



MEETING AGENDA
Planning & Zoning Commission
SPECIAL SESSION PLANNING & ZONING COMMISSION
May 15, 2024

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA

WEDNESDAY, MAY 15, 2024 at 6:00 p.m.

The Planning and Zoning Commission will hold the meeting at 6:00p.m., Wednesday, May 15, 2024, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

4. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests, specific use permit requests, and Unified Development Code Amendments within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

- A. PLZC20240103-** Conduct a public hearing and make a recommendation on a request to rezone approximately 32.7 acres to General Business District (GB), known as Bexar County Property Identification Number 339359, more specifically known as 13597 IH10 E, Bexar County, Texas.

5. WORKSHOP AND DISCUSSION:

- A. Workshop, Discussion and Possible Action on Unified Development Code Article 4, Section 21.4.3 Notice Requirements

6. REQUESTS AND ANNOUNCEMENTS:

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
 - City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
 - City and community events attended and to be attended.

7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

- A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Emily Delgado, Planning Manager, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 10th day of May, 2024 at 10:30 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

Emily Delgado

Emily Delgado, Planning Manager

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 2024. _____ title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

PLANNING AND ZONING COMMISSION MEETING: 05/15/2024
Agenda Item 4 A

TO: Planning and Zoning Commission
 PREPARED BY: Emily Delgado, Planning Manager
 SUBJECT: PLZC20240103- Conduct a public hearing and make a recommendation on a request to rezone approximately 32.7 acres to General Business District (GB), known as Bexar County Property Identification Number 339359, more specifically known as 13597 IH10 E, Bexar County, Texas.

BACKGROUND

In 2010 and 2011 the City of Schertz entered into Delayed Annexation Development Agreements with property owners based on Texas Local Government Code Section 43.035 (b)(1) and 212.172 in order to (i) guarantee the continuation of the extraterritorial status of the Land for the term of the agreement and (ii) authorize the enforcement of all regulations and planning authority of the City that did not interfere with the use of the land for agriculture or wildlife manage or as timber land. Per the agreements that were signed and executed, specifically Section 5. Term; Annexation at End of Term, stipulates that ten (10) years after the effective date of the agreement the property is to be annexed into the City of Schertz.

In 2020 and 2021 the City of Schertz City Council authorized the City Manager and Staff to offer Development Agreement Extensions based on the nationwide and statewide declaration of public health emergency in relation to COVID -19 in addition to the Development Agreement Extensions would allow City staff to complete the Comprehensive Land Use Plan update which would be utilized when zoning the annexed properties. These extensions would provide the same rights as previously established in the original agreements but would delay the annexation of the properties to a later date. The prohibition on annexation would be in effect until January 1, 2024, at which time the City of Schertz would begin annexation proceedings and conclude them no later than December 31, 2024.

At this time, the first date identified in the agreement (January 1, 2024) has passed. Additionally, the approval of Ordinance 24-S-06, the Comprehensive Land Use Plan has officially been adopted and can be utilized for zoning cases moving forward. Per the Development Agreement Extensions, City staff have started the annexation and zoning process in accordance with the extensions. At the April 16, 2024 City Council meeting, Resolution 24-R-42 was approved, accepting the petitions for voluntary annexation.

PLZC20240103 is the next step in the annexation process, specifically in relation to establishing zoning for the approximately 32.7 acres. Bexar County Property Identification Number 339539 was listed in the Public Hearing Notice for PLZC20240092, which was heard at the May 8, 2024, Planning and Zoning Commission, as being proposed to be zoned Single-Family Residential District (R-2), when the property should have been noticed for a proposed General Business District (GB) zoning designation. The Planning and Zoning Commission excluded Bexar County Property Identification Number 339539, so it could be noticed properly with the proposed General Business District (GB) zoning designation.

On May 3, 2024, four (4) public hearing notices were mailed to the surrounding property owners within a 200-foot notification boundary of the subject parcels. Additionally, the property owner of the parcel was notified per Texas Local Government Code (LGC) Section 211.006. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council meeting.

Subject Property:

	Zoning	Land Use
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Existing	Development Agreement Delayed Annexation(DVL)	Undeveloped
Proposed	General Business District (GB)	Undeveloped

Adjacent Properties:

	Zoning	Land Use
North	Apartment/ Multifamily Residential (R-4) Development Agreement Delayed Annexation(DVL)	Undeveloped
South	Right-Of-Way	IH-10 E Access Road
East	Development Agreement Delayed Annexation (DVL)	Agriculture
West	Pre-development (PRE)	Undeveloped

GOAL

The proposed zone change is for approximately 32.7 acres as General Business District (GB). The goal is to zone Bexar County Property Identification Number 339359 in conformance with the Comprehensive Land Use Plan-Future Land Use Map.

COMMUNITY BENEFIT

It is the City’s desire to promote safe, orderly, efficient development and ensure compliance with the City’s vision of future growth.

SUMMARY OF RECOMMENDED ACTION

When evaluating zone changes, staff uses the criteria listed in UDC Section 21.5.4.D. The criteria are listed below.

1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map.

Bexar County Property Identification Number 339359 is identified in the Comprehensive Land Use Plan-Future Land Use Map as Regional Corridor which is described as commercial and entertainment areas along major thoroughfares that serve populations within the City and the broader region. Based on the identified parcels' proximity to IH-10 E Access Road, and Regional Corridor Land Use designation, the proposed General Business District (GB) is appropriate.

2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. The proposed zoning district designation is compatible with the surrounding land uses and existing zoning designations on the surrounding properties.

Additionally, per UDC Article 7 Section 21.7.3 A nonconforming use or structure may continue to be used, operated or occupied in accordance with the terms of the zoning regulations by which it was established, or in the case of annexed property, in accordance with the regulations under which it was created. This means that the subject property can continue to be utilized for their existing land use in conformance with UDC Article 7.

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The subject parcel is currently undeveloped. The proposed zoning designation General Business District (GB) is

appropriate in the immediate area of the land to be annexed and zoned.

Upon annexation and zoning, the subject property would be subject to the City of Schertz Unified Development Code, including UDC Article 7 Nonconforming Uses, Lots and Structures. In accordance with UDC Article 7 Section 21.7.3 A nonconforming use or structure may continue to be used, operated or occupied in accordance with the terms of the zoning regulations by which it was established, or in the case of annexed property, in accordance with the regulations under which it was created.

The proposed zoning designation to General Business District (GB) is appropriate in the immediate area of the land to be zoned.

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

With the annexation and proposed zoning of the subject property, the City is better able to guide future development to ensure conformance with the Master Thoroughfare Plan, the Master Water Plan and Master Sewer Plan for the City. Additionally, the annexation and associated zoning would ensure that any future developments will meet City standards to ensure cohesive development across the City of Schertz which ultimately will ensure the safe, orderly, and efficient development of the City.

Although no development plans are currently proposed for the property being zoned, if development was to occur the water, sewer, and roadways would be evaluated during the development process.

The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

5. Whether there have been environmental and/or economical changes which warrant the requested change.

No, there have been no environmental or economic changes that warrant the requested zone change. The subject property is currently within the City of Schertz Extra-Territorial Jurisdiction (ETJ) and is under a delayed annexation agreement. A zoning designation has not been previously established for this subject property. However, based on the expiration of the Delayed Annexation Agreement Extensions, the property is subject to annexation and, as part of that process, is subject to zoning.

6. Whether there is an error in the original zoning of the property for which a change is requested.

The subject property has no existing zoning as the property is in the Extra-Territorial Jurisdiction (ETJ) and is under a delayed annexation agreement.

7. Whether all of the applicant's back taxes owed to the City have been paid in full.

The subject property is currently not within the City of Schertz. No back taxes are owed to the City of Schertz. This does not impact the Planning and Zoning recommendation to City Council.

8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council are deemed relevant and important in the consideration of the amendment.

Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special considerations from the Planning and Zoning Commission or the City Council.

RECOMMENDATION

Due to the property having a Delayed Annexation Development Agreement Extension that is expiring and is subject to voluntary annexation, it is appropriate to zone this property at the same time. Per the agreement "Upon annexation the property shall be zoned in accordance with the uses and procedures set forth in the City's Comprehensive Land Plan and Unified Development Code". The proposed zoning designation is in conformance with the recently adopted Comprehensive Land Use Plan- Future Land Use Map. Staff recommends approval of PLZC20240103

Attachments

Aerial Exhibit

Public Hearing Notice Map

Proposed Zoning Exhibit

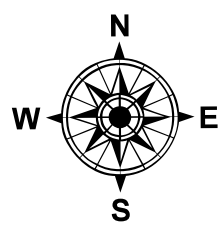


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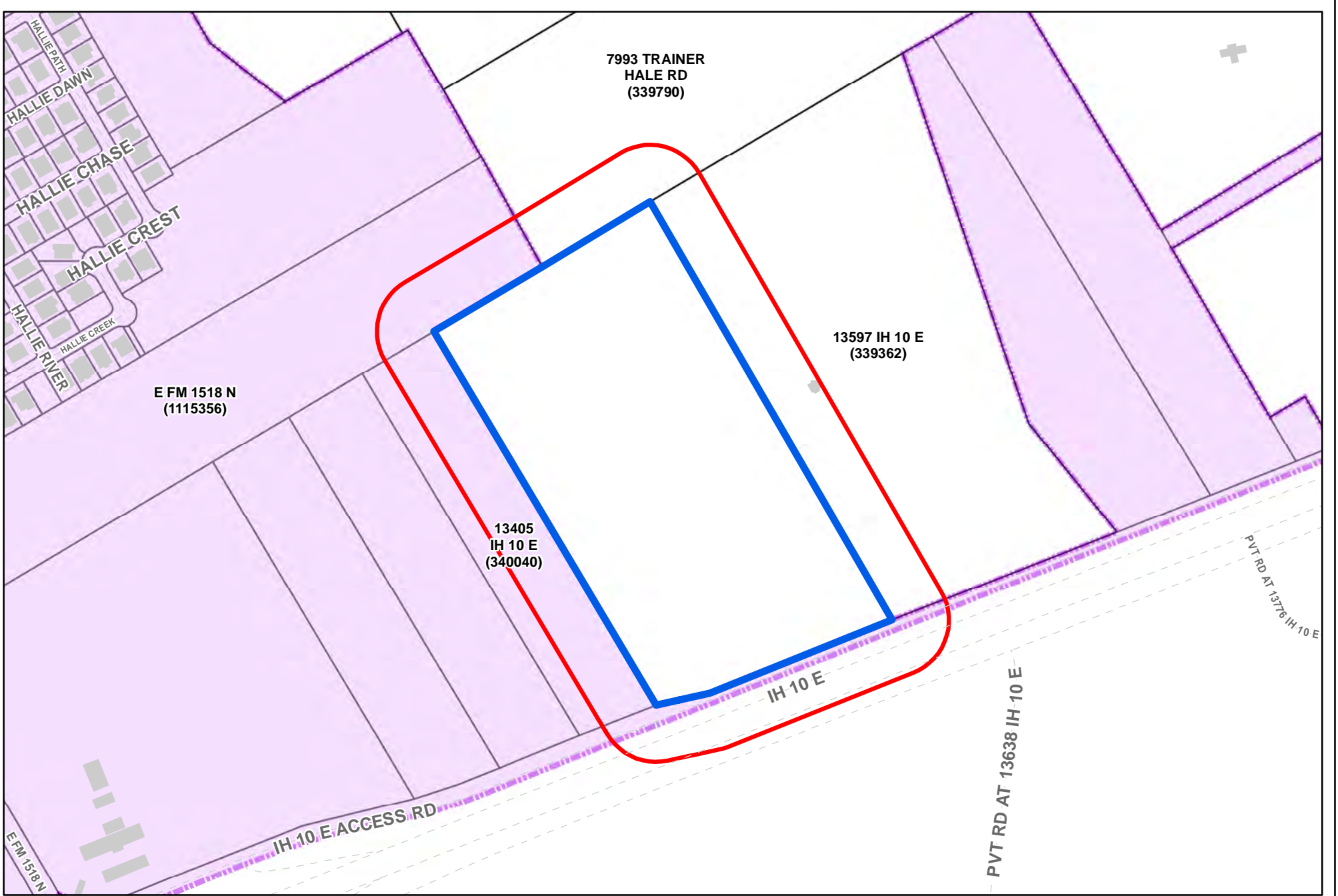


SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

13597 IH 10 E

Highways	Freeway	Planned Secondary Rural Arterial				Schertz Gravity	Hydrant	PS Schertz Lift Station	County Boundaries
Major Roads	Principal Arterial	Residential Collector				Schertz Pressure	Manholes	CCMA Treatment Plant	Schertz Municipal Boundary
Minor Roads	Planned Principal Arterial	Planned Residential Collector				Neighboring Gravity	CCMA Lift Station	Schertz Treatment Plant	ETJ
	Secondary Arterial	Planned Commercial Collector B				Private Pressure	Private Lift Station		
	Planned Secondary Arterial	Commercial Collector A			Unknown				
	Secondary Rural Arterial	Planned Commercial Collector A							





Project Area



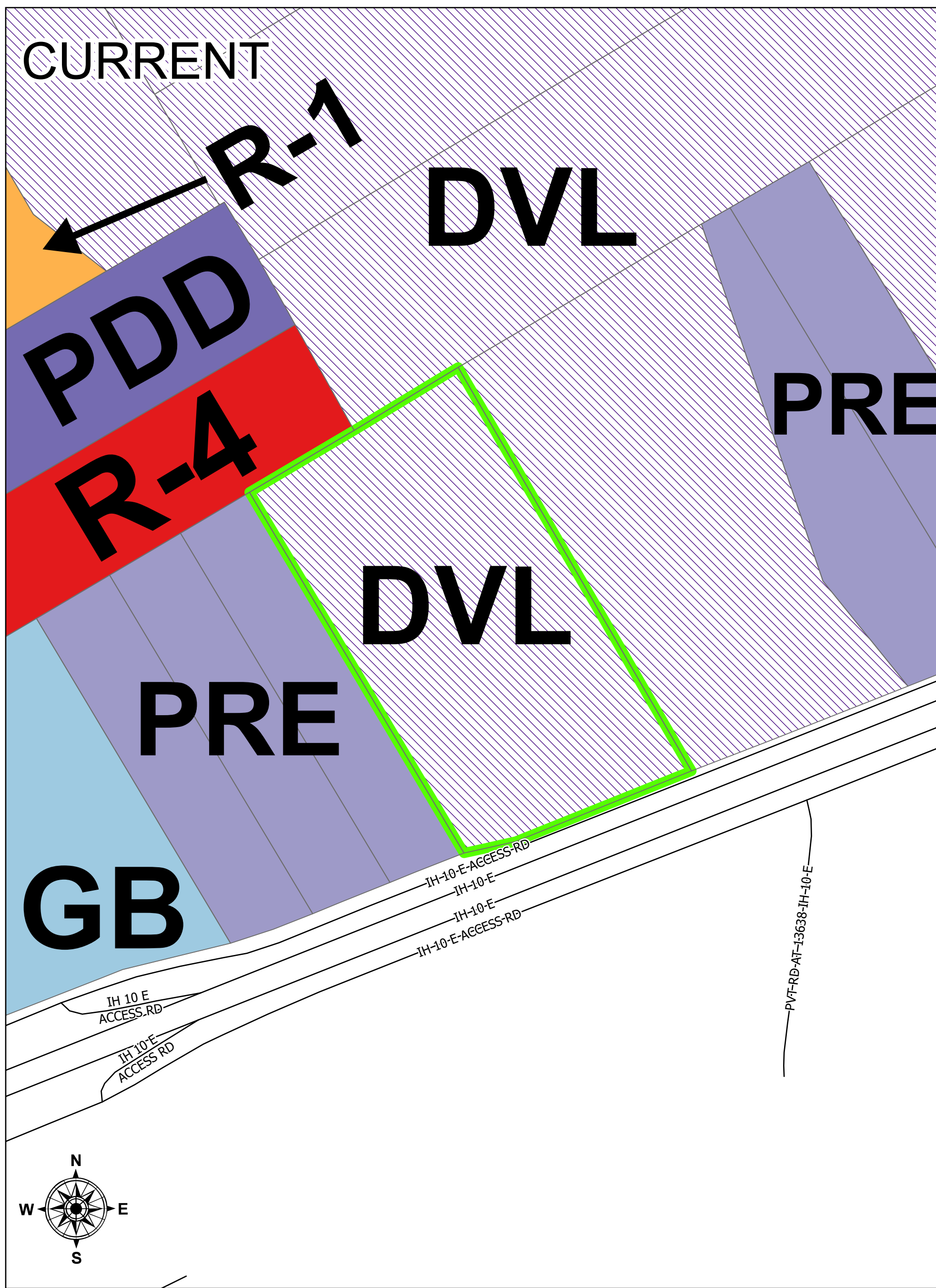
City Limit Boundary



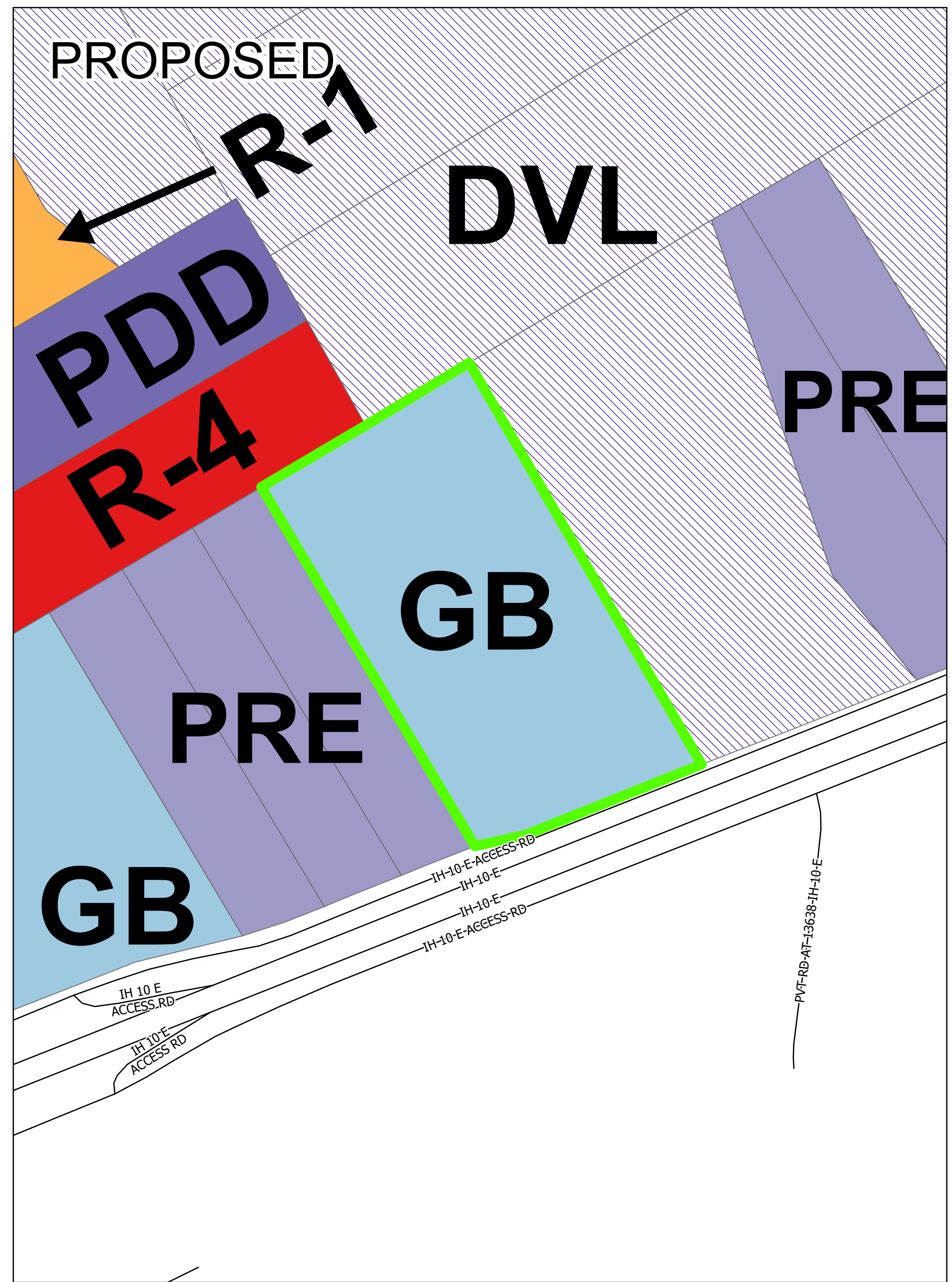
200' Buffer



CURRENT



PROPOSED

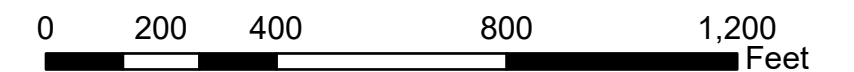


PROPOSED ZONING CHANGE

BEXAR COUNTY
PARCEL ID:
339359

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-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)



PLANNING AND ZONING COMMISSION MEETING: 05/15/2024
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Workshop, Discussion and Possible Action on Unified Development Code Article 4, Section 21.4.3 Notice Requirements

BACKGROUND

At the May 8, 2024 Planning and Zoning Commission meeting, the Commissioners requested a workshop / discussion on the Public Hearing Notice requirements, specifically in relation to the written notice that is mailed to property owners. Included as an attachment to this staff report is the current UDC requirement for notices, UDC Article 4, Section 21.4.3 Notice Requirements. Additionally Texas Local Government Code Chapter 211 Section 211.007 is included for reference.

Attachments

UDC Article 4 Section 21.4.3 Notice Requirements
Texas Local Government Code Chapter 211 Section 211.007

Sec. 21.4.3. Notice Requirements.

- A. *Published Notice.* Whenever published notice of a public hearing before a Board, Commission, Committee or the City Council is required, the City Manager or his/her designee shall cause notice to be published in an official newspaper or a newspaper of general circulation in the City before the fifteenth (15th) day before the date set for the required hearing. Said notice shall set forth the date, time, place and purpose of the hearing as required under LGC section 211.006(a).
- B. *Written Notice.* Whenever written notice of a public hearing before a Board, Commission, Committee or the City Council is required, before the tenth (10th) day before the hearing date, the City Manager or his/her designee shall cause written notice to be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the exterior boundary of the property in question. Said notice shall set forth the date, time, place and purpose of the hearing as required under LGC section 211.007(c). The notice may be served by its deposit, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property in question is located in territory within the City and is not included on the most recently approved municipal tax roll, notice to such owners shall be given by one (1) publication in an official newspaper or a newspaper of general circulation in the municipality at least fifteen (15) days before the date of the hearing. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.
- C. *Posted Notice.* Whenever posted notice of a public hearing is required, notification signs shall be posted by the applicant a minimum of eleven (11) days prior to the scheduled public hearing and shall remain posted during the course of the public hearings, until such time that final action has been taken on the permit application. Signs shall be posted on the subject property and/or along public right-of-way in a format approved by the City Manager or his/her designee. The number of signs, size of signs and content to be placed on the signs shall be in accordance with the Development Manual.

It shall be the responsibility of the applicant to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The applicant shall replace any missing or defective signs within one (1) business day from the time that a City official notifies the applicant that the signs are missing. It is unlawful for a person to alter any notification signs, or to remove it while the case is pending. Removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements of this section.

(Ord. No. 17-S-42 , § 1(Exh. A), 10-24-2017)

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND
RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 211. MUNICIPAL ZONING AUTHORITY

SUBCHAPTER A. GENERAL ZONING REGULATIONS

Sec. 211.007. ZONING COMMISSION. (a) To exercise the powers authorized by this subchapter, the governing body of a home-rule municipality shall, and the governing body of a general-law municipality may, appoint a zoning commission. The commission shall recommend boundaries for the original zoning districts and appropriate zoning regulations for each district. If the municipality has a municipal planning commission at the time of implementation of this subchapter, the governing body may appoint that commission to serve as the zoning commission.

(b) The zoning commission shall make a preliminary report and hold at least one public hearing on that report before submitting a final report to the governing body. The governing body may not hold a public hearing until it receives the final report of the zoning commission unless the governing body by ordinance provides that a public hearing is to be held, after the notice required by Section [211.006](#)(a), jointly with a public hearing required to be held by the zoning commission. In either case, the governing body may not take action on the matter until it receives the final report of the zoning commission.

(c) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed

with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by Section [211.006](#)(a).

(c-1) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

(c-2) Subsection (c-1) does not apply to a municipality the majority of which is located in a county with a population of 100,000 or less, except that such a municipality must give notice under Subsection (c-1) to a school district that has territory in the municipality and requests the notice. For purposes of this subsection, if a school district makes a request for notice under Subsection (c-1), the municipality must give notice of each public hearing held following the request unless the school district requests that no further notices under Subsection (c-1) be given to the school district.

(d) The governing body of a home-rule municipality may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of a public hearing held jointly by the governing body and the zoning commission. If notice requirements are prescribed under this subsection, the notice requirements prescribed by Subsections (b) and (c) and by Section [211.006](#)(a) do not apply.

(e) If a general-law municipality exercises zoning authority without the appointment of a zoning commission, any reference in a law to a municipal zoning commission or planning commission means the governing body of the municipality.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 640 (H.B. [674](#)), Sec. 1, eff. September 1, 2013.

Acts 2023, 88th Leg., R.S., Ch. 401 (H.B. [1381](#)), Sec. 1, eff. September 1, 2023.

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan applications submitted to the Planning and Community Development Department between May 3, 2024 and May 10, 2024.

CITY COUNCIL RESULTS: The following development applications were recommended for final action to the City Council:

- Ord. 24-S-18- Conduct a public hearing and consider a request to rezone approximately 1.8 acres of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A), known as Bexar County Property Identification Number 308385, also known as 12396 Schaefer Road, City of Schertz, Bexar County, Texas.
 - Recommendation for approval at April 3, 2024 P&Z meeting
 - Approved at First Hearing at May 7, 2024 CC Meeting
 - Final Reading May 21, 2024 CC Meeting
- Ord. 24-S-19 - Conduct a public hearing and consider a request to rezone approximately 3 acres of land, from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A), a portion of Bexar County Property Identification Number 308402, also known as 11627 Voges Pass, City of Schertz, Bexar County, Texas.
 - Recommendation for approval at April 3, 2024 P&Z Meeting
 - Approved at First Hearing at May 7, 2024 CC Meeting
 - Final Reading May 21, 2024 CC Meeting
- Ordinance 24-S-20 - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC) to Article 7- Nonconforming Uses, Lots and Structures to add Section 21.7.11- Agricultural Operations.
 - Recommendation for approval with modifications at May 8, 2024 P&Z Meeting
 - Scheduled for First Hearing at June 4, 2024 CC Meeting
- Ordinance 24-S-22 – Conduct a public hearing and consider a request to rezone approximately 498.2 acres of land to Single-Family Residential District (R-2) known as Comal County Property Identification Numbers 79004, 79006, 78976, 78960, 78957, and Guadalupe County Property Identification Numbers 68374, 61615, 68384, 68385, 68383, 61511, 61609, 68381, 68378, 68382, 68380, 68377, 61614, 63992 and to rezone approximately 132.6 acres of land to General Business District (GB) known as Comal County Property Identification Numbers 79018, 75449, 78923, 374148, 374146, 374145, 374144, 374147, 78218, 79009, and a portion of 79012, and to rezone approximately 262.9 acres of land to Manufacturing District- Light (M-1) known as Comal County Property Identification Numbers 79001, 78945, 78946, 75480, 78247, 79017, 75468, 75462, 75463, a portion of 79012, Comal and Guadalupe County, Texas.
 - Recommendation for approval to zone all parcels to Agricultural District (AD) at May 8, 2024 P&Z Meeting

- Scheduled for First Hearing at June 4, 2024 CC Meeting
- Ordinance 24-S-24 – Conduct a public hearing and consider a request to rezone approximately 2,030 acres to Single Family Residential District (R-2) known as Bexar County Property Identification Numbers 310064, 1141730, 339772, 339773, 339744, 1050203, 340030, 339348, 339341, 339778, 310012, 309842, 339293, 339275, 339328, 1013798, 310222, 310026, 1274920, 339286, 310019, 1139530, 1056967, 339331, 1178480, 309427, 309425, 310006, 310125, 1056966, 312023, 310002, 310048, 1311565, 310022, 312015, 312017, 310126, 339290, 339288, 339790, 339334, 339329, 1140481, 310007, 312008, 309429, 1190132, 310032, 310090, 310107, 1103091, 1207560, 1103092, 1103093, 339325, 339276, 1178479, 310111, 310039, 339284, 310004, 309421, 309837, 340059, 339295, 309418, 339285, 310059, 310225, 310040, a portion of 339274, and to rezone approximately 10.1 acres to Neighborhood Services District (NS) known as a portion of Bexar County Property Identification Number 339274 and approximately 152.4 acres to General Business District (GB) known as Bexar County Property Identification Numbers 339359, 339362 and 339353, Bexar County, Texas.
 - Recommendation for approval to zone all parcels except 339359 to Agricultural District (AD) at May 8, 2024 P&Z Meeting
 - Scheduled for First Hearing at June 4, 2024 CC Meeting
- Ordinance 24-S-25 - Conduct a public hearing and consider a request to rezone approximately 1.4 acres of land, from Office and Professional District (OP) to Neighborhood Services District (NS), generally located 250-feet South of the intersection of Antler Drive and FM 3009, more specifically known as Guadalupe County Property Identification Number 20412, City of Schertz, Guadalupe County, Texas.
 - Recommendation for denial at May 8, 2024 P&Z Meeting
 - Scheduled for First Hearing at June 4, 2024 CC Meeting
- Ordinance 24-S-26 - Conduct a public hearing and consider a request for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.2 acres, located East of the intersection of FM 3009 and Forest Ridge, more specifically known as a portion of Guadalupe County Property Identification Number 70506, City of Schertz, Guadalupe County, Texas.
 - Recommendation for approval at May 8, 2024 P&Z Meeting
 - Scheduled for First Hearing at June 4, 2024 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- The following development applications were administratively approved between May 2, 2024 and May 10, 2024.
 - Big League Car wash, Garden Ridge Commercial Subdivision, Lot 3, Block , 17969 N IH 35
 - A site plan for a proposed automated car wash
 - Approved on May 3, 2024
-