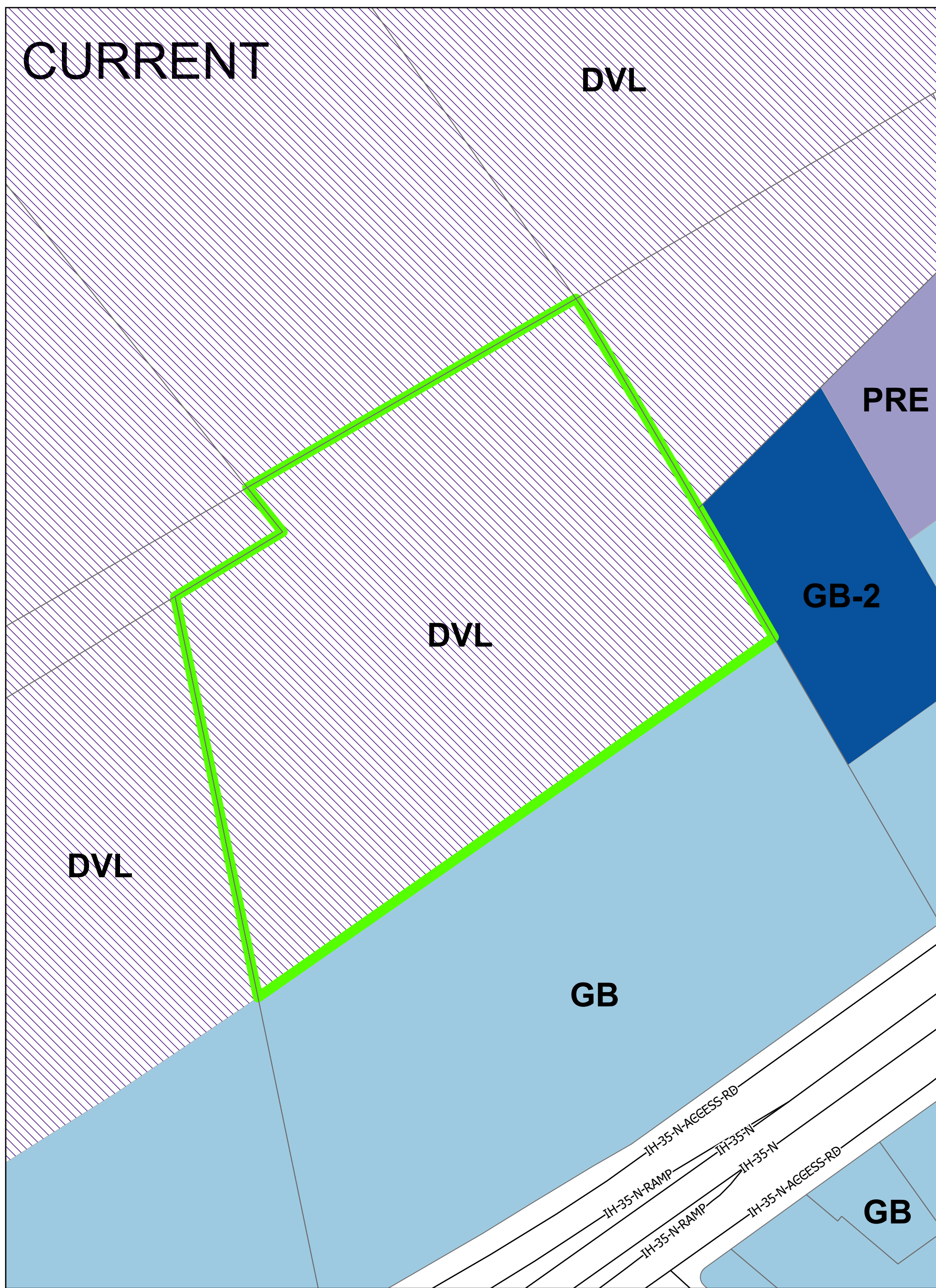
PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
79017**

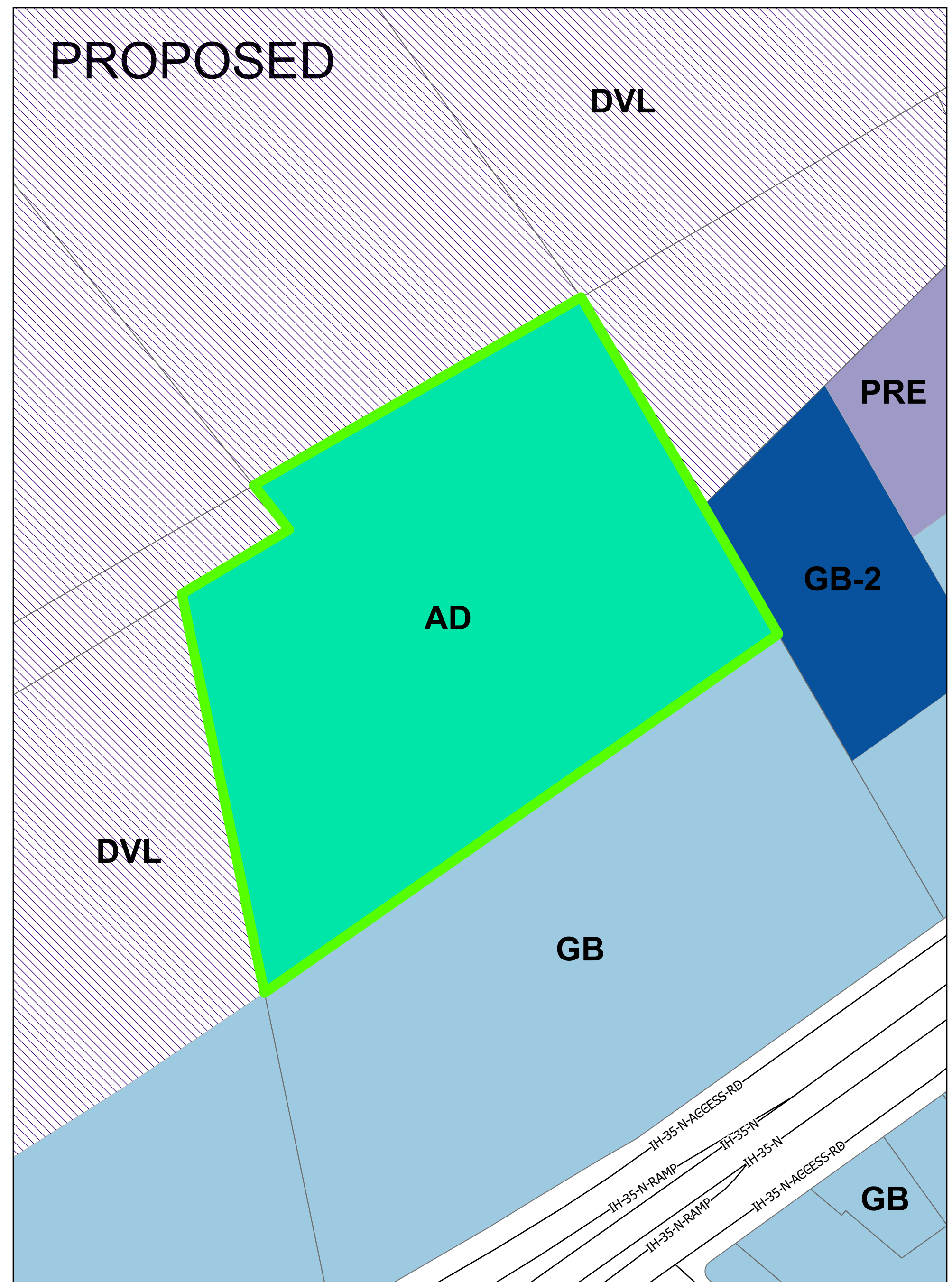
Classification		
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
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(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	Construction Polygons
	(GB-2) General Business II	



CURRENT



PROPOSED

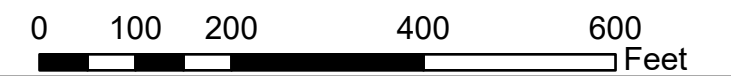


PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
75468**

Classification

(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
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	(GB-2) General Business II	

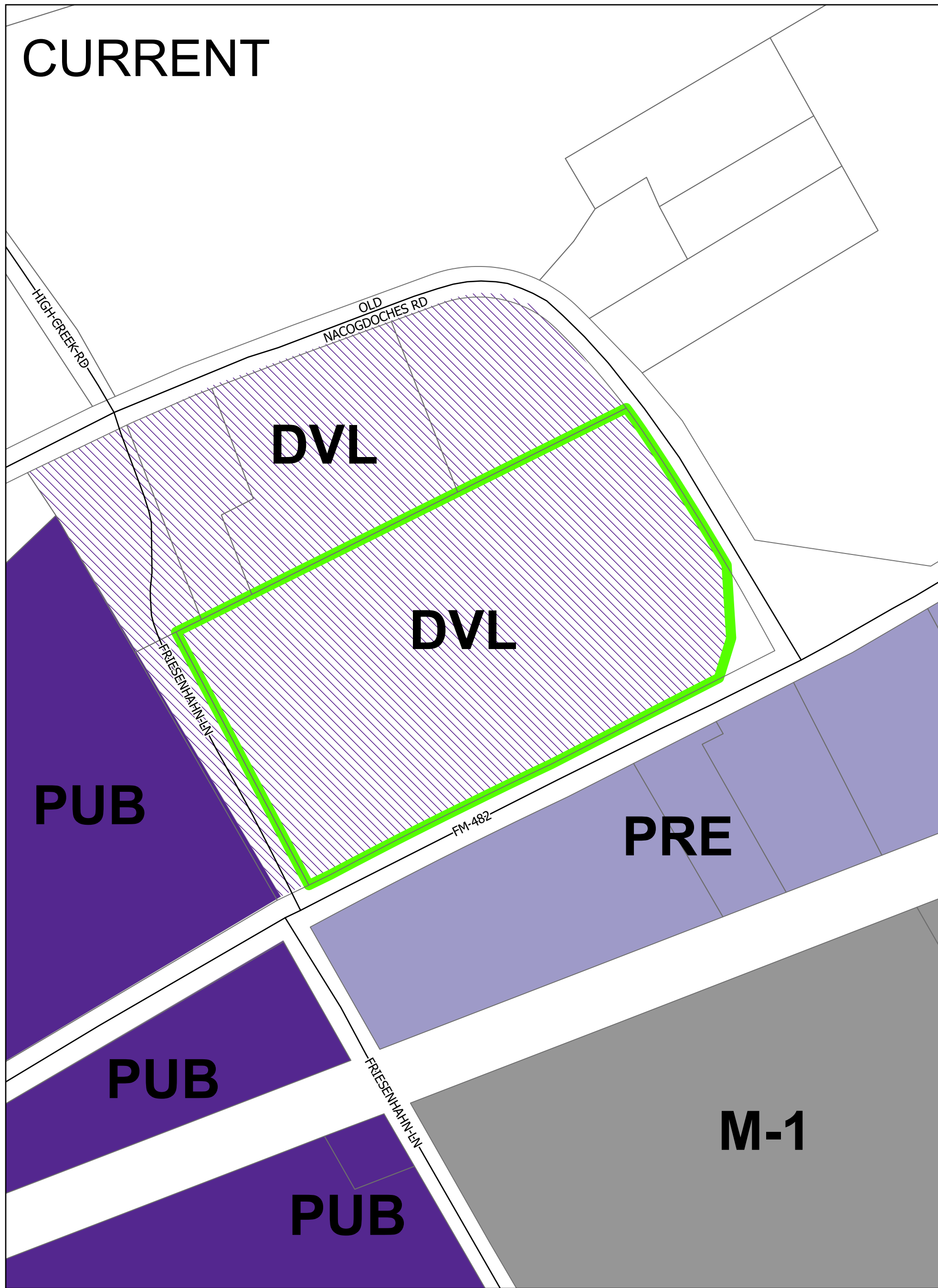


Last update: May 14, 2024

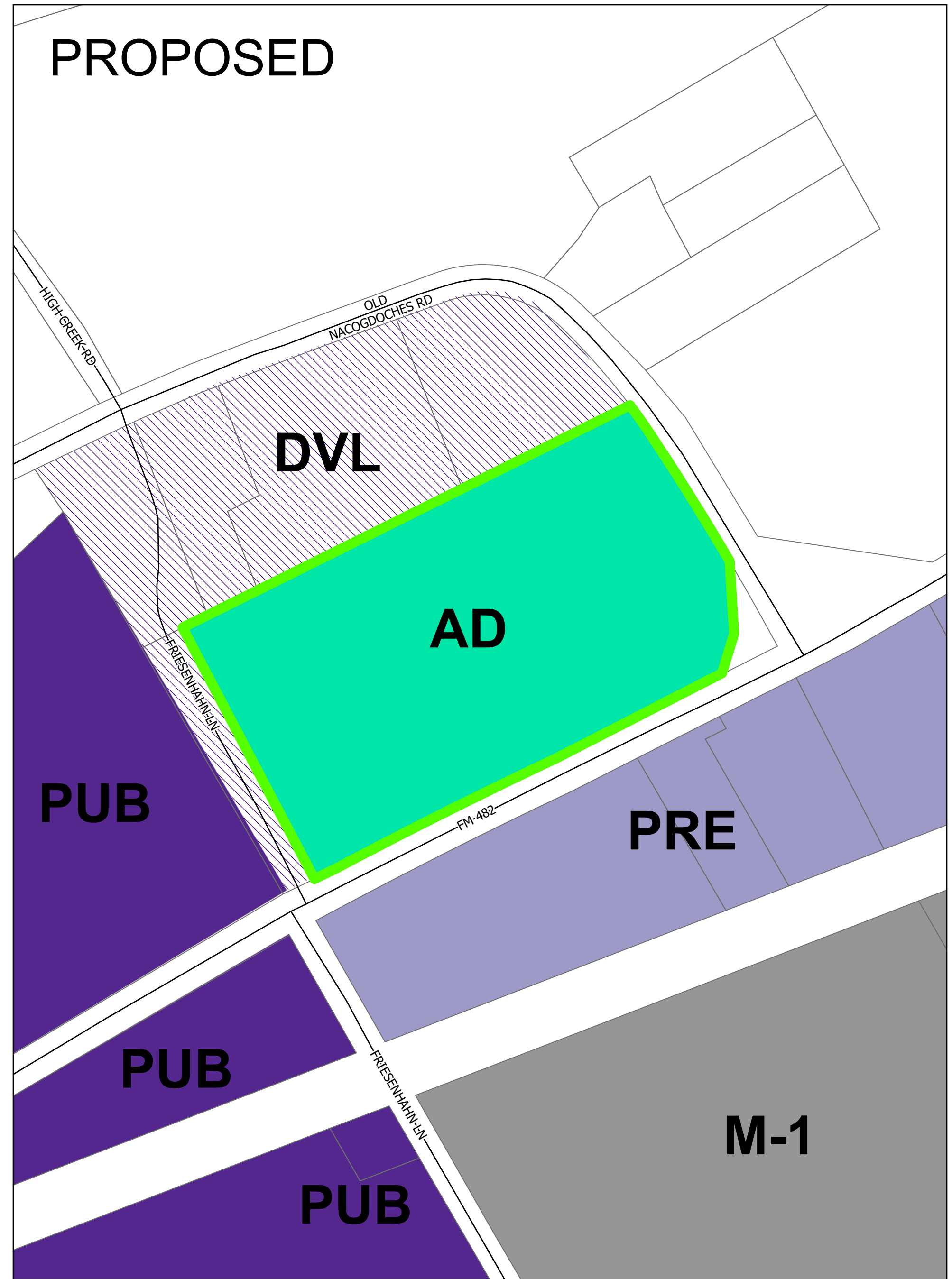
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CURRENT



PROPOSED



PROPOSED ZONING CHANGE

COMAL COUNTY
PARCEL ID:
374146

Classification

- | | | |
|--|--|--|
| (PRE) Pre-Development | (R-6) Single-family Residential | (NS) Neighborhood Services |
| (PDD) Planned Development | (R-7) Single-family Residential | (OP) Office and Professional |
| (PUB) Public Use | (AD) Agricultural District | (MSMU) Main Street Mixed Use |
| (R-A) Single-family Residential/Agricultural | (GH) Garden Home/Single-Family Residential (Zero Lot Line) | (MSMU-ND) Main Street Mixed Use New Development |
| (R-1) Single-Family Residential | (TH) Townhome | (M-1) Manufacturing (Light) |
| (R-2) Single-Family Residential | (MHS) Manufactured Home Subdivision | (M-2) Manufacturing (Heavy) |
| (R-3) Two-Family Residential | (MHP) Manufactured Home Parks | (DVL) Development Agreement (Delayed Annexation) |
| (R-4) Apartment/Multi-Family Residential | (GB) General Business | |
| | (GB-2) General Business II | |



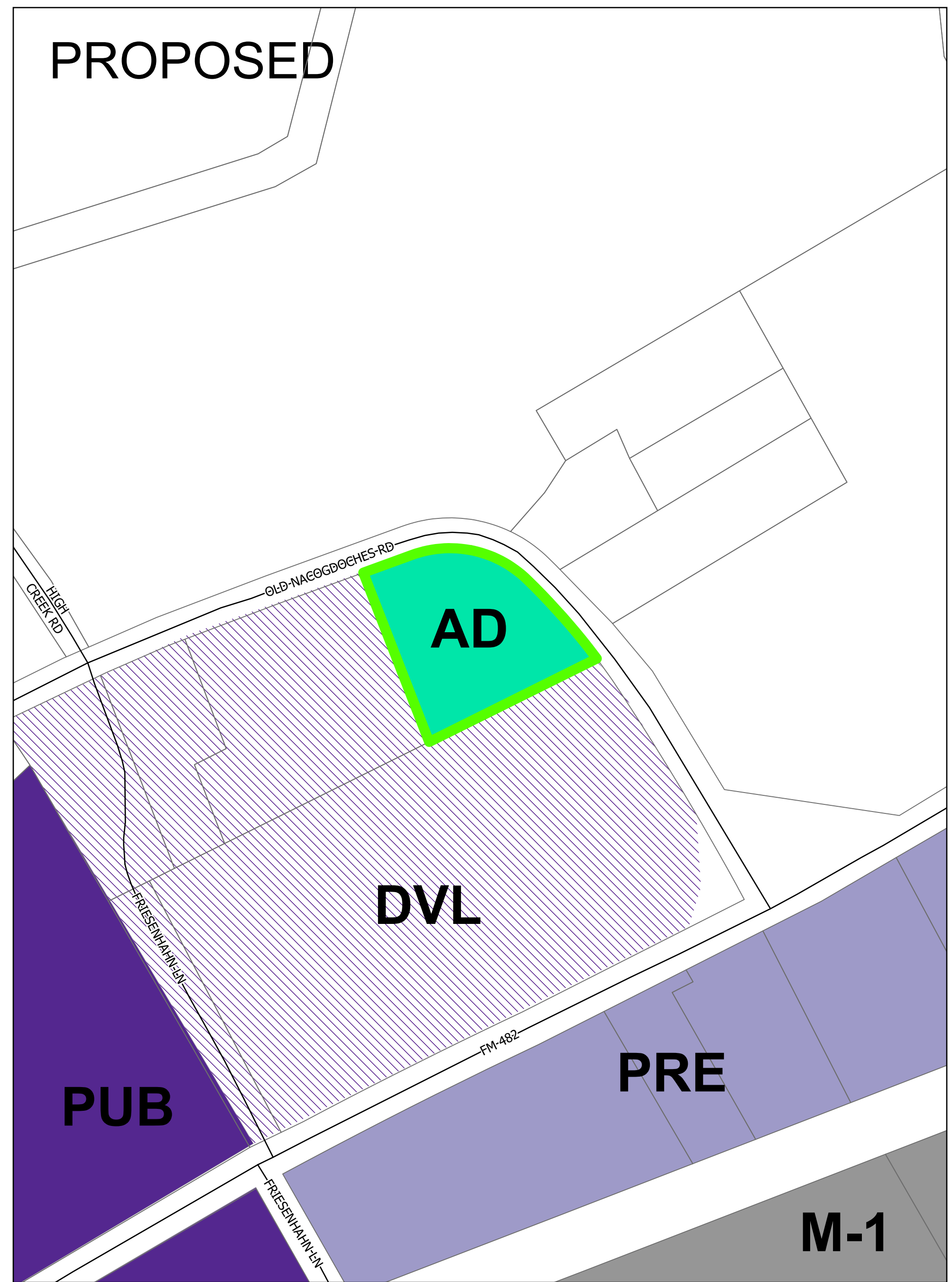
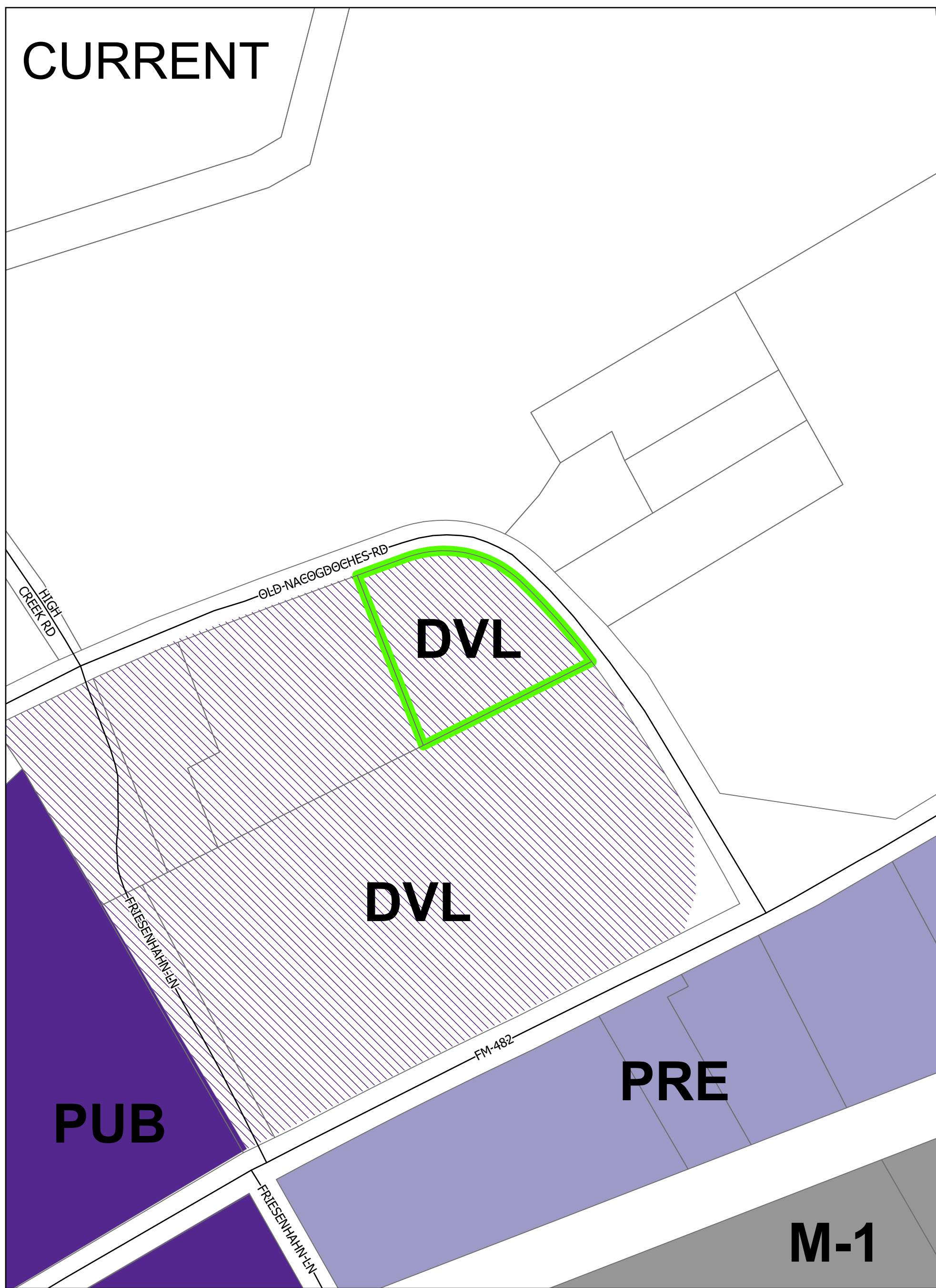
Last update: May 14, 2024

City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT

PROPOSED



PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
374145**

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-Family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

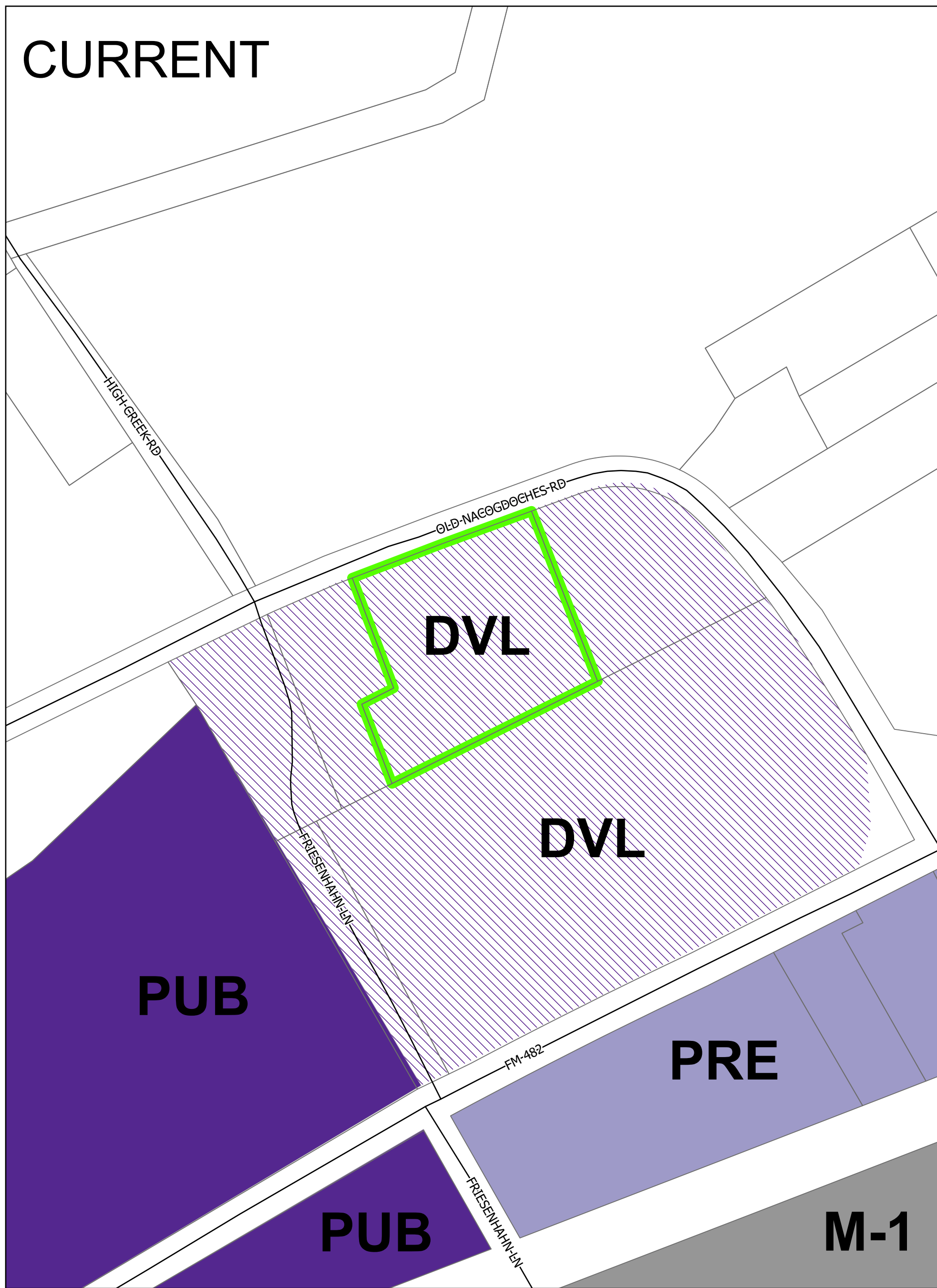


Last update: May 14, 2024

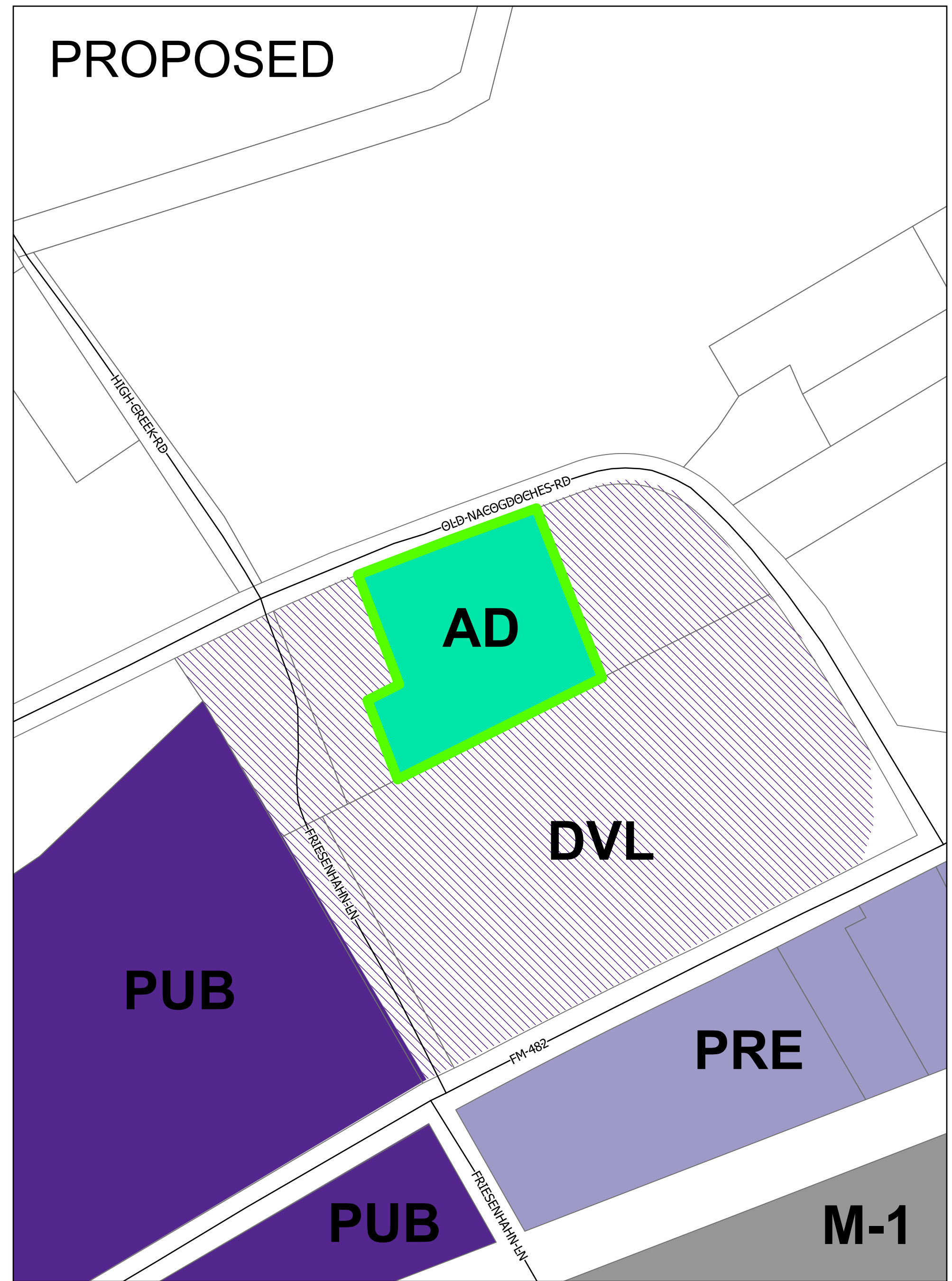
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CURRENT



PROPOSED



PROPOSED ZONING CHANGE

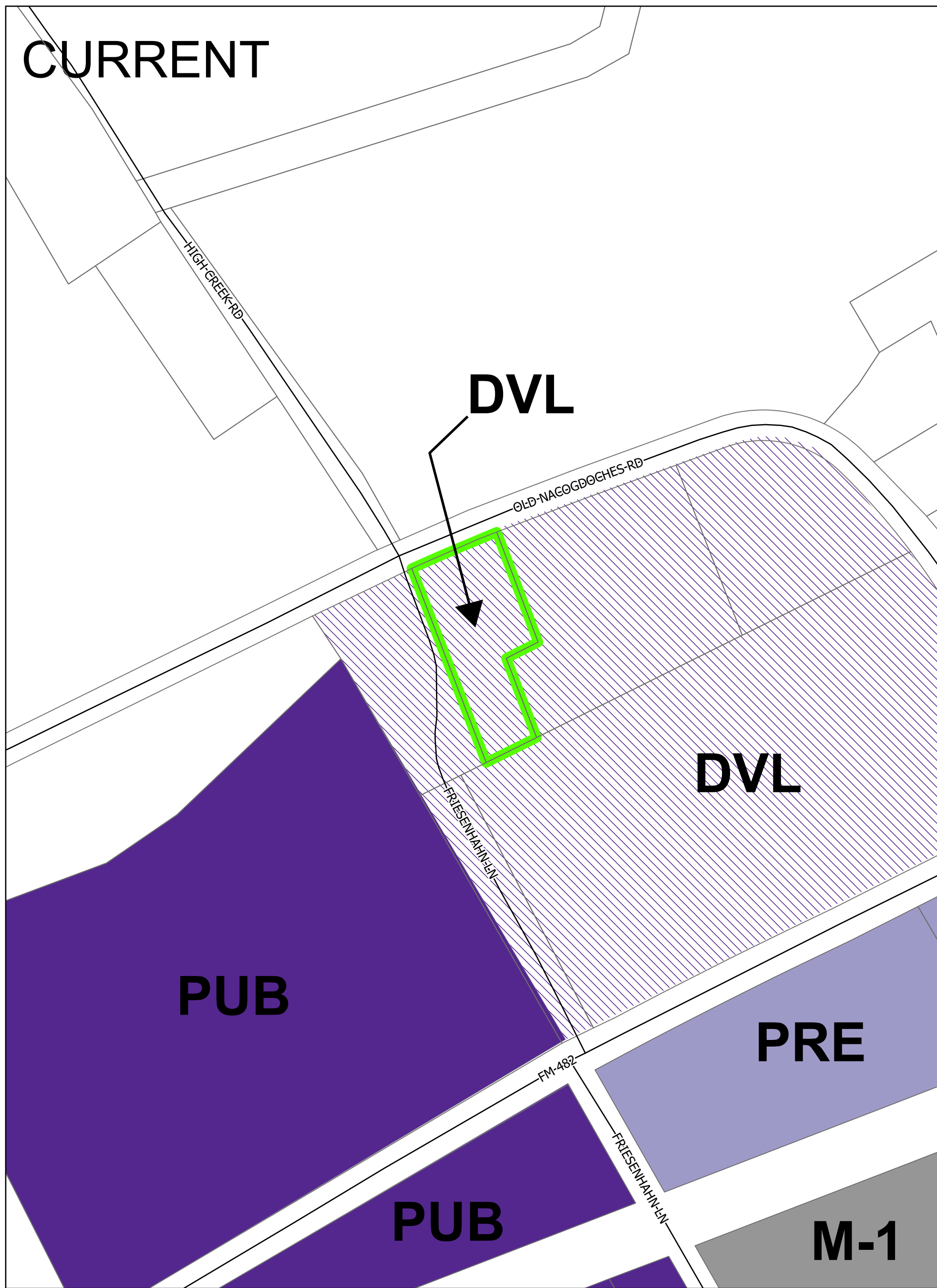
**COMAL COUNTY
PARCEL ID:
374144**

Classification

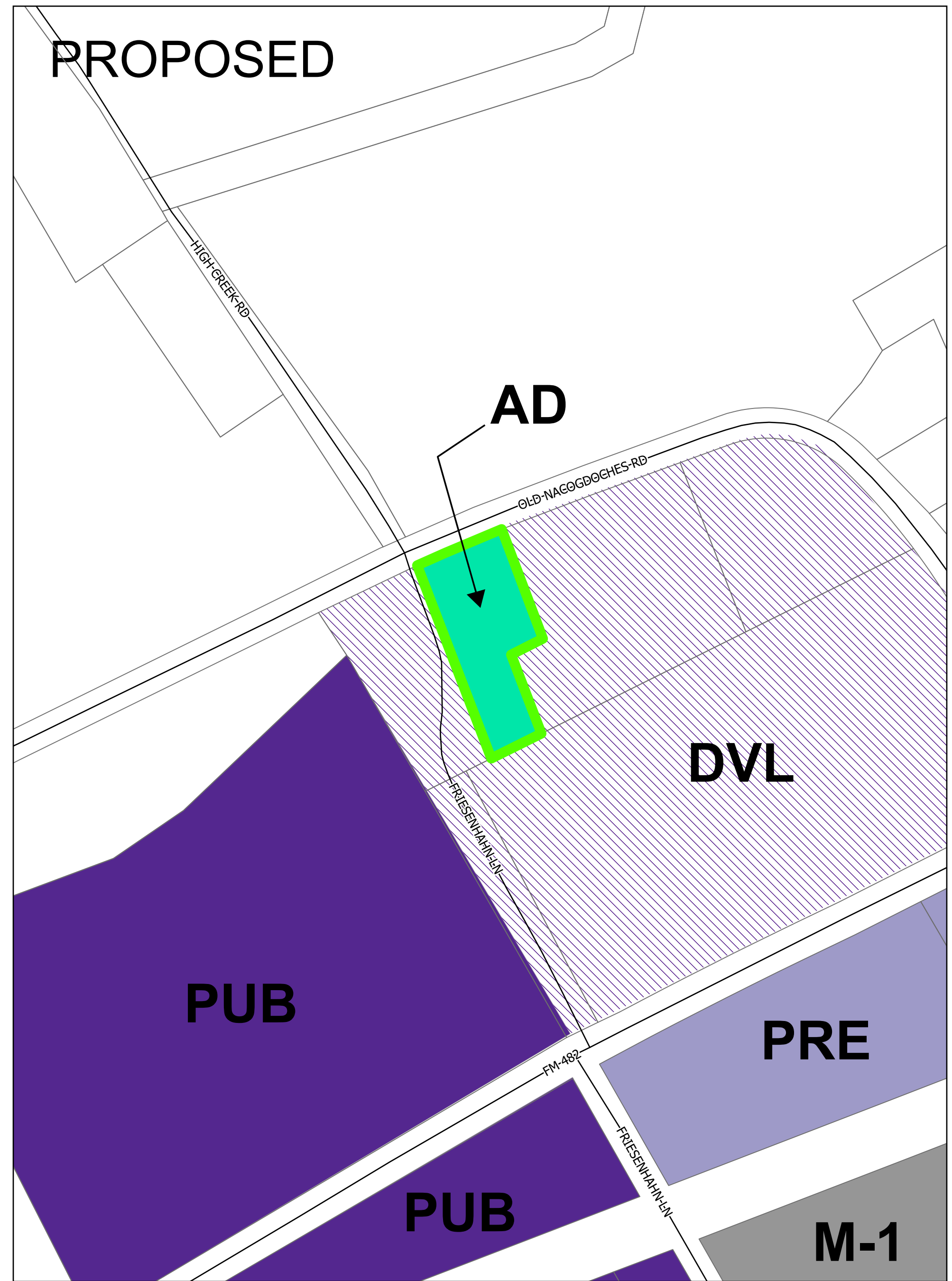
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

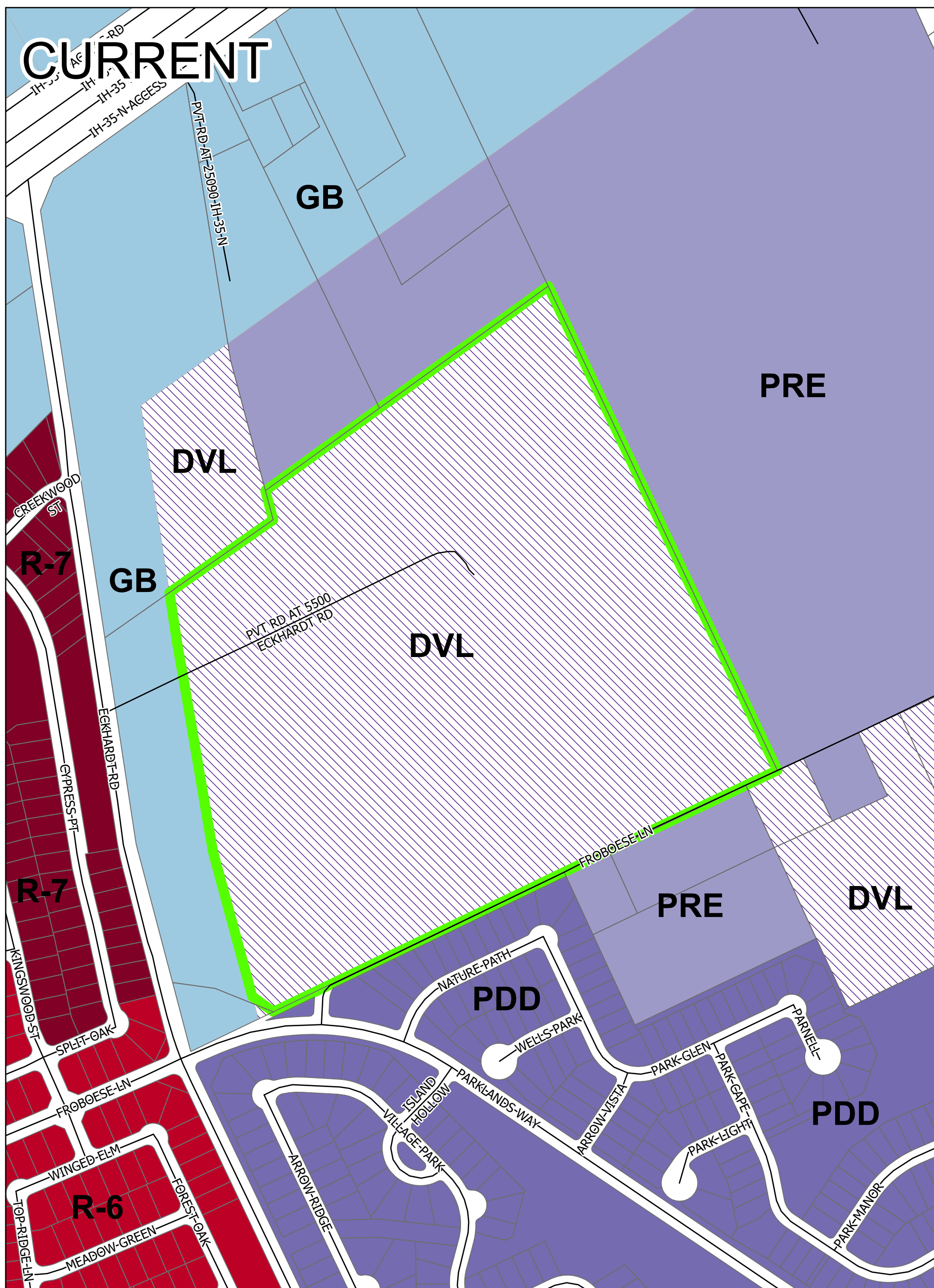
**COMAL COUNTY
PARCEL ID:
374147**

Classification

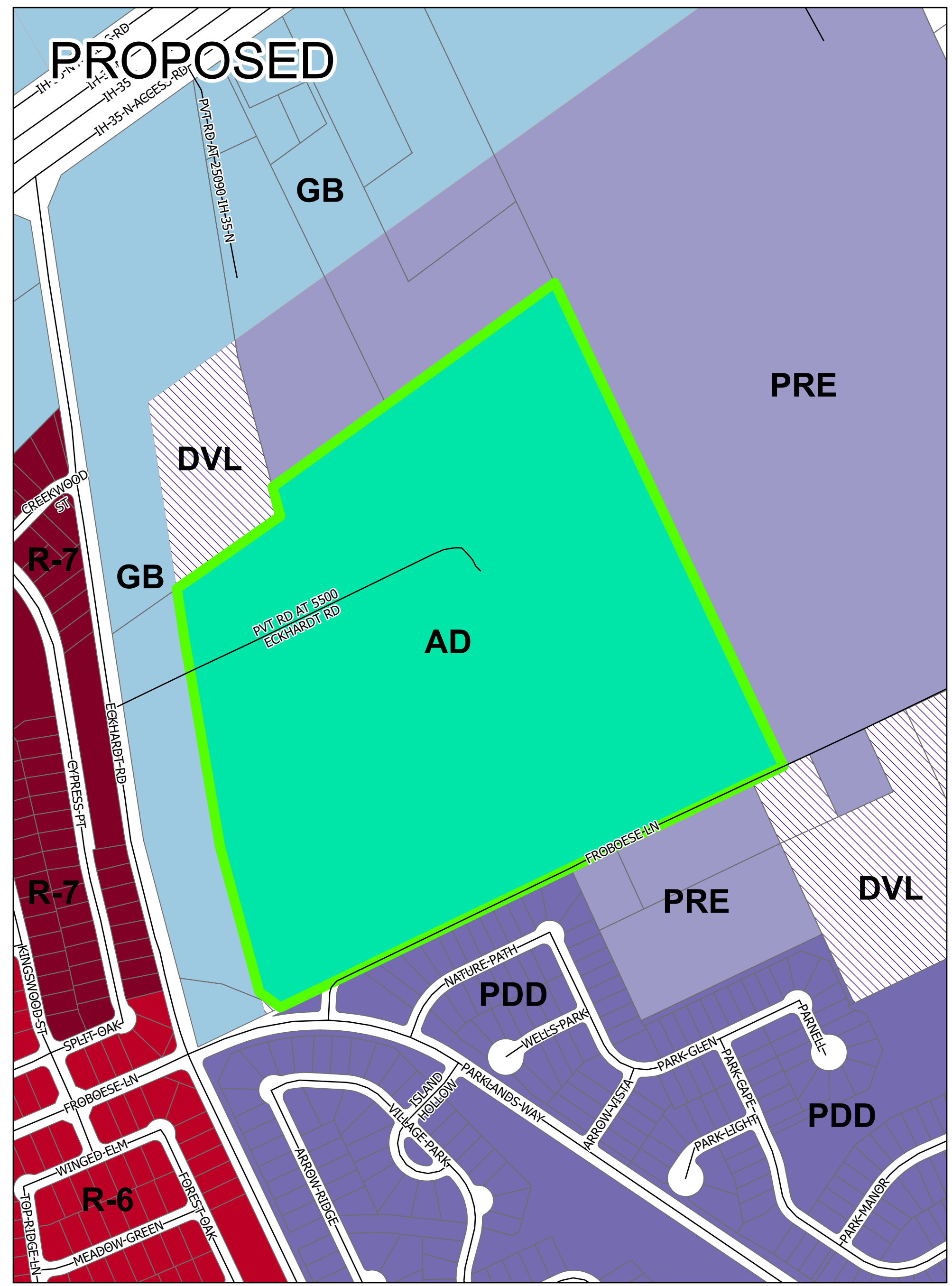
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
78218**

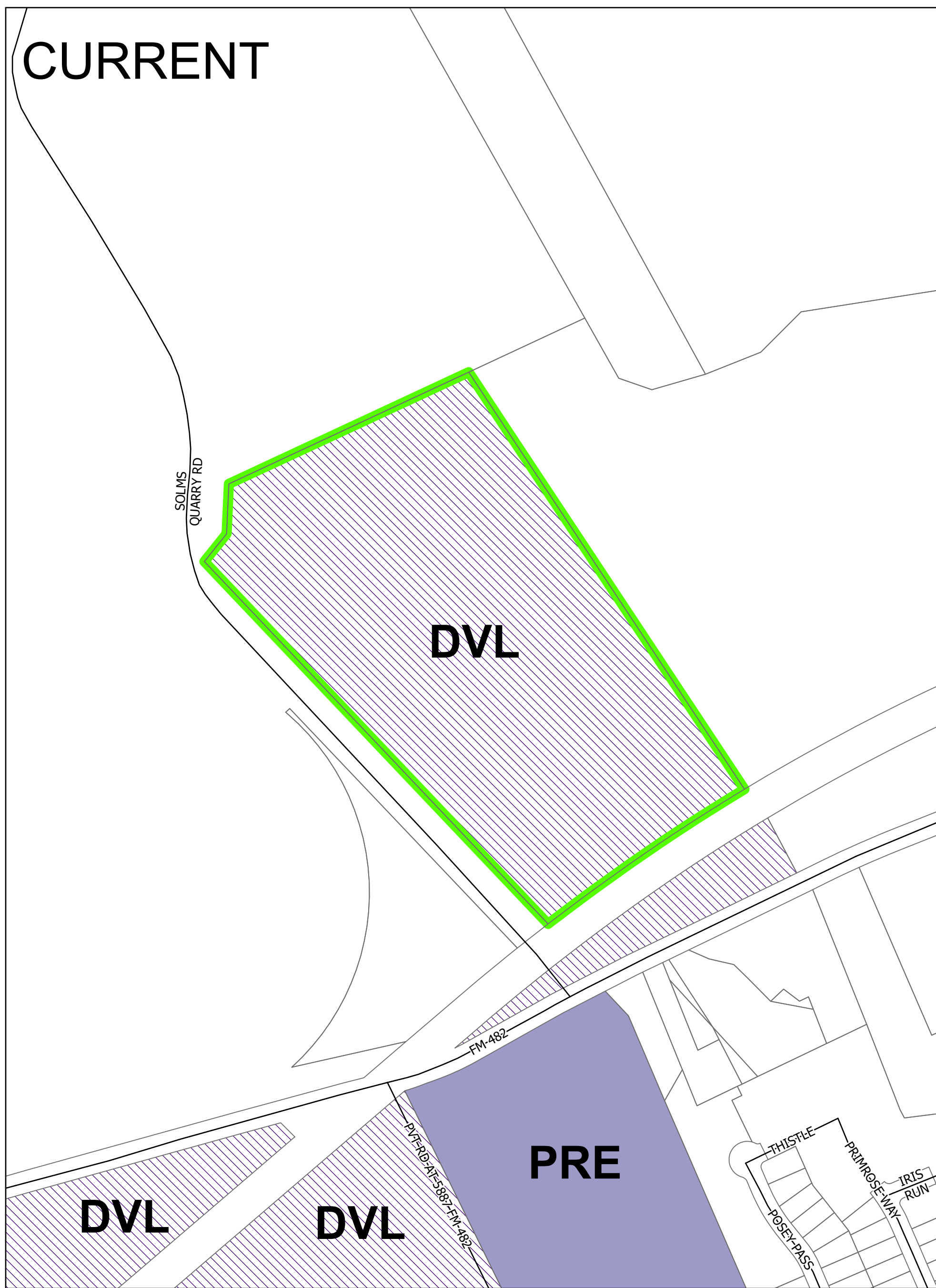


Last update: May 14, 2024
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

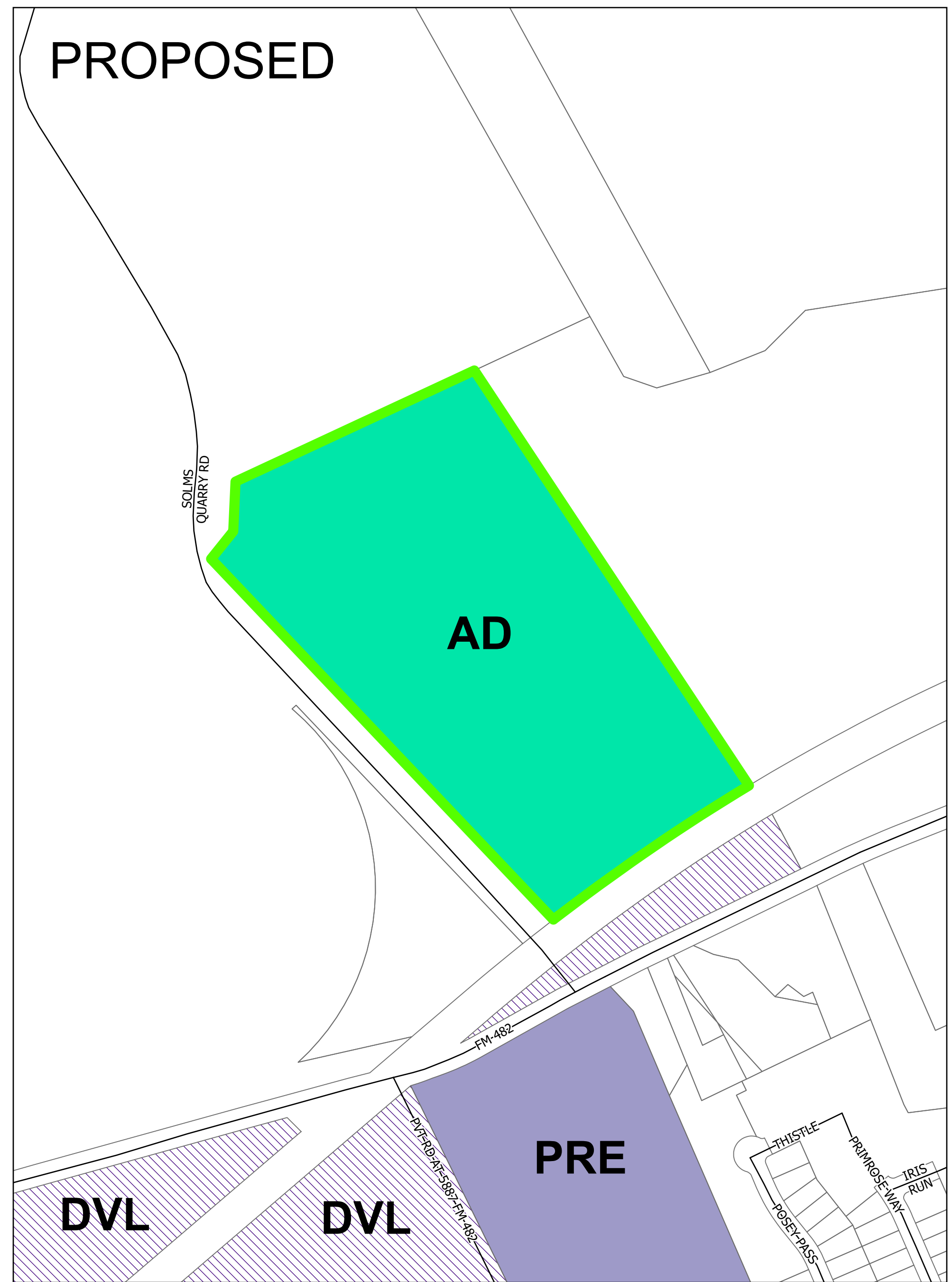
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Classification	
	(PRE) Pre-Development
	(PDD) Planned Development
	(PUB) Public Use
	(R-A) Single-Family Residential/Agricultural
	(R-1) Single-Family Residential
	(R-2) Single-Family Residential
	(R-3) Two-Family Residential
	(R-4) Apartment/Multi-Family Residential
	(R-7) Single-Family Residential
	(GB) General Business
	(GB-2) General Business II
	(NS) Neighborhood Services
	(OP) Office and Professional
	(MSMU) Main Street Mixed Use
	(MSMU-ND) Main Street Mixed Use New Development
	(M-1) Manufacturing (Light)
	(M-2) Manufacturing (Heavy)
	(DVL) Development Agreement (Delayed Annexation)

CURRENT



PROPOSED

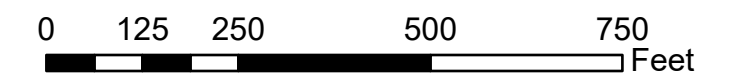


PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
78957**

Classification

(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



Last update: May 14, 2024

City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT

PROPOSED

DVL

DVL

DVL

AD

PRE

PRE

DVL

DVL

SOLEMS QUARRY RD

SOLEMS QUARRY RD

FM-482

FM-482

PV/RD-HT-5887-FM-482

PV/RD-HT-5887-FM-482

THISTLE

THISTLE

PRIMROSE WAY

PRIMROSE WAY

IRIS RUN

IRIS RUN

POSEY PASS

POSEY PASS



Last update: May 14, 2024
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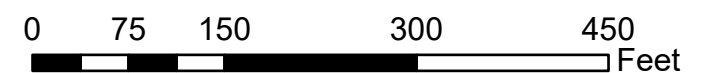
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PROPOSED ZONING CHANGE

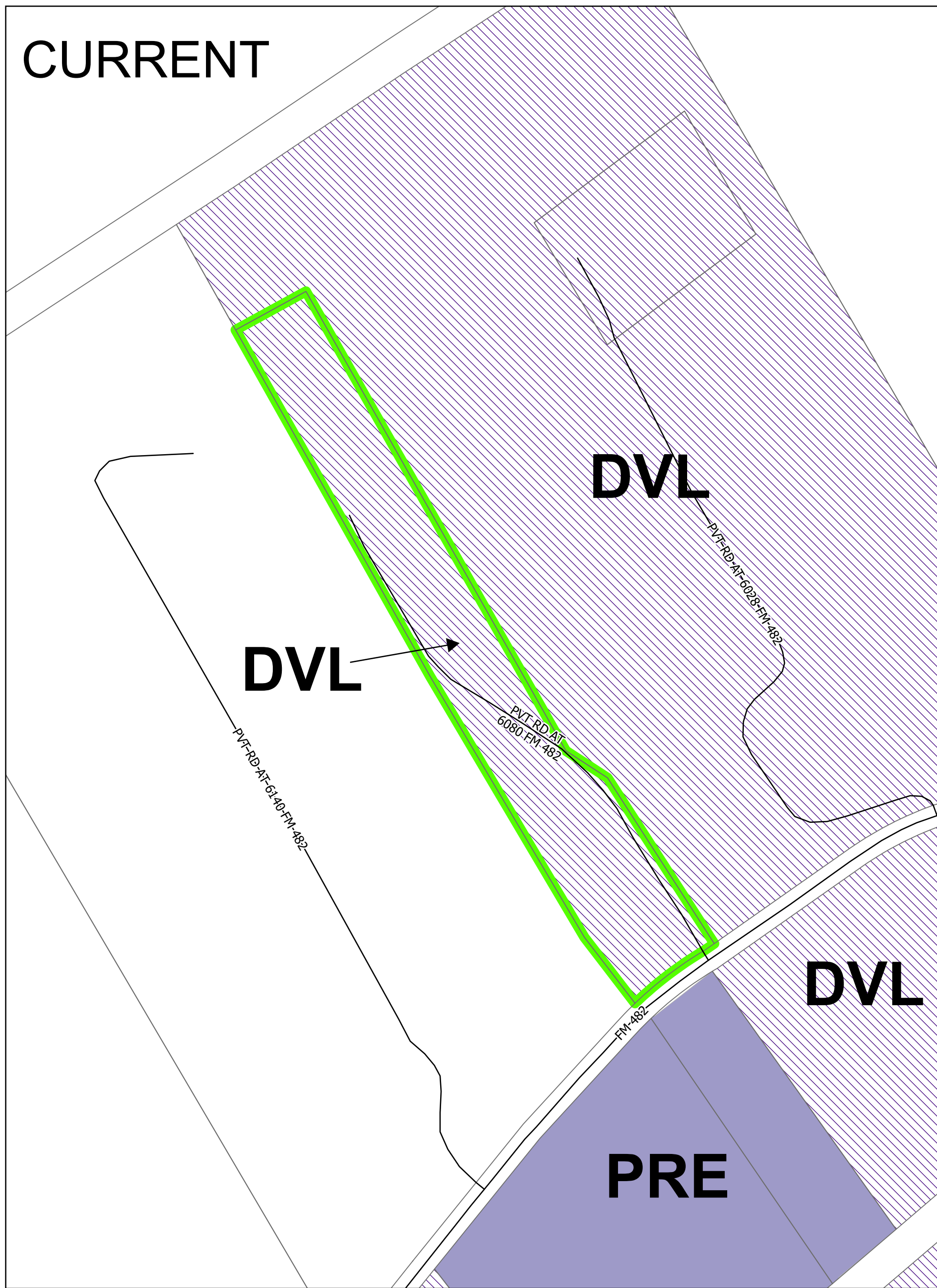
COMAL COUNTY
PARCEL ID:
78960

Classification

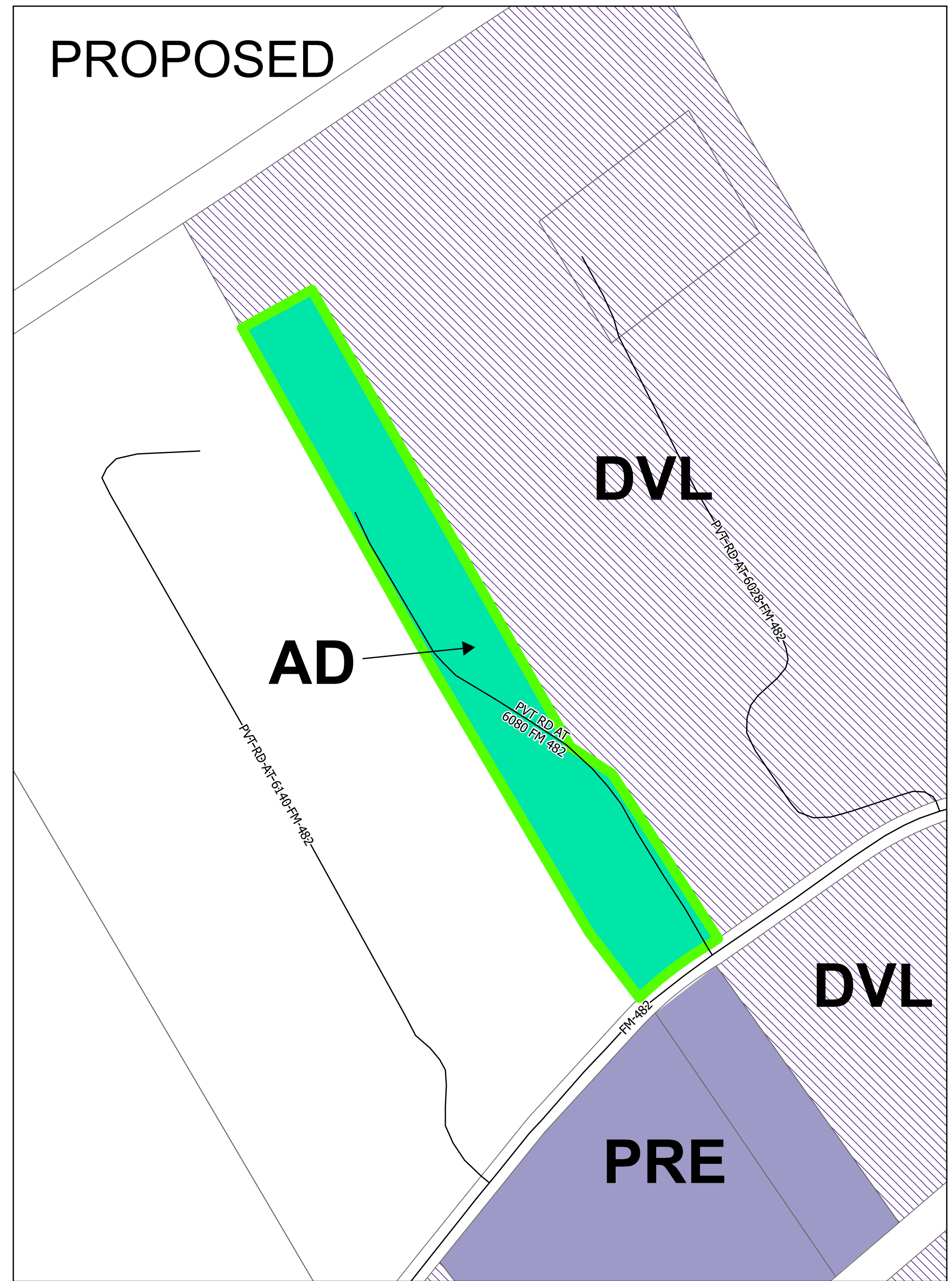
- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

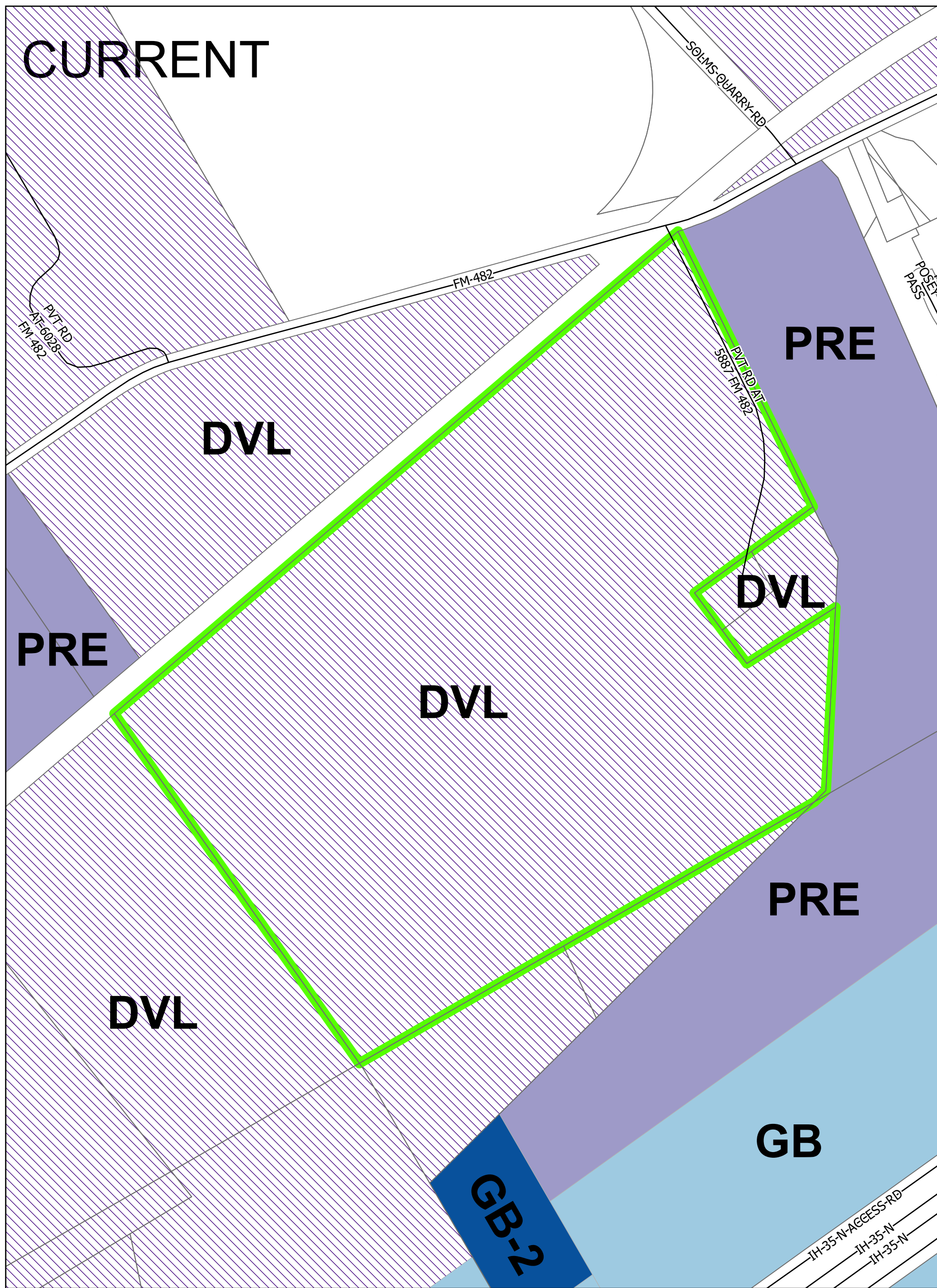
COMAL COUNTY
PARCEL ID:
78976

Classification

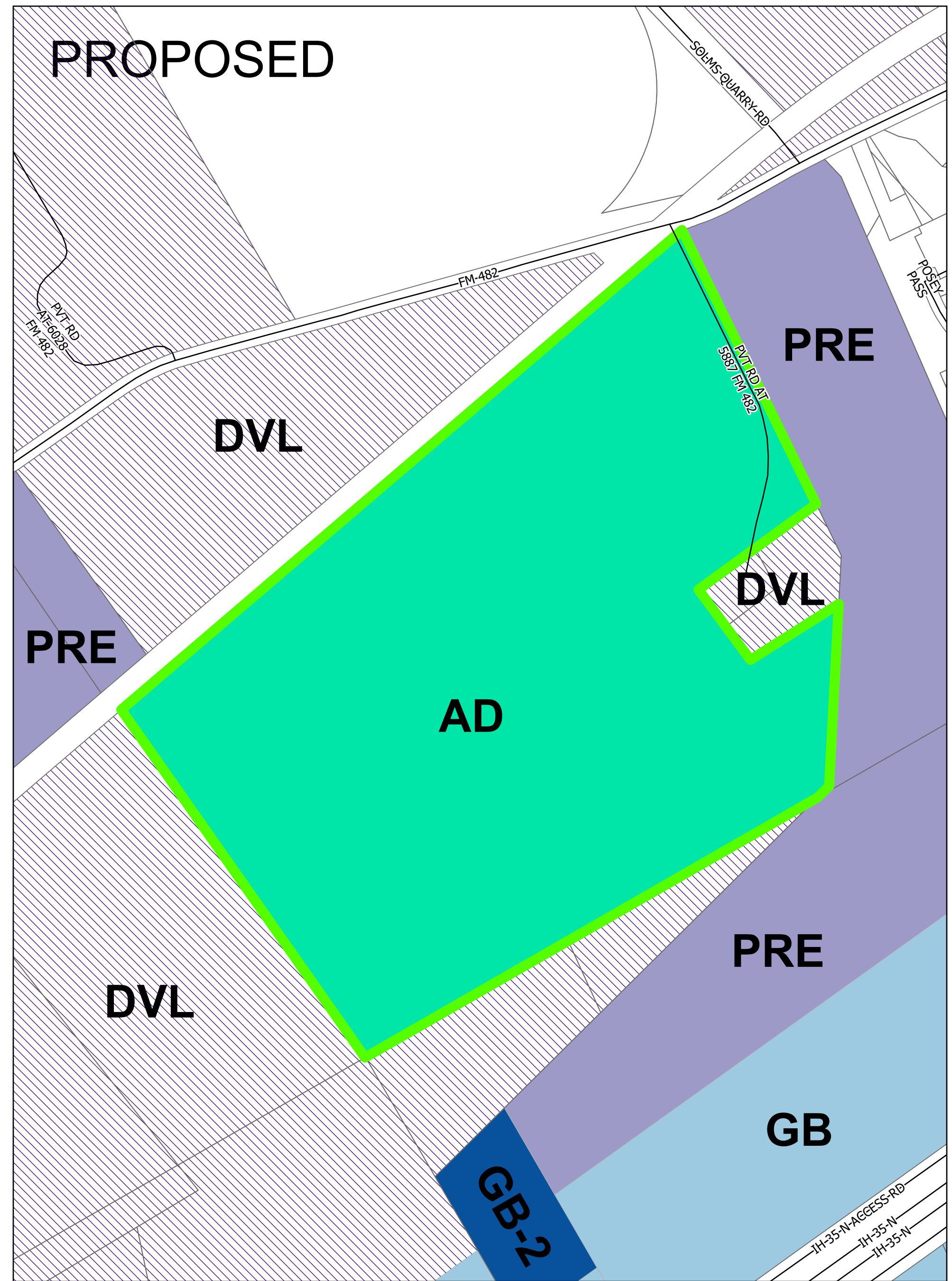
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(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

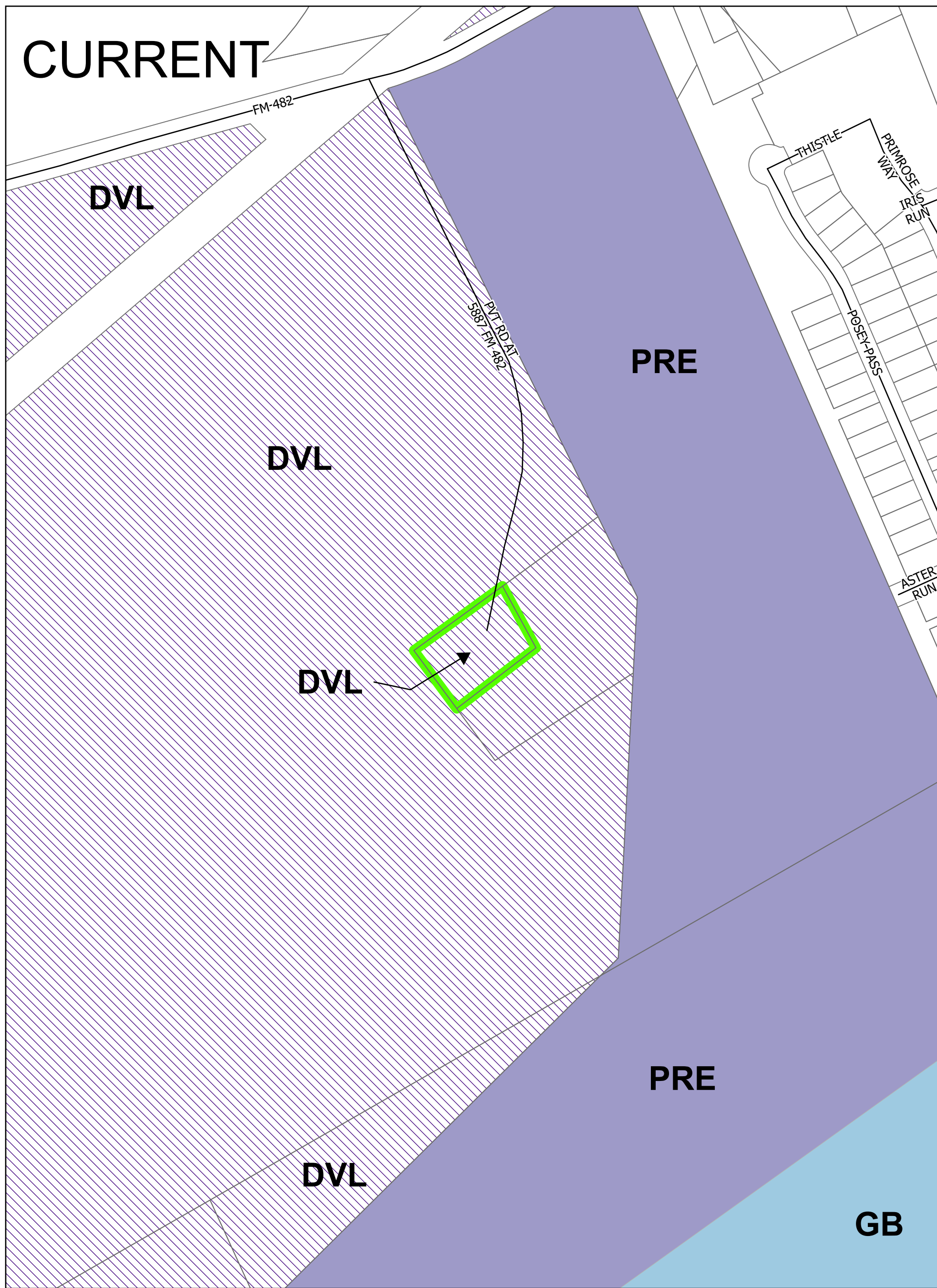
COMAL COUNTY
PARCEL ID:
79001

Classification

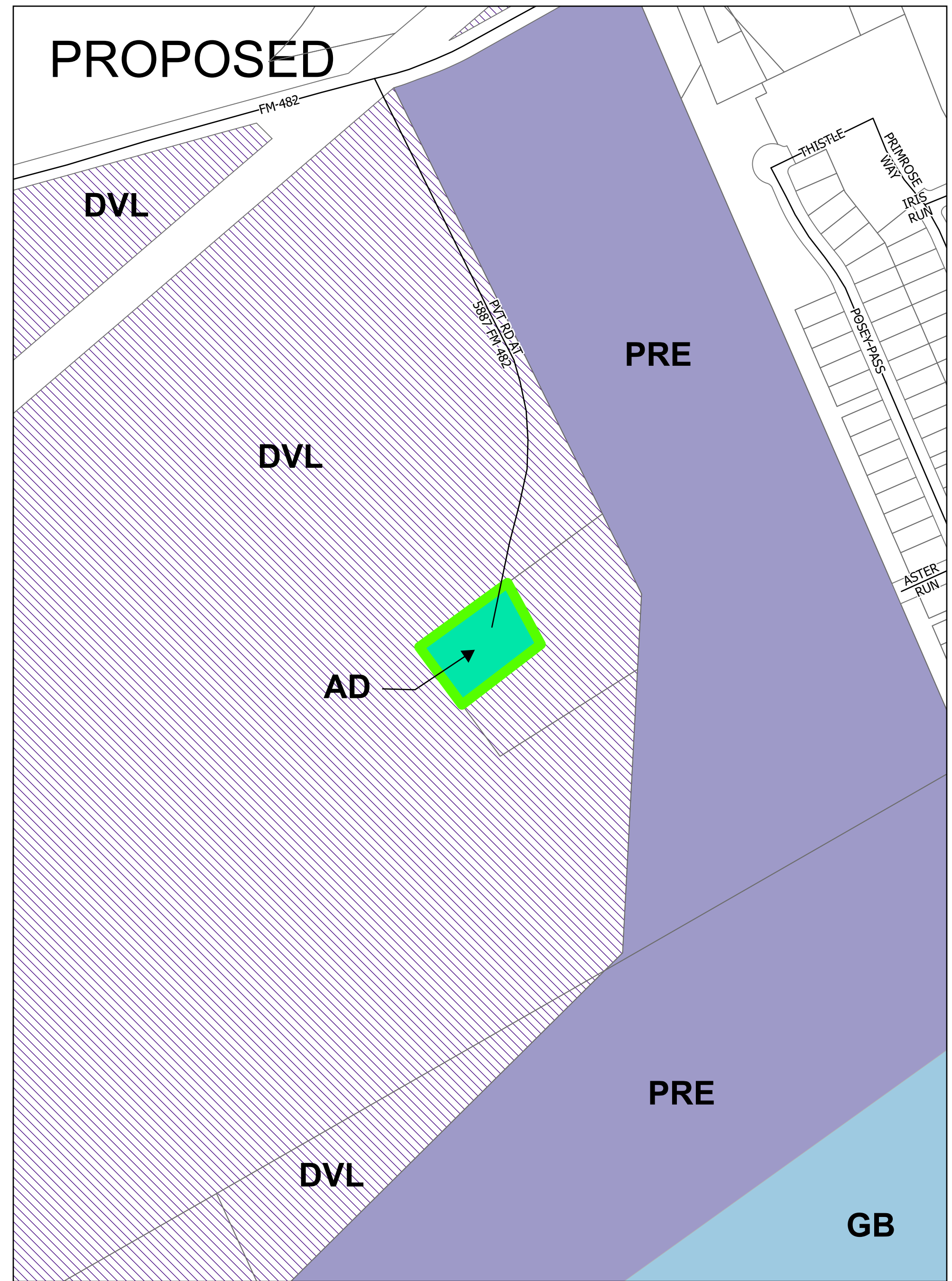
(PRE) Pre-Development	(AD) Agricultural District	(NS) Neighborhood Services
(PDD) Planned Development	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(OP) Office and Professional
(PUB) Public Use	(TH) Townhome	(MSMU) Main Street Mixed Use
(R-A) Single-Family Residential/Agricultural	(MHS) Manufactured Home Subdivision	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(MHP) Manufactured Home Parks	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(GB) General Business	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(GB-2) General Business II	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential		



CURRENT



























PROPOSED



PROPOSED ZONING CHANGE

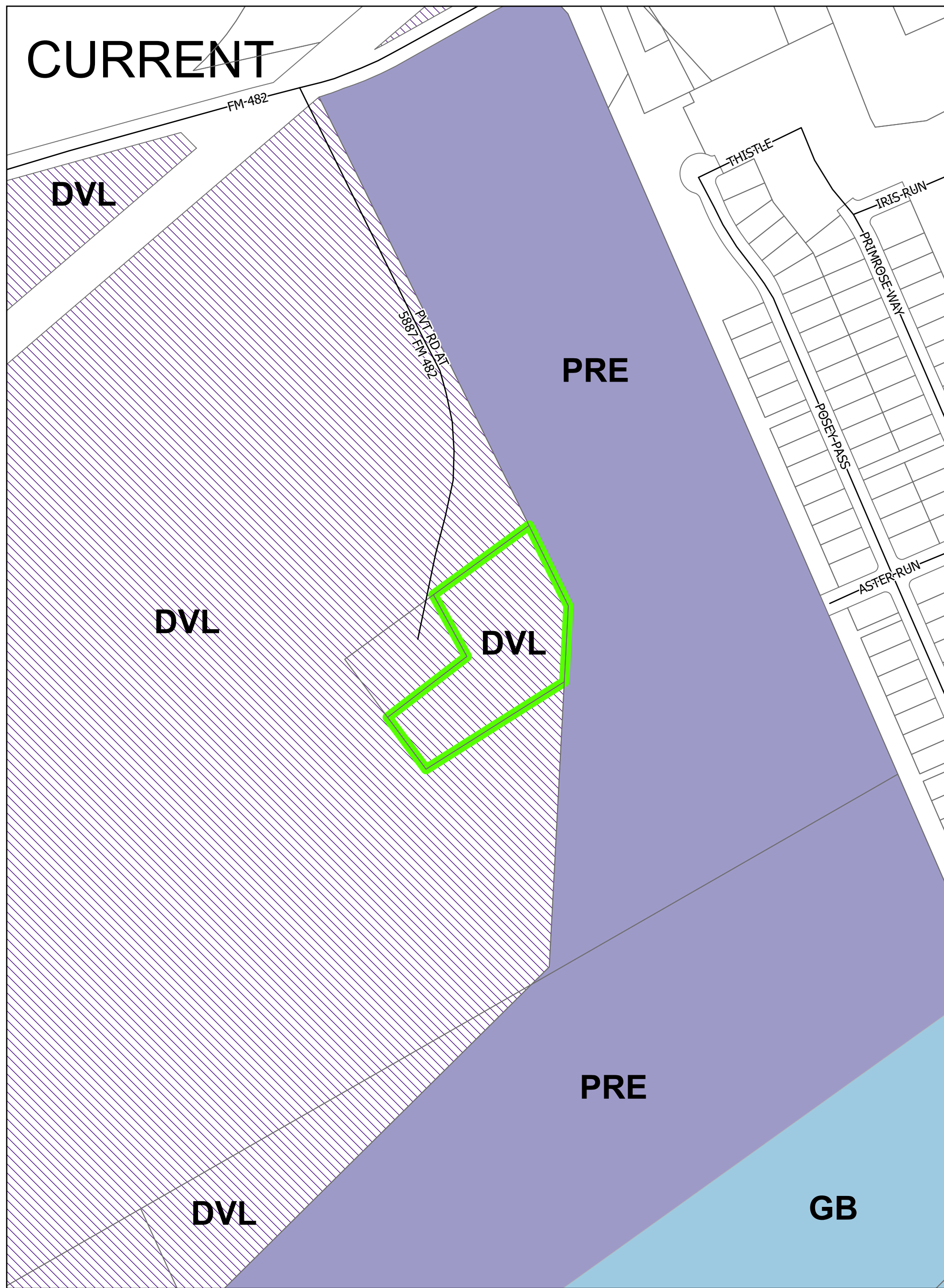
COMAL COUNTY
PARCEL ID:
78945

Classification

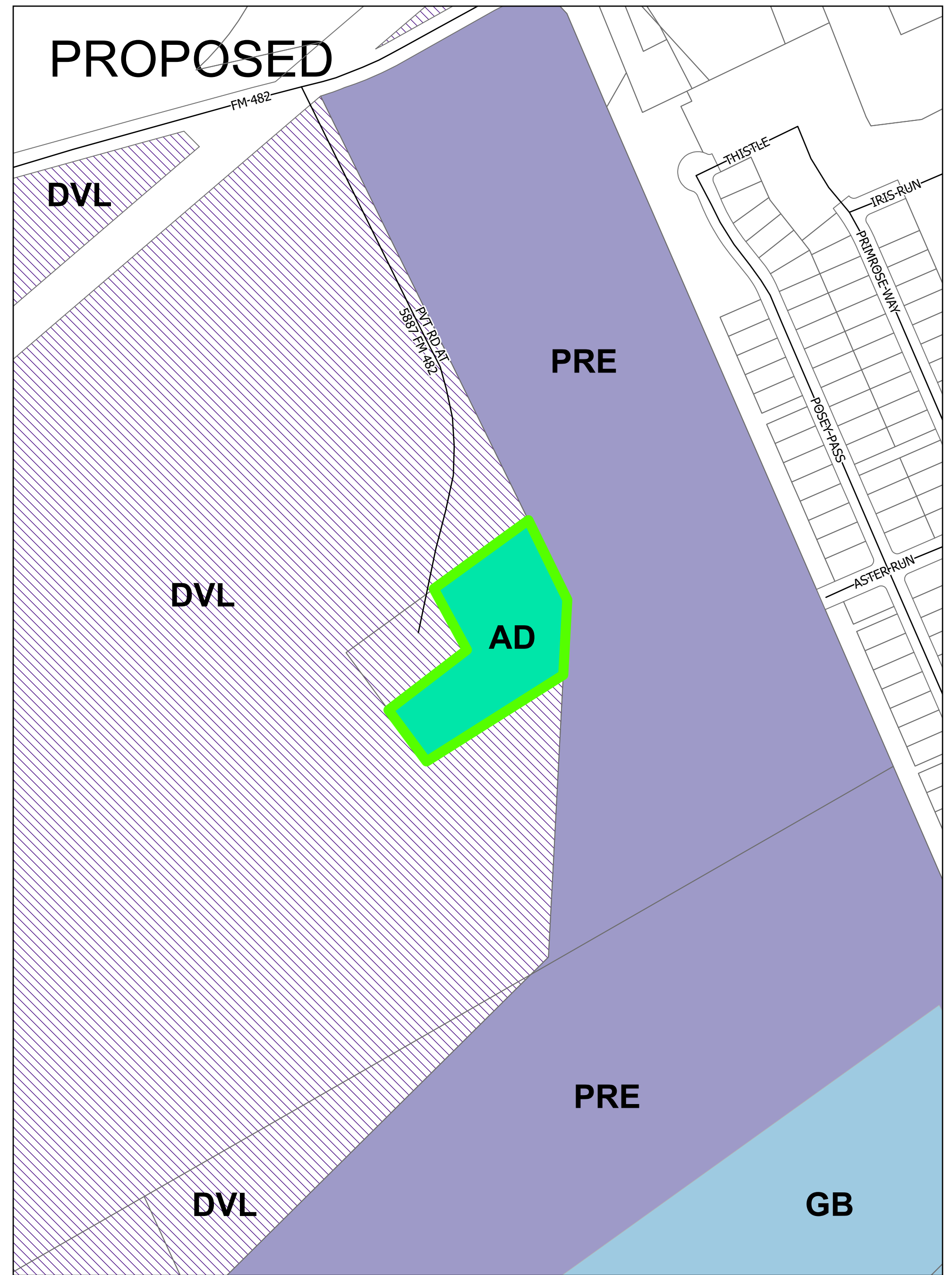
 (PRE) Pre-Development	 (R-6) Single-family Residential	 (NS) Neighborhood Services
 (PDD) Planned Development	 (R-7) Single-family Residential	 (OP) Office and Professional
 (PUB) Public Use	 (AD) Agricultural District	 (MSMU) Main Street Mixed Use
 (R-A) Single-family Residential/Agricultural	 (GH) Garden Home/Single-Family Residential (Zero Lot Line)	 (MSMU-ND) Main Street Mixed Use New Development
 (R-1) Single-Family Residential	 (TH) Townhome	 (M-1) Manufacturing (Light)
 (R-2) Single-Family Residential	 (MHS) Manufactured Home Subdivision	 (M-2) Manufacturing (Heavy)
 (R-3) Two-Family Residential	 (MHP) Manufactured Home Parks	 (DVL) Development Agreement (Delayed Annexation)
 (R-4) Apartment/Multi-Family Residential	 (GB) General Business	
	 (GB-2) General Business II	



CURRENT



























PROPOSED



PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
78946**

Classification

- | | | |
|--|--|--|
|  (PRE) Pre-Development |  (R-6) Single-family Residential |  (NS) Neighborhood Services |
|  (PDD) Planned Development |  (R-7) Single-family Residential |  (OP) Office and Professional |
|  (PUB) Public Use |  (AD) Agricultural District |  (MSMU) Main Street Mixed Use |
|  (R-A) Single-family Residential/Agricultural |  (GH) Garden Home/Single-Family Residential (Zero Lot Line) |  (MSMU-ND) Main Street Mixed Use New Development |
|  (R-1) Single-Family Residential |  (TH) Townhome |  (M-1) Manufacturing (Light) |
|  (R-2) Single-Family Residential |  (MHS) Manufactured Home Subdivision |  (M-2) Manufacturing (Heavy) |
|  (R-3) Two-Family Residential |  (MHP) Manufactured Home Parks |  (DVL) Development Agreement (Delayed Annexation) |
|  (R-4) Apartment/Multi-Family Residential |  (GB) General Business | |
| |  (GB-2) General Business II | |

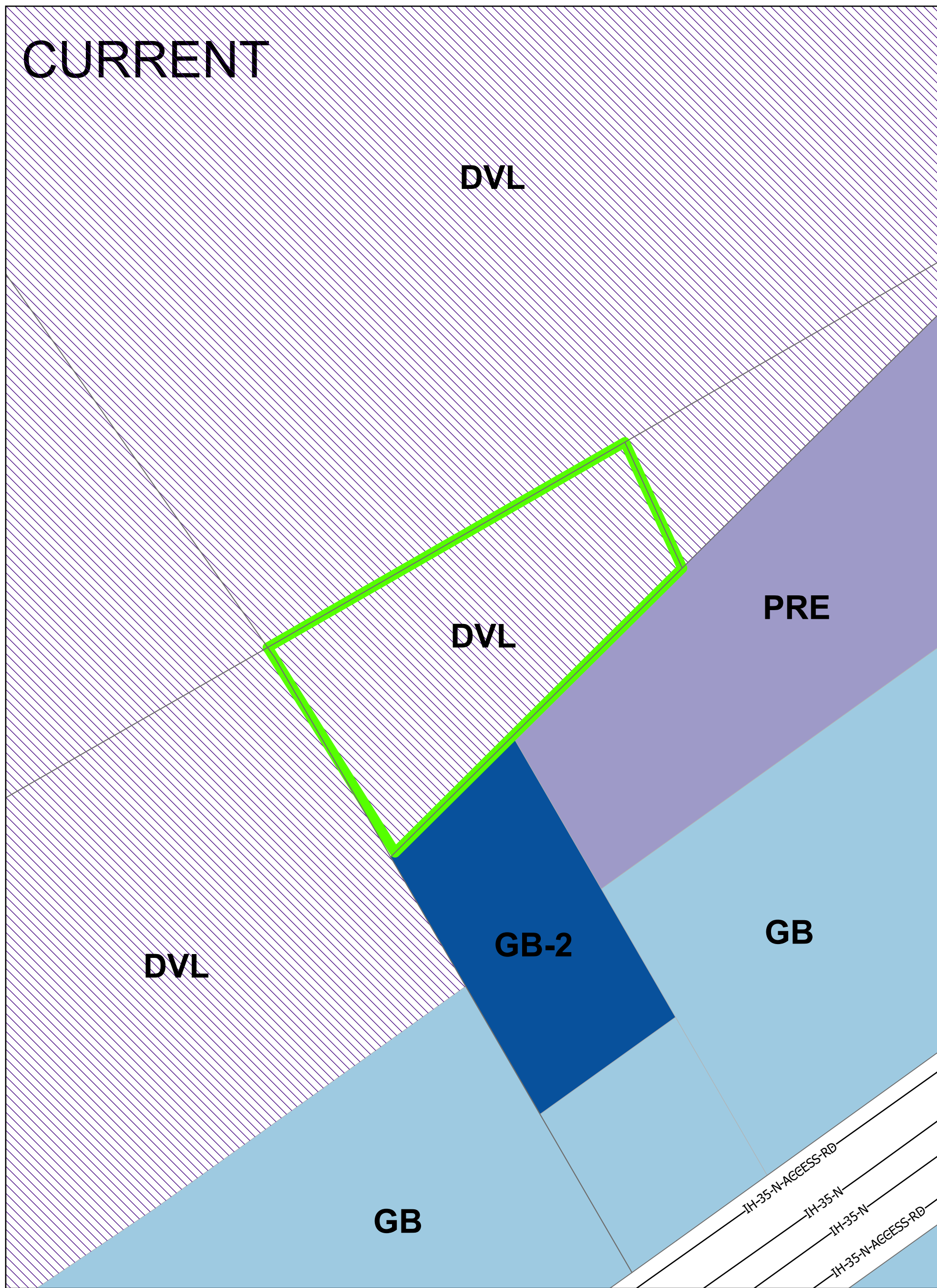


Last update: May 14, 2024

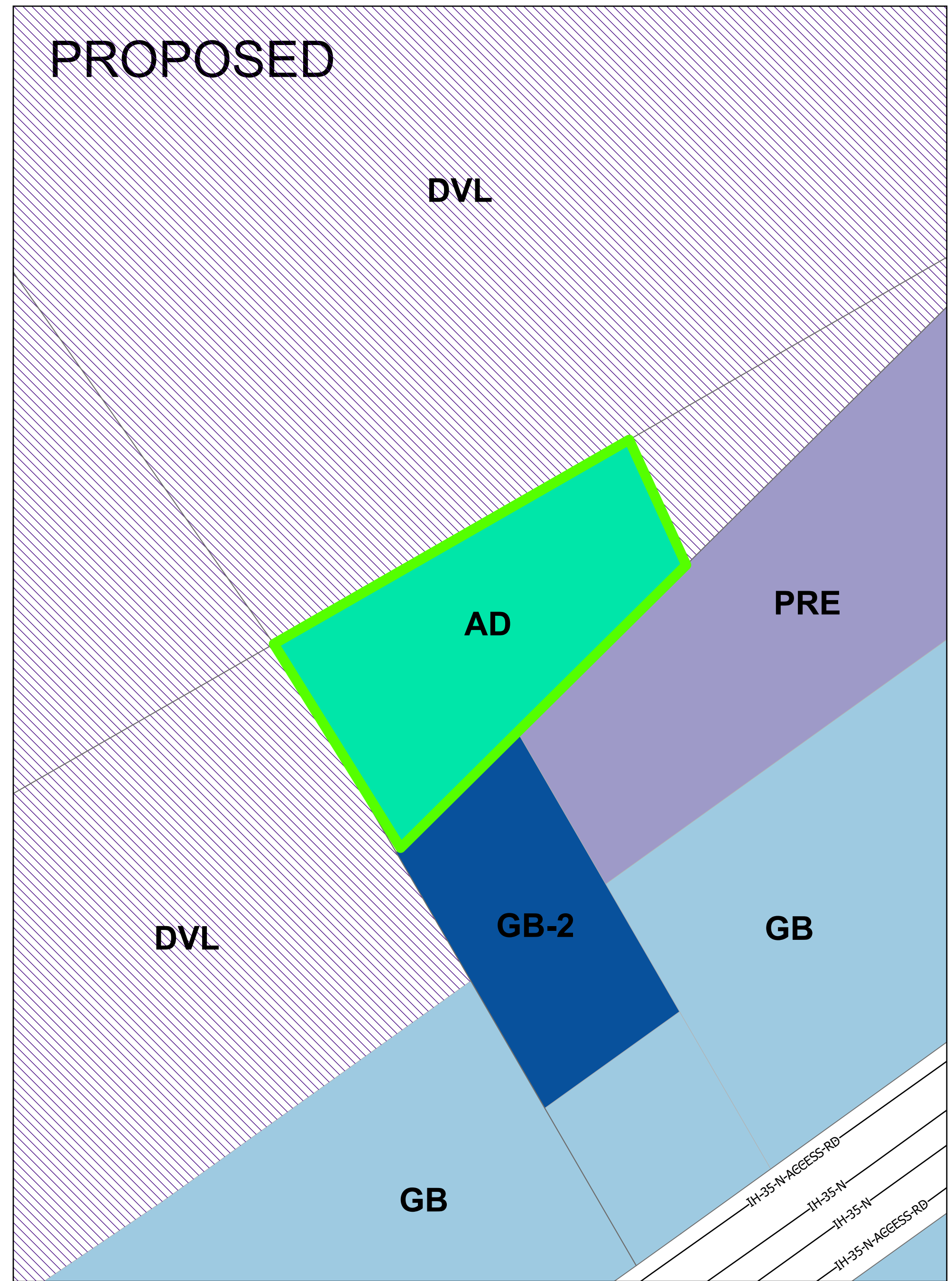
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT



PROPOSED



PROPOSED ZONING CHANGE

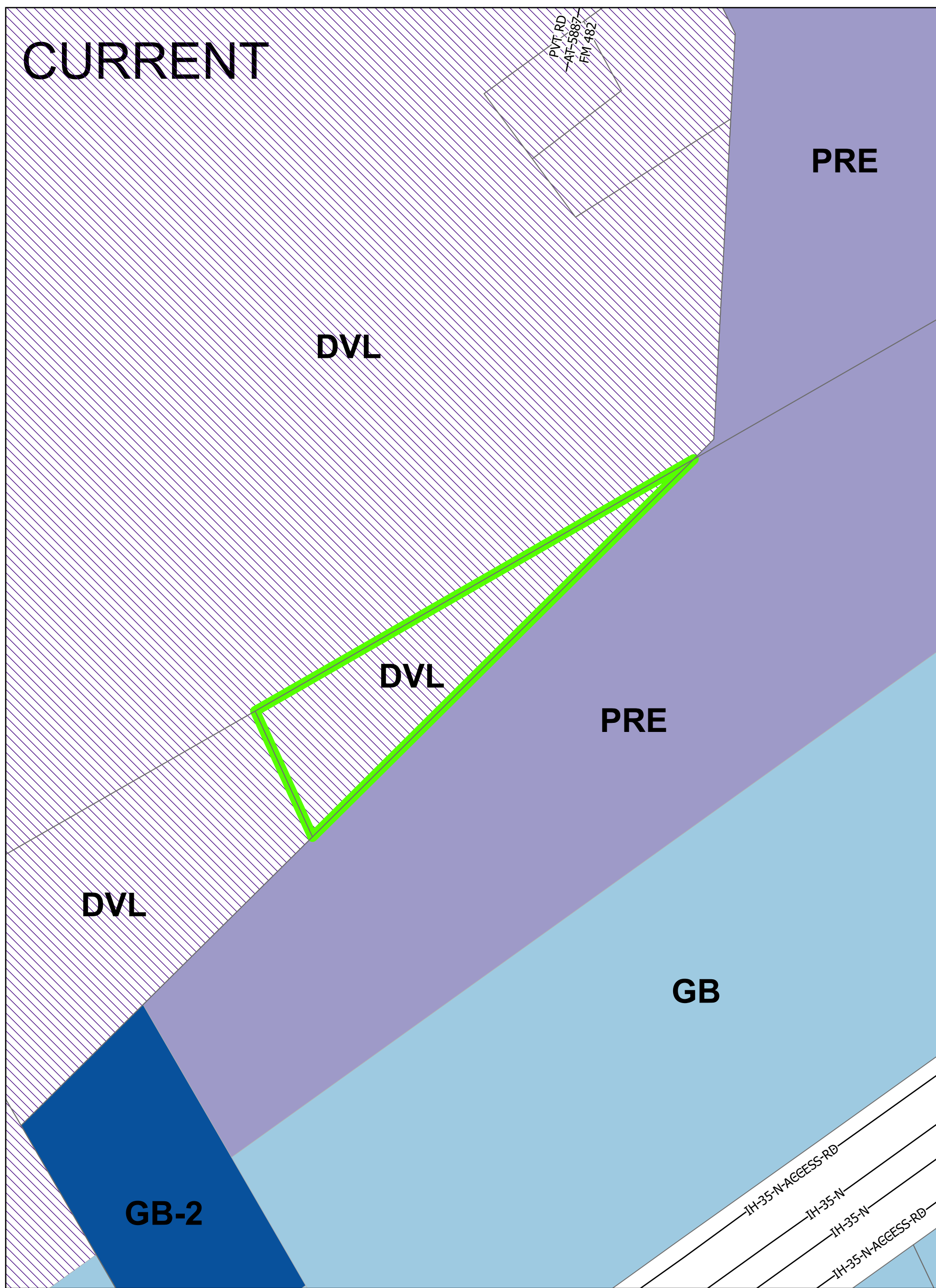
**COMAL COUNTY
PARCEL ID:
75480**

Classification

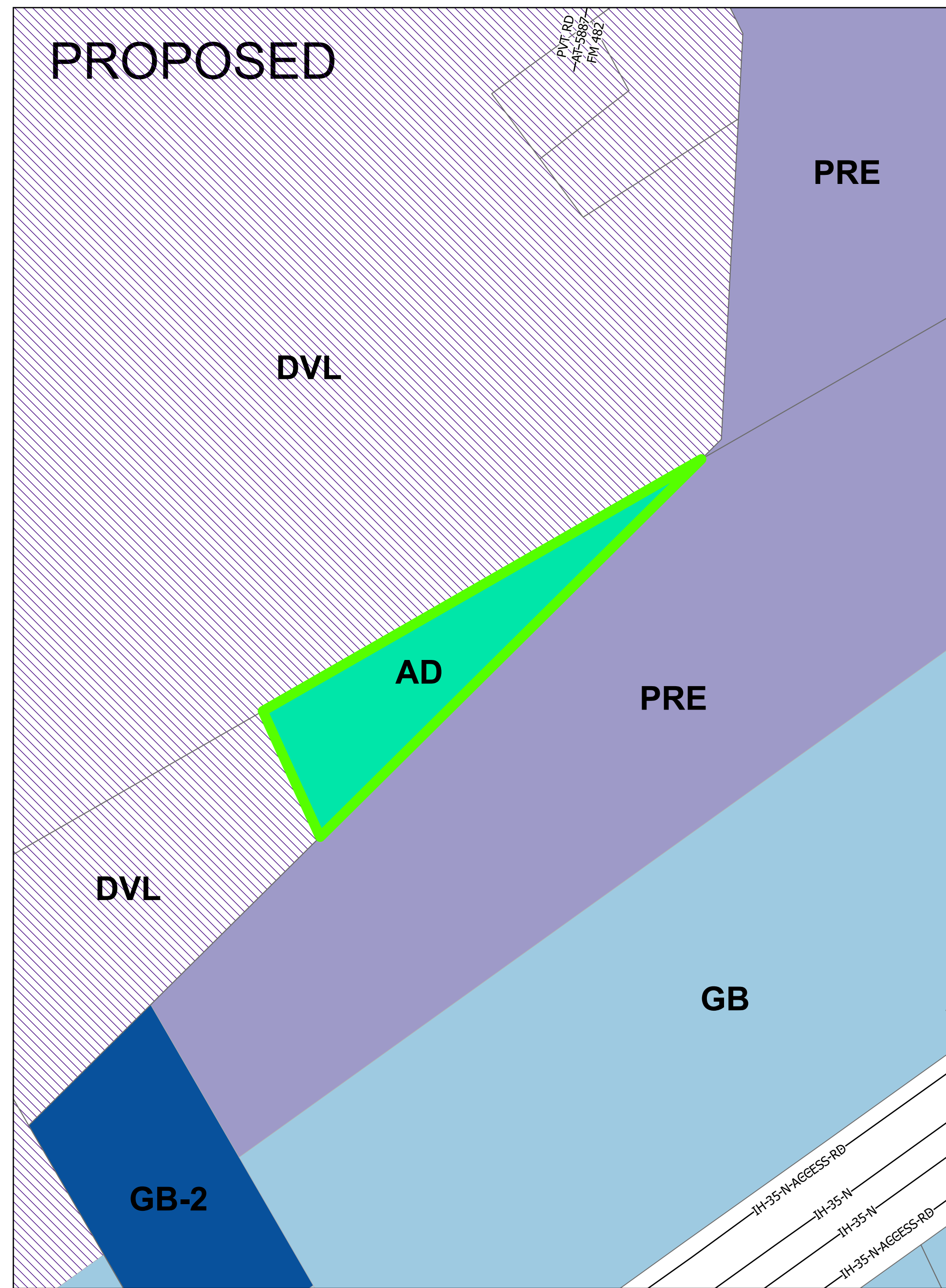
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



CURRENT



PROPOSED



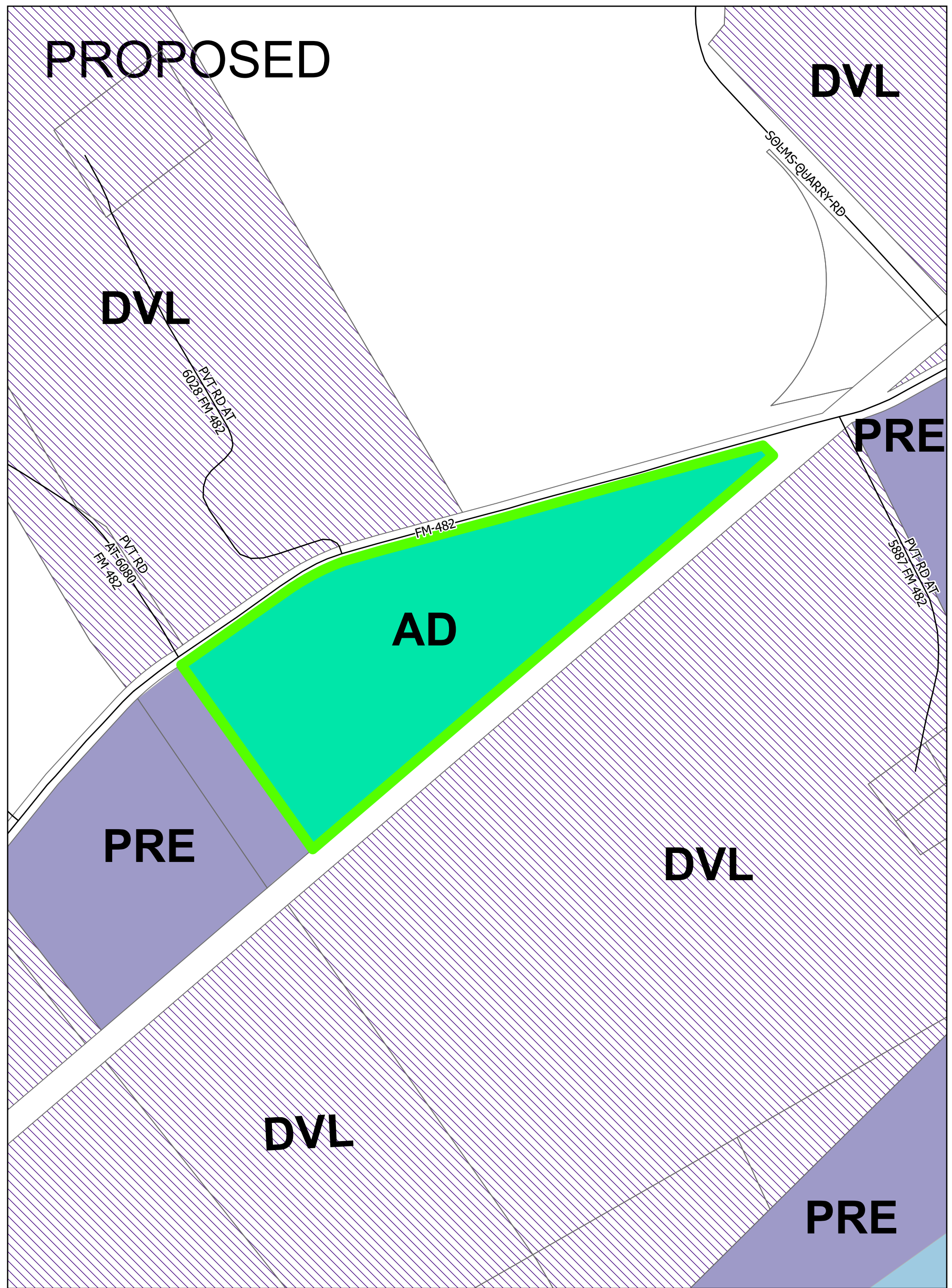
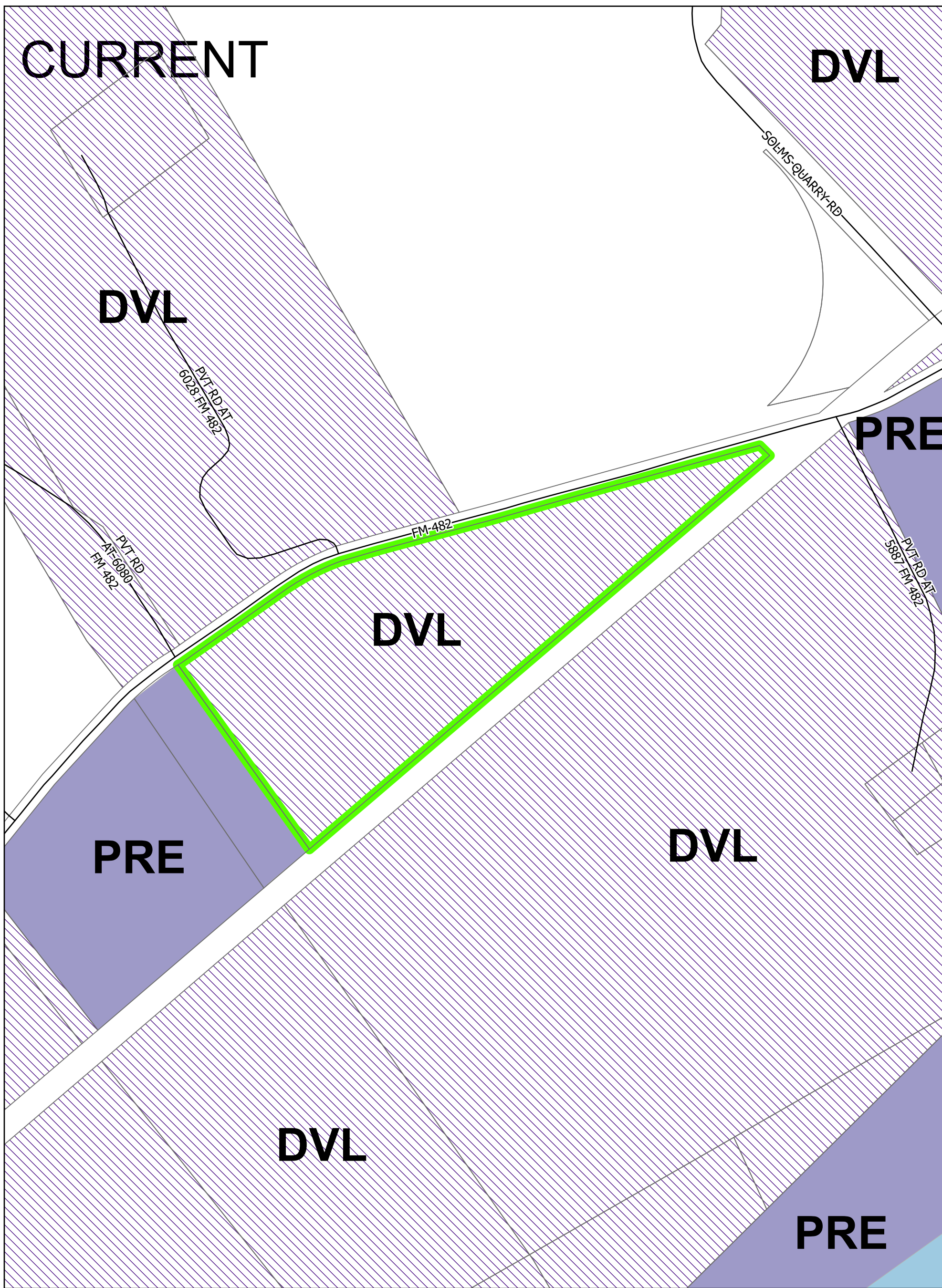
PROPOSED ZONING CHANGE

COMAL COUNTY
PARCEL ID:
78247

Classification

(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



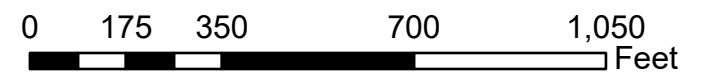


PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
79009**

Classification

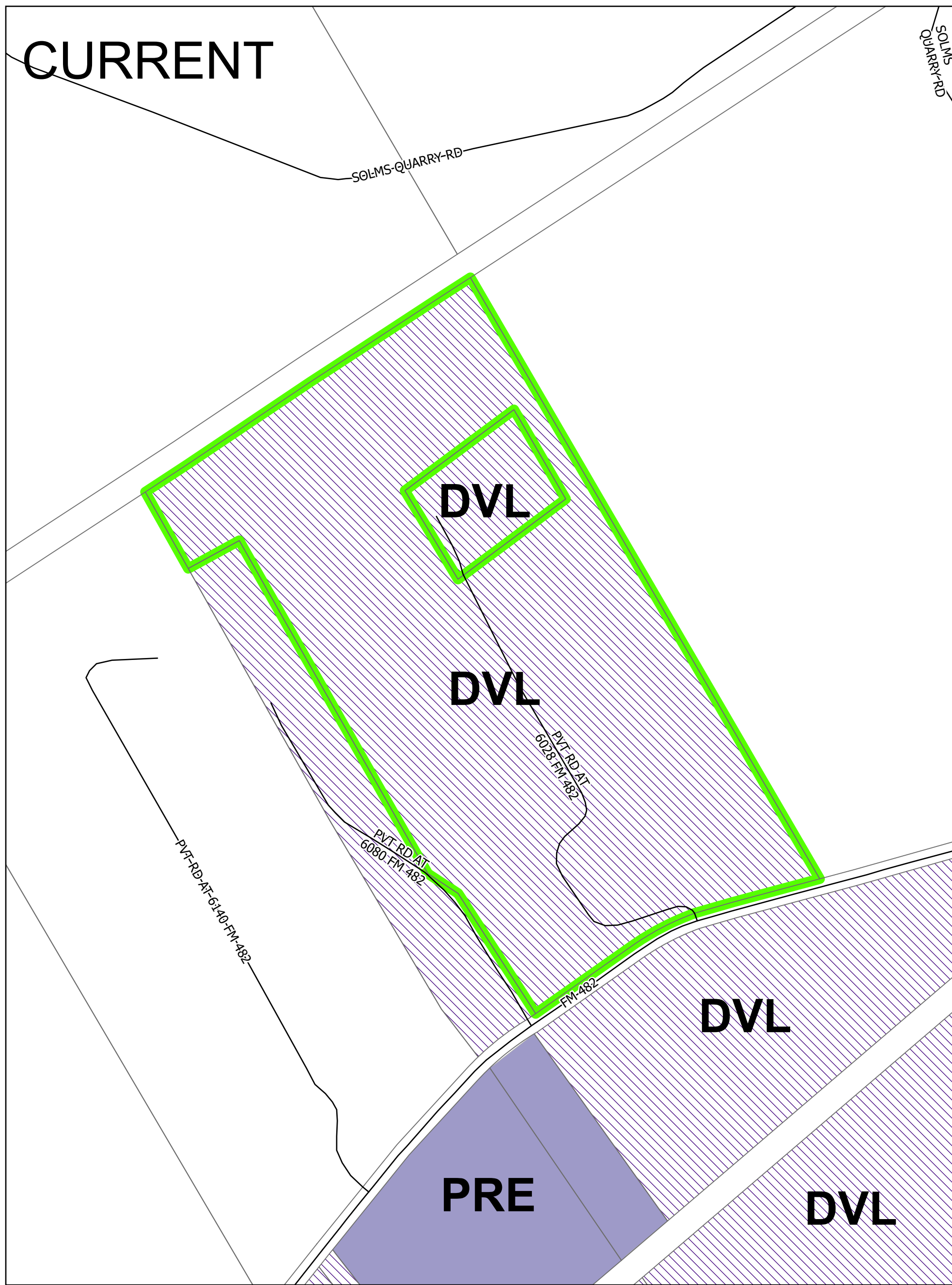
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



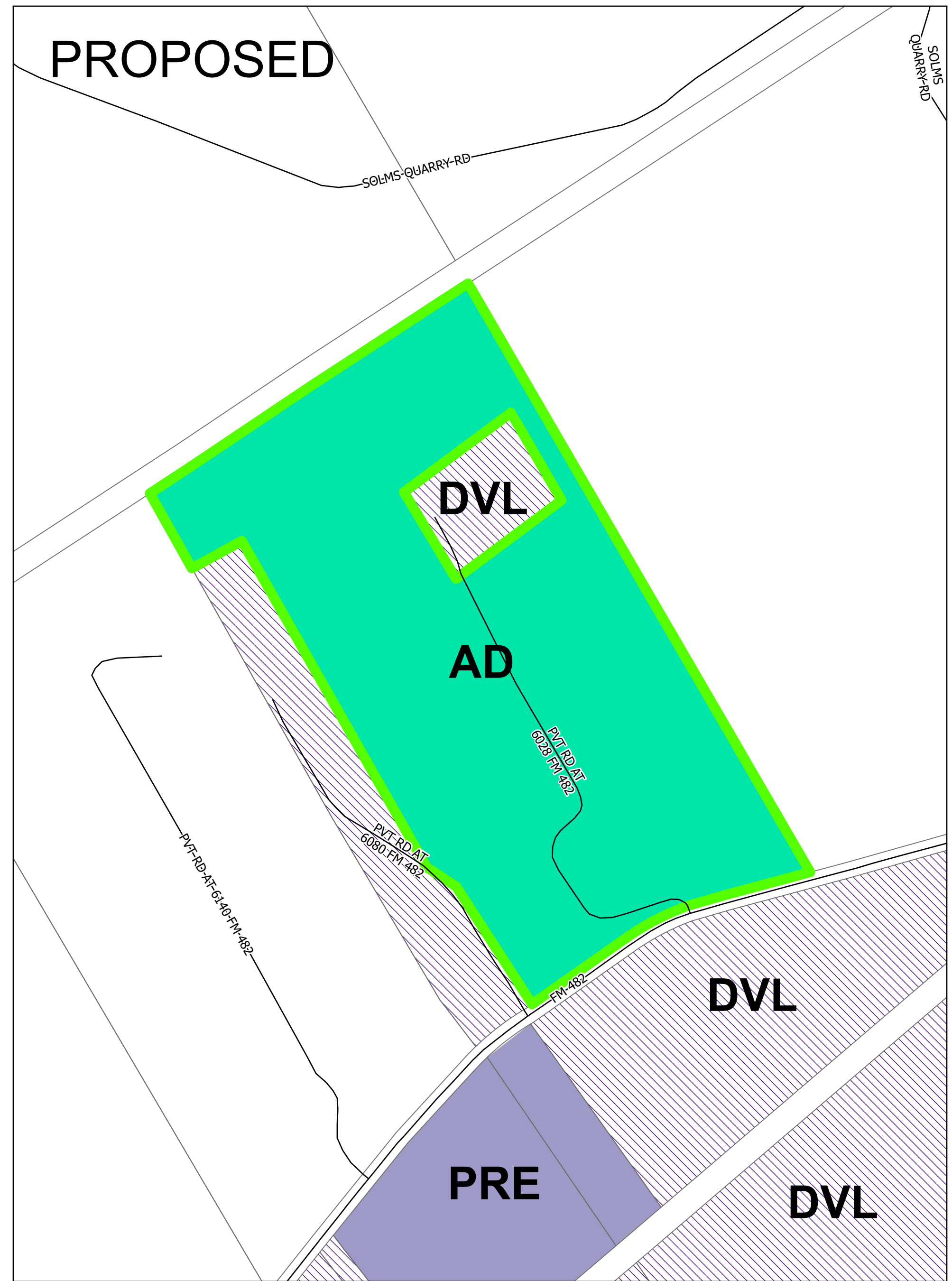
Last update: May 14, 2024
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT



























PROPOSED



PROPOSED ZONING CHANGE

COMAL COUNTY
PARCEL ID:
79006

Classification

 (PRE) Pre-Development	 (R-6) Single-family Residential	 (NS) Neighborhood Services
 (PDD) Planned Development	 (R-7) Single-family Residential	 (OP) Office and Professional
 (PUB) Public Use	 (AD) Agricultural District	 (MSMU) Main Street Mixed Use
 (R-A) Single-family Residential/Agricultural	 (GH) Garden Home/Single-Family Residential (Zero Lot Line)	 (MSMU-ND) Main Street Mixed Use New Development
 (R-1) Single-Family Residential	 (TH) Townhome	 (M-1) Manufacturing (Light)
 (R-2) Single-Family Residential	 (MHS) Manufactured Home Subdivision	 (M-2) Manufacturing (Heavy)
 (R-3) Two-Family Residential	 (MHP) Manufactured Home Parks	 (DVL) Development Agreement (Delayed Annexation)
 (R-4) Apartment/Multi-Family Residential	 (GB) General Business	
	 (GB-2) General Business II	

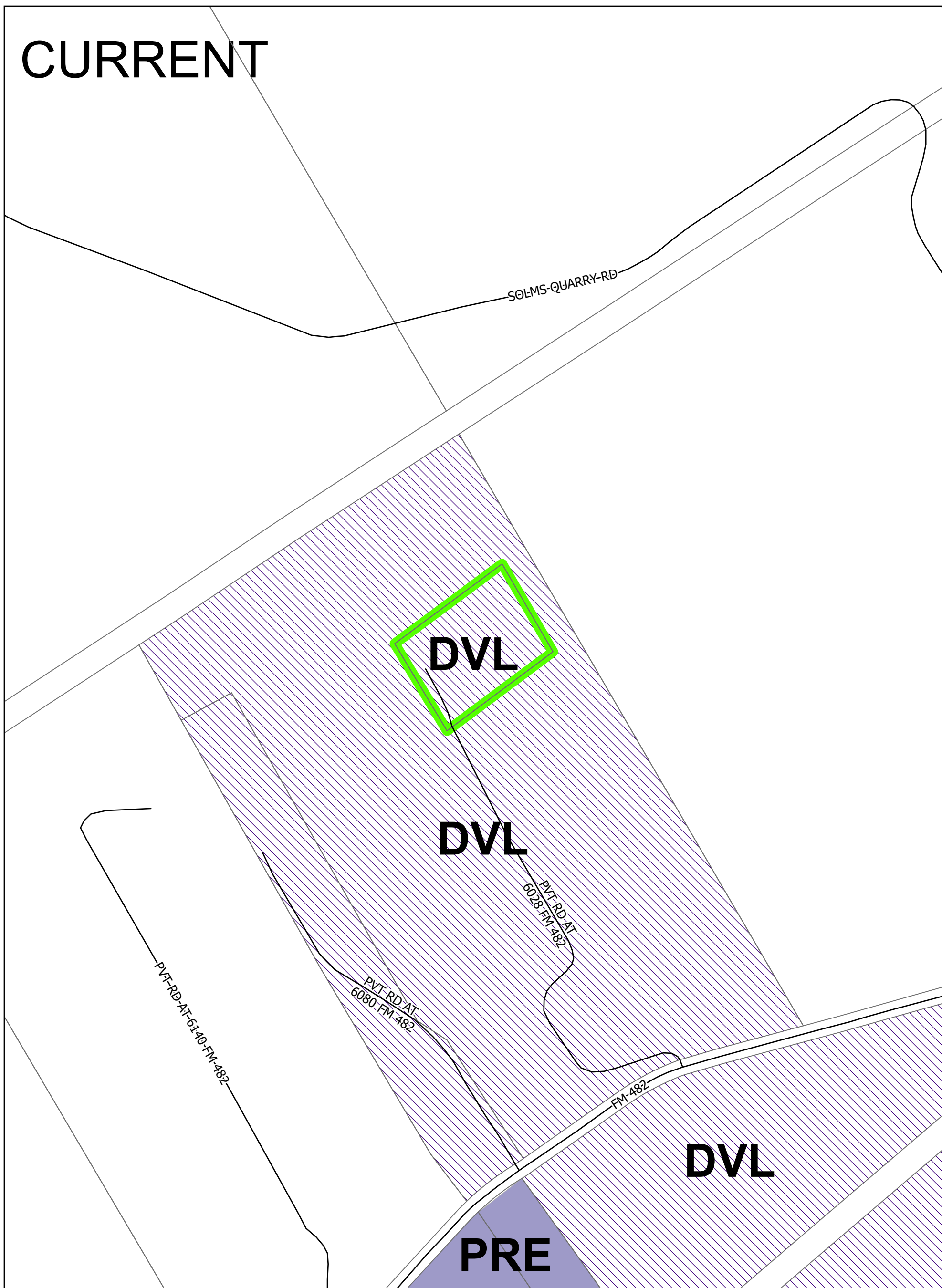


Last update: May 14, 2024

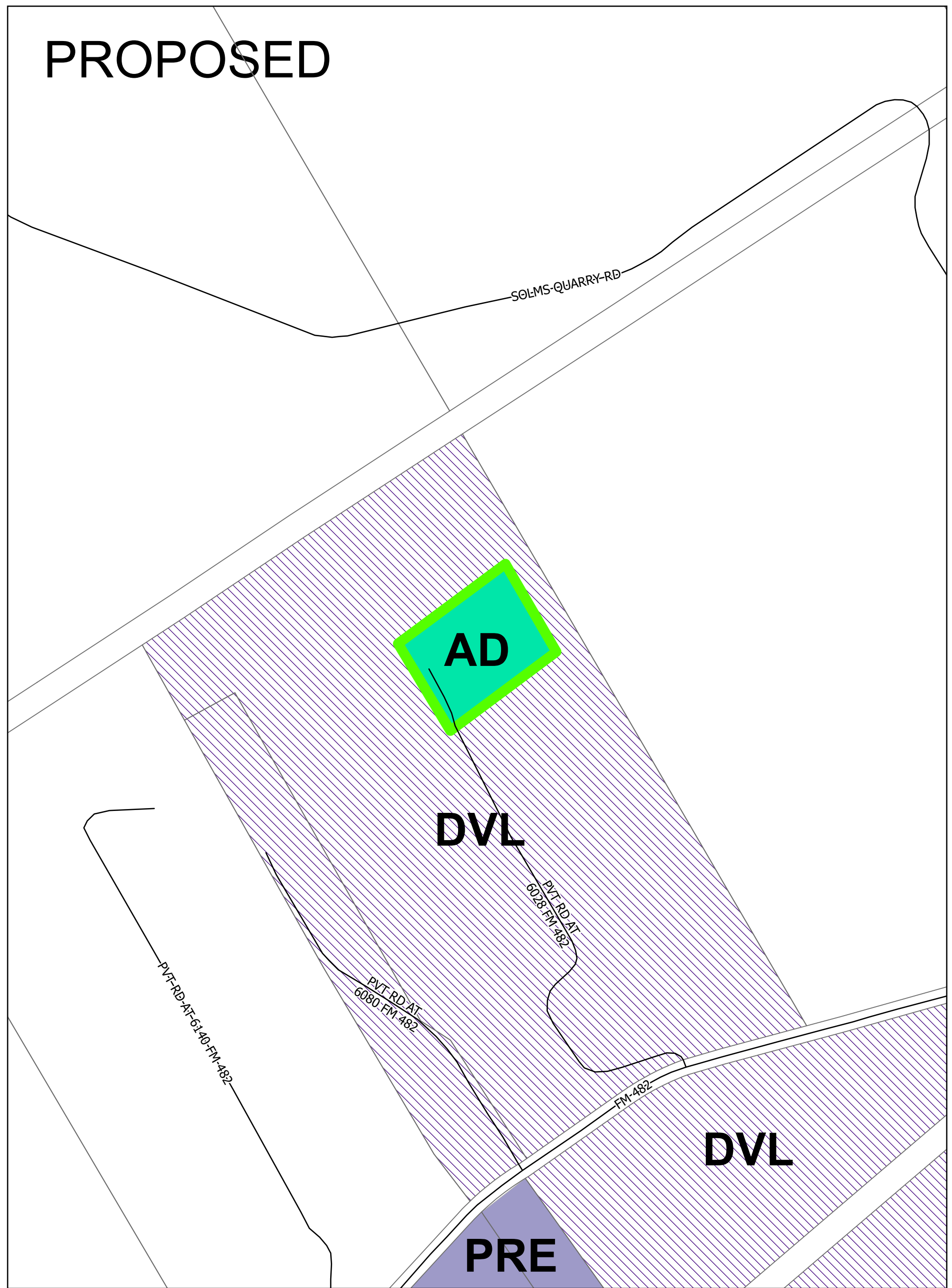
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT



PROPOSED

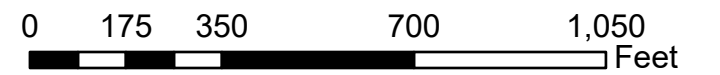


PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
79004**

Classification

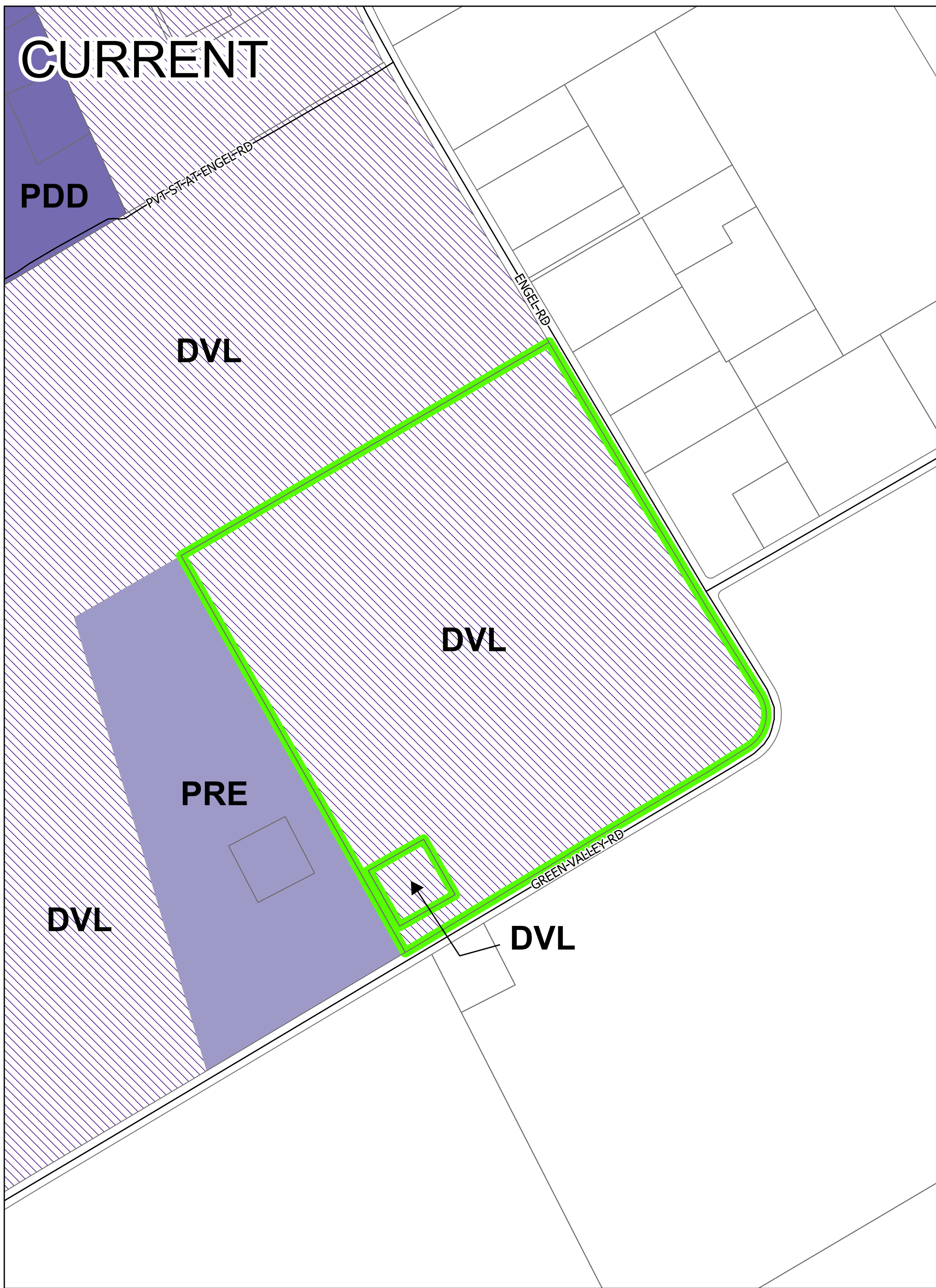
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



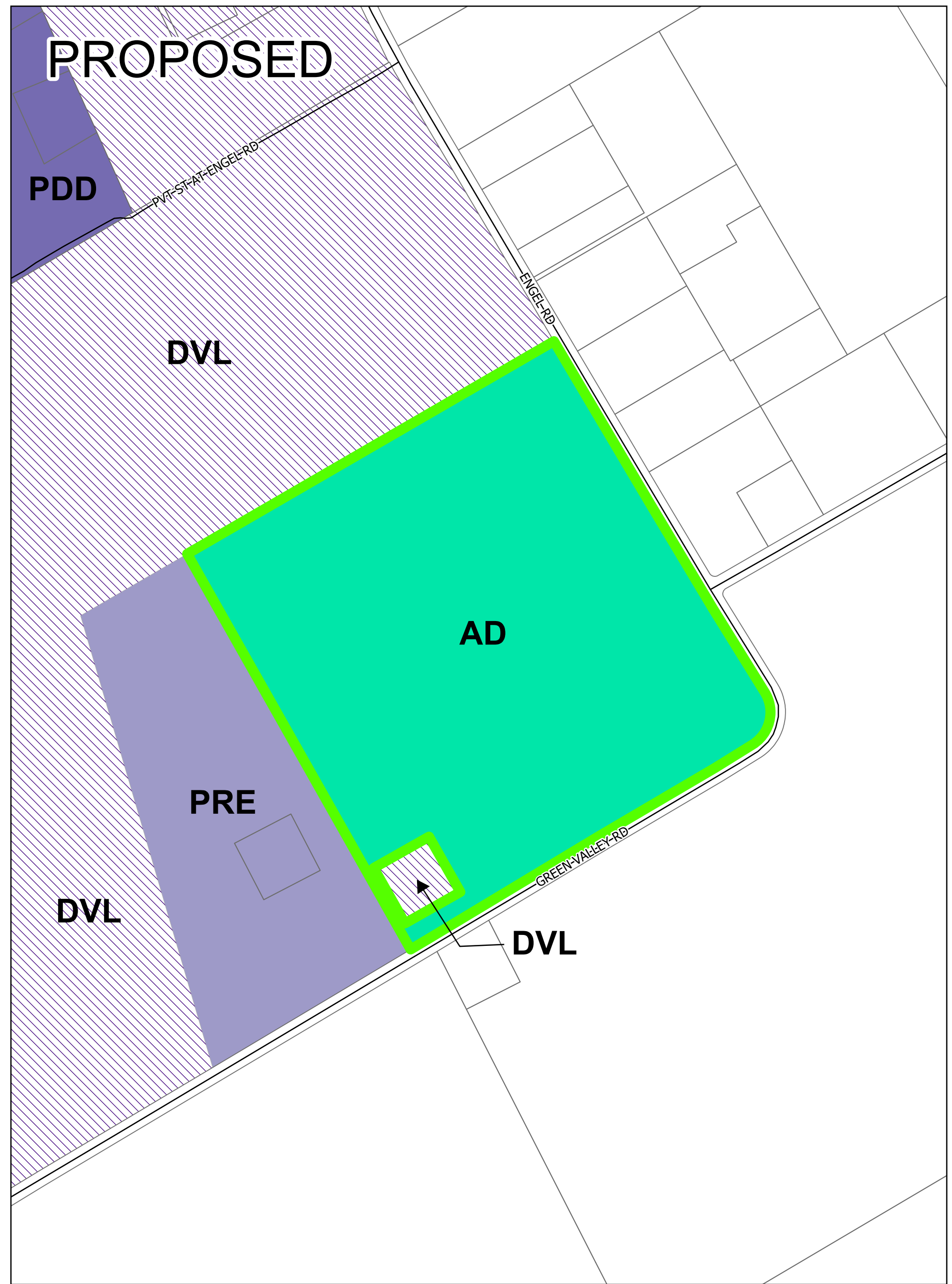
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CURRENT



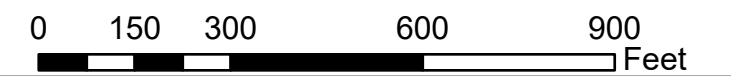
PROPOSED



PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
61614

Classification	
(PRE) Pre-Development	(R-6) Single-family Residential
(PDD) Planned Development	(R-7) Single-family Residential
(PUB) Public Use	(AD) Agricultural District
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)
(R-1) Single-Family Residential	(TH) Townhome
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks
(R-4) Apartment/Multi-Family Residential	(GB) General Business
	(GB-2) General Business II
	(NS) Neighborhood Services
	(OP) Office and Professional
	(MSMU) Main Street Mixed Use
	(MSMU-ND) Main Street Mixed Use New Development
	(M-1) Manufacturing (Light)
	(M-2) Manufacturing (Heavy)
	(DVL) Development Agreement (Delayed Annexation)

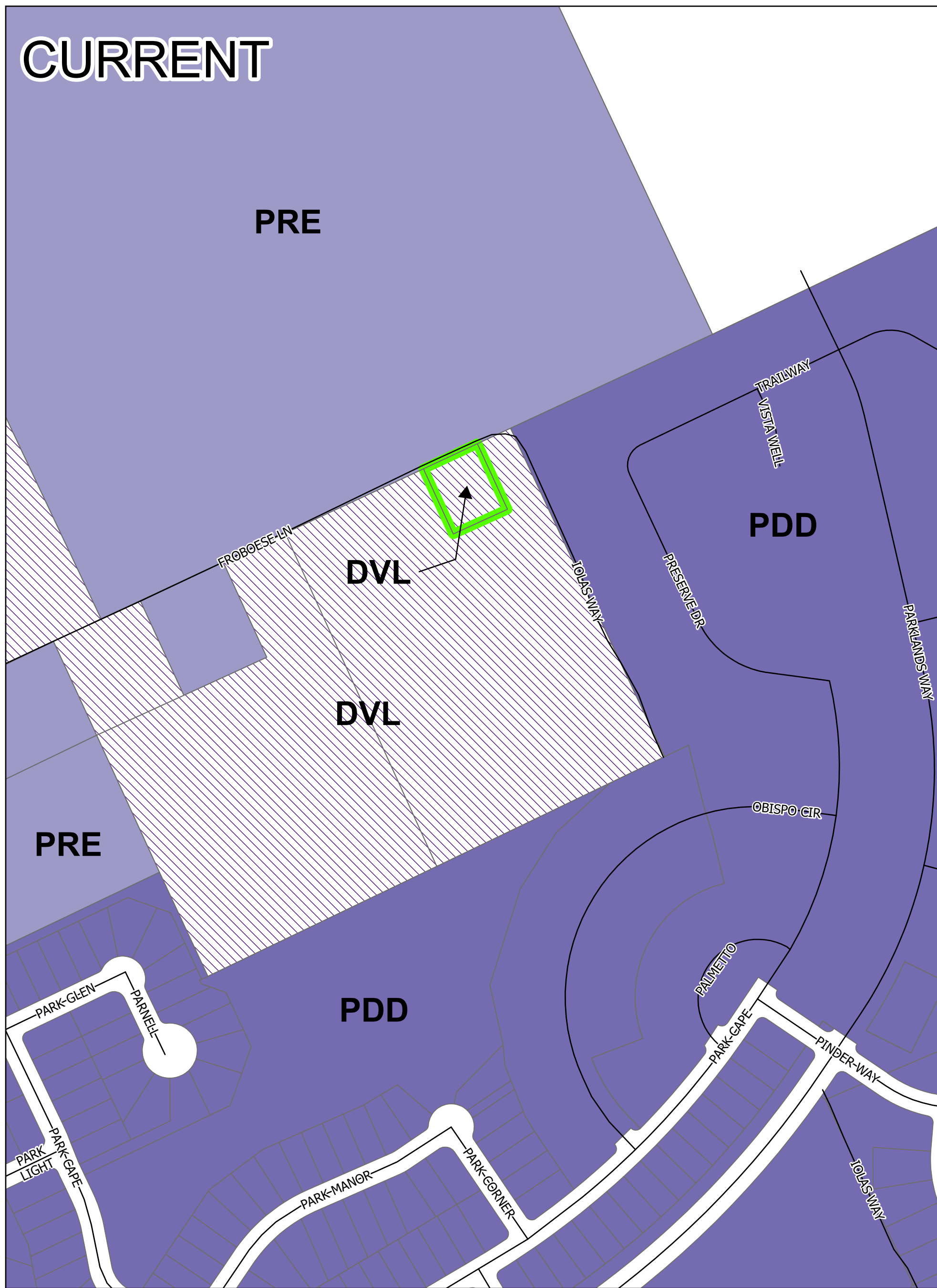


Last update: May 13, 2024

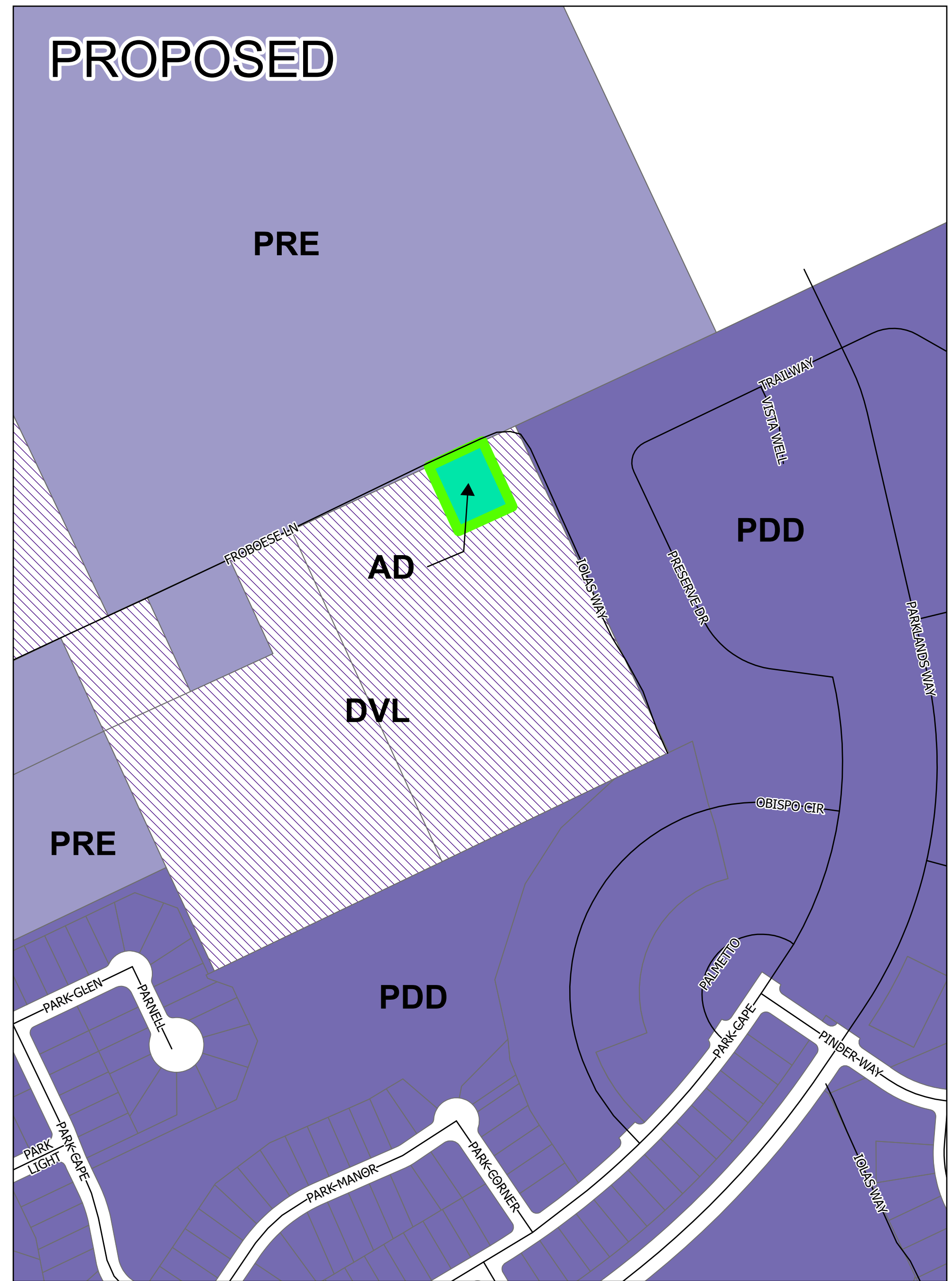
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CURRENT



PROPOSED



PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
68378

Classification

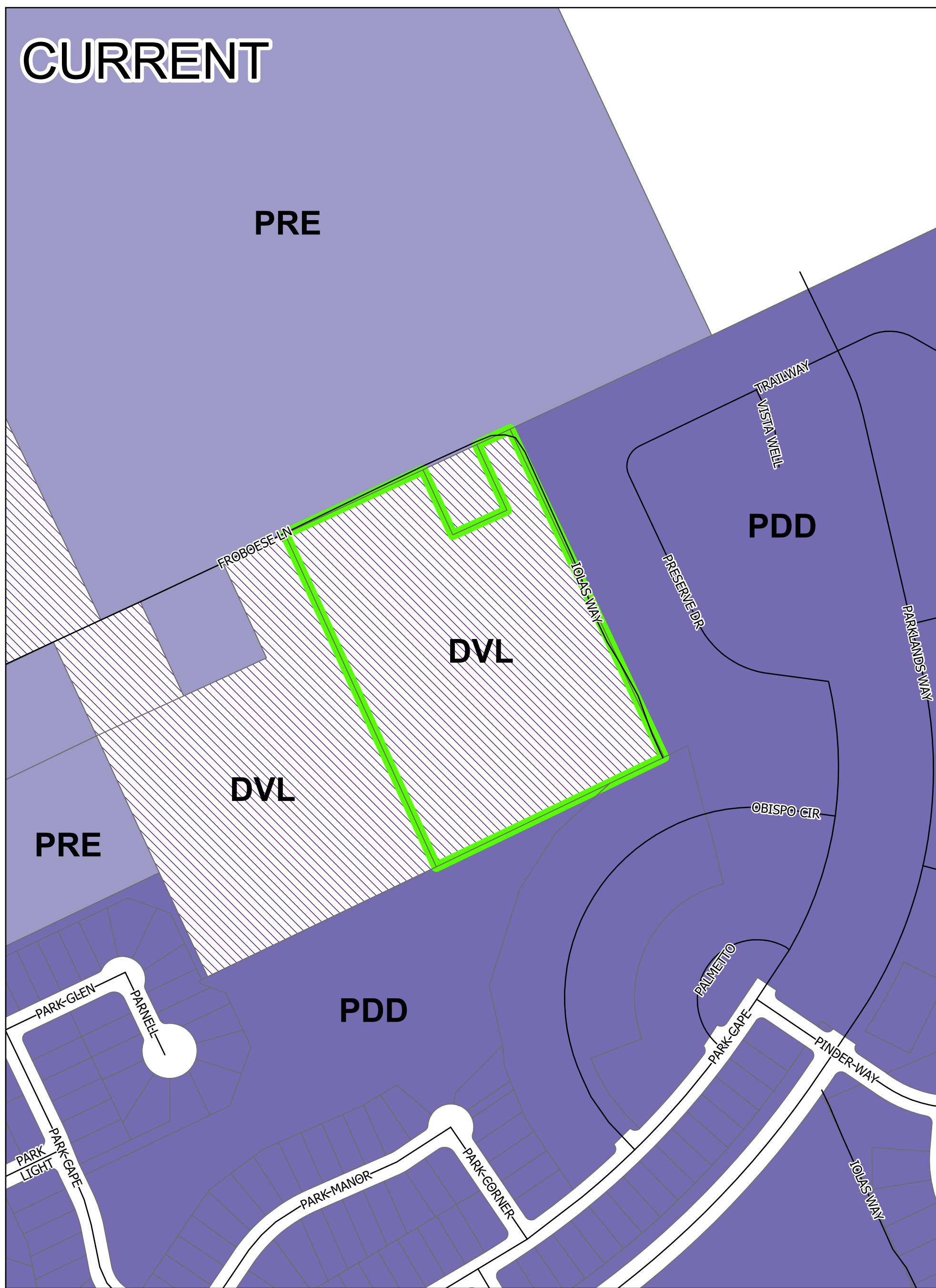
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



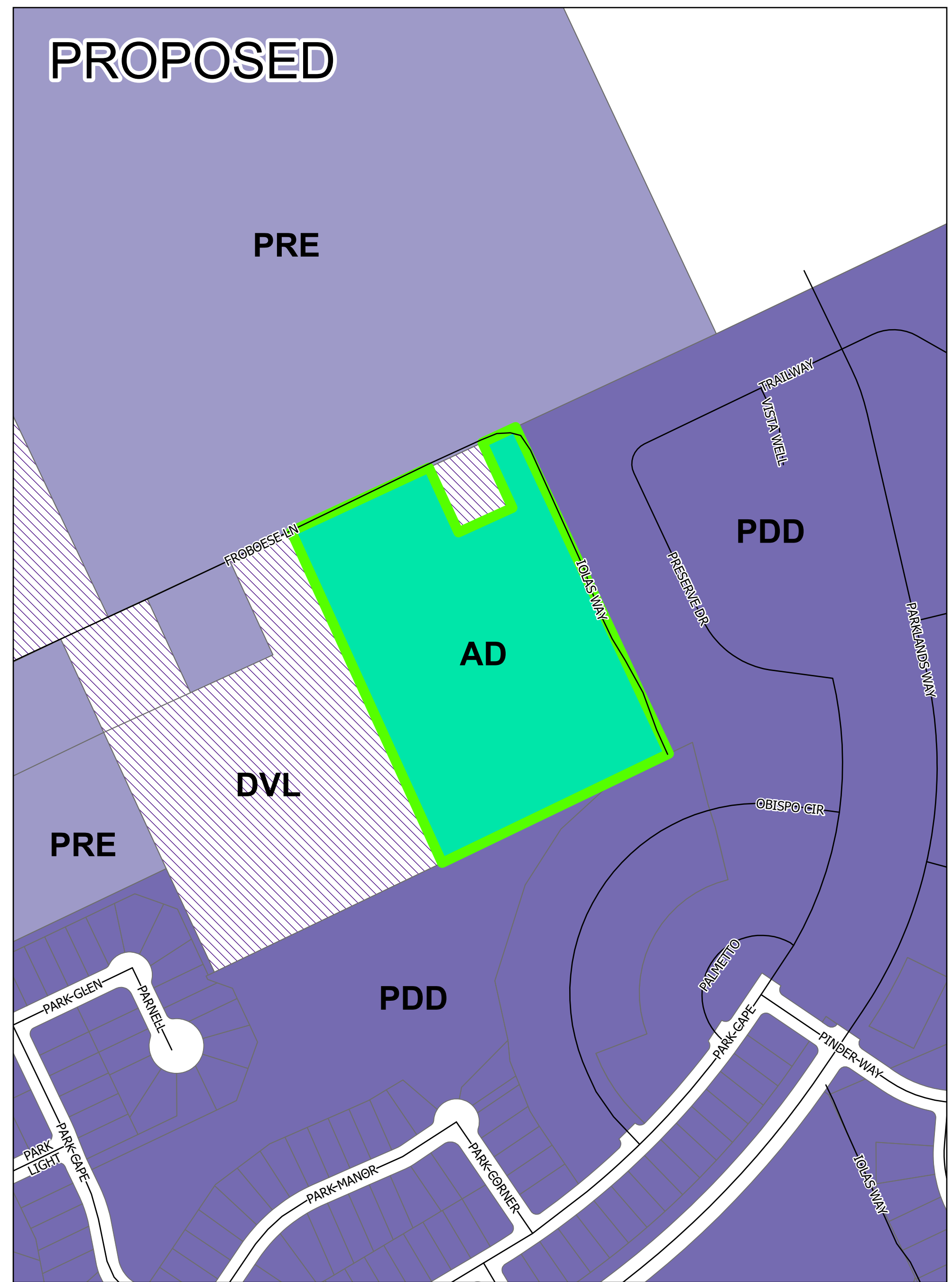
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CURRENT



PROPOSED



PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
68377

Classification

- | | | |
|--|--|--|
| (PRE) Pre-Development | (R-6) Single-family Residential | (NS) Neighborhood Services |
| (PDD) Planned Development | (R-7) Single-family Residential | (OP) Office and Professional |
| (PUB) Public Use | (AD) Agricultural District | (MSMU) Main Street Mixed Use |
| (R-A) Single-family Residential/Agricultural | (GH) Garden Home/Single-Family Residential (Zero Lot Line) | (MSMU-ND) Main Street Mixed Use New Development |
| (R-1) Single-Family Residential | (TH) Townhome | (M-1) Manufacturing (Light) |
| (R-2) Single-Family Residential | (MHS) Manufactured Home Subdivision | (M-2) Manufacturing (Heavy) |
| (R-3) Two-Family Residential | (MHP) Manufactured Home Parks | (DVL) Development Agreement (Delayed Annexation) |
| (R-4) Apartment/Multi-Family Residential | (GB) General Business | |
| | (GB-2) General Business II | |

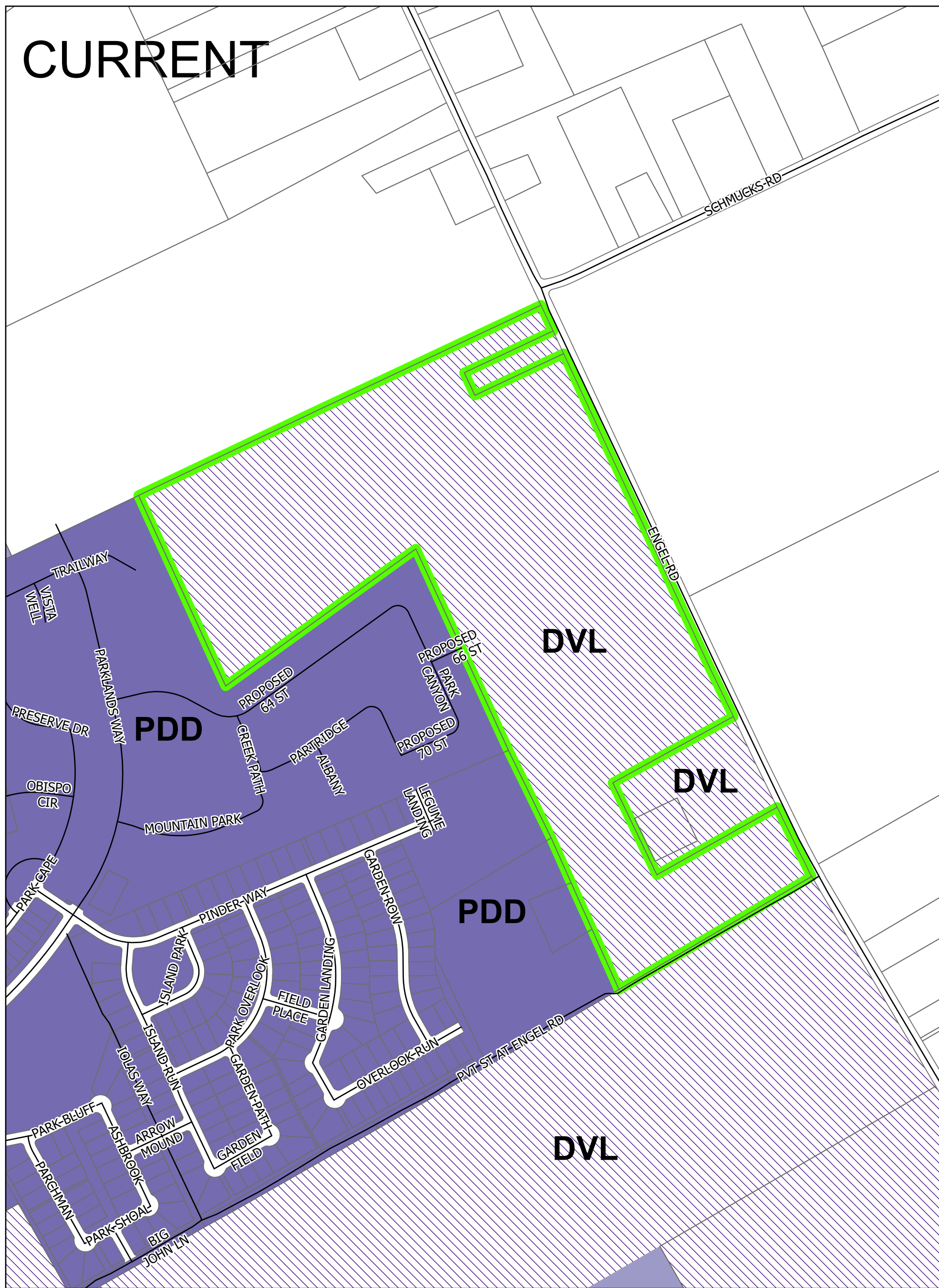


Last update: May 13, 2024

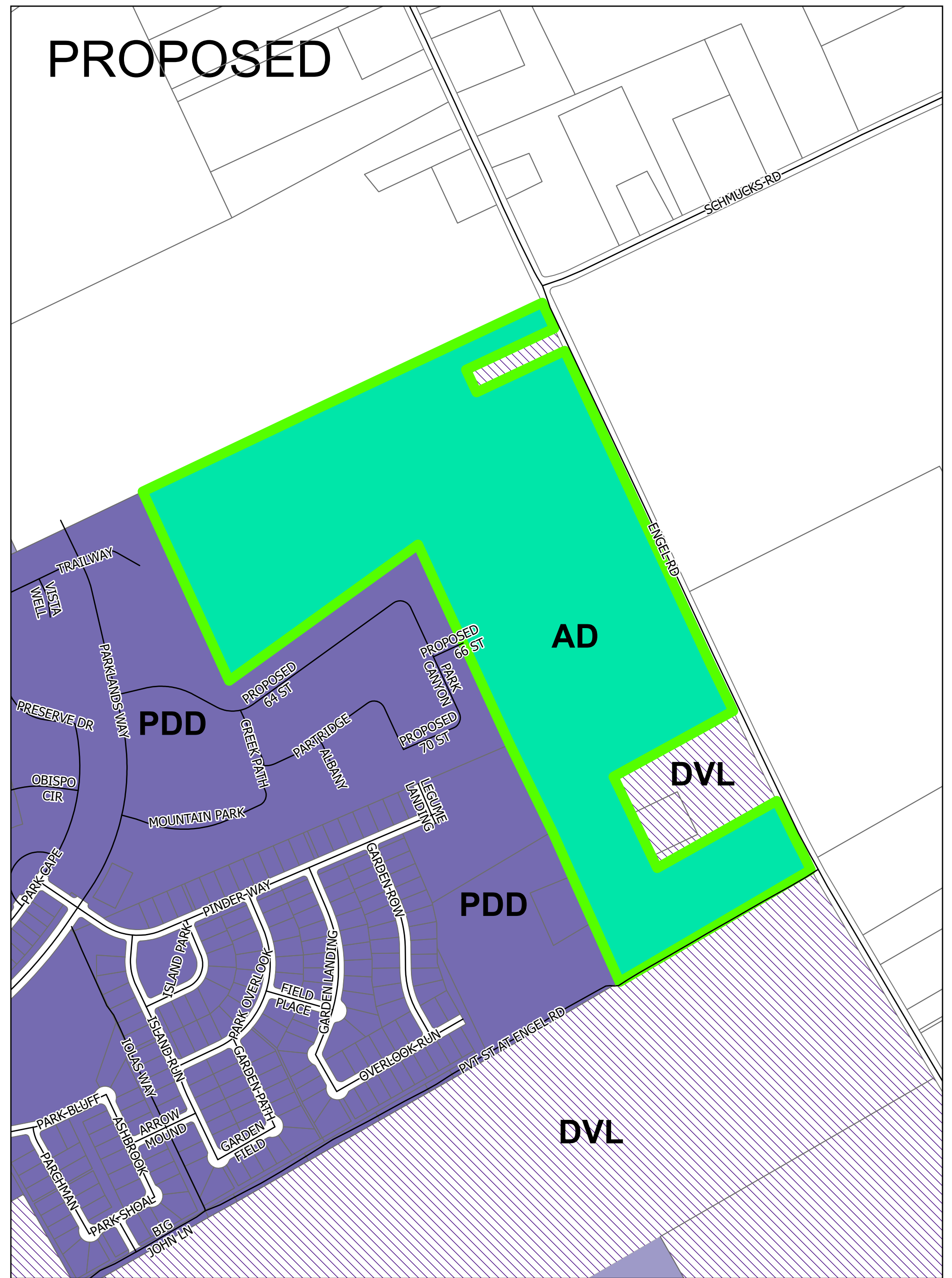
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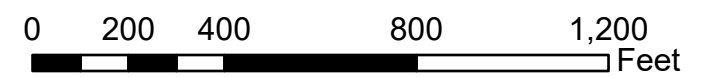
PROPOSED



PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
68382

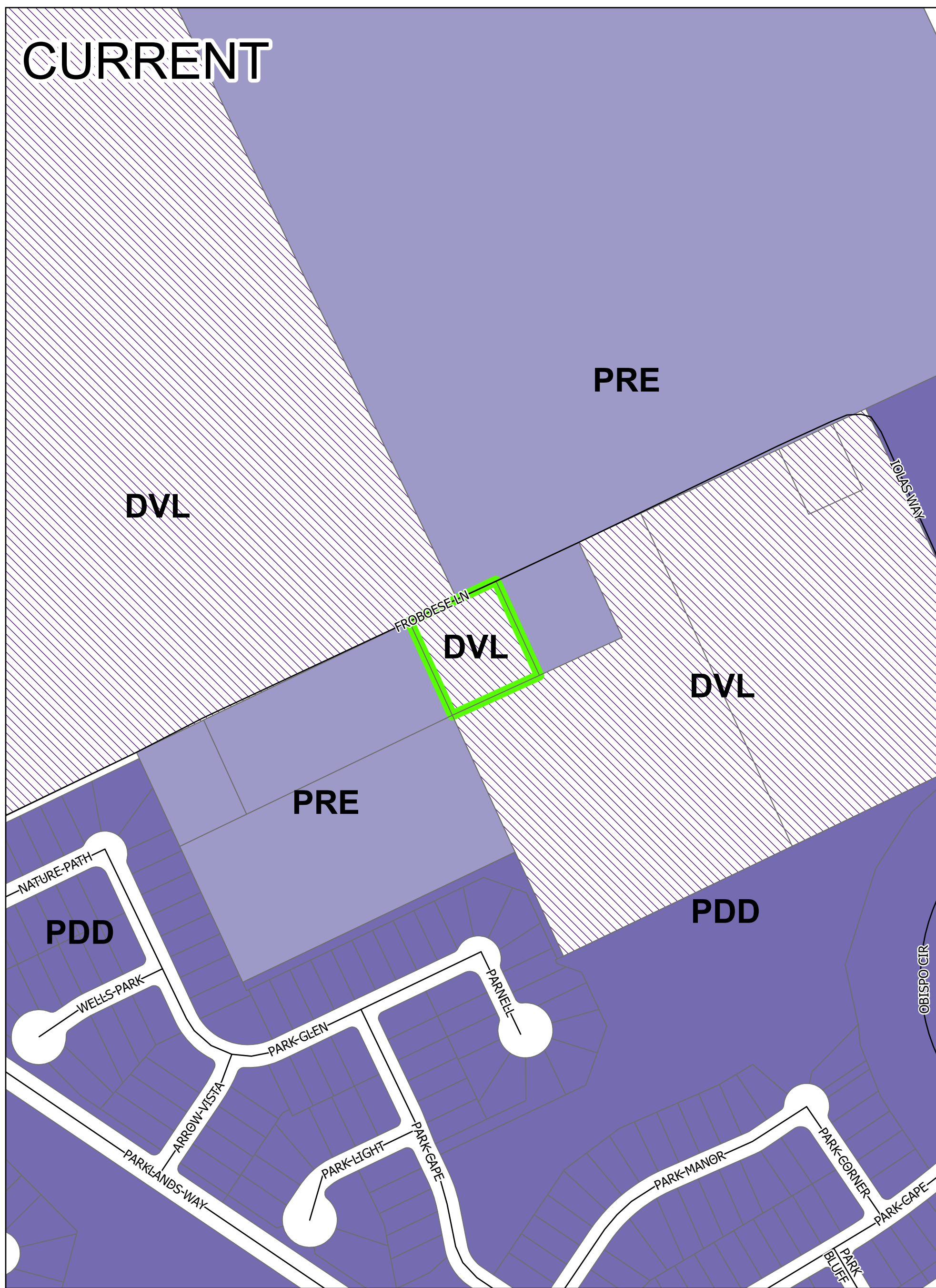
Classification	
(PRE) Pre-Development	(R-6) Single-family Residential
(PDD) Planned Development	(R-7) Single-family Residential
(PUB) Public Use	(AD) Agricultural District
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)
(R-1) Single-Family Residential	(TH) Townhome
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks
(R-4) Apartment/Multi-Family Residential	(GB) General Business
	(GB-2) General Business II
	(NS) Neighborhood Services
	(OP) Office and Professional
	(MSMU) Main Street Mixed Use
	(MSMU-ND) Main Street Mixed Use New Development
	(M-1) Manufacturing (Light)
	(M-2) Manufacturing (Heavy)
	(DVL) Development Agreement (Delayed Annexation)



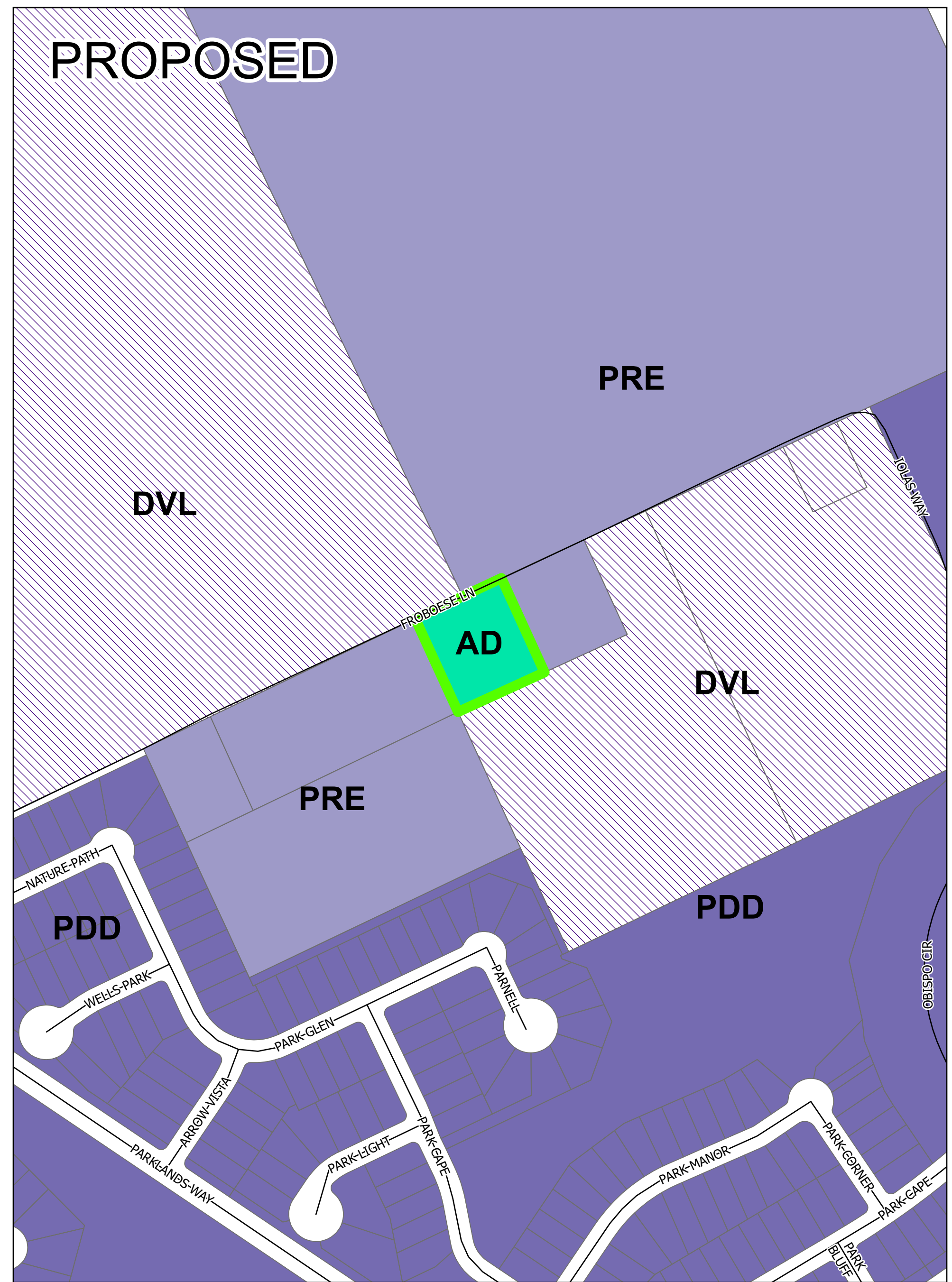
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CURRENT



PROPOSED



PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
68381

Classification

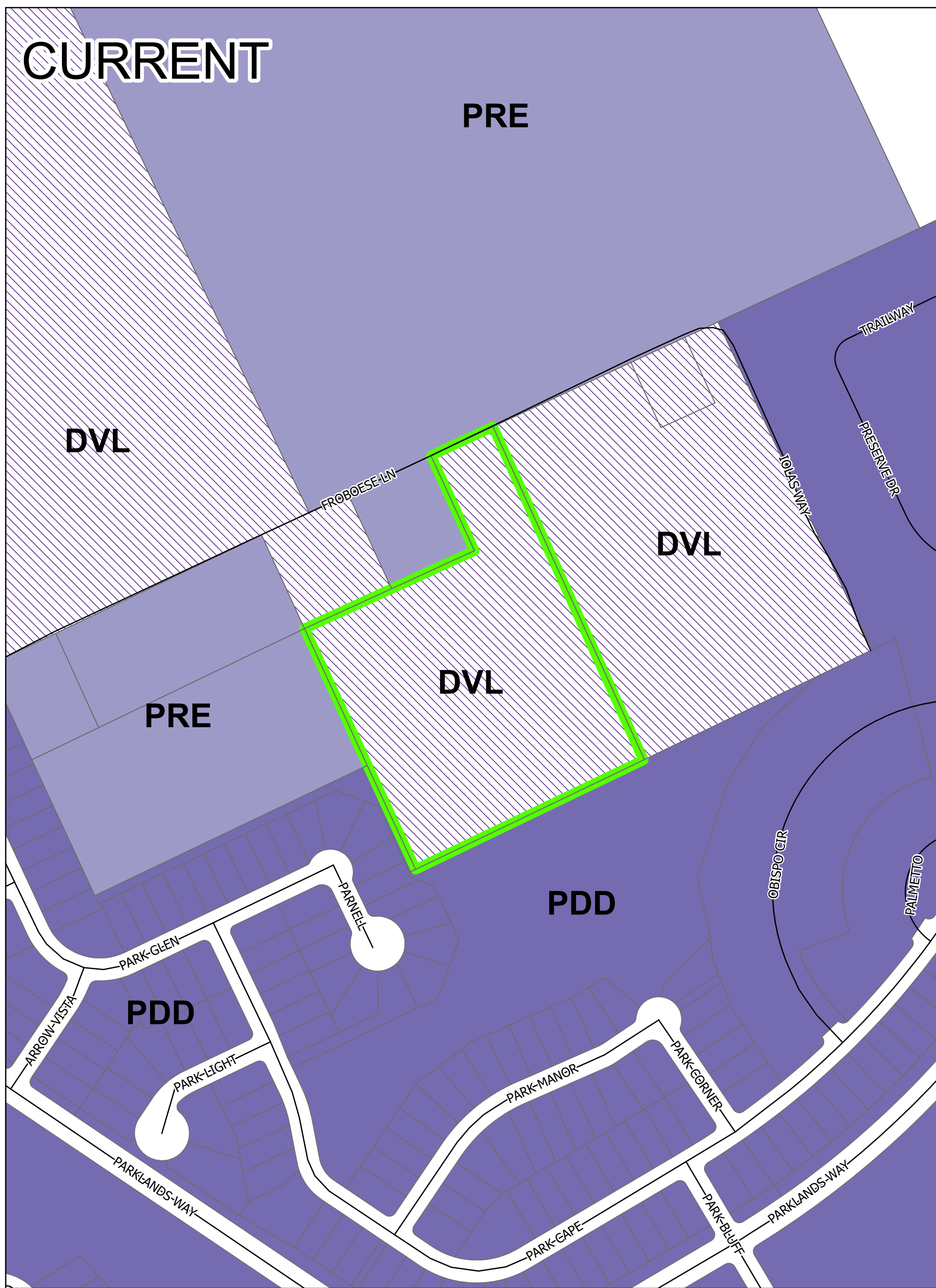
(PRE) Pre-Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PDD) Planned Development	(R-7) Single-family Residential	(OP) Office and Professional
(PUB) Public Use	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-1) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
(R-4) Apartment/Multi-Family Residential	(GB) General Business	
	(GB-2) General Business II	



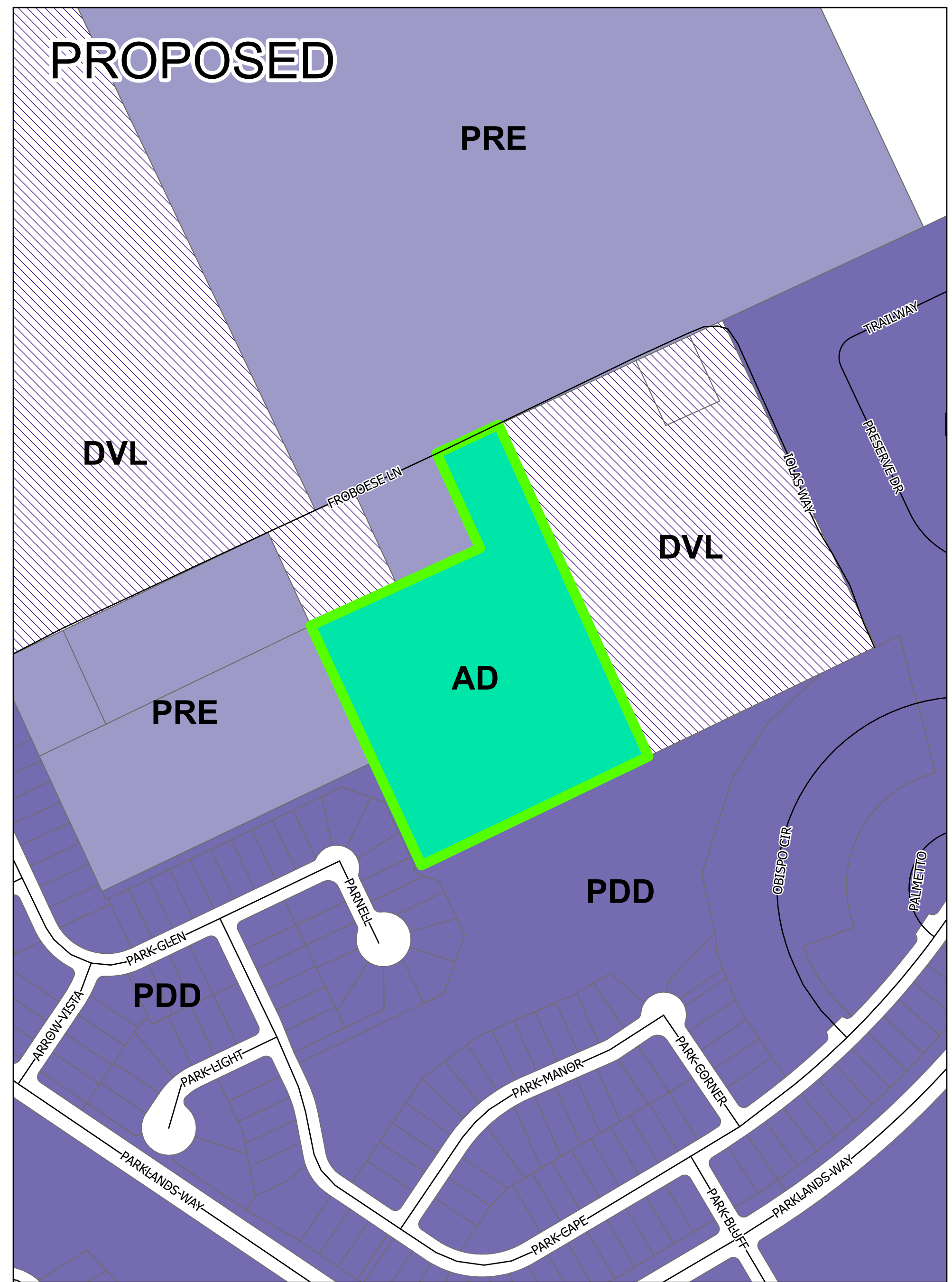
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PROPOSED



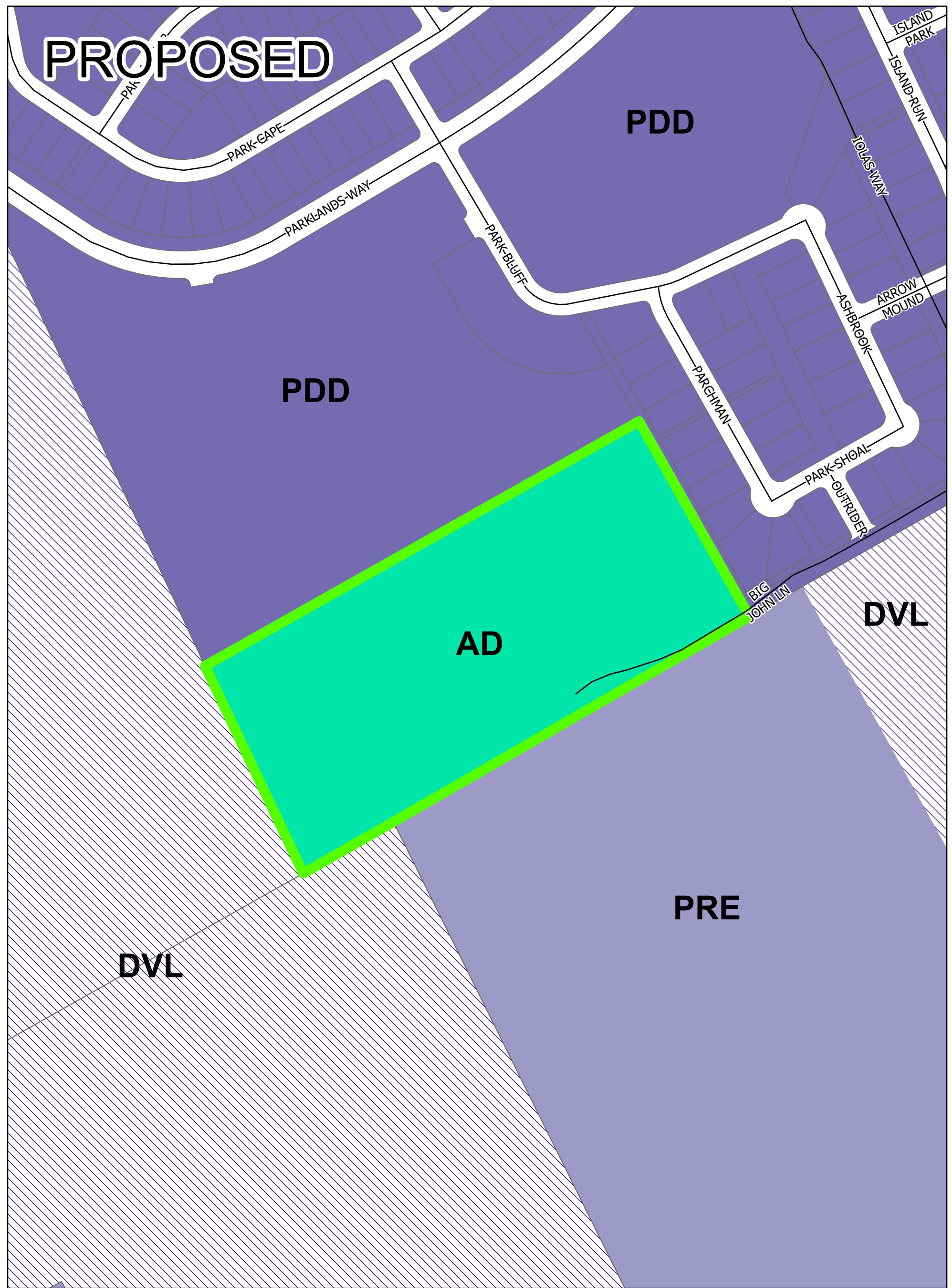
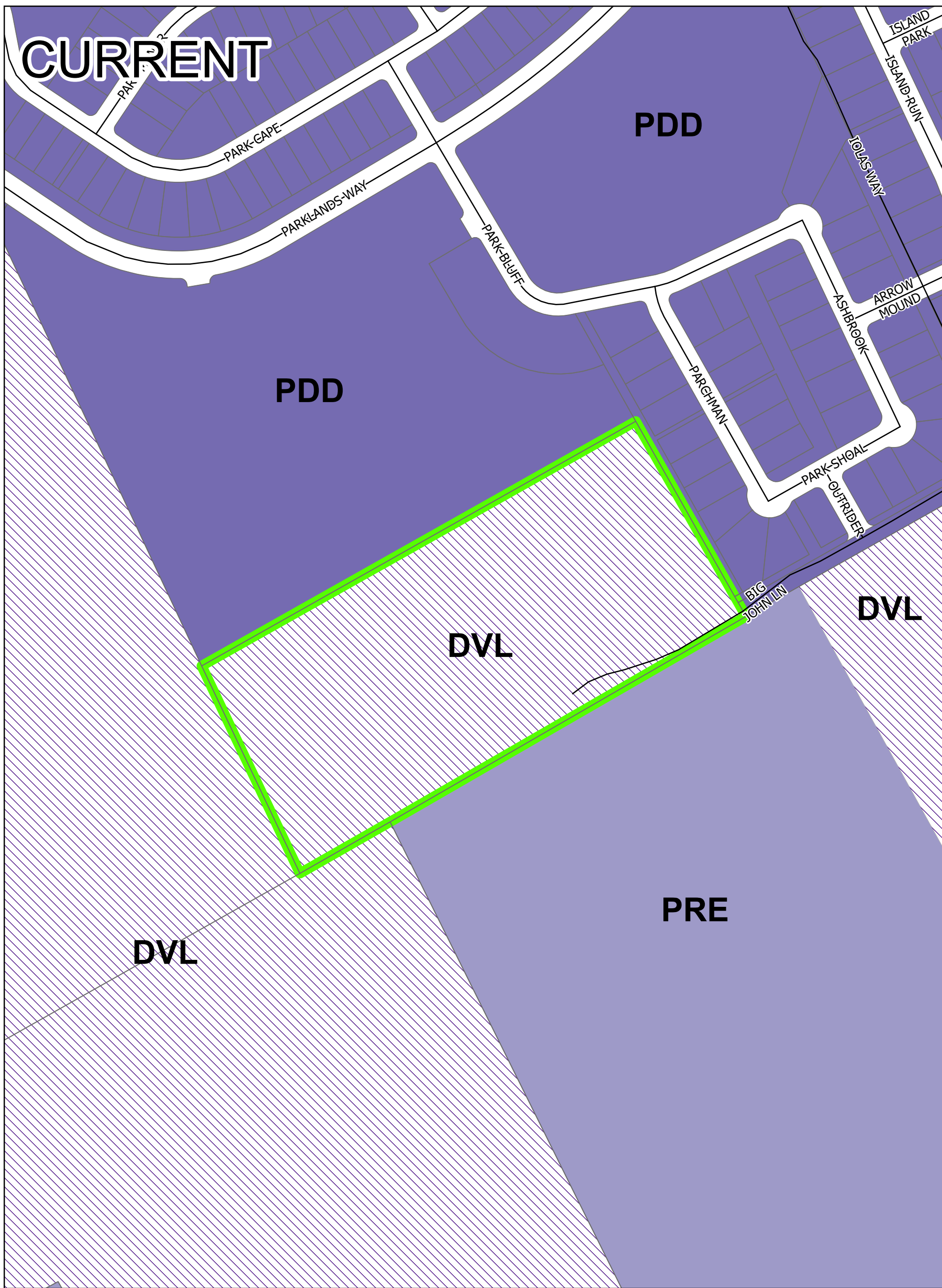
PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
68380

Classification

- | | | |
|--|--|--|
| (PRE) Pre-Development | (R-6) Single-family Residential | (NS) Neighborhood Services |
| (PDD) Planned Development | (R-7) Single-family Residential | (OP) Office and Professional |
| (PUB) Public Use | (AD) Agricultural District | (MSMU) Main Street Mixed Use |
| (R-A) Single-family Residential/Agricultural | (GH) Garden Home/Single-Family Residential (Zero Lot Line) | (MSMU-ND) Main Street Mixed Use New Development |
| (R-1) Single-Family Residential | (TH) Townhome | (M-1) Manufacturing (Light) |
| (R-2) Single-Family Residential | (MHS) Manufactured Home Subdivision | (M-2) Manufacturing (Heavy) |
| (R-3) Two-Family Residential | (MHP) Manufactured Home Parks | (DVL) Development Agreement (Delayed Annexation) |
| (R-4) Apartment/Multi-Family Residential | (GB) General Business | |
| | (GB-2) General Business II | |





PROPOSED ZONING CHANGE

**GUADALUPE COUNTY
PARCEL ID:
68374**

Classification

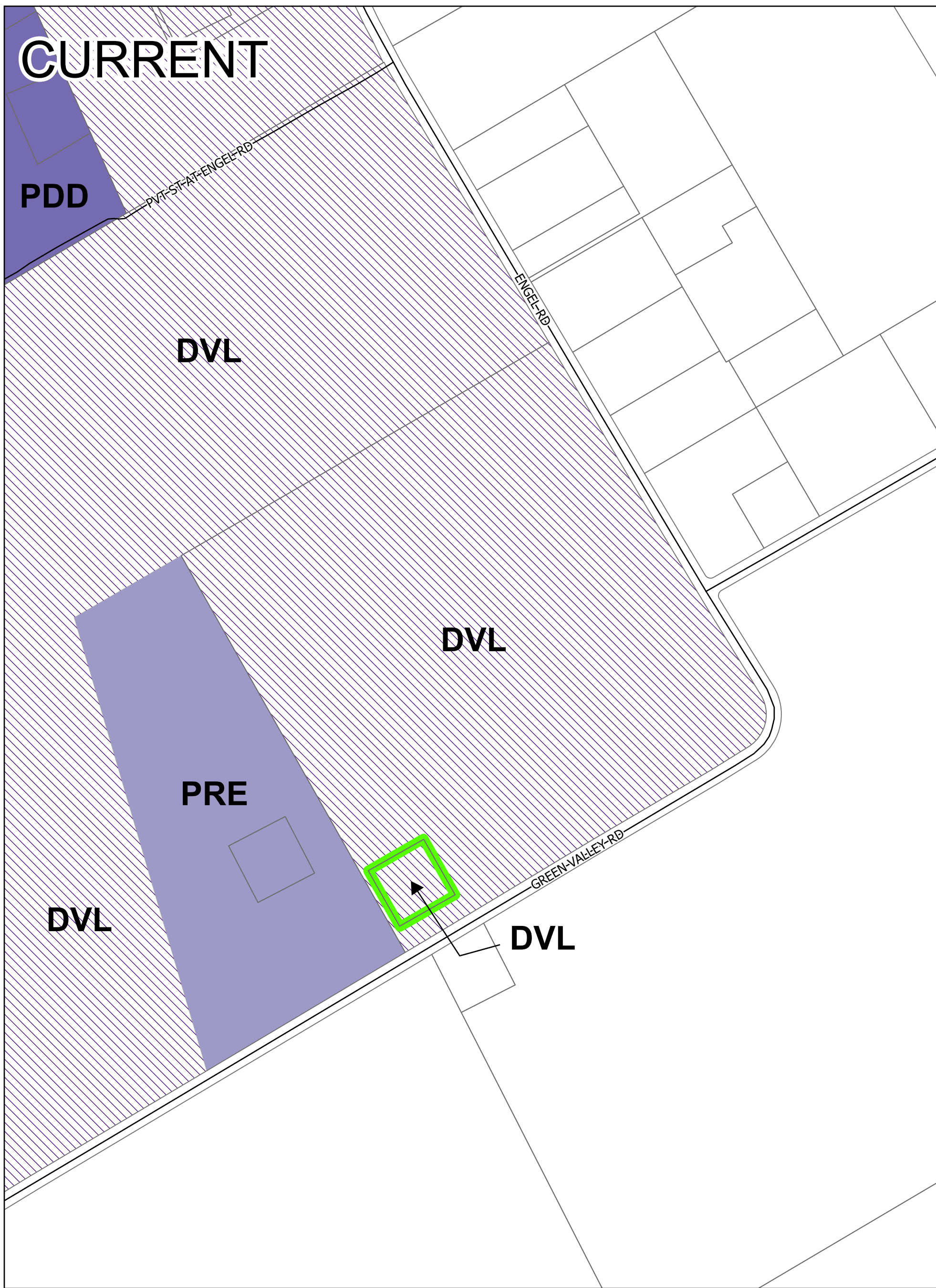
- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-Family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



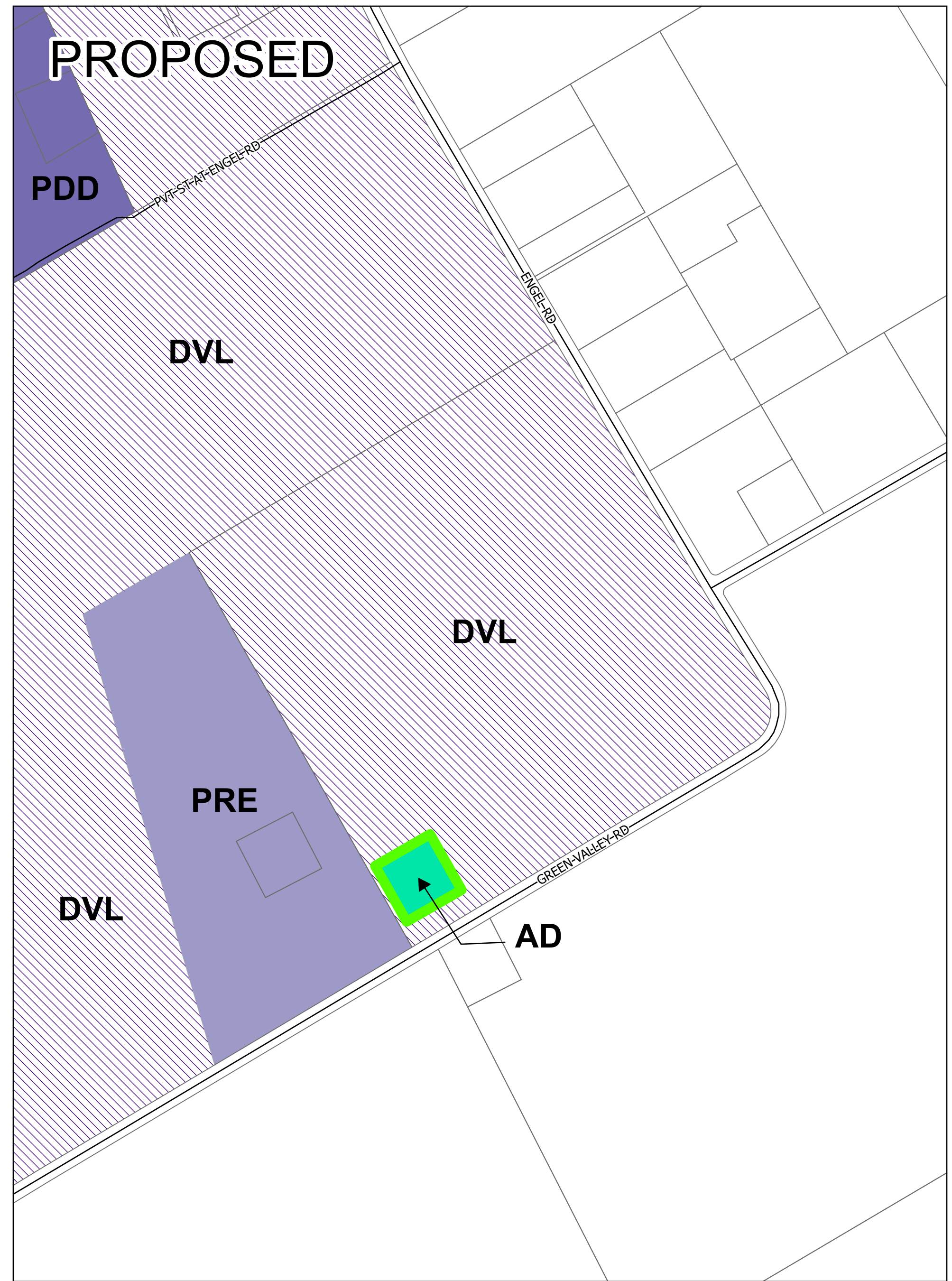
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






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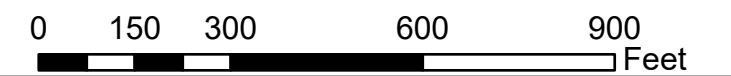


PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
61615

Classification

 (PRE) Pre-Development	 (R-6) Single-family Residential	 (NS) Neighborhood Services
 (PDD) Planned Development	 (R-7) Single-family Residential	 (OP) Office and Professional
 (PUB) Public Use	 (AD) Agricultural District	 (MSMU) Main Street Mixed Use
 (R-A) Single-family Residential/Agricultural	 (GH) Garden Home/Single-Family Residential (Zero Lot Line)	 (MSMU-ND) Main Street Mixed Use New Development
 (R-1) Single-Family Residential	 (TH) Townhome	 (M-1) Manufacturing (Light)
 (R-2) Single-Family Residential	 (MHS) Manufactured Home Subdivision	 (M-2) Manufacturing (Heavy)
 (R-3) Two-Family Residential	 (MHP) Manufactured Home Parks	 (DVL) Development Agreement (Delayed Annexation)
 (R-4) Apartment/Multi-Family Residential	 (GB) General Business	
	 (GB-2) General Business II	



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CURRENT

PROPOSED

PROPOSED 66 ST
PARK CANYON
PROPOSED 70 ST

PROPOSED 66 ST
PARK CANYON
PROPOSED 70 ST

DVL

AD

PDD

PDD

OVERLOOK RUN

OVERLOOK RUN

PVT ST. AT ENGEL RD

PVT ST. AT ENGEL RD

DVL

DVL



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PROPOSED ZONING CHANGE

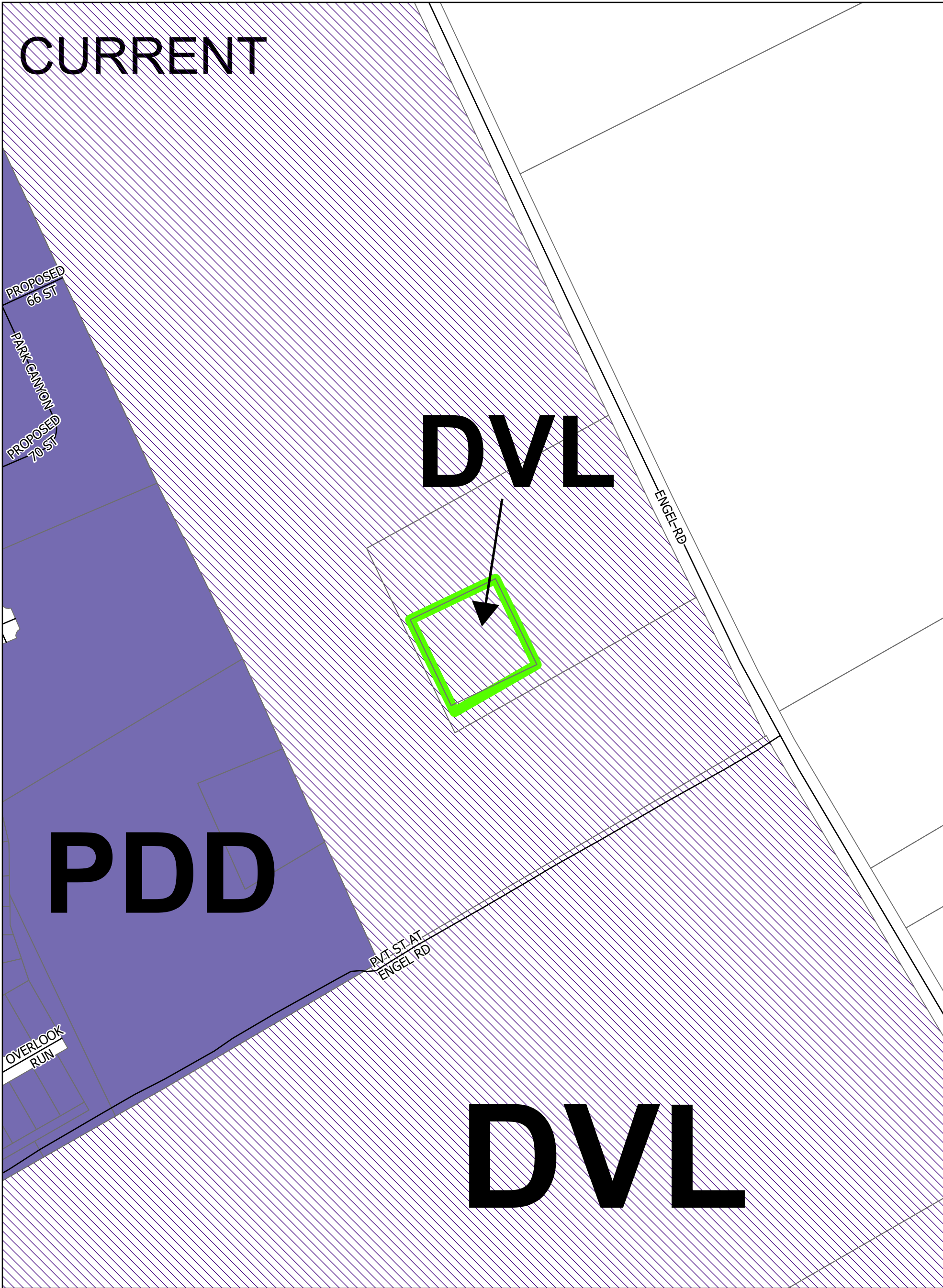
GUADALUPE COUNTY
PARCEL ID:
68384

Classification

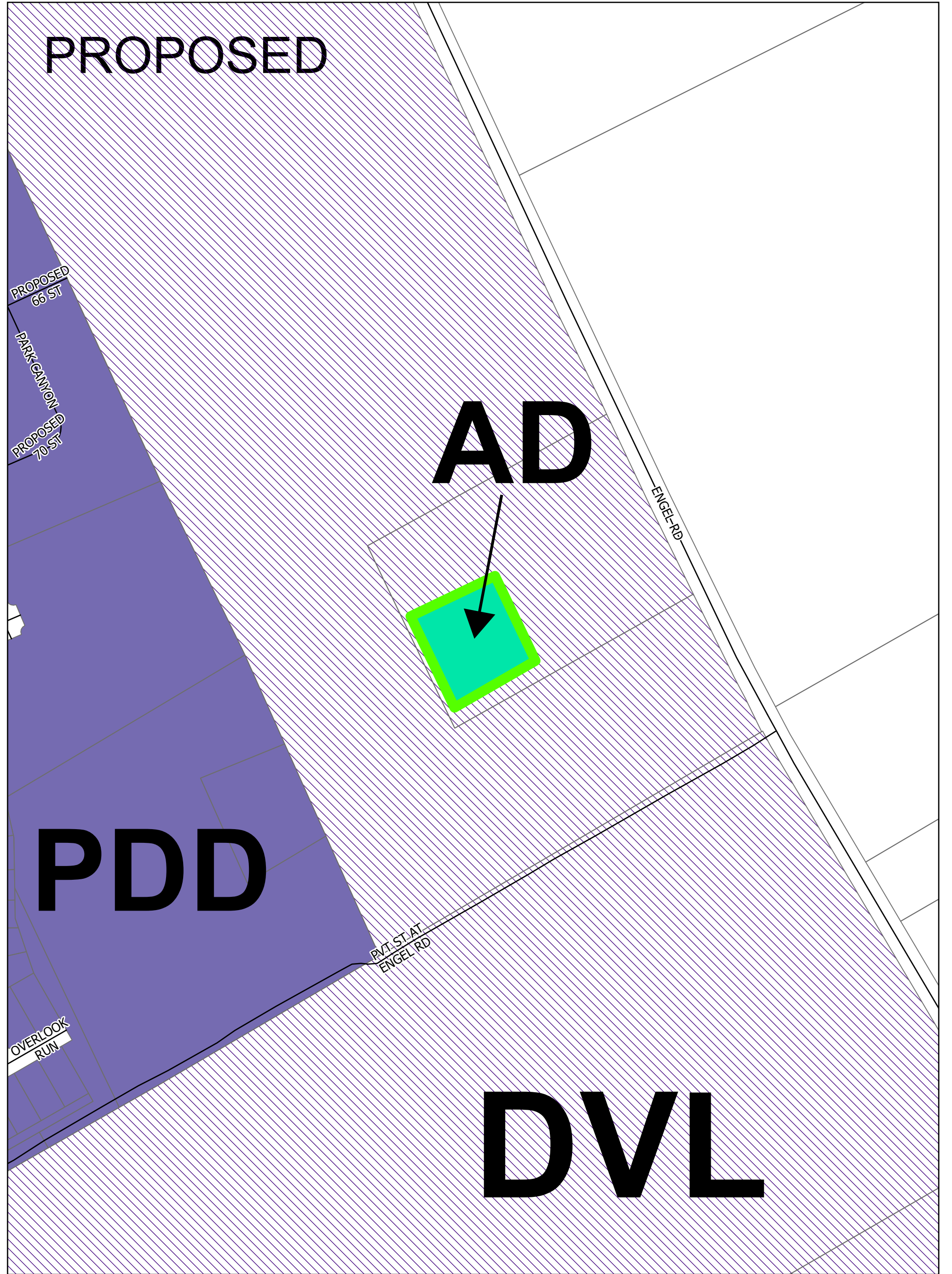
- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-Family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



CURRENT



PROPOSED



PROPOSED ZONING CHANGE

**GUADALUPE COUNTY
PARCEL ID:
68385**

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

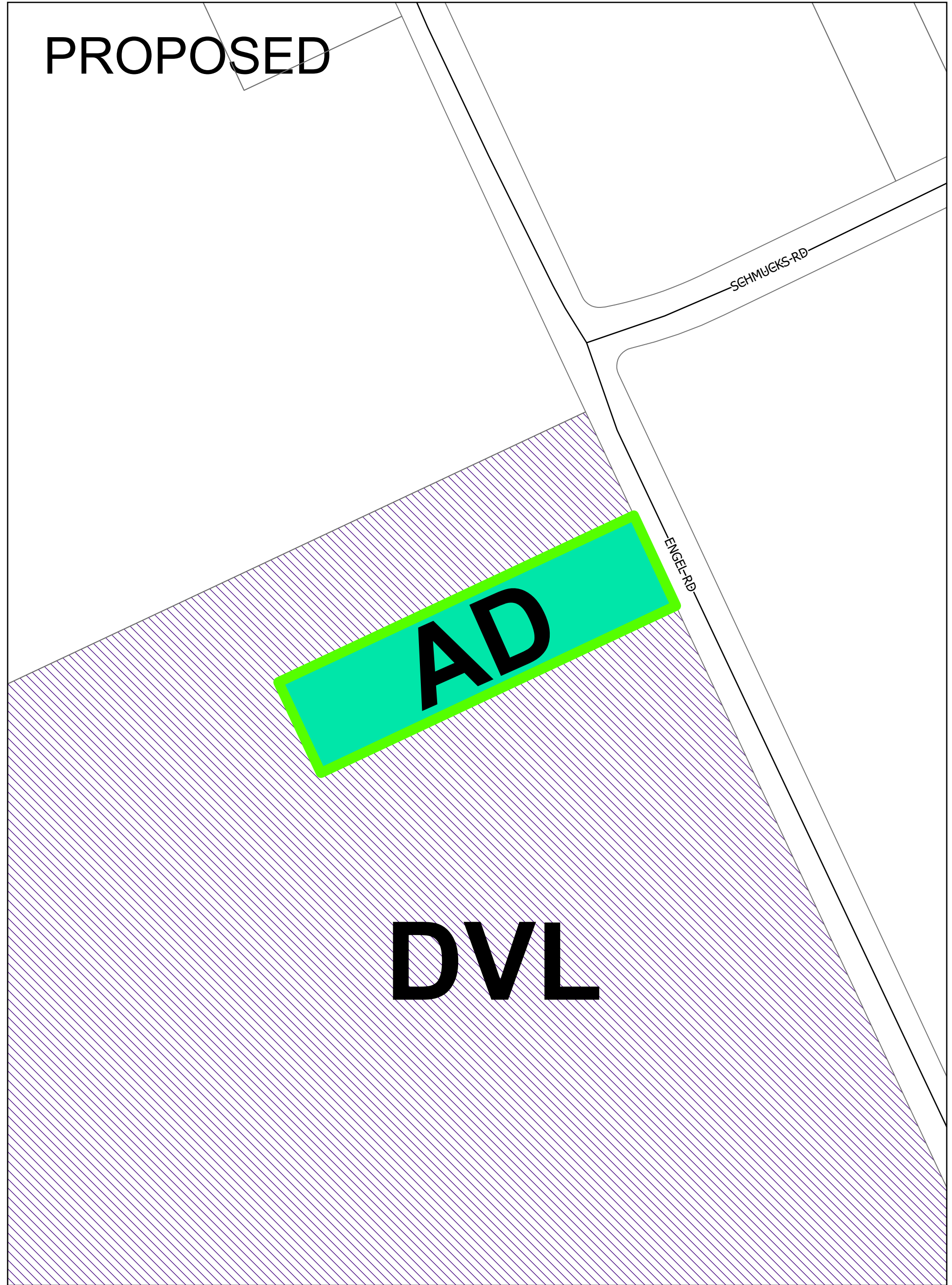
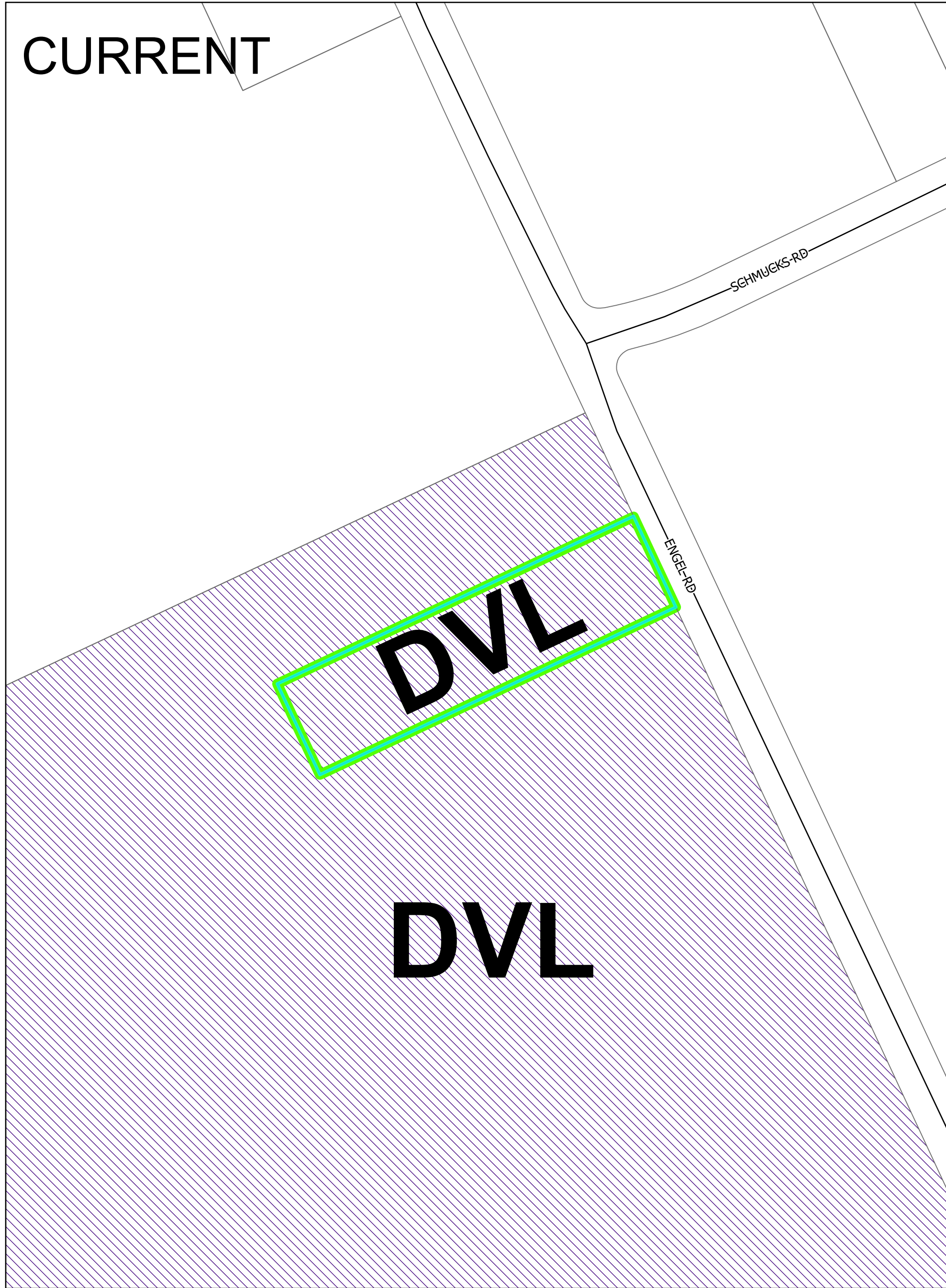


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PROPOSED



PROPOSED ZONING CHANGE

**GUADALUPE COUNTY
PARCEL ID:
68383**

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

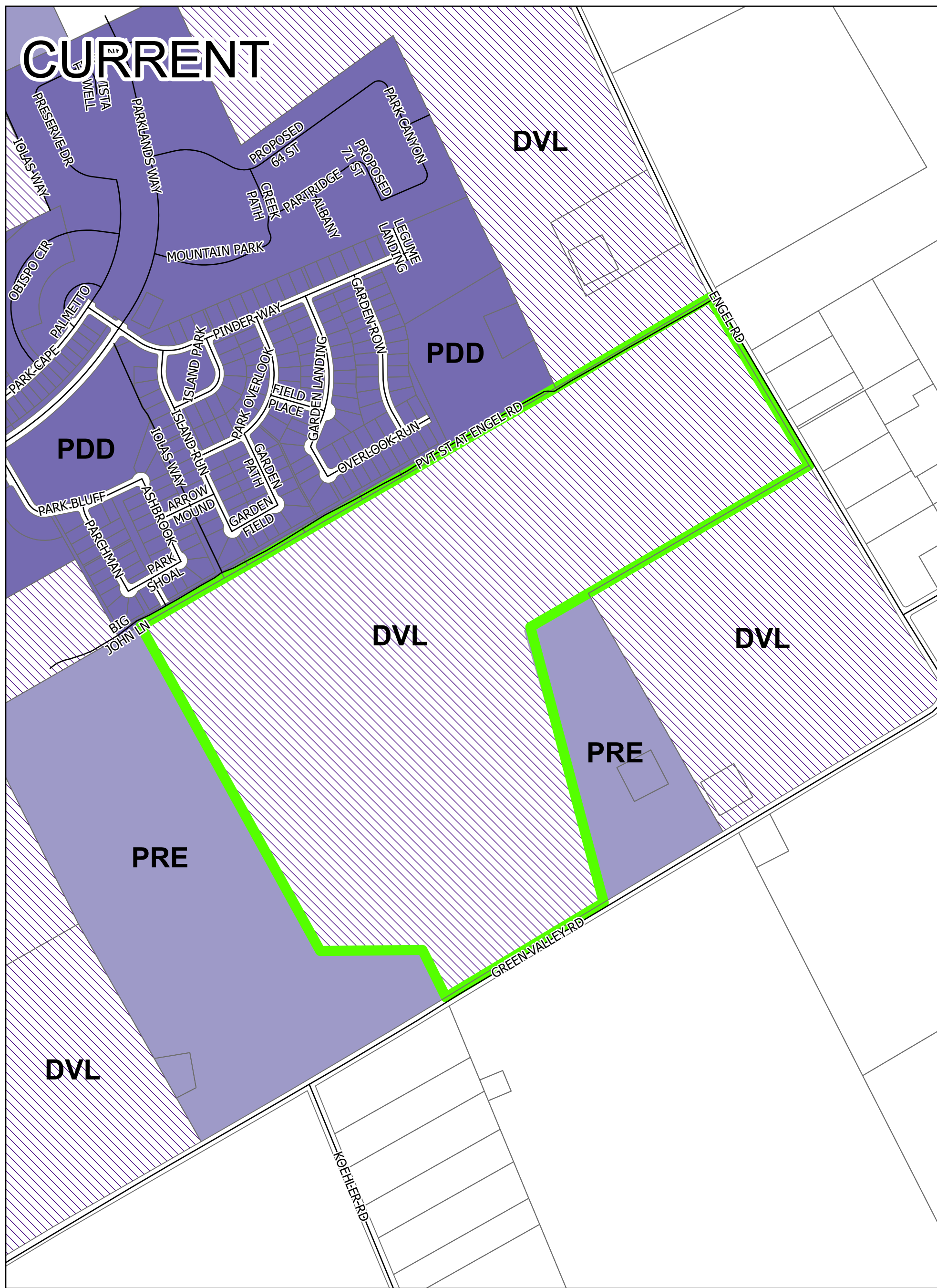


Last update: May 13, 2024

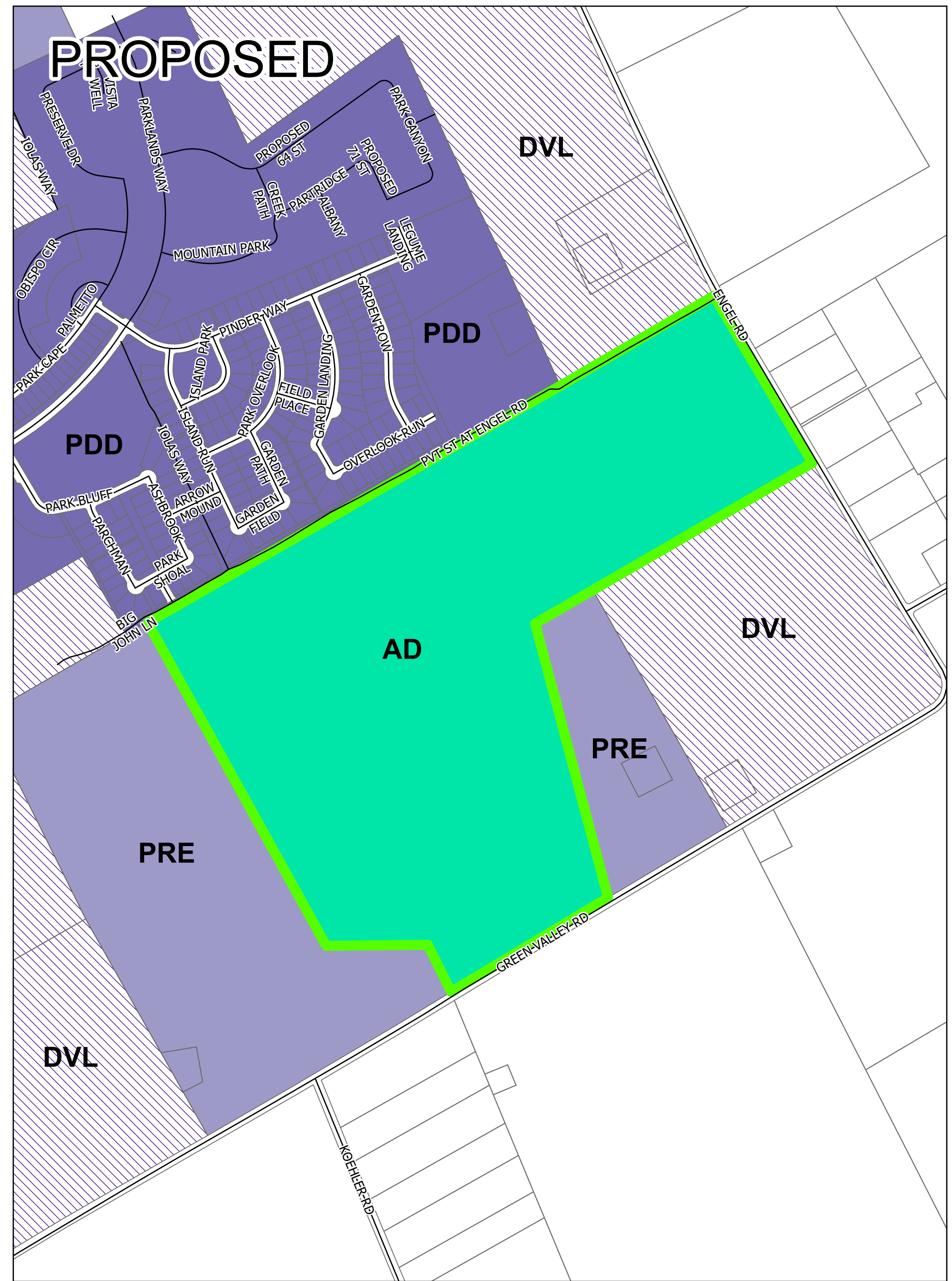
City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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CURRENT



PROPOSED



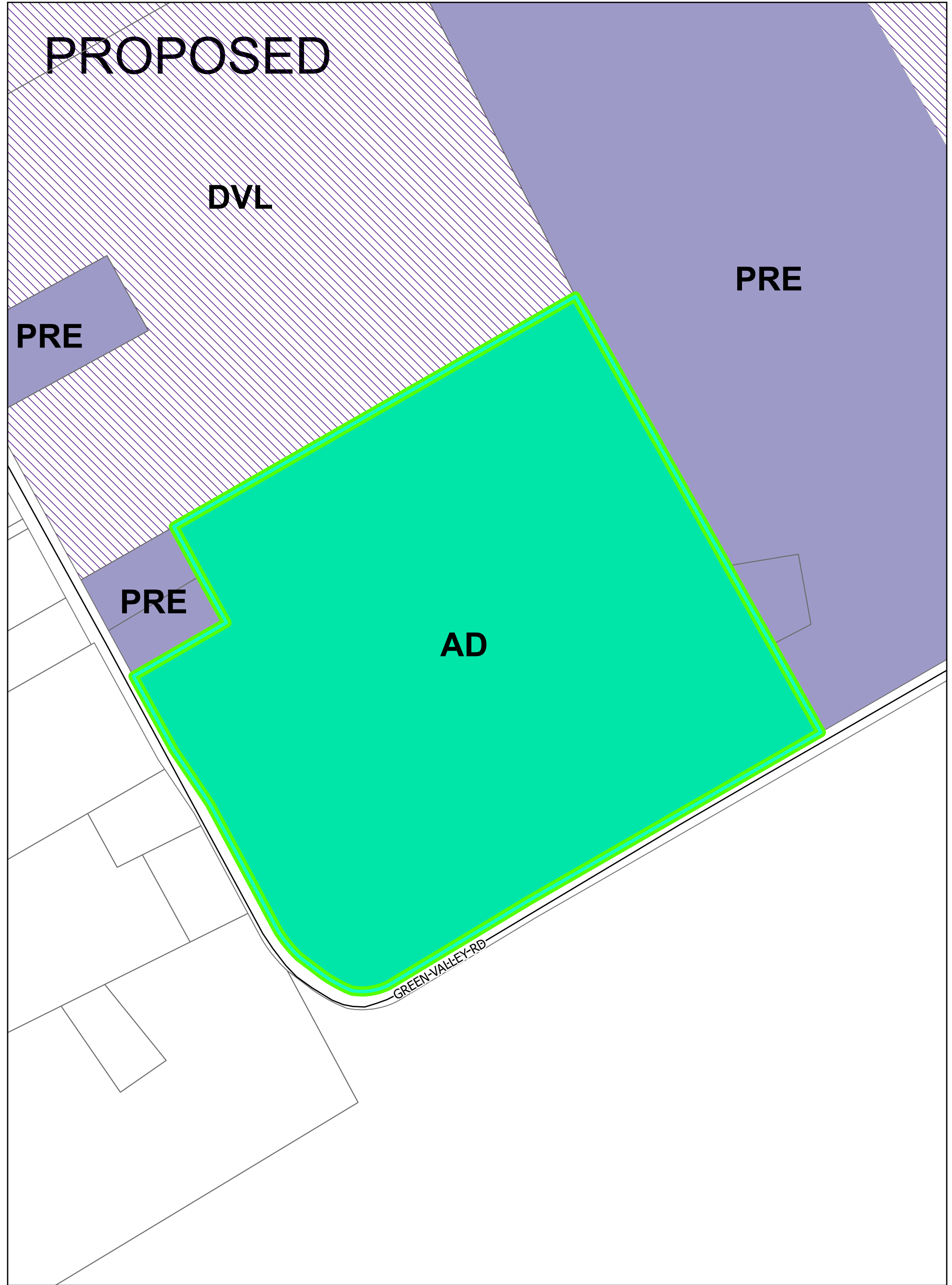
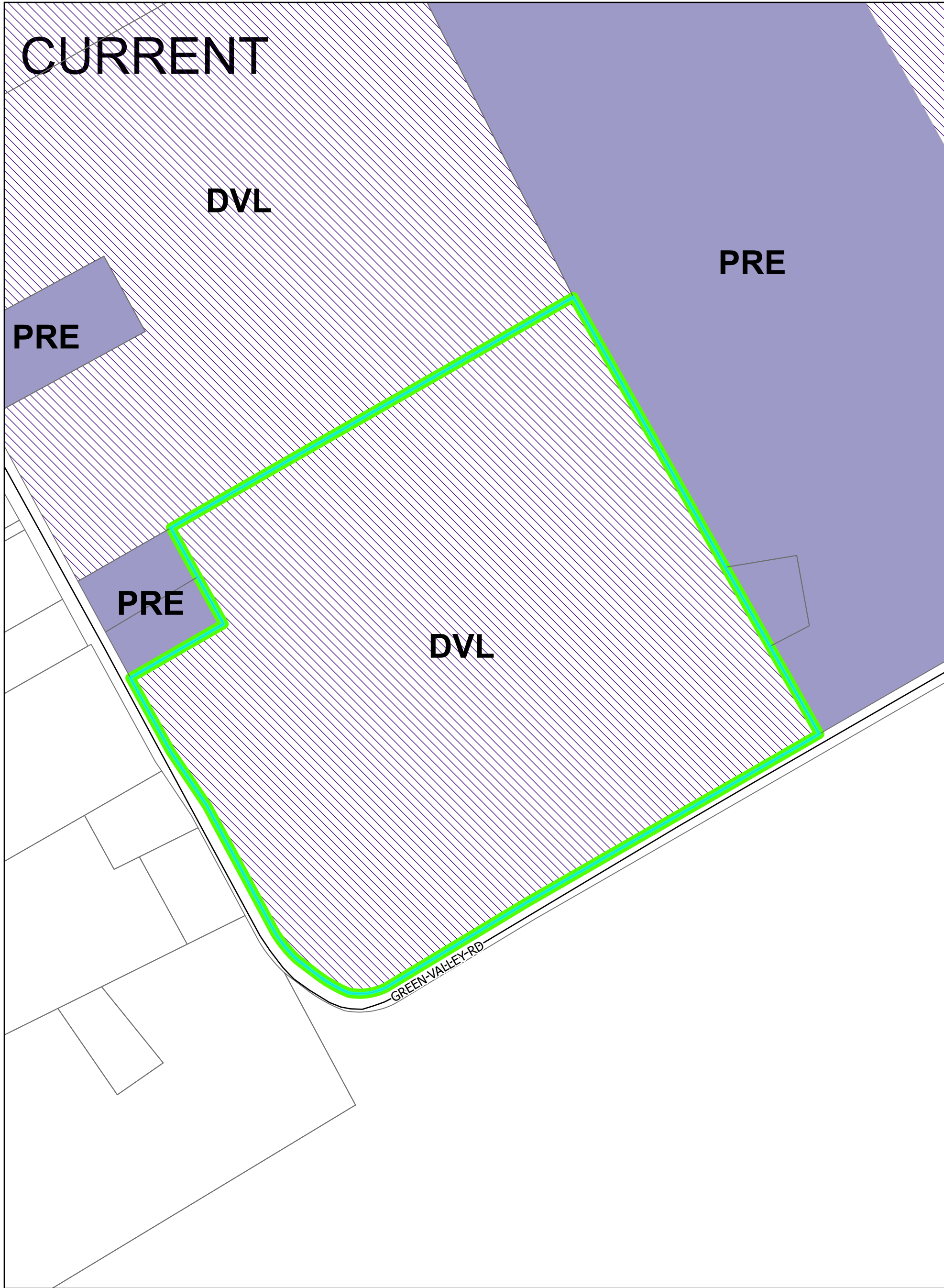
PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
61511

Classification

	(PRE) Pre-Development		(R-6) Single-Family Residential		(NS) Neighborhood Services
	(PDD) Planned Development		(R-7) Single-Family Residential		(OP) Office and Professional
	(PUB) Public Use		(AD) Agricultural District		(MSMU) Main Street Mixed Use
	(R-A) Single-Family Residential/Agricultural		(GH) Garden Home/Single-Family Residential (Zero Lot Line)		(MSMU-ND) Main Street Mixed Use New Development
	(R-1) Single-Family Residential		(TH) Townhome		(M-1) Manufacturing (Light)
	(R-2) Single-Family Residential		(MHS) Manufactured Home Subdivision		(M-2) Manufacturing (Heavy)
	(R-3) Two-Family Residential		(MHP) Manufactured Home Parks		(DVL) Development Agreement (Delayed Annexation)
	(R-4) Apartment/Multi-Family Residential		(GB) General Business		
			(GB-2) General Business II		





PROPOSED ZONING CHANGE

**GUADALUPE COUNTY
PARCEL ID:
61609**

Classification	
(PRE) Pre-Development	(R-6) Single-family Residential
(PDD) Planned Development	(R-7) Single-family Residential
(PUB) Public Use	(AD) Agricultural District
(R-A) Single-family Residential/Agricultural	(GH) Garden Home/Single-Family Residential (Zero Lot Line)
(R-1) Single-Family Residential	(TH) Townhome
(R-2) Single-Family Residential	(MHS) Manufactured Home Subdivision
(R-3) Two-Family Residential	(MHP) Manufactured Home Parks
(R-4) Apartment/Multi-Family Residential	(GB) General Business
	(GB-2) General Business II
	(NS) Neighborhood Services
	(OP) Office and Professional
	(MSMU) Main Street Mixed Use
	(MSMU-ND) Main Street Mixed Use New Development
	(M-1) Manufacturing (Light)
	(M-2) Manufacturing (Heavy)
	(DVL) Development Agreement (Delayed Annexation)



Last update: May 13, 2024
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