



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**June 5, 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, JUNE 5, 2024 at 6:00 p.m.**

**The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, June 5, 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. CONSENT AGENDA:**

- A.** Minutes for the May 8, 2024, Regular Meeting.
- B.** Minutes for the May 15, 2024, Special Meeting.

**5. 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. **PLZC20240095** - Hold a public hearing and make a recommendation on a request to rezone approximately 1 acre of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A), known as Bexar County Property Identification Number 308497, more specifically known as 11639 Voges Pass, City of Schertz, Bexar County, Texas.
- B. **PLZC20240098** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.6 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), known as Comal County Property Identification Number 78940, more specifically known as 6691 FM 482, New Braunfels, Comal County, Texas.
- C. **PLSPU20240012** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.33 acres of land, located at the intersection of Maske Road & E FM 1518, more specifically known as Guadalupe County Property Identification Number 64548 City of Schertz, Guadalupe County, Texas.

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. **PLPP20240008 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Schertz Storage Center Subdivision, approximately 7.8 acres of land generally located 2,800 feet to the east of the IH-35 and FM 2252 intersection, also known as Comal County Parcel ID 73256, City of Schertz, Comal County, Texas.
- B. **PLPP20240008** - Consider and act upon a request for approval of a preliminary plat for the Schertz Storage Center Subdivision, approximately 7.8 acres of land generally located 2,800 feet to the east of the IH-35 and FM 2252 intersection, also known as Comal County Parcel ID 73256, City of Schertz, Comal County, Texas.

**7. 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.

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

- A. Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 30th day of May, 2024 at 2:00 p.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.

*Samuel Haas*

Samuel Haas, Senior Planner

**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: 06/05/2024**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Tiffany Danhof, Administrative Assistant  
SUBJECT: Minutes for the May 8, 2024, Regular Meeting.

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**Attachments**

Draft Minutes for the May 8, 2024 Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

May 8, 2024

The Schertz Planning and Zoning Commission convened on May 8, 2024 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Roderick Hector, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner; Danielle Craig, Commissioner; Clayton Wallace, Commissioner

Absent: Judy Goldick, Commissioner; Tamara Brown, Commissioner

Staff present: Daniel Santee, City Attorney; Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Daisy Marquez, Planner

### 1. CALL TO ORDER

Chairman Outlaw called the meeting to order at 6:00pm.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Danielle Craig and Clay Wallace were seated as alternates.

### 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.*

Yanet Rouillard, 5222 Village Park

Tim Brown, 5231 Village Park

Blanca Brown, 5231 Village Park

Marty Maxwell, 5223 Village Park

Ronald Schott, 1300 Engel Rd

Mark Reyes, 12330 Lower Seguin Rd, signed up to speak, but did not speak during the hearing of residents.

Mark A. Penschorn, 8320 Trainer Hale Rd

### 4. CONSENT AGENDA:

- A. Minutes for the April 3, 2024 Regular Meeting.  
There was no discussion.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Clayton Wallace

**Vote: 7 - 0 Passed**

**5. 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. PLUDC20240101-** Hold a public hearing and make a recommendation on 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.

Mr. Brian James, Deputy City Manager, spoke.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 pm.

The following individuals spoke in opposition:

Ronald Schott, 1300 Engel Rd

Todd Hoffman, FM 2252, Comal County Property Identification Numbers 78957 and 78960

Breezy Gonzalez, 360 Big John Lane

Melissa Cub

Mark Penshorn, 8322 Trainer Hale Rd

Ashley Farrimond, 10101 Reunion Place

Gary Fairley, 12310 Trainer Hale Rd

Craig Moore, 7703 Trainer Hale Rd

Andres Gonzalez, 360 Big John Lane

Peggy Herman, 22515 Alabado, San Antonio

Allen Wiederstein, 7993 Trainer Hale Rd

Minerva Rodriguez, 390 Froboese

Mr Outlaw closed the public hearing at 6:57 pm.

Motioned by Commissioner Clayton Wallace to recommend approval to City Council with changes to fencing and permitting as discussed, seconded by Commissioner John Carbon

**Vote:** 5 - 2 Passed

NAY: Vice Chairman Richard Braud

Commissioner Patrick McMaster

- B. PLZC20240091** – Hold a public hearing and make a recommendation on 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.

Mr. Brian James, Deputy City Manager, spoke.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 8:07 pm.

The following individuals spoke in opposition:

Breezy Webb, 360 Big John Lane

Tim Brown, 5231 Village Park

Blanca Brown, 5231 Village Park

April L. Hewlett, 5230 Village Park

Sharlene Fey, 6028 FM 482 & 6025 FM 482

Sandra Reeh, 5887 FM 482

Mellissa M Zipp, 6801 FM 482 (property identification number 70461)

Lloyd Fairley-12290 Lower Seguin Road

Rebecca Mockerman, 5222 Nature Path

Anabelle Gonzalez, 360 Big John Lane

Andres Gonzalez, 360 Big John Lane

Mike Mockerman, 5322 Nature Path

Juan Reyes, 1233 Lower Seguin

Mr. Outlaw closed the public hearing at 8:52 pm.

Mr. John Carbon left the dais at 9:01 pm.

Motioned by Commissioner Clayton Wallace to recommend approval of rezoning all properties listed in PLZC20240091 as Agricultural District (AD) to City Council, seconded by Commissioner Patrick McMaster

**Vote:** 4 - 2 Passed

NAY: Chairman Glen Outlaw

Vice Chairman Richard Braud

Other: Commissioner John Carbon (ABSENT)

- C.** A 10-minute break was called at 9:18 pm. The meeting was called back to order at 9:28 pm. **PLZC20240092** – Hold a public hearing and make a recommendation on a request to rezone approximately 2062.7 acres to Single Family Residential District (R-2) known as Bexar County Property Identification Numbers 310064, 1141730, 339772, 339773, 339744, 1050203, 340030, 339348, 339359, 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 119.7 acres to General Business District (GB) known as Bexar County Property Identification Numbers 339362 and 339353, Bexar County, Texas.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 9:47 pm.

The following individuals spoke in opposition:

Rawe Reagan, 7933 Trainer Hale Rd, Unit 4

Kathy Penschorn, Trainer Hale Road

Janis Ludwig, 403 Woodcrest Dr, San Antonio

Mark Penschorn, 8320 Trainer Hale Rd

Tracy Campos, 1230 Schaefer Road

Craig Moore, 7703 Trainer Hale Road

Charlie Luensmann, 8447 Trainer Hale Road

Breezy Webb, 360 Big John Lane  
Afton Brown, 12503 Barr Way  
Lisa Schmidt, 8256 Trainer Hale Rd  
Andres Gonzalez, 360 Big John Lane  
James Barr, 8758 Trainer Hale Rd  
Mr. Outlaw closed the public hearing at 10:12 pm.

Motioned by Commissioner Danielle Craig to recommend approval of rezoning all properties listed in PLZC20240092 as Agricultural District (AD), with no action to be made on Bexar Property Identification Number 339359, to City Council, seconded by Commissioner Clayton Wallace

**Vote:** 5 - 1 Passed

NAY: Chairman Glen Outlaw

Other: Commissioner John Carbon (ABSENT)

- D. PLZC20240003-** Hold a public hearing and make a recommendation on 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.

Mrs. Marquez provided a presentation.  
Mr. Outlaw opened the public hearing at 10:XX pm.  
Dennis Kucherka, the property owner, spoke in favor.  
Watershed Carwash representatives spoke in favor.  
Mr. Outlaw closed the public hearing at 10:38 pm.

Motioned by Commissioner Patrick McMaster to recommend denial to City Council, seconded by Commissioner Clayton Wallace

**Vote:** 5 - 1 Passed

NAY: Chairman Glen Outlaw

Other: Commissioner John Carbon (ABSENT)

- E. PLZC20240072** - Hold a public hearing and make a recommendation on a request to rezone approximately 9.4 acres of land, from General Business District (GB) to Manufacturing District Light (M-1), a portion of Comal County Property Identification Number 115664 and a portion of Comal County Property Identification Number 402758, approximately 1,500-feet East from the intersection of Hubertus and IH 35 N Access Road, City of Schertz, Comal County, Texas.

The applicant withdrew the application before the Planning and Zoning Commission meeting.  
Mrs. Marquez provided a presentation.  
Mr. Outlaw opened the public hearing at 10:54 pm.  
Dr. Michelle Bammel, the owner of 22525 N Interstate 35, spoke in opposition.  
Mr. Outlaw closed the public hearing at 10:55 pm.  
No action was taken.

- F. **PLSPU20240058**- Hold a public hearing and make a recommendation on 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.

Mrs. Marquez provided a presentation.

The applicant provided a presentation.

Mr. Outlaw opened the public hearing at 11:04 pm.

No one spoke.

Mr. Outlaw closed the public hearing at 11:05 pm.

Motioned by Commissioner Roderick Hector to recommend approval to City Council, seconded by Commissioner Danielle Craig

**Vote:** 6 - 0 Passed

Other: Commissioner John Carbon (ABSENT)

**6. REQUESTS AND ANNOUNCEMENTS:**

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda

The Commissioners requested a workshop on fees for properties designated as Pre-Development District (PRE) and a workshop on noticing dates.

- 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**

Chairman Mr. Outlaw adjourned the regular meeting at 11:15pm.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 06/05/2024**  
**Agenda Item 4 B**

TO: Planning and Zoning Commission  
PREPARED BY: Tiffany Danhof, Administrative Assistant  
SUBJECT: Minutes for the May 15, 2024, Special Meeting.

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**Attachments**

Draft Minutes for the May 15, 2024 Special Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES May 15, 2024

The Schertz Planning and Zoning Commission convened on May 15, 2024 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; John Carbon, Commissioner; Patrick McMaster, Commissioner; Danielle Craig, Commissioner; Clayton Wallace, Commissioner

Absent: Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Staff present: Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Daisy Marquez, Planner

### 1. CALL TO ORDER

Chairman Outlaw called the special meeting to order at 6:00 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Craig and Commissioner Wallace were seated as alternates.

### 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.*

No one spoke.

### 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.

Mrs. Delgado provided a presentation.  
Ashley Farrimond, was present, on behalf of the property owner.

Chairman Outlaw opened the public hearing at 6:08 pm.  
No one spoke.  
Chairman Outlaw closed the public hearing at 6:09 pm.

Motioned by Commissioner Clayton Wallace to recommend approval to City Council as presented, seconded by Commissioner Patrick McMaster

**Vote:** 6 - 0 Passed

**5. WORKSHOP AND DISCUSSION:**

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

Mrs. Delgado provided a presentation.  
The Commissioners discussed the Notice Requirements.  
No action was made.

**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 SPECIAL MEETING**

Chairman Outlaw adjourned the special meeting at 6:50 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 06/05/2024**  
**Agenda Item 5 A**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Daisy Marquez, Planner  
**SUBJECT:** **PLZC20240095** - Hold a public hearing and make a recommendation on a request to rezone approximately 1 acre of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A), known as Bexar County Property Identification Number 308497, more specifically known as 11639 Voges Pass, City of Schertz, Bexar County, Texas.

**BACKGROUND**

The applicant is requesting to rezone approximately 1 acre of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A). The subject property is currently undeveloped and not platted.

On May 20, 2024, seven (7) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. 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. Additionally, one (1) sign was placed on the property.

**Subject Property:**

	Zoning	Land Use
<b>Existing</b>	Pre-Development (PRE)	undeveloped
<b>Proposed</b>	Single-Family Residential/ Agricultural District (R-A)	undeveloped

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	Pre-Development (PRE)	Agricultural
<b>South</b>	Extraterritorial Jurisdiction (ETJ)	Agricultural
<b>East</b>	Pre-Development (PRE)	Single-Family Home and Agricultural
<b>West</b>	Single-Family Residential/ Agricultural District (R-A)	Single-Family Home and Agricultural

**GOAL**

The proposed zone change is for approximately 1 acre of land to Single-Family Residential/ Agricultural District (R-A).

**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.**

Yes, the proposed Single-Family Residential/ Agricultural District (R-A) does implement the policies of the Comprehensive Land Plan. The subject property is designated as Complete Neighborhood in the Comprehensive Land Use Plan - Future Land Use Map. The Complete Neighborhood Land Use Designation is identified as areas with a mixture of housing options and supporting land uses. Additionally, the Comprehensive Land Use Plan stipulates when considering appropriateness of housing density, factors such as roadway classification, and conflicts among land uses and buildings shall be considered.

The subject property is currently undeveloped, unplatted, has access from a private road, and is surrounded by existing agricultural uses and agricultural homes. Due to the location of the subject property, the current zoning designations of surrounding properties, and access, the proposed Single-Family Residential/ Agricultural District (R-A) at the subject property does implement the policies of the Comprehensive Land Plan and the Complete Neighborhood Land Use Designation of the Future Land Use Map.

**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 Single-Family Residential/ Agricultural District (R-A) dimensional and development standards as stated in UDC Section 21.5.7.A of the Unified Development Code, are compatible with what is immediately in the surrounding area.

		Minimum Lot Size Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Impervious Coverage
R-A	Single-Family Residential/ Agricultural District	21,780	-	-	25	25	25	2	35	50%

**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.**

Yes, the uses permitted in Single-Family Residential/ Agricultural District (R-A) are appropriate within the immediate area of the land to be reclassified. The purpose and intent of the Single-Family Residential / Agricultural District (R-A) is to provide areas in which agricultural land may be held in such use for as long as is practical and reasonable with residences a minimum of half-acre in size, and where development is premature due to lack of utilities, capacity or services, as per UDC Section 21.5.5.

A majority of the surrounding properties are zoned Pre-Development District (PRE) and are used for single family residential and agriculture.

**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;**

There is no existing development on the subject property. The applicant does not have any plans for development at this time.

A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District to notify them of the proposed zone change. Included as attachments are the most recent Demographic Report 3Q23 for SCUCISD as well as the most recent 10-Year Campus Forecasting Presentation.

**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 has been designated as Pre-Development District (PRE) and was given this designation, like many other properties in the area and Southern Schertz, after its annexation.

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

No, there was no error in the original zoning of the subject property. The Pre-Development District (PRE) zoning designation is intended as a placeholder as per UDC Section 21.5.5.A.

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

This does not impact the Planning and Zoning Commission recommendation to City Council.

**8. Whether other criteria are met, which, at the discretion of the 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 consideration from the Planning and Zoning Commission or the City Council.

**RECOMMENDATION**

The proposed zone change to Single-Family Residential District (R-A) is compatible with the Comprehensive Land Use Map - Future Land Use Map and is appropriate within the immediate area of the subject property, thus Staff recommends approval of PLZC20240095.

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**Attachments**

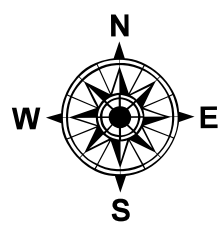
Aerial Exhibit  
Public Hearing Notice Map  
Zoning Exhibit  
Legal Metes and Bounds  
Property Depiction  
SCUCISD 10 Year Campus Forecasting  
SCUCISD Demographic Report

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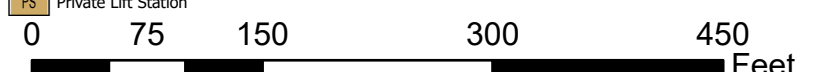
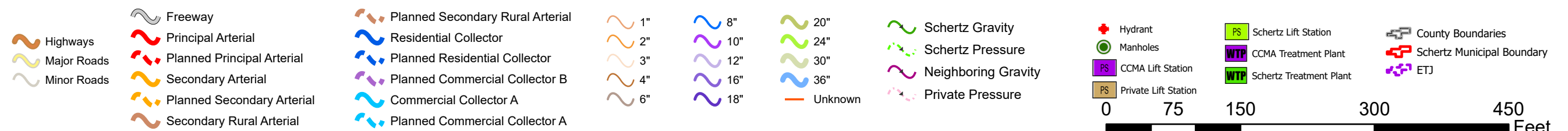


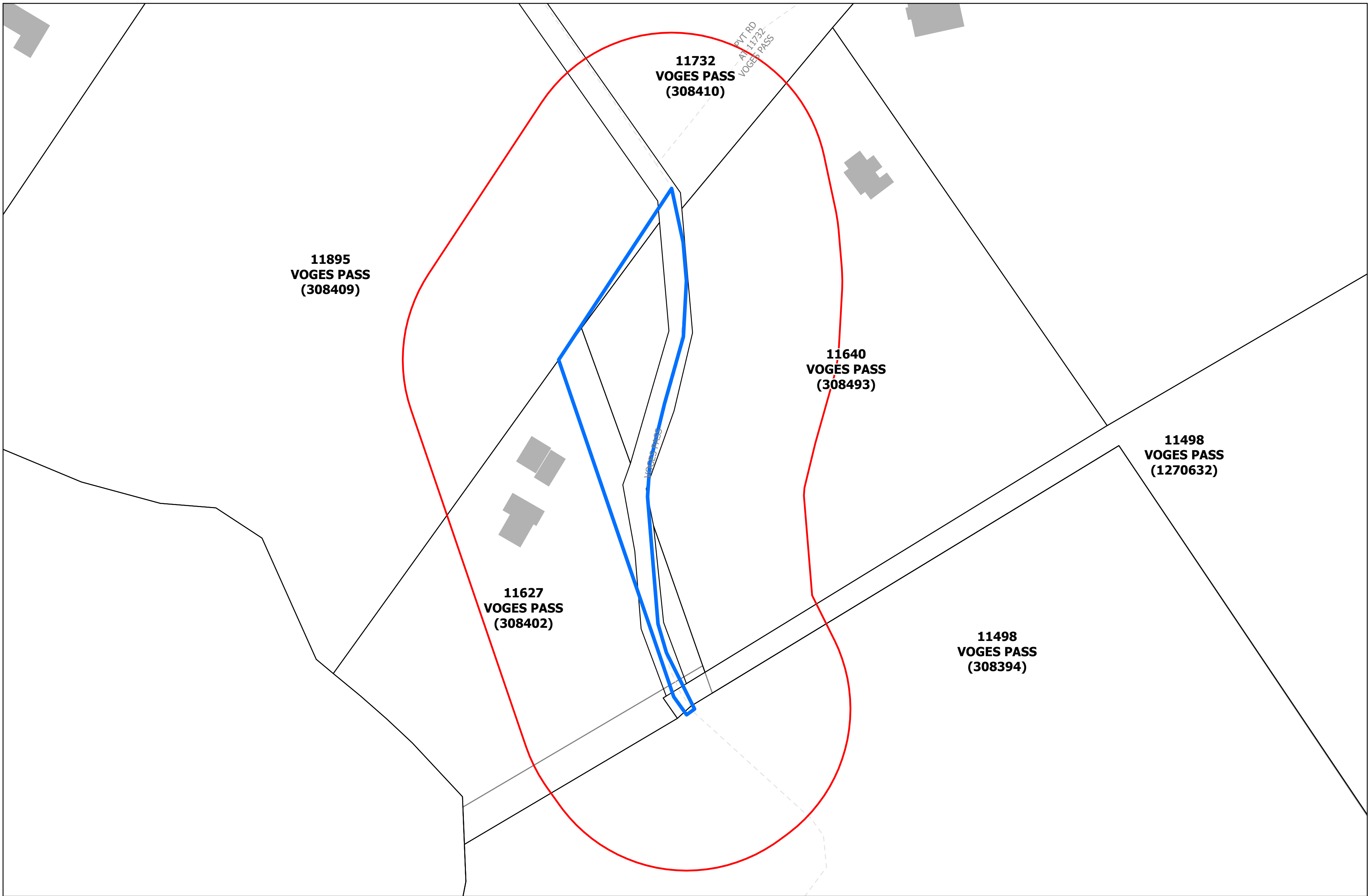
Maxar, Microsoft



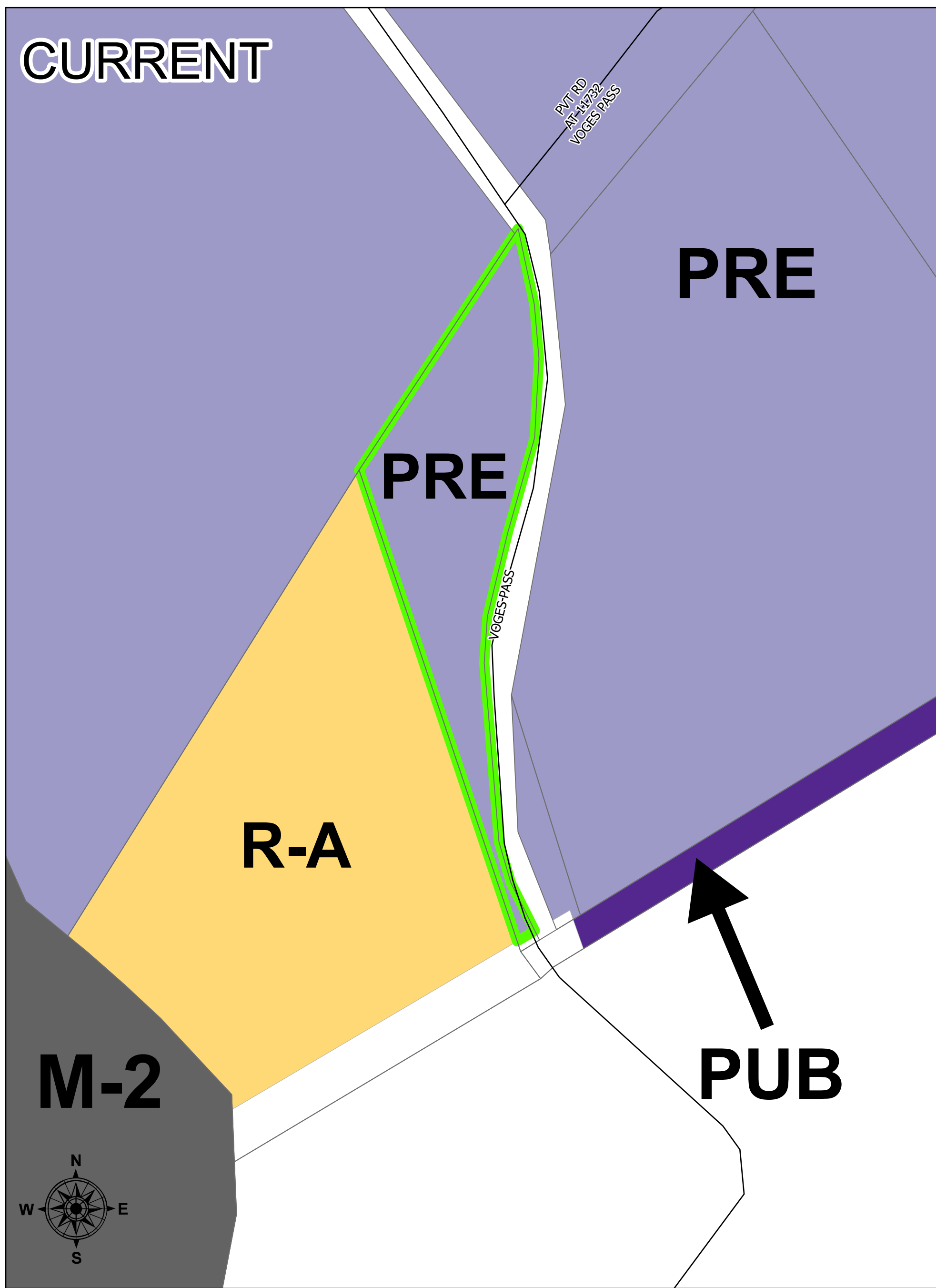
**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

11639 Voges Pass  
(PLZC20240095)

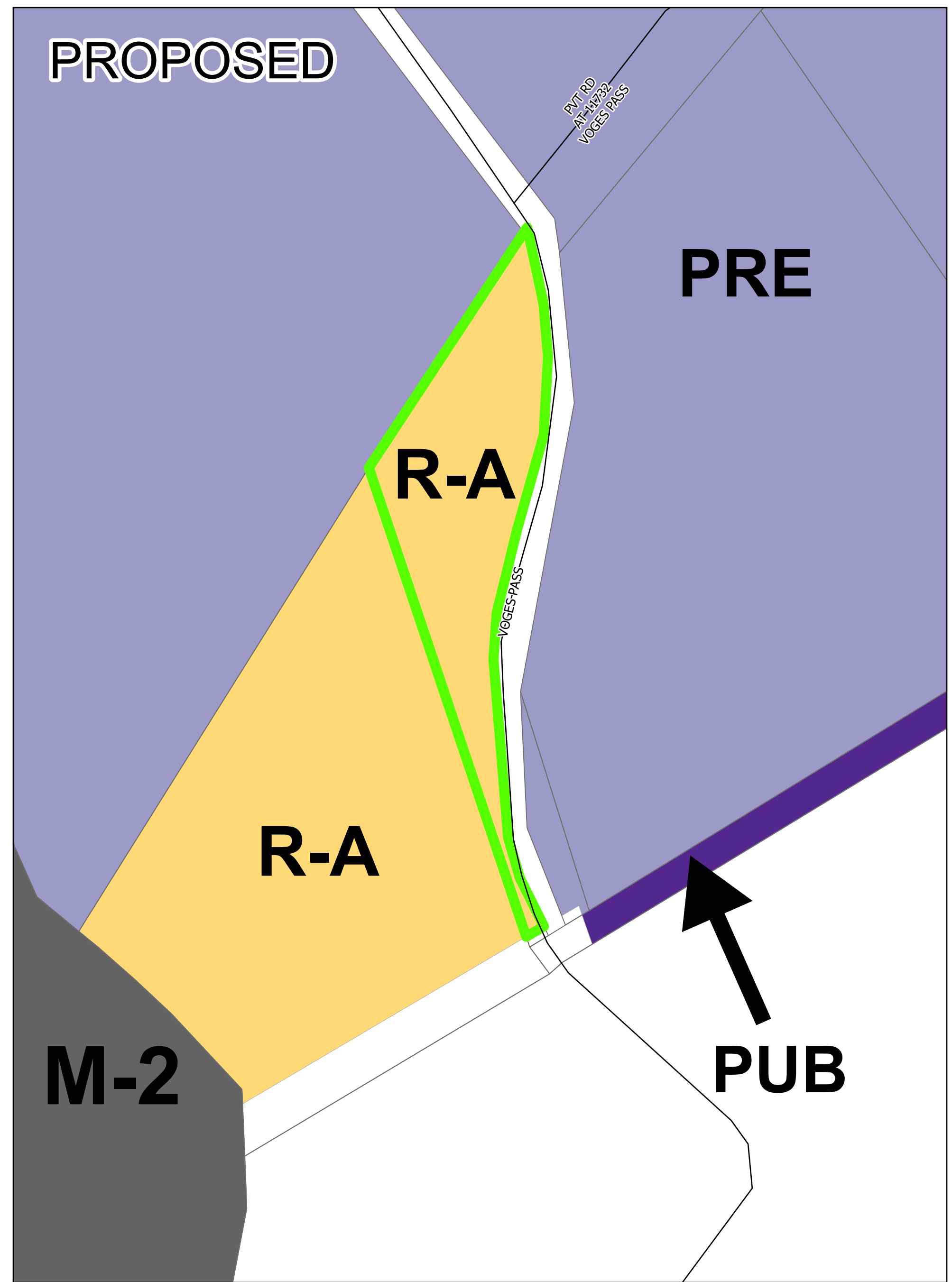




CURRENT



PROPOSED



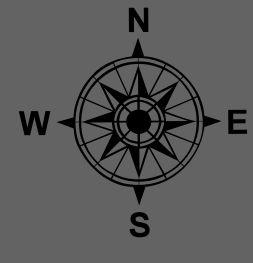
PRE

PRE

R-A

M-2

PUB



PRE

R-A

R-A

M-2

PUB

**PROPOSED ZONING CHANGE**

**BEXAR COUNTY  
PARCEL ID:  
308497**

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 28, 2024  
 City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174  
 \*The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.\*

FIELD NOTE DESCRIPTION TRACT FOR A 0.991 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE GENOBERA MALPAZ SURVEY, ABSTRACT NO. 464, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO ELIZABETH JO JOHNOSN IN A DEED RECORDED IN VOLUME 8931, PAGE 1690, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.991 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found for the north corner of a tract of land conveyed to Donna Lugo in a deed recorded in Document No. DC0213596, Official Public Records, Bexar County, Texas, being the west corner and POINT OF BEGINNING of herein described tract:

THENCE with the northwest line of this tract North 33°22'39" East a distance of 263.34 feet to an iron rod found in the center of Voges Pass for the north corner of this tract;

THENCE with the east line of this tract and the center of Voges Pass the following nine (9) calls:

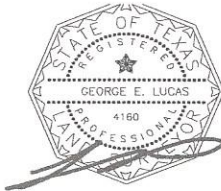
1. South 12°02'42" East a distance of 70.99 feet;
2. South 04°53'21" East a distance of 49.16 feet;
3. South 03°08'56" West a distance of 72.06 feet;
4. South 15°44'05" West a distance of 89.24 feet;
5. South 13°43'31" West a distance of 79.31 feet;
6. South 03°58'17" West a distance of 42.33 feet;
7. South 04°43'01" East a distance of 163.74 feet;
8. South 16°23'37" East a distance of 38.62 feet;
9. South 26°30'26" East a distance of 80.58 feet;

THENCE with the southeast line of this tract South 53°55'31" West a distance of 12.64 feet to an iron rod found for the southwest corner of this tract;

THENCE with the southwest line of this tract the following two (2) calls:

1. North 35°29'23" West a distance of 28.40 feet to an iron rod set;
2. North 18°51'05" West a distance of 456.80 feet to the POINT OF BEGINNING, containing 0.991 acres of land, more or less.

CELCO Surveying  
18018 Overlook Loop, Suite 105  
Unit 239  
San Antonio, Texas 78259  
Firm Registration No. 10193975  
PHONE: 830-214-5109  
e-mail: [eddie@celcosurveying.com](mailto:eddie@celcosurveying.com)



BY: GEORGE E. LUCAS  
R.P.L.S. No. 4160  
State of Texas  
July 10, 2022  
2022-0464

NOTE: This tract must be approved by the local governing authorities according to their subdivision ordinances before it can become a legal lot.

CELCO SURVEYING

REG. # 10193975

TEL: 830-214-5109

# SURVEY PLAT

18018 OVERLOOK LOOP, SUITE 105

UNIT 239

SAN ANTONIO, TEXAS 78259

eddie@celcosurveying.com

www.celcosurveying.com

BASIS OF BEARING IS THE TEXAS STATE PLANE COORINATE SYSTEM, NAD 83, CENTRAL ZONE.

SCALE  
1" = 100'

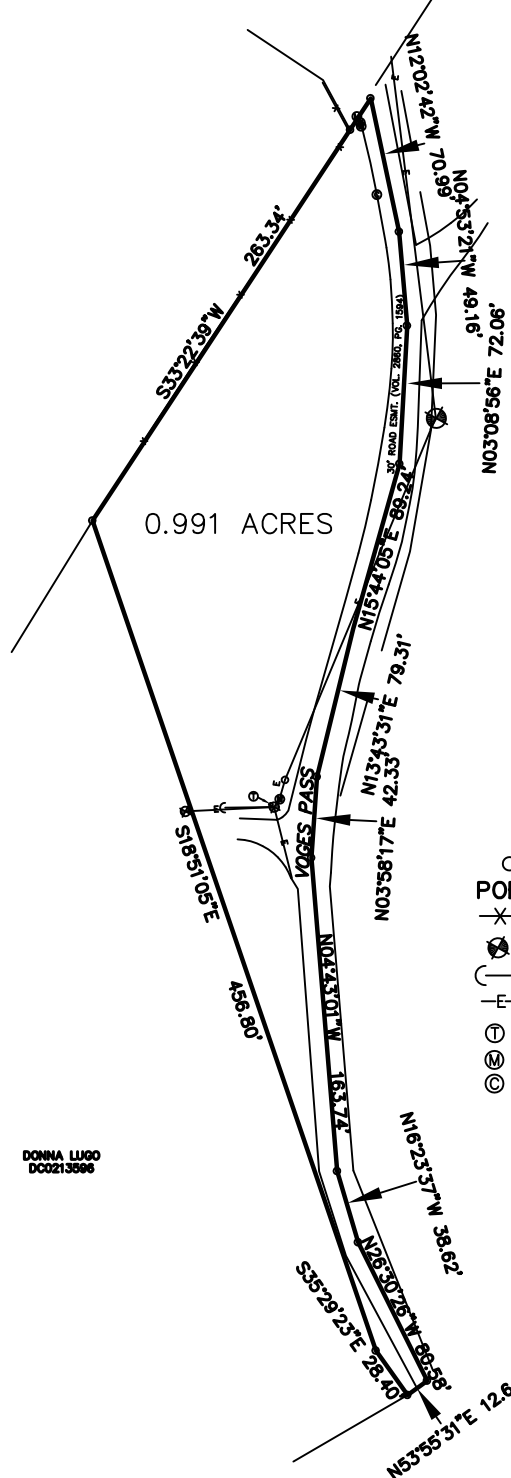
30' FEET WIDE ROAD EASEMENT AS RECORDED IN VOLUME 2860, PAGE 1594, DEED RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)

ELECTRIC TRANSMISSION EASEMENT AS RECORDED IN VOLUME 2611, PAGE 139, VOLUME 2861, PAGE 229 AND VOLUME 866, PAGE 247, DEED RECORDS, BEXAR COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 2889, PAGE 753, DEED RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)

PUBLIC UTILITY EASEMENT TO CITY OF SAN ANTONIO AS RECORDED IN VOLUME 2861, PAGE 302, DEED RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)

WATER LINE EASEMENT AS RECORDED IN VOLUME 5001, PAGE 174, VOLUME 2840, PAGE 1682, AND VOLUME 2714, PAGE 901, DEED RECORDS, BEXAR COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)



0.991 ACRES

HARVEY MAYER  
DOC. NO. 20130238542

DONNA LUGO  
DC0213988

JOHNSON, ELIZABETH JO  
8391/1690

### LEGEND

- = IRON ROD SET
- ✕ = POINT OF BEGINNING
- ✕ = WIRE FENCE
- ⊙ = POWER POLE
- ⊙ = GUY WIRE ANCHOR
- ⊙ = O/H POWERLINE
- ⊙ = TELEPHONE RISER
- ⊙ = MAIL BOX
- ⊙ = 12" CULVERT

### NOTE:

THIS PROPERTY CANNOT BE LEGALLY SOLD UNTIL IT HAS BEEN APPROVED BY THE CITY AND/OR COUNTY AS AN APPROVED SUBDIVISION PLAT, AND FILED OF RECORD WITH THE COUNTY CLERK. THE SALE OF THIS PROPERTY OTHERWISE MAY RESULT IN CRIMINAL AND/OR CIVIL SANCTIONS AND MAY PREVENT BUILDING AND/OR SEPTIC PERMITS FROM BEING GRANTED.

ADDRESS: 11639 VOGES PASS, CIBOLO, TEXAS

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

### CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.

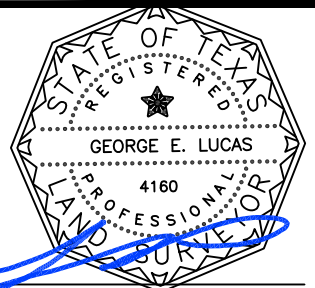
BUYER: NAYROBI ROSARIO GONZALEZ  
TITLE CO: DOMA  
G.F.#: 14795-22-00716

LENDER: N/A

PLAN No.: 2022-0464

SURVEY DATE:

MAY 17, 2022



GEORGE E. LUCAS R.P.L.S. 4160



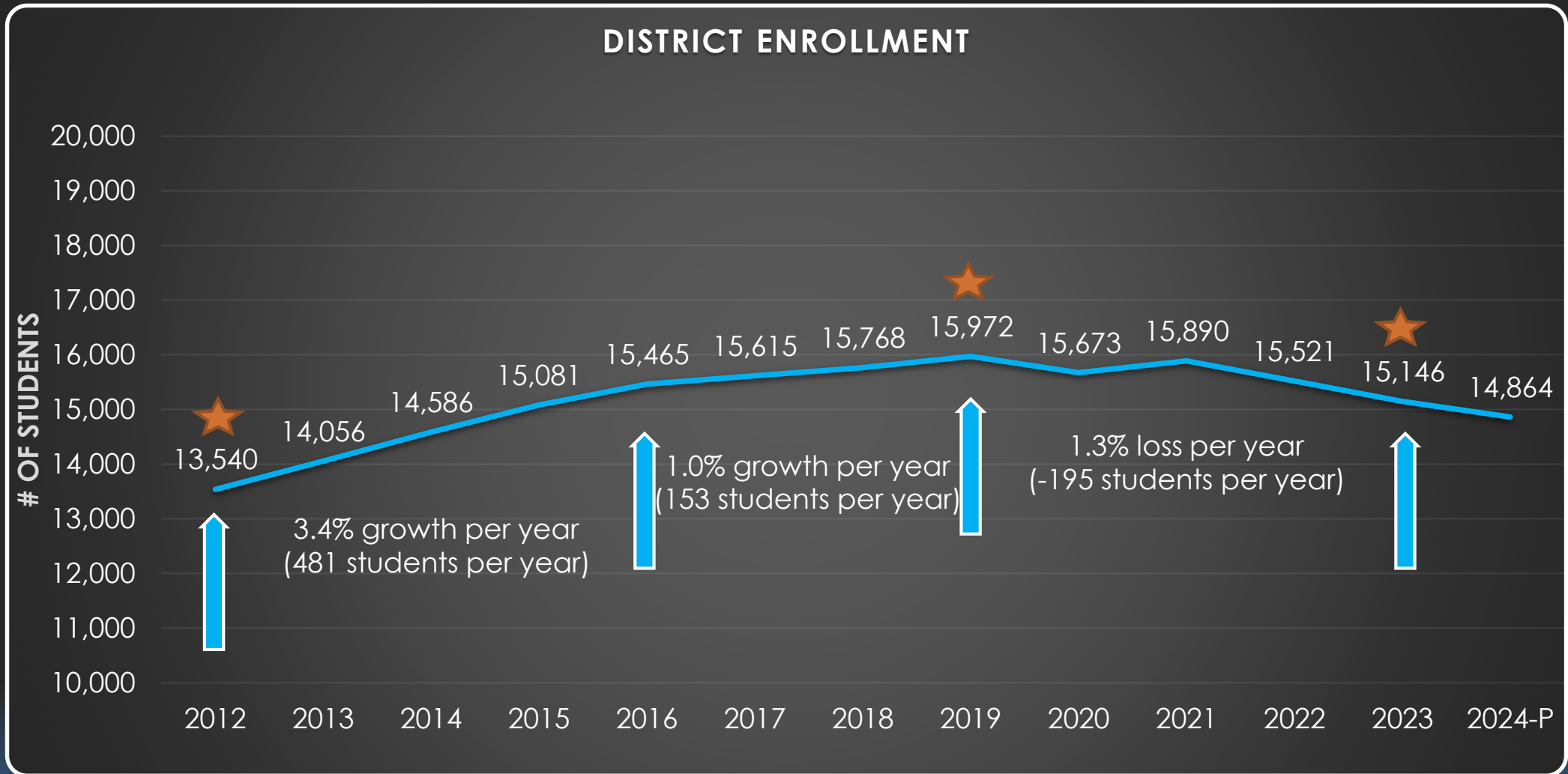
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

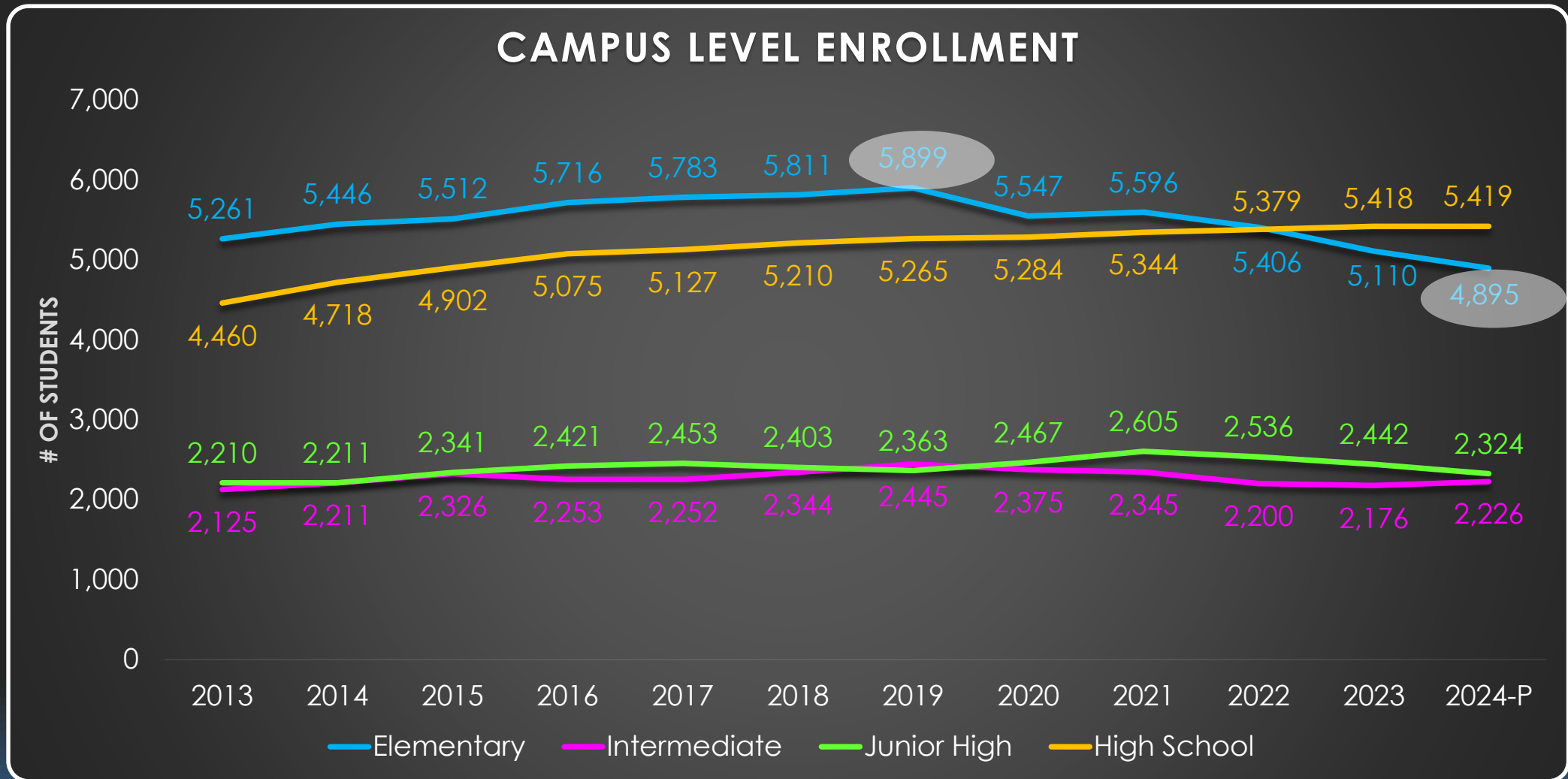
# FORECASTING CONSIDERATIONS

- ENROLLMENT
  - HISTORICAL TRENDS
  - PROJECTIONS
  - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

# HISTORICAL ENROLLMENT



# HISTORICAL ENROLLMENT BY CAMPUS LEVEL



# ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 TO 2023 ENROLLMENT DECREASE
  - HIGH SCHOOL ENROLLMENT HAS REMAINED STRONG
  - WE HAVE ADDED 154 HIGH SCHOOL STUDENTS SINCE 2019
  - AND JUNIOR HIGH HAS ONLY LOST 39 STUDENTS SINCE 2019
- ELEMENTARY IS WHERE WE HAVE FELT THE LARGEST DROP IN ENROLLMENT
  - SPECIFICALLY, 918 STUDENTS LOST SINCE 2019
  - AND 219 STUDENTS LOST AT THE INTERMEDIATE LEVEL.

# STUDENT TRANSFERS

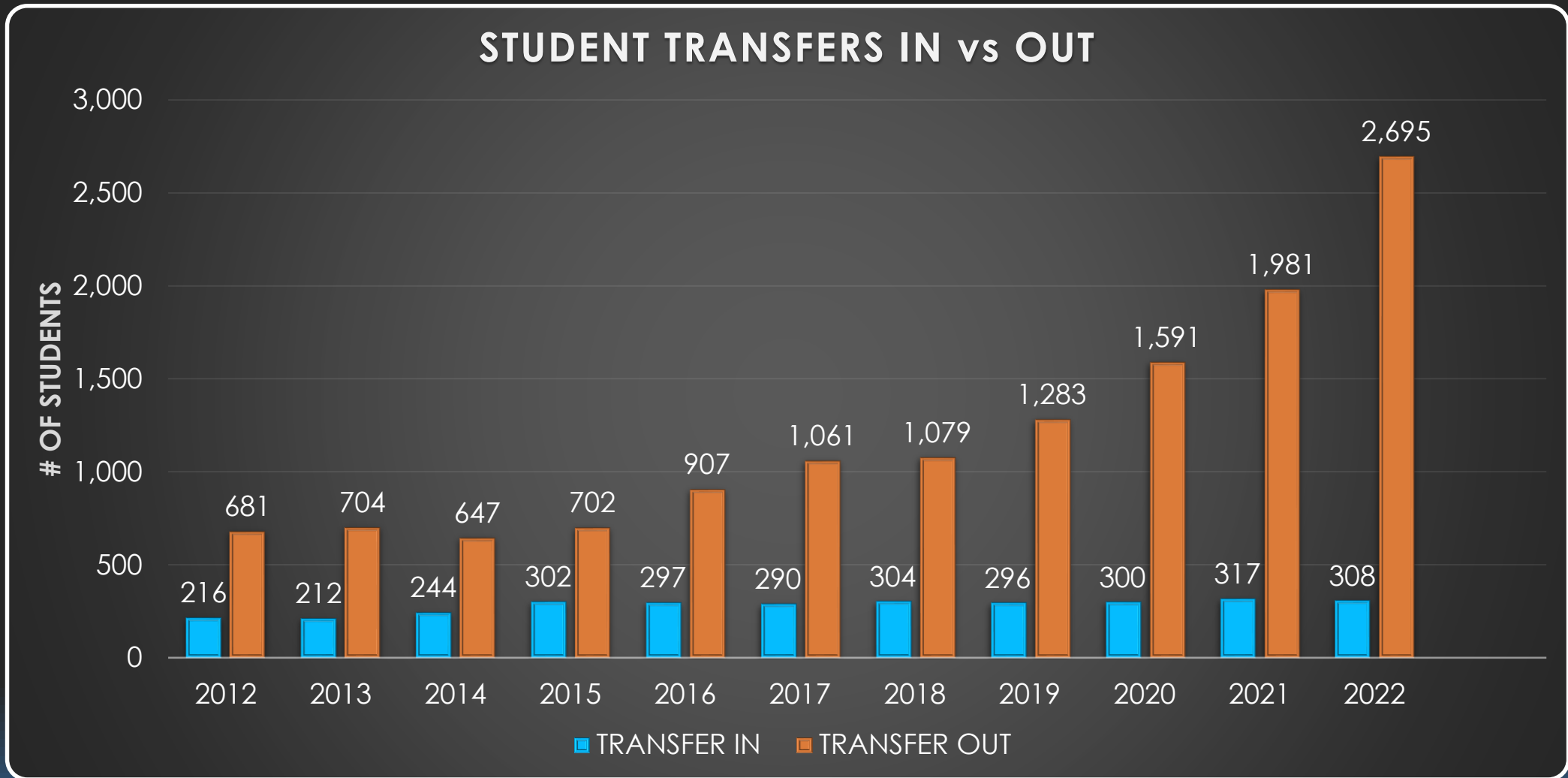
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

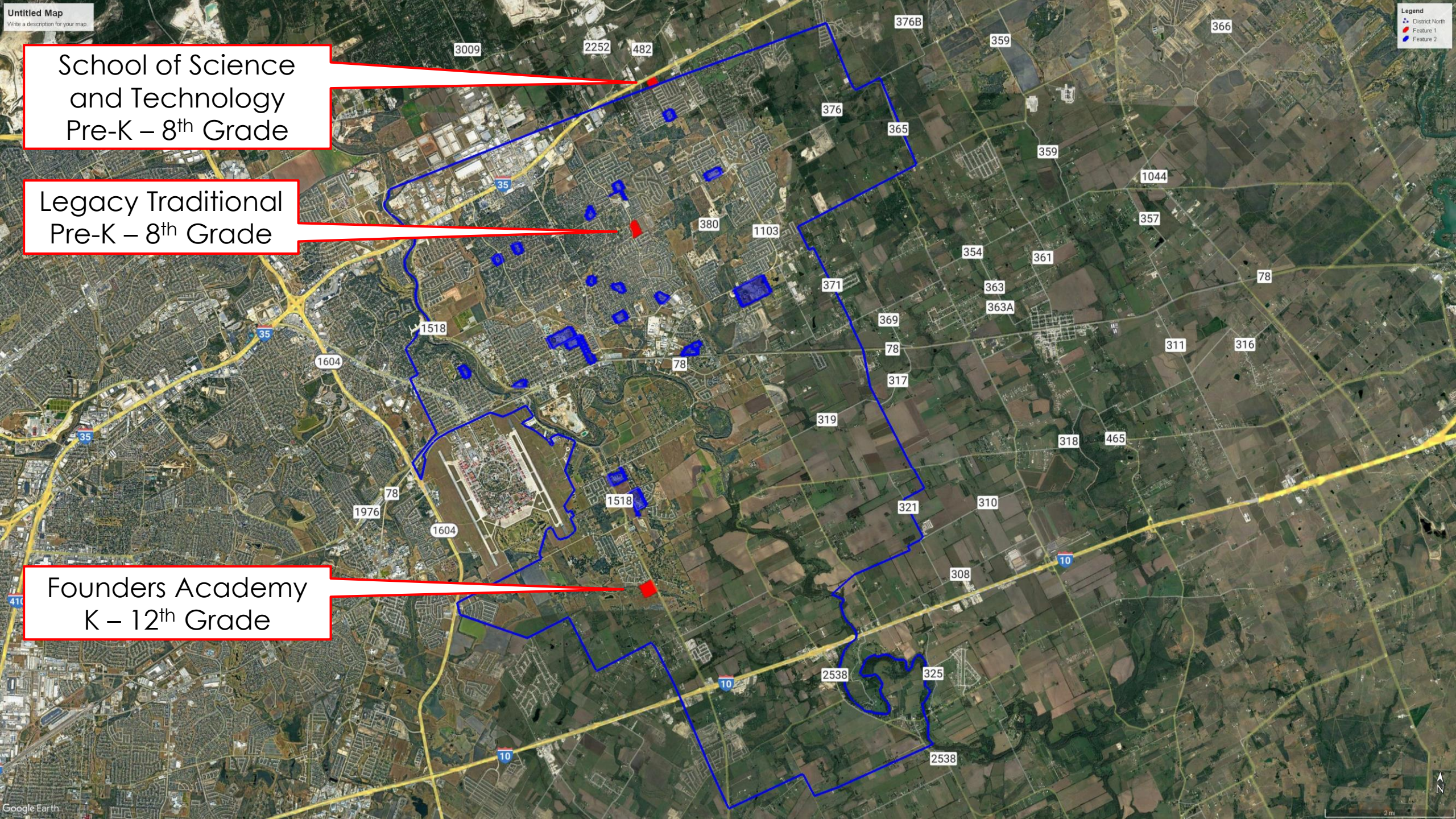
# STUDENT TRANSFERS IN VS. OUT



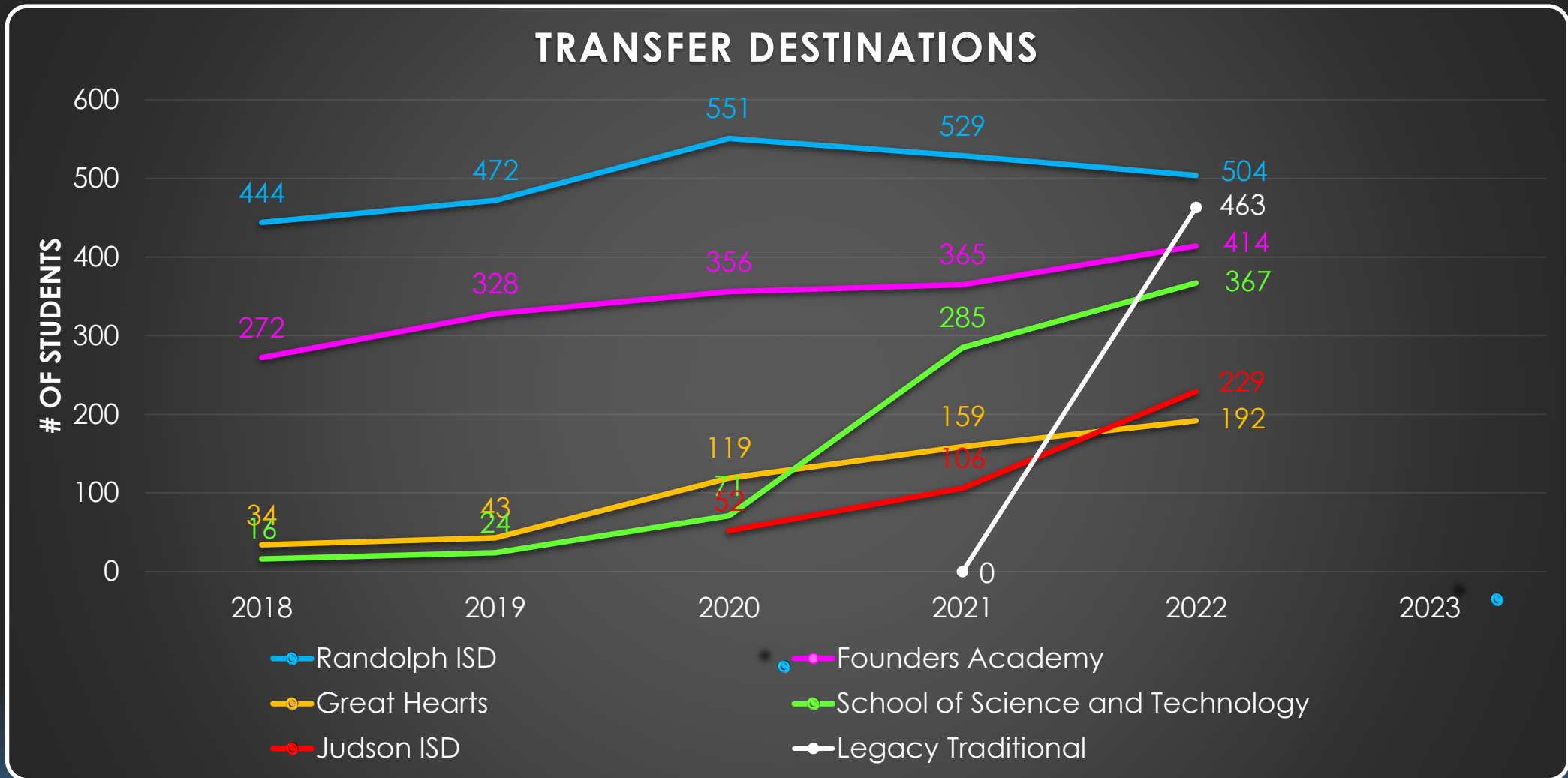
School of Science and Technology  
Pre-K – 8<sup>th</sup> Grade

Legacy Traditional  
Pre-K – 8<sup>th</sup> Grade

Founders Academy  
K – 12<sup>th</sup> Grade

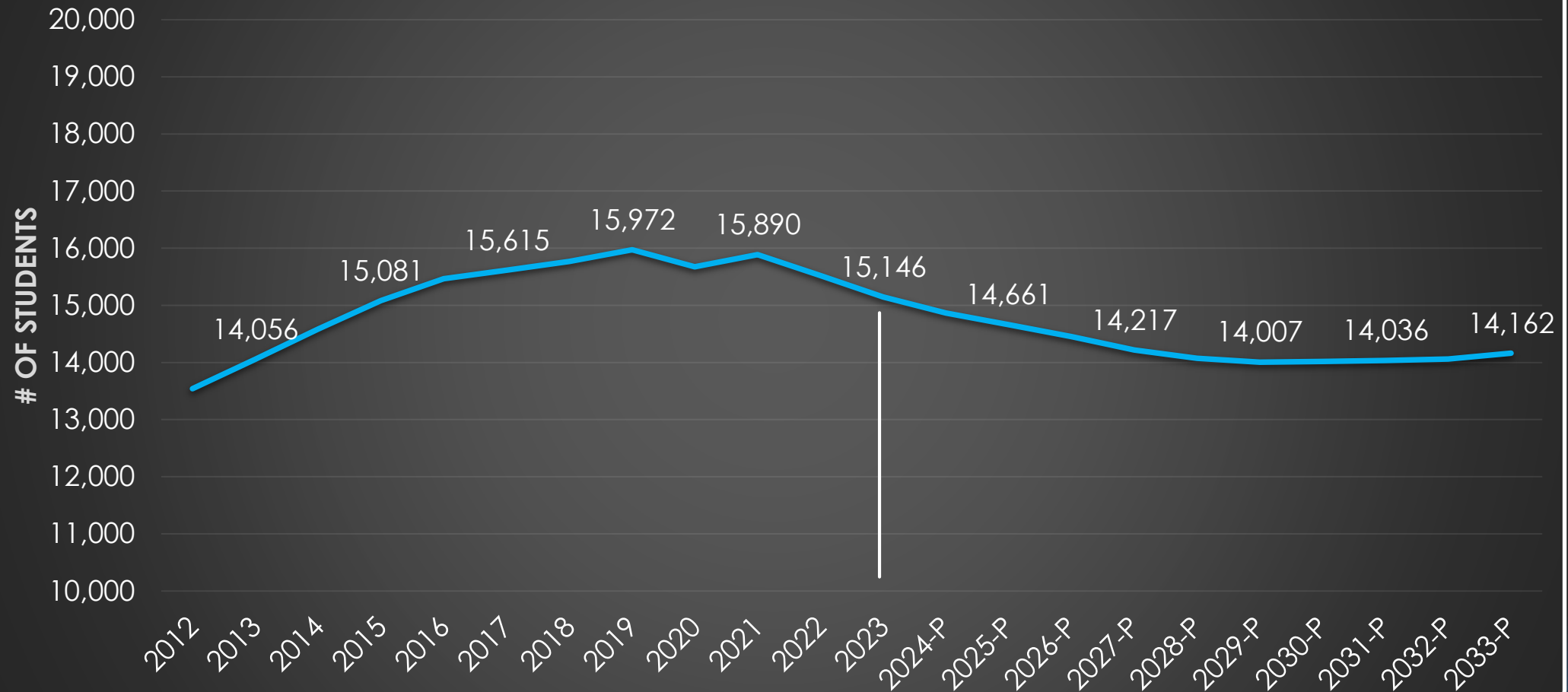


# MAIN DESTINATIONS FOR TRANSFERS OUT



# SO, HOW MANY STUDENTS WILL WE HAVE IN THE FUTURE?

## DISTRICT HISTORICAL ENROLLMENT AND PROJECTIONS



# ENROLLMENT PROJECTIONS

- OVER THE NEXT 6 YEARS OUR DISTRICT IS PROJECTED TO LOSE ON AVERAGE 1.3% OF OUR ENROLLMENT ANNUALLY.
  - RESULTING IN THE POTENTIAL DECLINE IN ENROLLMENT OF ANOTHER 1,139 STUDENTS OVER THE SAME PERIOD
  - LARGER GRADUATING CLASSES CONTINUE TO BE REPLACED WITH SMALLER PRE-K AND KINDER
  - GROWTH IN CHARTER ENROLLMENT IS LIKELY TO CONTRIBUTE TO THE SMALLER ELEMENTARY CLASS SIZES

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1.62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

# ENROLLMENT PROJECTIONS

- BEGINNING IN 2030 THE DISTRICT IS EXPECTED TO BEGIN ADDING STUDENTS
  - INCOMING ELEMENTARY ENROLLMENT AND GRADUATING CLASSES BEGIN TO REACH A BALANCE
  - IN 2033 WE ARE PROJECTED TO RETURN TO THE ENROLLMENT WE HAD IN 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1.62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

# WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- PRIOR TO COVID AND AREA CHARTER SCHOOLS, SCUC WAS ESSENTIALLY THE ONLY OPTION FOR PARENTS MOVING INTO OUR GROWING COMMUNITY.
  - WHEN PROJECTING GROWTH, BIRTH RATES AND HOUSING GROWTH WERE THE ONLY TWO MAJOR VARIABLES WE HAD TO CONSIDER.
- BEGINNING 2017 WITH THE FIRST AREA CHARTER SCHOOL, PARENTS BEGAN TO EXERCISE THEIR CHOICE.
  - WITH COVID WE SAW VIRTUAL LEARNING ENTER THE GAME AND HOMESCHOOLING BECAME MORE PREVALENT
  - OUR COMMUNITY ALSO CONTINUED TO EXPERIENCE AGING IN PLACE
- PROJECTING ENROLLMENT IS MUCH MORE DIFFICULT WITH THESE ADDED VARIABLES.

# FORECASTING CONSIDERATIONS

- ENROLLMENT
  - HISTORICAL TRENDS
  - PROJECTIONS
  - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY

# UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

- CAPACITY OF A CAMPUS AS ARCHITECTURALLY DESIGNED WITH EVERY FULL-SIZE CLASSROOM AT FULL CAPACITY
- EX. SIPPEL ELEMENTARY HAS A DESIGN CAPACITY OF 750 STUDENTS

- FUNCTIONAL CAPACITY

- DESIGN CAPACITY OF A CAMPUS MINUS 10% TO ACCOUNT FOR SPECIAL PROGRAMS ON A CAMPUS THAT REDUCE THE CAPACITY OF A FULL-SIZE CLASSROOM
- EX. SIPPEL ELEMENTARY HAS A FUNCTIONAL CAPACITY OF 675 STUDENTS

- MAXIMUM CAPACITY

- CAMPUS CAPACITY CONSIDERING THE ADDITION OF PORTABLE CLASSROOM BUILDINGS TO THE DESIGN CAPACITY AND THE NUMBER OF STUDENTS THE COMMON AREAS OF THE CAMPUS CAN SUPPORT
- EX. SIPPEL ELEMENTARY HAS A MAXIMUM CAPACITY OF 1058 STUDENTS

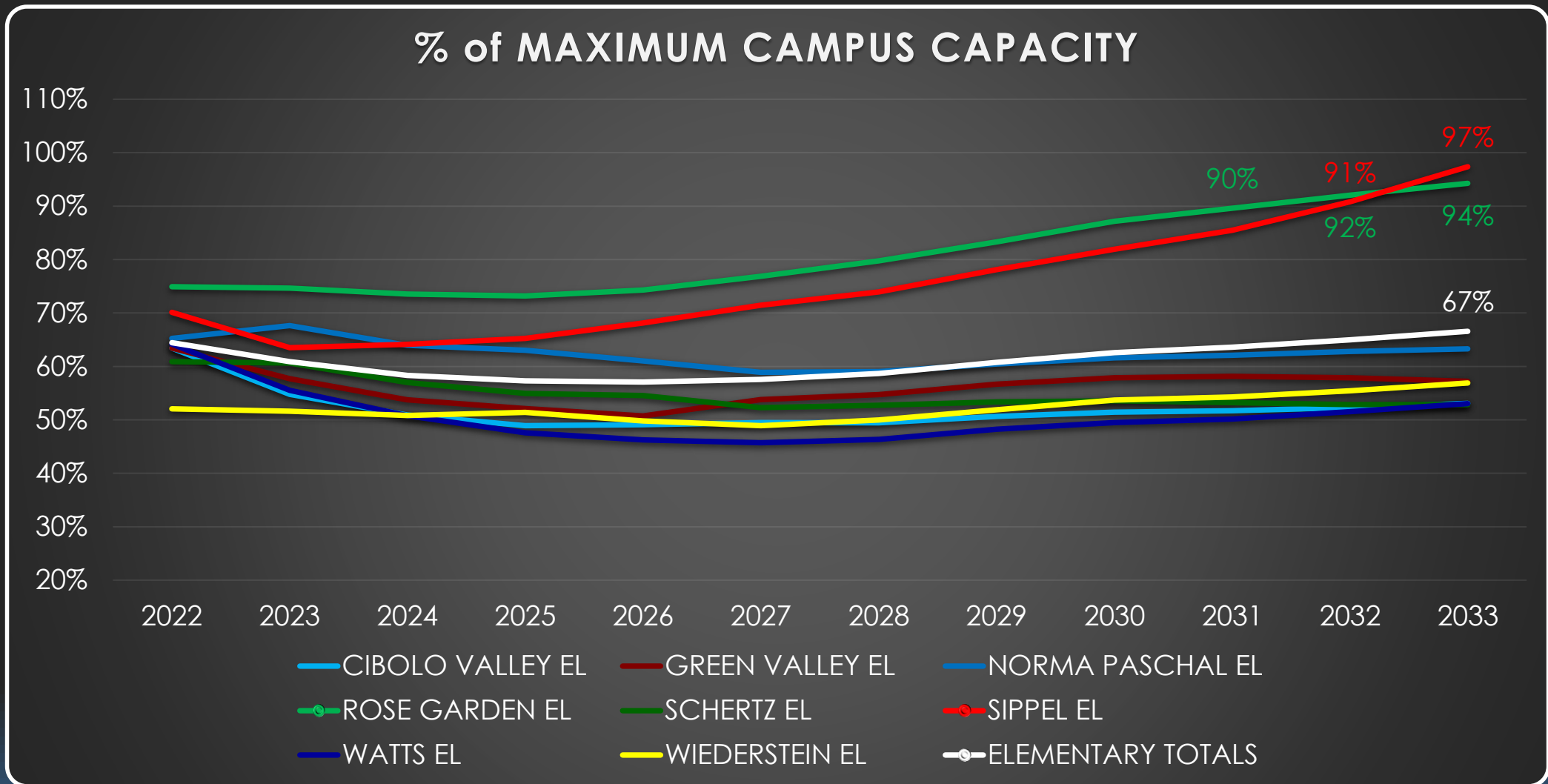
# PLANNING USING OUR MAXIMUM CAPACITY

- WE BEGIN CONSIDERING THE USE OF **CAPACITY RELIEF TOOLS** WHEN A CAMPUS REACHES **90%** OF ITS MAXIMUM CAPACITY. THE DISTRICT HAS SEVERAL TOOLS AT OUR DISPOSAL
- TOOLS TO REDUCE/MAINTAIN THE ENROLLMENT OF A CAMPUS INCLUDE:
  - CAPPING ENROLLMENT OF THE CAMPUS TO NEW STUDENTS
  - MOVING SPECIAL PROGRAMS TO CAMPUSES WITH LOWER ENROLLMENTS
- TOOLS TO BALANCE THE ENROLLMENT AT CAMPUSES INCLUDE:
  - REZONING THE ATTENDANCE BOUNDARIES
- TOOLS TO INCREASE THE CAPACITY OF THE CAMPUS/DISTRICT INCLUDE:
  - ADDING PORTABLE CLASSROOM BUILDINGS
  - ADDING TO OR RENOVATING THE EXISTING BUILDING
  - BUILDING A NEW CAMPUS TO THE DISTRICT

# ELEMENTARY CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CIBOLO VALLEY EL	891	1,200	761	657	611	587	589	594	594	608	617	620	627	637
% Max Capacity			63%	55%	51%	49%	49%	49%	49%	51%	51%	52%	52%	53%
GREEN VALLEY EL	673	924	586	533	497	482	469	497	506	524	535	537	535	529
% Max Capacity			63%	58%	54%	52%	51%	54%	55%	57%	58%	58%	58%	57%
NORMA PASCHAL EL	673	924	603	625	591	582	564	544	546	559	569	574	580	585
% Max Capacity			65%	68%	64%	63%	61%	59%	59%	60%	62%	62%	63%	63%
ROSE GARDEN EL	891	1,200	899	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
% Max Capacity			75%	75%	74%	73%	74%	77%	80%	83%	87%	90%	92%	94%
SCHERTZ EL	675	1,102	671	668	628	605	601	576	581	588	591	586	582	582
% Max Capacity			61%	61%	57%	55%	55%	52%	53%	53%	54%	53%	53%	53%
SIPPEL EL	675	1,058	742	672	679	690	721	756	782	827	867	904	961	1,030
% Max Capacity			70%	64%	64%	65%	68%	71%	74%	78%	82%	85%	91%	97%
WATTS EL	673	924	593	513	469	440	428	423	428	446	457	463	476	490
% Max Capacity			64%	56%	51%	48%	46%	46%	46%	48%	49%	50%	52%	53%
WIEDERSTEIN EL	675	1,058	551	546	538	544	527	517	529	549	568	574	587	602
% Max Capacity			52%	52%	51%	51%	50%	49%	50%	52%	54%	54%	55%	57%
ELEMENTARY TOTALS	5,826	8,390	5,406	5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
% Max Capacity			64%	61%	58%	57%	57%	58%	59%	61%	63%	64%	65%	67%
Elementary Percent Change			-3.40%	-5.48%	-4.21%	-1.78%	-0.37%	0.83%	1.91%	3.59%	2.96%	1.63%	2.20%	2.46%
Elementary Absolute Change			-190	-296	-215	-87	-18	40	92	177	151	85	117	134

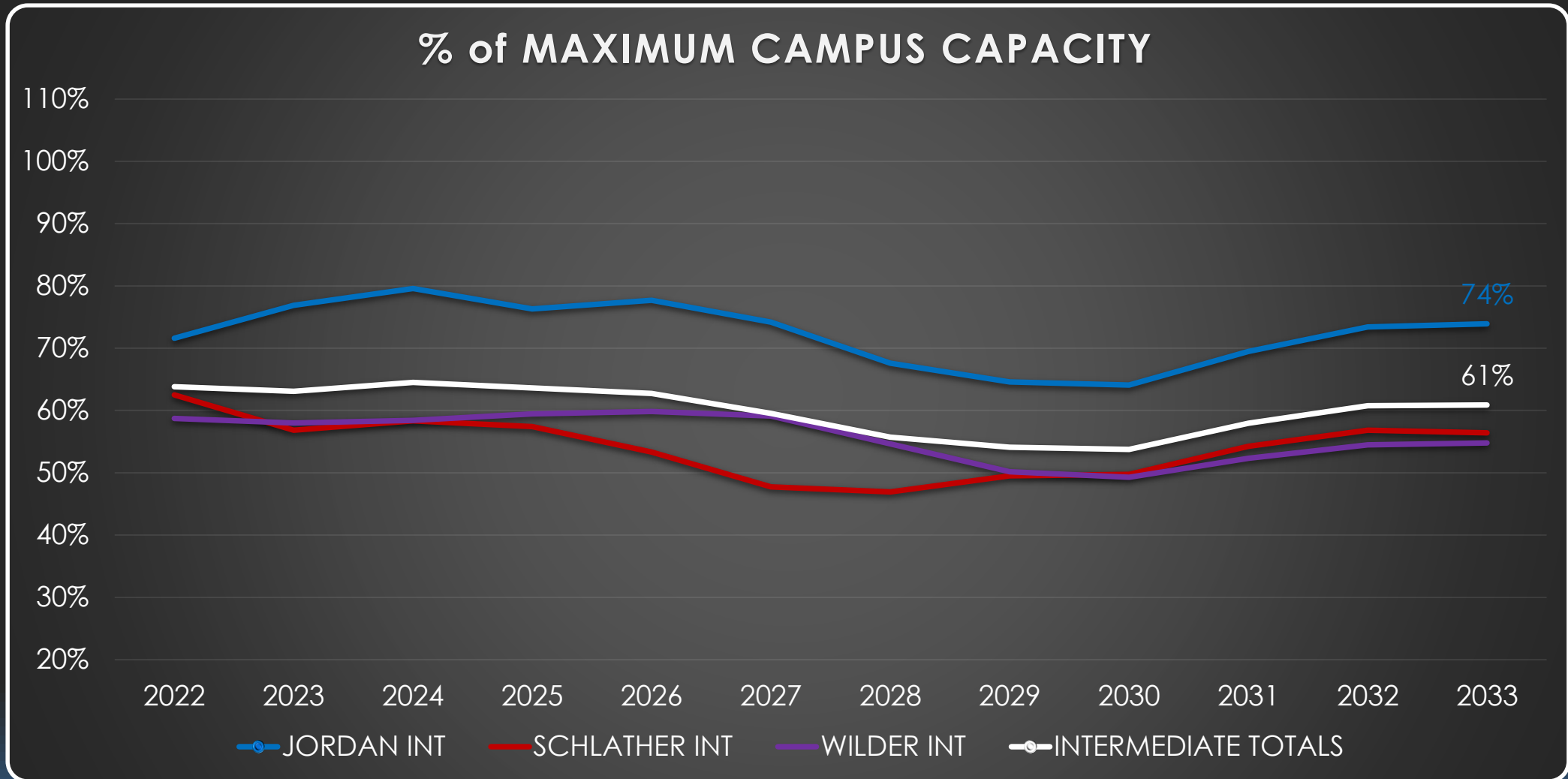
# ELEMENTARY CAPACITIES



# INTERMEDIATE CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
JORDAN INT	810	1,000	716	769	796	763	777	742	676	646	641	695	734	739
% Max Capacity			72%	77%	80%	76%	78%	74%	68%	65%	64%	70%	73%	74%
SCHLATHER INT	810	1,200	750	682	700	689	640	573	563	594	597	651	682	677
% Max Capacity			63%	57%	58%	57%	53%	48%	47%	50%	50%	54%	57%	56%
WILDER INT	810	1,250	734	725	730	743	748	739	683	627	616	654	681	685
% Max Capacity			59%	58%	58%	59%	60%	59%	55%	50%	49%	52%	54%	55%
<b>INTERMEDIATE TOTALS</b>		3,450	2,201	2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
<b>% Max Capacity</b>			64%	63%	65%	64%	63%	60%	56%	54%	54%	58%	61%	61%
Intermediate Percent Change			-6.13%	-1.09%	2.30%	-1.39%	-1.37%	-5.13%	-6.43%	-2.86%	-0.70%	7.87%	4.85%	0.19%
Intermediate Absolute Change			-144	-24	50	-31	-30	-111	-132	-55	-13	146	97	4

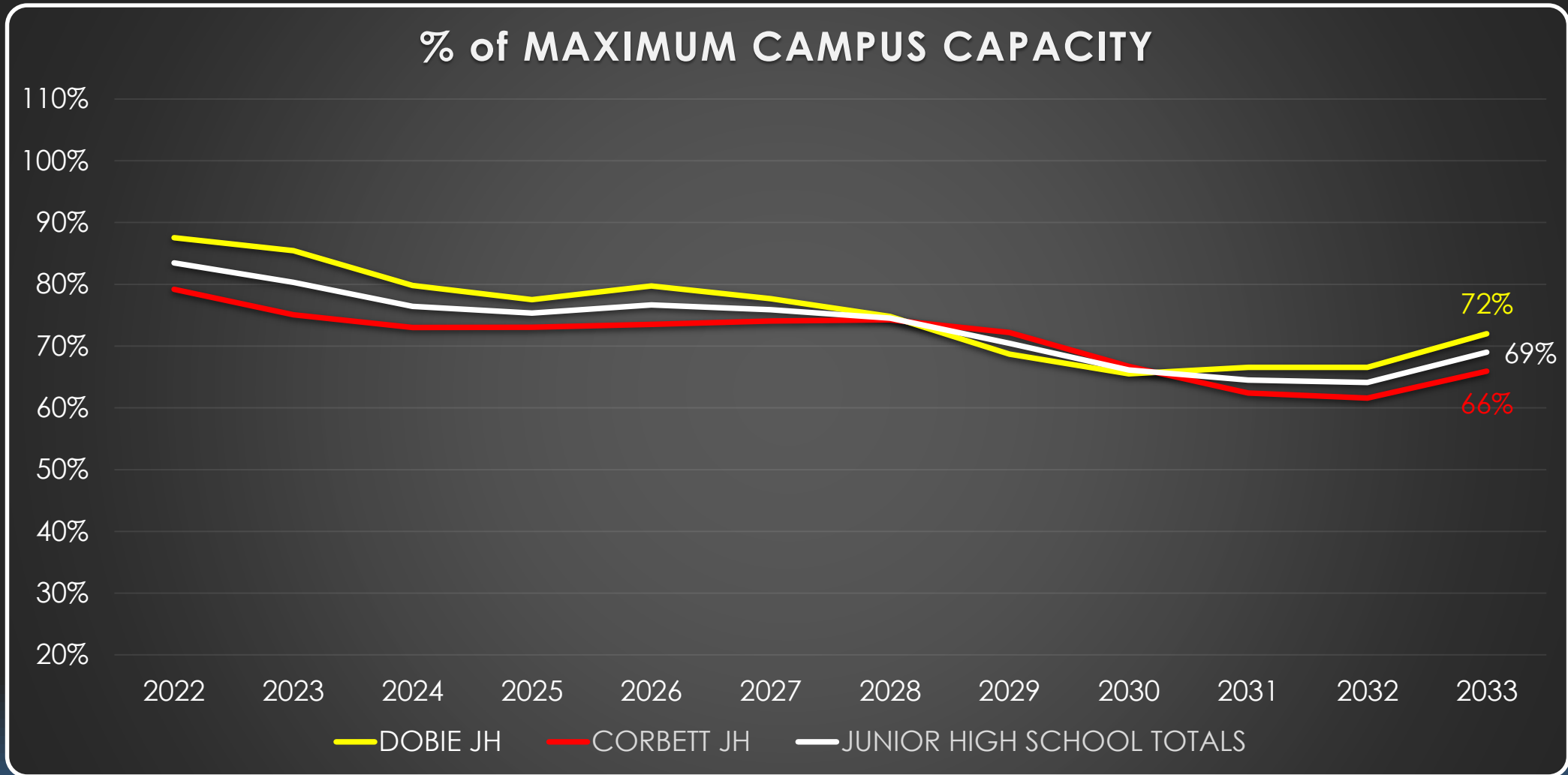
# INTERMEDIATE CAPACITIES



# JUNIOR HIGH CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
DOBIE JH	1,300	1,540	1,348	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
% Max Capacity			88%	85%	80%	78%	80%	78%	75%	69%	66%	67%	67%	72%
CORBETT JH	1,080	1,500	1,188	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
% Max Capacity			79%	75%	73%	73%	74%	74%	74%	72%	67%	62%	62%	66%
<b>JUNIOR HIGH SCHOOL TOTALS</b>		3,040	2,537	2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
<b>% Max Capacity</b>			83%	80%	76%	75%	77%	76%	75%	70%	66%	65%	64%	69%
Junior High School Percent Change			-2.62%	-3.71%	-4.83%	-1.46%	1.79%	-1.03%	-1.78%	-5.52%	-6.12%	-2.44%	-0.61%	7.64%
Junior High School Absolute Change			-68	-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149

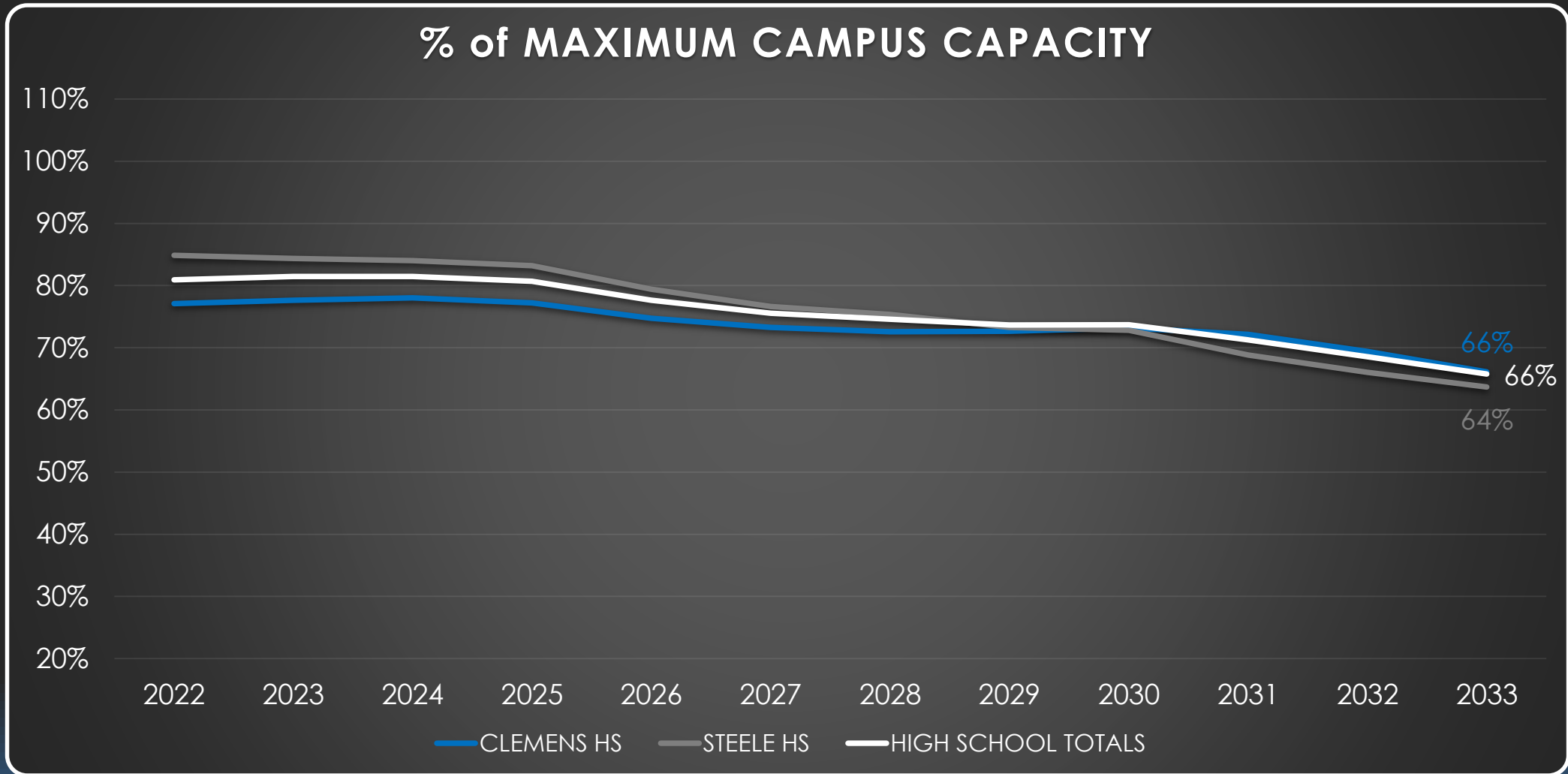
# JUNIOR HIGH CAPACITIES



# HIGH SCHOOL CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CLEMENS HS	2,700	3,300	2,544	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
% Max Capacity			77%	78%	78%	77%	75%	73%	73%	73%	73%	72%	69%	66%
STEELE HS	2,160	3,200	2,716	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
% Max Capacity			85%	84%	84%	83%	79%	77%	75%	73%	73%	69%	66%	64%
<b>HIGH SCHOOL TOTALS</b>		6,650	5,381	5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
<b>% Max Capacity</b>			81%	81%	81%	81%	78%	76%	75%	74%	74%	71%	69%	66%
High School Percent Change			0.69%	0.71%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			37	38	1	-52	-204	-137	-64	-63	3	-163	-180	-183

# HIGH SCHOOL CAPACITIES



# FORECASTING CONSIDERATIONS

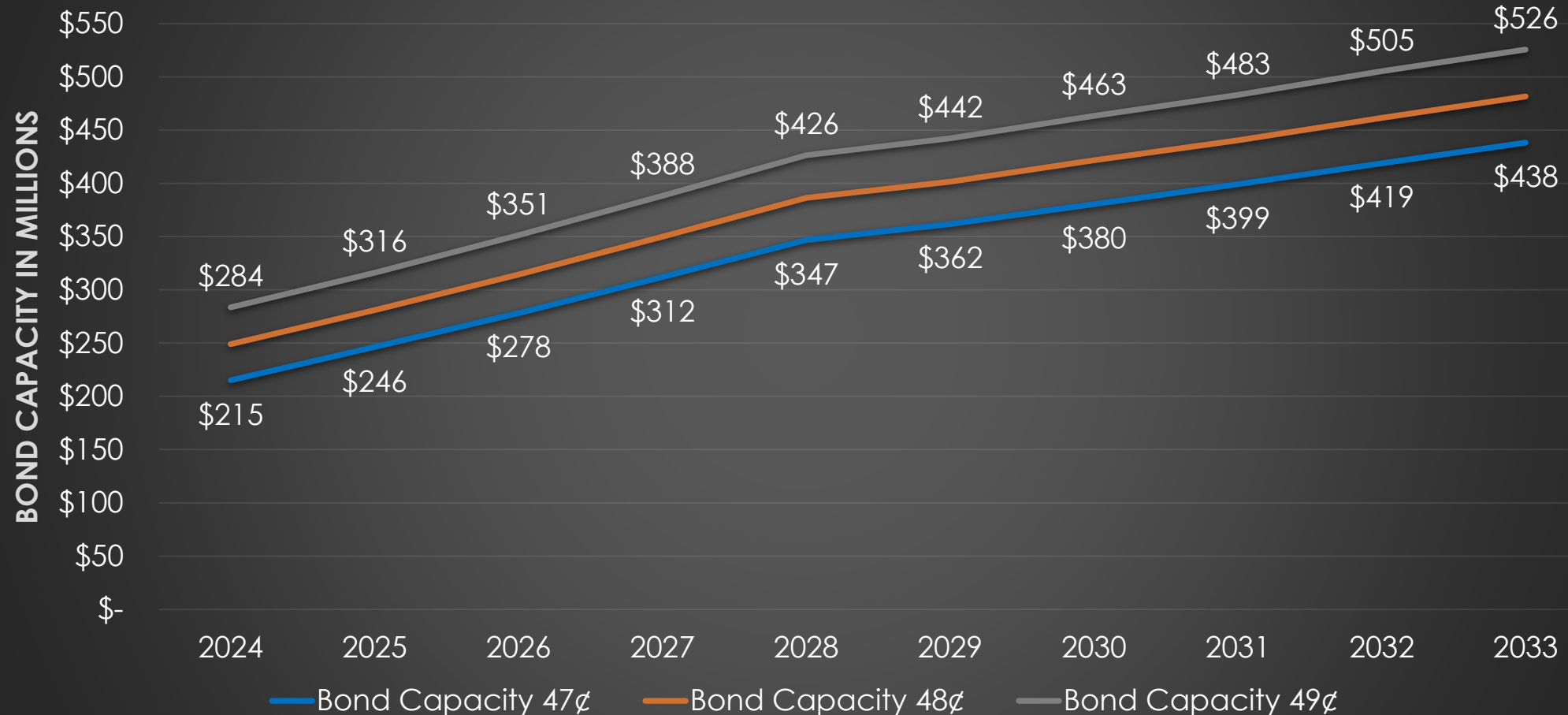
- ENROLLMENT
  - HISTORICAL TRENDS
  - PROJECTIONS
  - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

# PROJECTING BONDING CAPACITY - SCUC

- PROJECTING TAX REVENUE
  - ASSUMES NO REFINANCING FOR BOND SAVINGS
    - DEFEASING PRINCIPAL
  - MODEST PROPERTY VALUE GROWTH
    - 4.0% ANNUAL INCREASE FOR 2024-2028
    - 2.0% ANNUAL INCREASE FOR 2029-2033
- AS DEBT IS RESTRUCTURED AND PROPERTY VALUES INCREASE, WE BEGIN TO HAVE SOME BONDING CAPACITY
  - CAPACITY FOR ADDITIONAL DEBT IS LOWER AT FIRST, MORE IN LATER YEARS
- FORECASTING USING THREE OPTIONS FOR I&S TAX RATE
  - **\$0.47** PER \$100 OF VALUATION (CURRENT), **\$0.48** PER \$100 VALUATION, AND **\$0.49** PER \$100 VALUATION

# PROJECTED AVAILABLE BOND DOLLARS

## SCUC Bond Capacity by Year & Rate



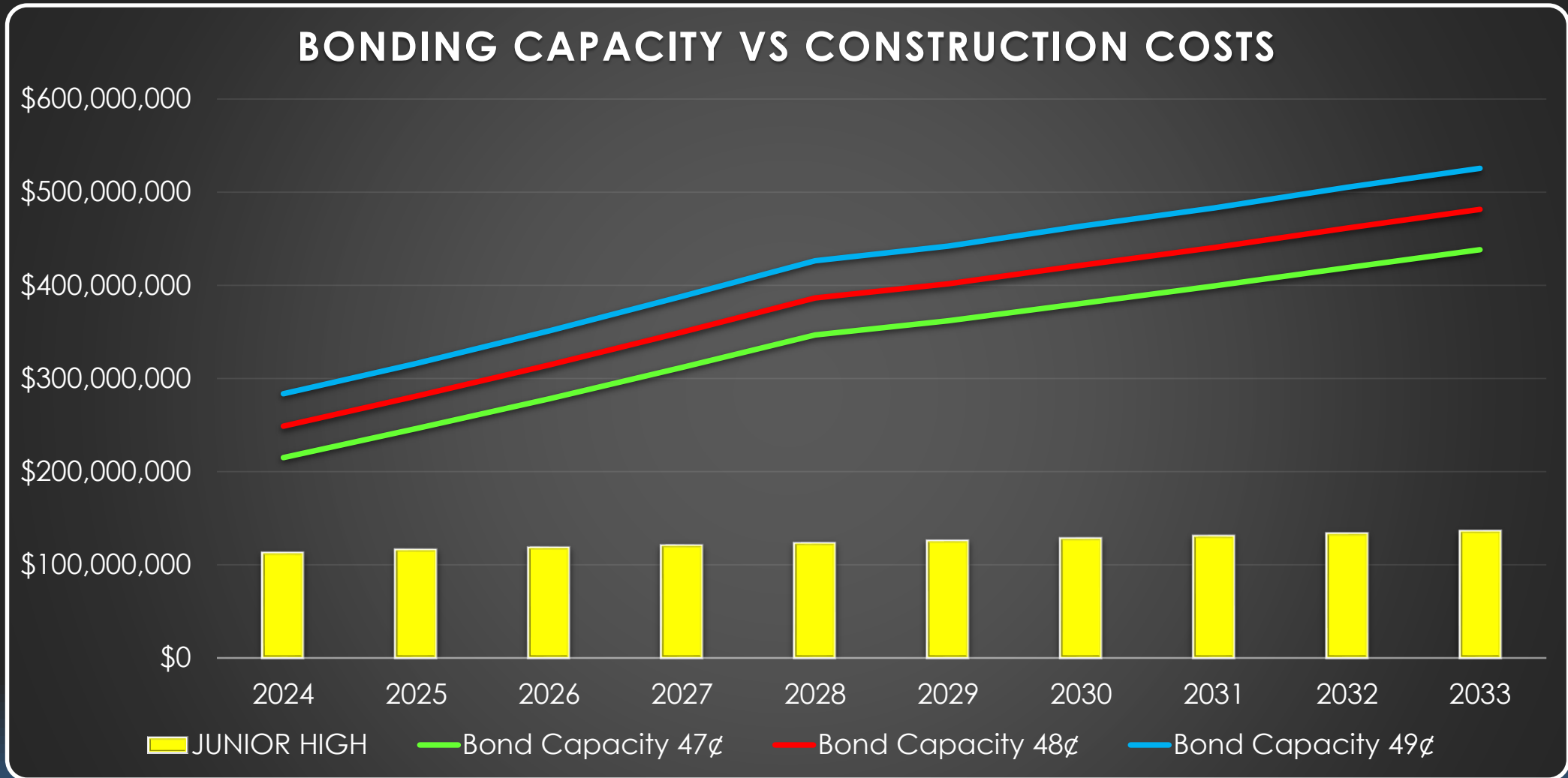
# PROJECTING FACILITY COSTS - SCUC

- PROJECTING FUTURE COSTS OF NEW FACILITIES
  - FLUCTUATING MATERIALS AND LABOR COSTS MAKE LONG-TERM PROJECTIONS DIFFICULT
  - THE MARKET HAS SEEN HUGE INFLATION OVER THE LAST SEVERAL YEARS, BUT SEEMS TO HAVE STABILIZED DURING 2023
    - 2020-2023 WE EXPERIENCED 7-15% INFLATION ANNUALLY
  - PROJECTING PAST 2024
    - 3% ANNUAL INFLATION FOR 2024
    - 2% ANNUAL INFLATION FOR 2025 AND BEYOND
- CONSTRUCTION ESTIMATE RULES OF THUMB – 2024 DOLLARS
  - HIGH SCHOOL - \$235 MILLION
  - JUNIOR HIGH SCHOOL - \$113 MILLION
  - INTERMEDIATE/ELEMENTARY - \$72 MILLION

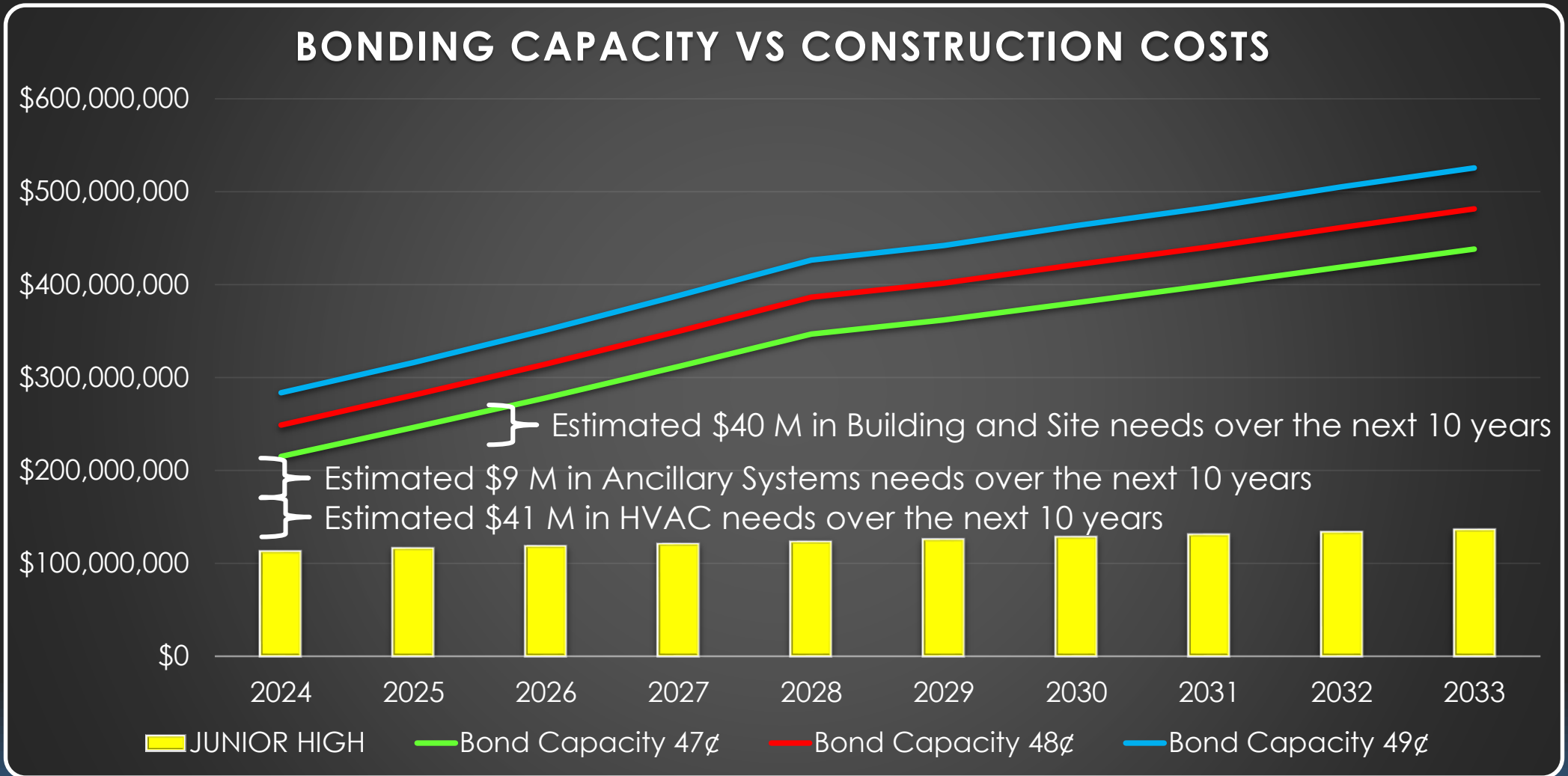
# PROJECTING FACILITY COSTS - SCUC

YEAR	High School	Junior High	Elementary/ Intermediate
2024	\$ 235,000,000	\$ 113,000,000	\$ 72,000,000
2025-P	\$ 242,050,000	\$ 116,390,000	\$ 74,160,000
2026-P	\$ 246,891,000	\$ 118,717,800	\$ 75,643,200
2027-P	\$ 251,828,820	\$ 121,092,156	\$ 77,156,064
2028-P	\$ 256,865,396	\$ 123,513,999	\$ 78,699,185
2029-P	\$ 262,002,704	\$ 125,984,279	\$ 80,273,169
2030-P	\$ 267,242,758	\$ 128,503,965	\$ 81,878,632
2031-P	\$ 272,587,614	\$ 131,074,044	\$ 83,516,205
2032-P	\$ 278,039,366	\$ 133,695,525	\$ 85,186,529
2033-P	\$ 283,600,153	\$ 136,369,435	\$ 86,890,260
2034-P	\$ 289,272,156	\$ 139,096,824	\$ 88,628,065

# PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



# PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



# TAKE AWAYS....

- STUDENT ENROLLMENT/PROJECTIONS
  - PRIOR TO COVID-19 SCUC ISD'S ENROLLMENT GROWTH HAD SLOWED TO 1% PER YEAR
  - COVID AND THE OPENING OF CHARTER SCHOOLS HAS IMPACTED DISTRICT ENROLLMENT, ESPECIALLY AT THE YOUNGER GRADES
  - THIS MULTI-YEAR IMPACT IS REDUCING OUR ENROLLMENT EVEN WITH NEW HOUSING
  - AN AVERAGE 1% ANNUAL DECLINE IN ENROLLMENT IS FORECASTED FOR THE NEXT SIX YEARS
- CAPACITY RELIEF TOOLS
  - WE HAVE MULTIPLE TOOLS TO HELP RELIEVE OUR CAMPUSES ONCE THEY SURPASS 90% OF THEIR MAX CAPACITY AND MOVE CLOSER TO 100%
- WITH OUR PROJECTED ENROLLMENT DECLINING, OUR ATTENTION MUST BE FOCUSED ON MAINTAINING THE INFRASTRUCTURE OF OUR EXISTING BUILDINGS AND IDENTIFYING FUTURE PROGRAMMATIC NEEDS FOR OUR STUDENTS
- WE ALSO NEED TO CONSIDER IF 2 JUNIOR HIGHS CONTINUE TO MEET THE NEEDS OF OUR DISTRICT

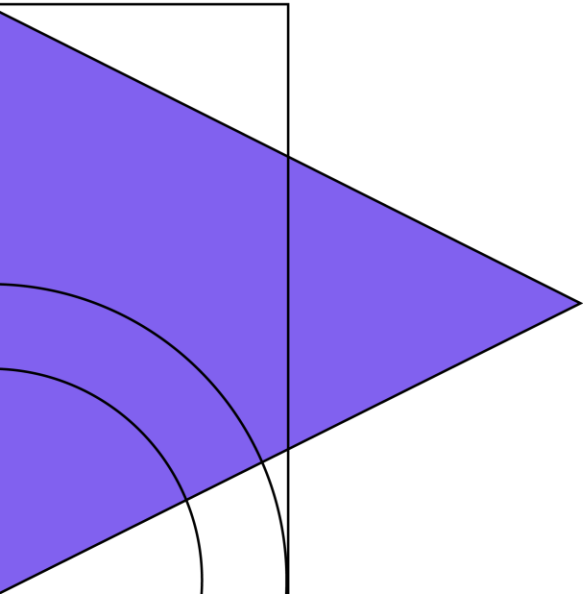
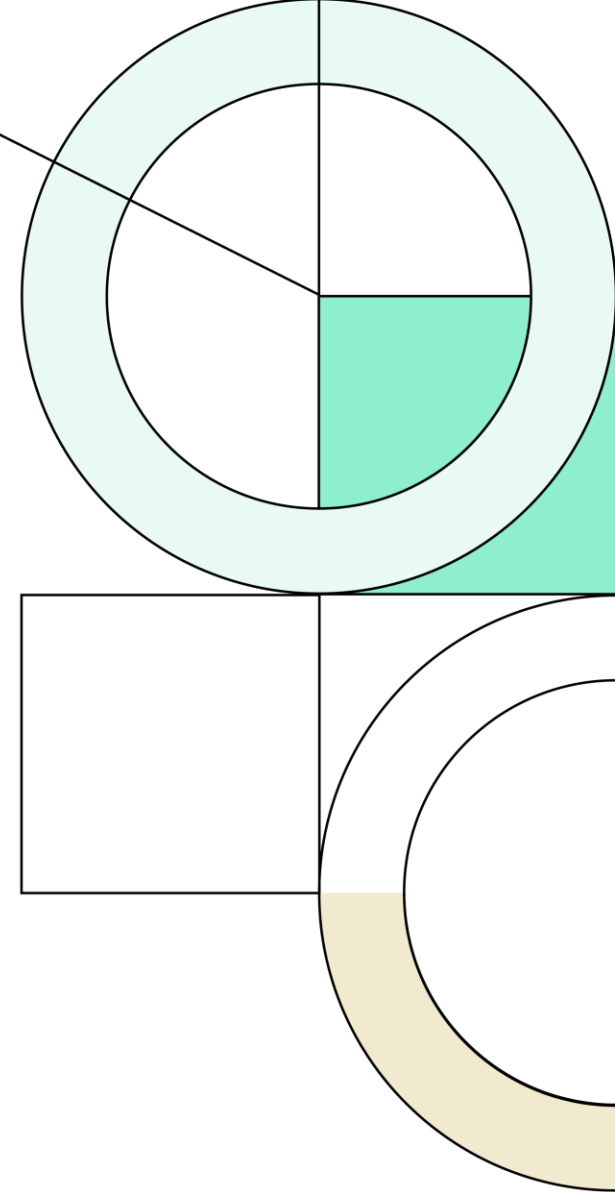
QUESTIONS/COMMENTS

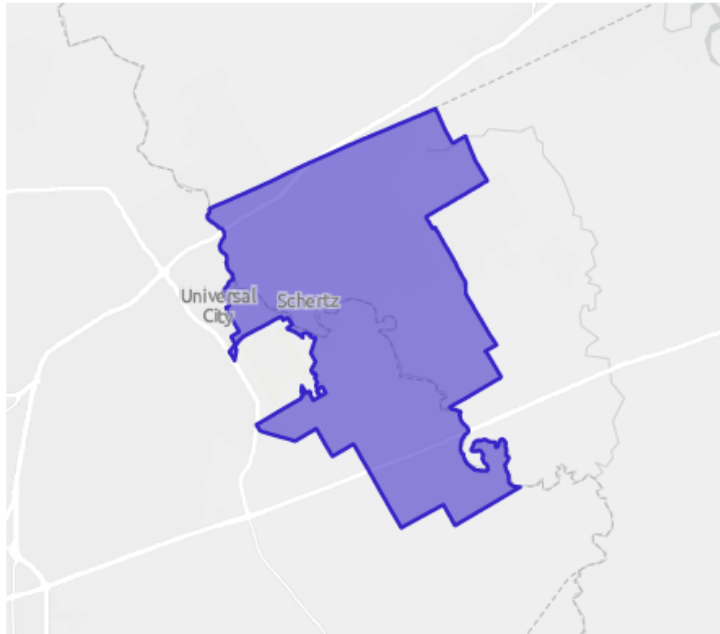




3Q23

# Demographic Report





# POPULATION TRENDS AND KEY INDICATORS

**SCHERTZ CIBOLO ISD**  
Area: 60.01 square miles

<b>90,971</b>	<b>30,960</b>	<b>2.93</b>	<b>36.4</b>	<b>\$97,350</b>	<b>\$267,439</b>	<b>109</b>	<b>128</b>	<b>80</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



**\$15,445**

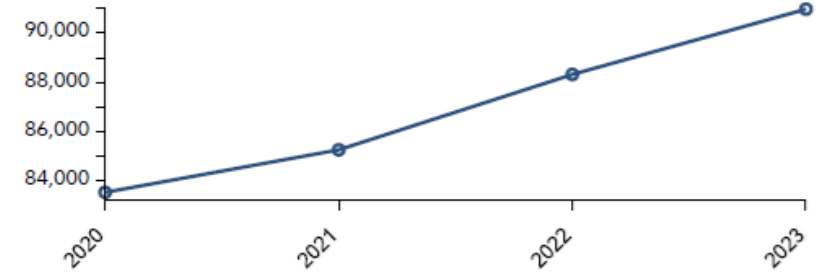
Avg Spent on Mortgage & Basics



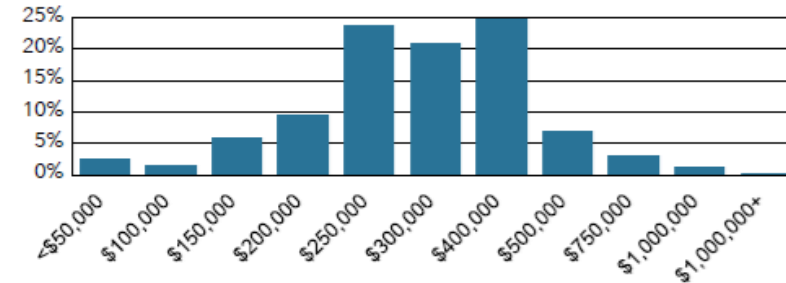
**16.5%**

Percent of Income for Mortgage

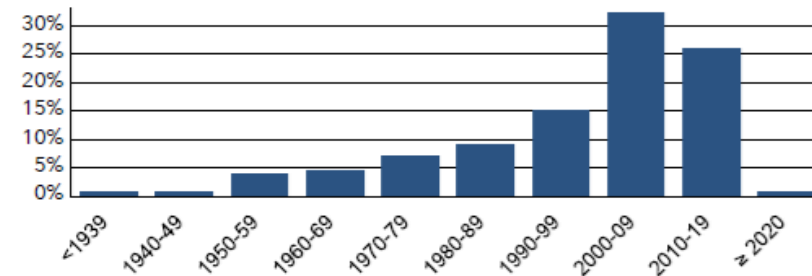
## Historical Trends: Population



## Home Value



## Housing: Year Built



## POPULATION BY AGE



■ Under 18 (25.3%) ■ Ages 18 to 64 (62.3%)  
■ Aged 65+ (12.4%)

## POPULATION BY GENERATION



**3.0%**

Greatest Gen:  
Born 1945/Earlier



**15.8%**

Baby Boomer:  
Born 1946 to 1964



**21.2%**

Generation X:  
Born 1965 to 1980



**26.4%**

Millennial:  
Born 1981 to 1998



**24.1%**

Generation Z:  
Born 1999 to 2016



**9.5%**

Alpha: Born  
2017 to Present

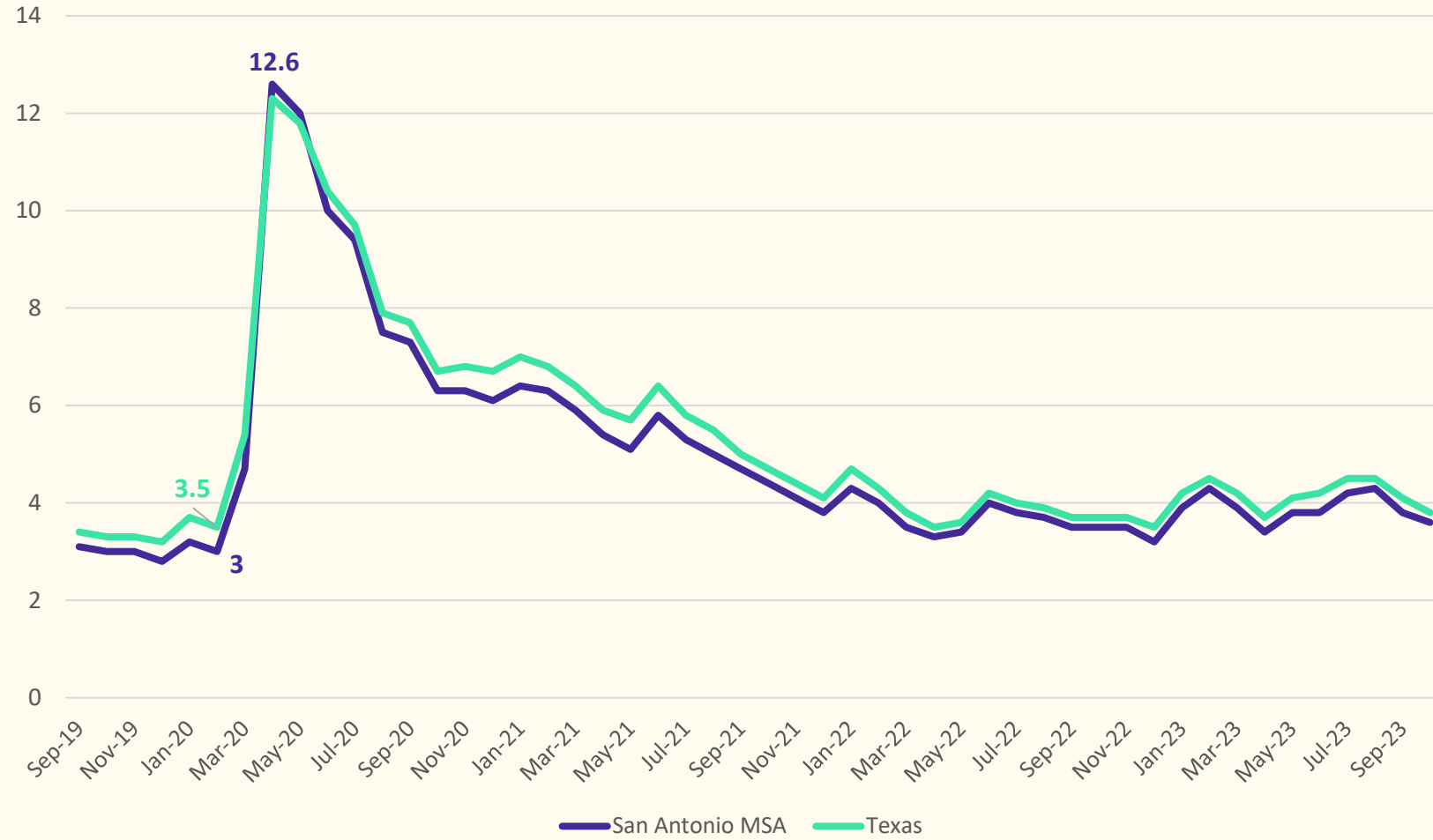


Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

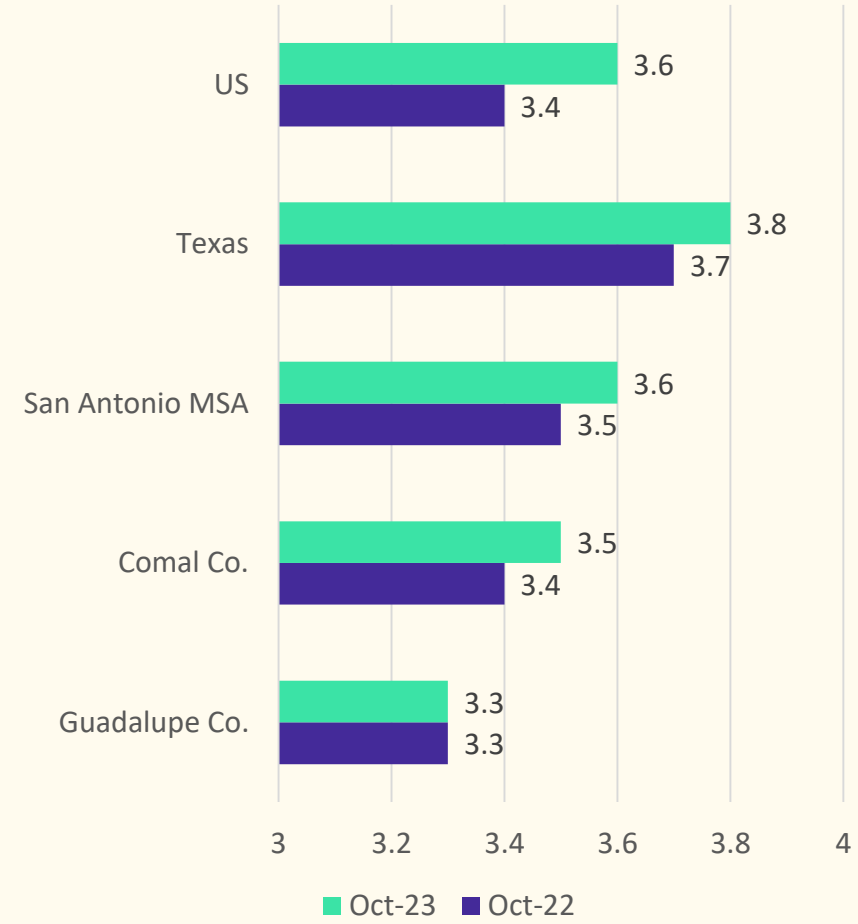


# Local Economic Conditions

### Unemployment Rate, Sept 2019 – Oct 2023



### Unemployment Rate, Year Over Year

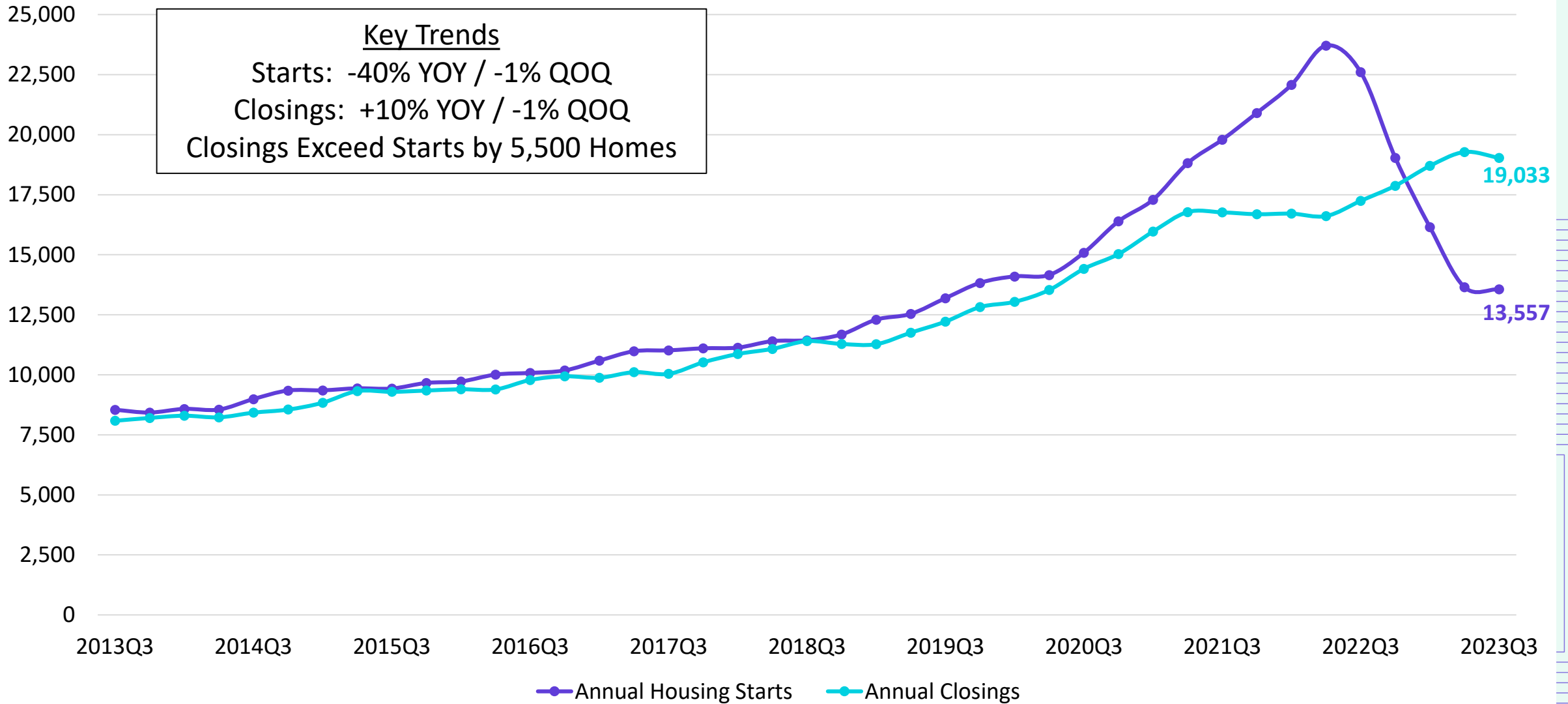




# San Antonio New Home Starts & Closings

## Annual Housing Starts vs. Annual Closings

Key Trends  
 Starts: -40% YOY / -1% QOQ  
 Closings: +10% YOY / -1% QOQ  
 Closings Exceed Starts by 5,500 Homes

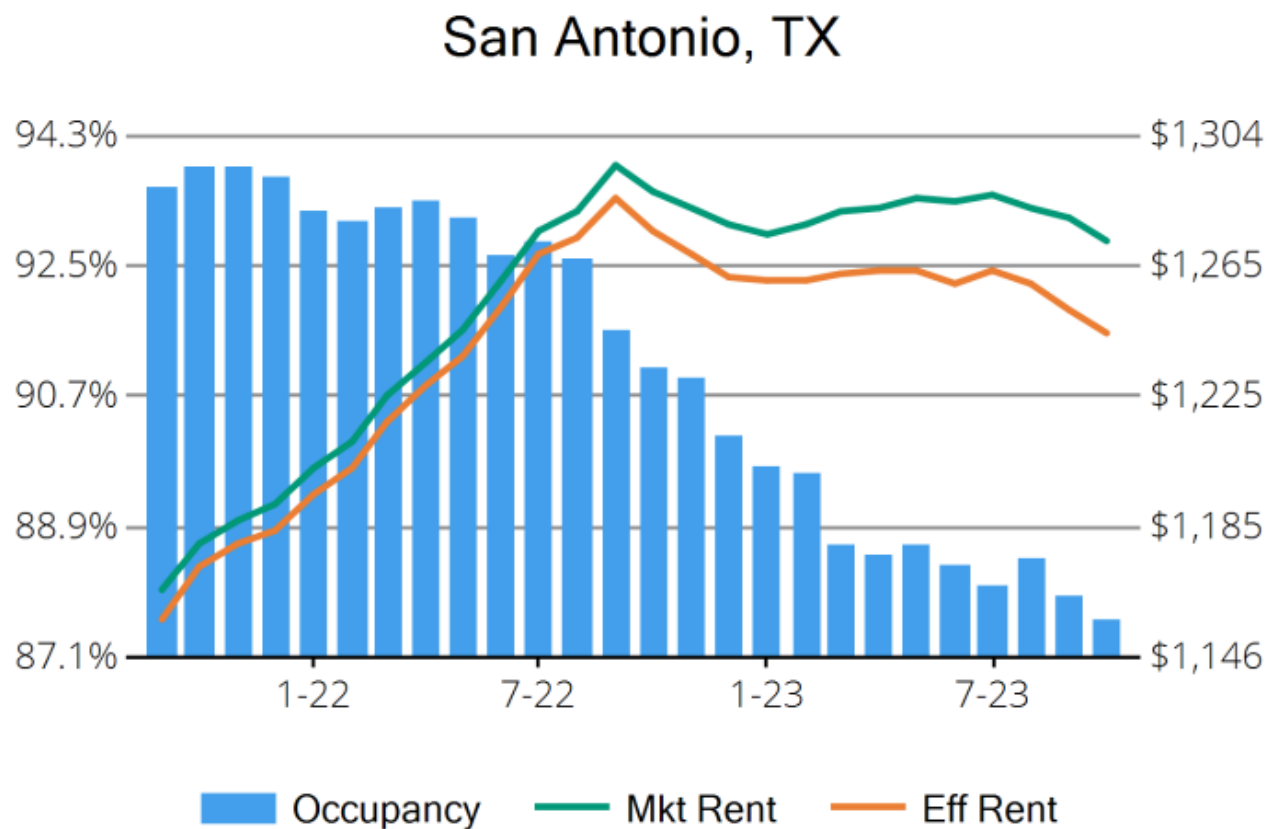




# Housing Market Trends: Multi-family Market- Oct. 2023

## Stabilized and Lease-up Properties

Conventional Properties	Oct 2023	Annual Change
Occupancy	87.6	-3.8%
Unit Change	6,465	
Units Absorbed (Annual)	-1,119	
Average Size (SF)	858	+0.5%
Asking Rent	\$1,272	-1.2%
Asking Rent per SF	\$1.48	-1.8%
Effective Rent	\$1,244	-2.5%
Effective Rent per SF	\$1.45	-3.0%
% Offering Concessions	34%	+94.7%
Avg. Concession Package	5.8%	+30.6%





# San Antonio New Home Ranking Report

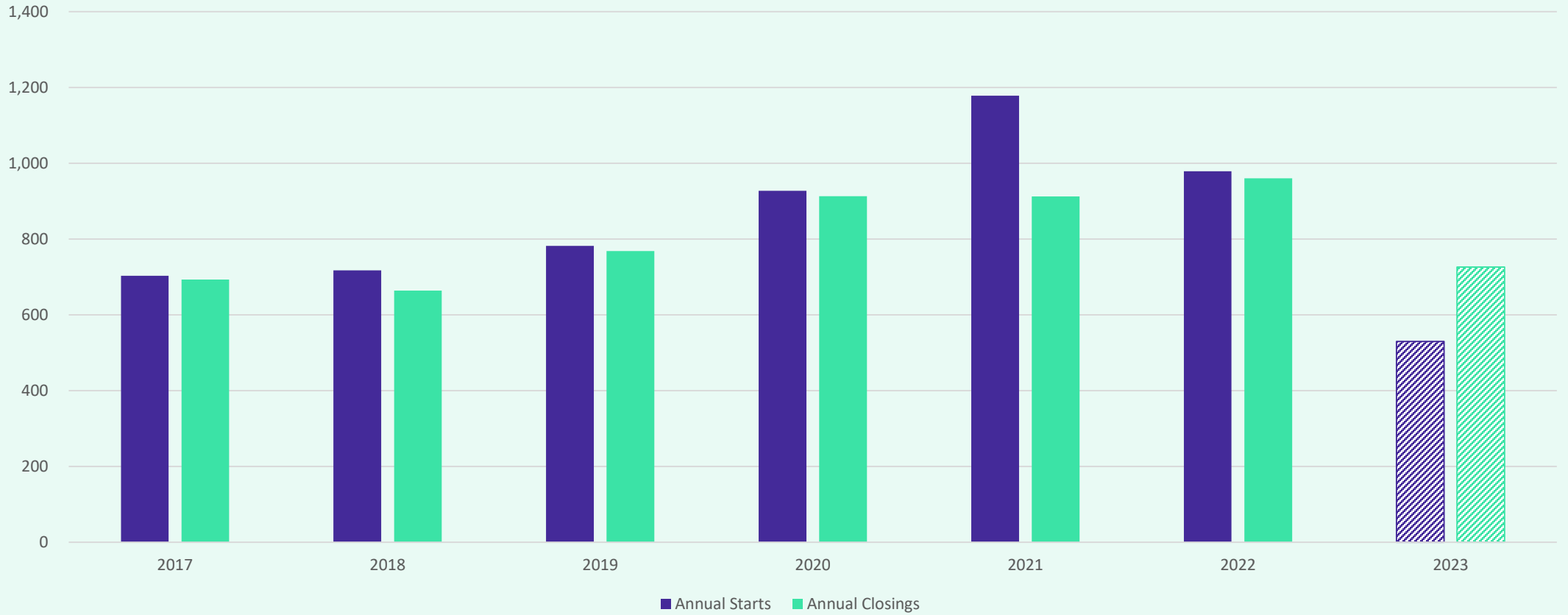
ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	2,762	4,009	2,287	7,237	24,003
2	COMAL ISD	1,960	2,971	1,982	4,390	22,269
3	EAST CENTRAL ISD	1,469	2,282	1,036	4,414	26,268
4	MEDINA VALLEY ISD	1,859	2,139	1,351	4,375	25,751
5	JUDSON ISD	783	1,322	583	774	1,228
6	SOUTHWEST ISD	890	1,106	673	2,704	9,156
<b>7</b>	<b>SCHERTZ-CIBOLO-U CITY ISD</b>	<b>593</b>	<b>1,060</b>	<b>550</b>	<b>1,819</b>	<b>6,914</b>
8	NEW BRAUNFELS ISD	510	762	406	1,203	6,767
9	NAVARRO ISD	636	692	458	1,457	4,461
10	BOERNE ISD	569	623	534	1,263	10,547
11	SEGUIN ISD	327	471	253	681	5,280
12	NORTH EAST ISD	368	463	223	701	5,711
13	SOUTHSIDE ISD	419	460	327	1,082	10,948
14	SAN ANTONIO ISD	94	240	166	347	794
15	SOUTH SAN ANTONIO ISD	129	219	137	250	539
16	LYTLE ISD	51	73	35	157	1,306
17	HARLANDALE ISD	5	41	0	14	43
18	ALAMO HEIGHTS ISD	27	33	58	20	19
19	EDGEWOOD ISD	0	28	0	0	42
20	MARION ISD	62	24	62	283	4,388

\* Based on additional housing research by Zonda Education



# District New Home Starts and Closings by Quarter



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	196	175	201	237	294	349	103
2Q	168	180	176	197	300	393	186
3Q	167	177	207	261	265	174	241
4Q	172	185	198	232	319	63	
<b>Total</b>	<b>703</b>	<b>717</b>	<b>782</b>	<b>927</b>	<b>1,178</b>	<b>979</b>	<b>530</b>

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	194	133	138	165	190	181	280
2Q	172	185	211	249	258	227	247
3Q	179	185	240	286	268	218	199
4Q	148	161	179	213	196	334	
<b>Total</b>	<b>693</b>	<b>664</b>	<b>768</b>	<b>913</b>	<b>912</b>	<b>960</b>	<b>726</b>

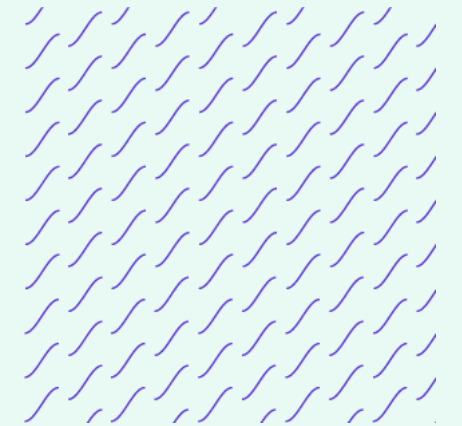


# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	73	22	58	23	39	77	168	430
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	1	0	1	45	242
ROSE GARDEN	146	44	307	41	94	147	590	3,017
SCHERTZ	32	6	103	12	15	24	0	60
SIPPEL	80	42	130	33	46	90	639	1,743
WATTS	61	26	152	25	24	68	76	580
WIEDERSTEIN	200	101	307	64	96	143	301	842
<b>Grand Total</b>	<b>593</b>	<b>241</b>	<b>1,060</b>	<b>199</b>	<b>314</b>	<b>550</b>	<b>1,819</b>	<b>6,914</b>

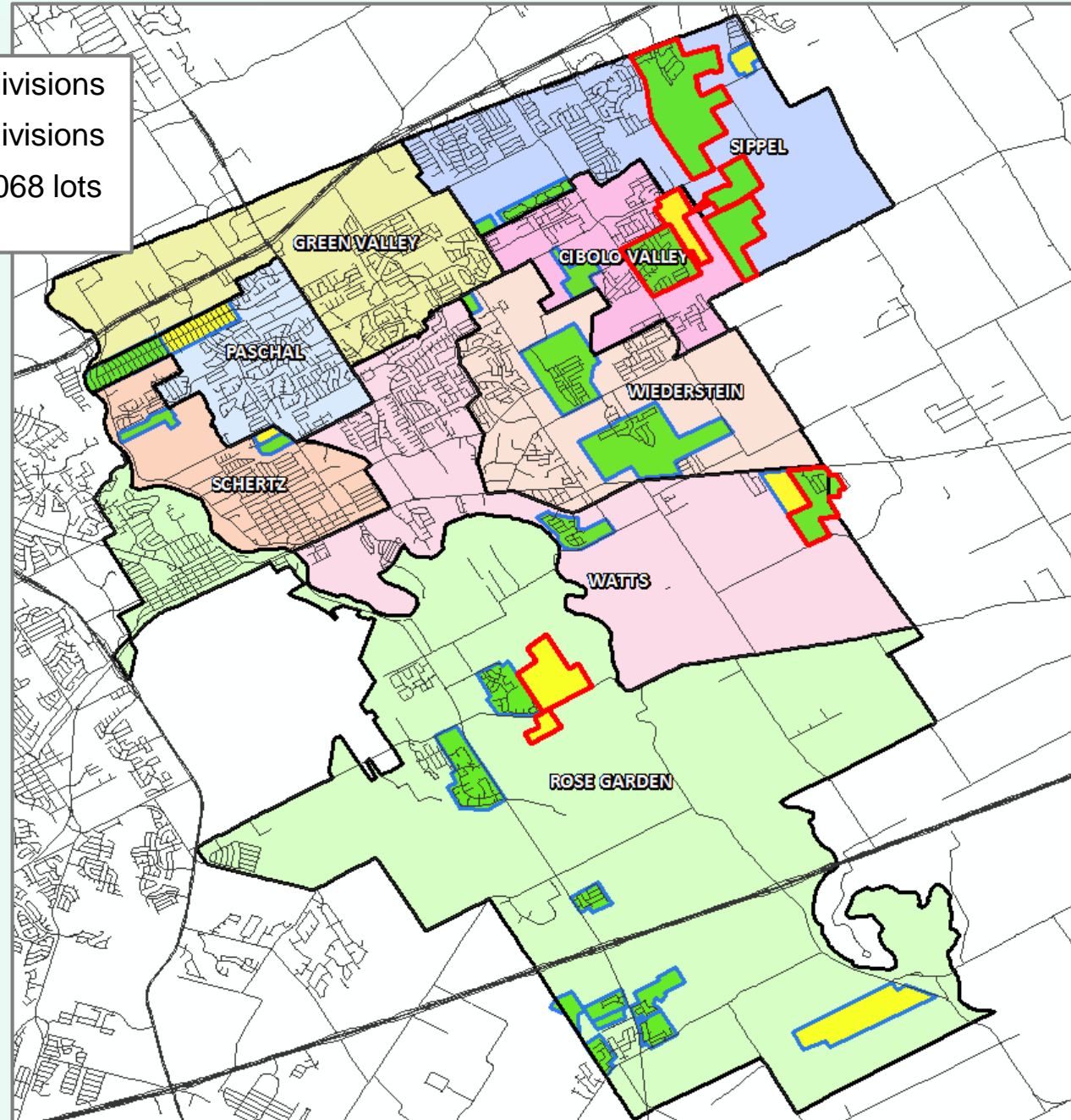
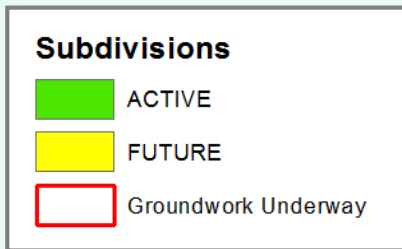
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





# District Housing Overview

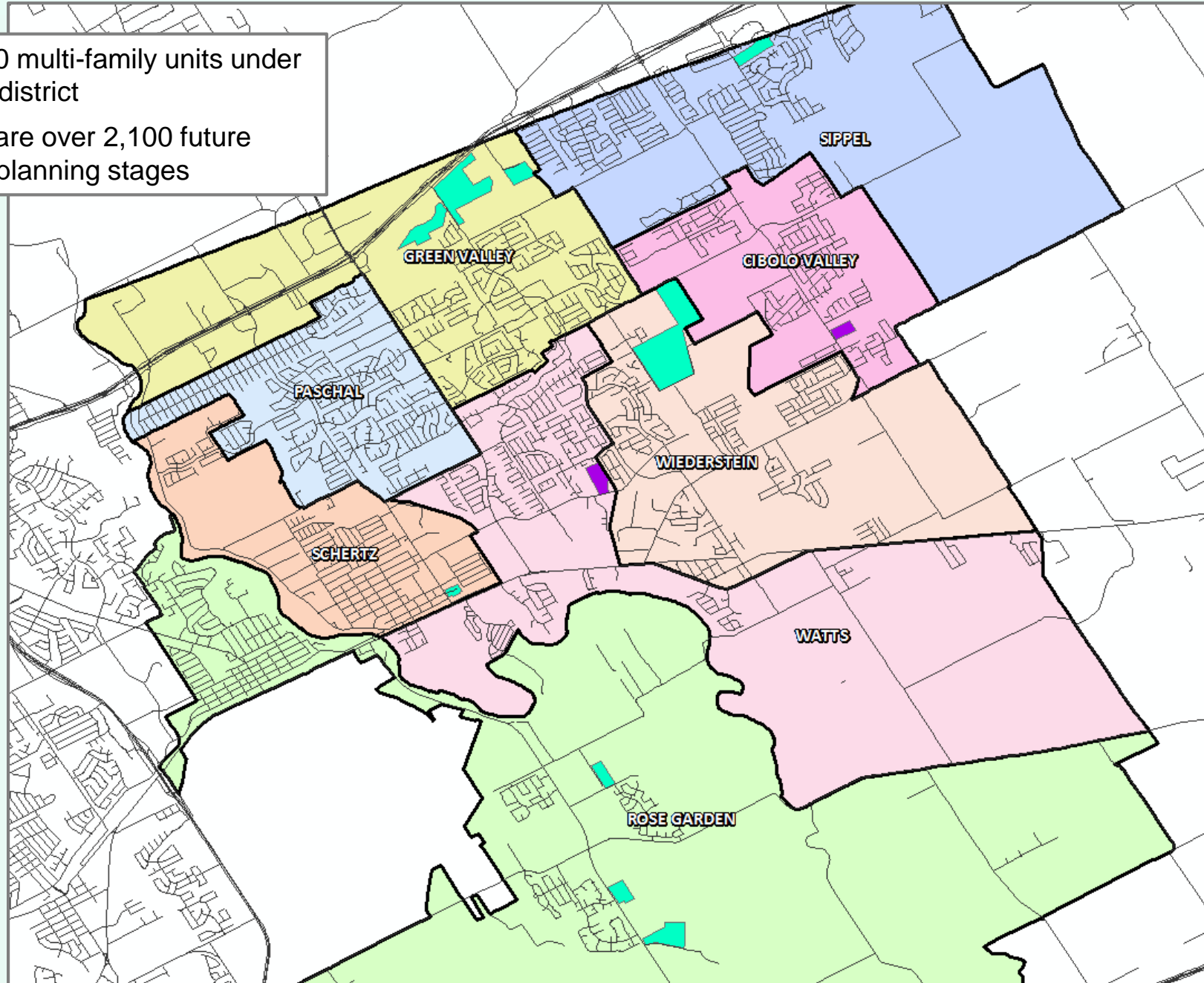
- The district has 24 actively building subdivisions
- Within SCUCISD there are 8 future subdivisions
- Of these, groundwork is underway on 1,068 lots within 8 subdivisions







# District Multi-Family Overview

- The district has over 550 multi-family units under construction across the district
- Within SCUCISD there are over 2,100 future multi-family units in the planning stages

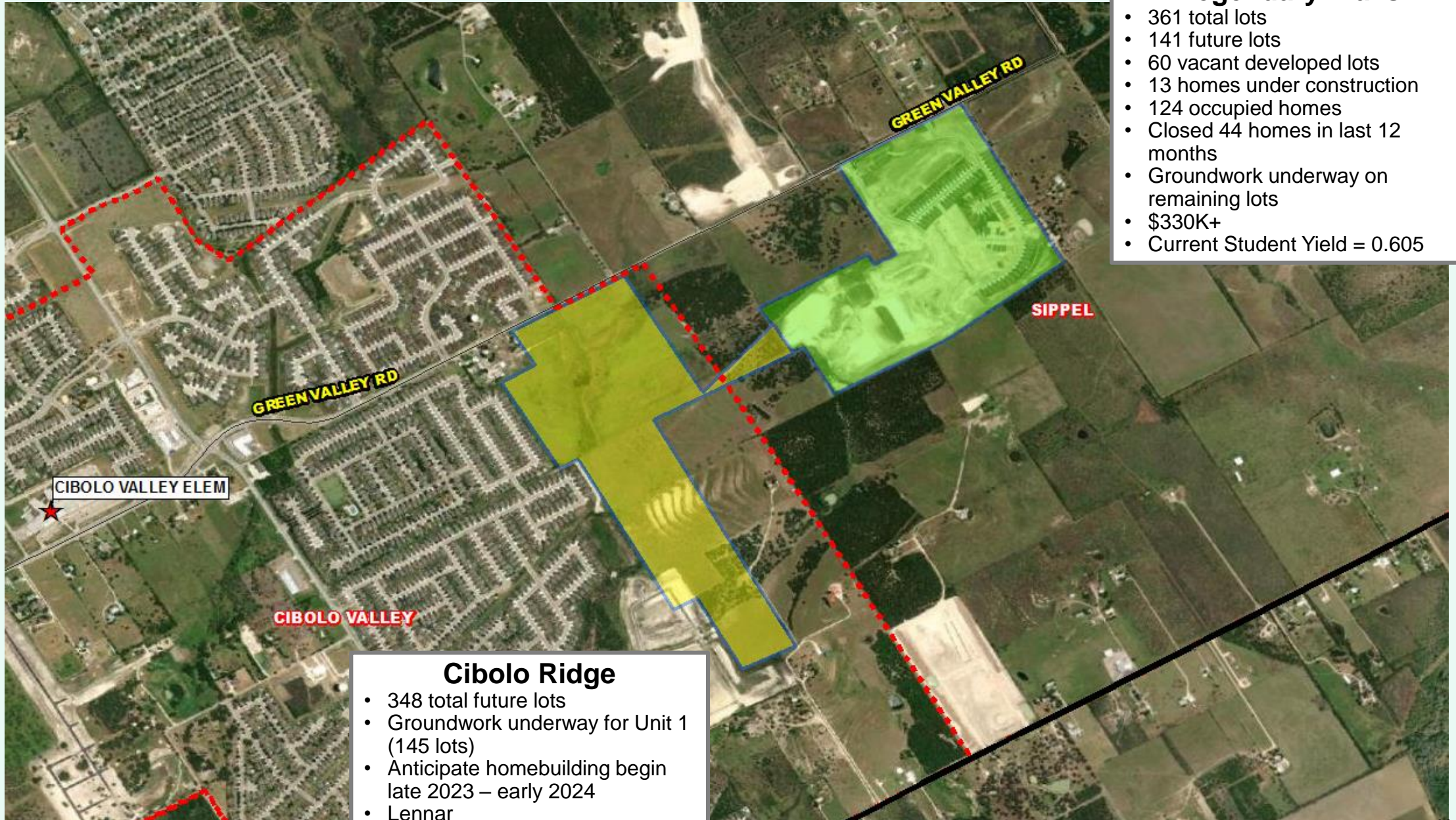


## Multi-Family Developments

-  MF Under construction
-  Future Multi-Family

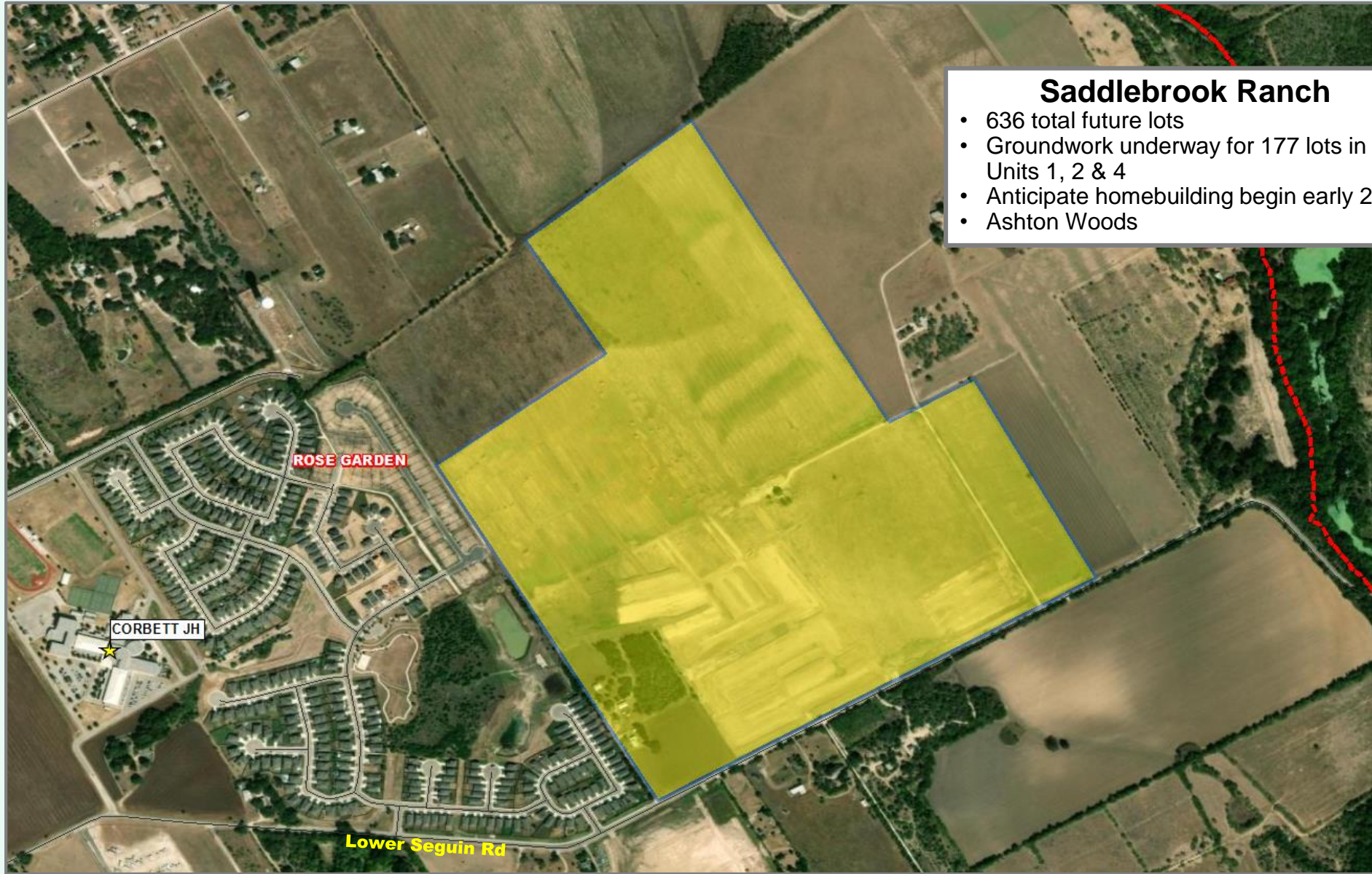


# Residential Activity





# Residential Activity

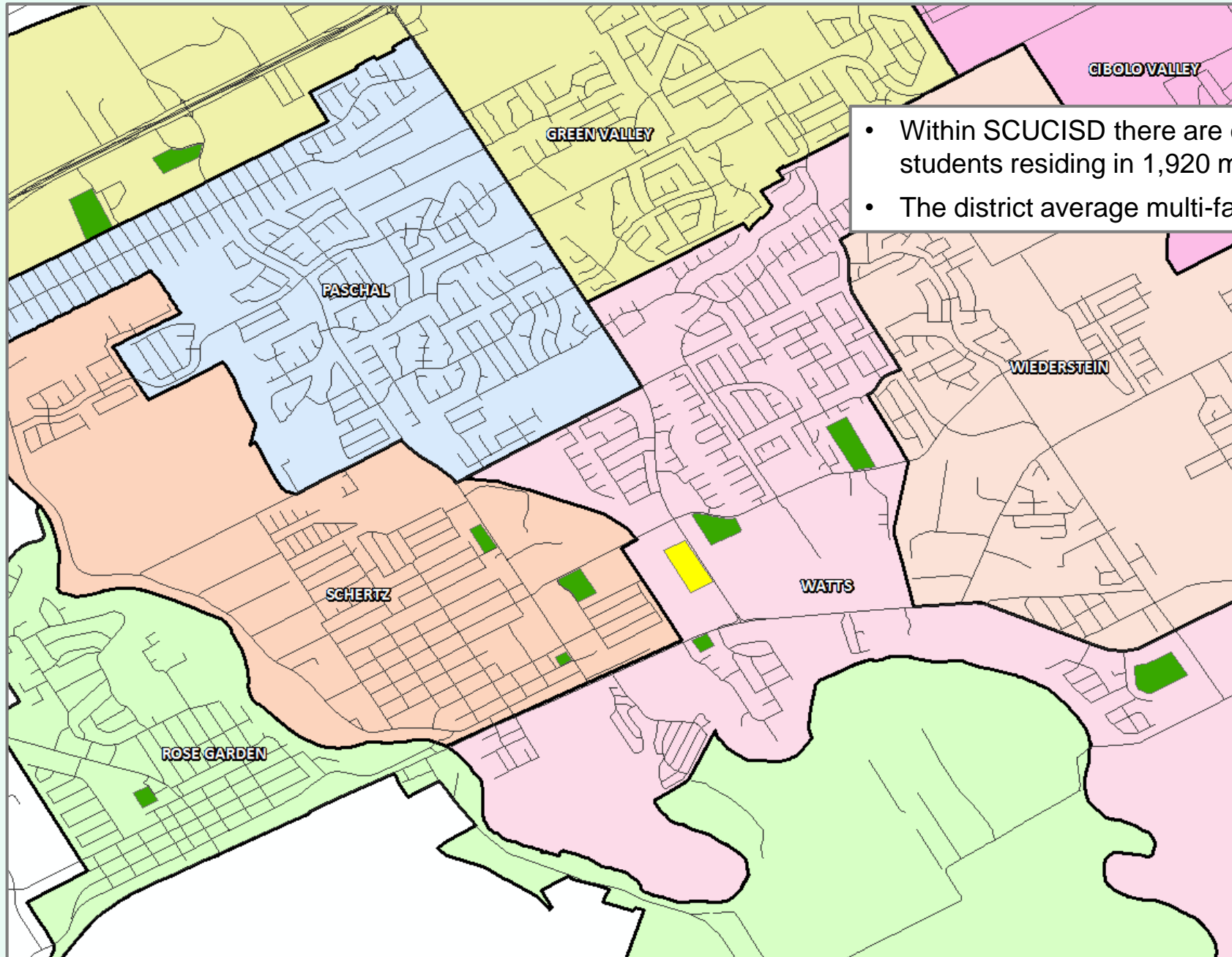


## Saddlebrook Ranch

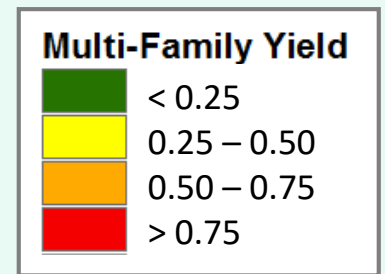
- 636 total future lots
- Groundwork underway for 177 lots in Units 1, 2 & 4
- Anticipate homebuilding begin early 2024
- Ashton Woods



# Multi-Family Yield



- Within SCUCISD there are currently 287 students residing in 1,920 multi-family units
- The district average multi-family yield is 0.149





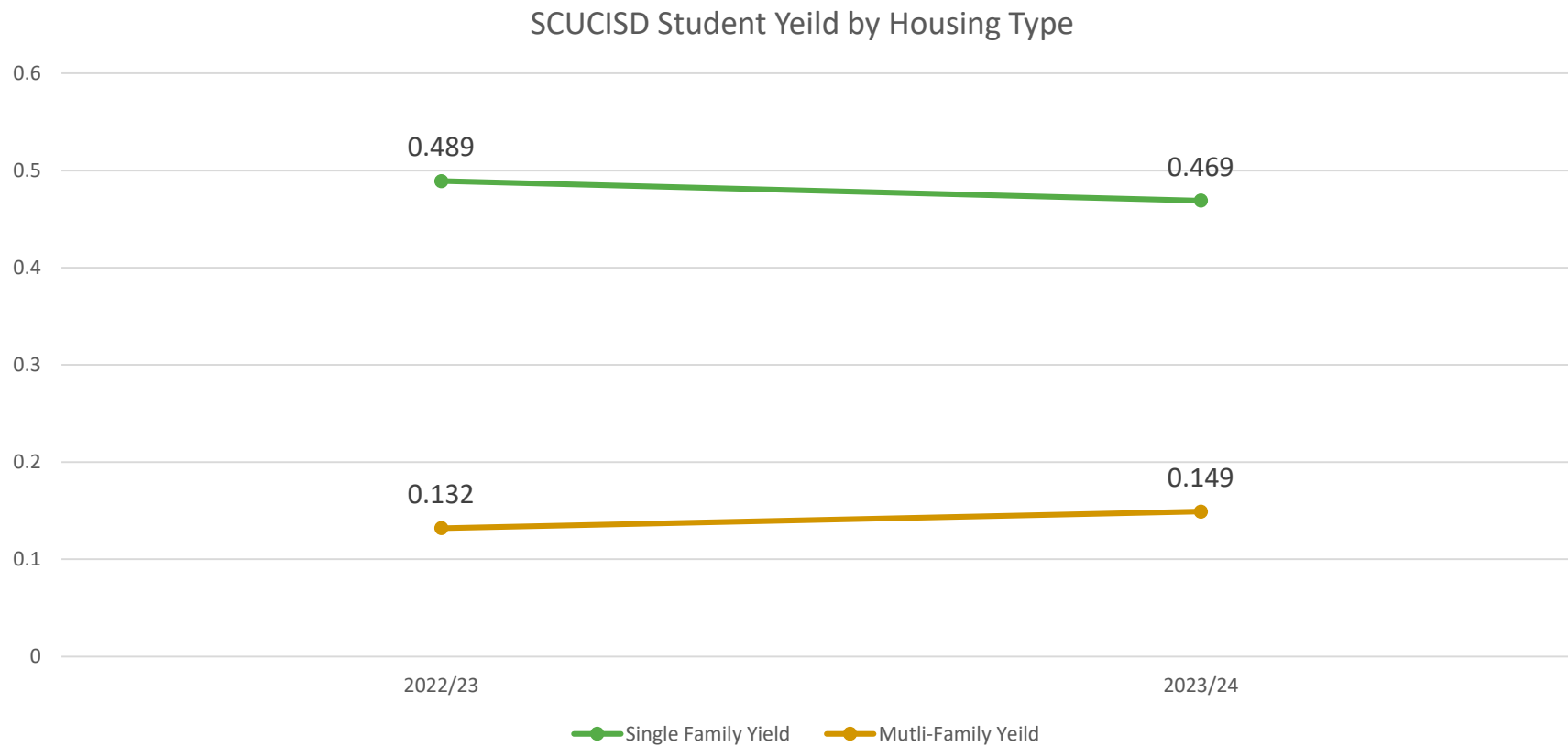
# Student Yield by Housing Type



Single Family Yield  
0.469



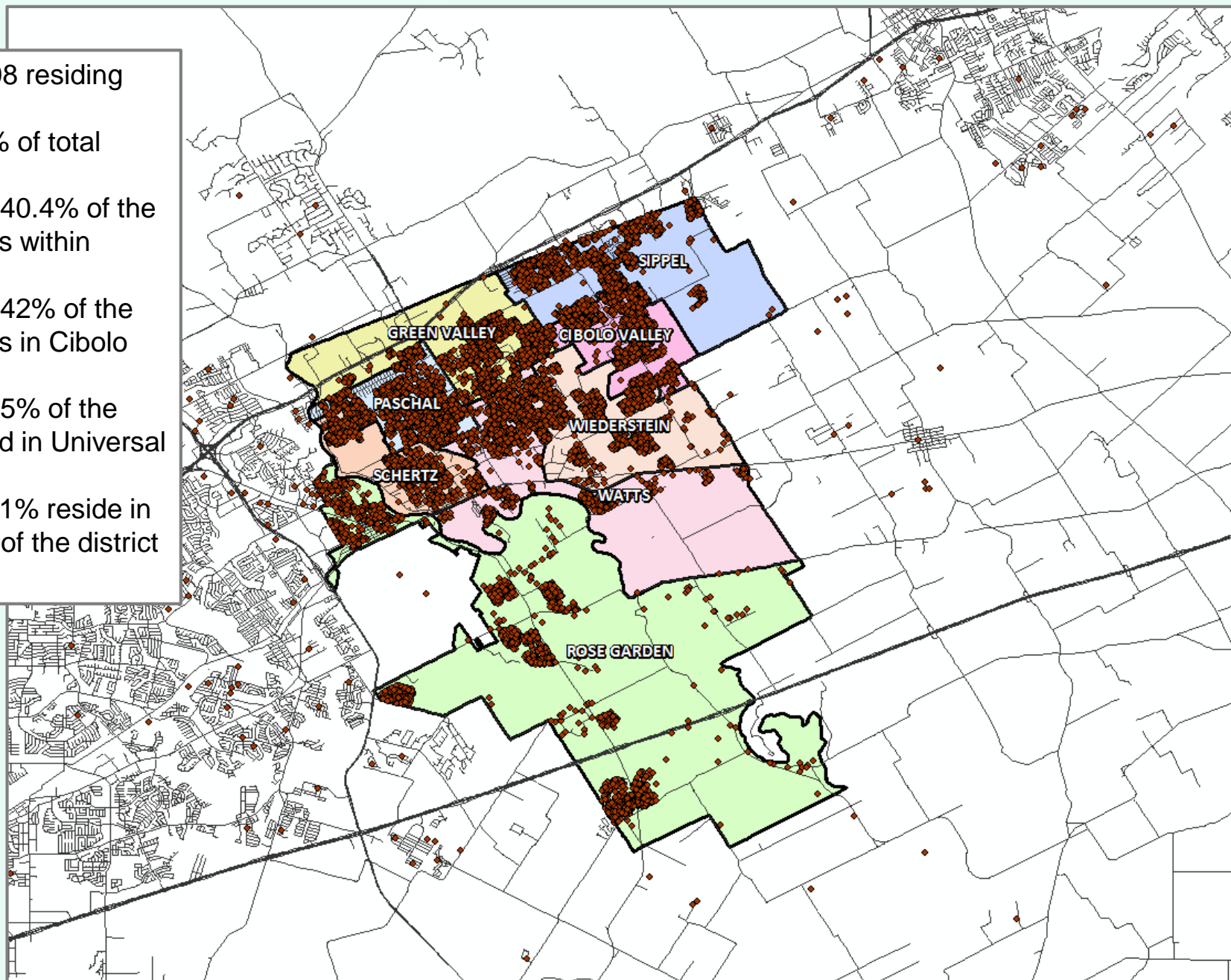
Multi-Family Yield  
0.149





# Student Density

SCUCISD currently has 308 residing out of district  
This represents roughly 2% of total SCUCISD students  
6,124 students, or roughly 40.4% of the district population resides within Schertz city limits  
6,372 students, or roughly 42% of the district population resides in Cibolo city limits  
687 students, or roughly 4.5% of the district population resided in Universal City city limits  
1,665 students roughly 11.1% reside in the unincorporated area of the district





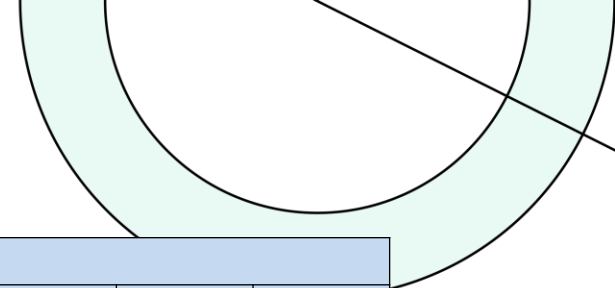
# Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	413	1,048	1,036	1,093	1,125	1,184	1,211	1,234	1,183	1,180	1,419	1,340	1,282	1,224	15,972	154	1.0%
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673	-299	-1.9%
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864	-282	-1.9%
2025/26	406	789	795	870	896	1,052	1,061	1,134	1,145	1,145	1,328	1,387	1,321	1,332	14,661	-203	-1.4%
2026/27	443	861	840	816	897	933	1,072	1,093	1,167	1,164	1,269	1,316	1,274	1,306	14,451	-210	-1.4%
2027/28	438	850	918	851	841	932	950	1,104	1,120	1,187	1,294	1,256	1,218	1,258	14,217	-234	-1.6%
2028/29	446	866	907	945	879	879	947	975	1,128	1,138	1,318	1,278	1,161	1,206	14,073	-144	-1.0%
2029/30	456	886	919	941	978	919	893	974	994	1,147	1,265	1,304	1,180	1,151	14,007	-66	-0.5%
2030/31	465	904	940	951	970	1,020	935	919	1,000	1,010	1,277	1,251	1,205	1,170	14,017	10	0.1%
2031/32	477	931	960	973	982	1,012	1,038	962	944	1,017	1,128	1,263	1,156	1,193	14,036	19	0.1%
2032/33	489	954	984	995	1,006	1,025	1,029	1,068	989	960	1,130	1,117	1,167	1,146	14,059	22	0.2%
2033/34	500	976	1,011	1,021	1,028	1,051	1,042	1,059	1,099	999	1,066	1,120	1,034	1,156	14,162	103	0.7%

*Yellow box = largest grade per year  
Green box = second largest grade per year*



# Ten Year Forecast by Elementary Campus



Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CIBOLO VALLEY EL	891	1,200	657	611	587	589	594	594	608	617	620	627	637
GREEN VALLEY EL	673	924	533	497	482	469	497	506	524	535	537	535	529
NORMA PASCHAL EL	673	924	625	591	582	564	544	546	559	569	574	580	585
ROSE GARDEN EL	891	1,200	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
SCHERTZ EL	675	1,102	668	628	605	601	576	581	588	591	586	582	582
SIPPEL EL	675	1,058	672	679	690	721	756	782	827	867	904	961	1,030
WATTS EL	673	924	513	469	440	428	423	428	446	457	463	476	490
WIEDERSTEIN EL	675	1,058	546	538	544	527	517	529	549	568	574	587	602
<b>ELEMENTARY TOTALS</b>			5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
Elementary Percent Change			-5.48%	-4.21%	-1.78%	-0.37%	0.83%	1.91%	3.59%	2.96%	1.63%	2.20%	2.46%
Elementary Absolute Change			-296	-215	-87	-18	40	92	177	151	85	117	134
JORDAN INT	810	1,000	769	796	763	777	742	676	646	641	695	734	739
SCHLATHER INT	810	1,200	682	700	689	640	573	563	594	597	651	682	677
WILDER INT	810	1,250	725	730	743	748	739	683	627	616	654	681	685
<b>INTERMEDIATE TOTALS</b>			2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
Intermediate Percent Change			-1.09%	2.30%	-1.39%	-1.37%	-5.13%	-6.43%	-2.86%	-0.70%	7.87%	4.85%	0.19%
Intermediate Absolute Change			-24	50	-31	-30	-111	-132	-55	-13	146	97	4



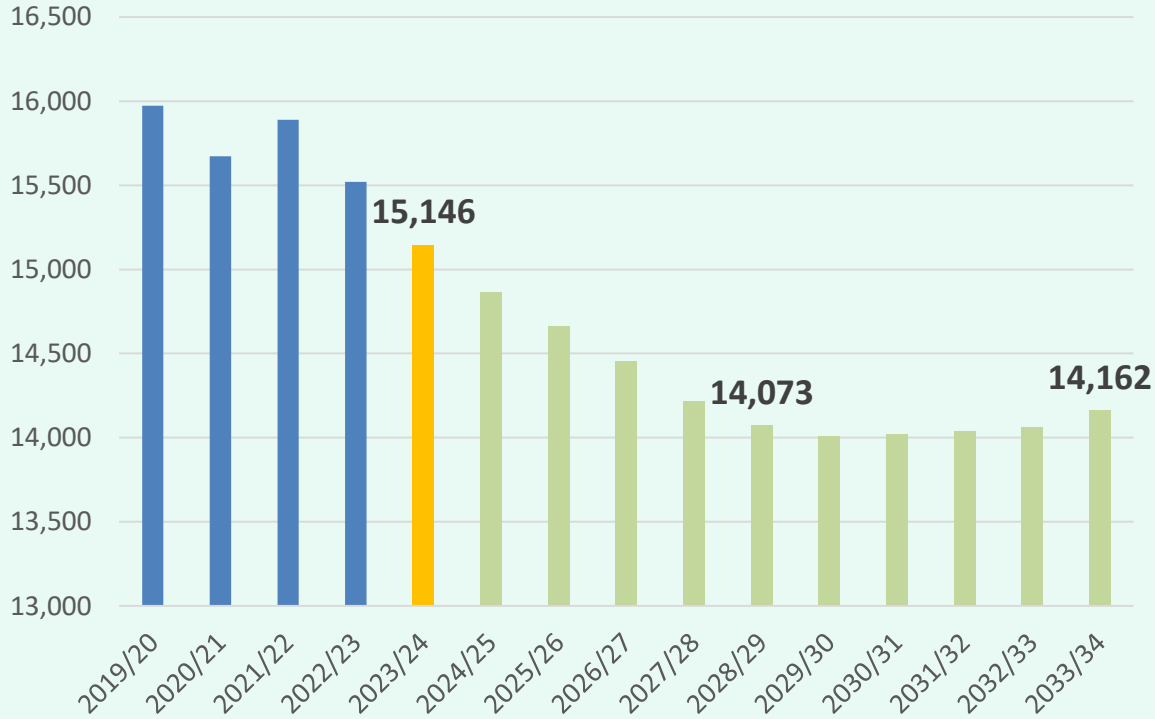
# Ten Year Forecast by Secondary Campus

Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
DOBIE JH	1,300	1,540	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
CORBETT JH	1,080	1,500	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
<b>JUNIOR HIGH SCHOOL TOTALS</b>			2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
Junior High School Percent Change			-3.71%	-4.83%	-1.46%	1.79%	-1.03%	-1.78%	-5.52%	-6.12%	-2.44%	-0.61%	7.64%
Junior High School Absolute Change			-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149
CLEMENS HS	2,700	3,300	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
STEELE HS	2,160	3,200	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
ALSELC			155	155	155	155	155	155	155	155	155	155	155
<b>HIGH SCHOOL TOTALS</b>			5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
High School Percent Change			0.73%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			39	1	-51	-203	-139	-63	-63	3	-163	-180	-184
<b>DISTRICT TOTALS</b>			15,146	14,864	14,661	14,451	14,217	14,073	14,007	14,017	14,036	14,059	14,162
District Percent Change			-2.42%	-1.86%	-1.37%	-1.43%	-1.62%	-1.01%	-0.47%	0.07%	0.14%	0.16%	0.73%
District Absolute Change			-375	-282	-203	-210	-234	-144	-66	10	19	22	103



# Key Takeaways

Enrollment Projections



- Enrollment in Schertz Cibolo ISD decreased by -2.4% since 2022/23
- Enrollment declines related to Charter expansions and lower Kindergarten enrollments
- 3<sup>rd</sup> quarter new home starts bounce back to 241 starts highest in the past year
- The district has 24 actively building subdivisions with more than 1,800 lots available to build on
- SCUCISD has 8 future subdivisions with over 6,900 lots in the planning stages
- Groundwork is underway on more than 1,000 lots across the district
- Larger graduating classes verses smaller Kindergarten classes leading to decrease in overall enrollment
- District enrollment near 14,000 students in 2028/29 school year

**PLANNING AND ZONING COMMISSION MEETING: 06/05/2024**  
**Agenda Item 5 B**

TO: Planning and Zoning Commission  
 PREPARED BY: Daisy Marquez, Planner  
 SUBJECT: **PLZC20240098** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.6 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), known as Comal County Property Identification Number 78940, more specifically known as 6691 FM 482, New Braunfels, Comal County, Texas.

**BACKGROUND**

The property owners are requesting to rezone approximately 3.6 acres of land to Single-Family Residential/ Agricultural District (R-A). The subject property is currently not platted and contains a residence.

On May 20, 2024, seven (9) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. 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" before the City Council Meeting. Additionally, one (1) sign was placed on the subject property.

**Subject Property:**

	Zoning	Land Use
<b>Existing</b>	Pre-Development District (PRE)	Residence
<b>Proposed</b>	Single-Family Residential/ Agricultural District (R-A)	Residence

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	Right-Of-Way; Public	FM 482
<b>South</b>	Union Pacific Railroad	Railroad Tracks
<b>East</b>	Pre-Development District (PRE)	Residence
<b>West</b>	Right-Of-Way; Public	Friesenhahn Ln

**GOAL**

The applicant is requesting to rezone approximately 3.6 acres from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A).

**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.**

The subject property is designated as Regional Corridor in the Comprehensive Land Plan - Future Land Use Map. Regional Corridor is described as areas with commercial and entertainment along major thoroughfares with a development ratio of 15% Residential and 85% Non-Residential development.

Although Single-Family Residential/ Agricultural District (R-A) does not allow for commercial or entertainment uses, the subject property and immediate area consist of agricultural uses and rural residences. The property is currently a residence, no development is being proposed, and the immediate area consists of agricultural uses, thus the Single-Family Residential/ Agricultural District (R-A) being requested is appropriate in this area as there is still a lack of development that meets the Regional Corridor Land Use Designation. Additionally, the Comprehensive Land Use Plan stipulates that a percentage of residential areas could still exist in the Regional Corridor Land Use Designation. In the future, if there is a proposed zone change to a more intense zoning district, that zoning district will be evaluated based on its implementation of the policies of the adopted Comprehensive Land Use Plan and Future Land Use Map.

**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 dimensional requirements for Single-Family Residential/ Agricultural District (R-A), as listed in Table 21.5.7.A of UDC Section 21.5.7, are compatible within the immediate area of the subject property. The subject property is approximately 3.6 acres and surpasses the minimum square footage required in the Single-Family Residential/ Agricultural District (R-A).

<b>Table 21.5.7.A Dimensional Requirements Residential Zoning Districts</b>										
		<i>Minimum Lot Size Requirements</i>			<i>Minimum Yard Setbacks</i>				<i>Miscellaneous Lot Requirements</i>	
<b>Code</b>	<b>Zoning District</b>	<b>Area Sq.Ft.</b>	<b>Width Ft.</b>	<b>Depth Ft.</b>	<b>Front Ft.</b>	<b>Side Ft.</b>	<b>Rear Ft.</b>	<b>Minimum Off-Street Parking Spaces</b>	<b>Max Height</b>	<b>Max Impervious Coverage</b>
<b>R-A</b>	Single-Family Residential/ Agricultural District	21,780	-	-	25	25	25	2	35	50%

The existing Pre-Development District (PRE) zoning, as per UDC Section 21.5.5, is only intended as a temporary designation for existing uses for newly annexed property, but no improvements, construction, or structures may be undertaken without obtaining a building permit. A building permit cannot be pulled without the proper zoning. The proposed zone change to Single-Family Residential/ Agricultural District (R-A), would allow the applicant to pull building permits to ensure safe and orderly development.

**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.**

Yes, the uses permitted in Single-Family Residential/ Agricultural District (R-A) are appropriate in the immediate area of the land to be reclassified. The purpose and intent of the Single-Family Residential/ Agricultural District

(R-A) is to provide areas in which agricultural land may be held in such use for as long as is practical and reasonable, with minimum half-acre lots, and where development may be premature due to lack of utilities, capacity or services, as per UDC Section 21.5.5.

**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;**

The subject property utilizes an on-site septic system and is in the Green Valley CCN for water. FM 482 is a TXDOT road that is only two lanes, with one lane in each direction. Per the Master Thoroughfare Plan, FM 482 is identified as a principal arterial with a planned 120'-130' right-of-way width. In the current Master Thoroughfare Plan, Friesenhahn Lane is identified as a Commercial Collector A, with a proposed final 70-foot right-of-way width. Although no development is being proposed at this time, any proposed improvements or access points will need to be reviewed by the Texas Department of Transportation and the City of Schertz Engineering Department.

A public hearing notice was mailed to Comal Independent School District to notify them of the proposed zone change.

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

No, there are no environmental or economic changes that warrant the requested zone change. The subject property was annexed into the City of Schertz in 2010 with Ordinance 10-A-19. The subject property currently has the Pre-Development District (PRE) zoning designation, which was meant to be a temporary designation for properties annexed into the City of Schertz as per UDC Section 21.5.5.A.

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

No, there was no error in the original zoning of the property.

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

This does not impact the Planning and Zoning Commission's 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 application and at this time have not received special considerations from the Planning and Zoning Commission or City Council.

**RECOMMENDATION**

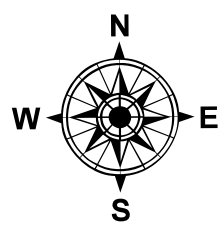
The proposed zone change to Single-Family Residential/ Agricultural District (R-A) is appropriate within the immediate area, thus Staff recommends approval of PLZC20240098.

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**Attachments**

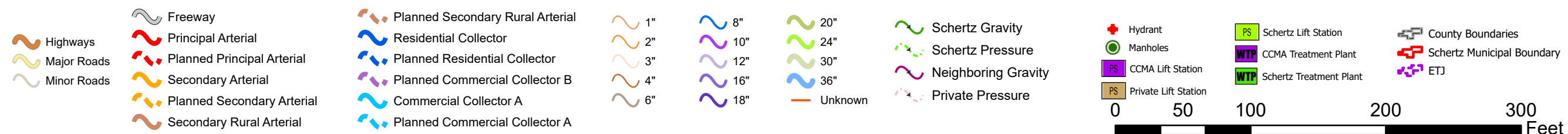
Aerial Exhibit  
Public Hearing Notice Map  
Zoning Exhibit  
Legal Metes and Bounds

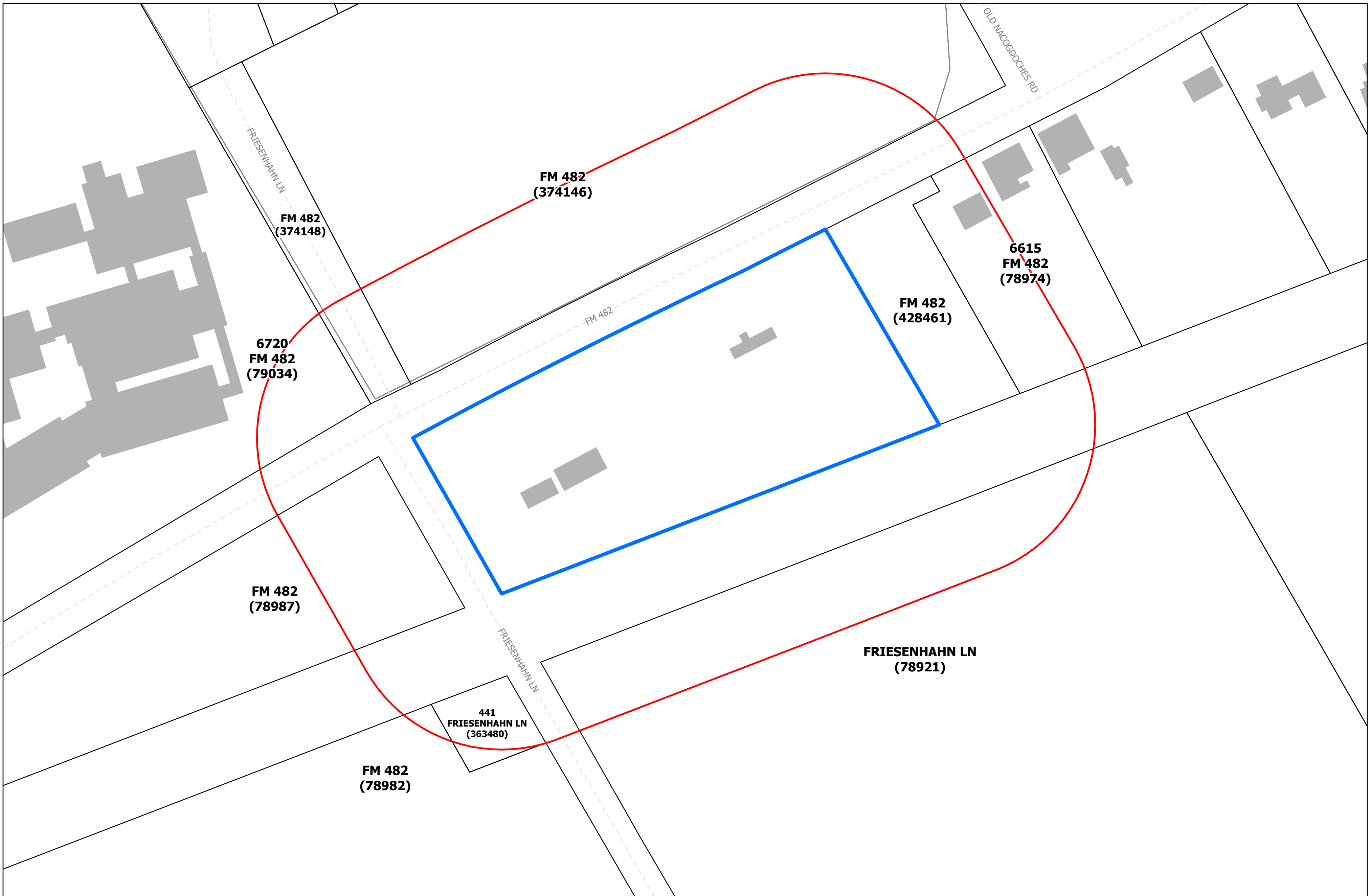
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**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

6691 FM 482  
(PLZC20240098)



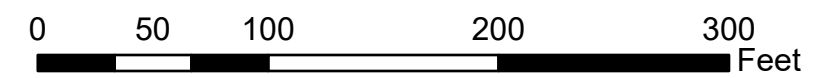
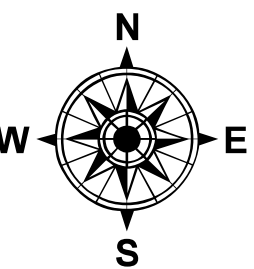


# City of Schertz

6691 FM 482  
(PLZC20240098)

 Project Boundary

 200' Buffer



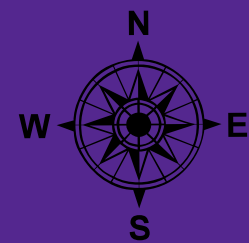
CURRENT

DVL

PRE

M-1

PUB



PROPOSED

DVL

R-A

M-1

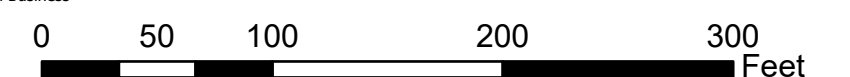
PUB

PROPOSED ZONING CHANGE

COMAL COUNTY  
PARCEL ID:  
78940

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)



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

\*The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.\*



**LEGAL DESCRIPTION**

**BEING** a 3.556 acre tract of land situated in the FRANCISCO RODRIGUEZ SURVEY No. 99, ABSTRACT No. 484, Comal County, Texas, and being the same called 3.564 acres described in deed to Milton R Saunders and wife, Joyce L. Saunders as recorded in Document No. 9806014330 & Document No. 2108221747, of the Official Records, Comal County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found on the Southeast Right-of-Way of Farm to Market Road 482 (FM 482), a variable width Right-of-Way, for the Northeast corner of a called 1.261 acre tract of land described as "Tract 2" in deed to Gordon Ward as recorded in Document No. 202006001775, of said Official Records, same being the Northwest corner of a called 2.011 acre tract of land described in deed to Nital Properties, LLC. as recorded in Document No. 201106043797, of said Official Records, **THENCE South 63°21'57" West**, along said Southeast Right-of-Way line, the Northwest line of said 1.261 acres and the Northwest line of a called 0.75 acres described as "Tract 1" in said deed to Gordon Ward, Doc. No. 202006001775, of said Official Records, a distance of **287.65 feet**, to a 1/2 inch iron rod found for the **POINT OF BEGINNING**, same being the Northwest corner of said 0.75 acres, also being the Northeast corner of said 3.564 acres and the herein described tract;

**THENCE South 29°36'56" East**, along the common line of said 0.75 acres and 3.564 acre tract, a distance of **291.42 feet** to a 1/2 inch iron rod capped "DATAPOINT#10194585" set on the Northwest Right-of-Way of the Union Pacific Rail Road (U.P.R.R.), a 100 foot Right-of-Way, for the Southwest corner of said 0.75 acres and the Southeast corner of said 3.564 acres;

**THENCE South 68°52'14" West**, along the Northwest line of said U.P.R.R., same being the South line of said 3.564 acre tract, a distance of **599.14 feet** to a 1/2 inch iron rod capped "DATAPOINT#10194585" set at the intersection of said U.P.R.R. Right-of-Way and the East Right-of-Way of Friesenhahn Road, for the Southwest corner of this tract and said 3.564 acres, from which a 1/2 inch iron rod found, bears North 09°43'25" East, a distance 0.61 feet;

**THENCE North 29°28'28" West**, along the common line of said 3.564 acres and Friesenhahn Road, a distance of **231.60 feet**, to a 1/2 inch iron rod capped "DATAPOINT#10194585" set at the Southeast intersection of said Friesenhahn Road and said FM 482, same being the Northwest corner of said 3.564 acres and this tract;

**THENCE North 63°08'59" East**, along said Southeast Right-of-Way of FM 482 and the North line of said 3.564 acres, a distance of **592.70 feet** to the **POINT OF BEGINNING**, containing 154,907 Square Feet and/or **3.556 acres** of land, more or less.

I, Tyler J. Willis, Registered Professional Land Surveyor No. 6877 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.  
**Original signed and stamped in red ink.**

  
Tyler J. Willis

Date of Signature: April 24, 2024

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877  
FIRM REGISTRATION/LICENSE NO. 10194585  
FOR DATAPOINT SURVEYING AND MAPPING  
12450 NETWORK BLVD, SUITE 155  
SAN ANTONIO, TX. 78249  
(726) 777-4240 OFFICE  
(726) 777-4241 FAX



**PLANNING AND ZONING COMMISSION MEETING: 06/05/2024**  
**Agenda Item 5 C**

TO: Planning and Zoning Commission  
 PREPARED BY: Samuel Haas, Senior Planner  
 SUBJECT: **PLSPU20240012** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.33 acres of land, located at the intersection of Maske Road & E FM 1518, more specifically known as Guadalupe County Property Identification Number 64548 City of Schertz, Guadalupe County, Texas.

**BACKGROUND**

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.33 acres of land, located at the intersection of Maske Road & E FM 1518. The subject property is zoned General Business District (GB) and is currently undeveloped. The applicant is also proposing to build a drive-thru restaurant and spaces for retail on the site.

On May 24, 2024, eight (8) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of this staff report, (0) responses in favor, (0) responses neutral, and (0) responses in opposition have been received.

A public hearing notice is going to be published in the San Antonio Express on June 12th for this Specific Use Permit to be heard by the City Council on July 2nd.

**Subject Property:**

	Zoning	Land Use
<b>Existing</b>	General Business District (GB)	Undeveloped
<b>Proposed</b>	General Business District (GB)	Convenience Store with Gas Pumps

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	Right of Way	Maske Road
<b>South</b>	General Business District (GB)	Undeveloped
<b>East</b>	General Business District (GB)	Under-construction
<b>West</b>	Right of Way	FM 1518

**GOAL**

The proposed Specific Use Permit is to allow a convenience store with gas pumps on the property. Per UDC Article 5, Section 21.5.8 Permitted Use Table, properties within the General Business District (GB) must first be approved for a Specific Use Permit to do so.

**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 Specific Use Permits, staff uses the criteria listed in UDC section 21.5.11.D. The criteria are listed below.

**1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan.**

The Comprehensive Plan designates this property as Industrial Hub. While Industrial Hub is intended to be a center for manufacturing and logistics activity, complimentary commercial services, especially in the buffer areas, are appropriate transitional uses. For these reasons, this proposal on this particular site conforms with the Comprehensive Land Use plan.

**2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**

General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. The convenience store with gas pumps would meet the intent of the zoning district.

**3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

Adjacent to the property is a business park-style commercial development that is under construction. Also, to the south is a large area with primarily higher-intensity commercial and some light-industrial activity. The property also abuts FM 1518, which is a secondary arterial. Given this, the proposed land use is compatible with the surrounding area.

The applicant will have to meet all site design standards in Article 9, which is in place to ensure adverse effects of development are minimized and mitigated on neighboring properties.

**4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The proposed development will have two points of access on two separate roads, Maske Road and FM 1518. This will minimize the hazardous effect of traffic. Engineering will review a more detailed traffic impact analysis at the time of the site plan process.

**5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.**

Engineering will review a more detailed traffic impact analysis at the time of the site plan process, and will determine what traffic mitigation methods will be required.

**6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties.**

The proposed development will have to meet all site requirements in Article 9 including the screening and buffering that will be required. Article 9 is in place to ensure adverse effects are minimized and mitigated.

**7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

The proposed development will have to meet all dimensional and design requirements of the General Business District (GB) as stipulated in UDC Section 21.5.7. No variations to the requirements have been requested.

**8. The proposed [use] 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. Given the existing General

Business (GB) zoning of the subject property and the similar commercial zoning of adjacent properties, this development is compatible with surrounding land uses.

**9. No application made under these provisions will receive final approval until all back taxes owed to the City have been paid in full.**

This does not impact consideration by P&Z or the first reading from Council.

**10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit.**

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

JBSA has reviewed this proposal and submitted a letter of no objection to staff. Also, a Specific Use Permit was approved as Ord. 18-S-34 on October 23, 2018, for the same property with the same use, and has since expired. This is important to note as this proposal is similar to what has already been previously approved by City Council.

Therefore, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property conditioned upon the following:

A building permit is approved within two years of the adoption of the SUP Ordinance.

**RECOMMENDATION**

Approval of PLSPU20240012

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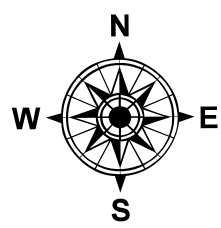
**Attachments**

Aerial Exhibit

Public Hearing Notice Map

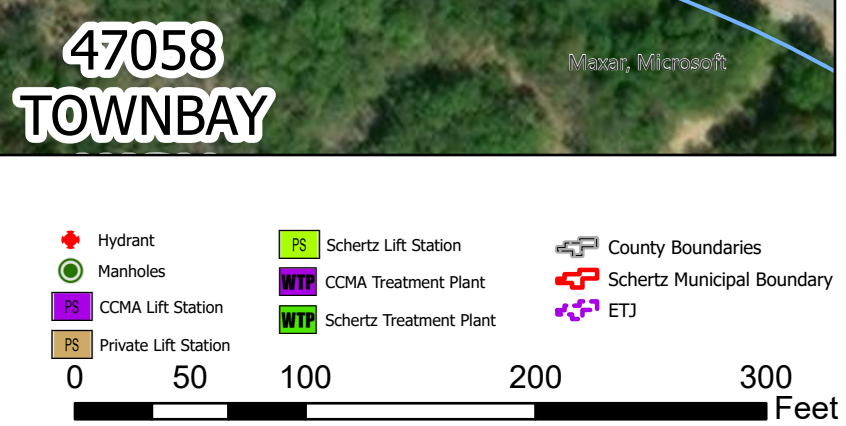
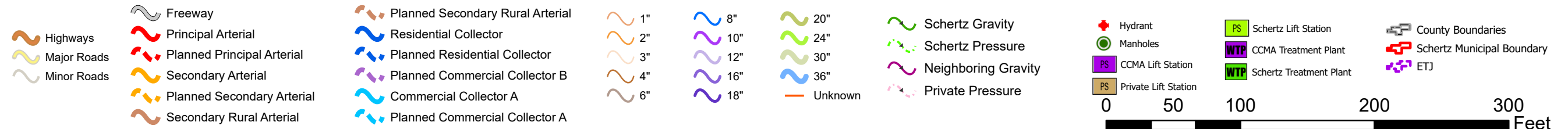
Conceptual Site Plan Exhibit

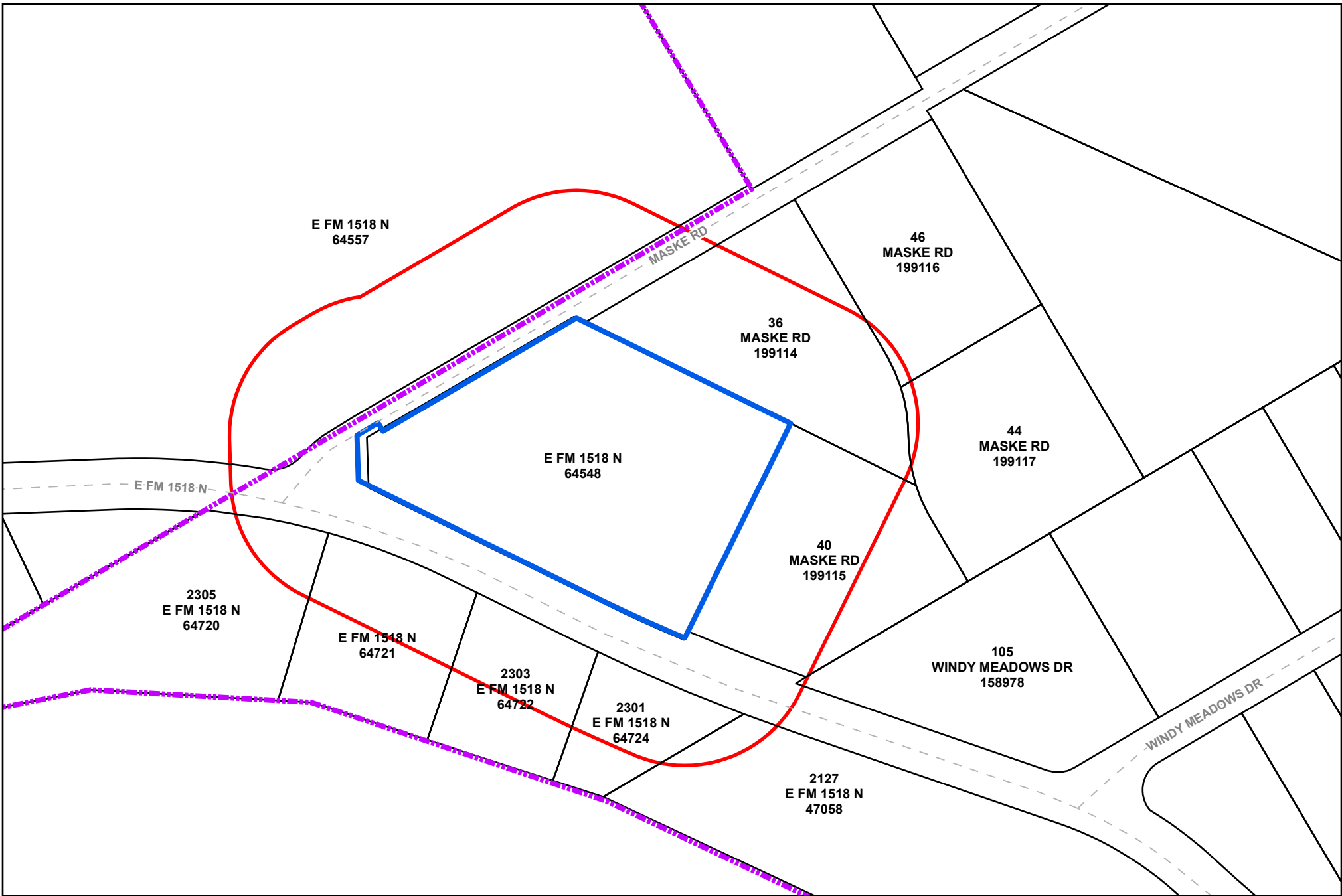
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Parcel ID: 64548  
(PLSPU20240012)








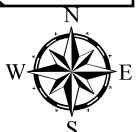
Last update: May 21, 2024  
 City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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## City of Schertz

### Maske Retail And Gas Station (PLSPU20240012)

-  Project Area
-  200' Buffer
-  Schertz City Limits



PARKING REQUIRED - VEHICULAR				
USE	UNIT TYPE	RATIO (1 space / X Unit)	UNITS (GSF)	SPACES
Convenience Store / Gas Station*	GSF	250	5,500	22.0
Professional Offices	GSF	250	9,000	36.0
Retail Sales & Service	GSF	250	9,425	37.7
TOTALS:			23,925	96

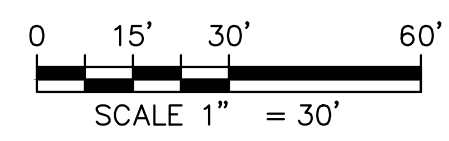
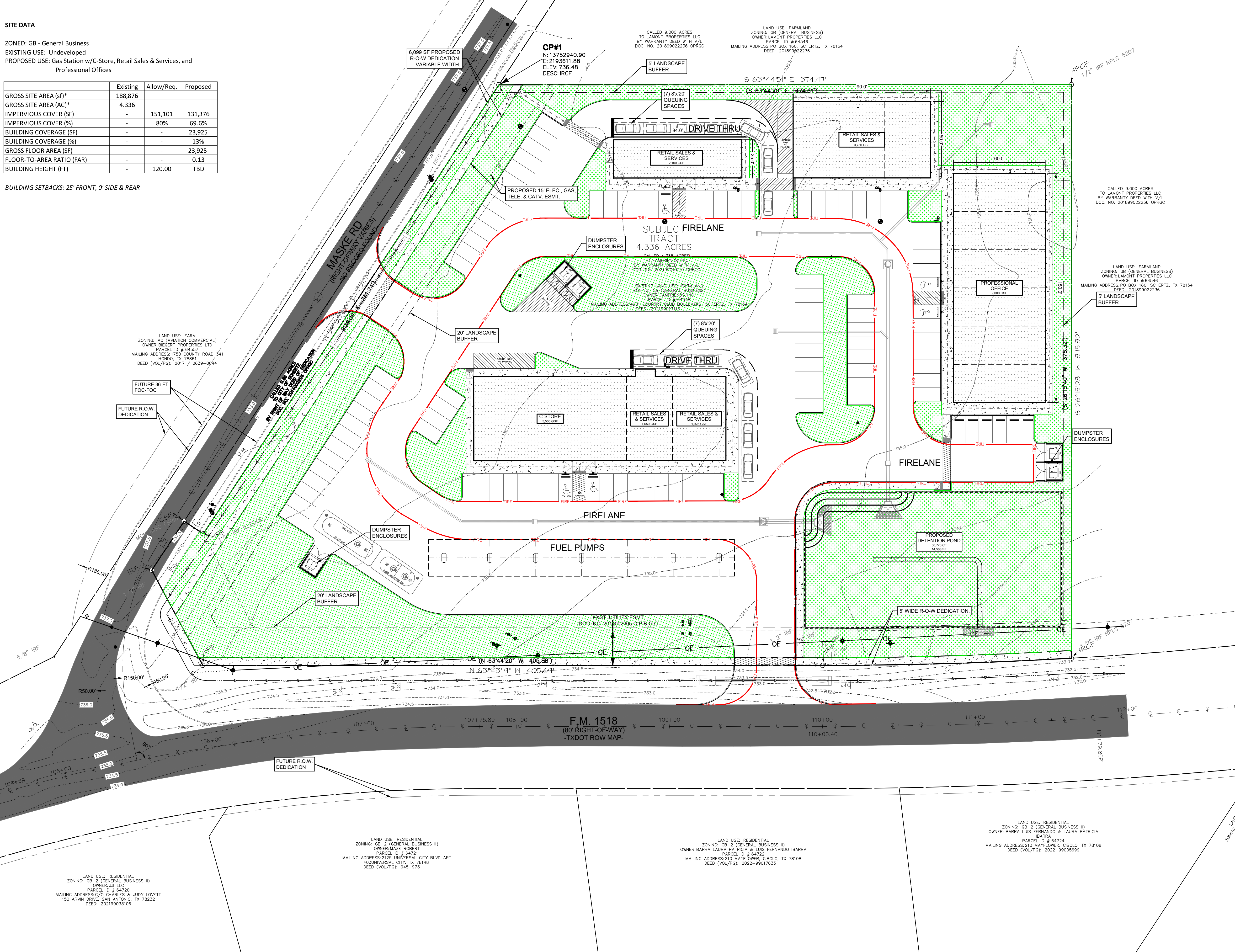
PARKING PROVIDED - VEHICULAR		
TYPE:	REQUIRED	PROVIDED
STANDARD	91	98
ACCESSIBLE	4	4
VAN ACCESSIBLE	1	1
TOTAL	96	103

SITE DATA

ZONED: GB - General Business  
 EXISTING USE: Undeveloped  
 PROPOSED USE: Gas Station w/C-Store, Retail Sales & Services, and Professional Offices

	Existing	Allow/Req.	Proposed
GROSS SITE AREA (sf)*	188,876		
GROSS SITE AREA (AC)*	4.336		
IMPERVIOUS COVER (SF)	-	151,101	131,376
IMPERVIOUS COVER (%)	-	80%	69.6%
BUILDING COVERAGE (SF)	-	-	23,925
BUILDING COVERAGE (%)	-	-	13%
GROSS FLOOR AREA (SF)	-	-	23,925
FLOOR-TO-AREA RATIO (FAR)	-	-	0.13
BUILDING HEIGHT (FT)	-	120.00	TBD

BUILDING SETBACKS: 25' FRONT, 0' SIDE & REAR



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- WROUGHT IRON FENCE
- HANDRAIL
- SCREENING FENCE
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / P.V.M.T.
- TREE W/ TAG (TO REMAIN)
- PARKING LOT BUMPER CURB
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC TRANSFORMER PAD
- WASTEWATER MANHOLE
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- BIKE RACK

NOTES:

- ALL DIMENSIONS TO CURBS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- ALL RADII PARKING DIMENSIONS ARE 3' TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR EXACT BLDG. DIMENSIONS, DOOR/PATIO LOCATIONS, ETC.
- REFERENCE LANDSCAPE PLAN FOR IMPROVEMENTS WITHIN COURTYARD AREAS AND DESIGNATED DOG PARK AREA.
- ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOW KEY SWITCH. ALL GATES MUST HAVE A CLEAR OPENING OF 25 FEET MINIMUM. GATE OPERATORS MUST COMPLY WITH UL 325 AND ASTM F2200 AND SHALL BE EQUIPPED WITH AN INHERENT ENTRAPMENT PROTECTION SYSTEM. A MANUAL MEAN OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
- FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

ACCESSIBILITY NOTES:

- RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP (ANSI 403.3).
- THE MAXIMUM RUNNING SLOPE ON A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES (ANSI 405.2-405.6).
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 302.1).
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 502.5).
- ALL NEW SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS, AS APPLICABLE PRIOR TO FINAL INSPECTION APPROVAL.

NO.	DATE	REVISION

**SOUTHTOWN**  
 ENGINEERING & CONSULTING LLC  
 2222 N. ALAMO ST., #150 (MAIL)  
 SAN ANTONIO, TX. 78154  
 TEXAS FIRM REGISTRATION NO. F-21723

**MASKE RETAIL AND GAS STATION**  
 MASKE RD & FM 1518  
 SCHERTZ, GUADALUPE COUNTY, TEXAS 78154

CLIENT:	TROPHY PROPERTIES
DRAWN BY:	B/C/S
DESIGNED BY:	B/C/S
REVIEWER:	AV/P/S
SEC PROJECT #	121.003

Last Modified: Apr 19, 24 - 11:26  
 Drawing: S:\V2\_Projects\121 - Trophy Properties, LLC\003 - Retail & Gas Station\01 - CIV\01-SHA\121.003 - CS100 - SITE PLAN.dwg  
 121.003 - CS100 - SITE PLAN 4/19/2024 11:27 AM

PLANNING AND ZONING COMMISSION MEETING: 06/05/2024
Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20240008
SUBJECT: PLPP20240008 Waiver - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Schertz Storage Center Subdivision, approximately 7.8 acres of land generally located 2,800 feet to the east of the IH-35 and FM 2252 intersection, also known as Comal County Parcel ID 73256, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: SATX DEVELOPMENT LLC
Applicant: Robert Garza, Bain Medina Bain, Inc.

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 7.8 acres of land in order to establish one lot. The subject property is currently zoned General Business District (GB) and Manufacturing - Light District (M-1).

UDC Section 21.3.3.B.2.h states that when an applicant is requesting a waiver to the requirements in Article 12, the request must be heard by the Planning and Zoning Commission.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and located approximately 2,800-feet east of the intersection of IH-35 and FM 2252.

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of the waiver to install a privately owned on-site sewer facility (OSSF) on the subject property proposed with the preliminary plat. In accordance with UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, all lots within a subdivision are required to extend across the property frontage and to connect to public sanitary sewer systems unless otherwise approved by the City.

Based on the requirements of the UDC, not connecting to a public sanitary sewer system, not extending a wastewater line across the frontage of the property, and installation of an on-site sewer facility (OSSF) requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

The closest possible wastewater connection is more than 1,000 feet away and on the other side of IH-35. The Engineering Department has reviewed the waiver request and determined that it will support this waiver request as the topography and the property's current sewer shed make connection unreasonable at this time. Once public infrastructure has been extended to the area through the future "Town Creek Line", the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances.

Until that time, per the approval of the waiver request, the property will have an on-site sewer facility (OSSF). If approved, the OSSF proposed for the site will be reviewed and permitted through Comal County and will meet Comal County requirements. A building permit will not be issued without either a Comal County OSSF approved permit or extension of and connection to the public system.

Therefore, staff is providing a recommendation to approve this waiver request.

Planning Department Recommendation

<b>X</b>	Approve as submitted
	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

Section 21.12.15- Waivers:

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making thier findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
2. That the granting of the waiver will not have effect of preventing the orderly subdivision of land in the area in accordance with the provisions of this UDC. Such findings of the Planning and Zoning Commission, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which the waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of this UDC so that the public health, safety, and welfare may be secured and justice done.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and Zoning Commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

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**Attachments**

Aerial Exhibit

Waiver Request Letter

Engineering Memo

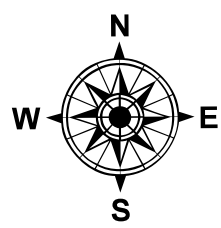
Plat Exhibit

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73261  
JUNG  
ALLEN JR

73273  
WALLACE H  
DALTON

431681  
VULCAN  
LANDS INC



**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

Parcel ID: 73256  
(PLPP20240008)

<ul style="list-style-type: none"> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> </ul>	<ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> <li> Planned Secondary Arterial</li> <li> Secondary Rural Arterial</li> </ul>	<ul style="list-style-type: none"> <li> Planned Secondary Rural Arterial</li> <li> Residential Collector</li> <li> Planned Residential Collector</li> <li> Planned Commercial Collector B</li> <li> Commercial Collector A</li> <li> Planned Commercial Collector A</li> </ul>	<ul style="list-style-type: none"> <li> 1"</li> <li> 2"</li> <li> 3"</li> <li> 4"</li> <li> 6"</li> </ul>	<ul style="list-style-type: none"> <li> 8"</li> <li> 10"</li> <li> 12"</li> <li> 16"</li> <li> 18"</li> </ul>	<ul style="list-style-type: none"> <li> 20"</li> <li> 24"</li> <li> 30"</li> <li> 36"</li> <li> Unknown</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Gravity</li> <li> Schertz Pressure</li> <li> Neighboring Gravity</li> <li> Private Pressure</li> </ul>	<ul style="list-style-type: none"> <li> Hydrant</li> <li> Manholes</li> <li> CCMA Lift Station</li> <li> Private Lift Station</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Lift Station</li> <li> CCMA Treatment Plant</li> <li> Schertz Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li> County Boundaries</li> <li> Schertz Municipal Boundary</li> <li> ETJ</li> </ul>
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January 10, 2024

City of Schertz  
Planning Community Development  
1400 Schertz Parkway  
Schertz, Texas 78154

RE: Schertz Storage Center Subdivision – Letter of Intent  
BMB Project No. S – 5793

Dear Sir/Madam:

Attached herewith, please find the following items relating to the above-referenced subdivision plat:

1. Development Application
2. Subdivision Plat.
3. Pre-Preliminary Plat Certified Copy.
4. Legal Metes & Bounds.
5. Proof of Ownership.
6. Letter of Certification. (Engineering, Fire, Planning Zoning, & Public Works)

The proposed plat of 7.776 Acre, 338,718 square footage of The Schertz Storage Center Subdivision located at 19433 IH 35 N, Schertz, TX 78132, will develop the site into a storage and Business Center and associated parking. On-site detention will be provided, with the water and sewer to be provided by the City of Schertz. The owners have requested a waiver for the sewer line. A temporary septic system may be required pending the sewer line availability.

Should you have any questions or need additional information, please call me or Ruben Renteria at 210-494-7223.

Sincerely,



**Robert "Bobby" Garza | Project Engineer**  
**Bain Medina Bain, Inc.**

Engineers & Surveyors  
DBE, ACDBE, MBE, HABE, SBE, HUB & TxDOT Pre-Certified Firm  
TBPELS Firm Engineering Number: F-1712  
TBPELS Firm Surveying Number: 10020900  
[rgarza@bmbi.com](mailto:rgarza@bmbi.com)  
[www.bmbi.com](http://www.bmbi.com)

# Memo

**To:** Planning and Zoning Commission via Samuel Haas, Planner  
**From:** John Nowak, P.E., Assistant City Engineer *John N. Nowak*  
**Date:** May 24, 2024  
**Re:** Recommendation for Waiver to Requirement to Extend and Connect to  
Public Sanitary Sewer to Serve the Proposed Approximately 7.8 acre Schertz  
Storage Center Subdivision on IH-35 S

---

The request for a waiver to the requirement to extend and connect to public sanitary sewer to serve the proposed approximately 7.8 acre Schertz Storage Center Subdivision located at 19433 IH -35 S is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in a reasonable distance to the proposed subdivision. From a sewer map perspective, the closes sewer connection point is over 1,000 feet away and on the south side if IH-35. However, this connection point is not feasible due to the terrain and the proposed subdivision is located in a different sewer shed than this closest system. The proposed subdivision would take sewer service from the future "Town Creek Line" located along the railroad tracks north of the property. This puts the closest potential sewer connection point for the proposed subdivision near Abbey Road, about 7,500 feet away as the sewer line would need to be installed. If the "Town Creek Line" was in existence, the proposed subdivision would be over 3,000 feet away from the line. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

Staff has verified that the proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances.

ENGINEERING DEPARTMENT

Any new OSSF needed to serve the proposed lot in the proposed Plat will be reviewed and permitted through Comal County. A building permit will not be issued without either a Comal County OSSF approved permit or extension of and connection to the public system.



PLANNING AND ZONING COMMISSION MEETING: 06/05/2024
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20240008
SUBJECT: PLPP20240008 - Consider and act upon a request for approval of a preliminary plat for the Schertz Storage Center Subdivision, approximately 7.8 acres of land generally located 2,800 feet to the east of the IH-35 and FM 2252 intersection, also known as Comal County Parcel ID 73256, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: SATX DEVELOPMENT LLC
Applicant: Robert Garza, Bain Medina Bain, Inc.

APPLICATION SUBMITTAL DATE:

Date: 1/10/2024
Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 7.8 acres of land in order to establish one lot. The subject property is currently zoned General Business District (GB) and Manufacturing - Light District (M-1).

UDC Section 21.3.3.B.2.h states that when an applicant is requesting a waiver to the requirements in Article 12, the request must be heard by the Planning and Zoning Commission. The preliminary plat is also being heard by the Planning and Zoning Commission as staff has determined that due to the discretionary nature of this application, it is best practice for this item to be heard by the appointed body of the Planning and Zoning Commission.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and located approximately 2,800-feet east of the intersection of IH-35 and FM 2252.

ACCESS AND CIRCULATION:

The property currently has frontage along IH-35 and FM 482. The property is eligible for 2 access points, 1 at either frontage. According to the Master Thoroughfare Plan, FM 482 is a Principal Arterial.

Cross access easements have been provided at the frontage of both IH-35 and FM 482.

TREE MITIGATION AND PRESERVATION:

The applicant is intending to remove trees and will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. Tree preservation and mitigation will be evaluated with the final plat and any subsequent applications.

PUBLIC SERVICES:

The site will be serviced by the City of Schertz for sewer, Green Valley Special Utility District for water, and CPS. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF), which would be reviewed and permitted with Comal County.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: The property will be serviced by Green Valley Special Utility District for water. Water lines run along the frontage of FM 282, IH-35 and a 12-inch water line runs along the eastern subject property line.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer. The closest possible sewer is over 1,000-feet away and on the other side of IH-35 and is owned by the City of Schertz. Topography and the property's current sewer shed make connection unreasonable at this time. Once public infrastructure has been extended to the area through the future "Town Creek Line", the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. If the sewer waiver request is approved, the property will be able to install an on-site sewer facility (OSSF) permitted by Comal County.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A preliminary drainage report has been reviewed and approved by the City Engineer.

Sidewalks, Hike and Bike Trails: The property will be required to construct a sidewalk along FM 482 and will be required to meet the specifications of the City of Schertz.

Road Improvements: No road improvements are currently being proposed. The applicant is dedicating 25-feet of Right of Way along the frontage of FM 482 to the City of Schertz. FM 482 is classified as a Principal Arterial with 120-feet of Right of Way. A no objection letter has been received from TXDOT in regard to the plat.

**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed preliminary plat is generally consistent with the applicable requirements for the property, ordinances, and regulations, The plat has been reviewed with no objections by the Engineering, Fire, and Planning Departments. Staff recommends approval of PLPP20240008.

<b>Planning Department Recommendation</b>	
<b>X</b>	Approve as submitted
	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

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**Attachments**

- Aerial Exhibit
  - Plat Exhibit
-



OWNER'S ACKNOWLEDGEMENT  
STATE OF TEXAS  
COUNTY OF COMAL

I (WE) \_\_\_\_\_ THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SUBDIVISION TO THE CITY OF SCHERTZ, TEXAS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

OWNER: \_\_\_\_\_  
COUNTY OF COMAL

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATION OF THE SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA, ATTESTING TO ITS ACCURACY  
KNOW ALL MEN BY THESE PRESENTS:

I, MARCO A. ANDRADE HEREBY CERTIFY THAT I AM A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. SAID SURVEY IS IN COMPLIANCE WITH THE CITY SUBDIVISION ORDINANCE, COUNTY ORDINANCE AND STATE LAW.

REGISTERED PUBLIC SURVEYOR  
REGISTERED PUBLIC SURVEYOR NO. 6940

ENGINEER'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS:

I, ROBERT GARZA, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I CERTIFY THAT THIS PAGE/ THESE PAGES WERE PREPARED BY OR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PROFESSIONAL ENGINEERING PRACTICE, AND THAT THE WORK SHOWN HAS BEEN PREPARED, REVIEWED AND CERTIFIED IN THE EXERCISE OF REASONABLE CARE AND PRUDENCE IN THE PRACTICE OF ENGINEERING. IT IS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON REASONABLE INQUIRY, THAT THE WORK SHOWN REPRESENTS COMPLIANCE WITH THE REGULATIONS AND ORDINANCES OF THE CITY OF SCHERTZ WHICH ARE IN EFFECT ON THE DATE OF THE ENGINEERING SEAL.

REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 147251

CERTIFICATION BY CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

CITY ENGINEER

CITY OF SCHERTZ:

THIS PLAT OF SCHERTZ STORAGE CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

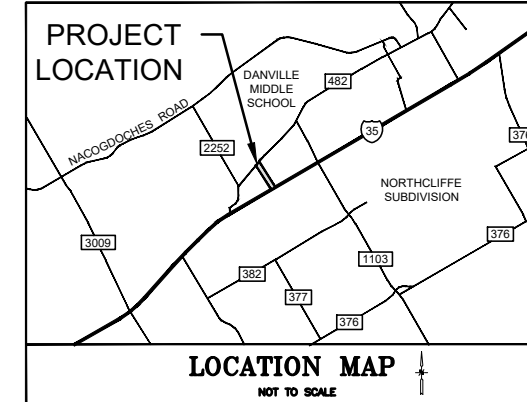
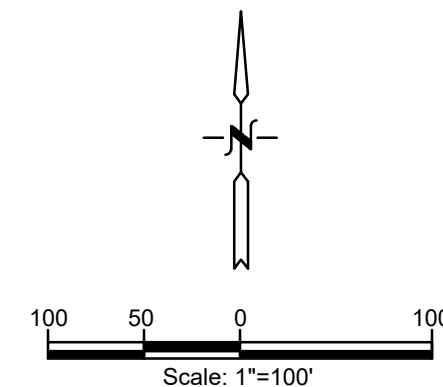
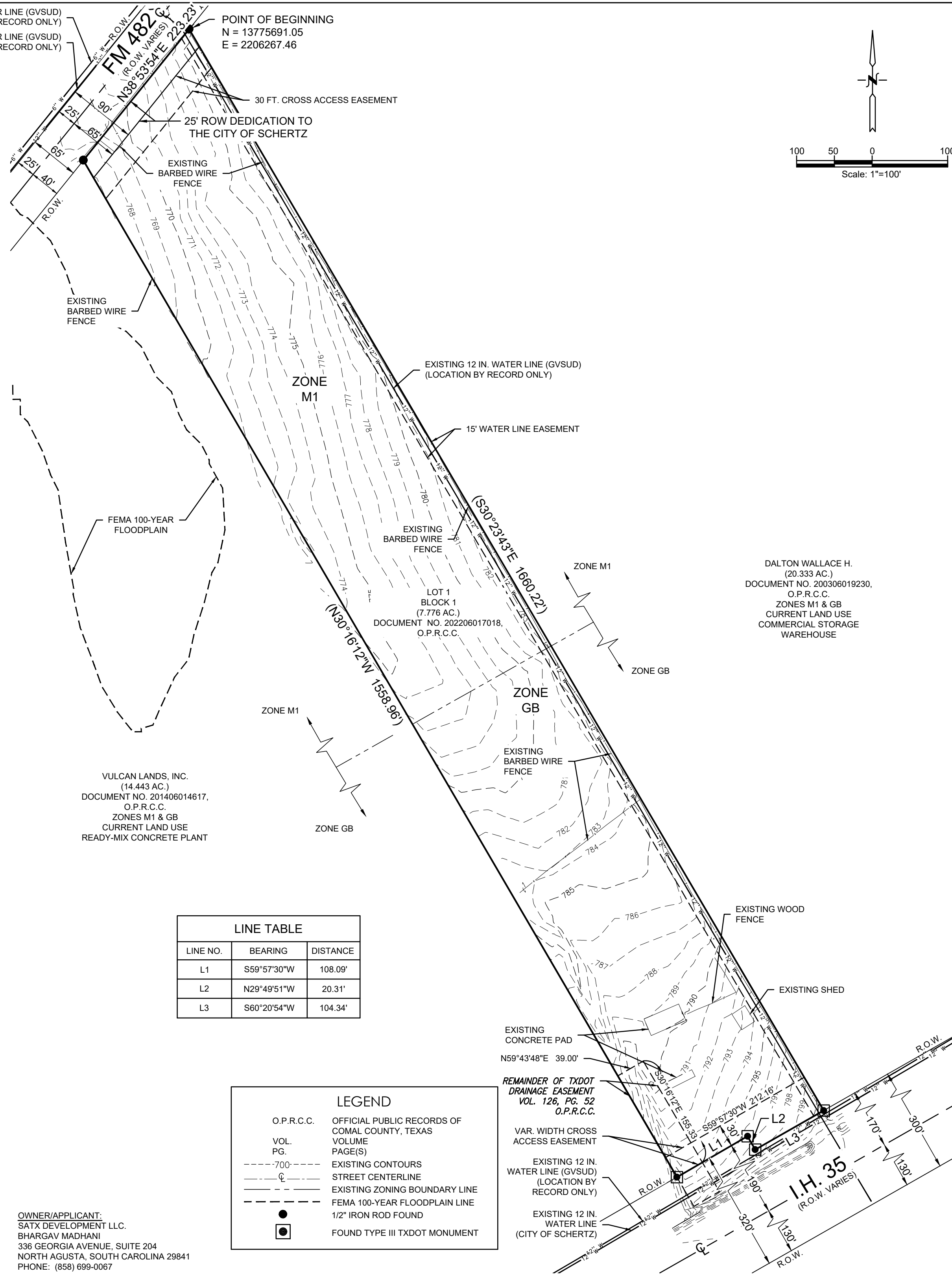
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

By: \_\_\_\_\_  
CITY AUTHORIZED AGENT

EXISTING 6 IN. WATER LINE (GVSUD)  
(LOCATION BY RECORD ONLY)

EXISTING 12 IN. WATER LINE (GVSUD)  
(LOCATION BY RECORD ONLY)

POINT OF BEGINNING  
N = 13775691.05  
E = 2206267.46



**GENERAL NOTES:**

- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT UNLESS APPROVED BY THE CITY.
- NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. DRAINAGE EASEMENTS ARE TO REMAIN IN THEIR EXISTING IMPERVIOUS CONDITION WITH OCCASIONAL MAINTENANCE PROVIDED BY THE LOT OWNERS AS REQUIRED.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE AND TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATIONS.
- EXISTING ZONING IS GB AND M1.
- TOTAL NUMBER OF BUILDABLE LOTS: 1.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 0485F, DATED SEPTEMBER 2, 2009, IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- OWNER IS REQUESTING A WAIVER FROM THE REQUIREMENT TO EXTEND EXISTING PUBLIC SEWER FACILITIES TO THE PROPERTY (UDC 21.15.3, JULY 17, 2023 VERSION) AND APPROVAL FOR INSTALLATION OF AN ON-SITE SEWAGE FACILITY (OSSF).

**CROSS ACCESS:**

LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR ADJOINING LOTS ALONG FM 482 AND INTERSTATE HIGHWAY 35 FRONTAGE ROAD.

**CPS NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG I.H. 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 212.43'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN THE STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**SURVEYOR'S NOTES:**

- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011). HORIZONTAL VALUES WERE ESTABLISHED FROM THE LEICA SMARTNET GPS NETWORK. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A COMBINED SCALE FACTOR OF 1.00017.
- ELEVATIONS AND CONTOURS REFERENCE THE NAVD 88 VERTICAL DATUM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- ALL DISTANCES SHOWN ARE IN SURVEY FEET.

PRELIMINARY SUBDIVISION PLAT OF  
LOT 1, BLOCK 1  
**SCHERTZ STORAGE CENTER**

BEING 7.776 ACRES, 338,718 SQUARE FEET TRACT OF LAND OUT OF THE C.B. ABBOTT SURVEY NO. 262, ABSTRACT NO. 8 IN COMAL COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN COMAL COUNTY CLERK FILE (O.P.R.C.C.), TEXAS; SAME BEING THE 7.943 ACRES TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 20210848576 (O.P.R.C.C.); SAME AND EXCEPT 0.1140 & 0.0494 ACRE OF LAND CONVEYED TO THE STATE OF TEXAS BY DEEDS RECORDED IN DOCUMENT NO. 201806040446 & 202006049798 (O.P.R.C.C.), RESPECTIVELY.

**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Avenue  
San Antonio, Texas 78216  
P: (210) 494-7223, F: (210) 490-5120  
TBPE No. F-1712/TBPLS No. 10020900  
JOB No.: S-5793 DATE: DECEMBER 2023

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S59°57'30"W	108.09'
L2	N29°49'51"W	20.31'
L3	S60°20'54"W	104.34'

LEGEND	
O.P.R.C.C.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE(S)
---	EXISTING CONTOURS
---	STREET CENTERLINE
---	EXISTING ZONING BOUNDARY LINE
---	FEMA 100-YEAR FLOODPLAIN LINE
●	1/2" IRON ROD FOUND
⊙	FOUND TYPE III TXDOT MONUMENT

Date: Dec 15, 2023, 1:33pm User: RGarza File: S:\S-5793\19433 S IH NB Storage & Bus Ctr - Valaton\Subdivision Plat Submittal\Plot DWG\S-5793 PLAT.dwg

ENGINEER:  
ROBERT GARZA, P.E.  
BAIN MEDINA BAIN, INC.  
7073 SAN PEDRO AVENUE  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 494-7223

SURVEYOR:  
MARCO A. ANDRADE, R.P.L.S.  
BAIN MEDINA BAIN, INC.  
7073 SAN PEDRO AVENUE  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 494-7223

OWNER/APPLICANT:  
SATX DEVELOPMENT LLC.  
BHARGAV MADHANI  
336 GEORGIA AVENUE, SUITE 204  
NORTH AGUSTA, SOUTH CAROLINA 29841  
PHONE: (858) 699-0067

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**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:**

- The following new site plan application was submitted to the Planning and Community Development Department between May 10, 2024 and May 31, 2024.
  - Schertz Station Commercial Lots 5-8 site plans:
    - Lot 5, an approx .12,000sf multi-tenant (retail and fast food) building.
    - Lot 6, an approx .12,000sf multi-tenant (retail and fast food) building
    - Lot 7, two separate buildings totaling approx. 16,400sf for retail, restaurant, and fast food uses
    - Lot 8, an approx 8,000sf multi-tenant (retail and fast food) building.

**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.
  - Approved at the 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.
  - Approved at the 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 10, 2024 and May 31, 2024.
    - I-35 Subdivision Preliminary Plat
      - An approx. 114 acre subdivision establishing 5 lots, on IH 35 N at the border of the City of Schertz city limits and New Braunfels city limits. Approved on May 23, 2024.
    - Schertz Station Commercial Lots 5-8 site plans
      - Lot 5, an approx 12,000sf multi-tenant (retail and fast food) building, approved May 26, 2024.
      - Lot 6, an approx 12,000sf multi-tenant (retail and fast food) building, approved May 26, 2024.
      - Lot 7, two separate buildings totaling approx. 16,400sf for retail, restaurant, and fast food uses, approved May 26, 2024.
      - Lot 8, an approx 8,000sf multi-tenant (retail and fast food) building, approved May 26, 2024.
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