



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**July 3, 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, JULY 3, 2024 at 6:00 p.m.**

**The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, July 3, 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 June 5, 2024 Regular 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. **PLZC20240141** - Hold a public hearing and make a recommendation on a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, City of Schertz, Guadalupe County, Texas.
- B. **PLZC20240133** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.3 acres of land from Manufacturing – Light District (M-1) to Single-Family Residential District (R-6), known as Comal County Property Identification Number 75307, a portion of the property also known as 7444 FM 482, City of Schertz, Comal County, Texas
- C. **PLSPU20240112** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a monopole telecommunication facility on approximately 1 acre of land, known as Guadalupe County Property Identification Number 47083, more specifically known as 120 Windy Meadows Drive, City of Schertz, Guadalupe County, Texas.

**6. REQUESTS AND ANNOUNCEMENTS:**

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

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

- A. Current Projects and City Council Status Update

**8. ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**  
 I, Daisy Marquez, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 27th day of June, 2024 at 11:30 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

*Daisy Marquez*  
 Daisy Marquez, 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: 07/03/2024**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: Minutes for the June 5, 2024 Regular Meeting.

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**Attachments**

Draft Minuets for the June 5, 2024 Regular P&Z Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

June 5, 2024

The Schertz Planning and Zoning Commission convened on June 5, 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; Danielle Craig, Commissioner; Clayton Wallace, Commissioner; Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Absent: Tamara Brown, Commissioner; John Carbon, Commissioner

Staff present: Emily Delgado, Planning Manager; Tiffany Danhof, Administrative Assistant; Daisy Marquez, Planner; Madeleine Cole, Planner; Samuel Haas, Senior 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.*

*Mary Sanborn- 4462 Brush Creek Rd.  
Charles Lovett- 2305 FM 1518*

### 4. CONSENT AGENDA:

A. Minutes for the May 8, 2024, Regular Meeting.

B. Minutes for the May 15, 2024, Special Meeting.

Motioned by Commissioner Patrick McMaster to approve the consent agendas ,  
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. 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.

Mrs. Marquez provided a presentation.  
Mr. Outlaw opened the public hearing at 6:20 P.M.  
No one spoke.  
Mr. Outlaw closed the public hearing at 6:21 P.M.

Motioned by Commissioner Roderick Hector to recommend approval to the City Council, seconded by Commissioner Judy Goldick

**Vote: 7 - 0 Passed**

- 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.

Mrs. Marquez provided a presentation.  
Mr. Outlaw opened the public hearing at 6:31 P.M.  
No one spoke.  
Mr. Outlaw closed the public hearing at 6:31 P.M.

Motioned by Commissioner Danielle Craig to recommend approval to the City Council, seconded by Commissioner Patrick McMaster

**Vote: 7 - 0 Passed**

- 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.

Mr. Haas and the applicant provided a presentation.  
Mr. Outlaw opened the public hearing at 6:42 P.M.  
Charles Lovett- 2305 E FM 1518  
Mr. Outlaw closed the public hearing at 6:45 P.M.

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

**Vote: 6 - 1 Passed**

NAY: Commissioner Danielle Craig

**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.

Motioned by Commissioner Patrick McMaster to approve, seconded by Commissioner Clayton Wallace

**Vote:** 7 - 0 Passed

- 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.

Motioned by Commissioner Patrick McMaster to approve, seconded by Commissioner Judy Goldick

**Vote:** 7 - 0 Passed

**7. REQUESTS AND ANNOUNCEMENTS:**

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda  
There were no requests by Commissioners.

- B.** Announcements by Commissioners
- City and community events attended and to be attended
  - Continuing education events attended and to be attended
- There were no announcements by City staff.

- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were announcements by City staff.

**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**

Chairman Mr. Outlaw adjourned the regular meeting at 7:19 P.M.



**PLANNING AND ZONING COMMISSION MEETING: 07/03/2024**  
**Agenda Item 5 A**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Samuel Haas, Senior Planner  
**SUBJECT:** **PLZC20240141** - Hold a public hearing and make a recommendation on a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, City of Schertz, Guadalupe County, Texas.

**BACKGROUND**

The applicant is proposing to rezone approximately thirty-eight (38) acres of land from General Business District (GB) and Single-Family Residential/Agricultural District (R-A) to Apartment/Multi-Family Residential District (R-4) in order to develop a multi-family development with a maximum density of twenty-four (24) units per acre.

The applicant previously requested a zone change on the same property (this time the applicant has added approximately 18 acres from the previous 20 acres) for the same district. On September 13, 2023, the Planning and Zoning Commission recommended approval with a 7-0 vote, but the request was denied at the October, 10, 2023, City Council hearing with a 5-2 vote due to the super majority requirement.

Unified Development Code (UDC) Section 21.5.4.C.5 states: A request for a zoning change or zoning map amendment for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request.

On June 21, 2024, twenty-one (21) 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 three (3) responses in opposition have been received.

A public hearing notice will be published in the "San Antonio Express" before the City Council Meeting. Additionally, two (2) signs were placed on the subject property.

**Subject Property:**

	Zoning	Land Use
<b>Existing</b>	General Business District (GB) and Single-Family Residential / Agricultural District (R-A)	Residential / Undeveloped
<b>Proposed</b>	Apartment/Multi-Family Residential District (R-4)	Apartment/Multi-Family

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	General Business District (GB) Single-Family Residential / Agricultural District (R-A) Right of Way Public Use District (PUB)	Residential, Undeveloped, IH35 Access Road, City of Schertz Water Tower
<b>South</b>	Right of Way	Old Weiderstein Road

<b>East</b>	General Business District (GB) Single-Family Residential / Agricultural District (R-A)	Undeveloped, Residential, Agricultural
<b>West</b>	General Business District (GB) Manufacturing - Light District (M-1)	Commercial, Undeveloped

**GOAL**

The applicant is requesting to rezone the approximately 38 acres of land from General Business District (GB) and Single-Family Residential/Agricultural District (R-A) to Apartment/Multi-Family Residential District (R-4), in order to develop a multi-family residential development.

**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 Comprehensive Plan designates this area as Mixed-Use Center, which is intended to integrate denser residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors. The proposed Apartment/Multi-Family District (R-4) would conform to this land use designation in the Comprehensive Plan as this would be the denser residential specifically called out in the Comprehensive Plan. Furthermore, this property abuts major transportation corridors.

**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;**

In order to ensure the safe, orderly and efficient development and expansion of the City, Apartment/Multi-Family Residential Districts (R-4) should not be located in areas where they would increase traffic through single-family neighborhoods and should be located adjacent to arterial streets with sufficient capacity to carry the increased traffic generated. While there are residences in the vicinity, the property is not adjacent to any large single-family neighborhoods. Also, the proposed zone change is adjacent to IH35 to the north, a principal arterial, and Old Weiderstein Road to the south, a secondary arterial.

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

The area is defined by undeveloped land, rural-like residences, commercial businesses, and a large mixed-use development that includes a multi-family component currently under construction to the west. The uses permitted within the proposed zone change would align with what is happening in the wider area. Additionally, Article 9 of the Unified Development Code is in place to ensure any negative impacts on the other residences in the area are mitigated.

**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 Master Thoroughfare Plan shows two future roadways running through portions of this property. An east-west connector classified as a residential collector and a future north-south connector classified as a secondary arterial. This demonstrates that the city is anticipating additional housing/activity in this area, and a need for new roadways.

Water utilities are available to the property from a couple of options, a 12-inch water line along the IH35 access road and a 16-inch water line that runs through portions of the property. For sewer, there is an 8-inch line and a manhole approximately 900-feet to the west in the neighboring property, and a 24-inch sewer line that runs along Dean Road approximately 200 feet to the south of the property. The applicant is required to connect to adequate

utility facilities per Unified Development Code Article 15 - Easements and Utilities, and a more detailed engineering review will occur at the time of the platting process.

A public hearing notice was mailed to SCUCISD Independent School District to notify them of the proposed zone change. Included as attachments are the most recent Demographic Report 4Q22 for SCUCISD ISD as well as the most recent 10-Year Campus Forecasting Presentation. Additionally, the large property zoned Manufacturing - Light District (M-1) directly adjacent to the west is owned by SCUCISD.

Schertz Fire, EMS, and Police Departments were notified of the zone change and have provided no objections.

**5. Whether there have been environmental and/or economical changes which warrant the requested change.**  
There have been no environmental or economic changes that warrant the requested zone change.

**6. Whether there is an error in the original zoning of the property for which a change is requested**  
There was no error in the original zoning of the subject 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 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.

The zone change request conforms to the Comprehensive Plan, meets the intent of the Unified Development Code, and adheres to the Criteria for Approval. Therefore, Staff is recommending approval of PLZC20240141.

**RECOMMENDATION**

Approval of PLZC20240141.

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**Attachments**

Aerial Exhibit  
Zoning Exhibit  
Public Hearing Notice Map  
Public Hearing Responses  
SCUCISD 10 yr Forecasting  
SCUCISD Demographic Update

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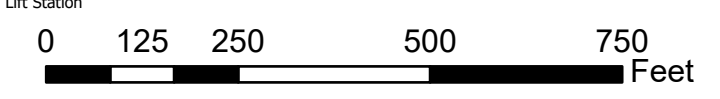


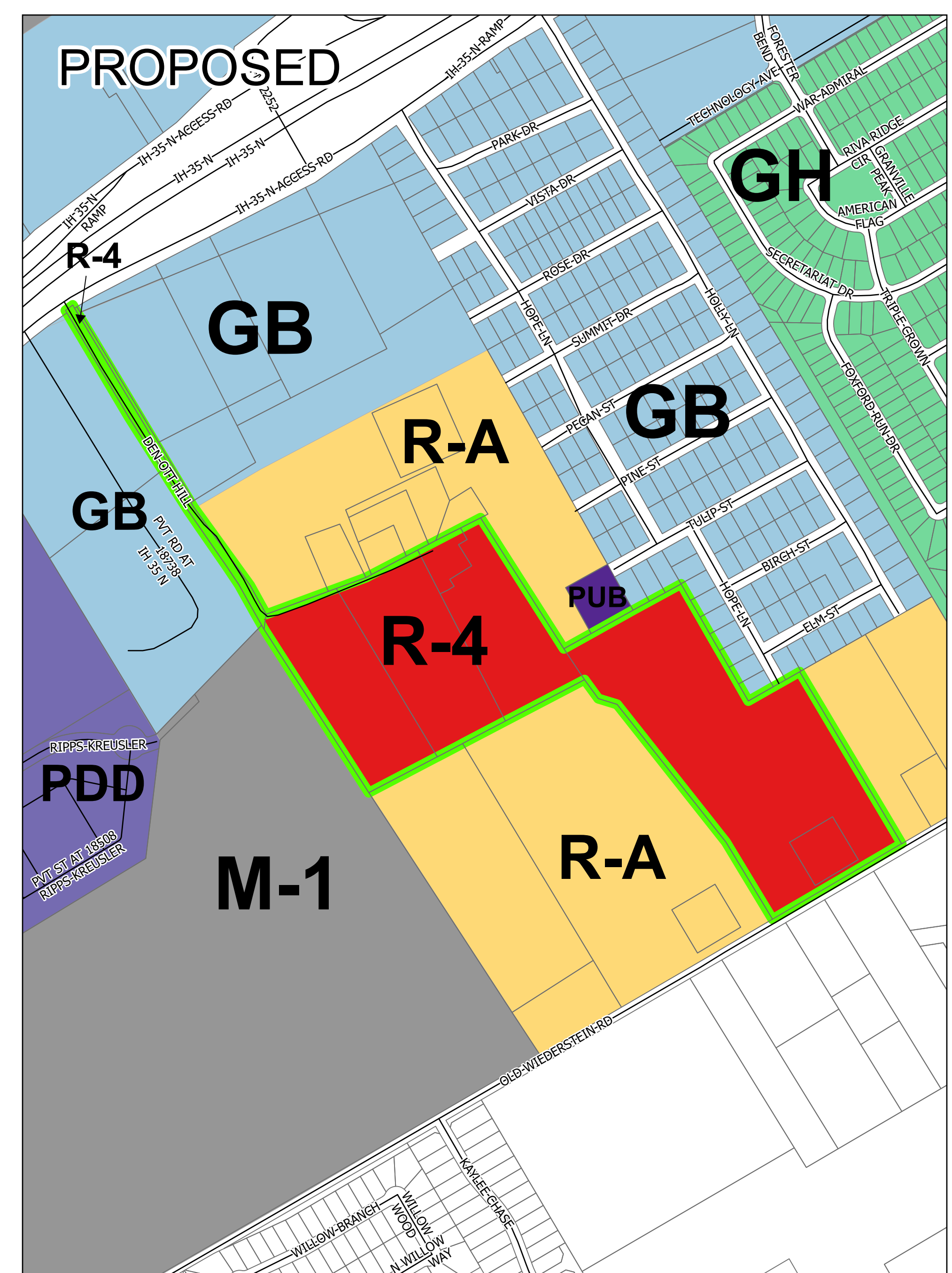
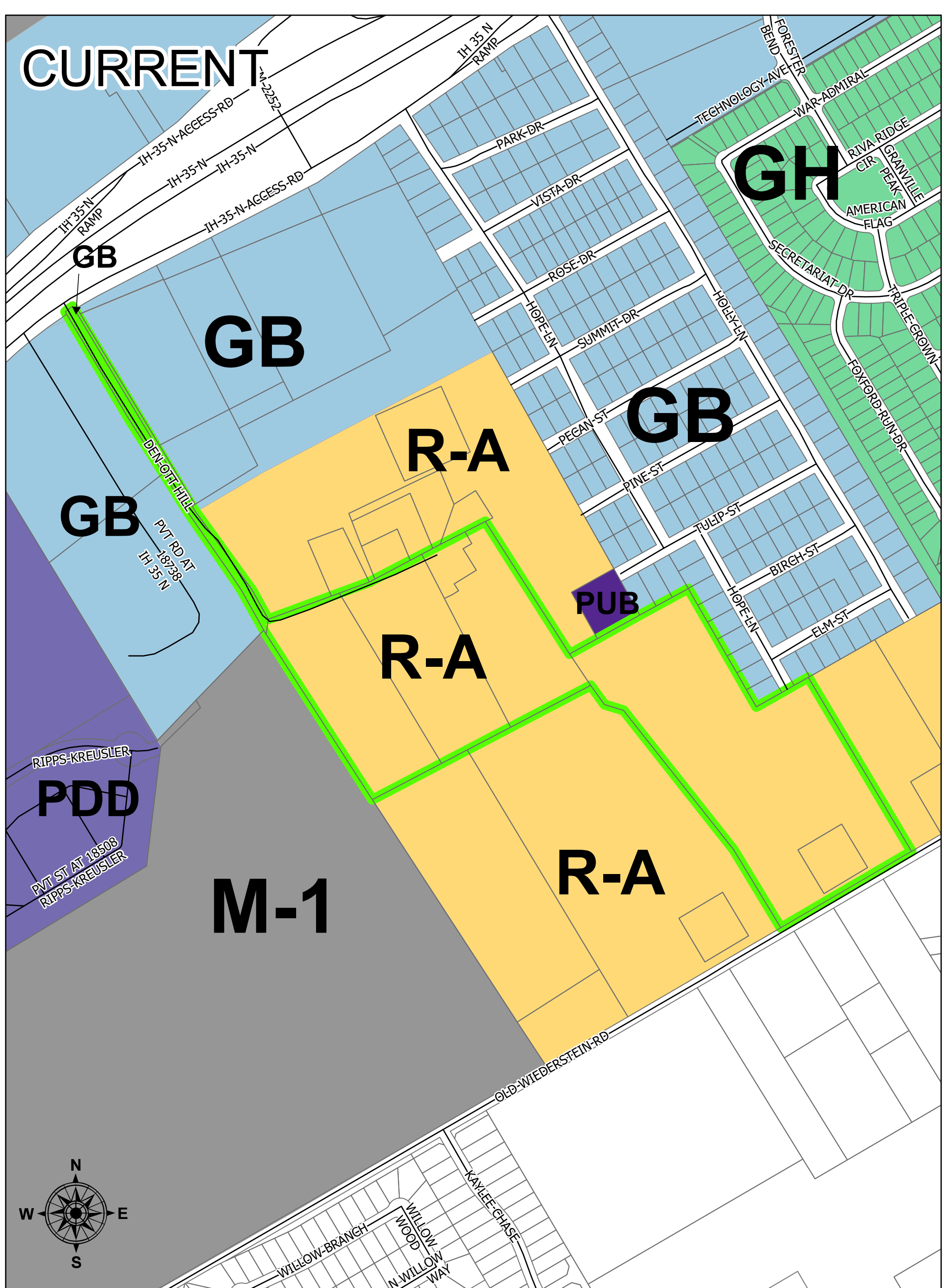
Map: Microsoft, Esri, Community Maps Contributors, City of Cibolo, Texas, City of New Braunfels, BCAD, Comal County, Texas State & Wildlife, OpenStreetMap, Microsoft, COMAPP, Esri, TomTom, Garmin, Foursquare, Swiggy, GeoTechnicals, Inc, METI, NASA, USGS, EPA, USDA, US Census Bureau, USDA, USRA

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

DEN-OTT  
(PLZC20240141)

<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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**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

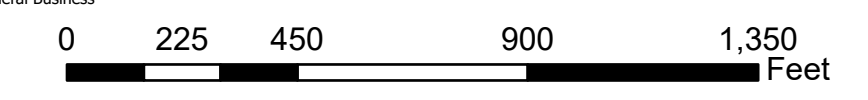
Last update: June 21, 2024  
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

\*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.\*

**PROPOSED ZONING CHANGE**

**GUADALUPE COUNTY**  
**PARCEL ID:**  
**68315, 68316, 68296,**  
**68295, 68294, 68302, 68303**

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)





## NOTICE OF PUBLIC HEARING

June 21, 2024

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, July 3<sup>rd</sup>, 2024 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

**PLZC20240141** - Hold a public hearing and make a recommendation on a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Samuel Haas, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,



Samuel Haas  
Senior Planner

### Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). The written protest must be received by City no later than noon (central time) on the Friday before each reading by the City Council. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am:  in favor of  **opposed to**  neutral to  the request for PLZC20240141

COMMENTS: 68319 OPT PROPERTY (1/4 OWNER) ETAL

NAME: GLORIA OPT DENSBERRY SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 2279 DEN-OTT HILL SCHERTZ, TX

DATE: 6/26/24

## NOTICE OF PUBLIC HEARING

June 21, 2024

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Sincerely,



Samuel Haas  
Senior Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240141

COMMENTS: 68325 OTT PROPERTY 1/4 OWNER'S ETAL

NAME: GLORIA OTT DENBERGER SIGNATURE Gloria Ott Denberger  
(PLEASE PRINT)

STREET ADDRESS: 2229 DEN-OTT HILL, SCHERTZ, TX

DATE: 6/26/24

## NOTICE OF PUBLIC HEARING

June 21, 2024

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, July 3<sup>rd</sup>, 2024 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

**PLZC20240141** - Hold a public hearing and make a recommendation on a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Samuel Haas, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,



Samuel Haas  
Senior Planner

### Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). The written protest must be received by City no later than noon (central time) on the Friday before each reading by the City Council. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of  opposed to  neutral to  the request for PLZC20240141

COMMENTS: 68326

NAME: GLORIA OTT DAVIS SIGNATURE: Glorie Ott Davis  
(PLEASE PRINT)

STREET ADDRESS: 2229 DEN OTT HILL SCHERTZ, TX

DATE: 6/26/24



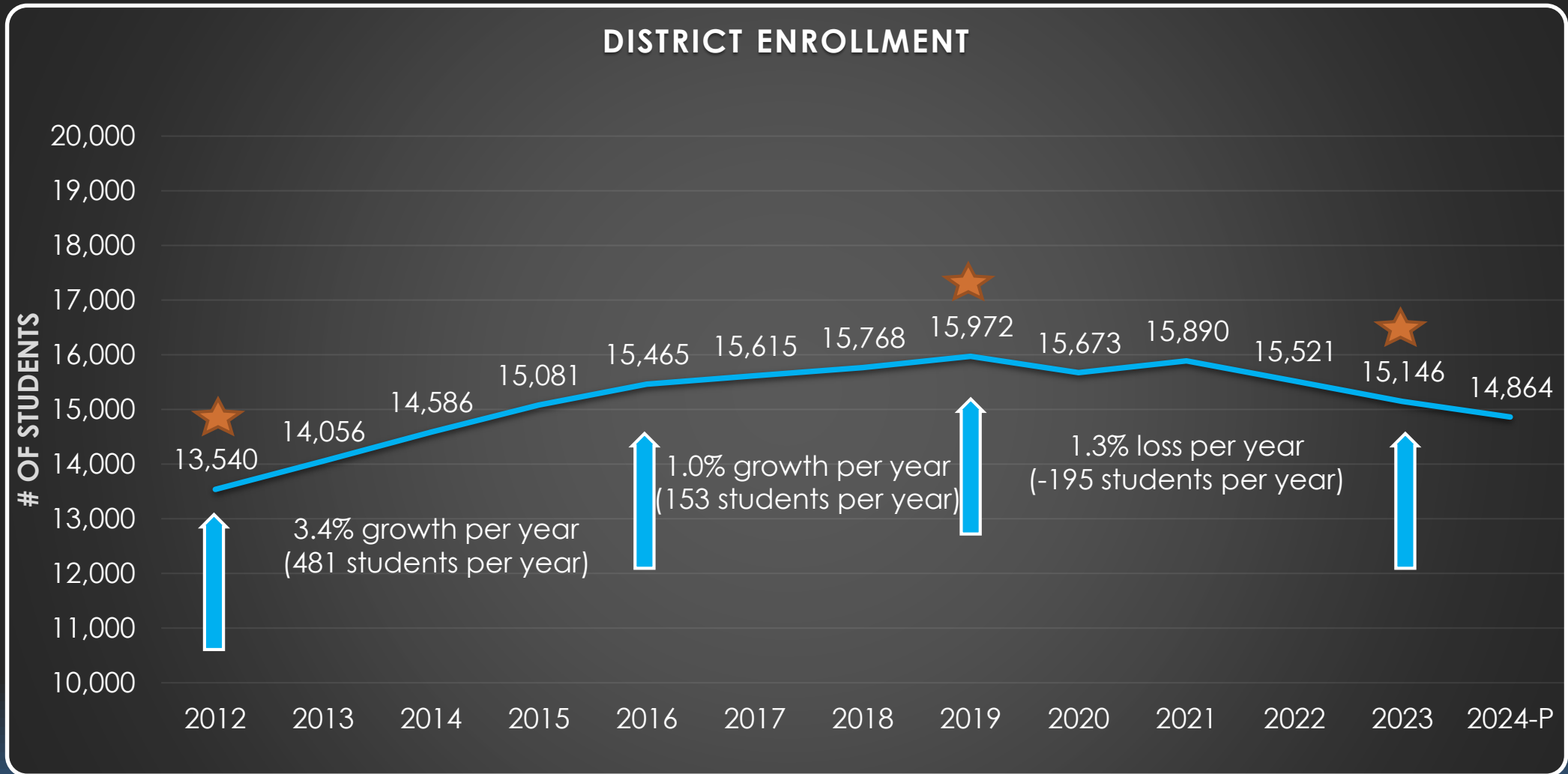
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

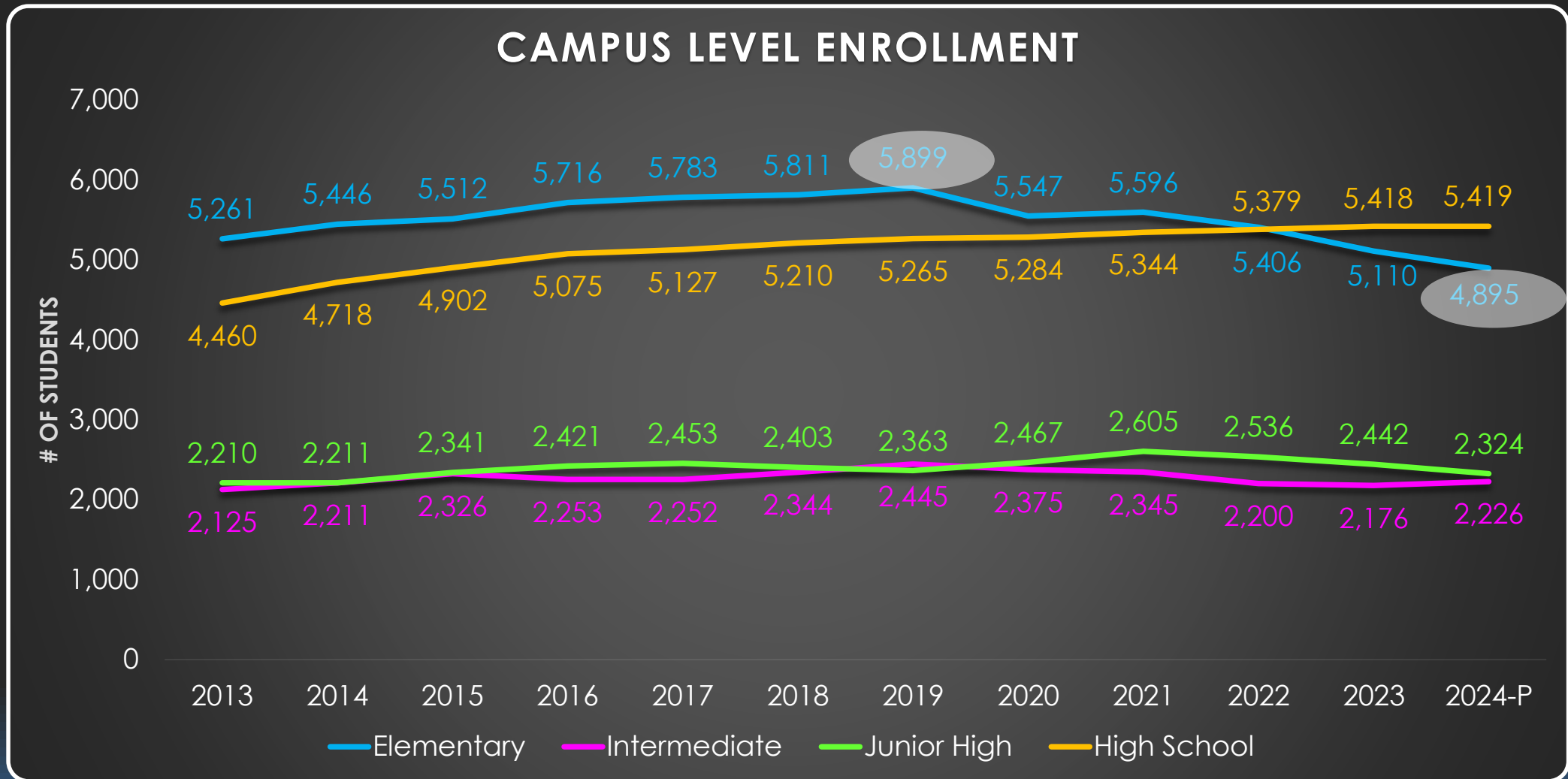
# FORECASTING CONSIDERATIONS

- 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

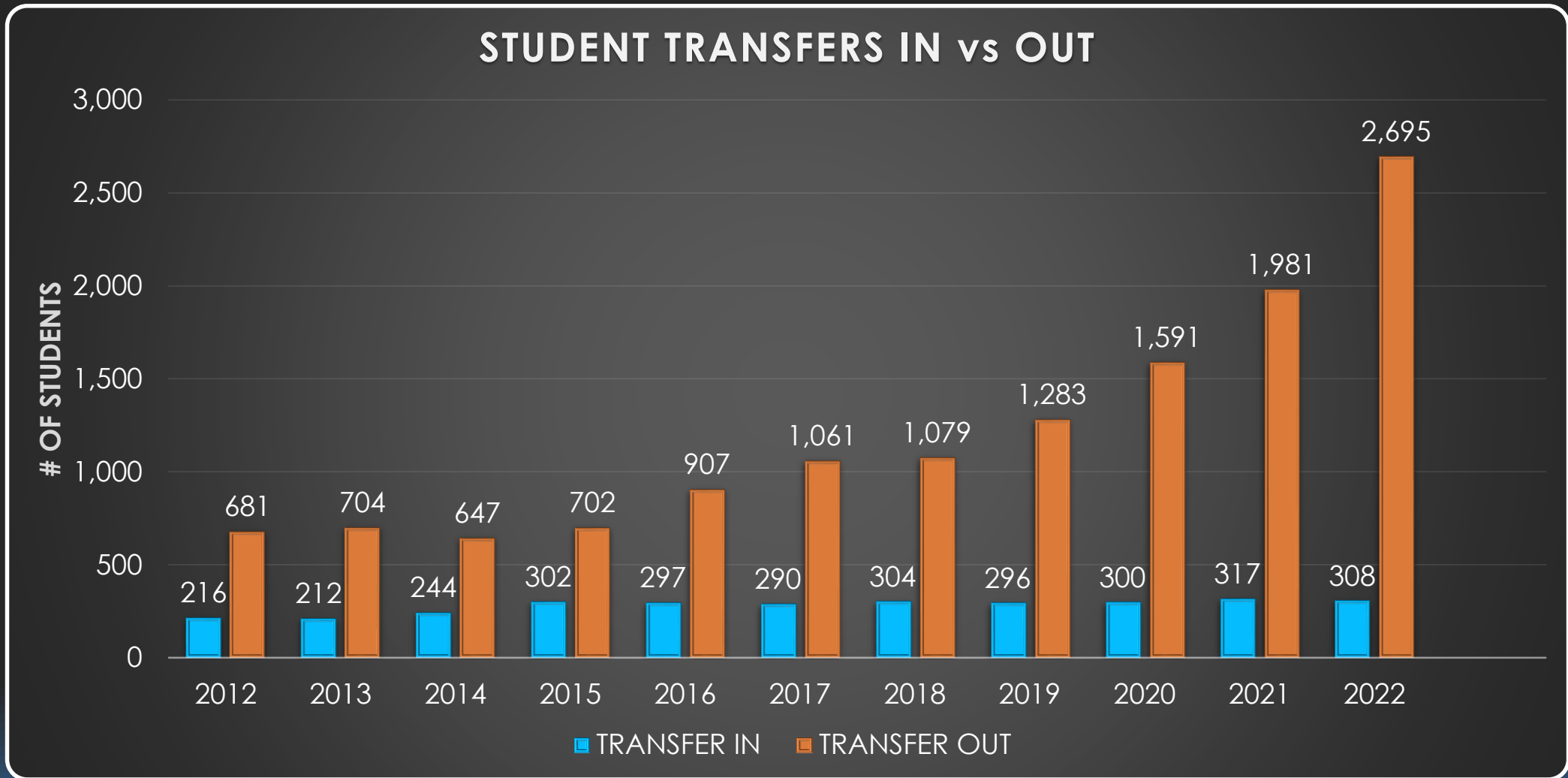
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

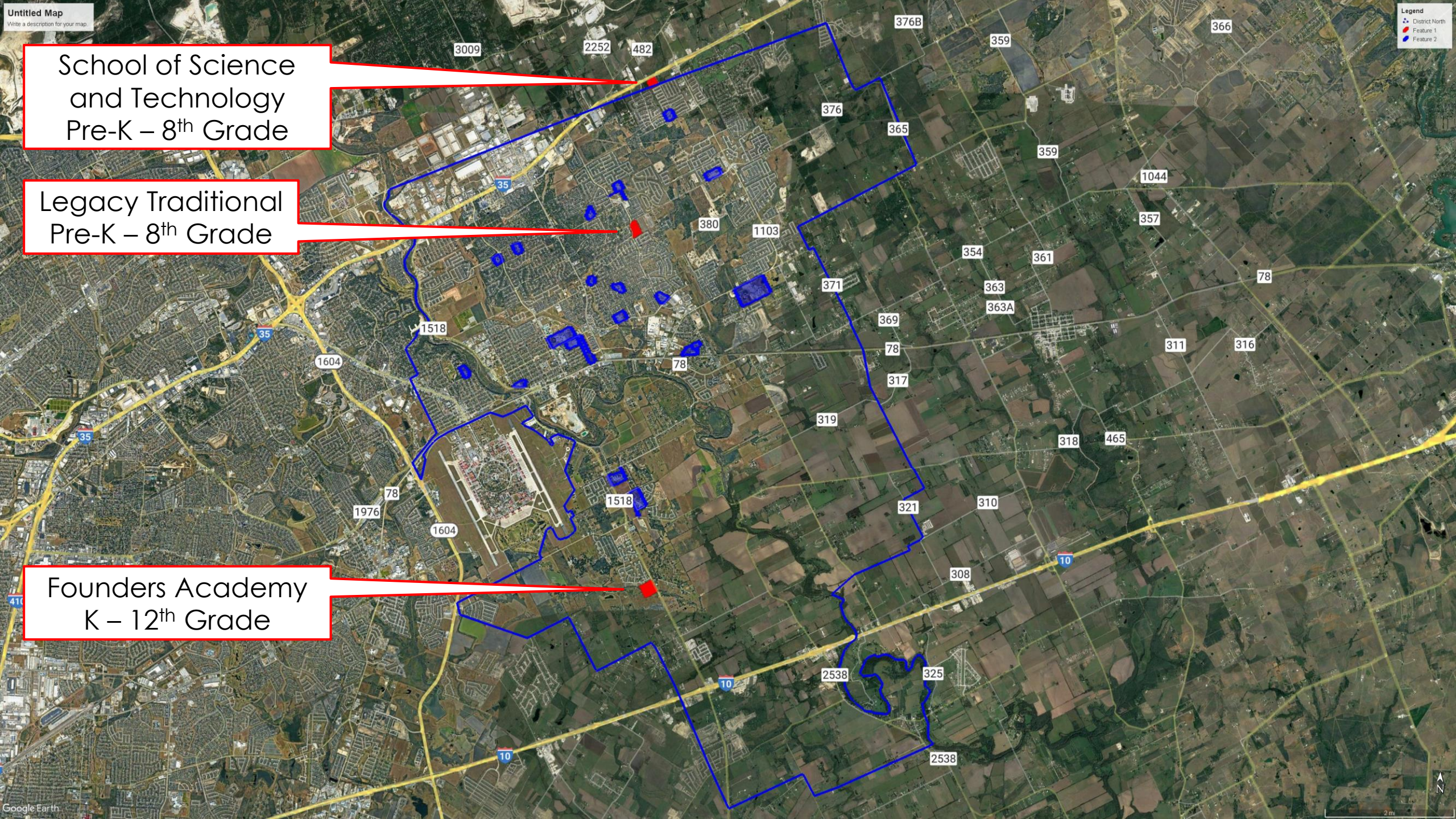
# STUDENT TRANSFERS IN VS. OUT



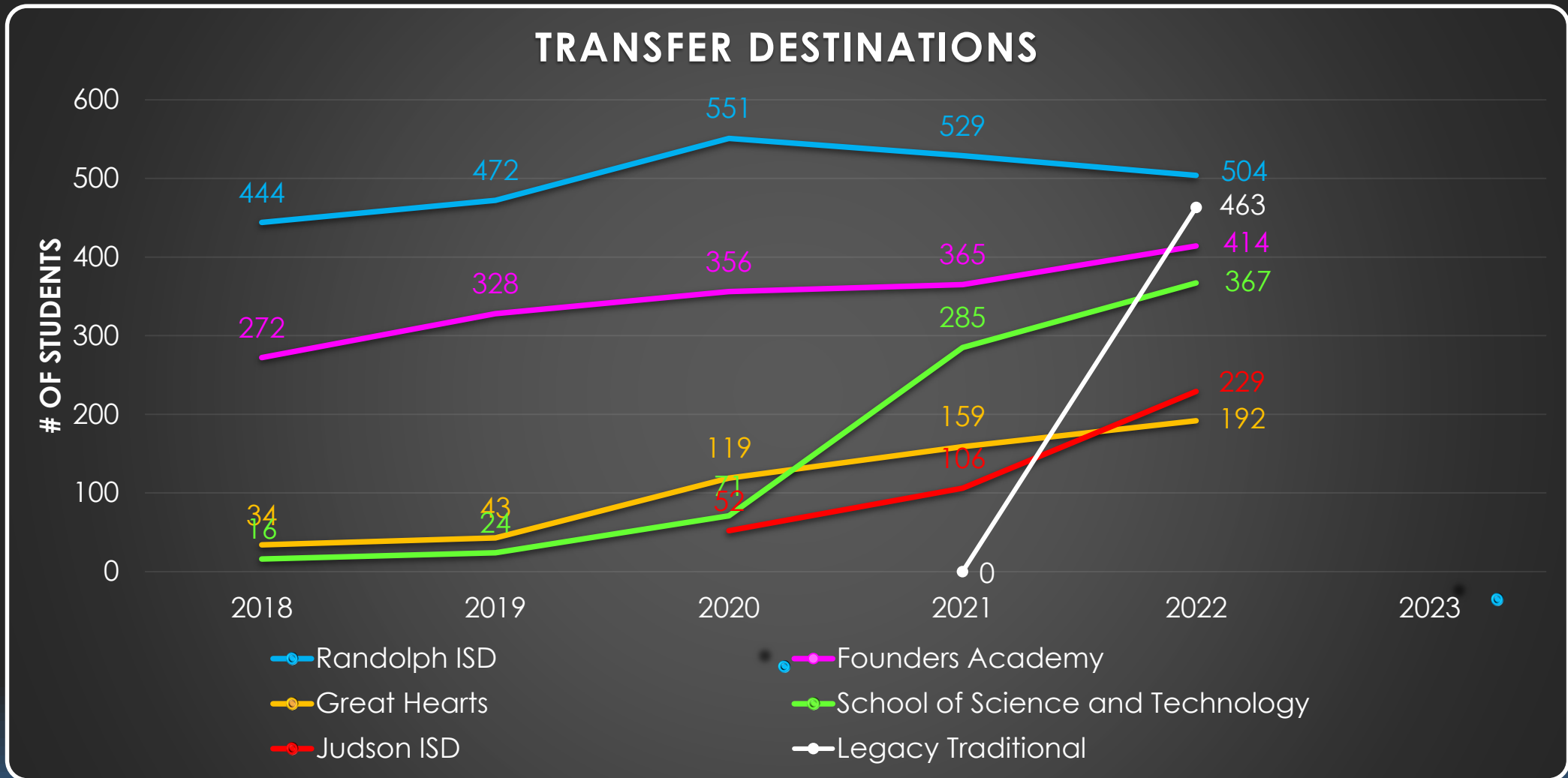
School of Science and Technology  
Pre-K – 8<sup>th</sup> Grade

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

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

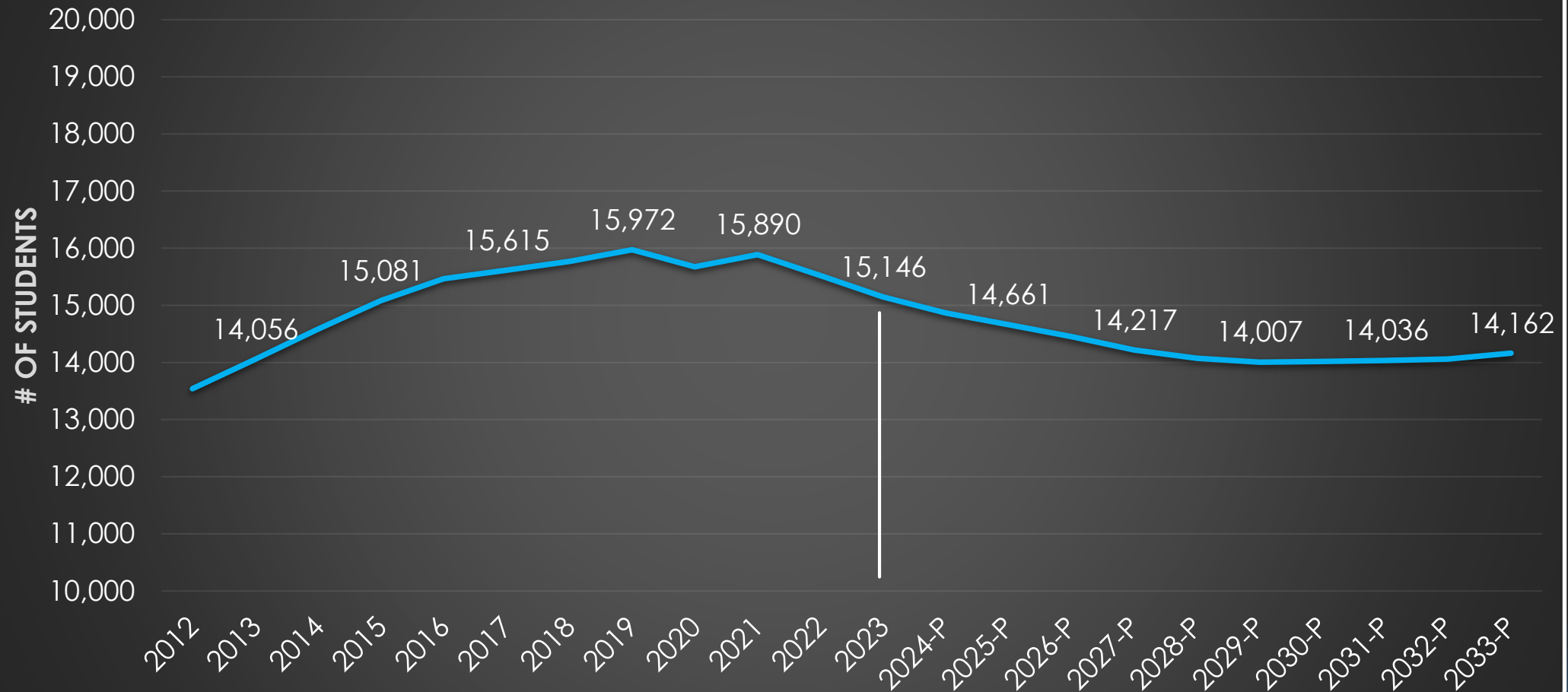


# MAIN DESTINATIONS FOR TRANSFERS OUT



# 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

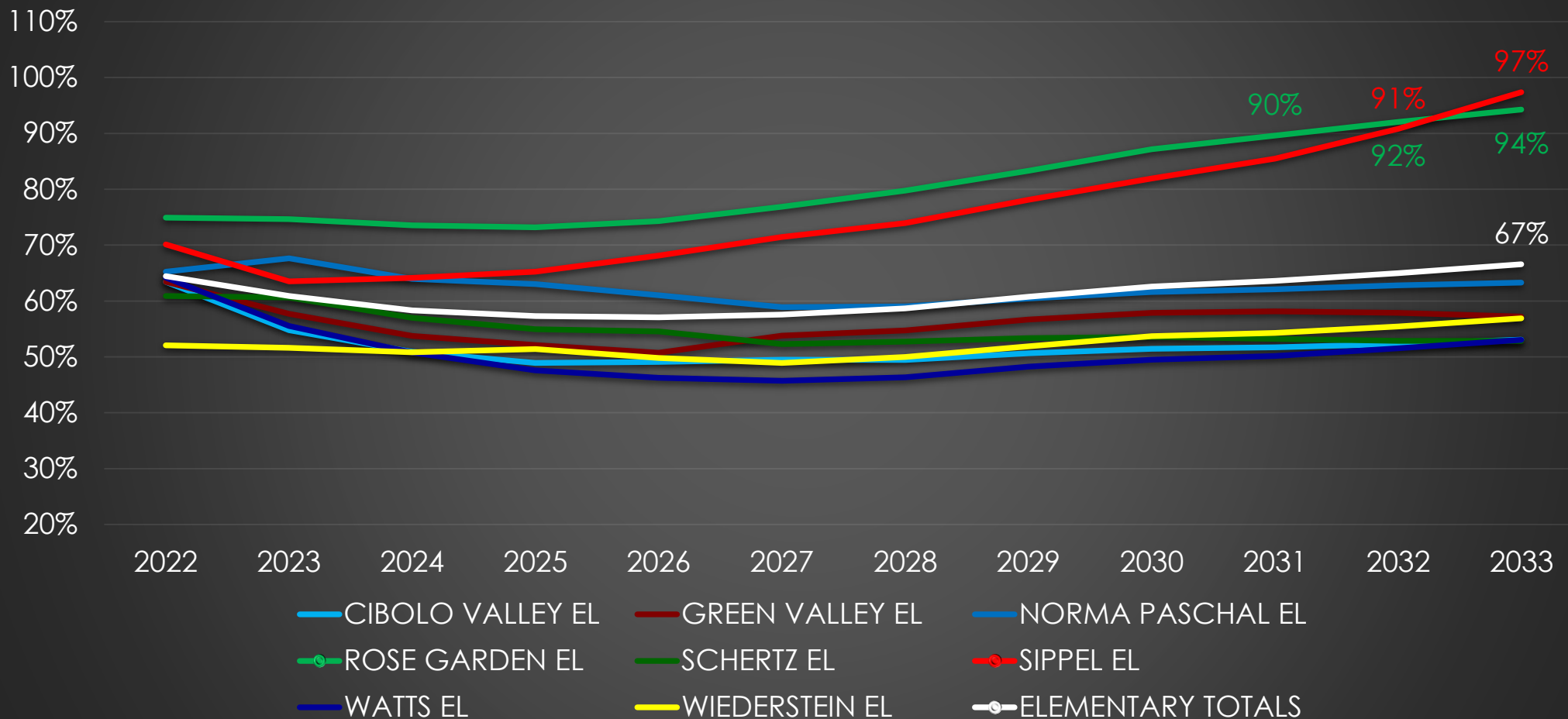
- WE BEGIN CONSIDERING THE USE OF **CAPACITY RELIEF TOOLS** WHEN A CAMPUS REACHES **90%** OF ITS MAXIMUM CAPACITY. THE DISTRICT HAS SEVERAL TOOLS AT OUR DISPOSAL
- TOOLS TO REDUCE/MAINTAIN THE ENROLLMENT OF A CAMPUS INCLUDE:
  - CAPPING ENROLLMENT OF THE CAMPUS TO NEW STUDENTS
  - MOVING SPECIAL PROGRAMS 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

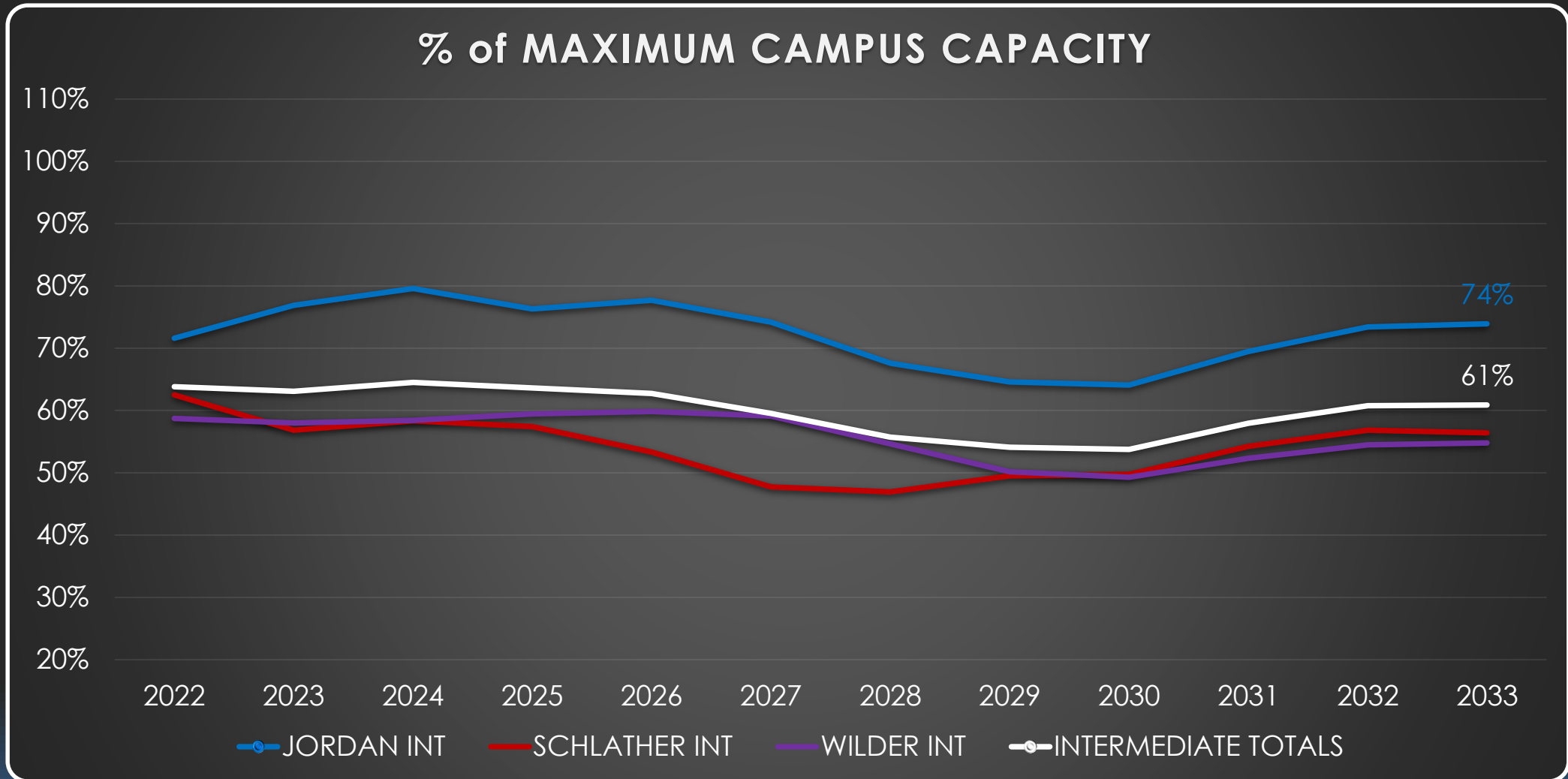
**% of MAXIMUM CAMPUS CAPACITY**



# 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

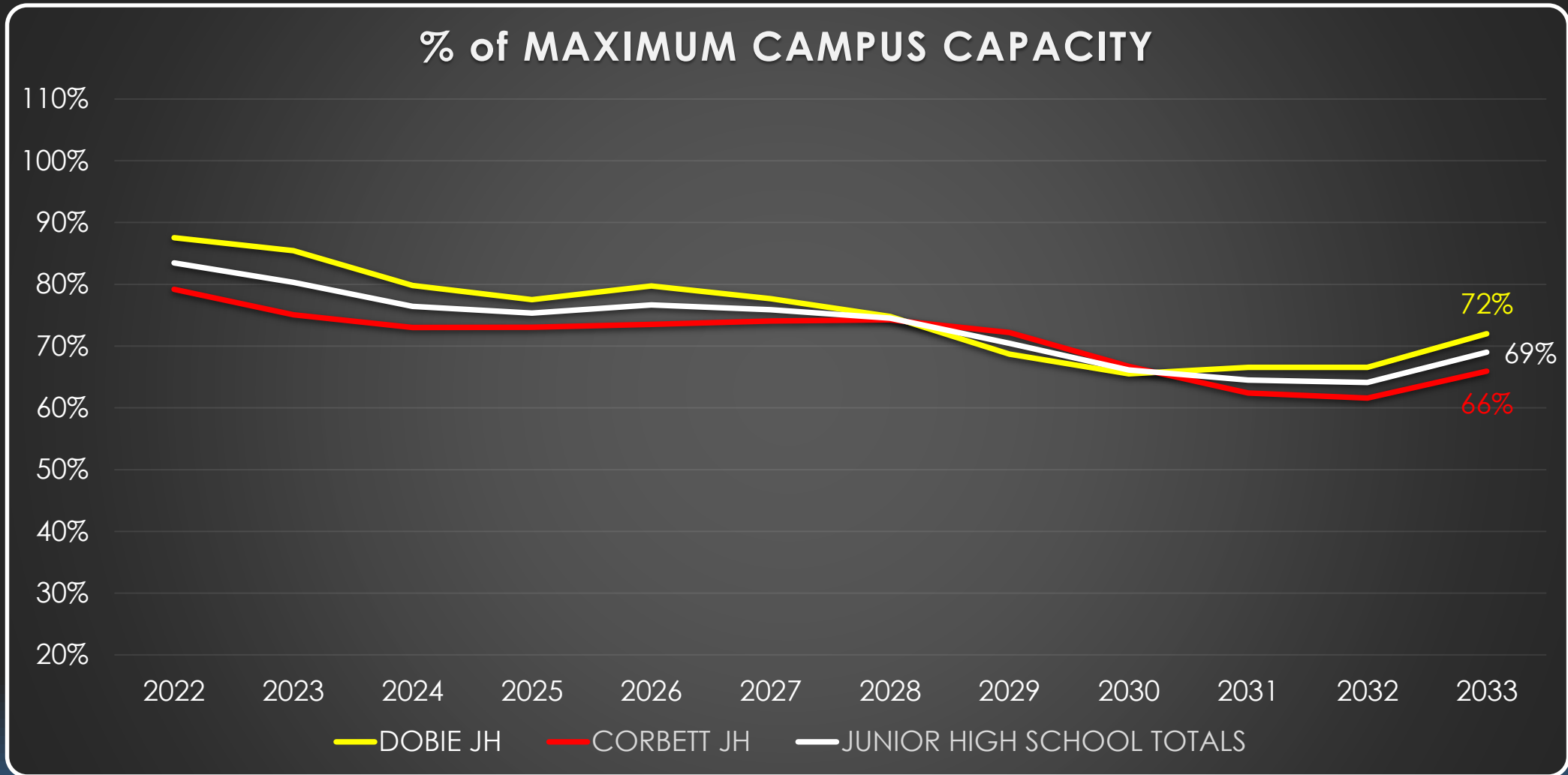
# INTERMEDIATE CAPACITIES



# 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

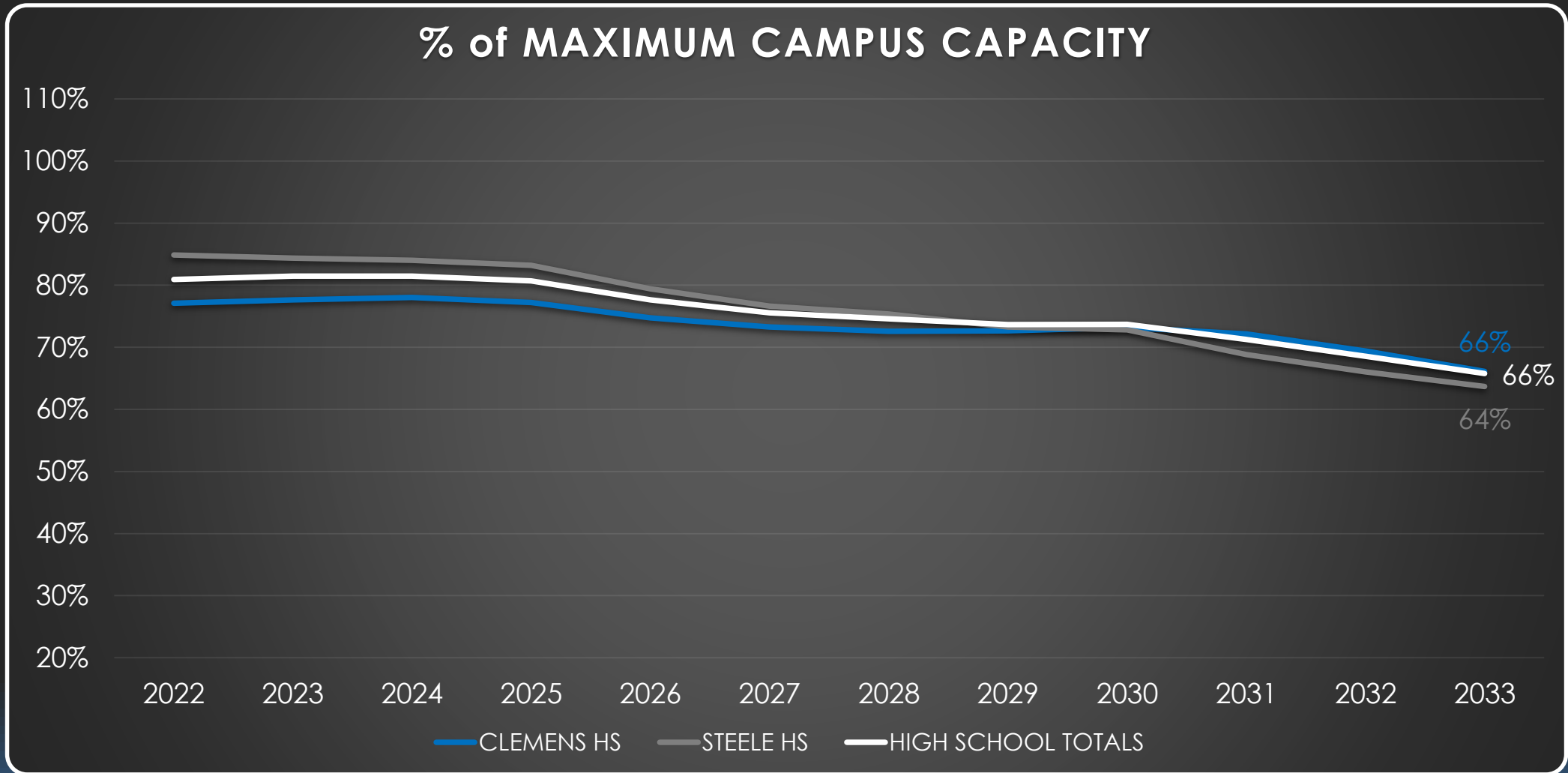
# JUNIOR HIGH CAPACITIES



# 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

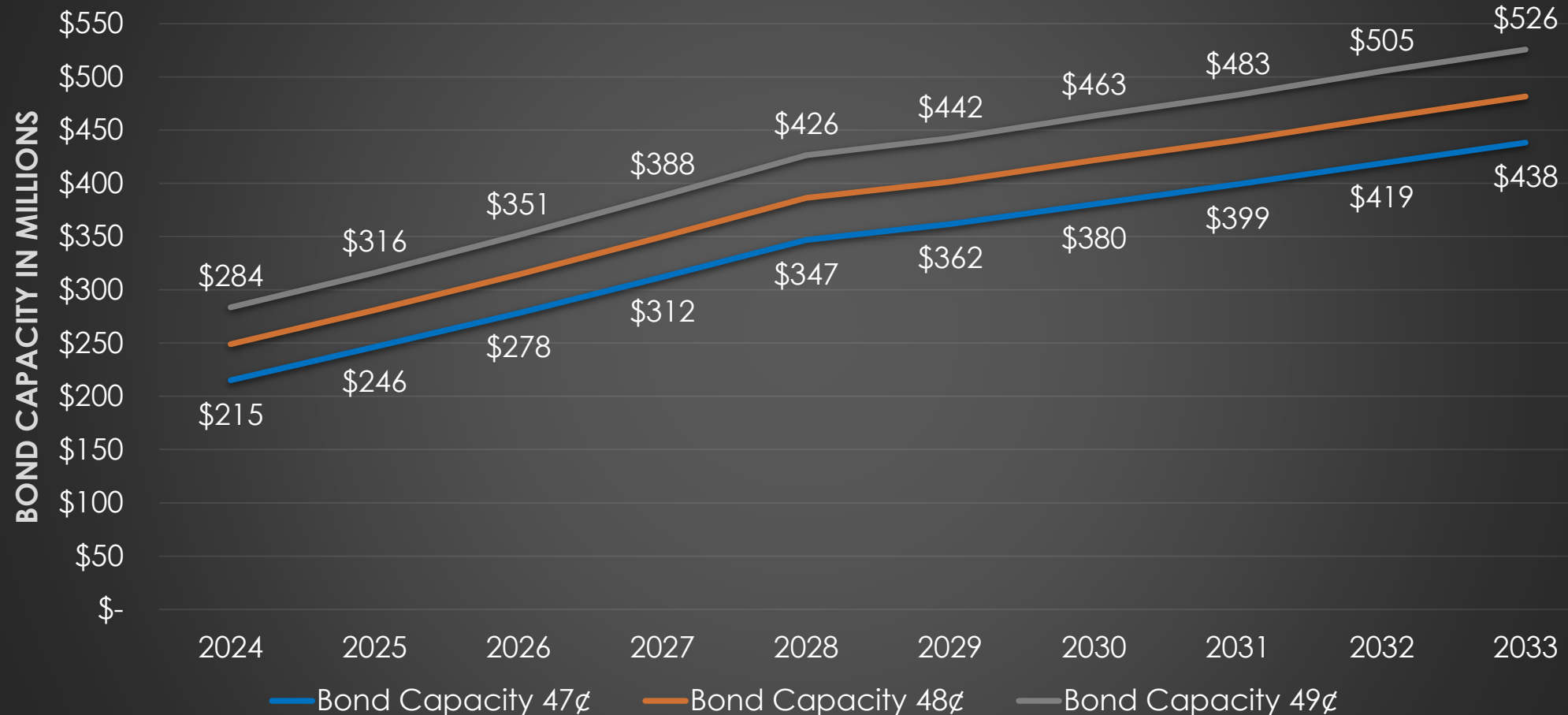
- ENROLLMENT
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- CAMPUS CAPACITY
- BONDING CAPACITY

# 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



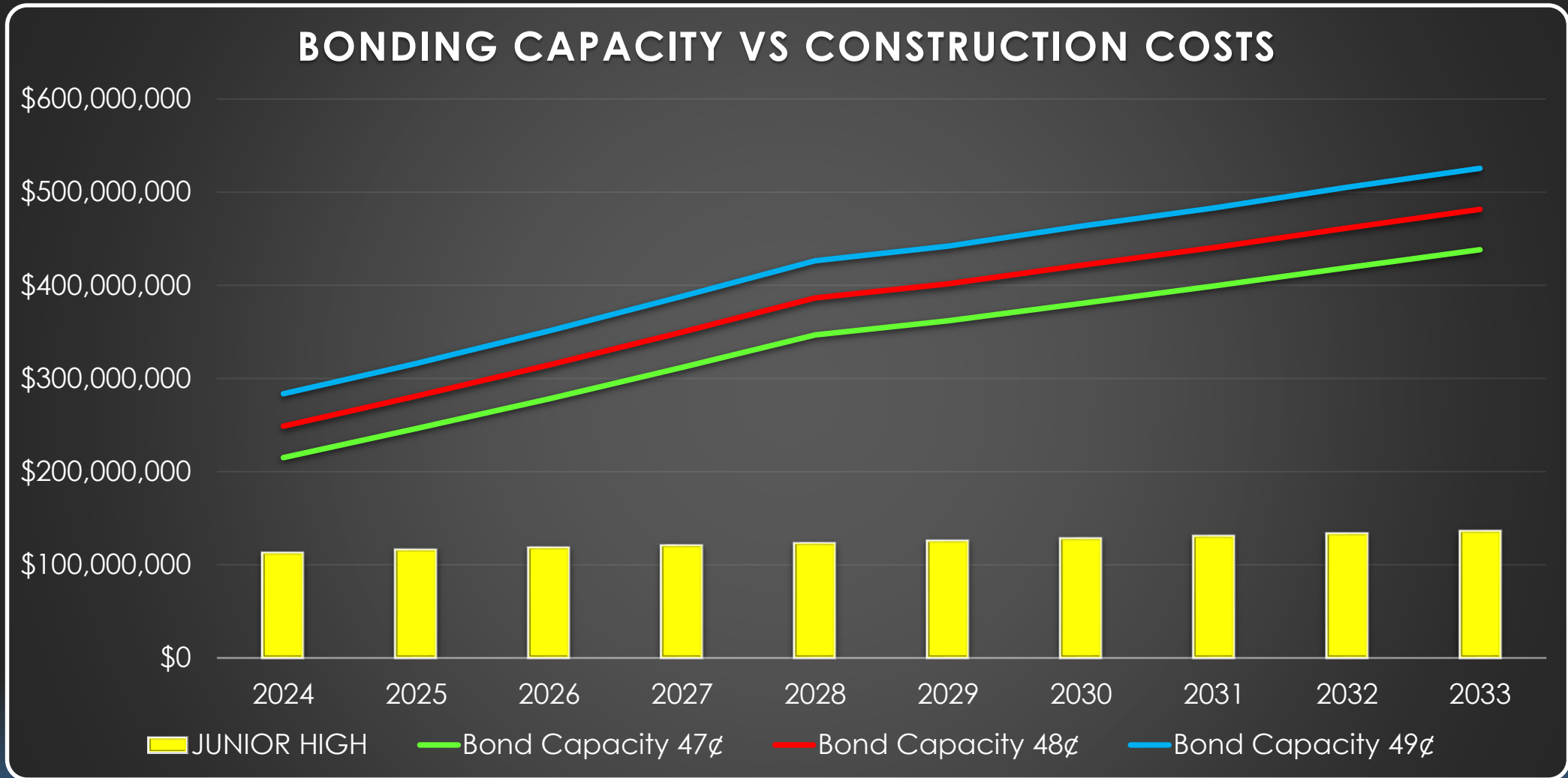
# PROJECTING FACILITY COSTS - SCUC

- 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

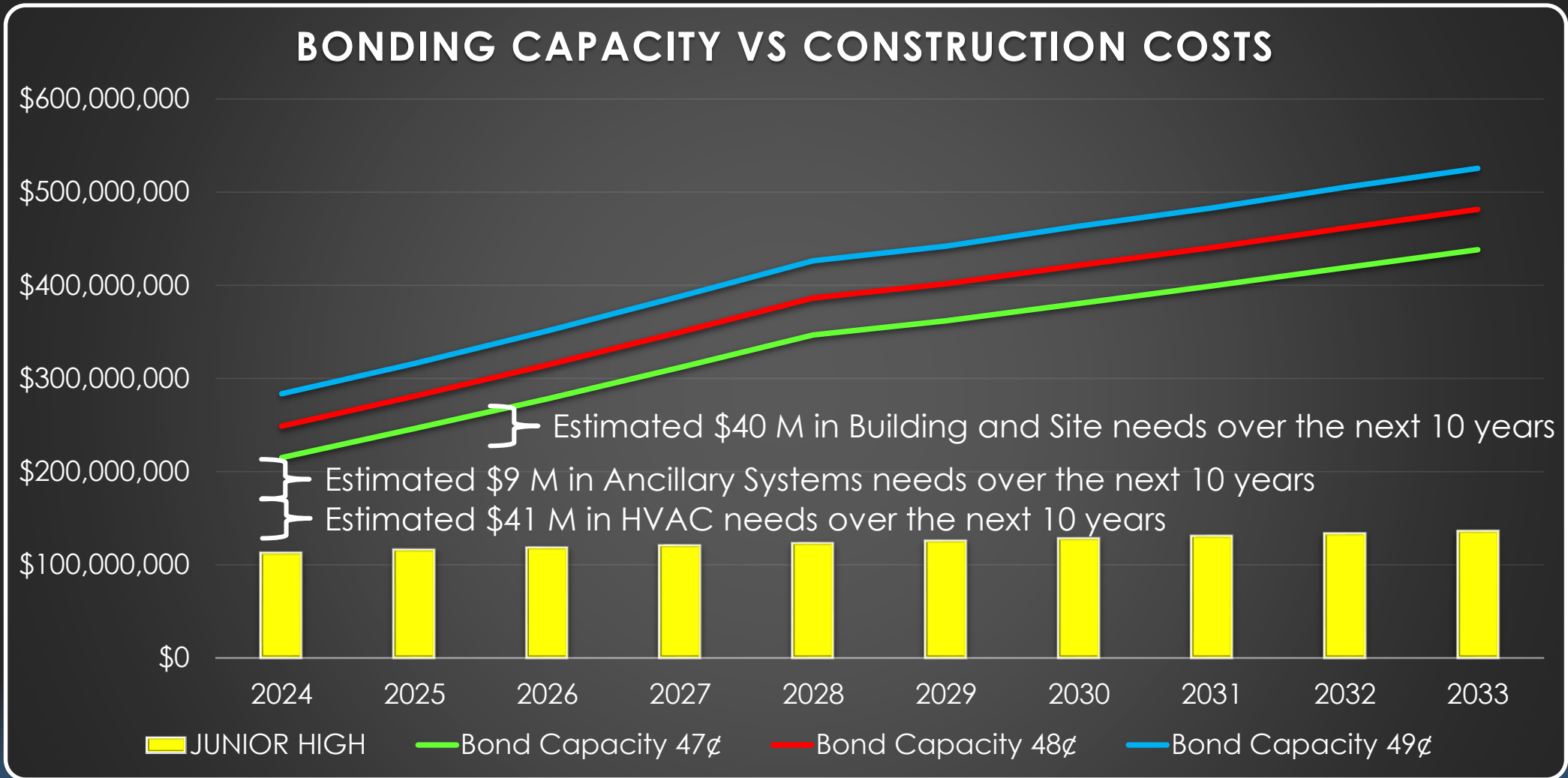
# PROJECTING FACILITY COSTS - SCUC

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

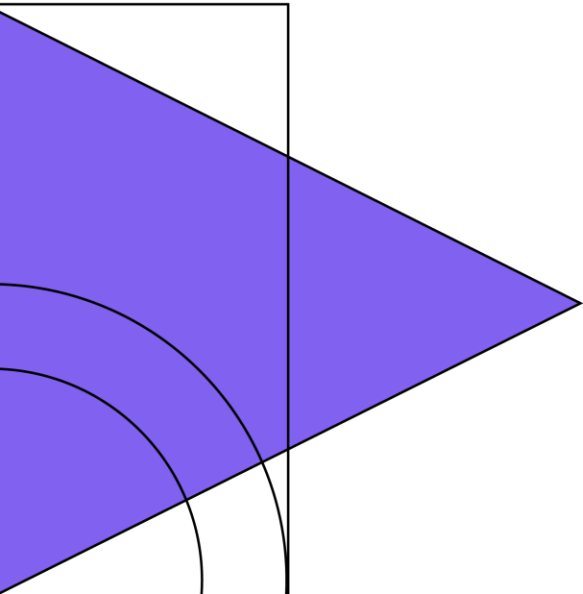
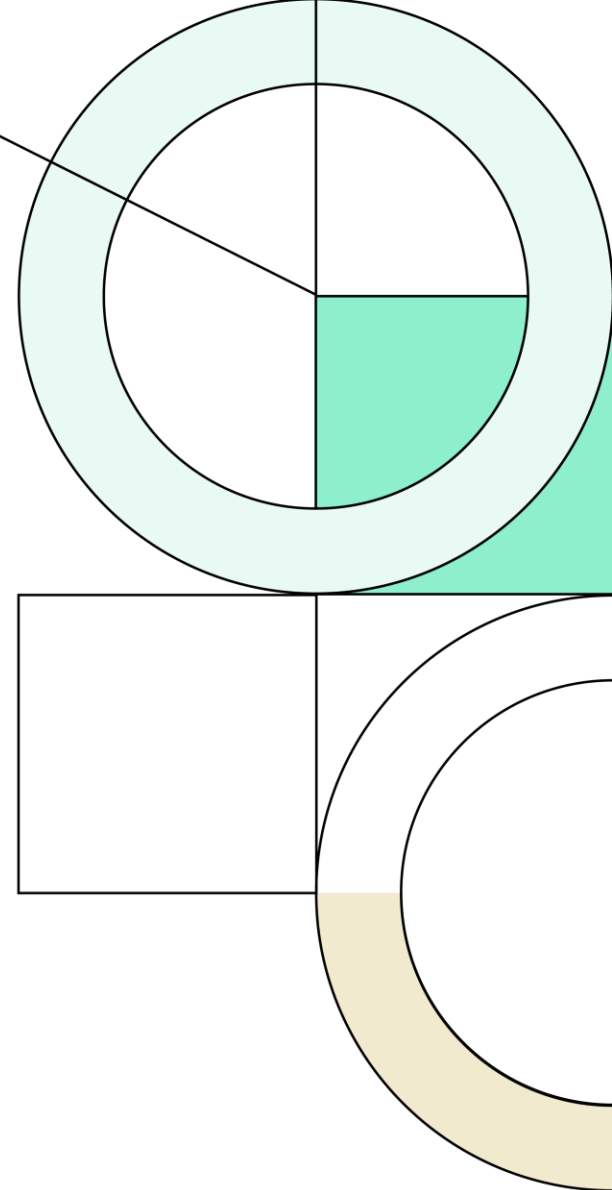
QUESTIONS/COMMENTS





4Q22

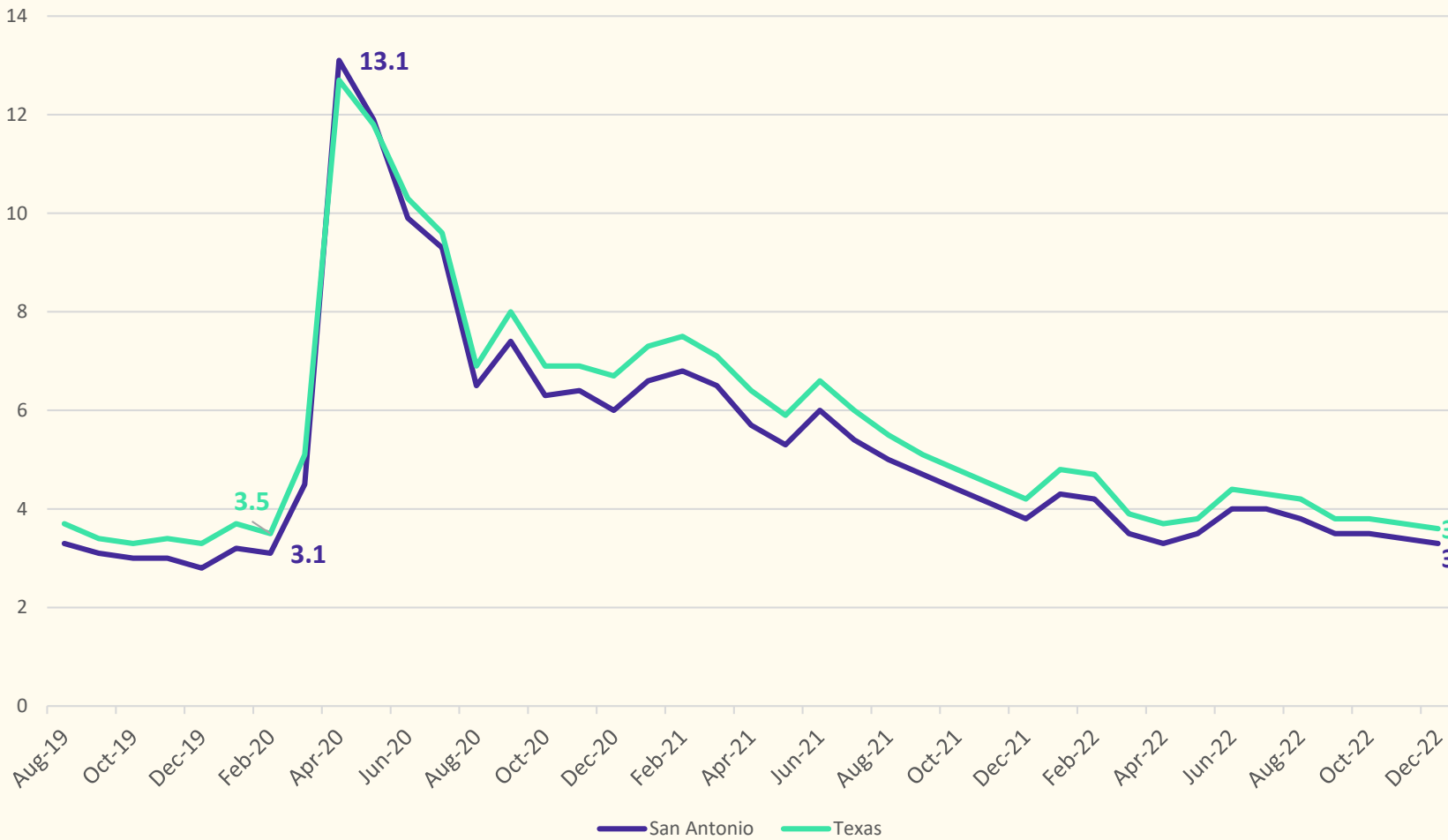
# Demographic Report



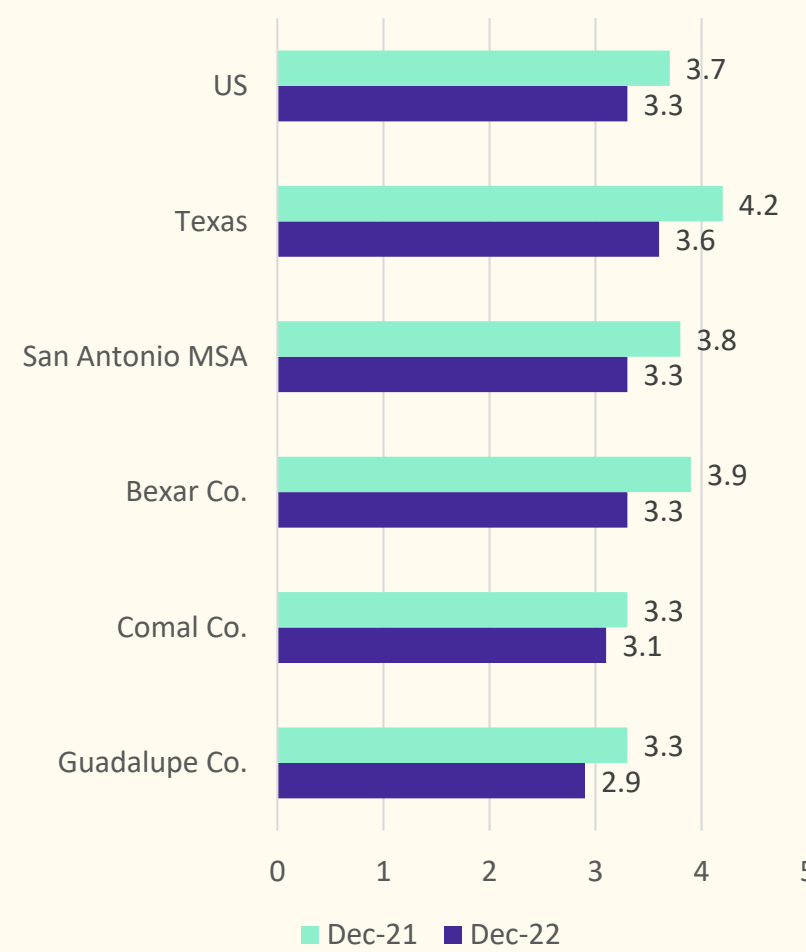


# San Antonio Economic Conditions

### Unemployment Rate, Aug 2019 - Dec 2022



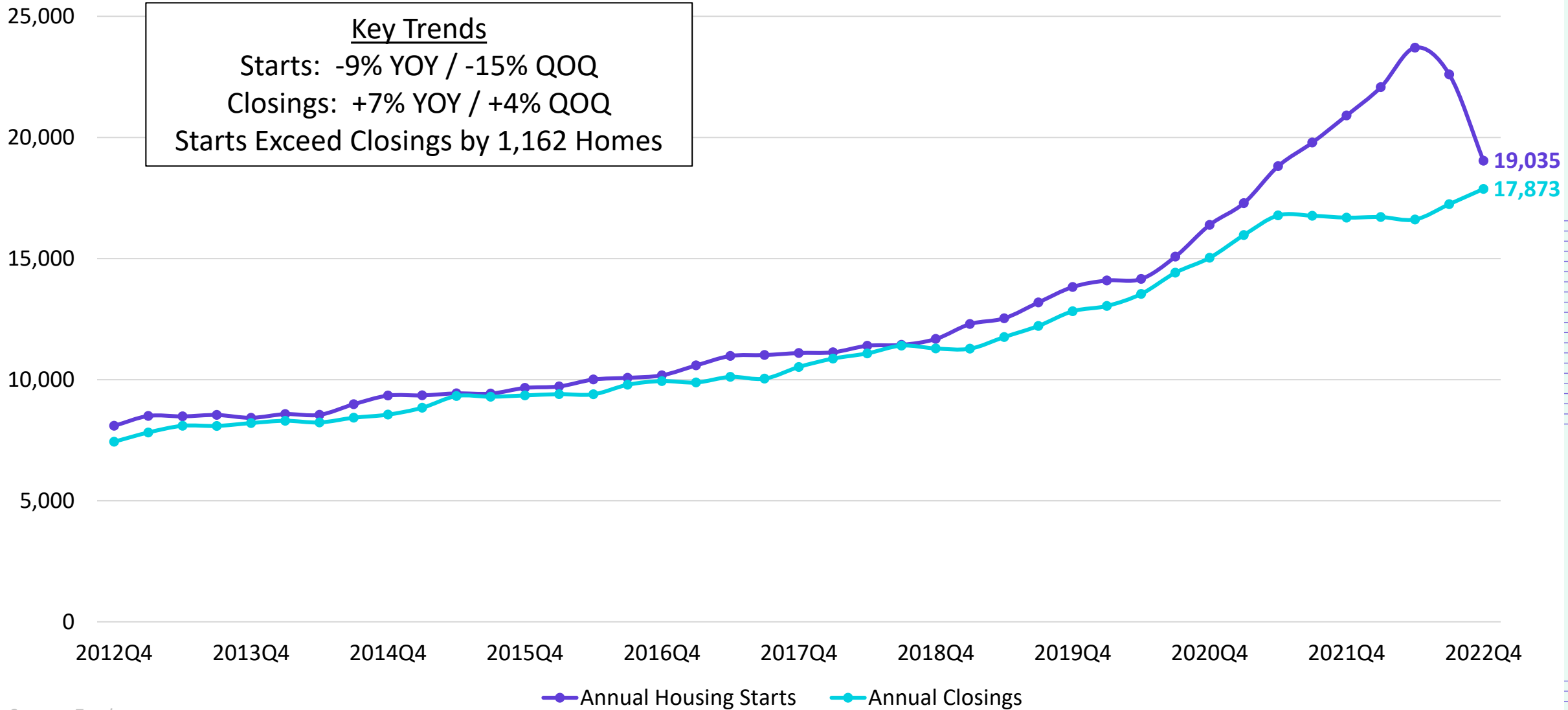
### Unemployment Rate, Year Over Year





# San Antonio New Home Starts & Closings

### Annual Housing Starts vs. Annual Closings



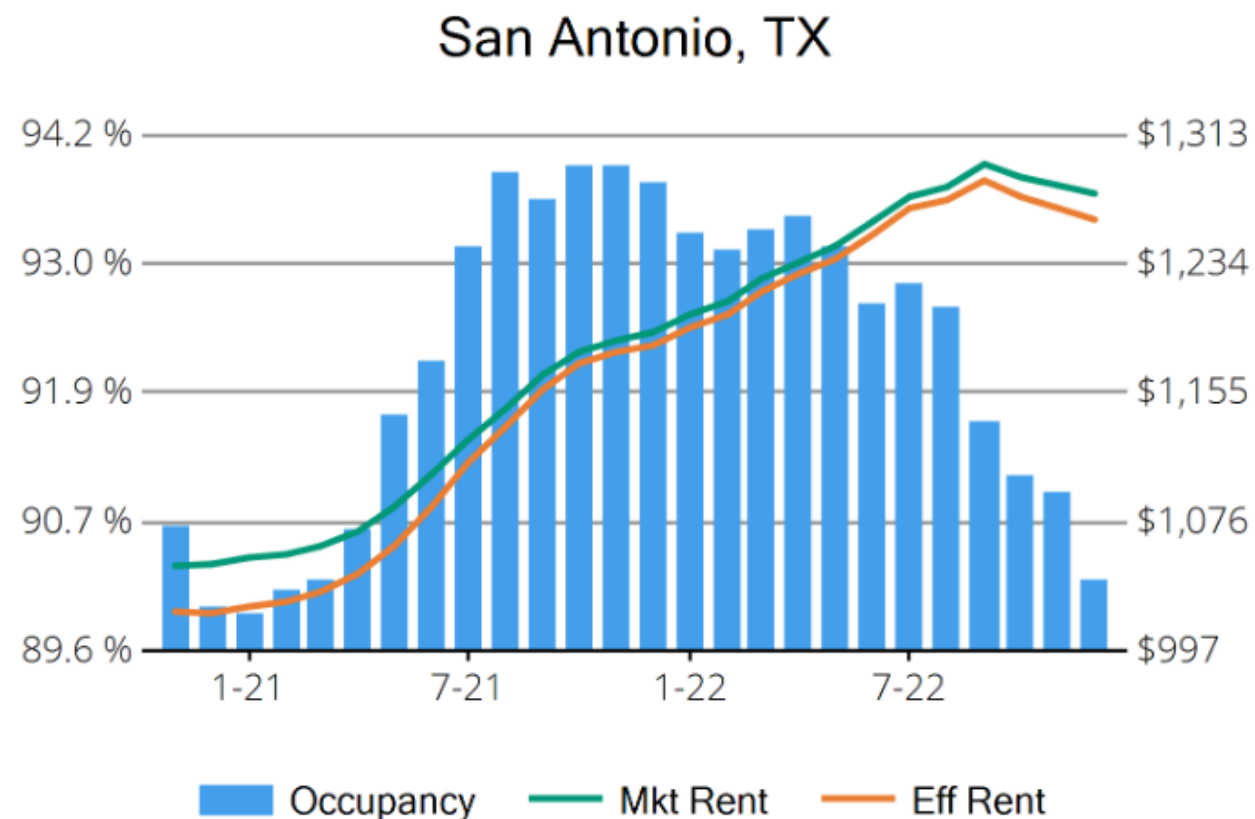
Source: Zonda



# Housing Market Trends: Multi-family market- December 2022

## Stabilized and Lease-up Properties\*

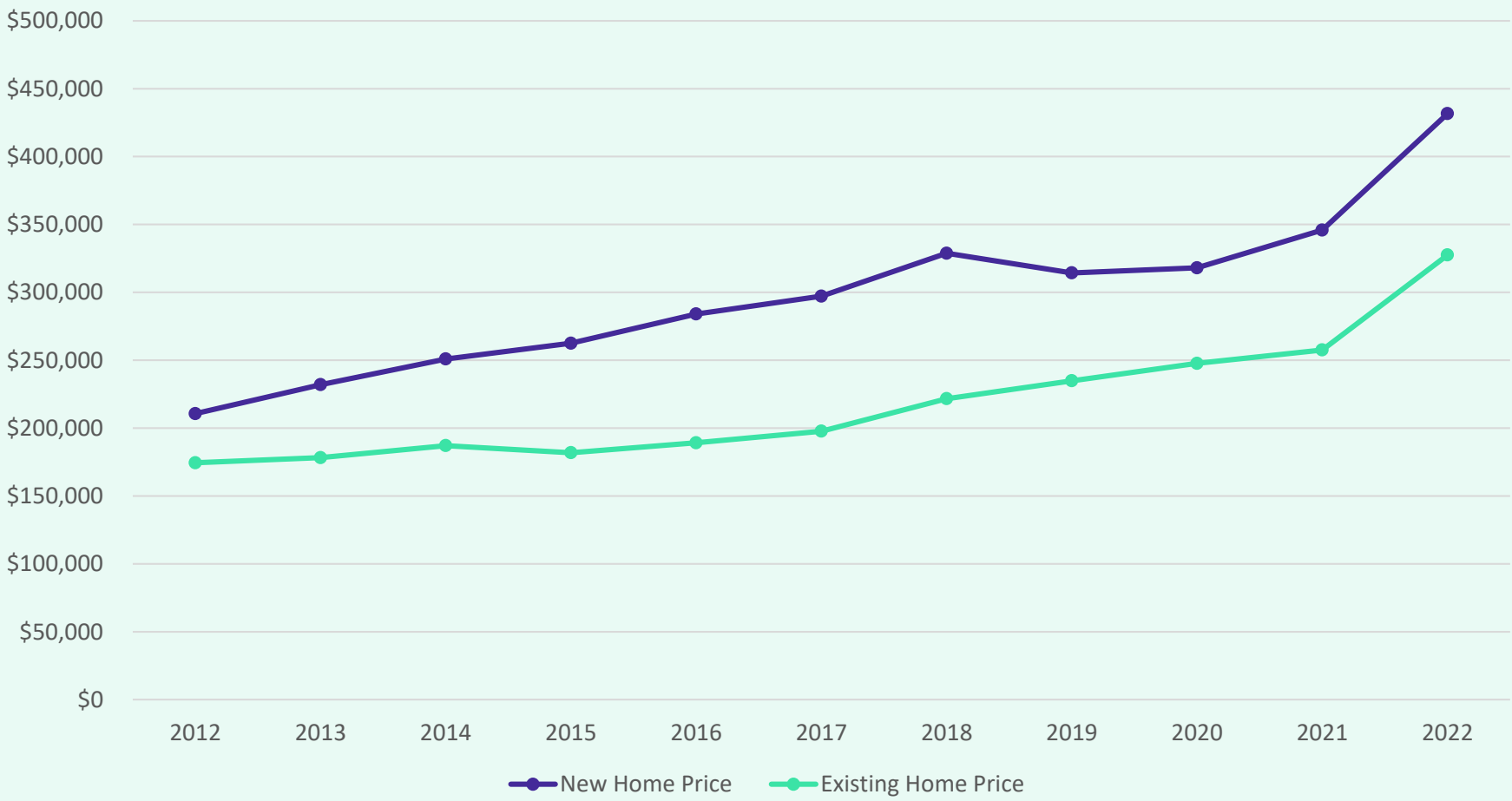
Conventional Properties	Dec 2022	Annual Change
Occupancy	90.2	-4.1%
Unit Change	3,629	
Units Absorbed (Annual)	-4,057	
Average Size (SF)	852	0%
Asking Rent	\$1,277	+7.0%
Asking Rent per SF	\$1.50	+7.0%
Effective Rent	\$1,261	+6.5%
Effective Rent per SF	\$1.48	+6.4%
% Offering Concessions	20%	+19.1%
Avg. Concession Package	5.0%	+36.4%





# Schertz-Cibolo-Universal City ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2012 - 2022



	Avg New Home	Avg Existing Home
2012	\$210,650	\$174,468
2013	\$231,997	\$178,212
2014	\$250,897	\$187,097
2015	\$262,532	\$181,881
2016	\$284,037	\$189,189
2017	\$297,182	\$197,710
2018	\$328,762	\$221,637
2019	\$314,299	\$234,868
2020	\$318,065	\$247,691
2021	\$345,858	\$257,537
2022	\$431,606	\$327,526

- Since 2012, the average new home price in SCUCISD has more than doubled, a rise of nearly \$221,000
- The average existing home price within the district has increased by 87%, or more than \$153,000 since 2012



# San Antonio New Home Ranking Report

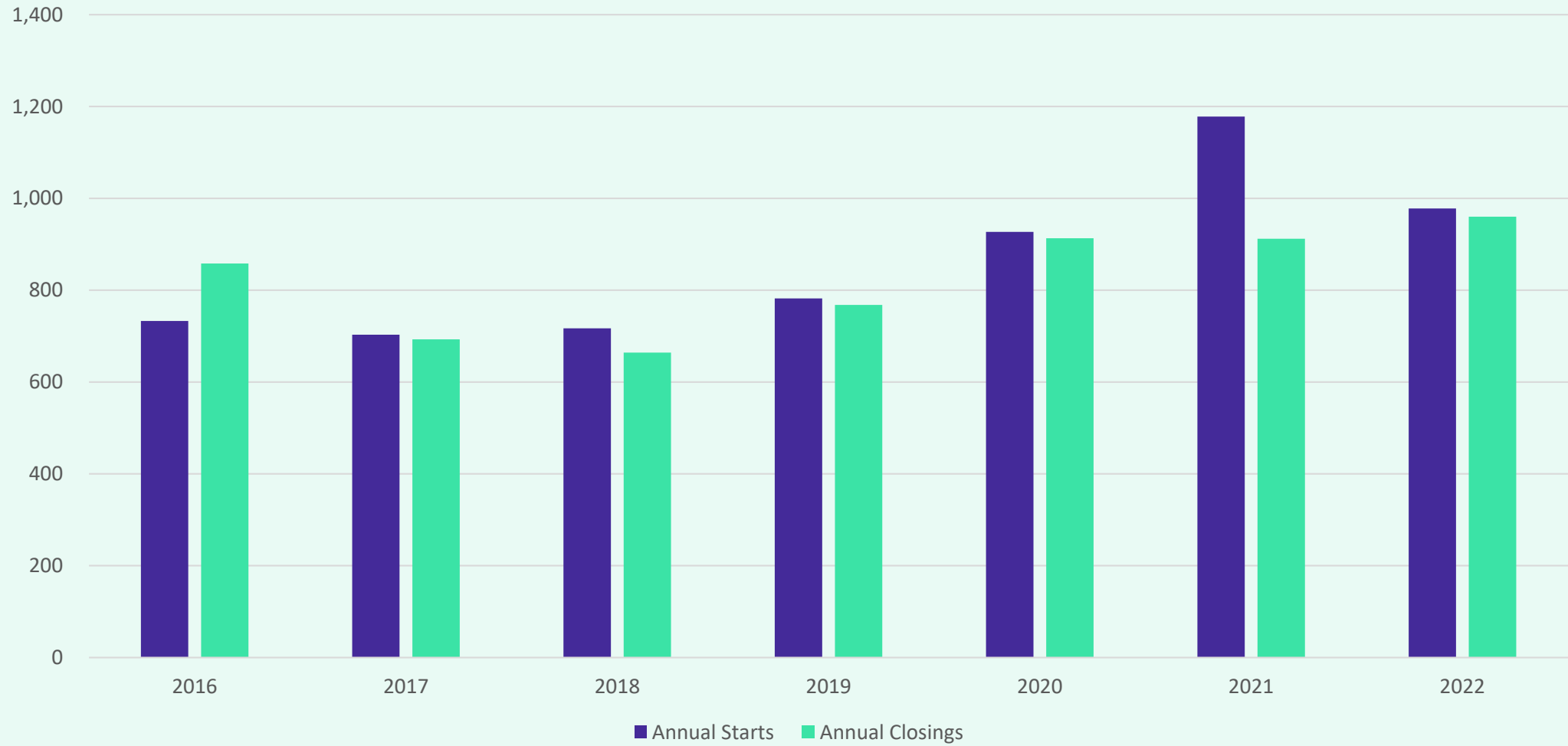
## ISD Ranked by Annual Closings – 4Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	3,858	3,985	3,066	6,340	25,851
2	COMAL ISD	3,187	2,976	2,685	4,175	24,094
3	MEDINA VALLEY ISD	2,135	2,001	1,431	3,993	27,451
4	EAST CENTRAL ISD	2,157	1,691	1,544	3,533	26,459
5	JUDSON ISD	1,449	1,397	956	1,255	1,323
<b>6</b>	<b>SCHERTZ-CIBOLO-U CITY ISD*</b>	<b>979</b>	<b>960</b>	<b>746</b>	<b>1,833</b>	<b>7,001</b>
7	SOUTHWEST ISD	1,107	843	860	1,926	10,350
8	NEW BRAUNFELS ISD	740	806	544	1,087	6,483
9	BOERNE ISD	594	706	577	1,123	11,097
10	SEGUIN ISD	548	554	329	895	5,300
11	SOUTHSIDE ISD	448	422	285	1,148	10,138
12	NAVARRO ISD	642	398	467	1,635	4,660
13	NORTH EAST ISD	439	385	349	682	6,020
14	SAN ANTONIO ISD	238	308	220	375	999
15	SOUTH SAN ANTONIO ISD	269	180	198	176	637
16	LYTLE ISD	87	96	40	109	1,381
17	HARLANDALE ISD	40	76	27	14	144
18	ALAMO HEIGHTS ISD	59	42	68	93	22
19	JOURDANTON ISD	0	24	4	4	36
20	MARION ISD	24	14	30	340	4,388

\* Based on additional Zonda Education housing research



# District New Home Starts and Closings

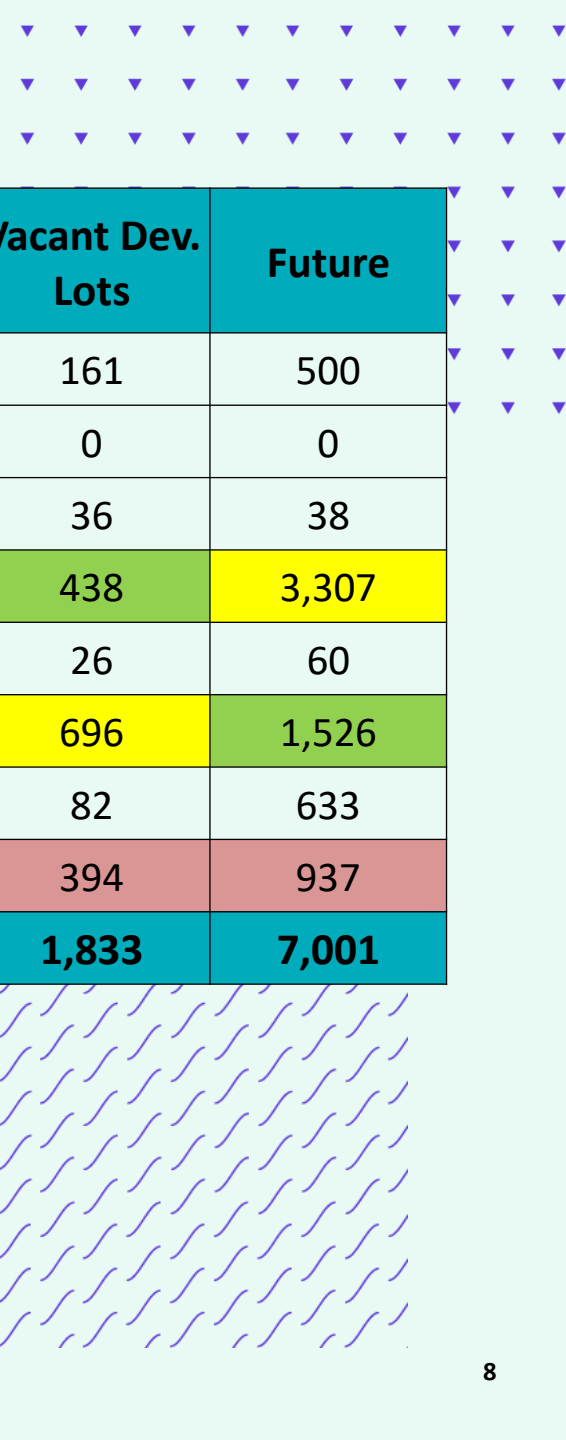


Starts	2016	2017	2018	2019	2020	2021	2022
1Q	190	196	175	201	237	294	349
2Q	168	168	180	176	197	300	393
3Q	233	167	177	207	261	265	174
4Q	142	172	185	198	232	319	63
<b>Total</b>	<b>733</b>	<b>703</b>	<b>717</b>	<b>782</b>	<b>927</b>	<b>1,178</b>	<b>979</b>




Closings	2016	2017	2018	2019	2020	2021	2022
1Q	225	194	133	138	165	190	181
2Q	237	172	185	211	249	258	227
3Q	235	179	185	240	286	268	218
4Q	161	148	161	179	213	196	334
<b>Total</b>	<b>858</b>	<b>693</b>	<b>664</b>	<b>768</b>	<b>913</b>	<b>912</b>	<b>960</b>



# District Housing Overview by Elementary Zone



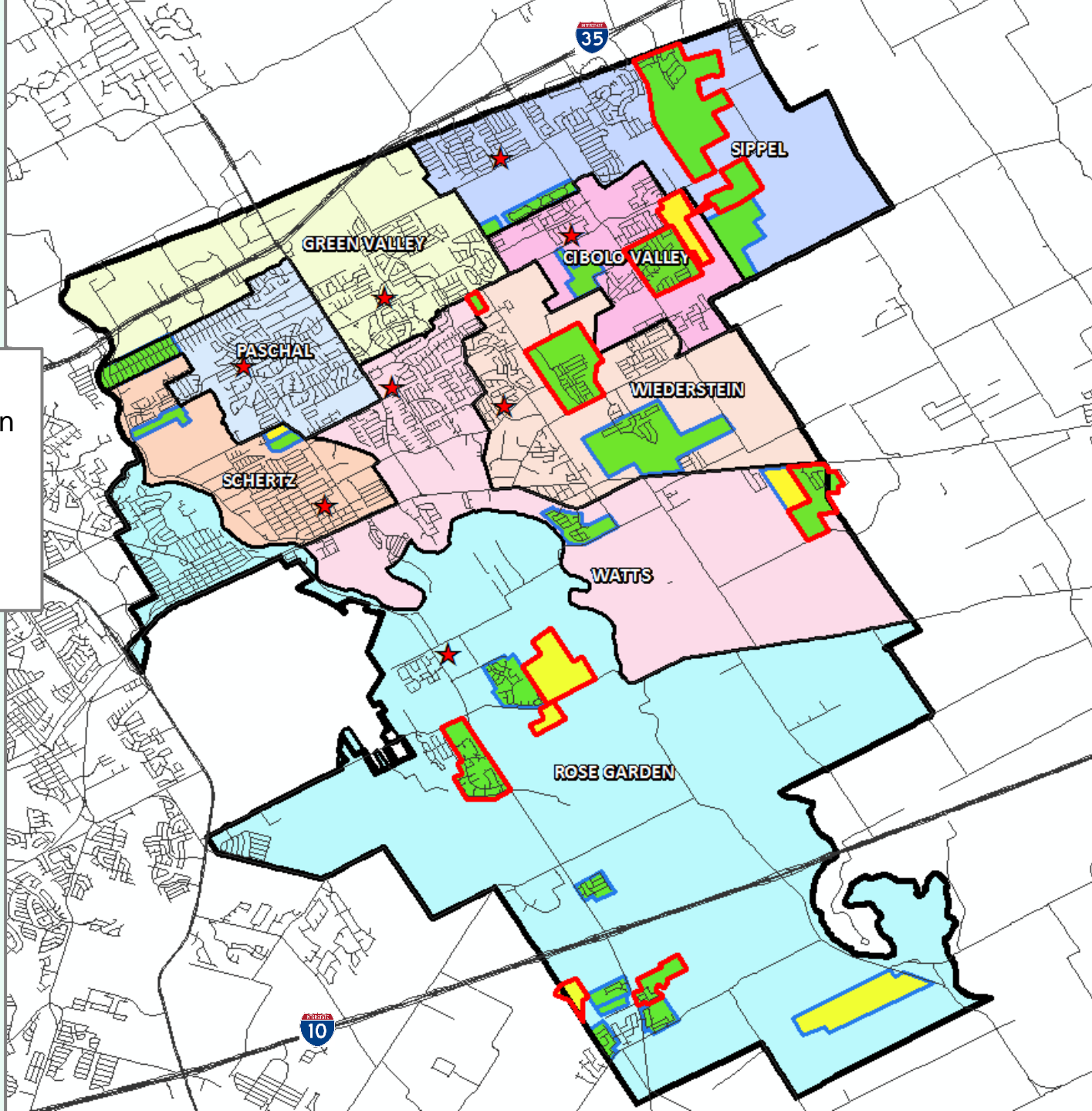
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	66	12	18	10	57	64	161	500
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	3	0	5	1	1	2	36	38
ROSE GARDEN	295	8	448	101	153	215	438	3,307
SCHERTZ	98	6	73	39	48	62	26	60
SIPPEL	130	23	175	45	94	118	696	1,526
WATTS	155	2	65	43	99	118	82	633
WIEDERSTEIN	232	12	176	95	126	167	394	937
<b>Grand Total</b>	<b>979</b>	<b>63</b>	<b>960</b>	<b>334</b>	<b>578</b>	<b>746</b>	<b>1,833</b>	<b>7,001</b>

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



# District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUCISD there are 7 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,140 lots within 12 subdivisions
- 392 lots have been delivered in the 4<sup>th</sup> quarter

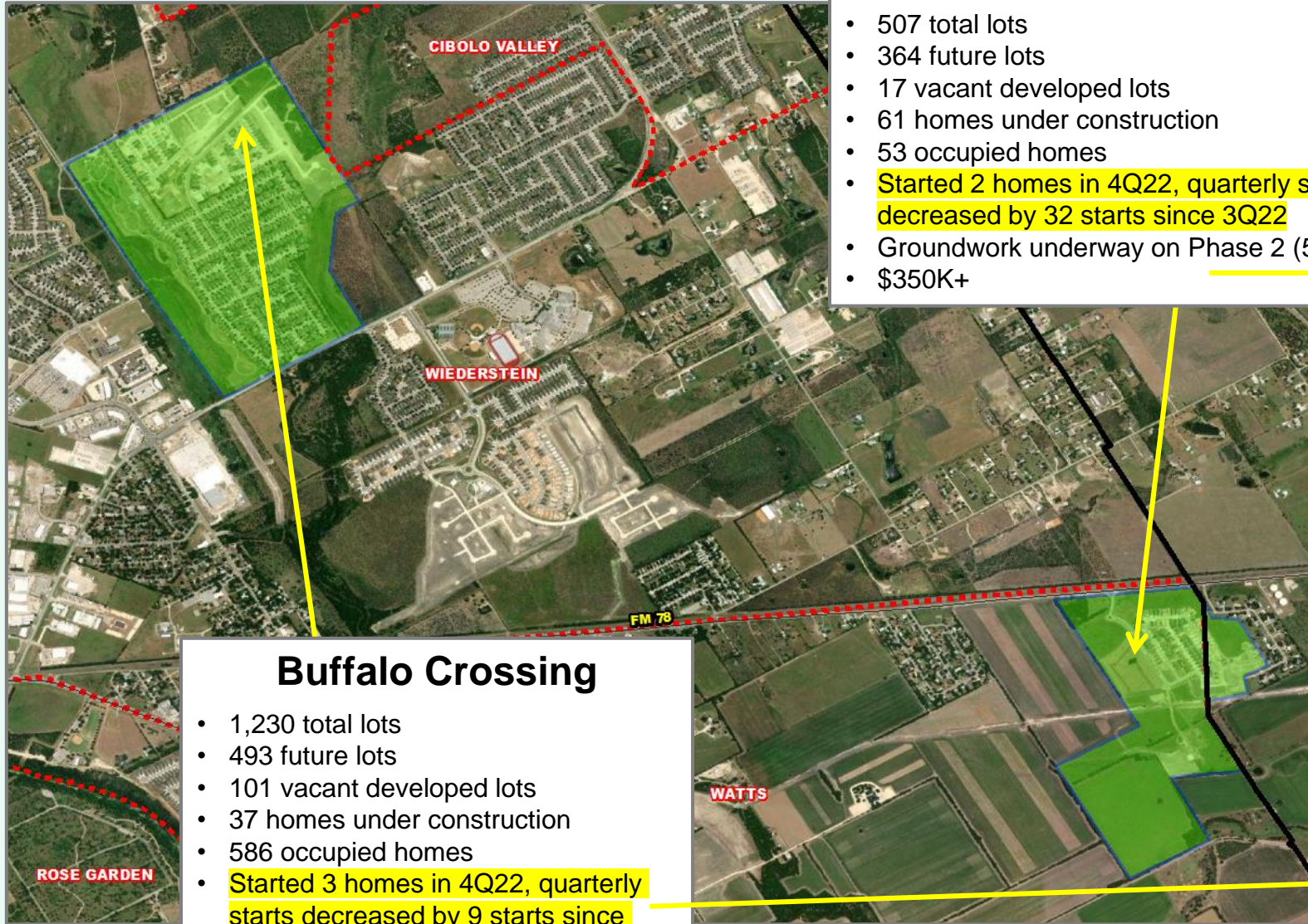


## Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



# Residential Activity



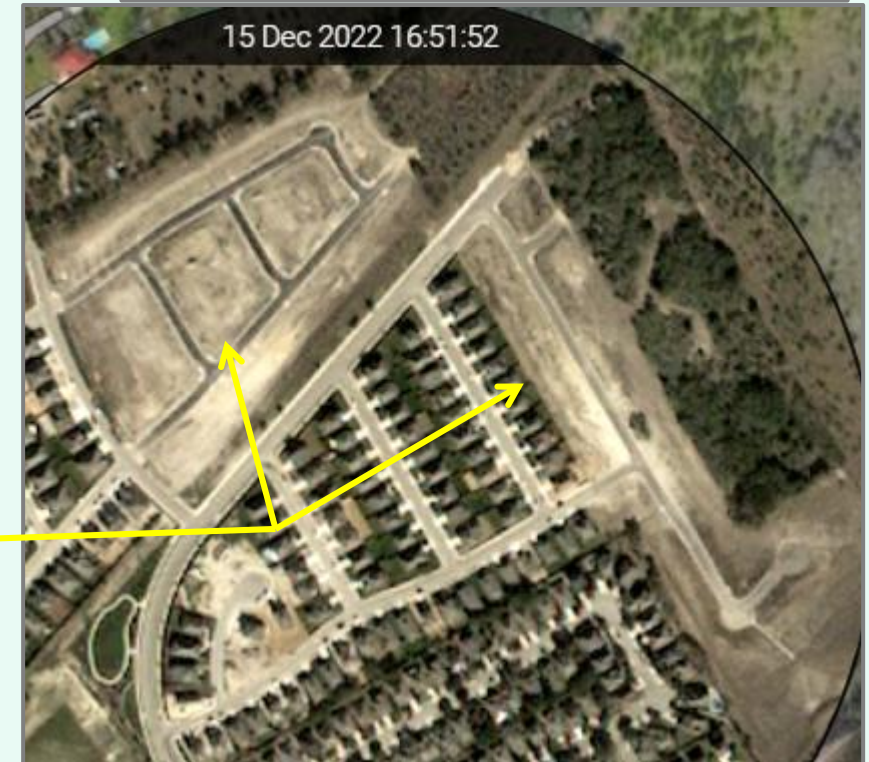
## Venado Crossing

- 507 total lots
- 364 future lots
- 17 vacant developed lots
- 61 homes under construction
- 53 occupied homes
- Started 2 homes in 4Q22, quarterly starts decreased by 32 starts since 3Q22
- Groundwork underway on Phase 2 (53 lots)
- \$350K+



## Buffalo Crossing

- 1,230 total lots
- 493 future lots
- 101 vacant developed lots
- 37 homes under construction
- 586 occupied homes
- Started 3 homes in 4Q22, quarterly starts decreased by 9 starts since 3Q22
- Groundwork underway on 95 lots in Phase 2
- \$360K+





# Residential Activity

## Homestead

- 1,470 total lots
- 783 future lots
- 381 vacant developed lots
- 27 homes under construction
- 268 occupied homes
- Started 2 homes in 4Q22, quarterly starts decreased by 6 starts since 3Q22
- 276 lots in Phases 5 – 9 delivered for homebuilding 4Q22
- Equipment on site for 62 lots in Phase 11
- \$400K - \$700K



## Saddle Creek Ranch

- 809 total lots
- 82 future lots
- 76 vacant developed lots
- 48 homes under construction
- 596 occupied homes
- Started 8 homes in 4Q22, quarterly starts decreased by 17 starts since 3Q22
- Groundwork underway on Phase 9 (82 lots)
- \$290K+





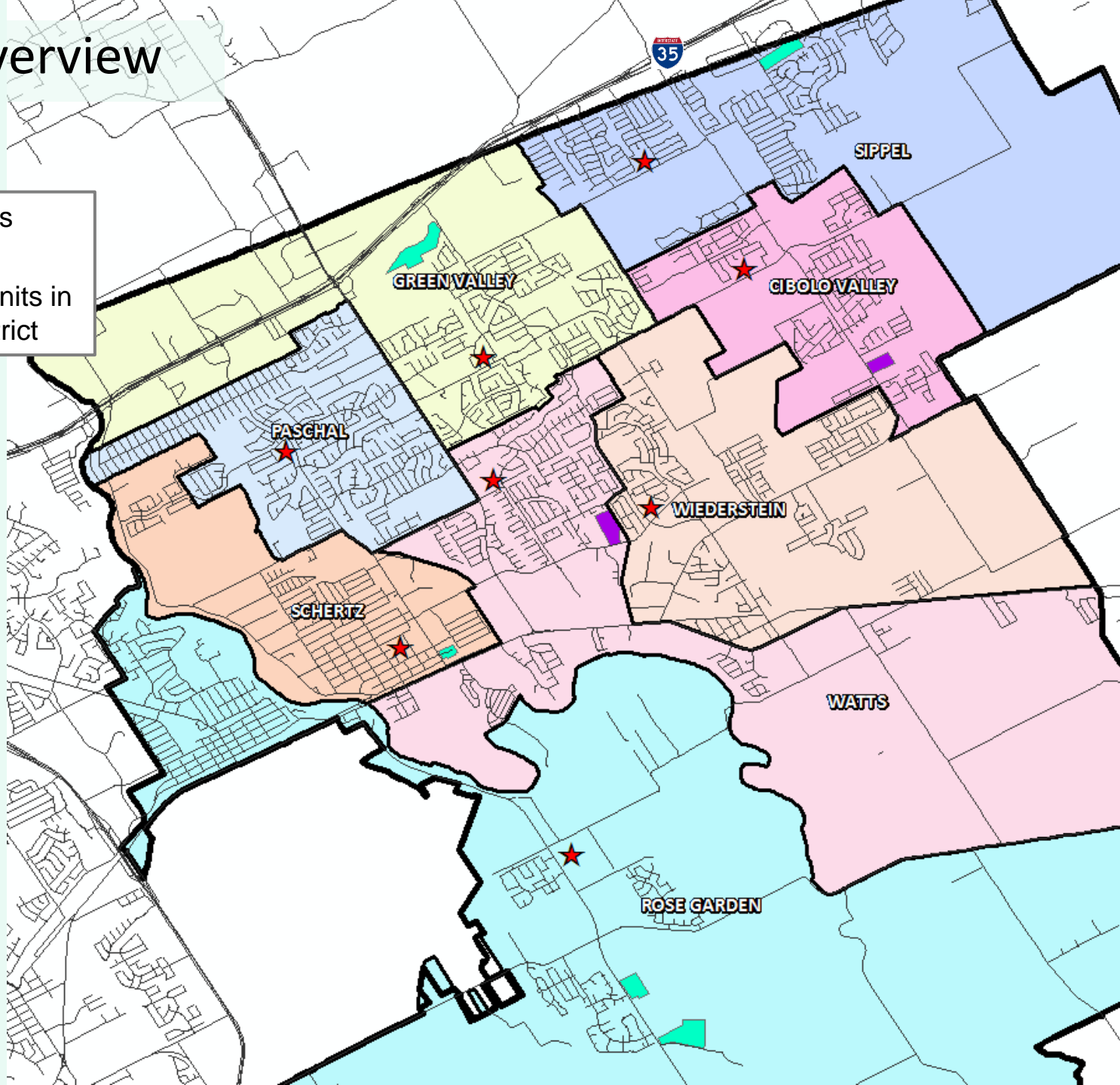


# District Multi-Family Overview

- There are more than 550 multi-family units under construction
- There are nearly 800 future multi-family units in various stages of planning across the district

## Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION





# 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
2018/19	70	337	982	1,050	1,070	1,143	1,205	1,198	1,146	1,139	1,264	1,366	1,356	1,291	1,201	15,818		
2019/20	86	327	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	77	248	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	78	377	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	67	369	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	67	414	927	881	997	1,049	1,143	1,133	1,099	1,159	1,249	1,476	1,457	1,297	1,225	15,573	52	0.3%
2024/25	67	428	954	998	910	1,049	1,122	1,161	1,174	1,123	1,178	1,419	1,455	1,365	1,267	15,670	97	0.6%
2025/26	67	454	1,007	1,036	1,032	960	1,117	1,142	1,191	1,195	1,140	1,331	1,384	1,366	1,330	15,752	82	0.5%
2026/27	67	477	1,061	1,086	1,068	1,082	1,019	1,138	1,178	1,220	1,214	1,295	1,310	1,302	1,334	15,851	99	0.6%
2027/28	67	477	1,062	1,142	1,114	1,115	1,133	1,039	1,173	1,201	1,239	1,376	1,271	1,231	1,271	15,911	60	0.4%
2028/29	67	490	1,090	1,118	1,171	1,170	1,179	1,155	1,069	1,192	1,220	1,400	1,348	1,194	1,205	16,068	157	1.0%
2029/30	67	493	1,098	1,147	1,154	1,228	1,236	1,202	1,191	1,087	1,211	1,384	1,375	1,267	1,168	16,308	240	1.5%
2030/31	67	498	1,107	1,158	1,184	1,209	1,296	1,259	1,239	1,212	1,104	1,376	1,357	1,292	1,239	16,597	289	1.8%
2031/32	67	506	1,125	1,168	1,197	1,243	1,279	1,320	1,298	1,262	1,231	1,256	1,348	1,276	1,263	16,839	242	1.5%
2032/33	67	512	1,137	1,186	1,207	1,258	1,315	1,303	1,361	1,324	1,282	1,398	1,232	1,266	1,247	17,095	255	1.5%

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



# Ten Year Forecast by Campus

Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
CIBOLO VALLEY EL	891	1,200	761	750	752	767	816	869	910	925	936	950	968
GREEN VALLEY EL	673	924	586	576	549	536	535	559	574	585	593	594	591
NORMA PASCHAL EL	673	924	603	600	588	600	602	618	625	628	630	627	623
ROSE GARDEN EL	891	1,200	899	963	1,010	1,062	1,099	1,149	1,201	1,254	1,292	1,333	1,368
SCHERTZ EL	675	1,102	671	684	688	683	699	701	701	694	686	670	657
SIPPEL EL	675	1,058	742	749	745	771	802	845	873	904	927	953	998
WATTS EL	673	924	593	586	591	599	618	641	656	671	679	680	688
WIEDERSTEIN EL	675	1,058	551	571	606	655	690	728	745	762	776	778	788
<b>ELEMENTARY TOTALS</b>			5,406	5,478	5,528	5,673	5,860	6,110	6,285	6,423	6,519	6,585	6,682
Elementary Percent Change			-3.40%	1.34%	0.91%	2.62%	3.29%	4.27%	2.86%	2.20%	1.49%	1.01%	1.46%
Elementary Absolute Change			-190	72	50	145	187	250	175	138	96	66	96
JORDAN INT	810	1,000	716	775	827	822	857	844	859	932	977	1,030	1,056
SCHLATHER INT	810	1,200	750	723	776	769	703	642	642	703	746	788	800
WILDER INT	810	1,250	734	734	732	742	756	726	723	758	775	800	808
<b>INTERMEDIATE TOTALS</b>			2,200	2,232	2,335	2,333	2,316	2,212	2,224	2,393	2,498	2,618	2,664
Intermediate Percent Change			-6.18%	1.45%	4.61%	-0.09%	-0.73%	-4.49%	0.54%	7.60%	4.39%	4.80%	1.76%
Intermediate Absolute Change			-145	32	103	-2	-17	-104	12	169	105	120	46



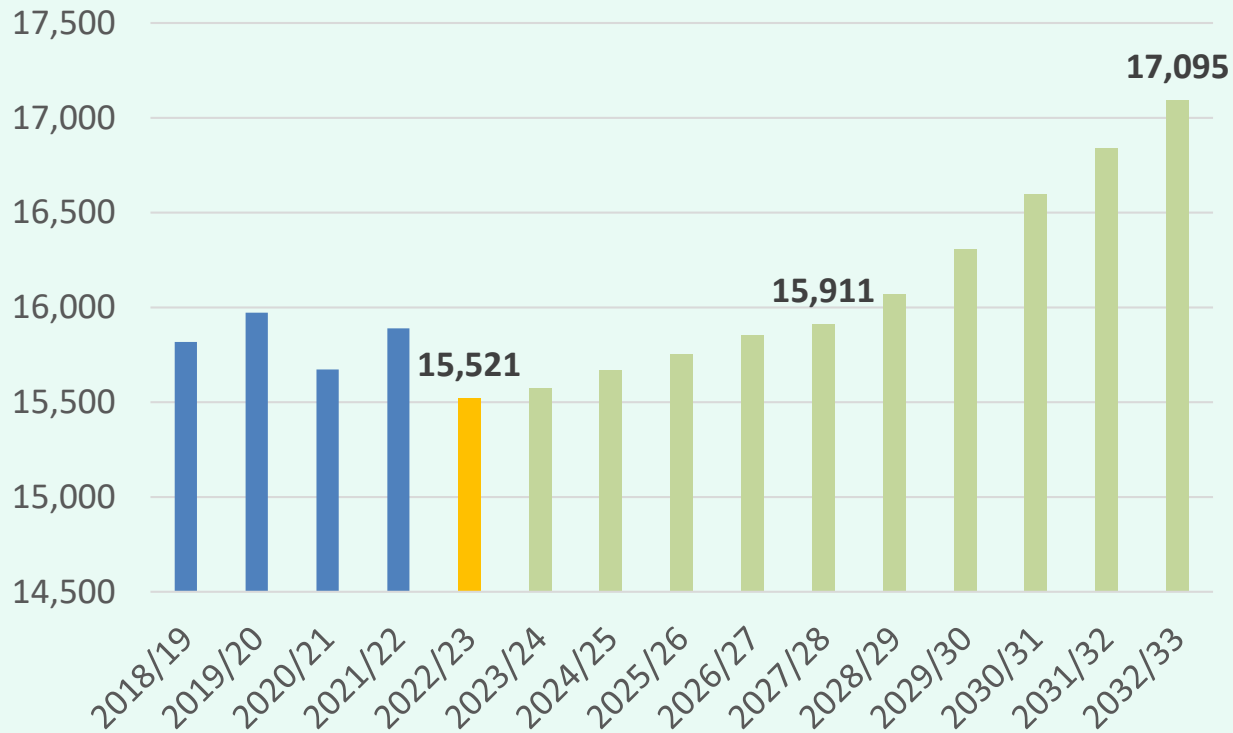
# Ten Year Forecast by Campus

Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
DOBIE JH	1,300	1,540	1,348	1,311	1,235	1,242	1,329	1,319	1,267	1,193	1,204	1,312	1,386
CORBETT JH	1,080	1,500	1,188	1,097	1,066	1,093	1,105	1,121	1,145	1,105	1,112	1,181	1,220
<b>JUNIOR HIGH SCHOOL TOTALS</b>			2,536	2,408	2,301	2,335	2,434	2,440	2,412	2,298	2,316	2,493	2,606
Junior High School Percent Change			-2.65%	-5.05%	-4.44%	1.48%	4.24%	0.25%	-1.15%	-4.73%	0.78%	7.64%	4.53%
Junior High School Absolute Change			-69	-128	-107	34	99	6	-28	-114	18	177	113
CLEMENS HS	2,700	3,300	2,544	2,613	2,626	2,566	2,513	2,454	2,433	2,484	2,524	2,491	2,530
STEELE HS	2,160	3,200	2,716	2,723	2,761	2,726	2,609	2,576	2,595	2,591	2,621	2,533	2,494
ALSELC			119	119	119	119	119	119	119	119	119	119	119
<b>HIGH SCHOOL TOTALS</b>			5,379	5,455	5,506	5,411	5,241	5,149	5,147	5,194	5,264	5,143	5,143
High School Percent Change			0.65%	1.41%	0.93%	-1.73%	-3.14%	-1.76%	-0.04%	0.91%	1.35%	-2.30%	0.00%
High School Absolute Change			35	76	51	-95	-170	-92	-2	47	70	-121	0
<b>DISTRICT TOTALS</b>			15,521	15,573	15,670	15,752	15,851	15,911	16,068	16,308	16,597	16,839	17,095
District Percent Change			-2.32%	0.34%	0.62%	0.52%	0.63%	0.38%	0.98%	1.50%	1.77%	1.46%	1.52%
District Absolute Change			369	52	97	82	99	60	157	240	289	242	255



# Key Takeaways

Enrollment Projections



- Schertz-Cibolo-Universal City ISD experienced record high new home closings in 4Q22
- The district has 23 actively building subdivisions with over 1,800 lots available to build on
- SCUCISD has 7 future subdivisions with approx. 7,000 lots in the planning stages
- Groundwork is underway on more than 1,140 lots within 12 subdivisions
- Five year enrollment could exceed 15,900

**PLANNING AND ZONING COMMISSION MEETING: 07/03/2024**  
**Agenda Item 5 B**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Samuel Haas, Senior Planner  
**SUBJECT:** **PLZC20240133** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.3 acres of land from Manufacturing – Light District (M-1) to Single-Family Residential District (R-6), known as Comal County Property Identification Number 75307, a portion of the property also known as 7444 FM 482, City of Schertz, Comal County, Texas

**BACKGROUND**

The applicant is requesting to rezone approximately 3.3 acres of land to Single-Family Residential (R-6), a portion of a larger 4.25 acre tract that is currently zoned Manufacturing - Light District (M-1).

The subject property has a permitted business that operates on the property. However, there is a non-conforming use of a residence on the property as well. Both of which the current property owner owns. The current zoning district does not permit residential uses, and the applicant's intent is to build a larger home on the property. In order to accomplish this, the applicant is proposing to zone change portions of the property to allow both residential uses, and allow for the existing business to continue as well.

On June 21, 2024, six (6) 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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Existing</b>	Manufacturing - Light (M-1)	Paving Business and Residential
<b>Proposed</b>	Manufacturing - Light (M-1) & Single-Family Residential (R-6)	Paving Business and Residential

**Adjacent Properties:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Manufacturing - Light (M-1)	Residential
<b>South</b>	Right of Way	FM 482
<b>East</b>	Manufacturing - Light (M-1)	Residential
<b>West</b>	Manufacturing - Light (M-1)	Residential

**GOAL**

The proposed zone change is for approximately 3.3 acres of land to Single-Family Residential (R-6).

**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 Comprehensive Plan designates this area as Mixed-Use Center, which is intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors.

The rationale for designating this area Mixed-Use Center comes from the previous Comprehensive Plan, which had a similar designation further to the west that was intended to be a "new town center". This was a goal based on the potential that the IH35 corridor became more consolidated and integrated with passenger rail connections. While passenger rail is still a real possibility, it has been slow to take hold, and the properties that were once this designation have now started to develop as industrial/warehouse uses. When the Comprehensive Plan update was underway, decision makers in the city saw the value of this vision and wished to continue this plan but in areas of Schertz further to the East. Where the subject property is located.

The area is mostly zoned Manufacturing - Light District (M-1), and while it does have some current industrial uses, most properties are either undeveloped or rural residences. The goal to create a Mixed-Use Center should be to encourage denser residential development and complementary commercial businesses. By rezoning portions of this property Single-Family Residential (R-6), the applicant is incrementally creating residential density and conforming with the intent of the Comprehensive Land Use Plan.

#### **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 the health, safety, and general welfare of the city, it is important to mitigate the impact that zoning districts and adjacent land uses have on each other. The surrounding area consists of open space, residences, Danville Middle School, and property to the west zoned Apartment/Multi-Family District (R-4). While this area is zoned for industrial uses, it is evolving to function more like a neighborhood. In order to ensure the safe, orderly and efficient development and expansion of the City in accordance with and pursuant to its Comprehensive Land Plan, staff feels that the proposed zone change aligns with the purpose and intent of the Unified Development Code.

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

The immediate area being primarily schools, residences, or open space, the proposed zone change would help align the property's zoning district with what the current uses are in the vicinity. For this reason, the residential uses in the proposed zone change would be appropriate.

#### **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 property abuts FM 482 which is designated as a principal arterial, indicating that this road will accommodate denser development in the future.

The property has access to water (12-inch line) and sewer (8-inch line) facilities that run along FM 482. The applicant is required to connect to adequate utility facilities per Unified Development Code Article 15 - Easements and Utilities, and a more detailed engineering review will occur at the time of the platting process.

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

Schertz Fire, EMS, and Police Departments were notified of the zone change and have provided no objections.

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

There have been no environmental or economic changes that warrant the requested zone change.

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

There was no error in the original zoning of the subject 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 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**

Approval of PLZC20240141.

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**Attachments**

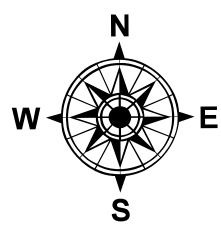
Aerial Exhibit

Zoning Exhibit

Public Hearing Notice Map

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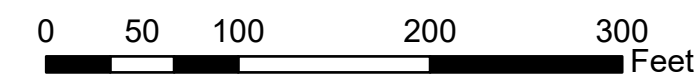
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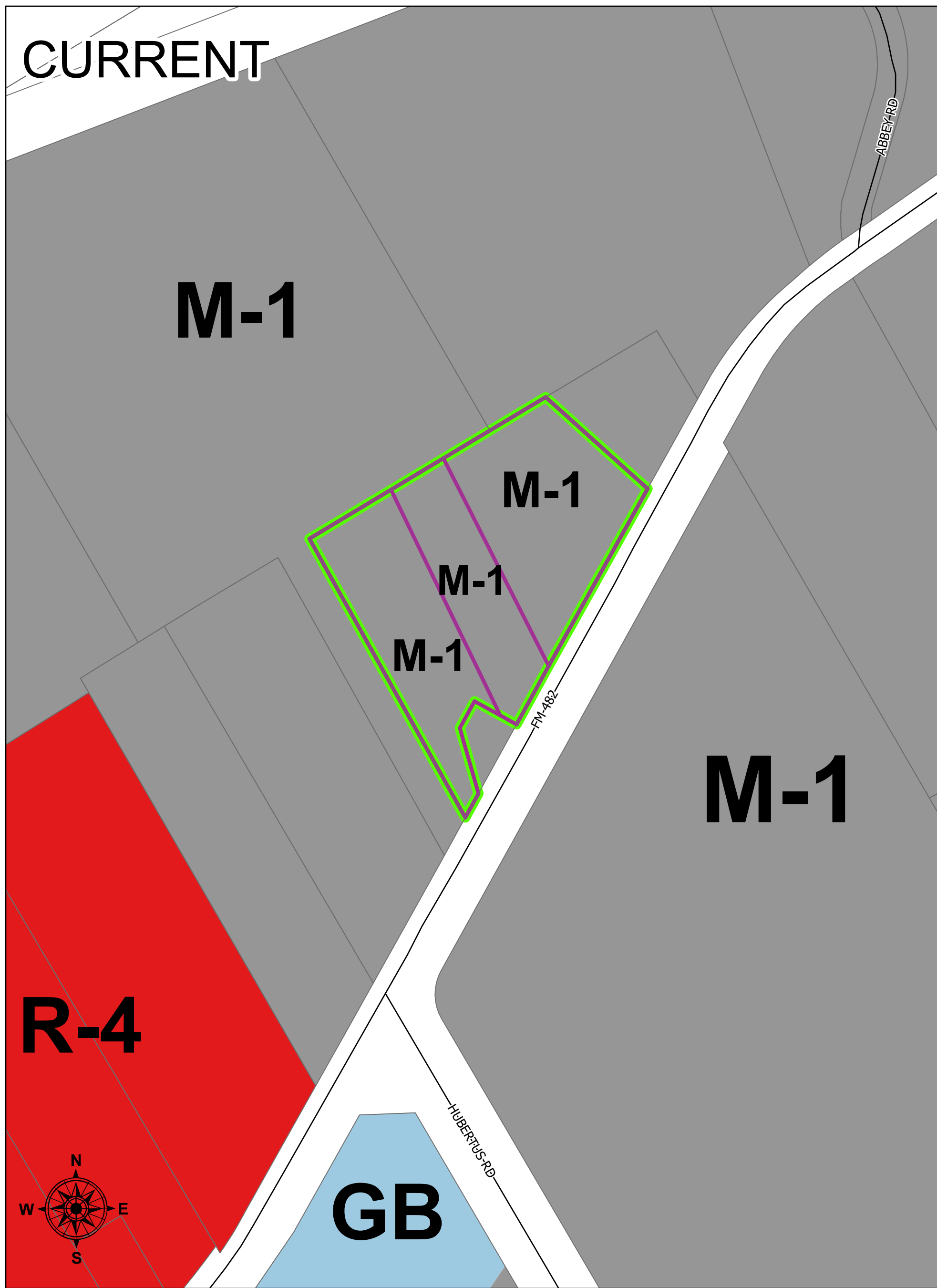
**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

7444 FM 482  
(PLZC20240133)

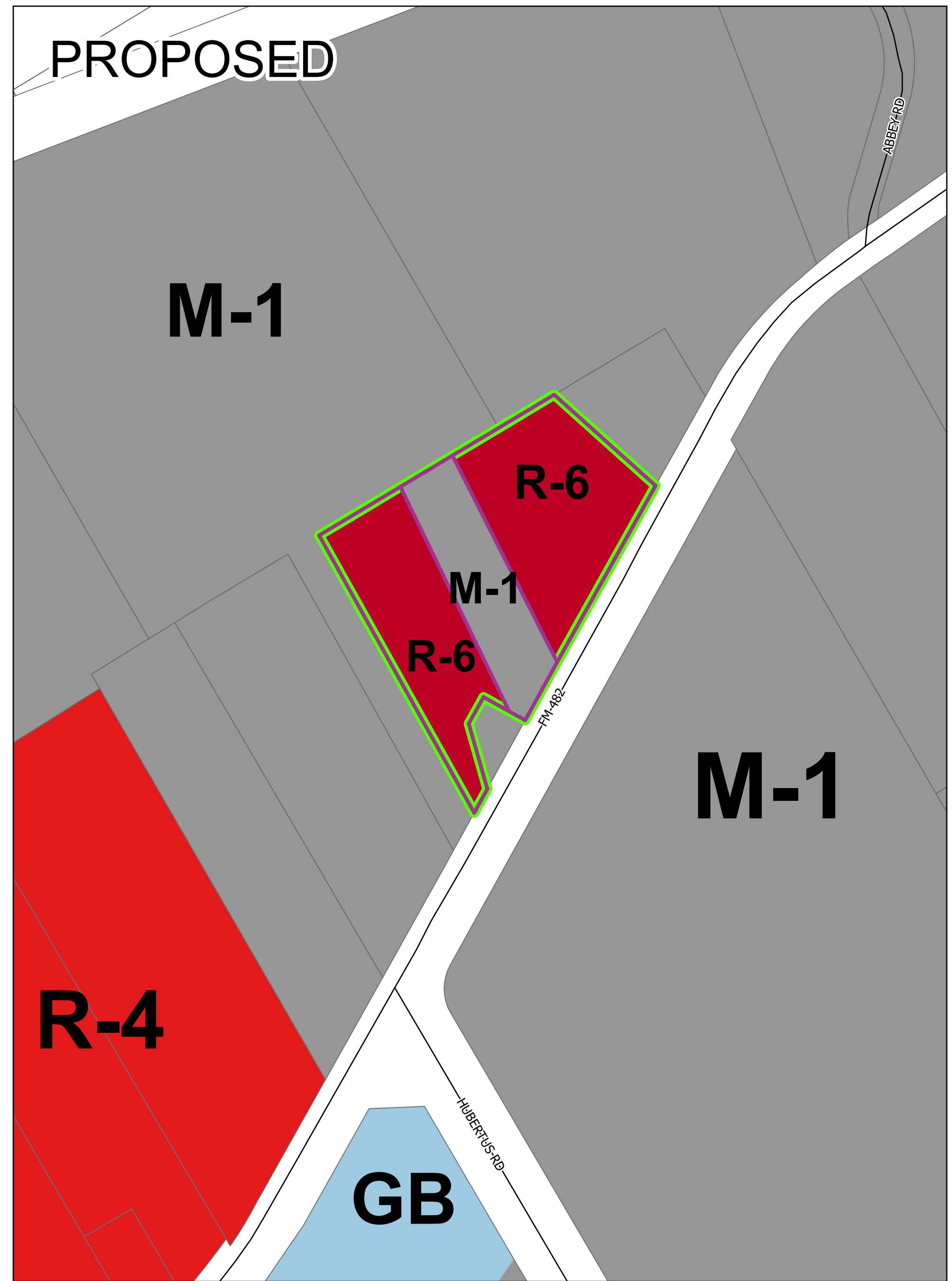
<ul style="list-style-type: none"> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> </ul>	<ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> <li> Planned Secondary Arterial</li> <li> Secondary 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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CURRENT



PROPOSED

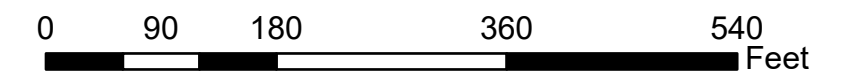


**PROPOSED ZONING CHANGE**

**COMAL COUNTY  
PARCEL ID:  
75307**

**Classification**

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

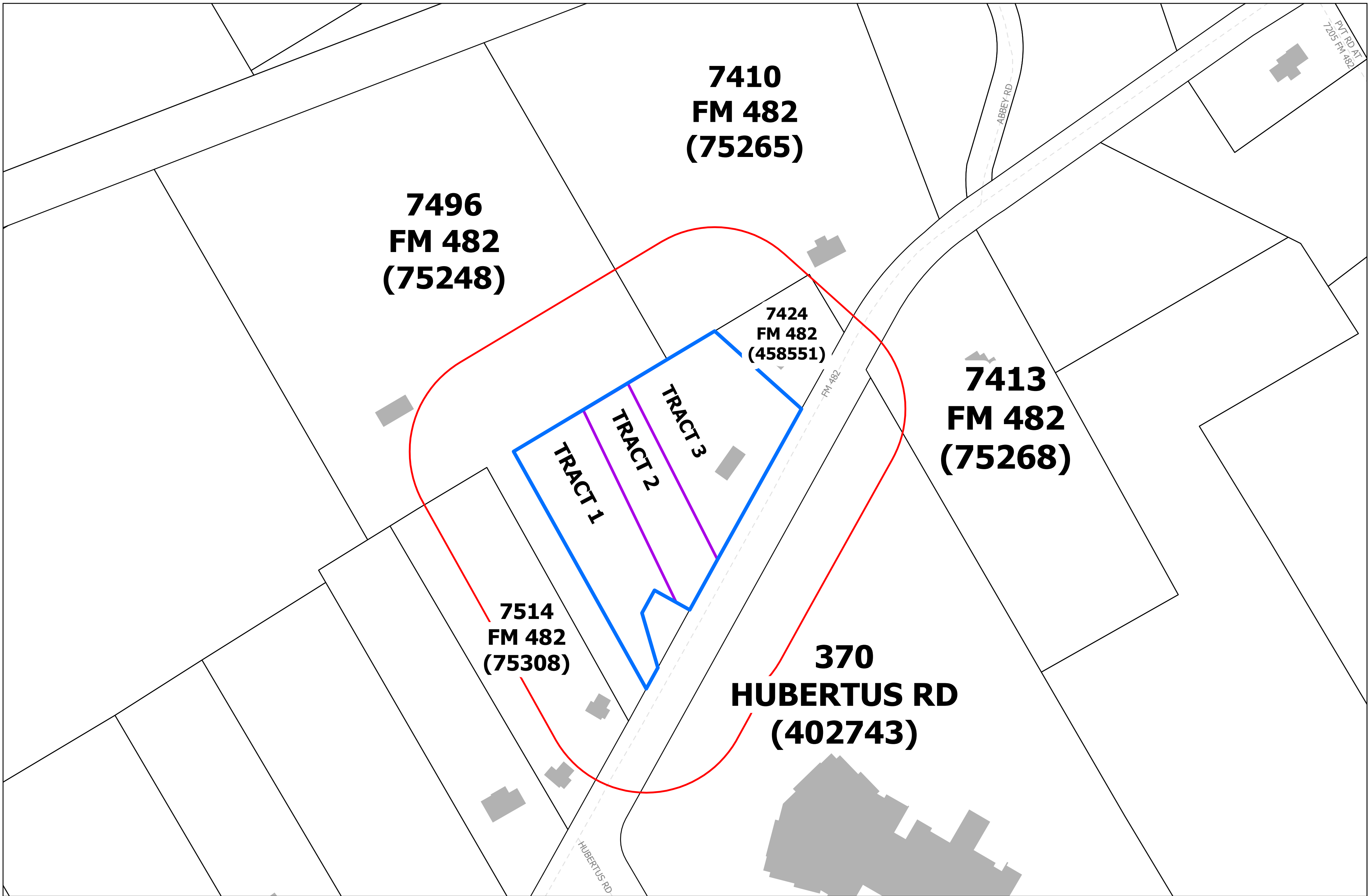


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Last update: June 20, 2024

City of Schertz, GIS Specialist: Alexa Venezia, [avenezia@schertz.com](mailto: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.\*

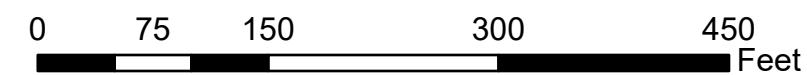
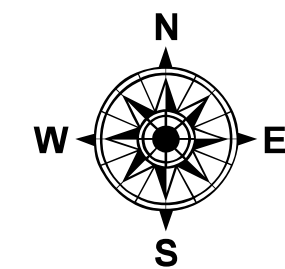


# City of Schertz

7444 FM 482  
(PLZC20240133)

 Project Boundary

 200' Buffer



**PLANNING AND ZONING COMMISSION MEETING: 07/03/2024**  
**Agenda Item 5 C**

TO: Planning and Zoning Commission  
 PREPARED BY: Samuel Haas, Senior Planner  
 SUBJECT: **PLSPU20240112** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a monopole telecommunication facility on approximately 1 acre of land, known as Guadalupe County Property Identification Number 47083, more specifically known as 120 Windy Meadows Drive, City of Schertz, Guadalupe County, Texas.

**BACKGROUND**

The applicant is requesting a Specific Use Permit to allow a monopole telecommunication facility at the rear of approximately 1 acre of land, located at 120 Windy Meadows.

The subject property is zoned General Business District - 2 (GB-2) and is currently being used as a commercial business. The applicant is proposing to construct a telecommunication antenna on a portion of the existing lot.

On June, 21, 2024, ten (10) 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, (1) response neutral, and (0) responses in opposition have been received.

A public hearing notice is going to be published in the San Antonio Express for this Specific Use Permit prior to being heard by the City Council tentatively scheduled on August 6th.

**Subject Property:**

	Zoning	Land Use
<b>Existing</b>	General Business - 2 (GB-2)	Commercial Business
<b>Proposed</b>	General Business - 2 (GB-2)	Commercial Business with Additional Monopole Telecommunication Facility

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	Right of Way (ROW)	Windy Meadows Drive
<b>South</b>	General Business - 2 (GB-2)	Commercial Business
<b>East</b>	General Business - 2 (GB-2)	City of Schertz Public Use
<b>West</b>	General Business - 2 (GB-2)	Commercial Business

**GOAL**

The proposed Specific Use Permit is to allow a telecommunication antenna on the property. The applicant is proposing to construct the tower to reach a maximum height of 120 feet.

- Per UDC Article 8, Section 21.8.6.G. *Placement of Antenna Facilities*, 120 Windy Meadows is categorized as a "Full Commercial" property.
- Per UDC Article 8, Section 21.8.6.I. *Antenna Facility Siting Matrix*, antenna facilities that reach a height of 120 feet on properties within the "Full Commercial" classification must first be approved for a Specific Use Permit.

## 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. The primary use of the property is not changing. This proposal to add a telecommunication tower 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-2 (GB-2) is intended to provide suitable areas for the development of non-residential and light industrial uses that offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. The telecommunication antenna would help meet the needs of the entire community and is compatible with the commercial and light-industrial uses permitted, thus meeting 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.**

UDC 21.8.6.J.2 requires that Planning and Zoning consider both "the appropriateness of the location and design of the Antenna Facility" and "aesthetics". Given that the surrounding area is primarily higher-intensity commercial and some light-industrial activity, this proposal would be compatible and does not impact the character of the adjacent developments.

### **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 telecommunication antenna will not generate traffic.

### **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.**

The proposed telecommunication antenna will not be required to incorporate traffic mitigation methods.

### **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 -2 (GB-2) 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.**

UDC Section 21.8.6.A. also states that telecommunication antennas shall "encourage operators of antenna facilities

and antennas to locate them in areas where the adverse impact on the community is minimal". Locating the antenna facility in an area that is surrounded by higher-intensity commercial and some light-industrial uses ensures community impact is minimal, thus promoting efficient and healthful development.

Additionally, expanding the capacity of reliable communication services helps promote the health, safety and general welfare of the city.

**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.

Staff reached out to the city's consultant who advises Schertz regarding telecommunication antennas, and they found no issues with the proposed placement of the facility.

The applicant submitted a Federal Aviation Administration study that concluded the proposal does not exceed obstruction standards and would not be a hazard to air navigation. Additionally, JBSA has reviewed this proposal and submitted a letter of no objection to staff.

Therefore, Staff recommends approval of the Specific Use Permit to allow a telecommunication antenna at the subject property conditioned upon the following:

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

**RECOMMENDATION**

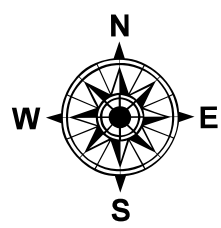
Approval of PLSPU20240012

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**Attachments**

Aerial Exhibit  
Public Hearing Notice Map  
Public Hearing Responses  
Specific Use Exhibit

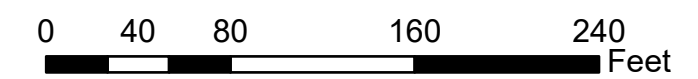
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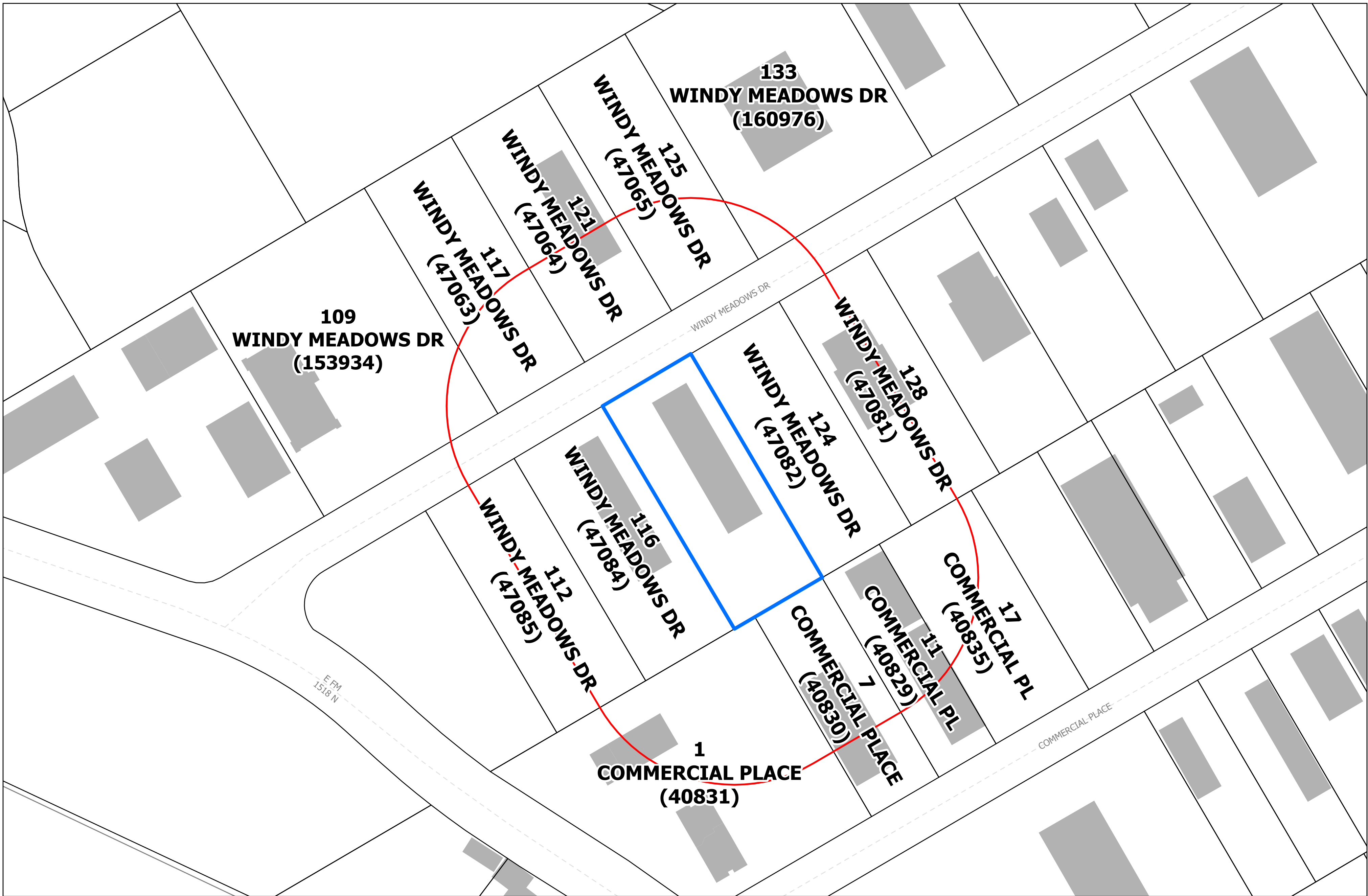


**SCHERTZ**  
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120 Windy Meadows  
(PLSPU20240112)

<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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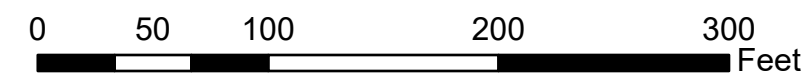
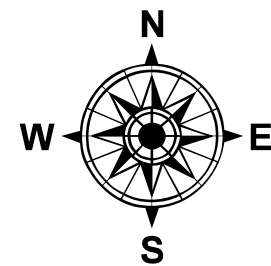


# City of Schertz

120 WINDY MEADOWS  
 (PLSPU20240112)

 Project Boundary

 200' Buffer



## Samuel Haas

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**From:** Terri Kuentz  
**Sent:** Wednesday, June 26, 2024 11:18 AM  
**To:** planning@schertz.com  
**Subject:** PERMIT

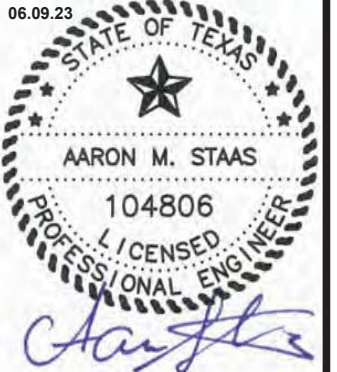
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to notify the city of Schertz that I am neutral to the request for PLSPU20240112 and have confidence our planning and zoning commission will do what is correct for our city.

John Kuentz

MASKE RD  
\*\*\*

120 WINDY MEADOWS DRIVE  
SCHERTZ, GUADALUPE COUNTY, TEXAS 78154  
(5000166652)



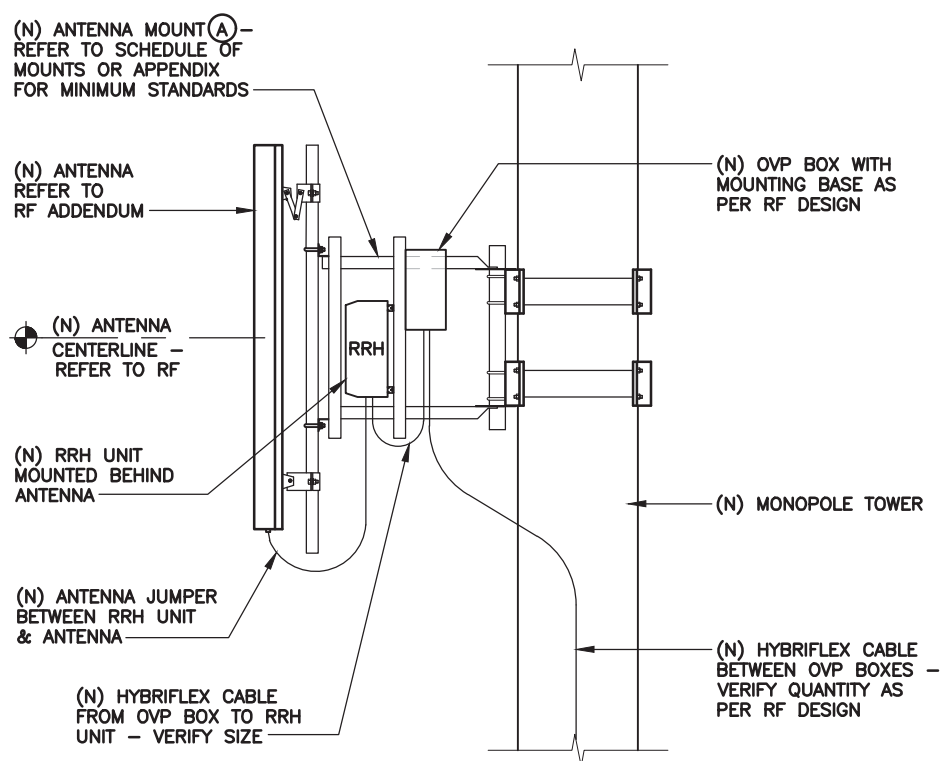
ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15659

SHEET TITLE  
**SITE ELEVATION**

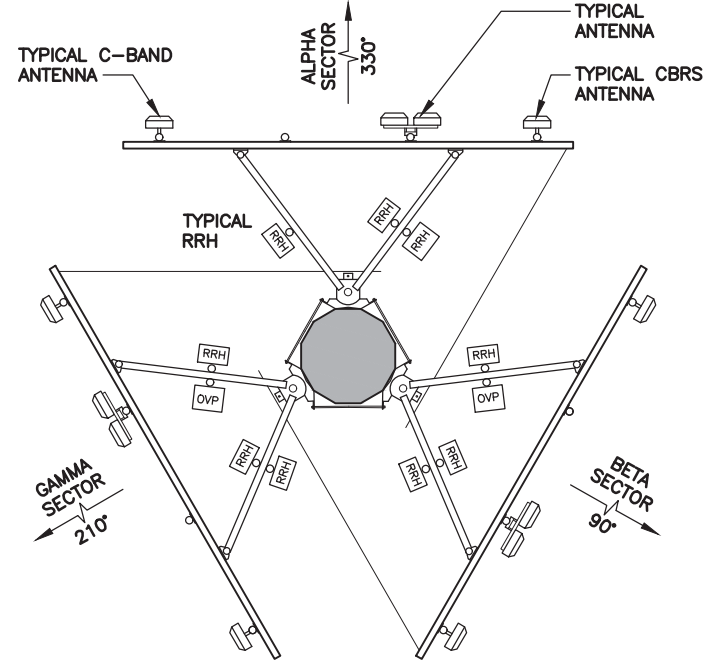
SHEET HISTORY  
02.15.23 PCD  
06.09.23 FCD

A2

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

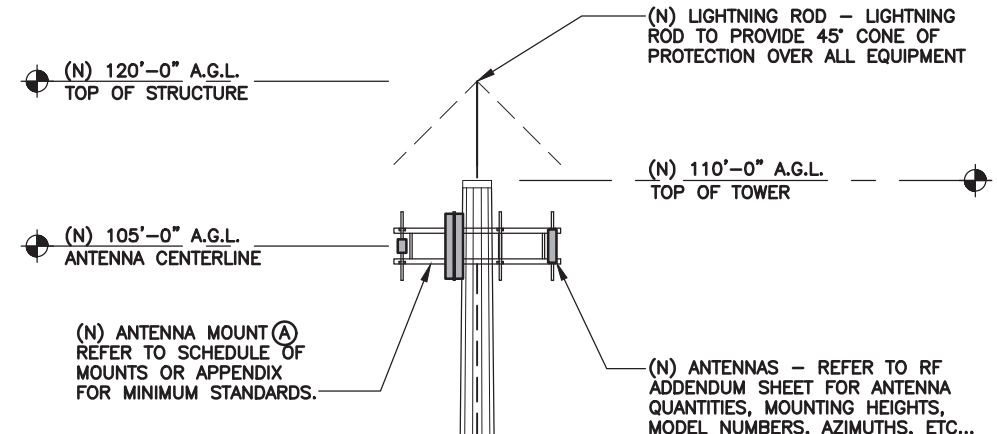


**2 SECTION THRU ANTENNA SECTOR**  
SCALE: N.T.S.



**3 PLAN OF ANTENNA SECTORS**  
SCALE: N.T.S.

(N) = NEW LESSEE  
(E) = EXISTING  
(F) = FUTURE



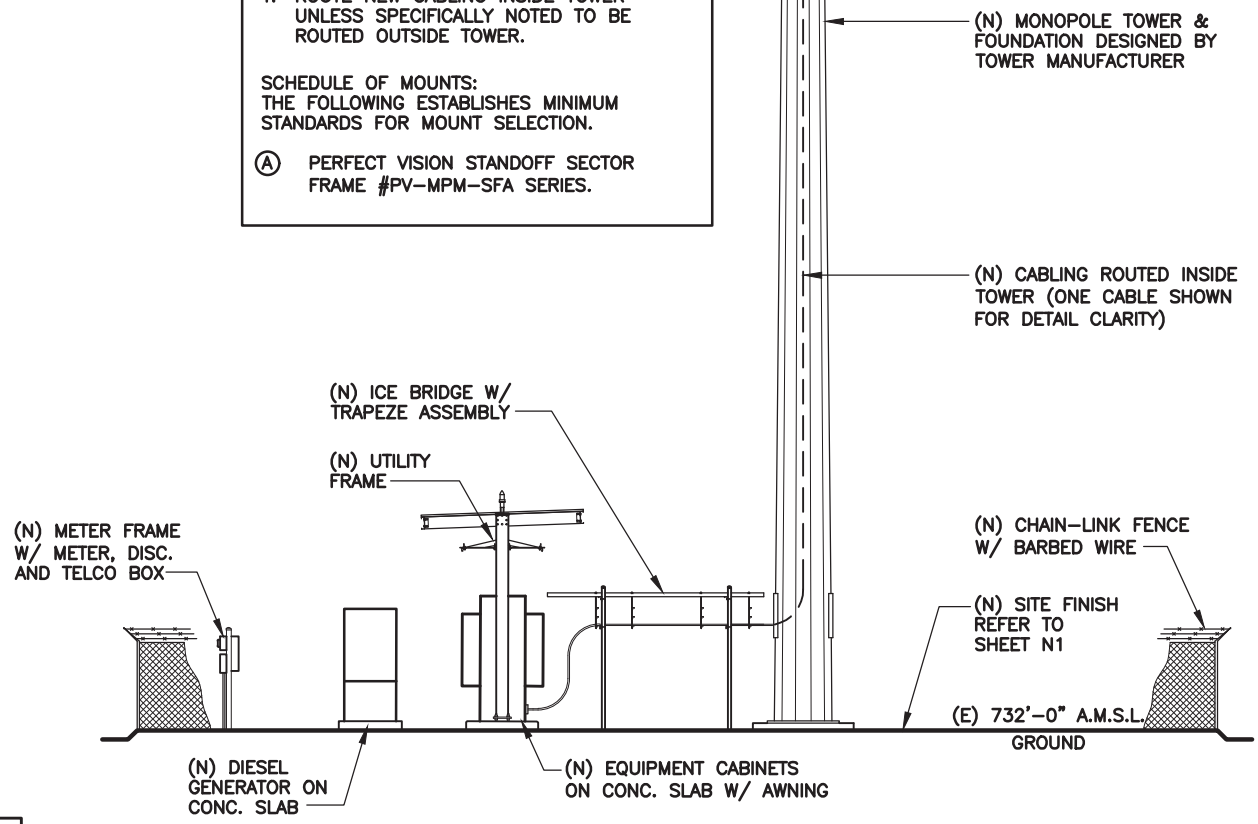
**TOWER VERIFICATION NOTE:**  
THE GENERAL CONTRACTOR SHALL VERIFY WITH OWNER, THE TOWER TYPE AND HEIGHT PRIOR TO ORDERING OR CONSTRUCTING THE TOWER.

**GENERAL NOTES:**

1. SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.
2. ON TOWERS OVER 200' TALL ADD AIRCRAFT WARNING LIGHTS AND CONTROLS PER FAA REGULATIONS.
3. THIS SITE ELEVATION IS A GENERALIZATION OF SITE AND TOWER COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.
4. ROUTE NEW CABLING INSIDE TOWER UNLESS SPECIFICALLY NOTED TO BE ROUTED OUTSIDE TOWER.

**SCHEDULE OF MOUNTS:**  
THE FOLLOWING ESTABLISHES MINIMUM STANDARDS FOR MOUNT SELECTION.

(A) PERFECT VISION STANDOFF SECTOR FRAME #PV-MPM-SFA SERIES.



**1 SITE ELEVATION**  
SCALE: N.T.S.

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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:**

- There were no new site plan applications submitted to the Planning and Community Development Department between June 1, 2024 and June 26, 2024.

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

- 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.
  - Approved at the June 18, 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.
  - Approved at First Hearing at June 4, 2024 CC Meeting
  - Scheduled Second Hearing at July 2, 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.
  - Approved at First Hearing at June 4, 2024 CC Meeting
  - Scheduled Second Hearing at July 2, 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.

- Approved at June 18, 2024, CC Meeting
- Ordinance 24-S-140 - Conduct a public hearing and consider 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.
  - Scheduled for First Hearing at July 2, 2024 CC Meeting
- Ordinance 24-S-141- Conduct a public hearing and consider 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.
  - Scheduled for First Hearing at July 2, 2024 CC Meeting
- Ordinance 24-S-142- Conduct a public hearing and consider a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.33 acres of land, known as Guadalupe County Property Identification Number: 64548, generally located at the intersection of Maske Road & E FM 1518, City of Schertz, Guadalupe County, Texas.
  - Scheduled for First Hearing at July 2, 2024 CC Meeting

**ADMINISTRATIVELY APPROVED PROJECTS:**

The following were administratively approved projects from June 1, 2024, to June 26, 2024.

- SYSCO Annex Lot Subdivision
    - An approximately 4-acre subdivision establishing 1 lot, located approximately 677 feet west from the intersection of Baugh Lane and Schwab Road. Approved June 18, 2024.
-