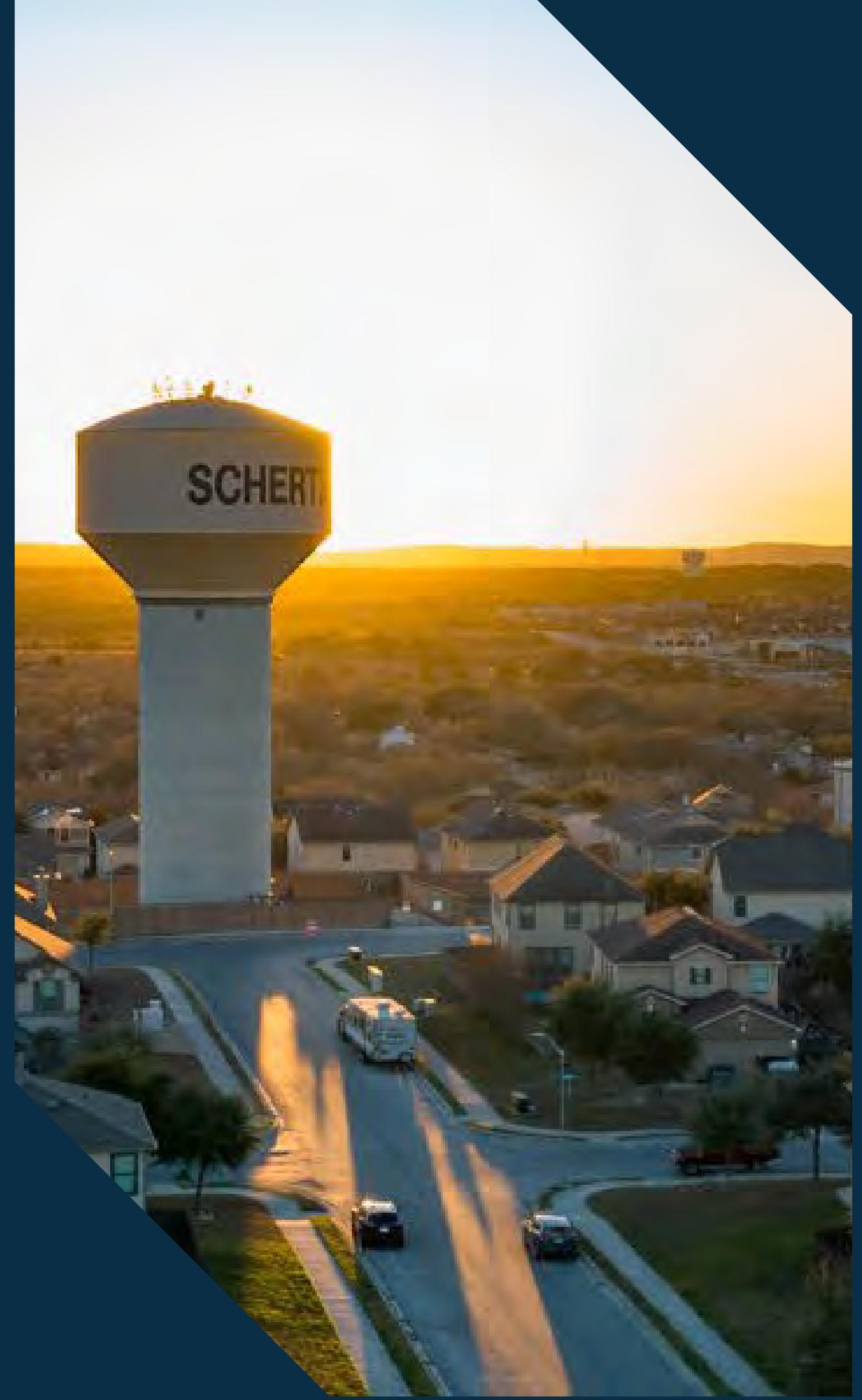


City of Schertz

Comprehensive Plan Update

February 7, 2024

CPAC Meeting #4



Meeting Agenda

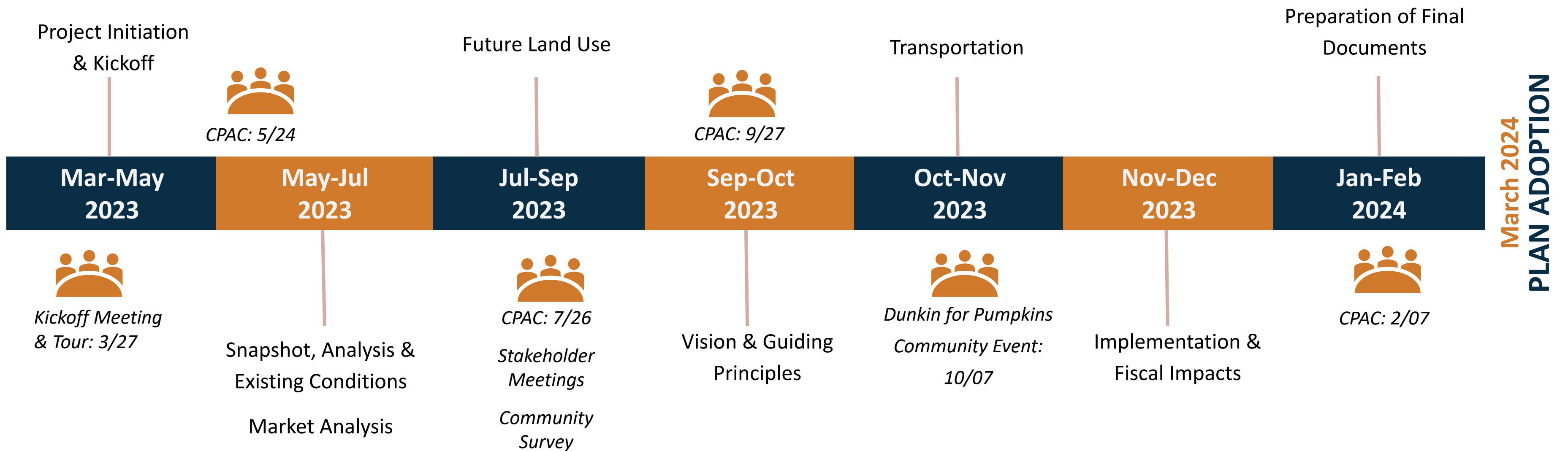
Project Process Update

Review Full Document

Review Final FLUP

Final Steps

Project Timeline



Project Engagement



4 CPAC Meetings



**1 Public Survey
(409 responses)**



1 Community Event



**Project Website & Online
Mapping Exercise**



5 Focus Group Meetings



Safe Neighborhoods

**More Retail Restaurants
& Entertainment**

Responsible Growth

Diverse Housing Options

Flood Control

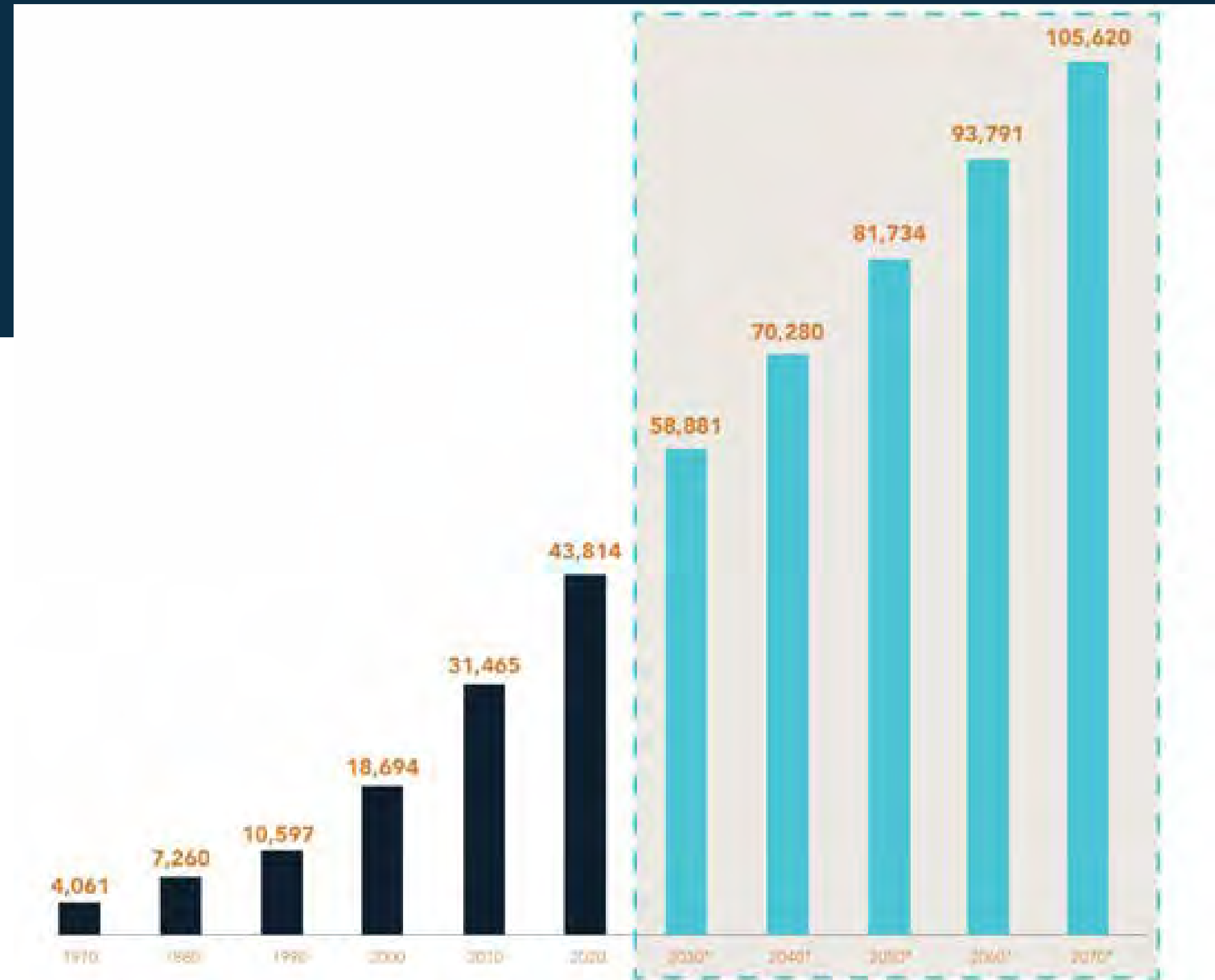
City of Schertz

Document Review



Snapshot

- Planning Context
- Demographics
- Physical Features
- Market Snapshot
- Strengths, Weaknesses, Challenges, Opportunities



Policy Statements

Promote Mixed-Use Development

Encourage the development of mixed-use development to create vibrant, walkable neighborhoods and commercial and retail areas with access to amenities within close proximity.

Enhance Transportation Networks

Invest in a comprehensive transportation system that includes roadways, public transit, pedestrian pathways, and cycling lanes to improve accessibility, reduce congestion, and support diverse mobility options.

Encourage Main Street Development

Support the growth of main street as a cultural and economic hub by encouraging small businesses, preserving historical character, and creating inviting public spaces.

Preserve Green Spaces and Natural Areas

Protect and preserve natural landscapes, parks, and green spaces to maintain the City's natural aesthetics, promote outdoor recreational activities, and enhance overall community well-being.

Support Sustainable Development Practices

Advocate for sustainable building design, energy-efficient infrastructure, and responsible land use practices to minimize environmental impact and foster long-term resilience.

Collaborate with Stakeholders

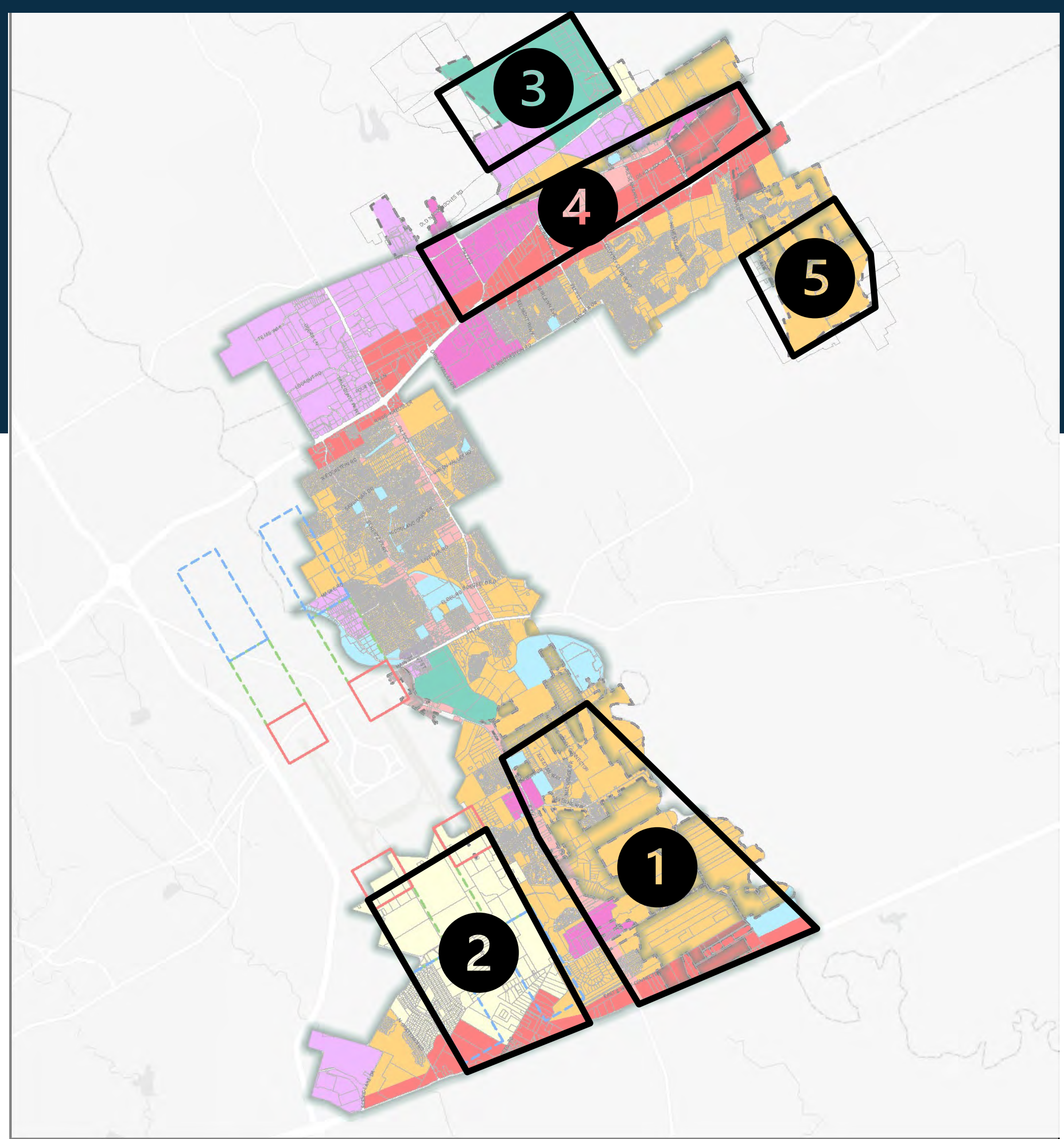
Foster partnerships and collaboration among City officials, developers, businesses, residents, and other stakeholders to ensure current and future land use decisions reflect the needs and vision of the community.

Encourage Economic Diversity

Promote a diverse economy by attracting various businesses, industries, and employment opportunities, fostering innovation, and supporting local entrepreneurship.

Focus Areas

- Existing Conditions
- Proposed Land Use and Character
- Recommendations



Land Use Input

In 2044, Schertz will be known for:

62%

SAFE
NEIGHBORHOODS

In 2044, residents will be connected to the services they need through:

Rank

1

Complete streets that accommodate bikes, transit, cars, and pedestrians

Rank

2

A connected sidewalk network

Rank

3

Off-street bike and pedestrian trail network

What type of retail and services does Schertz need more of?

55%

Sit-down, full-service dining

38%

Entertainment, recreation

32%

More/better healthy grocery options

What are the best ways to ensure that all residents can prosper?

79%

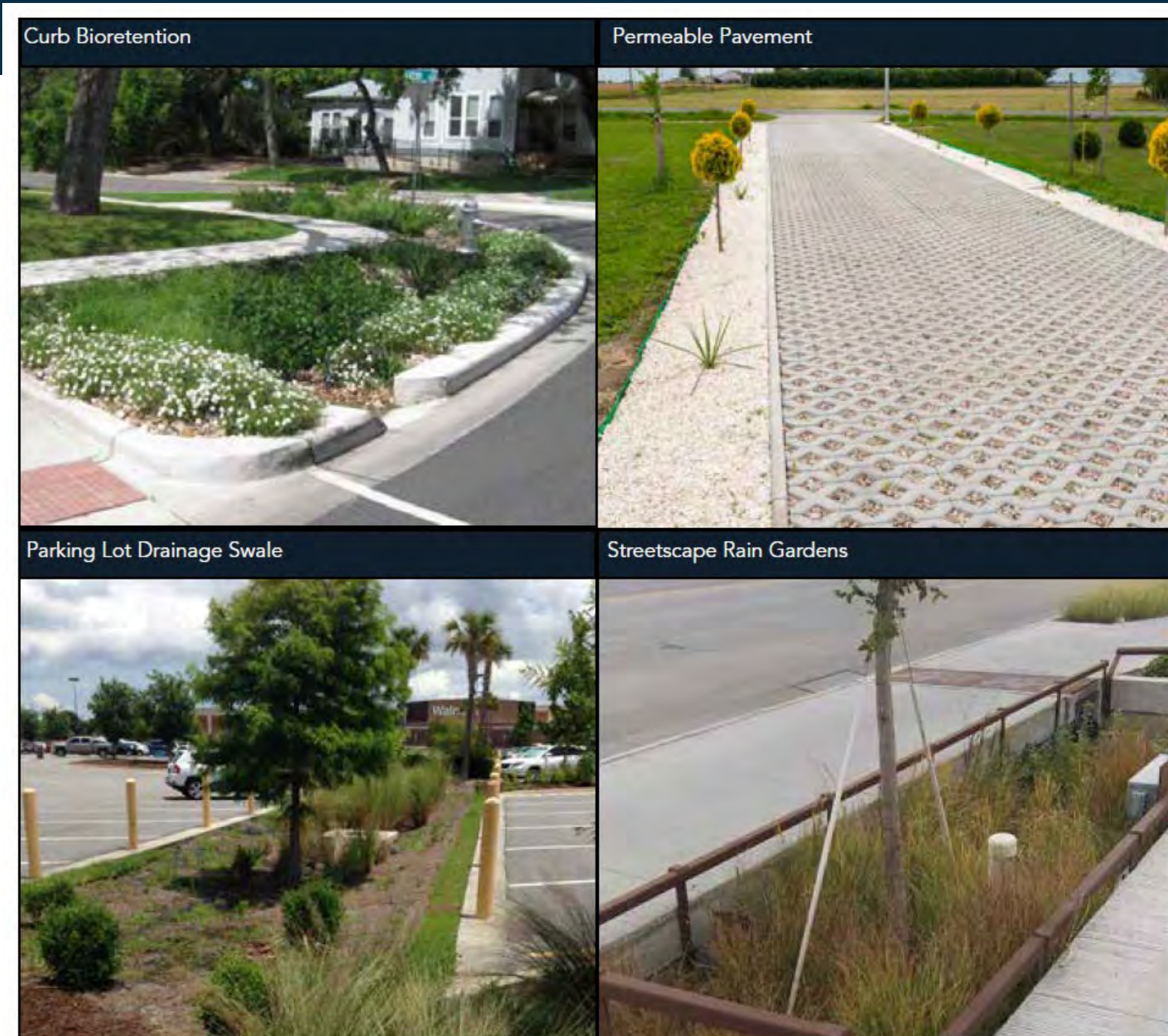
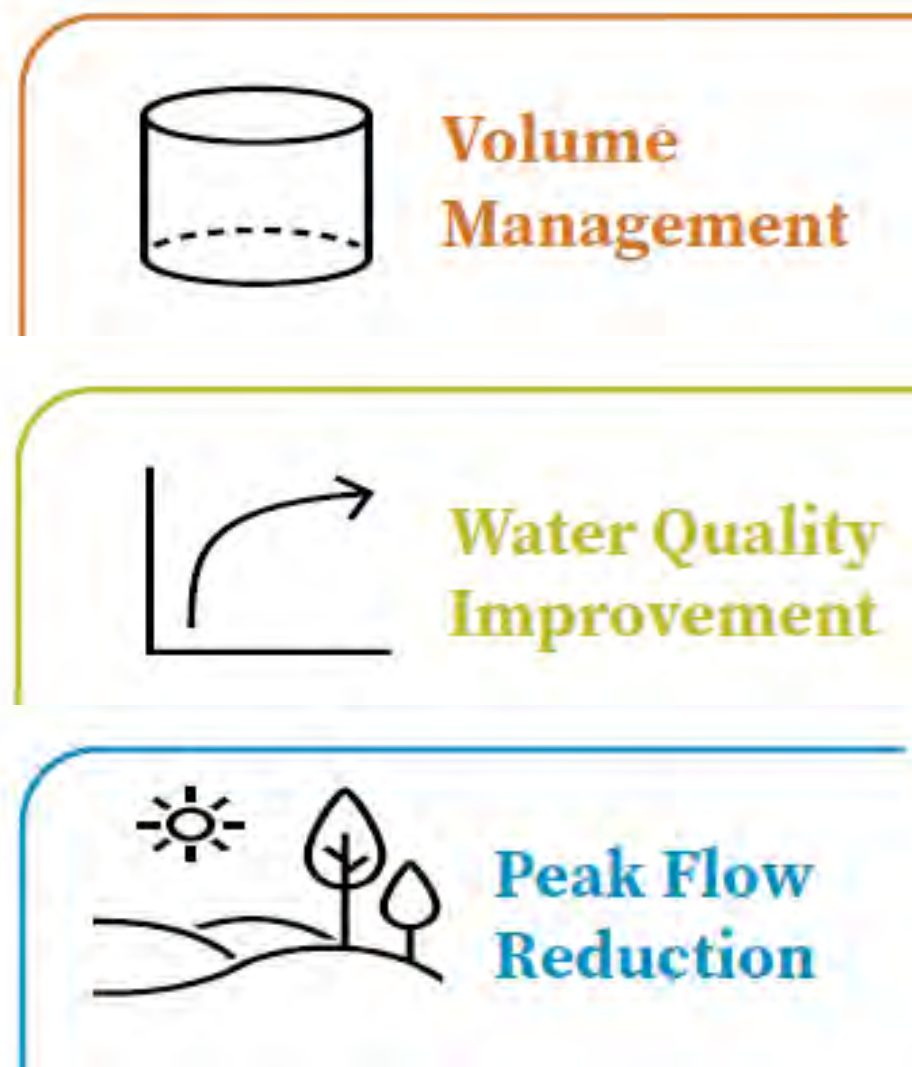
SUPPORT LOCAL
BUSINESS AND
ENTREPRENEURS

Complete Communities

- People should be able to go about all of their essential daily activities and needs within a short distance of their home
- Main Street, Complete Neighborhoods, and Mixed Use Centers

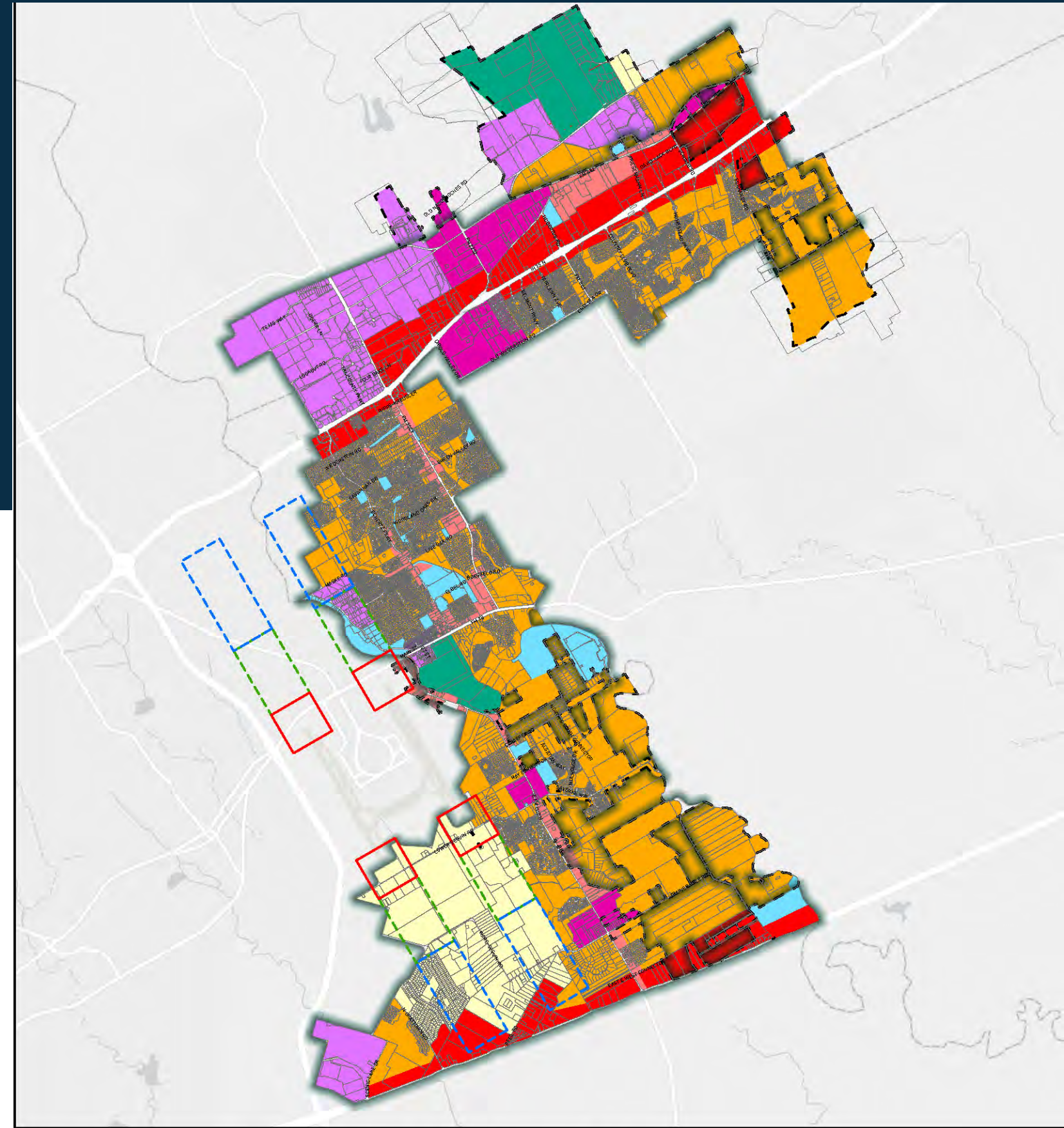


Innovative Stormwater Management & Green Infrastructure



Future Land Uses

Future Land Use		City Limits + ETJ (Acres)	City Limits + ETJ (Percentage)	City limits (Acres)	City Limits (Percentage)
	Main Street	55	0.01%	55	0.01%
	Rural Living	3,964	11%	3,960	15%
	Complete Neighborhood	16,296	44%	11,451	42%
	Local Corridor	1,021	3%	850	3%
	Regional Corridor	8,325	22%	4,835	18%
	Mixed Use Center	1,809	5%	1,703	6%
	Industrial	2,927	8%	2,748	10%
	Public Use	1,146	3%	1,142	4%
	Development Deferment	1,563	4%	409	2%
Total		37,106	100%	27,153	100%

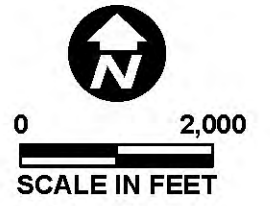


Data Sources: City of Schertz, State of Texas, Texas Parks & Wildlife, ESRI, Texas Geographic Information System, Freese and Nichols

Map Disclaimer: A comprehensive plan shall not constitute zoning regulations or zoning district boundaries

Comprehensive Land Use Plan

- Regional Corridor
- Local Corridor
- Schertz ETJ
- Mixed Use Center
- Development Deferment
- Schertz City Limits
- Rural Living
- Industrial
- - - APZ I
- Complete Neighborhood
- Public Use
- - - APZ II
- Main Street
- Parcels
- Clear Zone



Transportation

- The future thoroughfares already planned should be adequate for future growth.
- As focus areas 1 and 5 start to build out, the City may need to consider additional residential or commercial connectors.

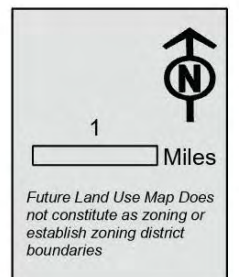


Major Thoroughfare Plan

Freeway	Secondary Rural Arterial	Planned Commercial Collector A
Principal Arterial	Planned Secondary Rural Arterial	Planned Commercial Collector B
Planned Principal Arterial	Residential Collector	Schertz ETJ
Secondary Arterial	Planned Residential Collector	Air Installation Compatible
Planned Secondary Arterial	Commercial Collector A	Air Installation Impact

Future Land Use

Mixed Use Center	Local Corridor
Rural Living	Industrial
Development Reserve	Public Space
Complete Neighborhood	Main Street
Regional Corridor	Schertz City Limits



Fiscal Impacts

The proposed scenario is projected to result in over \$2.1B of net new fiscal benefits over the 3-year Plan horizon.

Table 10. Additional Development Capacity in Focus Areas by Land Use

Land Use Category	Residential (Units)	Office (SF)	Retail (SF)	Industrial (SF)	Multifamily (Units)
Complete Neighborhood	7,487	665,597	1,331,194	0	917
Development Deferment	0	0	0	8,552,804	0
Industrial	0	50,713	50,713	2,028,518	0
Mixed Use Center	96	417,082	417,082	0	479
Local Corridor	110	190,831	238,538	238,538	197
Public Use	0	0	0	0	0
Regional Corridor	0	3,405,556	6,811,112	0	3,753
Rural Living	549	682,852	682,852	0	0
Total	8,241	5,412,630	9,531,490	10,819,860	5,345

Implementation

- Using the Document
- Best Practices
- Decision Making
- Actions Matrix

#	Action	Timeline	Lead	Expected Benefits & Outcomes
Projects & Plans				
1	Create a Sustainable Stormwater Management Plan: conduct evaluations of existing gray infrastructure, flood zones, and environmental regulations and create a citywide sustainable stormwater management plan with a focus on green infrastructure.	Short-Term	Engineering and Public Works and/or Consultant	Increased greenery, lower peak flows and localized flooding, higher water quality
2	Evaluate Street Design Standards: evaluate existing street standards to identify where pedestrian and bicycle infrastructure can be added to the existing rights-of-way.	Short-Term	Engineering and Public Works and/or Consultant	Increased modality options, connectivity, and safety

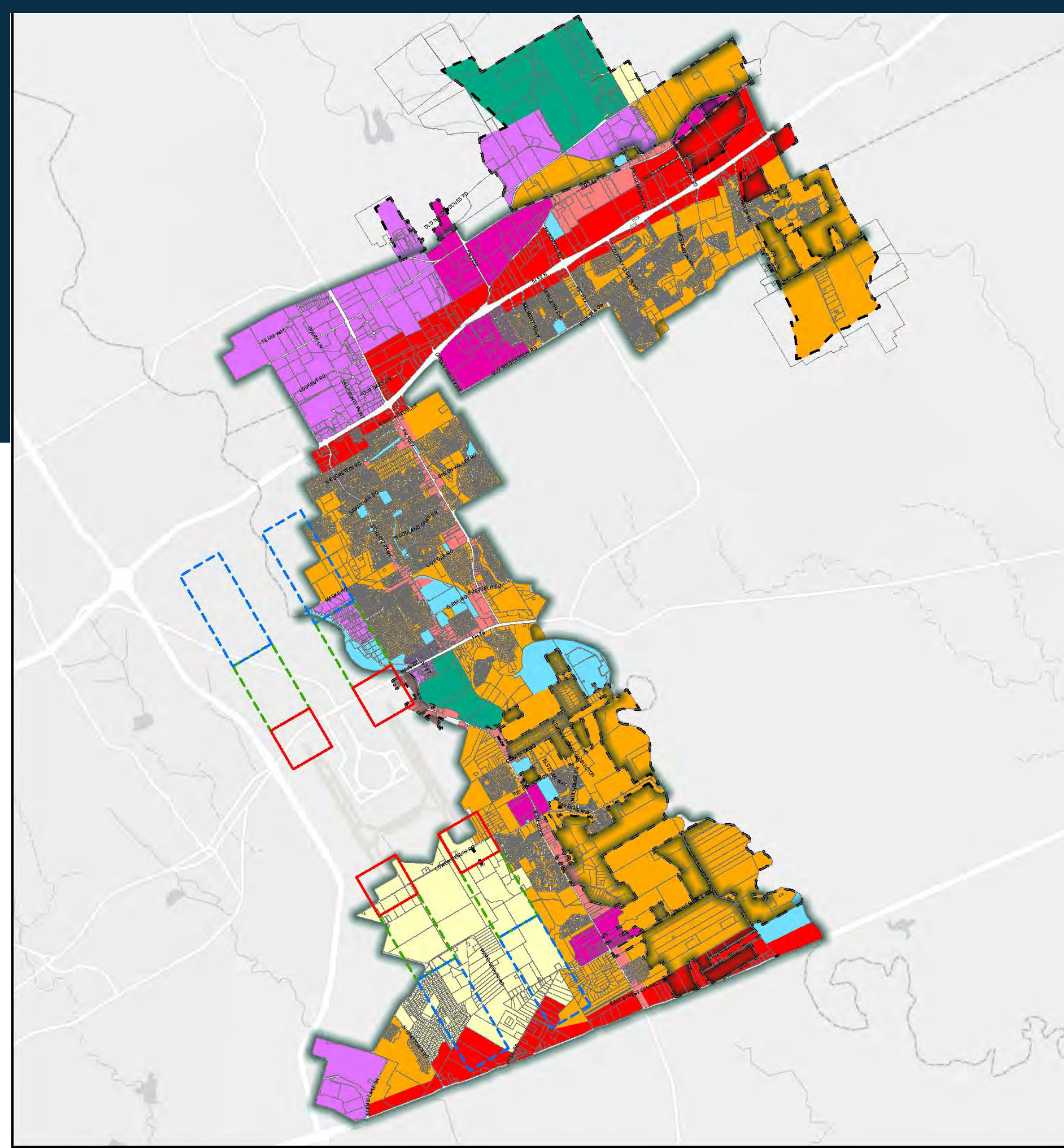
City of Schertz

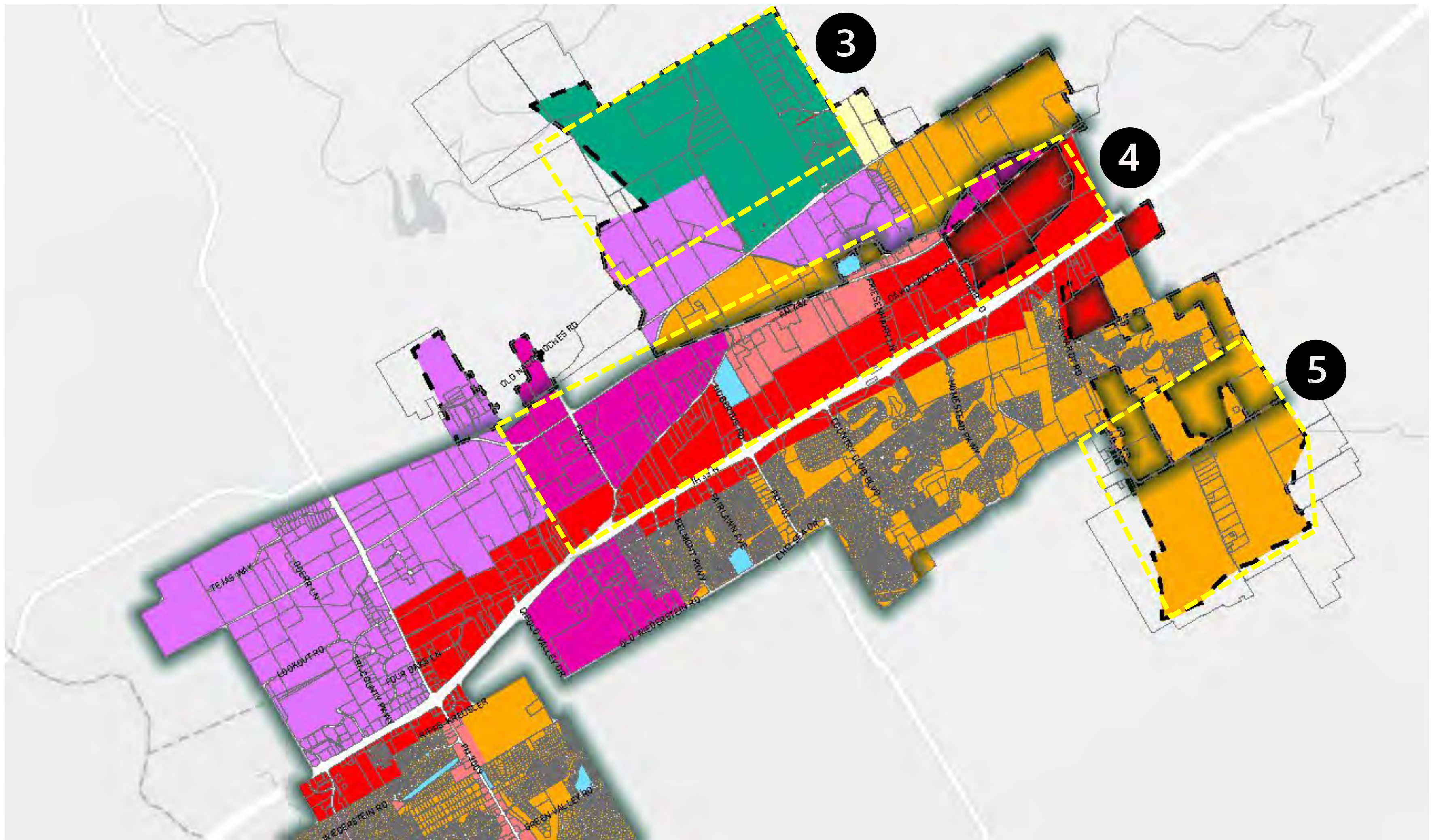
Future Land Use Plan

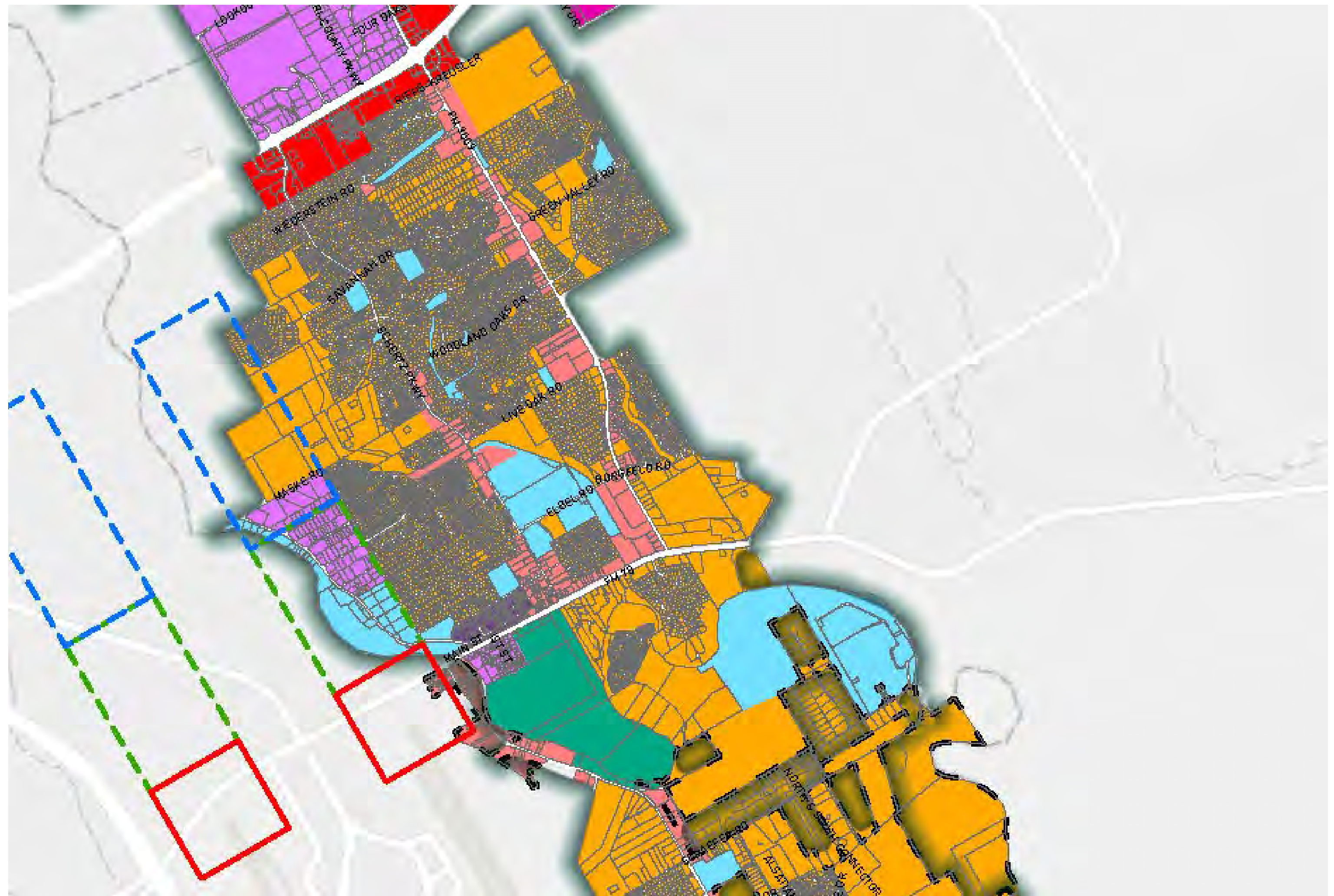


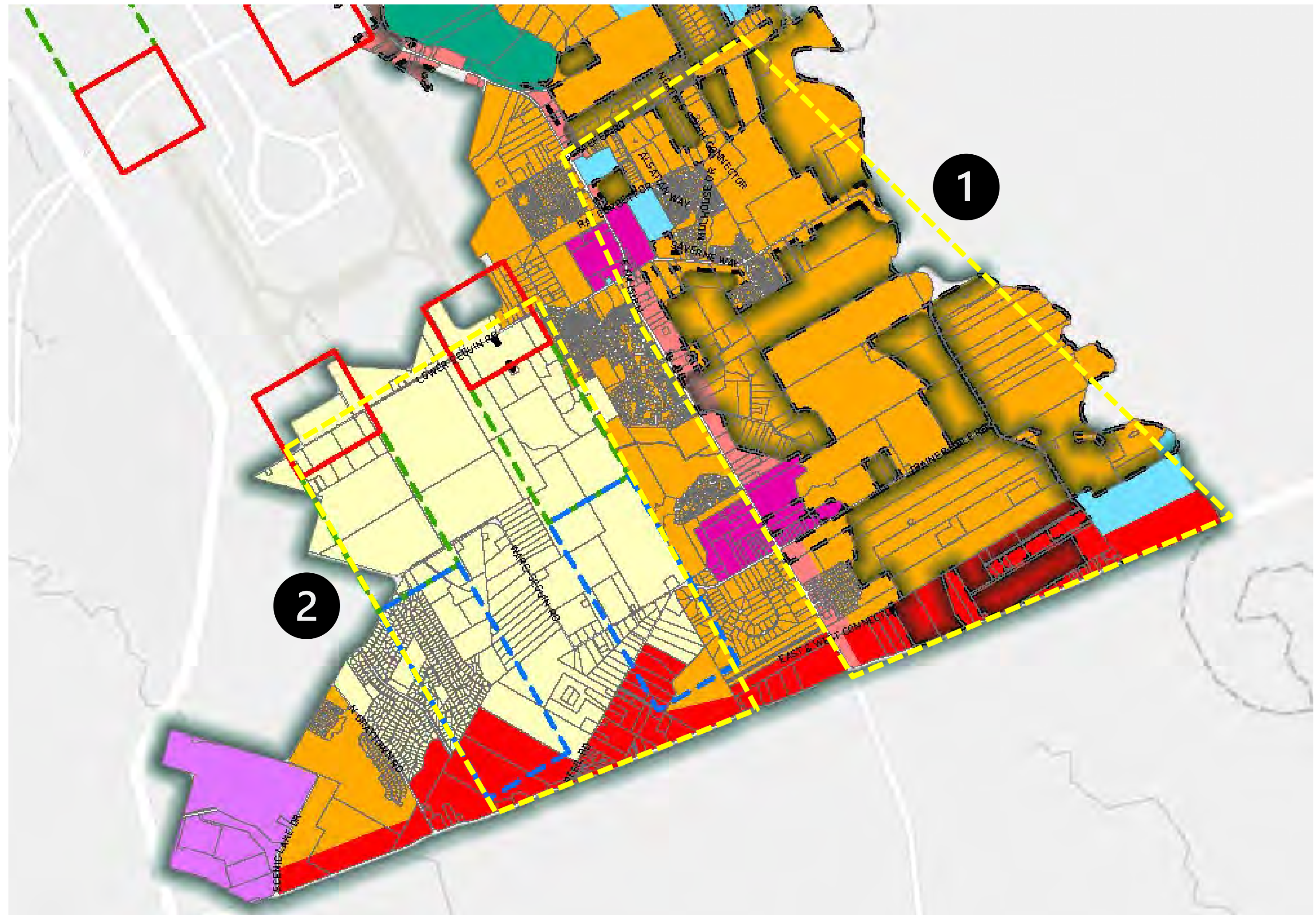
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Final Steps

- **Final Document Revisions, as necessary**
- **Adoption Meetings: P&Z and City Council**