



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**August 7, 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, AUGUST 7, 2024 at 6:00 p.m.**

**The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, August 7, 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. Election of Planning and Zoning Commission Chair and Vice Chair.**
  - B. Minutes for the July 3, 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. PLSPU20240142** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow for a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.61 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, City of Schertz, Bexar County, Texas.
  
- B. PLZC20240155** – Conduct a public hearing and make a recommendation on a request to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310022, more specifically known as 12840 Lower Seguin Road, City of Schertz, Bexar County, Texas.
  
- C. PLZC20240153** – Conduct a public hearing and make a recommendation on a request to rezone approximately 79 acres of land from Planned Development District (PDD) to Single-Family Residential District (R-1), known as Bexar County Property Identification Number 310060, more specifically known as 8676 Trainer Hale Rd, City of Schertz, Bexar County, Texas.

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLRP20240154** - Consider and act upon a request for approval of a replat for the Royal Manufacturing Phase III Subdivision Lots 3-6, Block 3, approximately 75.24 acres of land generally located 1,860 feet to the west of the Tejas Way and Doerr Lane intersection, also known as Comal County Parcel ID 474772, 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 2nd day of August, 2024 at 1:00 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, 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: 08/07/2024**

**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Daisy Marquez, Planner  
SUBJECT: Election of Planning and Zoning Commission Chair and Vice Chair.

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**BACKGROUND**

Based on Resolution 24-R-79: Planning and Zoning Commission Bylaws: "The Commission shall hold elections for a chair who shall serve as the presiding officer and vice chair at the first meeting in August of each year.". As this is the first meeting in August both Chair and Vice-Chair elections need to occur.

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**Attachments**

Resolution 24-R-79 Planning and Zoning Commission Bylaws

**RESOLUTION NO. 24-R-79**

**A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS  
AUTHORIZING THE REVISED BYLAWS OF THE PLANNING AND  
ZONING COMMISSION, AND OTHER MATTERS IN CONNECTION  
THEREWITH**

**WHEREAS**, the Planning and Zoning Commission of the City of Schertz (the “City”) has recommended that the City approve the revised Bylaws, herein as “Exhibit A” of the Planning and Zoning Commission; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to approve the revised Bylaws of the Planning and Zoning Commission

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

Section 1. The City Council hereby authorizes the revised bylaws of the Planning and Zoning Commission.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 16<sup>th</sup> of July, 2024

CITY OF SCHERTZ, TEXAS

  
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

  
\_\_\_\_\_  
Sheila Edmondson, City Secretary



Exhibit "A"

Planning and Zoning Commission Bylaws

## Planning and Zoning Commission Bylaws

### Section 1- Purpose

The Planning and Zoning Commission shall:

- A. Review and approve or make recommendations on applications as set forth in the City of Schertz Unified Development Code.
- B. Make recommendations regarding the implementation of the City's Comprehensive Plan.

### Section 2 - Membership and Officers

- A. The Planning and Zoning Commission shall be composed of seven (7) members and two (2) additional members who shall serve as alternates. The alternates will not be seated unless one of the regular members is not in attendance at the start of the meeting. If seated, an alternate shall serve in place of the regular member even if the regular member arrives late. Four (4) members shall make a quorum.
- B. Commissioners shall reside within the corporate limits of the City.
- C. Commissioners shall serve two (2) year staggered terms with the terms of 3 Commissioners and the alternate expiring in odd numbered years and 4 Commissioners expiring in even numbered years.
- D. Terms shall expire on June 30.
- E. The Commission shall hold elections for a chair who shall serve as the presiding officer and vice chair at the first meeting in August of each year. Special elections shall be held as needed if the chair or vice chair's membership ends during their term.

### Section 3 - Meetings

- A. Meetings shall generally be held on the first Wednesday of the month. Meetings will be cancelled if there are no items to be considered. The meeting schedule may be adjusted to account for holidays.
- B. Special meetings may be called as needed.
- C. The Commission may establish committees as needed.
- D. Meetings shall comply with the Texas Government Code Chapter 551 (Texas Open Meetings Act).
- E. Each meeting shall provide for citizens to be heard generally as per City Council meetings.

#### CITIZENS' RIGHTS

- 1 Addressing the Commission. Any person desiring to address the Commission by oral communication shall first secure the permission of the presiding officer.
- 2 Manner of Addressing the Commission - Time Limit. Each person addressing the Commission shall speak at the podium into the microphone (or at another designated location), shall give his/her name and address in an audible tone of voice

for the record, and, unless further time is granted by the Commission, shall, subject to Section E4 below, limit his/her remarks to three (3) minutes or less. All remarks shall be addressed to the Commission as a body, and not to any individual member thereof. No person, other than members of the Commission or City staff (when requested by the presiding officer) and the person having the floor, shall be permitted to enter into any discussion, either directly or through the members of the Commission, unless requested or approved by the presiding officer. No questions shall be asked of the Commission members, except through the presiding officer. Responses to questions may be limited as required by State law.

- 3 Personal and Slanderous Remarks. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous, either while addressing the Commission or otherwise while in attendance at a Commission meeting, may be requested to leave the meeting, if after receiving a warning from the presiding officer a person persists in disturbing the meeting, and may be removed from the meeting if necessary for the conduct of the remainder of the meeting.
- 4 Public Hearings. After being recognized by the presiding officer, interested persons, or their authorized representatives, may address the Commission with respect to the subject matter of a public hearing being conducted. The presiding officer may establish procedures at a public hearing to limit the amount of time (which, unless modified by the presiding officer, shall be as set forth in Section E2 above) interested persons may speak, subject to the Commission members' right to appeal the presiding officer's ruling pursuant to Section F6. Subject to modification by the presiding officer, and subject to the Commission members' right of appeal pursuant to Section F6, the normal order of a public hearing is as follows: (i) the opening of the hearing and the establishment, if any, of a modified public hearing procedure by the presiding officer; (ii) address to the Commission by any interested person(s); (iii) discussion by the presiding officer and Commission members, including requests for information from City staff or any person(s) who addressed the Commission; and (iv) action by the Commission, if any is posted on the agenda relating to the hearing.
- 5 Written Communications. Interested persons, or their authorized representatives, may address the Commission by written communication in regard to any matter concerning the City's business or over which the Commission has control at any time by direct mail or by addressing the City Secretary, who shall, on the request of the writer, distribute copies to the Commission members.
- 6 Hearing of Residents. There shall be included on the agenda of each Planning and Zoning Commission meeting an item labeled "Hearing of Residents". After being recognized by the presiding officer, members of the public (giving precedence to residents of the City) may address the Commission on items on or not on the agenda at that time, providing they have completed the "Hearing of Residents" form, unless authorized by the presiding officer. The form shall be made available to persons wishing to address the Commission prior to the calling of the meeting to order and

such completed form shall be made available to the presiding officer prior to the calling of the meeting to order. The persons signed up for "Hearing of Residents" must speak during the "Hearing of Residents" portion of the meeting. Commission members and members of City staff may not discuss unposted items nor take any action thereon other than to (1) make a statement of factual information, (2) make a statement of existing City policy, or (3) discuss placing the item on a future agenda. Persons speaking shall be subject to the time limits set forth in Section E2, unless otherwise authorized by the presiding officer.

F. Motions and Meeting Procedures are as follows:

1. Motions. A Commission member, after he/she obtains the floor, or the presiding officer may make a motion on the particular subject of discussion or a procedural point as permitted. A "Second" to the motion, if required, must be made by a Commission member who did not make the motion within a reasonable but brief time period. The presiding officer may not "Second" a motion. A motion or a "Second" merely implies that the maker of the motion and the person who "Seconds" agree that the motion should come before the meeting and not that he/she necessarily favors the motion. Without a "Second", if required, the motion dies. If a motion is made to conditionally approve, deny, recommend conditional approval or recommend denial of an agenda item, the Commission member must also state the reasons for conditional approval, denial, recommend conditional approval or recommend denial, and provide a citation to the regulation, ordinance, and/or law as required by the Unified Development Code.
2. Debate. Debate, if permitted, must be limited to the merits of the issue under discussion as stated by the presiding officer.
3. Motion Procedures. There are twelve (12) types of motions in three (3) categories: Meeting Conduct Motions (4 types), Disposition Motions (7 types), and Main Motions (1 type)\*. When any motion is pending, any motion listed above it on the chart below is in order; those below it are out of order.

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Section 9.3 through 9.14 are included by permission of Donald A. Tortorice, The ModerRule Order, ABA Publishing, 2<sup>nd</sup> Edition

Motion	May Interrupt Speaker	Second Required	Debatable	Amendable	Resolved by Chair No Vote	Affirmative Vote by 4 members	2/3 Vote
<b>Meeting Conduct Motions</b>							
point of privilege	yes	no	no	no	yes	no	no
point of procedure or order	yes	no	no	no	yes	no	no
to appeal a ruling	no	yes	yes	no	no	yes	no
to recess	no	yes	yes	yes	no	yes	no
<b>Disposition Motions</b>							
to withdraw	yes	no	no	no	yes	no	no
to postpone	no	yes	yes	yes	no	yes	no
to refer	no	yes	yes	yes	no	yes	no
to amend	no	yes	yes	yes	no	yes	no
to limit or close debate or "call the question"	no	yes	yes	yes	no	no	yes
to extend debate	no	yes	yes	yes	no	yes	no
to count the vote	no	yes	no	no	no**	no	no
<b>Main Motions</b>							
to reconsider	yes	yes	if original motion was debatable	no	no	yes	no
to rescind	no	yes	yes	yes	no	no	yes
to take action	no	yes	yes	yes	no	Yes***	no

\*\* Mandatory if seconded; no vote required  
\*\*\* Unless not allowed

- 4 Point of Privilege. A point of privilege, sometimes called a point of personal privilege, is a communication from a Commission member to the presiding officer, drawing urgent attention to a need for personal accommodation. For example, the point may relate to an inability to see or hear, a matter of comfort, a matter of requested convenience, or an overlooked right of privilege that should have been accorded to the Commission member(s). In essence, it is a call to the presiding officer for the purpose of assuring a Commission member's convenient and appropriate participation in the meeting. Because of its urgent nature, a point of privilege can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, it cannot be debated or amended, and no vote is required.
- 5 Point of Procedure or Order. A point of procedure, sometimes called a point of order, is a question addressed to the presiding officer, no seconding is required, and either inquiring into the manner of conducting business or raising a question about the propriety of a particular procedure. It is simply an inquiry and is resolved by correction or clarification by the presiding officer. A point of procedure can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, a second is not required, and it cannot be debated or amended, and no vote is taken.
- 6 To Appeal a Ruling. Decisions or rulings of the presiding officer are final on questions of procedure, except that any ruling by the presiding officer's ruling can be appealed to a vote of the Commission. Whenever a Commission member questions the appropriateness or essential fairness of the presiding officer, that member can appeal the ruling to a vote of the meeting. If, however, a motion is out of order as a matter of law (not a proper subject of the meeting, improper notice given, etc.), the presiding officer's ruling cannot be appealed. A motion to appeal cannot interrupt a speaker. To prevent frivolous appeals, a second is required. The motion is subject to debate (which should be brief) and, by its nature, is not amendable. To overrule a procedural decision of the presiding officer, an affirmative vote of four (4) Commission members is required.
- 7 To Recess. A motion to recess requests a brief interruption of the meeting's business, usually so that an ancillary matter can be addressed, or simply to provide a needed break. Unless stated in the motion, the period of recess is decided by the presiding officer. If necessary, a recess can extend the meeting from one day to another, subject to State law. The motion cannot interrupt a speaker, and a second is required. It is debatable, it can be amended, and an affirmative vote of four (4) Commission members is required.
- 8 To Withdraw. Only the maker of the motion can make a motion to withdraw it. It is essentially a communication to the presiding officer that the maker is withdrawing his/her proposal. This is the maker's privilege; thus, it does not require a second. Because the withdrawal motion obviates discussion, it can interrupt a speaker. In addition, because another Commission member later can make a similar motion, a withdrawal motion is not subject to debate, amendment,

or vote. The presiding officer should simply state that the motion is withdrawn, and the meeting should proceed with a new treatment of the issue at hand--or a new issue.

- 9 To Postpone or Extend. These motions may arise from a need for further information, a matter of convenience, or for any other reason that will enable the Commission to deal with the issue more effectively during the same meeting or at a later time. Unless otherwise specifically provided in the motion itself, a postponed or extension motion can be renewed at a later appropriate time during the meeting or, if properly posted, at a later meeting. This motion cannot interrupt a speaker. It requires a second, it is debatable, and it is amendable (particularly as to postponement, timing), and an affirmative vote of four (4) Commission members is required.
- 10 To Refer. A motion to refer is typically used to submit an issue to a committee, usually for study leading to a subsequent recommendation. Because it ordinarily disposes the motion for purposes of the current meeting, a motion to refer is subject to the same rules that apply to a main motion. (See Section F14). This motion cannot interrupt a speaker, and a second is required. It is debatable and amendable, and an affirmative vote of-four (4) Commission members is required.
- 11 To Amend. A motion to amend proposes a change in the wording of a motion then under consideration. When a motion to amend is pending and an amendment to the amendment is proposed, the presiding officer should focus discussion on the latest amendment, resolve that question, then proceed to the first amendment before continuing discussion on the main motion. Votes on amendments are thus in reverse order of the sequence in which they are proposed. A motion to amend cannot interrupt a speaker. It requires a second, and it is debatable and amendable. An affirmative vote of four (4) Commission members is required for approval of the amendment. Note that State law may restrict amendments to proposals that are required to be set forth in the notice of the meeting.
- 12 To Limit or Close Debate or "Call the Question". Because the extent to which an issue is discussed rests primarily with discretion of the presiding officer, it is the presiding officer who carries the burden of ensuring that adequate time and discussion are given to differing points of view. A motion to limit or close debate is therefore an overruling of the presiding officer's determination. A motion to close debate is the same as a motion to "call the question". Because this motion affects the most fundamental right of any Commission member, the right to speak one's views, it is the only procedural motion that requires an affirmative vote of two-thirds of participants voting.
- 13 To Count the Vote. A motion to count the vote should be limited to those circumstances where the convenient hearing of "yeas" and "nays" cannot clearly resolve the issue. It represents the right of a Commission member to have a vote demonstrated by count. That count can be directed by the presiding officer either as a showing of hands or a standing of voting members while the vote is recorded.

Upon completion of the count, the presiding officer announces the result-and final disposition of the issue voted upon. This motion cannot interrupt a speaker. It requires a second; it is neither debatable nor amendable; and, because of the importance of the matter, it should be considered mandatory; thus, no vote is required.

- 14 Motion to Reconsider. Allows a main motion to be brought back before the Commission for consideration. May be made only at the meeting at which the vote to be reconsidered was taken. It may be made by any member of the Commission. Any Commission member may second it. It can be made while any other question is pending, even if another member has the floor. It requires a majority vote to pass. A motion may only be reconsidered twice. If the reconsideration is moved while another subject is before the Commission, it cannot interrupt the pending business, but, as soon as the pending business has been disposed of the motion has the preference over all other main motions and general business of the agenda. In such a case the presiding officer does not state the question on the reconsideration until the immediately pending business is completed.
- 15 Motion to Rescind. The motion to rescind is a main motion without any privilege, may only be made when there is nothing else before the Commission and must be made at the same meeting at which the subject matter of the motion was considered, and it requires a two-thirds vote of the commission members. It cannot be made if a motion to reconsider has been previously made. The motion to rescind can be applied to votes on all main motions with the following exceptions: votes cannot be rescinded after something has been done as a result of that vote that the Commission cannot undo; or, where a resignation has been acted upon, or one has been appointed to, or expelled from, a committee or office, and was present or was officially notified. In the case of expulsion, the only way to reverse the action afterwards is to restore the person to the committee or office, which requires the same preliminary steps and vote as is required for the original appointment.
- 16 To Take Action: Main Motions. Main motions state proposed policy or action on a substantive issue being considered by the Commission. As such, the motion is an initial call to take particular action. Although lowest in precedence among all motions, main motions are clearly the most important: through their content, the business decisions of the Commission are determined. A main motion can be made only when a prior main motion has been disposed of. It cannot interrupt a speaker; a second is required; it is debatable and amendable; and an affirmative vote of four (4) Commission members is required unless a greater vote is prescribed by the Charter or State law.

17 Effect of Abstentions; action on required Abstentions; Effect of non-required Abstentions. The following rules shall apply when a Commission Member abstains from voting on an item:

a. When the Commission Member is Legally Obligated to Abstain from Voting.

When a Commission Member is legally obligated to abstain from voting pursuant to Texas Local Government Code Chapter 171, a local ordinance or the City Charter then the Commission Member shall leave the dais and exit City Council Chambers until such time as the debate and vote on the item has been concluded. Staff shall record that the Commission Member left the room and abstained from the vote in the official minutes and there shall be no other effect.

b. When the Commission Member Has No Legal Obligation to Abstain from Voting.

When a Commission Member has no legal obligation to abstain from voting, then an abstention shall be recorded in the minutes as an abstention and shall procedurally be treated as a “no” vote.



**PLANNING AND ZONING COMMISSION MEETING: 08/07/2024**

**Agenda Item 4 B**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: Minutes for the July 3, 2024 Regular Meeting.

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**Attachments**

Draft Minutes for the July 3, 2024 Regular P&Z Meeting

# DRAFT

## PLANNING AND ZONING MINUTES

July 3, 2024

The Schertz Planning and Zoning Commission convened on July 3, 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; Judy Goldick, Commissioner; John Carbon, Commissioner

Absent: Clayton Wallace, Commissioner; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

Staff present: Lesa Wood, Director of Planning & Community Development; Brian James, Deputy City Manager; Emily Delgado, Planning Manager; Tiffany Danhof, Administrative Assistant; 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 was seated as an alternate.

### 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.*

Adam Sharp- 2233 Den-Ott Hill

Mark Tudyk- 18940 Old Wiederstein Rd.

### 4. CONSENT AGENDA:

#### A. Minutes for the June 5, 2024 Regular Meeting.

Motioned by Vice Chairman Richard Braud to approve, seconded by Commissioner Judy Goldick

**Vote:** 6 - 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. 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.

Mr. Haas and the applicant provided a presentation.  
Mr. Outlaw opened the public hearing at 6:25 P.M.  
Nichole Sharp- 2233 Den-Ott Hill  
Sandra Ott- 2305 Den-Ott Hill  
Gloria Ott Densberger- 2229 Den-Ott Hill  
James Ott- 2217 Den-Ott Hill  
Harold James Densberger- 2229 Den-Ott Hill  
Adam Sharp- 2233 Den-Ott Hill  
John Jasek- 19018 Old Wiederstein Rd.  
Norine Baker- 19018 Old Wiederstein Rd.  
Brenda Ott- 2217 Den-Ott Hill  
Mr. Outlaw closed the public hearing at 6:44 P.M.

Motioned by Commissioner John Carbon to recommend approval to the City Council, seconded by Commissioner Danielle Craig

**Vote:** 6 - 0 Passed

- 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

Mr. Haas and the applicant provided a presentation.  
Mr. Outlaw opened the public hearing at 7:19 P.M.  
No one spoke.  
Mr. Outlaw closed the public hearing at 7:19 P.M.

Motioned by Commissioner Judy Goldick to recommend approval to the City Council, seconded by Commissioner John Carbon

**Vote:** 6 - 0 Passed

- 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.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:30 P.M.

Richard Rex- 9915 Marie Meadow, Garden Ridge; Stone Care of Texas- 116 Windy Meadows

Mr. Outlaw closed the public hearing at 7:34 P.M.

Motioned by Commissioner Danielle Craig to recommend approval to the City Council with the condition that the building permit be issued within two years of approval, seconded by Commissioner Judy Goldick

**Vote:** 6 - 0 Passed

**6. 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 announcements by Commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements by City staff.

**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 7:40 P.M.

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Chairman, Planning and Zoning Commission

---

Recording Secretary, City of Schertz



**PLANNING AND ZONING COMMISSION MEETING: 08/07/2024**  
**Agenda Item 5 A**

TO: Planning and Zoning Commission  
 PREPARED BY: Samuel Haas, Senior Planner  
 SUBJECT: **PLSPU20240142** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow for a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.61 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, City of Schertz, Bexar County, Texas.

**BACKGROUND**

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 1.61 acres of land, located at the intersection of Schaefer Road and FM 1518. The subject property is currently zoned General Business (GB) and is undeveloped. Per the submitted Letter of Intent, the applicant is proposing a strip center with a convenience store, a gas station with electric vehicle charging stations, and a shopping center. UDC Section 21.5.8 Permitted Use Table requires a Specific Use Permit for convenience stores with gas pumps.

On July 26, 2024, eighteen (18) 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, zero (0) responses in favor, zero (0) responses neutral, and eight (8) responses opposed have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

This item was previously heard on November 23, 2023 by the Planning and Zoning Commission. The Commission voted to recommend approval with a 4-2 vote. On December 19, 2023 City Council heard the item and voted to deny the request (the approval motion failed with a 3-4 vote).

UDC Section 21.4.5 Post-Decision Procedures, requires that applicants wait 6 months after the date of the denial to submit the same development application.

**Subject Property:**

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

**Adjacent Properties:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Right of Way	Schaefer Road
<b>South</b>	Right of Way	Brook Orchard Road
<b>East</b>	Right of Way	FM 1518
<b>West</b>	Single-Family Residential (R-6)	Willow Grove Estates Unit 1

**GOAL**

The goal of this project is to develop a convenience store with gas pumps upon the approval of the 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**

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

This property is designated as Complete Neighborhood. Complete Neighborhood incorporates a variety of housing types with limited commercial in the manner of traditional neighborhood design. The commercial provision within the Complete Neighborhood designation is consistent with the proposed Specific Use Permit.

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

This property is zoned General Business District (GB). This district 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 proposed 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.**

Given the adjacent commercial development, neighboring commercial zoning districts, and the property abutting FM 1518, a principal arterial, the proposed use is compatible with the character and integrity of the neighborhood. The applicant will have to meet all site design standards in UDC Article 9. This is typically done during the site plan process and 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 property abuts three separate rights of way, providing options to minimize conflict with existing traffic. The applicant will have to go through the site plan process if this proposed Specific Use Permit is approved. Any access point along FM1518 will need approval from the Texas Department of Transportation, and the City of Schertz Engineering Department 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.**

The applicant is not required to submit, nor have they provided anything demonstrating roadway adjustments or traffic control devices. The City of Schertz Engineering Department 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 UDC Article 9, including the screening and buffering that will be required for the neighboring residential properties to the west. This will include a minimum eight-foot masonry screening wall and a minimum twenty-foot landscape buffer adjacent to the property line of the residential use. UDC Article 9 is in place to ensure adverse effects are minimized and mitigated. Additionally, the City adheres to the recommendations in the JBSA Joint Land Use Study (JLUS). Among these are enhanced lighting standards found in UDC Section 21.9.11. which include requirements such as lighting setbacks being equal to their height, or light sources being concealed from residential properties.

### **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 Article 5, 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. The existing General Business zoning of the subject property and adjacent properties indicates commercial intention for this area. The proposed use is compatible with the surrounding area. Also, the proposed development would provide a transitional use by acting as a buffer for the residential portions of the Willow Grove Subdivision from FM 1518, which is a principal arterial. Additionally, Schertz Fire, EMS, and Police Departments were notified of the Specific Use Permit request and have provided no objections.

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

Due to the conformance with the Comprehensive Plan and the zoning district, as well as the consistency with the surrounding land uses. Staff is recommending approval of PLSPU20240142.

#### **RECOMMENDATION**

Approval of PLSPU20240142.

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#### **Attachments**

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



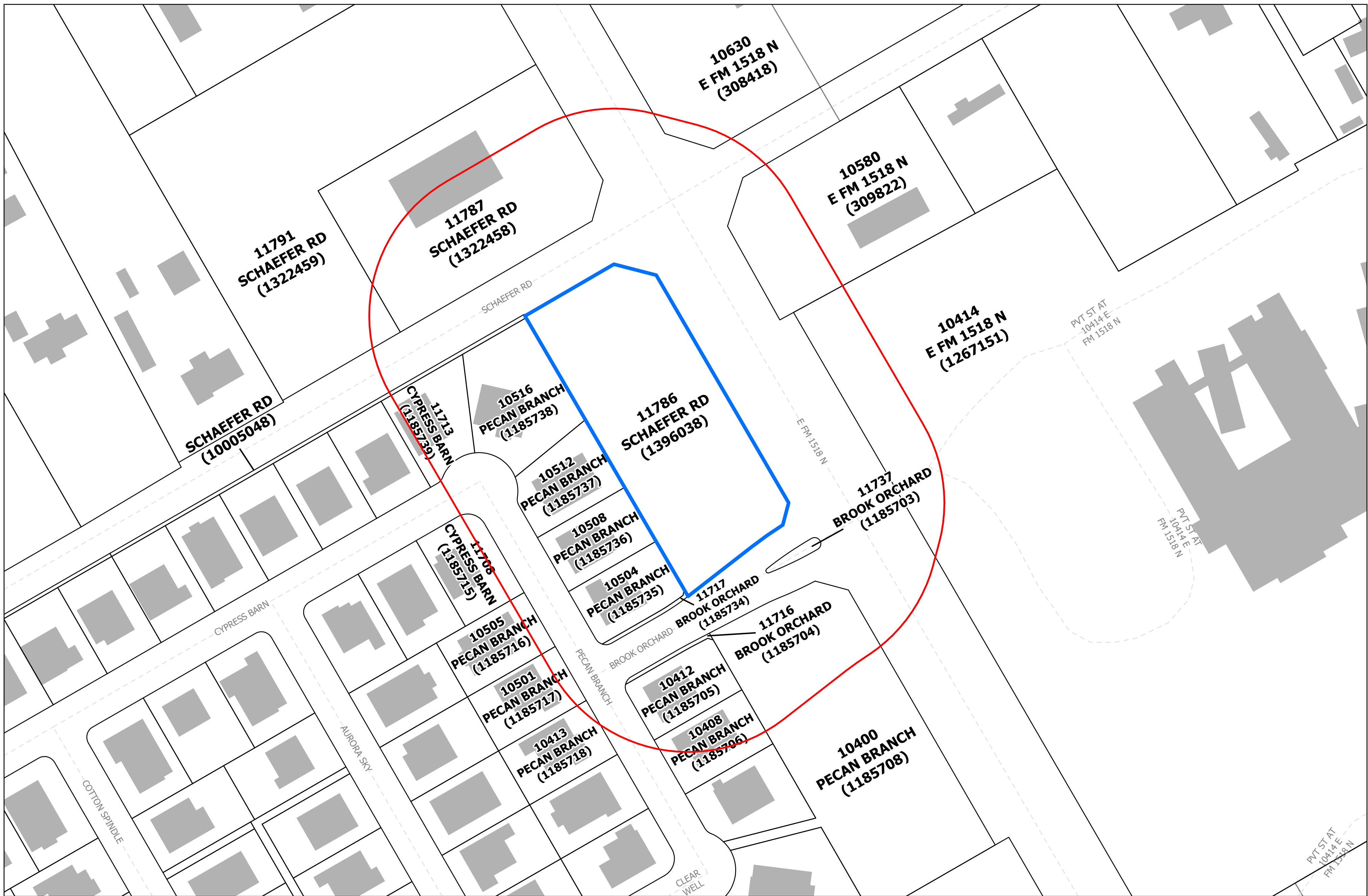
FM 1518 & SCHAEFER RD  
(PLSPU20240142)

<all other values>	60' Expansion	86' Extension	120' Proposed	1", 1 1/2"	8"	20"	Schertz Gravity	Hydrant	200' Buffer
Highways	60' Proposed	86' Proposed	Abandoned	2", 2 1/2"	10"	24"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	60' Extension	120' Expansion	Future TxDOT	3"	12"	30"	Neighboring Gravity	Neighboring Gravity	County Boundaries
Minor Roads	86' Expansion	120' Extension	Highway	4"	16"	36"	Private Pressure	Private Pressure	
Other Cities				6"	18"				

1 Inch = 100 Feet



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

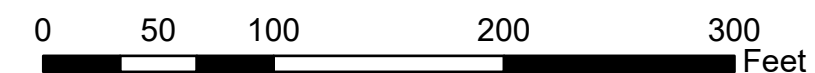
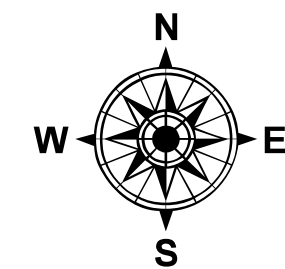


# City of Schertz

FM 1518 & SCHAEFER ROAD  
(PLSPU20240142)

 Project Boundary

 200' Buffer



Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

RECEIVED  
JUL 29 2024  
RECEIVED

July 26, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 7th, 2024 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLSPU20240142**– Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.6 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, 11786 Schaefer Rd, City of Schertz, Bexar 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 Madeleine Cole, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Madeleine Cole, Planner at (210) 619-1781.

Sincerely,

*Madeleine Cole*  
Madeleine Cole  
Planner

Reply Form:

I am: in favor of  opposed to  neutral to  the request for **PLSPU20240142**

COMMENTS: \_\_\_\_\_

NAME: Blair Reeves SIGNATURE: *Blair Reeves*  
(PLEASE PRINT)

STREET ADDRESS: 10448 Shadowy Dusk, Schertz, Tx. 78154

DATE: July 31, 2024



## **Samuel Haas**

---

**From:** Lesa C. Wood  
**Sent:** Tuesday, July 30, 2024 2:07 PM  
**To:** planning@schertz.com  
**Subject:** Fw: Not in my neighborhood!

See below.

### **Lesla Wood**

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

Office: 210-619-1785  
Mobile: 210-488-4202  
Fax: 210-619-1789

Schertz.com

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**From:** Repof Texas  
**Sent:** Tuesday, July 30, 2024 1:55 PM

**Subject:** Not in my neighborhood!

**Daniel Santos**  
**10329 Aurora Sky**  
**Schertz, Texas 78154**

**7/30/2024**

**Mayor Ralph Guterrez**  
**1400 Schertz Parkway**  
**Schertz, Texas 78154**

Dear Mayor and Government Staff,

I am writing to you as a concerned resident of Willow Grove Neighborhood regarding the proposed establishment of a new gas station at property #1396038. I will put it plain and simple... WE DO NOT WANT A GAS STATION IN OUR NEIGHBORHOOD! I live in this neighborhood and run around it every day. Part of my run route is up front at the entrance where cars and trucks would be entering continuously. I don't ask much from the government, however, I do want you to leave my neighborhood alone. While I understand the need for fuel services, I believe that permitting this gas station could have several adverse impacts on our community. I would like to outline ten reasons why I believe this proposal warrants careful reconsideration:

1. **Environmental Impact:** Gas stations can pose significant environmental hazards, including potential groundwater contamination from fuel spills and leaks. The risk of pollution could affect local water supplies and ecosystems.
2. **Increased Traffic:** The addition of a gas station will likely lead to increased traffic congestion in an area that is already experiencing heavy vehicular flow. This could exacerbate safety concerns, especially for pedestrians and children.
3. **Safety Concerns:** Gas stations can be targets for crime, including theft and vandalism. The increased presence of such facilities could lead to higher crime rates in our neighborhood. **IT WOULD BE LOCATED DIRECTLY ACROSS SCHOOL.**
4. **Health Risks:** Prolonged exposure to gasoline fumes and other pollutants emitted by gas stations can have detrimental effects on public health. Residents, especially those with respiratory conditions, may be at increased risk.
5. **Aesthetic Impact:** Gas stations often come with large signage and bright lighting, which could detract from the visual appeal of our neighborhood. This could negatively affect property values and the overall character of the area.
6. **Noise Pollution:** The constant activity associated with a gas station, including deliveries, fuel dispensing, and vehicle idling, can contribute to increased noise pollution. This can disrupt the peace and quiet that many residents value.
7. **Property Values:** The proximity of a gas station could lower property values in the neighborhood. Prospective buyers may be deterred by the potential environmental and aesthetic impacts.
8. **Alternative Fuel Options:** With the growing shift towards electric vehicles and alternative fuels, the need for additional gas stations is decreasing. Investing in more sustainable infrastructure might better serve our community's future needs.
9. **Community Character:** Our neighborhood prides itself on its unique character and sense of community. The addition of a gas station may undermine these qualities and transform the area into a more commercialized zone.
10. **Local Business Impact:** A new gas station could potentially affect nearby businesses, particularly those that rely on foot traffic or have specific customer bases that may be disrupted by the increased presence of a fuel station.

I respectfully urge you to consider these concerns in the decision-making process regarding the proposed gas station. Our community's well-being, safety, and character should be of utmost priority, and I hope that alternative solutions can be explored to meet the needs of our residents while preserving the quality of our neighborhood.

Thank you for your time and attention to this matter. I look forward to your response and hope for a decision that reflects the best interests of our community.

Sincerely,

Daniel Santos

Major, U.S. Army (R)

A Very Concerned Resident and Active Voter!

**Dan Santos, MBA, MPA, MCJ**

Director of Operations | Leader | Business Strategist | Veteran

---

San Antonio, TX 78154

Willow Grove HOA

NOTICE OF PUBLIC HEARING

RECEIVED  
JUL 29 2024  
RECEIVED

July 26, 2024

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Sincerely,

*Madeline Cole*  
Madeleine Cole  
Planner

Reply Form:

I am: in favor of  opposed to  neutral to  the request for PLSPU20240142

COMMENTS: I think it will increase traffic

NAME: Esther Bingham SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 10318 Owl Woods

DATE: 7/31/24

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

RECEIVED JUL 29 2024 RECEIVED

July 26, 2024

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Sincerely,

X

Madeleine Cole

Madeleine Cole
Planner

Reply Form:

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLSPU20240142

COMMENTS: Shertz east is increasing in crime & is reflected as the most dangerous districts in Schertz having this convenience store with gas pump will exasurbate crime & make our open gated community less safe.

NAME: James Harris SIGNATURE [Signature] (PLEASE PRINT)

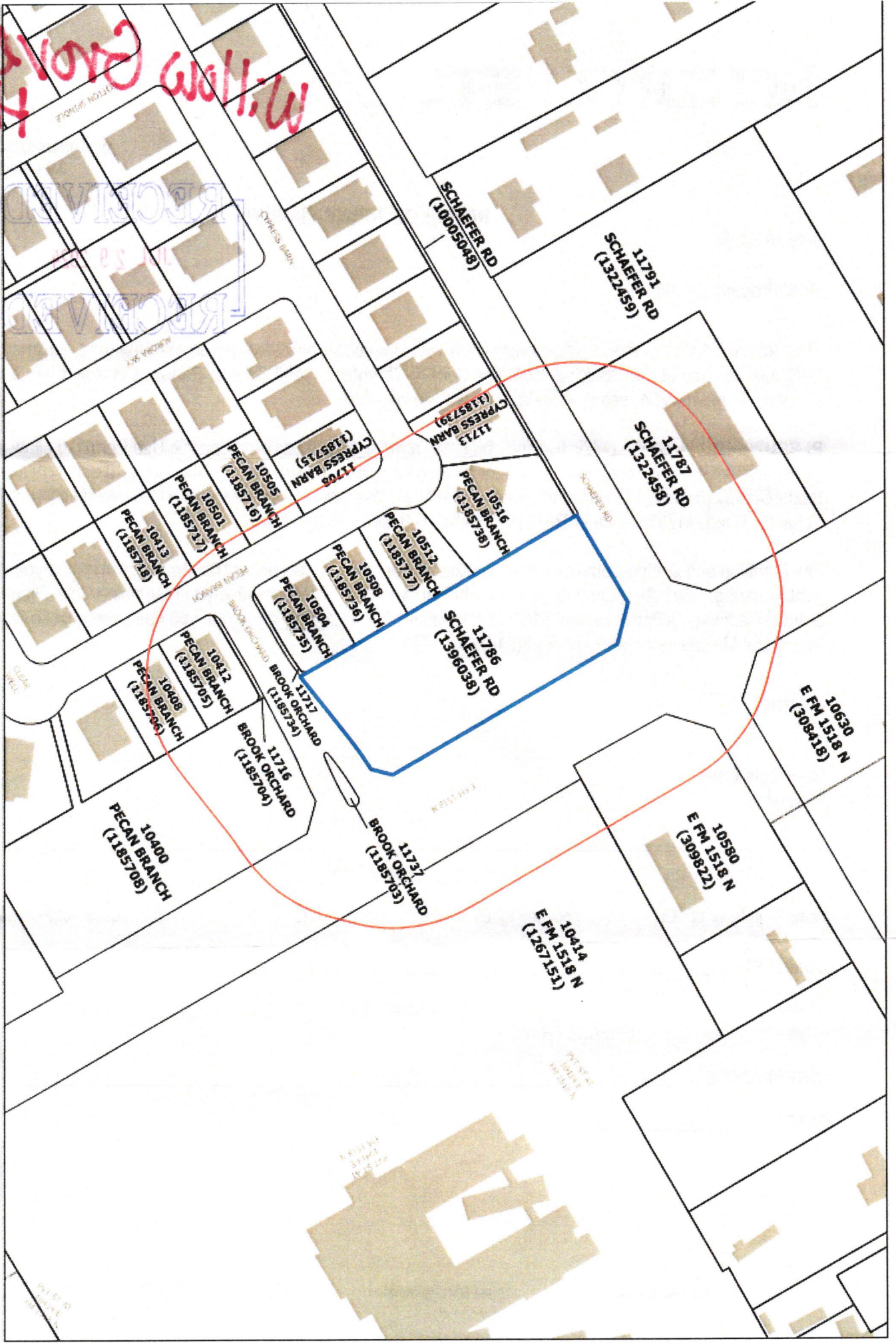
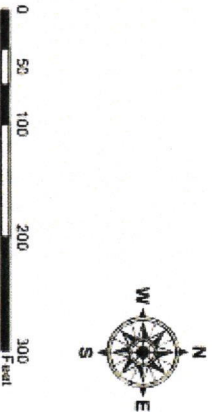
STREET ADDRESS: 10435 Monicas Crk, Schertz Texas 78154

DATE: August 1, 2024

The City of Schertz is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity. The City is seeking input from the community on the location of a new branch. The City is currently reviewing applications for the location of a new branch. The City is currently reviewing applications for the location of a new branch.

**City of Schertz**  
 FM 1518 & SCHAEFER ROAD  
 (PLSPU20240142)

**Project Boundary**  
 200' Buffer



*William Evans*

*RECEIVED*

## NOTICE OF PUBLIC HEARING

July 26, 2024

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Sincerely,

*Madeleine Cole*

Madeleine Cole  
Planner

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### Reply Form:

I am: in favor of  opposed to  neutral to  the request for PLSPU20240142

COMMENTS: I am opposed to a gas station this close to home

NAME: Lance Campbell (PLEASE PRINT) SIGNATURE: Lance Campbell

STREET ADDRESS: 10408 Pecan Branch

DATE: 30 Aug 24

## Samuel Haas

---

**From:** Symone  
**Sent:** Thursday, August 1, 2024 9:40 PM  
**To:** planning@schertz.com; Ralph Gutierrez; Michelle Watson; Mark Davis; Tiffany Gibson; Paul Macaluso; Robert Westbrook; Allison Heyward; Tim Brown; Scott Wayman; Steve Williams; Brian James; Lesa C. Wood; mcole@schertz.com  
**Subject:** Attention PLSPU20240142

Dear Mayor, Government Staff and The Planning and Zoning Commission,

I am writing to you as a concerned resident of Willow Grove Neighborhood regarding the proposed establishment of a new gas station at property #1396038. I DO NOT WANT A GAS STATION AT THE ENTRANCE OF THE WILLOW GROVE SUBDIVISION! I live in this neighborhood. My house is the very first house when driving into the neighborhood and I'm OPPOSED to the Specific Use Permit to allow a Convenience Store with Gas Pumps. This is the second time in about 6 months we have received a notice of zone change and permit request for a gas station. Myself and several other families wrote letters and attended the first public hearing to relay our concerns. During that hearing the permit was denied. I ask it be denied again and this time permanently. Permitting this gas station could have several adverse impacts on our community. Below are several reasons why this proposal should be permanently denied.

1. Environmental Impact: Gas stations can pose significant environmental hazards, including potential groundwater contamination from fuel spills and leaks. The risk of pollution could affect local water supplies and ecosystems.
2. Increased Traffic: The addition of a gas station will likely lead to increased traffic congestion in an area that is already experiencing heavy vehicular flow. This could exacerbate safety concerns, especially for pedestrians and children.
3. Safety Concerns: Gas stations can be targets for crime, including theft and vandalism. The increased presence of such facilities could lead to higher crime rates in our neighborhood. IT WOULD BE LOCATED DIRECTLY ACROSS SCHOOL. Touching on the school, our children do not even have a crosswalk to get to the school.
4. Health Risks: Prolonged exposure to gasoline fumes and other pollutants emitted by gas stations can have detrimental effects on public health. Residents, especially those with respiratory conditions, may be at increased risk. I have 2 young children this could potentially affect.
5. Aesthetic Impact: Gas stations often come with large signage and bright lighting, which could detract from the visual appeal of our neighborhood. This could negatively affect property values and the overall character of the area.
6. Noise Pollution: The constant activity associated with a gas station, including deliveries, fuel dispensing, and vehicle idling, can contribute to increased noise pollution. This can disrupt the peace and quiet that we value as residents.
7. Property Values: The proximity of a gas station could lower property values in the neighborhood. Prospective buyers may be deterred by the potential environmental and aesthetic impacts.
8. Alternative Fuel Options: With the growing shift towards electric vehicles and alternative fuels, the need for additional gas stations is decreasing. Investing in more sustainable infrastructure might better serve our community's future needs.
9. Community Character: Our neighborhood prides itself on its unique character and sense of community. The addition of a gas station may undermine these qualities and transform the area into a more commercialized zone.
10. Local Business Impact: A new gas station could potentially affect nearby businesses, particularly those that rely on foot traffic or have specific customer bases that may be disrupted by the increased presence of a fuel station.

Please consider these concerns regarding the proposed gas station. Please deny the proposal. Please take my 2 children, my spouse, the other families who live in the Willow Grove subdivision, the elementary school and our community into consideration. Our community's well-being, residents, families, safety, and character should be priority. Thank you for your time and attention to this matter. I look forward to your response.

Respectfully,  
Symone Owens, SMSgt, US Air Force (Retired) Sent from my iPad

## Samuel Haas

---

**From:** tommyb991  
**Sent:** Thursday, August 1, 2024 4:20 PM  
**To:** planning@schertz.com  
**Subject:** Zoning

I do not favor current suggestions for a gas station in front of Willow Grove estates

Tommy K Bush Sr  
10412 Aurora Sky Schertz Texas 78154

**Samuel Haas**

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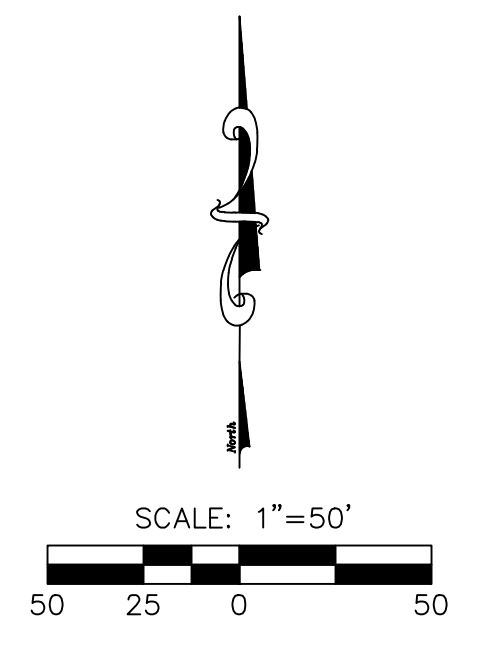
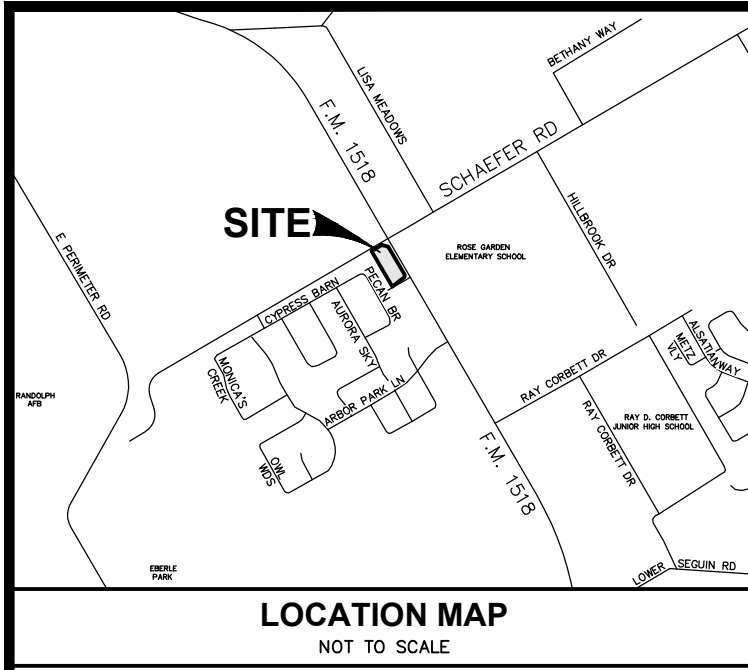
**From:** Teresa Smith  
**Sent:** Tuesday, July 30, 2024 11:07 AM  
**To:** planning@schertz.com  
**Subject:** PLSPU20240142 - OPPOSED!

Dear Schertz Planning and Zoning Commission,

I am writing to inform you that I am opposed to the construction of gas pumps that would be within 200 ft of my residence at 11708 Cypress Barn. I urge our city planners to adhere to Federal guidelines recommending at least 1,000 ft of separation between schools and gasoline dispensers.

Sincerely,

Teresa Smith



**LEGEND**

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY RECORD INFORMATION
- (---) WASTEWATER LINE
- WATER LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- 200' NOTIFICATION BOUNDARY

**RECORD OWNERS/DEVELOPERS:**

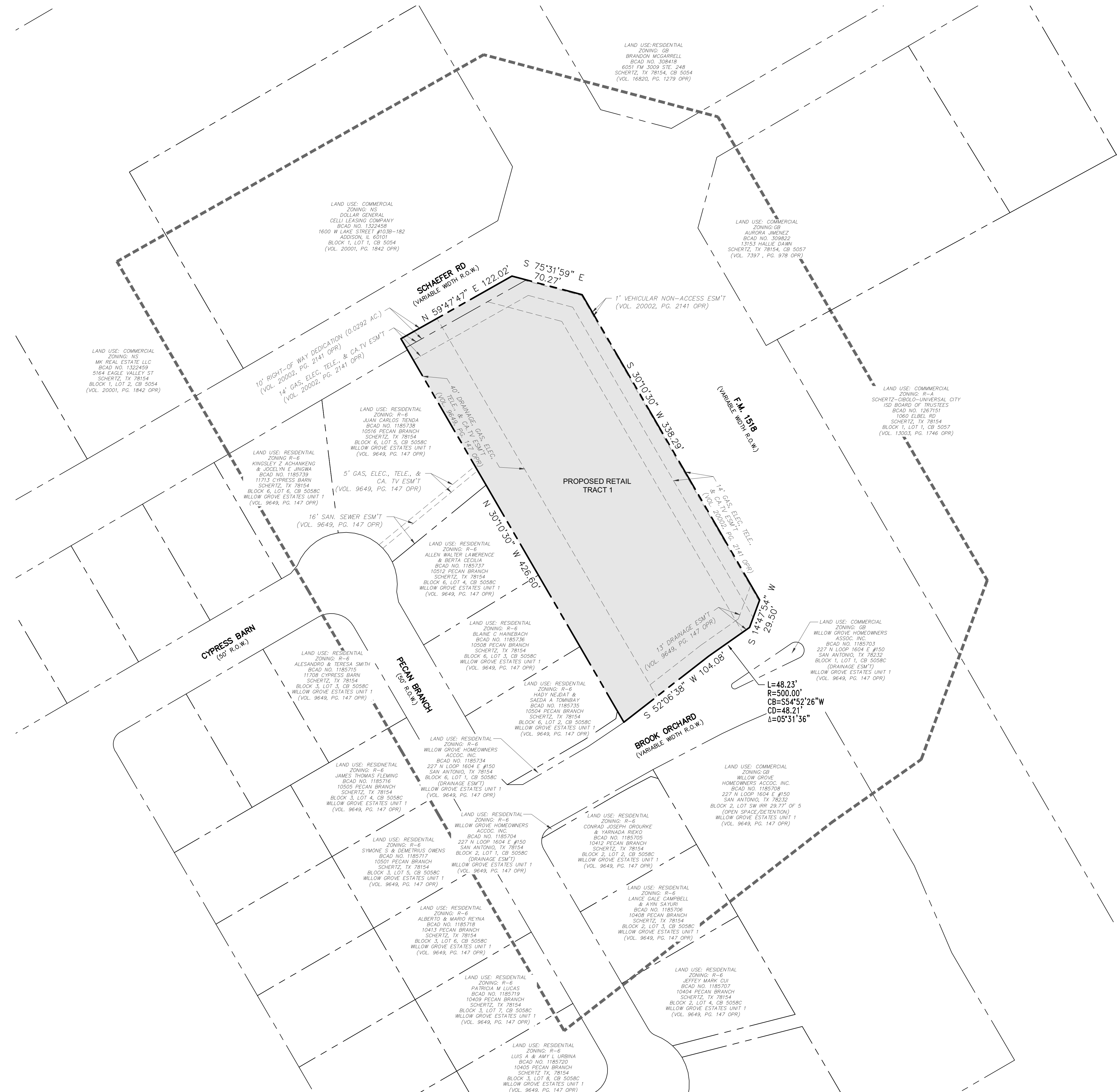
TEG SCHERTZ VENTURES, LLC  
 BCAD NO. 1396038  
 SCHAEFER RD  
 SCHERTZ, TX 78154  
 BLOCK 6, LOT 20, CB 5058C  
 J. LEAL SURVEY NO. 79, ABS 424  
 (VOL. 20002, PG. 2141 OPR)

**11786 SCHAEFER RD  
 SPECIFIC USE PERMIT TRACT 1**

LOT 20, BLOCK 6, C.B. 5058C OF THE WILLOW GROVE ESTATES COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

ACCORDING TO FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

TRACT	ACREAGE	EXIST. ZONING	PROP. ZONING
1	1.61	GB	GB



REVISIONS:

NO.	DATE	DESCRIPTION

**OWNER:**  
 TEG SCHERTZ VENTURE, LLC  
 7801 N LAMAR, STE. B168  
 AUSTIN, TX 78752

**SCHAEFER RD STRIP CENTER**  
 WILLOW GROVE ESTATES COMMERCIAL  
 11786 SCHAEFER RD  
 SCHERTZ, TEXAS 78154  
 BEING 1.597 ACRES OF THE J. LEAL SURVEY NO. 79, ABSTRACT 424, BEXAR COUNTY, TEXAS, AS SHOWN ON THE ATTACHED FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN. THE ESTATE COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**SPECIFIC USE PERMIT EXHIBIT**

DESIGNED BY: AJB  
 DRAWN BY: CT  
 SCALE: 1"=50'  
 DATE: 10/3/23  
 SHEET NO.

**EX1**





**PLANNING AND ZONING COMMISSION MEETING: 08/07/2024**  
**Agenda Item 5 B**

TO: Planning and Zoning Commission  
 PREPARED BY: Daisy Marquez, Planner  
 SUBJECT: **PLZC20240155** – Conduct a public hearing and make a recommendation on a request to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310022, more specifically known as 12840 Lower Seguin Road, City of Schertz, Bexar County, Texas.

**BACKGROUND**

The applicant is requesting to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6). The subject property was recently annexed, is not platted, and is undeveloped.

On July 22, 2024, a total of thirteen (13) public hearing notices were mailed to surrounding property owners within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and one (1) response 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 by the applicant.

Subject Property:

	<b>Zoning</b>	<b>Land Use</b>
<b>Existing</b>	Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD)	Agriculture/ Undeveloped
<b>Proposed</b>	Single-Family Residential District (R-2) and Single-Family Residential District (R-6)	Residential

**Adjacent Properties:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Right-of-Way	Lower Seguin Road
<b>South</b>	Agricultural District (AD)	Residential
<b>East</b>	Right-of-Way, Single-Family Residential/ Agricultural District (R-A), Agricultural District (AD), and City of Cibolo	Lower Seguin Road; Residential and Agriculture; City of Cibolo
<b>West</b>	Single-Family Residential/ Agricultural District (R-A), Agricultural District (AD), and City of Schertz ETJ	Residential and Undeveloped

**GOAL**

The applicant is requesting to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (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.**

Yes, the proposed Single-Family Residential District (R-6) and Single-Family Residential (R-2) implement the policies of the adopted Comprehensive Land Use Plan- Future Land Use Map. The subject property is designated as Complete Neighborhood in the Future Land Use Map. Complete Neighborhoods are general areas characterized by a mixture of housing options with supporting land uses. The Comprehensive Land Use Plan specifies that when considering the appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses and buildings, as well as undue concentration or diffusion of population should be considered.

The proposed Single-Family Residential District (R-6) and Single-Family Residential District (R-2) will provide a mixture of housing options within a proposed residential development, which meets the intent of the Complete Neighborhood Land Use Designation.

**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 District (R-6) and Single-Family Residential District (R-2) 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.

Table 21.5.7.A Dimensional Requirements for Residential Zoning Districts										
Code	Zoning District	Minimum Lot Size Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Impervious Coverage Requirements
R-2	Single-Family Residential District	8,400	70	120	25	10	20	2	35	50%
R-6	Single-Family Residential District	7,200	60	120	25	10	20	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 the Single-Family Residential District (R-6) and Single-Family Residential District (R-2) are appropriate in the immediate area of the land to be reclassified. The purpose and intent of the

Single-Family Residential District (R-6) is to allow for residential lots with a minimum lot size of 7,200 square feet with schools, churches, and parks necessary to create basic neighborhood units. The purpose and intent of Single-Family Residential District (R-2) is to allow for single-family detached residential with a minimum lot size of 8,400 square feet with schools, churches, and parks necessary to create basic neighborhood units.

**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 City of Schertz is the water and sewer provider for the subject property. Lower Seguin Road is identified as a Secondary Arterial with 90 feet of Right-of-Way in the Master Thoroughfare Plan. There is a Principal Arterial with 120-130 feet of Right-Of-Way on the western portion of the subject property. The subject property is not platted. The City of Schertz Engineering Department will review all proposed access points onto Lower Seguin Road during the platting process. 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 for SCUCISD as well as the most recent 10-Year Campus Forecasting Presentation. The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

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

The subject property was annexed to the City of Schertz in July 2024 and was given Agricultural District (AD) zoning with annexation. The applicant was waiting for the annexation to start their proposed zone change request. Significant changes are happening to Lower Seguin Road with new residential developments that are concurrent with the FM 1518 construction.

**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. The subject property was given the Agricultural District (AD) zoning with its annexation in July 2024.

**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**

Due to the compatibility with the surrounding area, and implementation of the policies in the Comprehensive Land Use Plan and Future Land Use Map, Staff recommends approval of PLZC20240155.

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**Attachments**

Aerial Exhibit  
Public Hearing Notice Map  
Public Hearing Responses  
Zoning Exhibit  
SCUCISD Demographic Report  
SCUCISD 10 Year Campus Forecasting





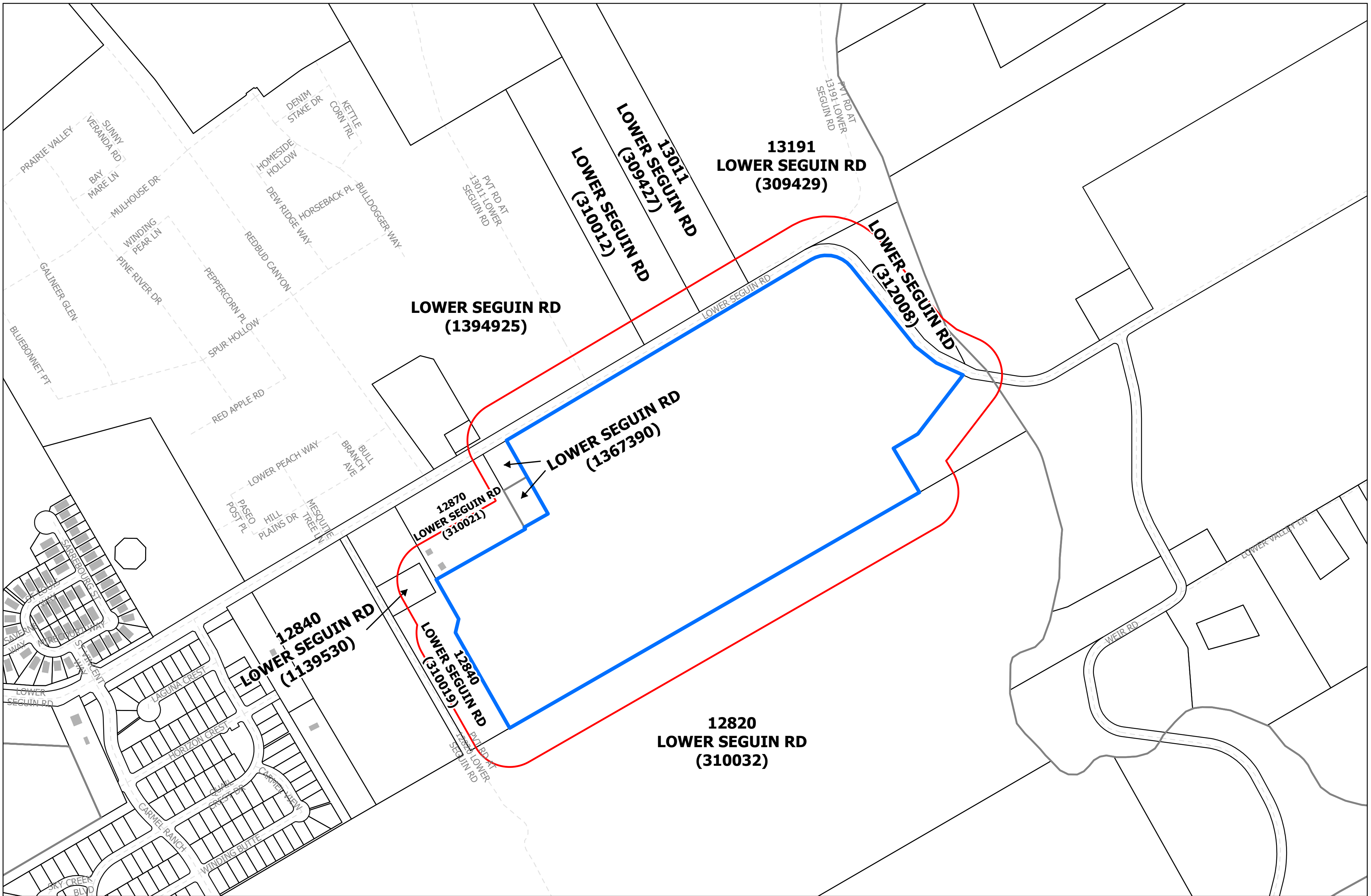
Maxar, Microsoft, Esri, Community Maps Contributors, City of Cibola, Texas, BCAD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, COMAPP, Esri, TomTom, Garmin, FourSquare, SefoGraph, GeoTechnologies, Inc, METI/WASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

**SCHIEERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

12840 LOWER SEGUIN RD  
(PLZC20240155)

<ul style="list-style-type: none"> <li> Highway</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> <li> 8"</li> <li> 10"</li> <li> 12"</li> <li> 16"</li> <li> 18"</li> <li> Unknown</li> </ul>	<ul style="list-style-type: none"> <li> 20"</li> <li> 24"</li> <li> 30"</li> <li> 36"</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> <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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0 150 300 600 900 Feet



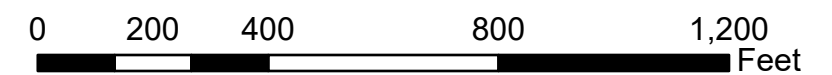
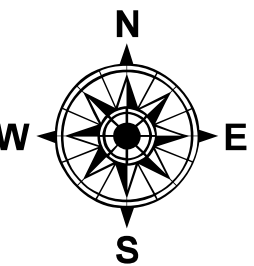
# City of Schertz

12840 LOWER SEGUIN RD  
(PLZC20240155)

 200' Buffer

 Municipal Boundaries

 Project Boundary



## NOTICE OF PUBLIC HEARING

July 22, 2024

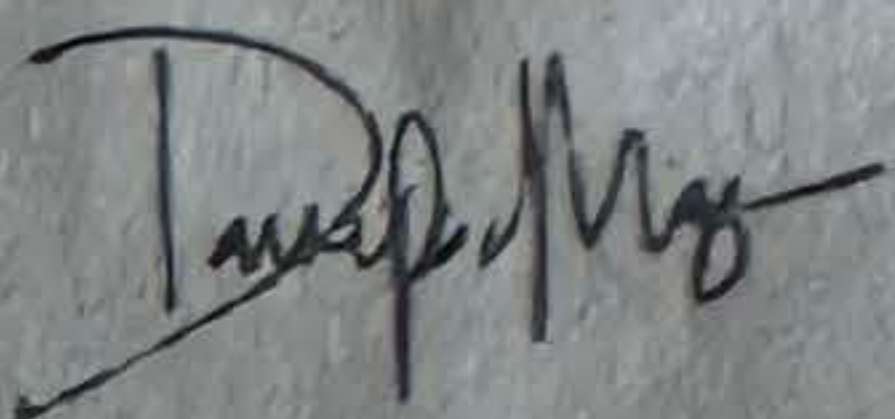
Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 7<sup>th</sup>, 2024** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240155** – Conduct a public hearing and make a recommendation on a request to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310022, more specifically known as 12840 Lower Seguin Road, City of Schertz, Bexar 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 Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,



Daisy Marquez, AICP  
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 **PLZC20240155**

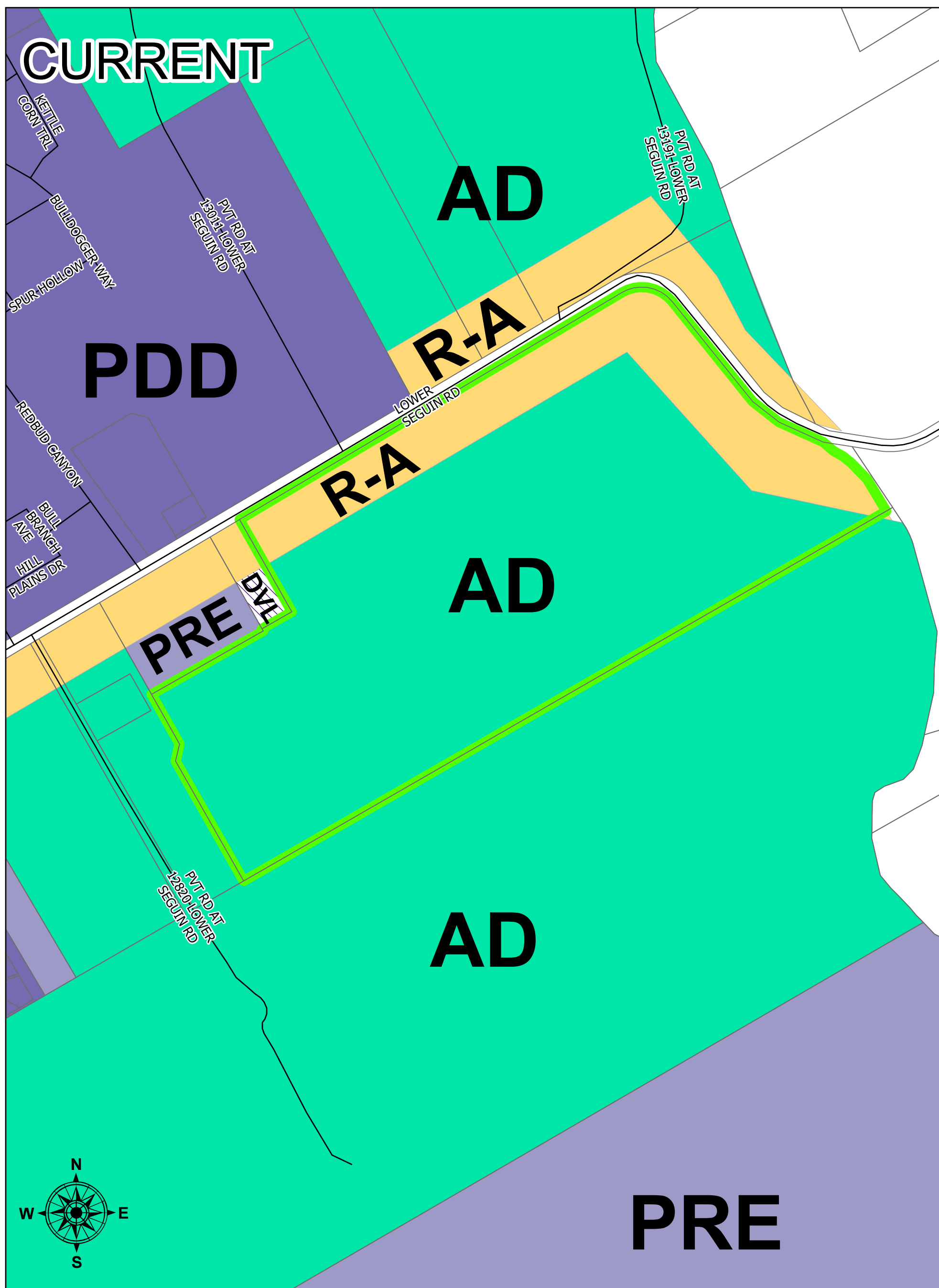
COMMENTS: \_\_\_\_\_

NAME: Rosendo Zambrano SIGNATURE R. Zambrano  
(PLEASE PRINT)

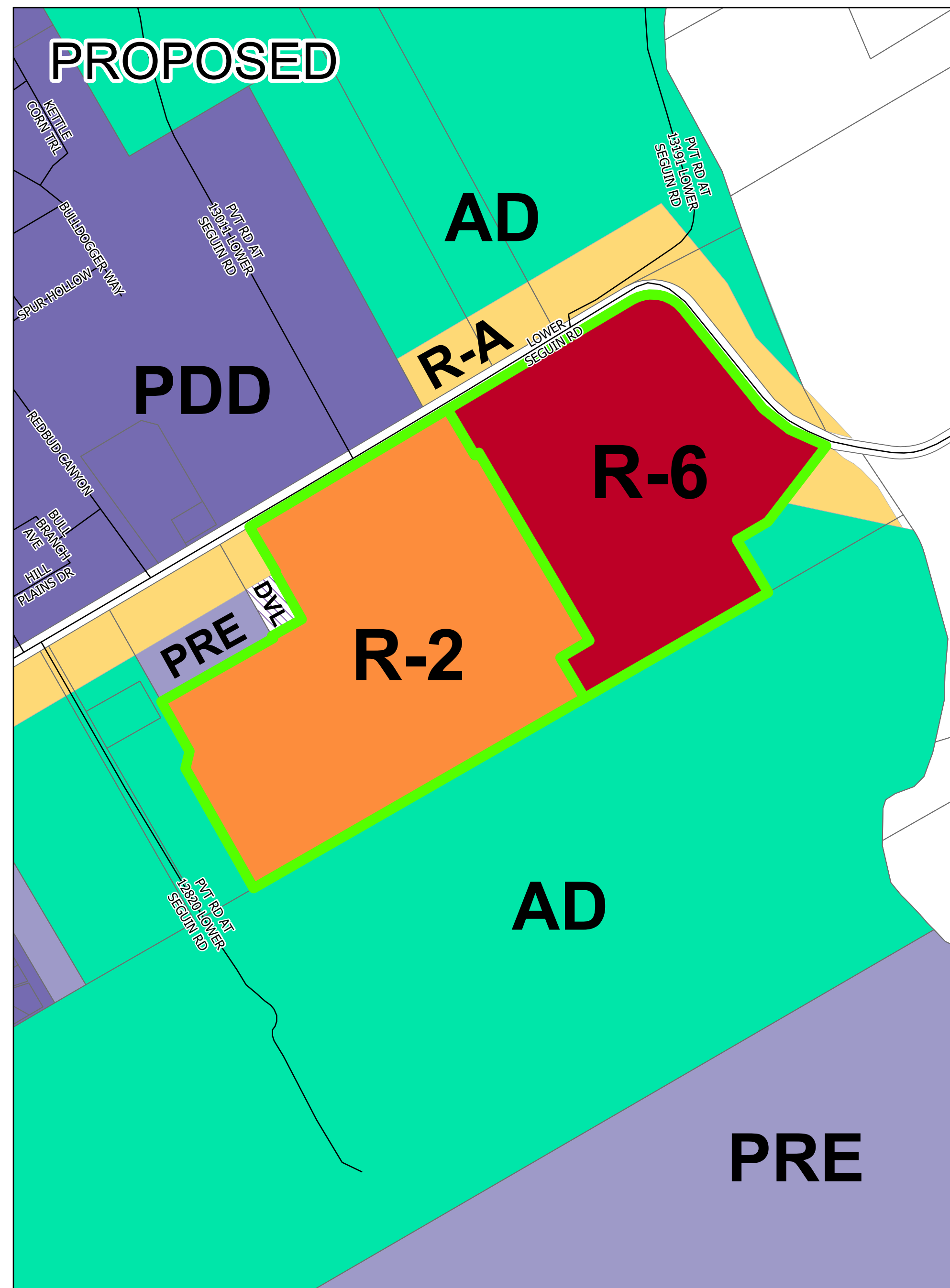
STREET ADDRESS: 10100 Lower Seguin Rd, Cibola TX 78108

DATE: 7/27/24

# CURRENT



# PROPOSED



Last update: July 22, 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

**BEXAR COUNTY**  
**PARCEL ID:**  
**310022**

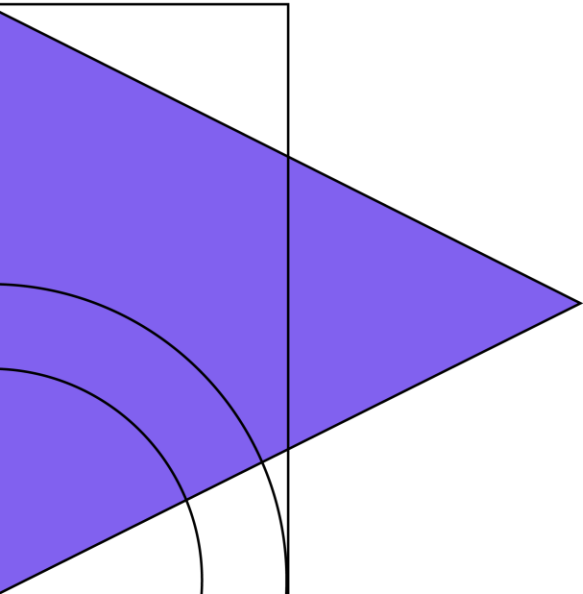
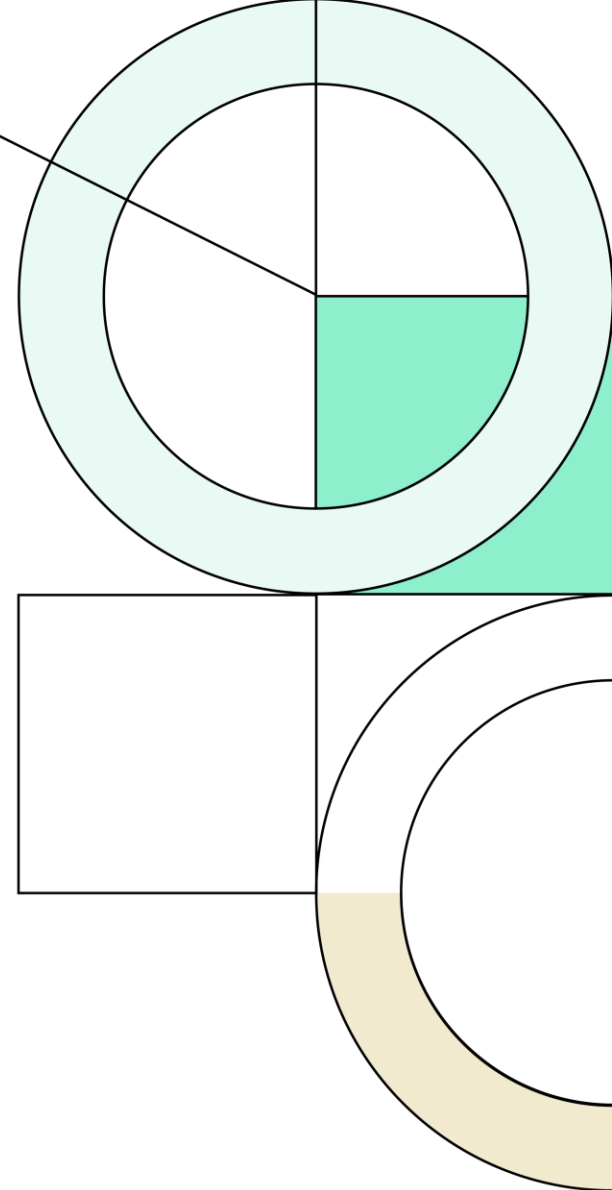
Classification	
	(PRE) Pre-Development
	(PDD) Planned Development
	(PUB) Public Use
	(R-A) Single-family Residential/Agricultural
	(R-1) Single-Family Residential
	(R-2) Single-Family Residential
	(R-3) Two-Family Residential
	(R-4) Apartment/Multi-Family Residential
	(R-6) Single-family Residential
	(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)





4Q22

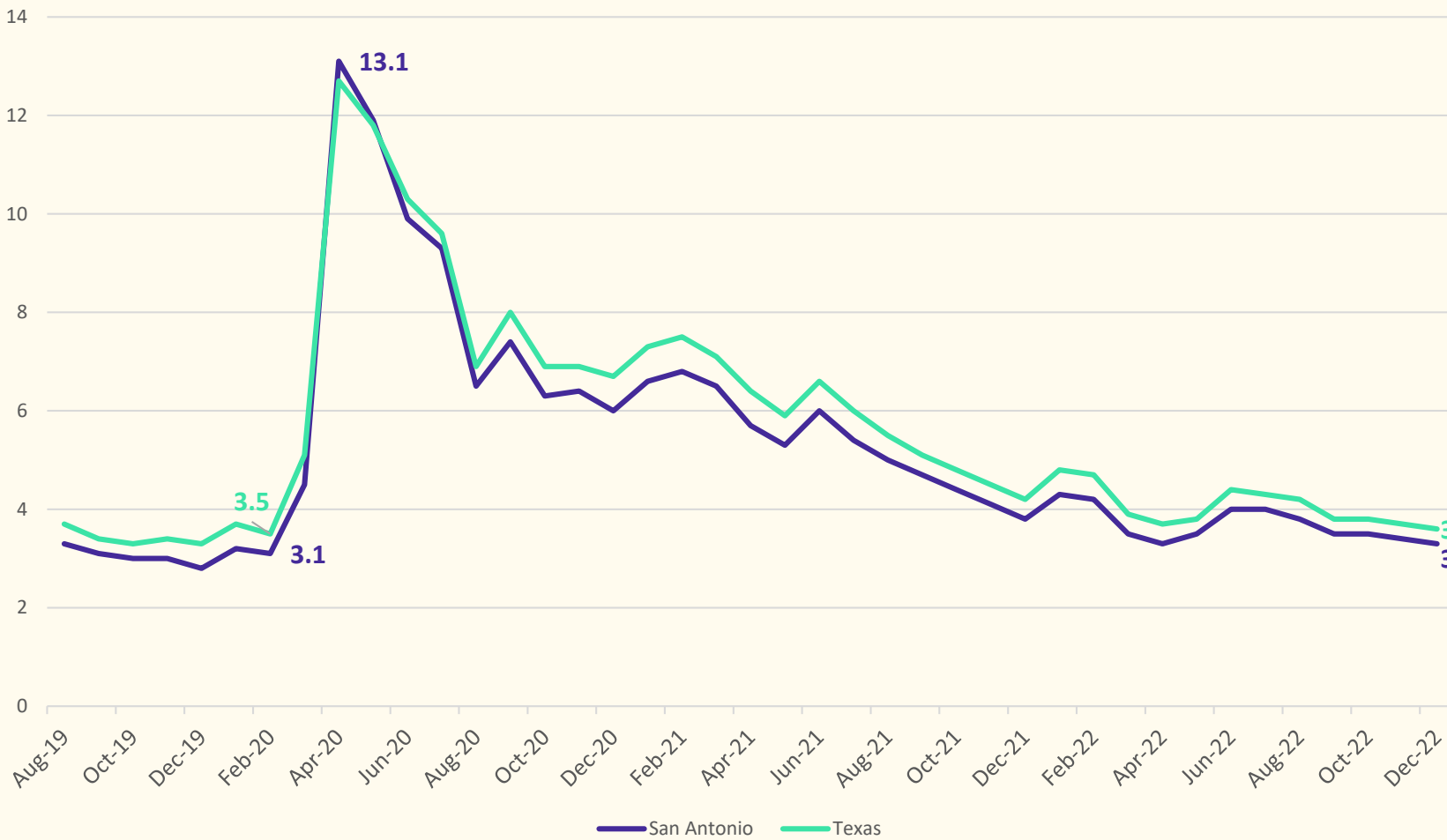
# Demographic Report



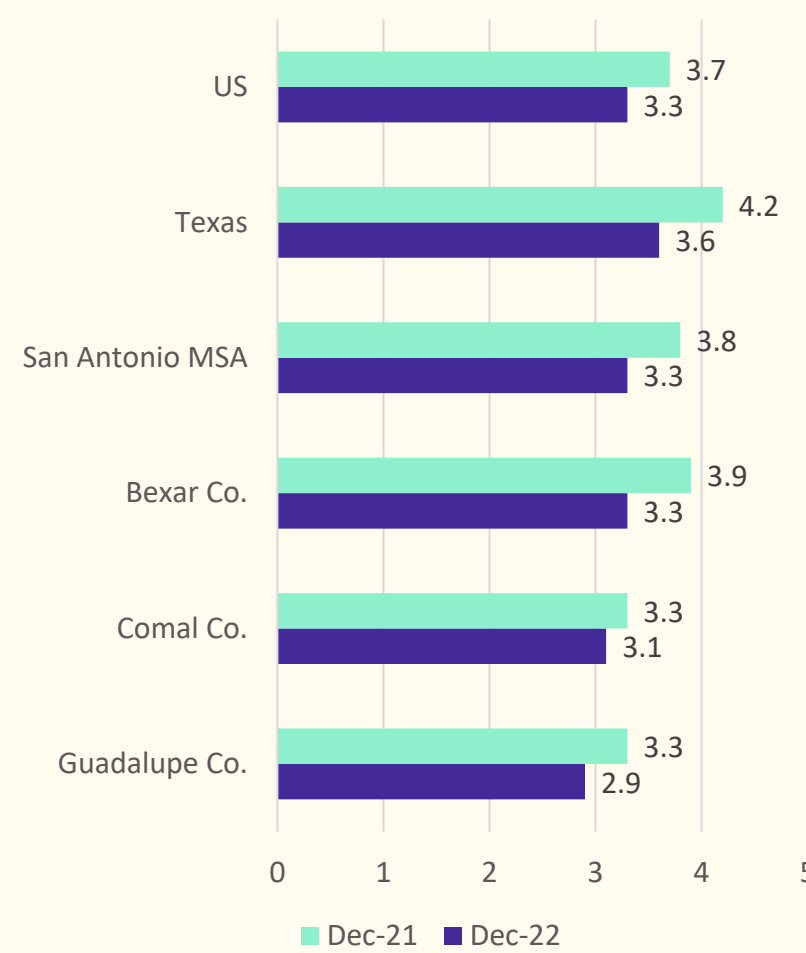


# San Antonio Economic Conditions

### Unemployment Rate, Aug 2019 - Dec 2022



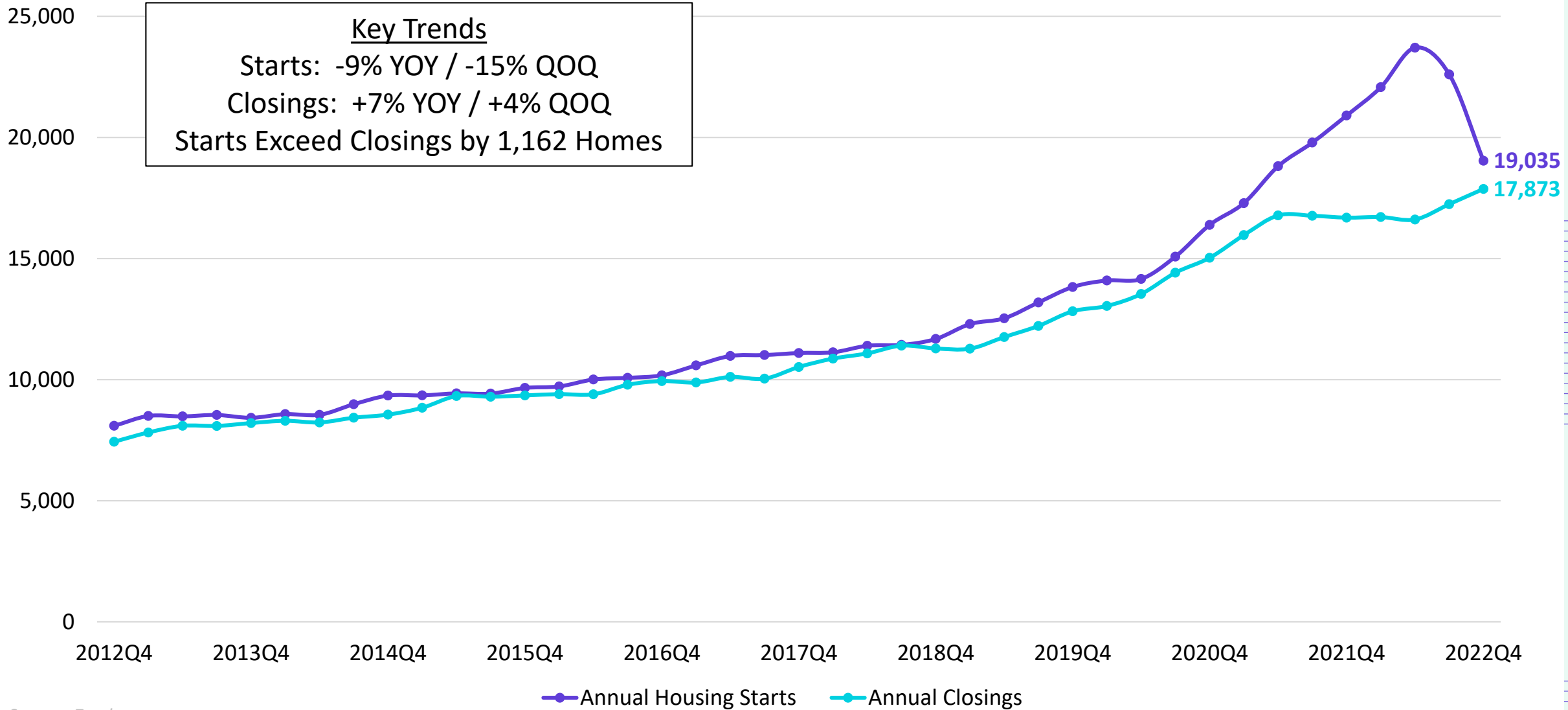
### Unemployment Rate, Year Over Year





# San Antonio New Home Starts & Closings

### Annual Housing Starts vs. Annual Closings



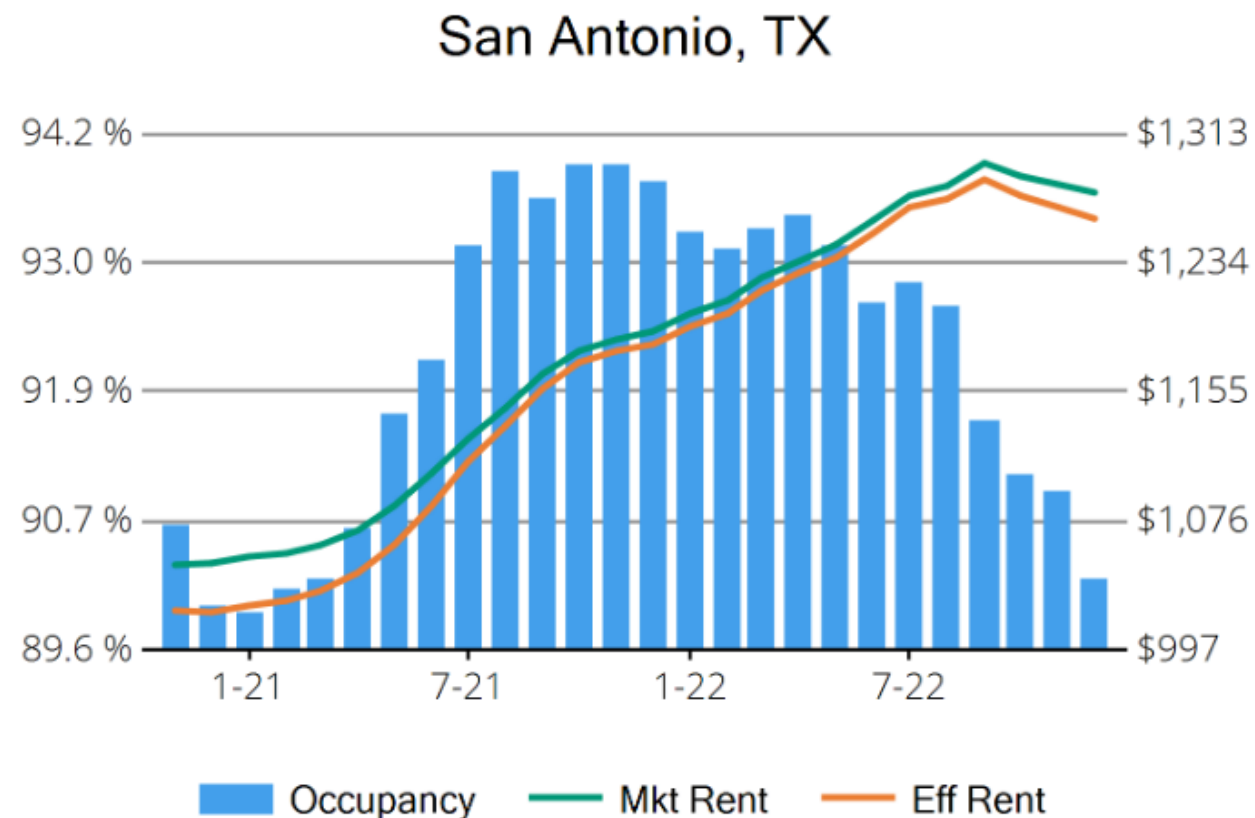
Source: Zonda



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

## Stabilized and Lease-up Properties\*

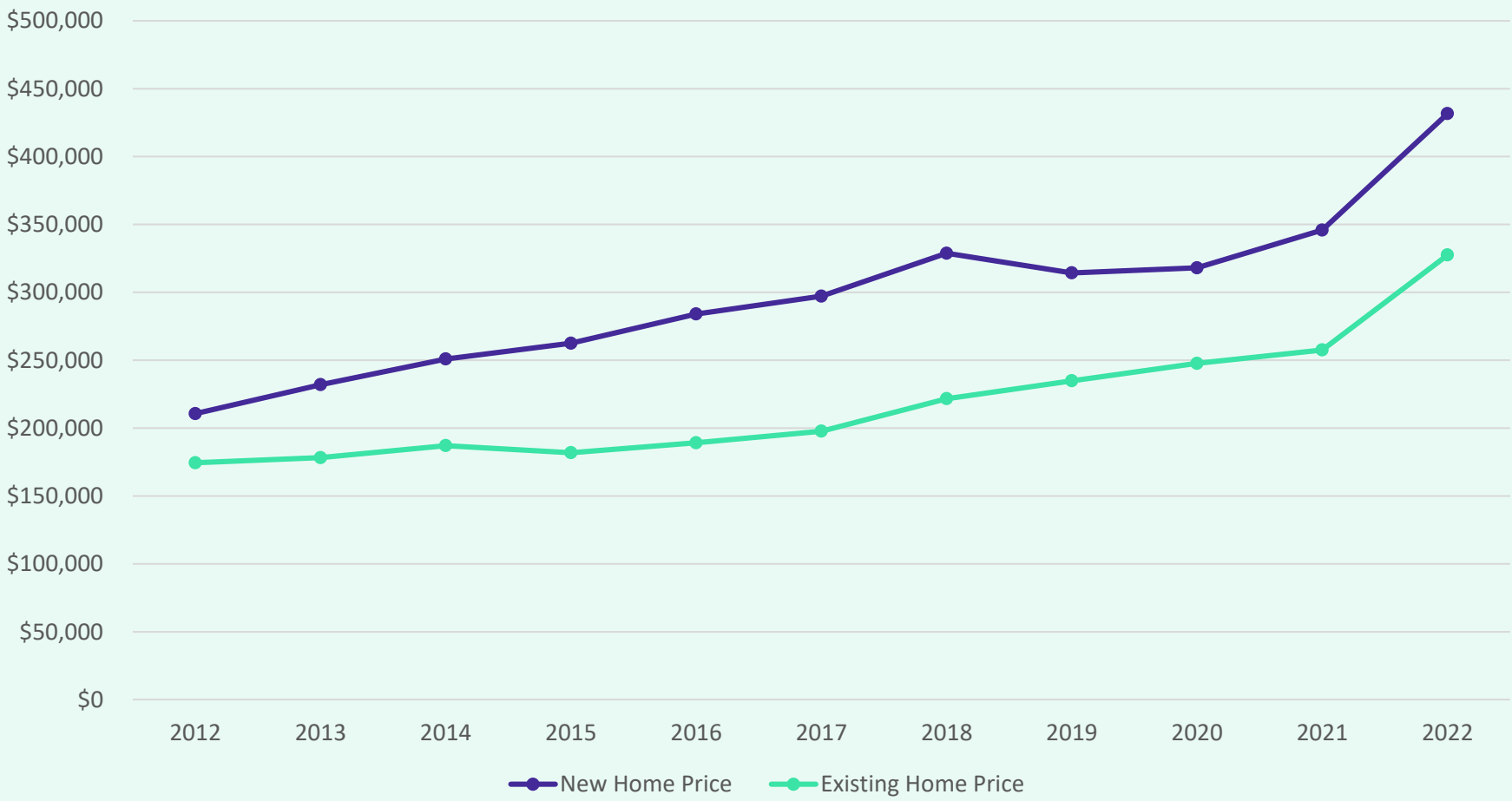
Conventional Properties	Dec 2022	Annual Change
Occupancy	90.2	-4.1%
Unit Change	3,629	
Units Absorbed (Annual)	-4,057	
Average Size (SF)	852	0%
Asking Rent	\$1,277	+7.0%
Asking Rent per SF	\$1.50	+7.0%
Effective Rent	\$1,261	+6.5%
Effective Rent per SF	\$1.48	+6.4%
% Offering Concessions	20%	+19.1%
Avg.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

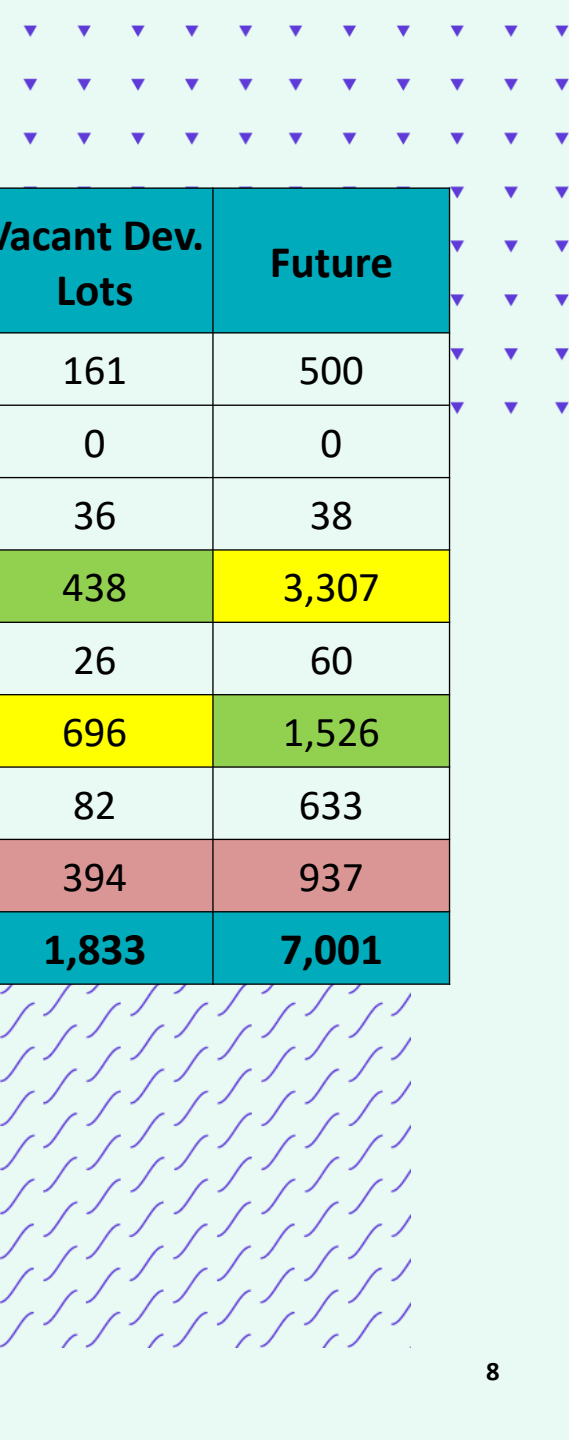


Starts	2016	2017	2018	2019	2020	2021	2022
1Q	190	196	175	201	237	294	349
2Q	168	168	180	176	197	300	393
3Q	233	167	177	207	261	265	174
4Q	142	172	185	198	232	319	63
<b>Total</b>	<b>733</b>	<b>703</b>	<b>717</b>	<b>782</b>	<b>927</b>	<b>1,178</b>	<b>979</b>




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



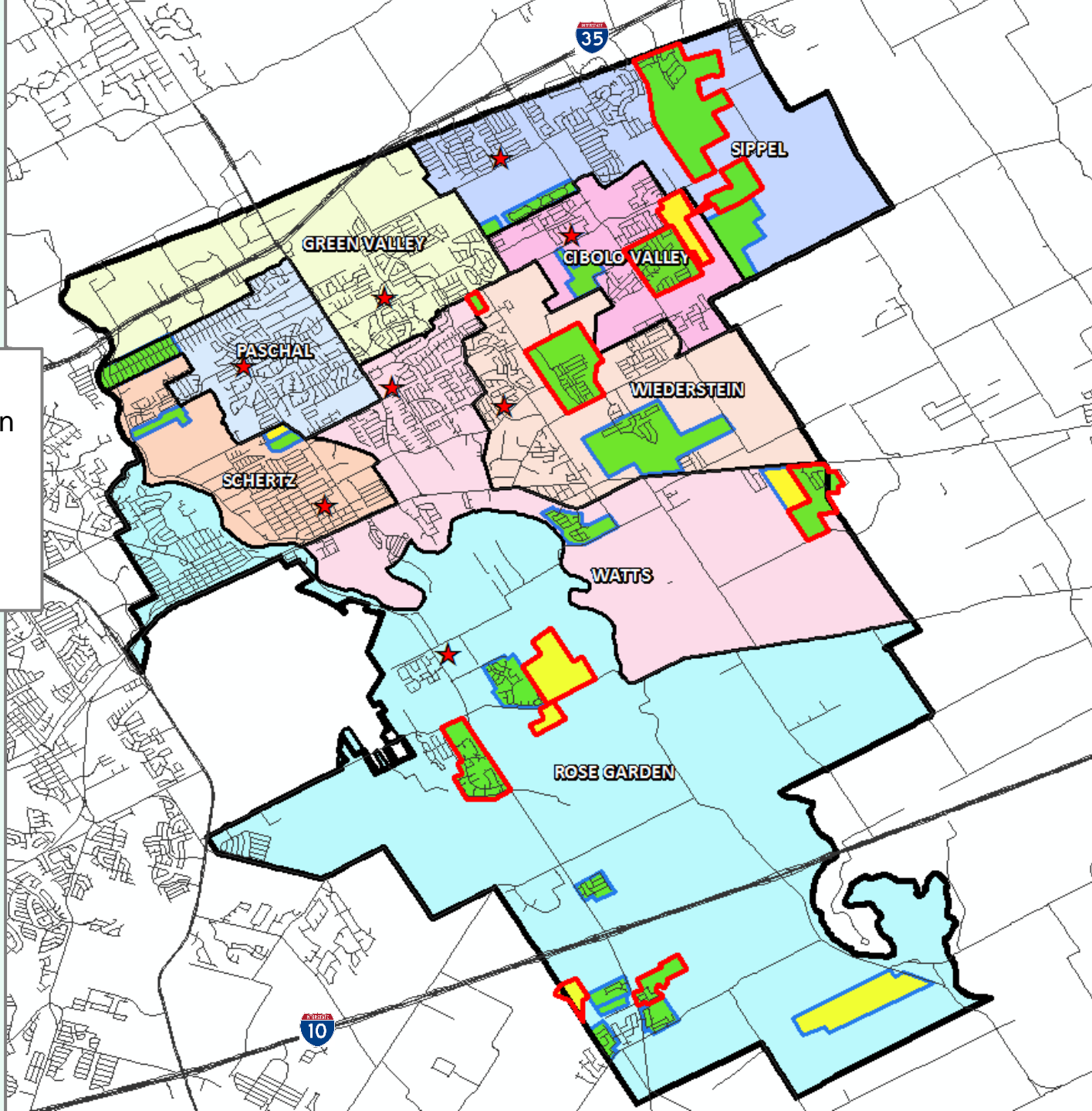
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	66	12	18	10	57	64	161	500
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	3	0	5	1	1	2	36	38
ROSE GARDEN	295	8	448	101	153	215	438	3,307
SCHERTZ	98	6	73	39	48	62	26	60
SIPPEL	130	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

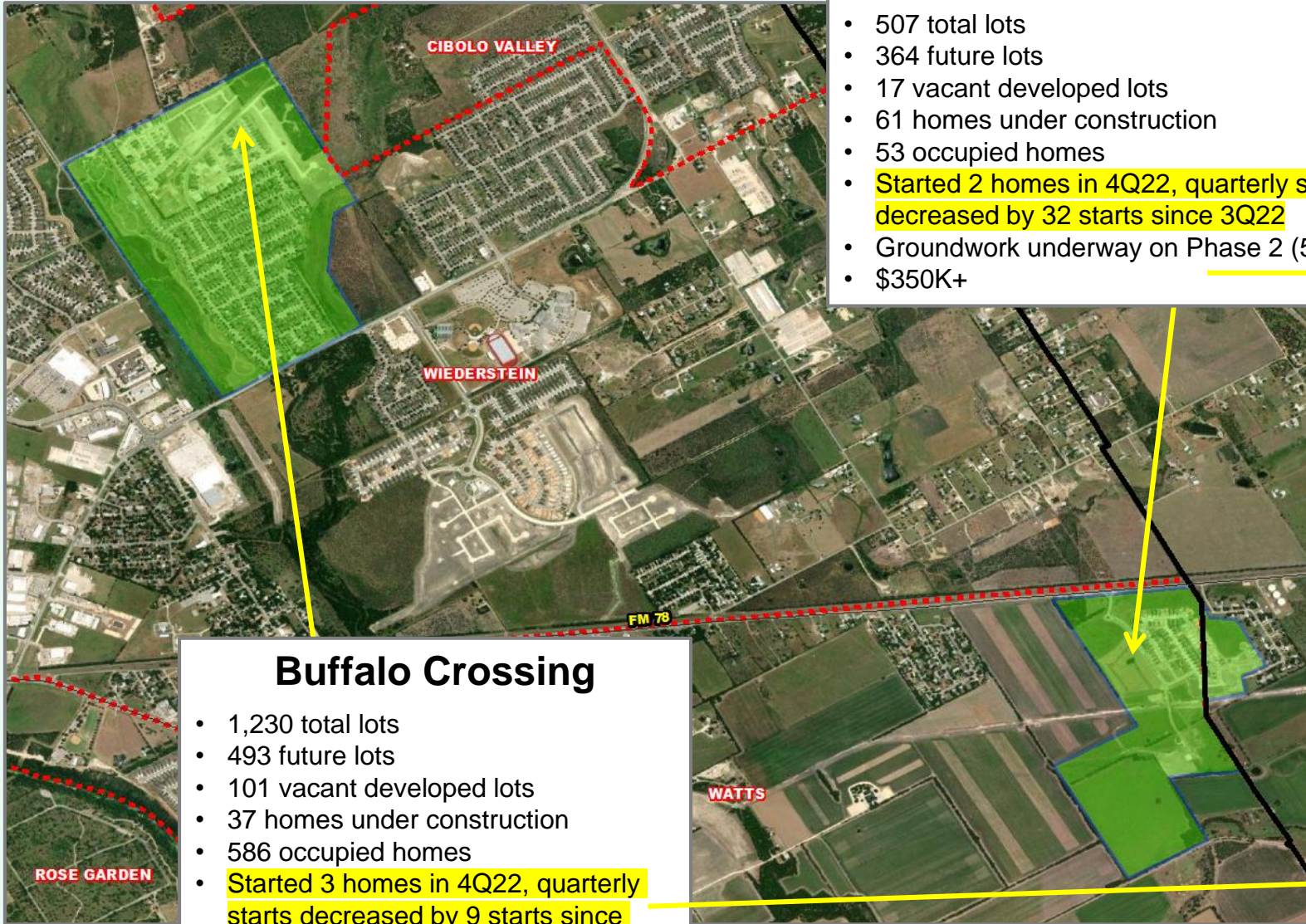


## Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



# Residential Activity



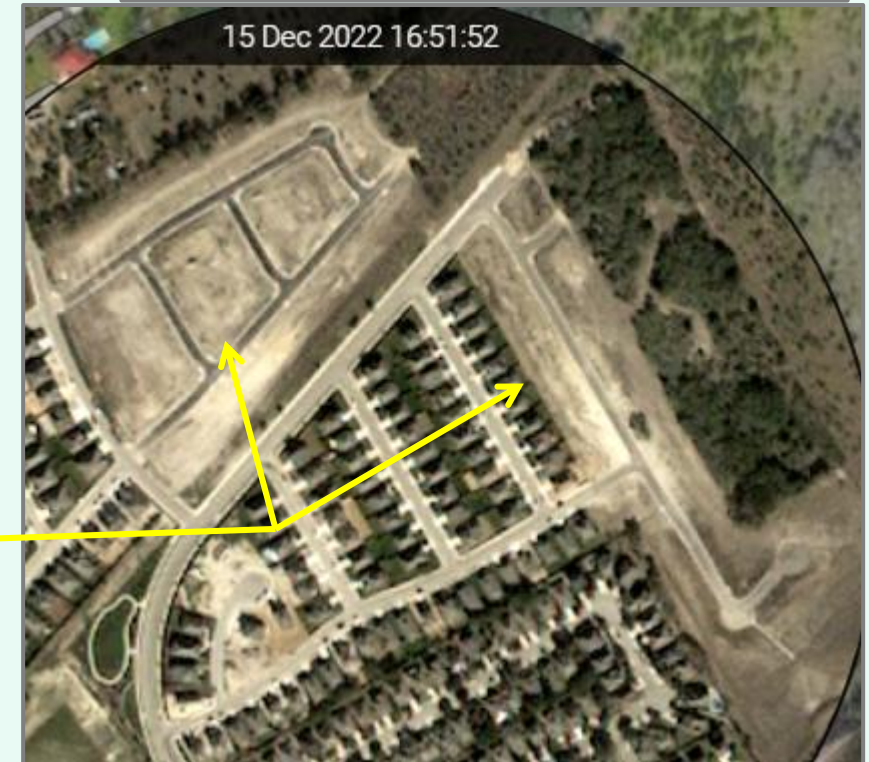
## Venado Crossing

- 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+





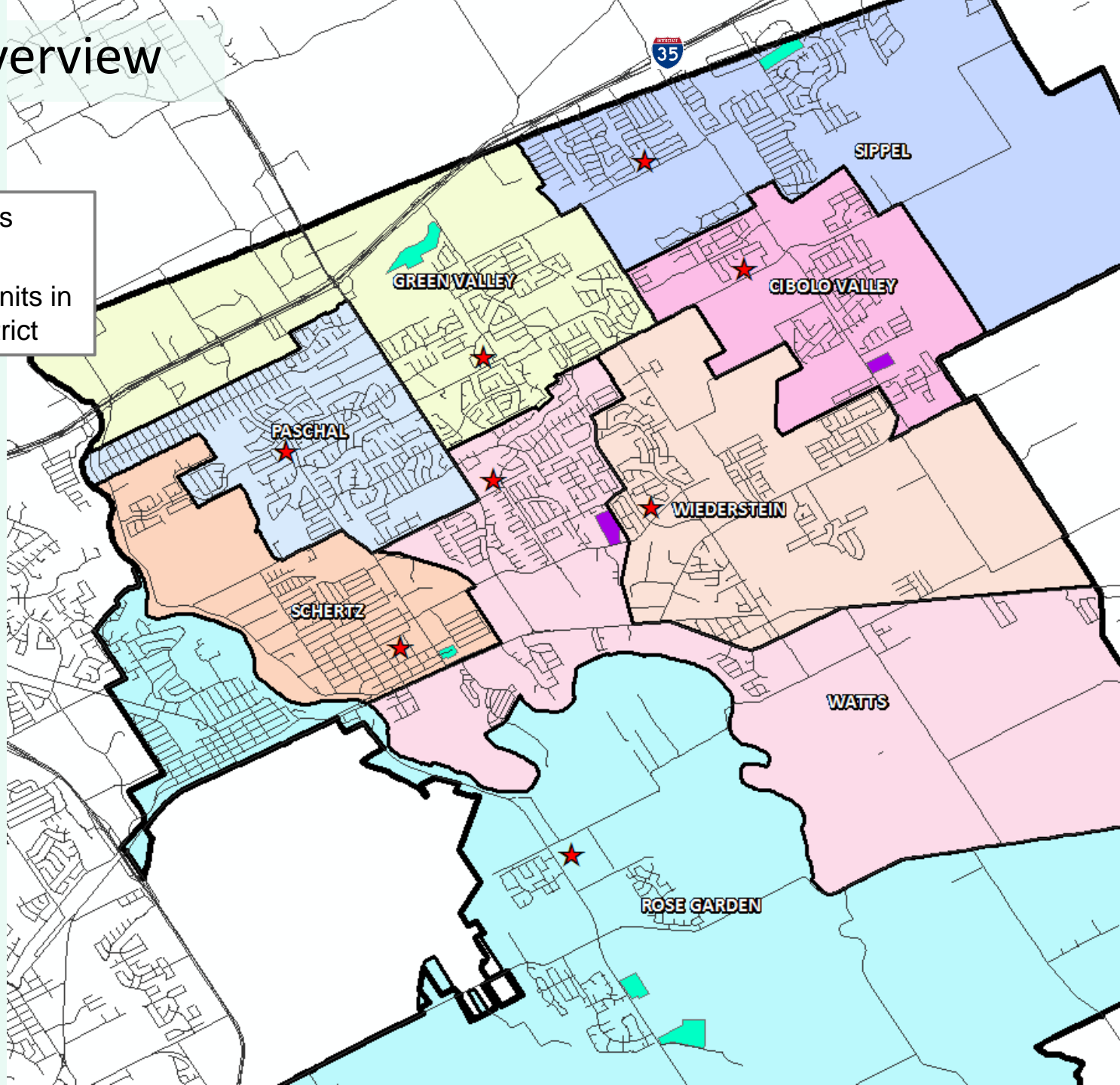


# District Multi-Family Overview

- 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



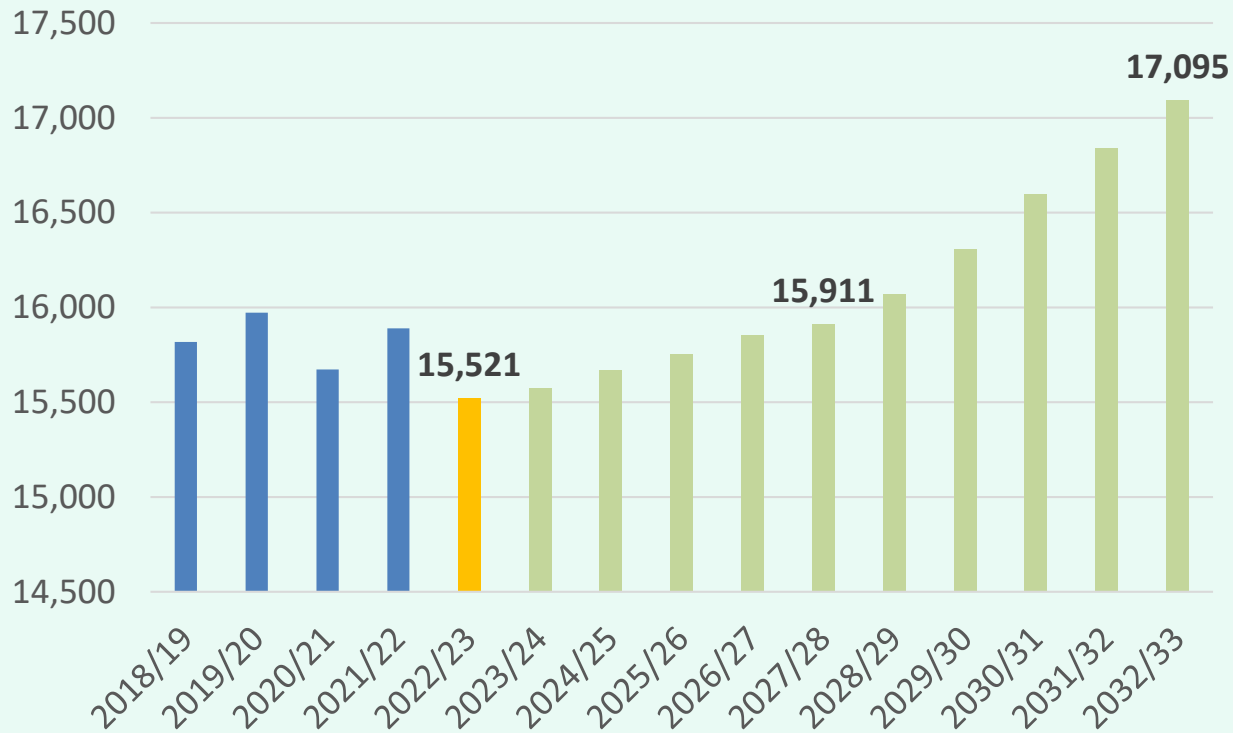
# Ten Year Forecast by Campus

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



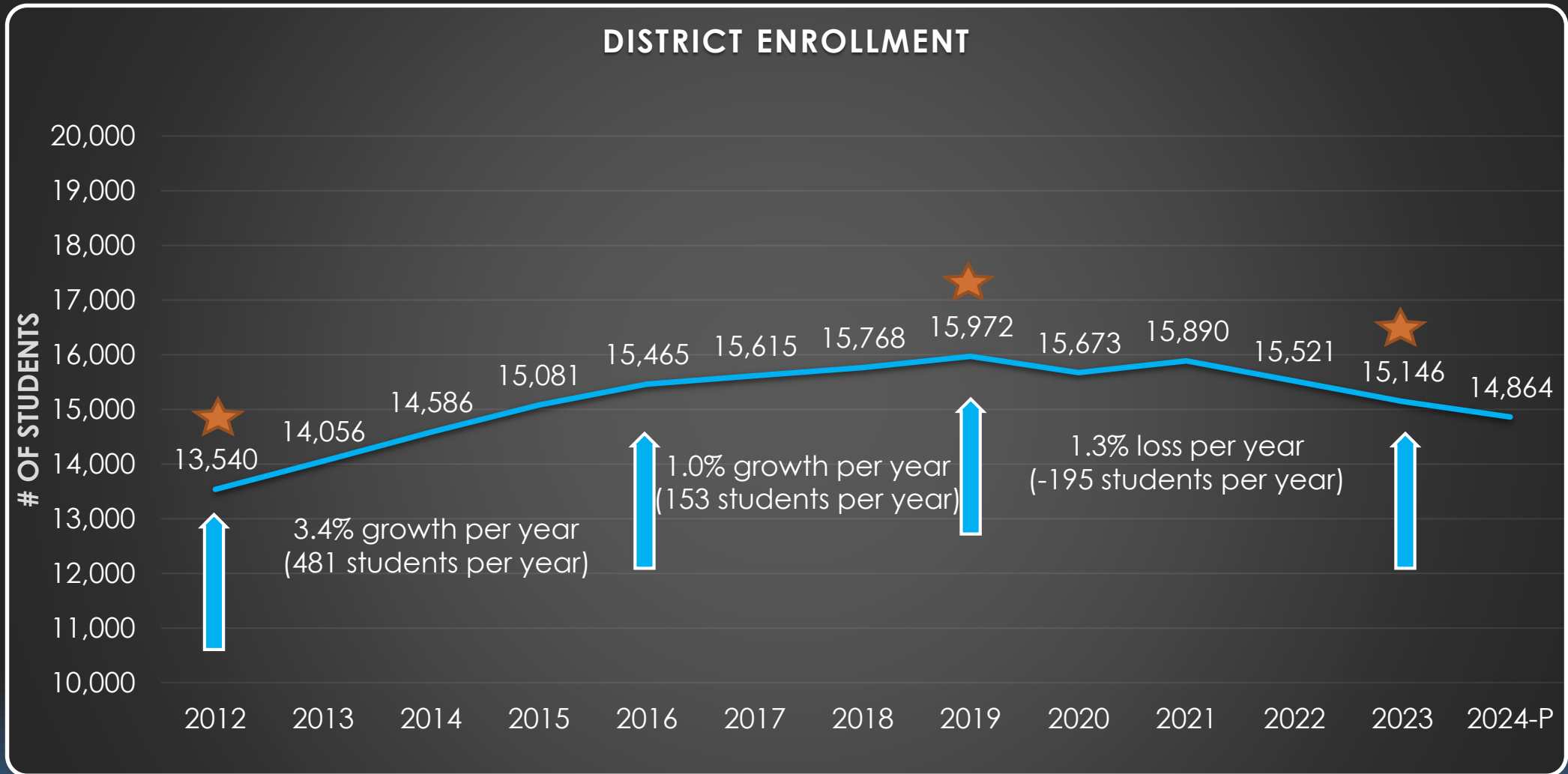
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

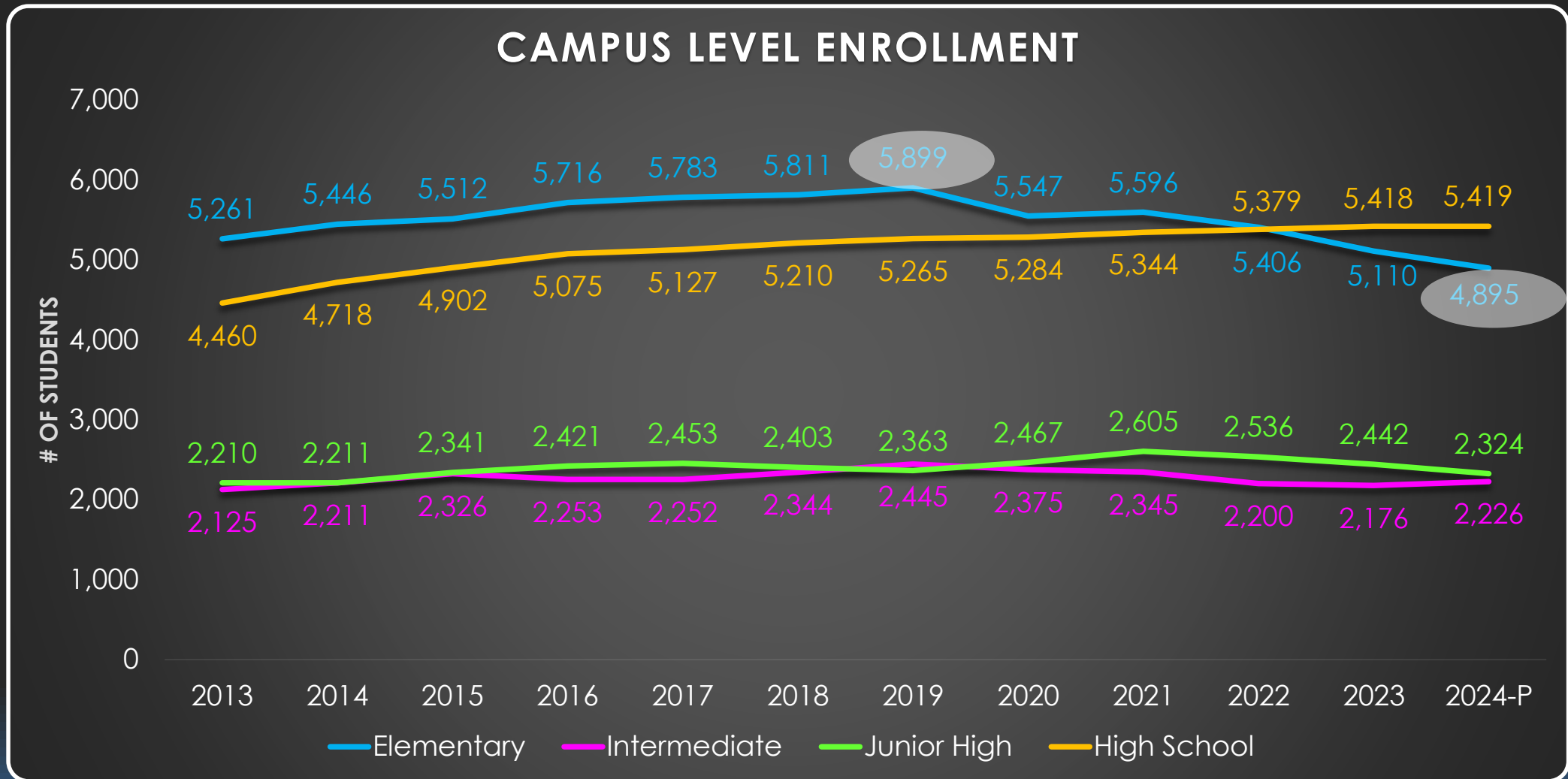
# FORECASTING CONSIDERATIONS

- 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

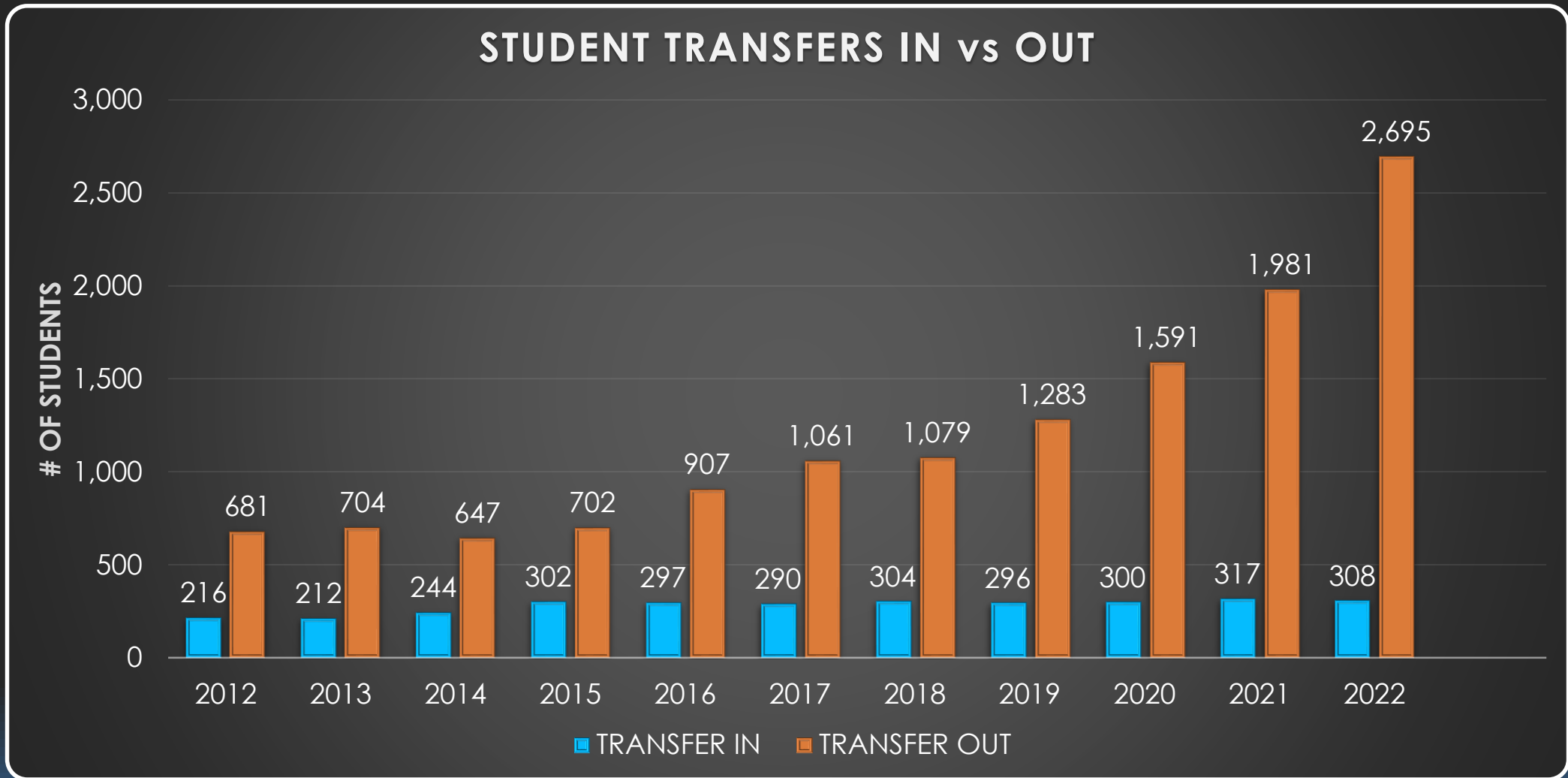
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

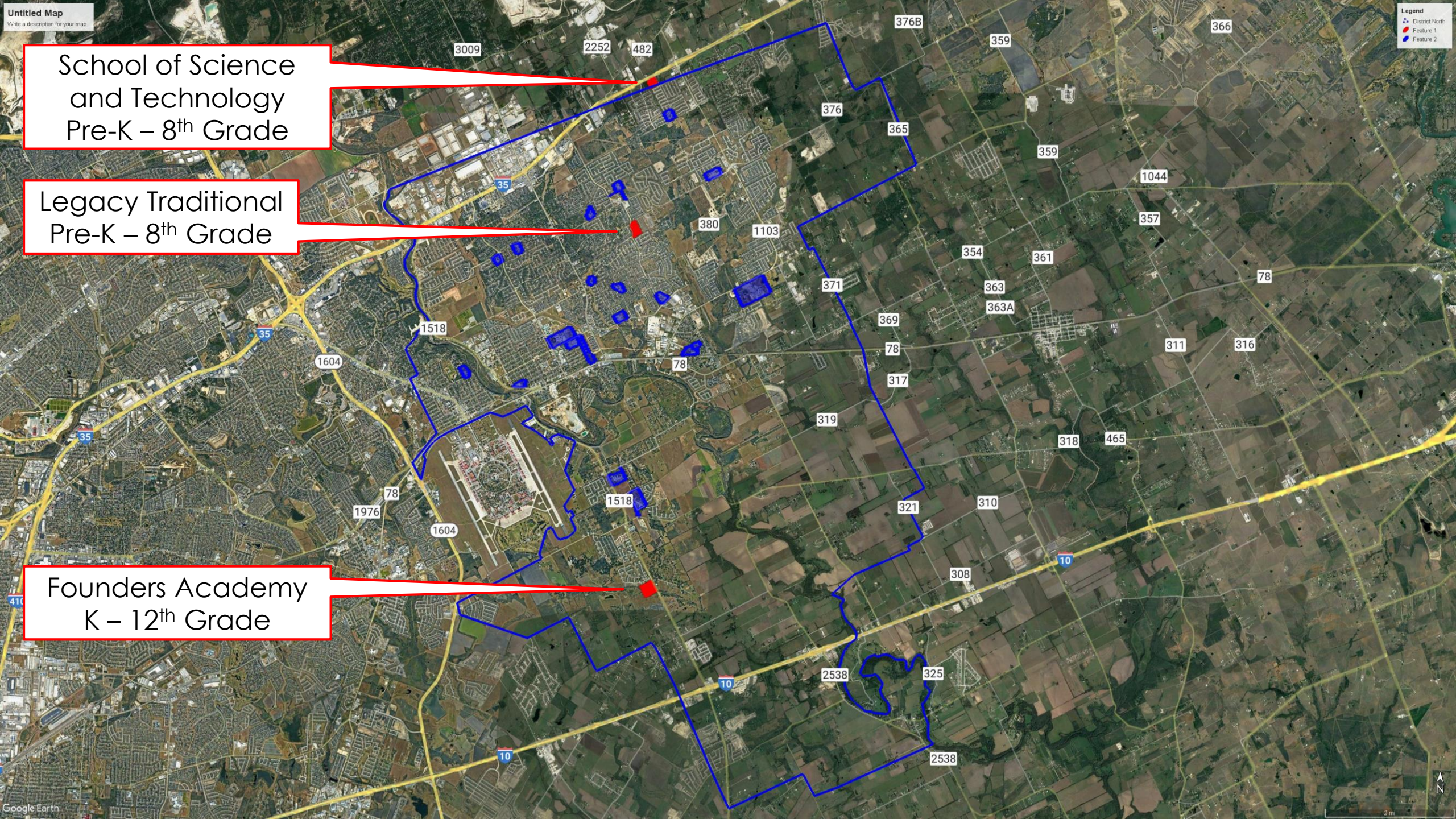
# STUDENT TRANSFERS IN VS. OUT



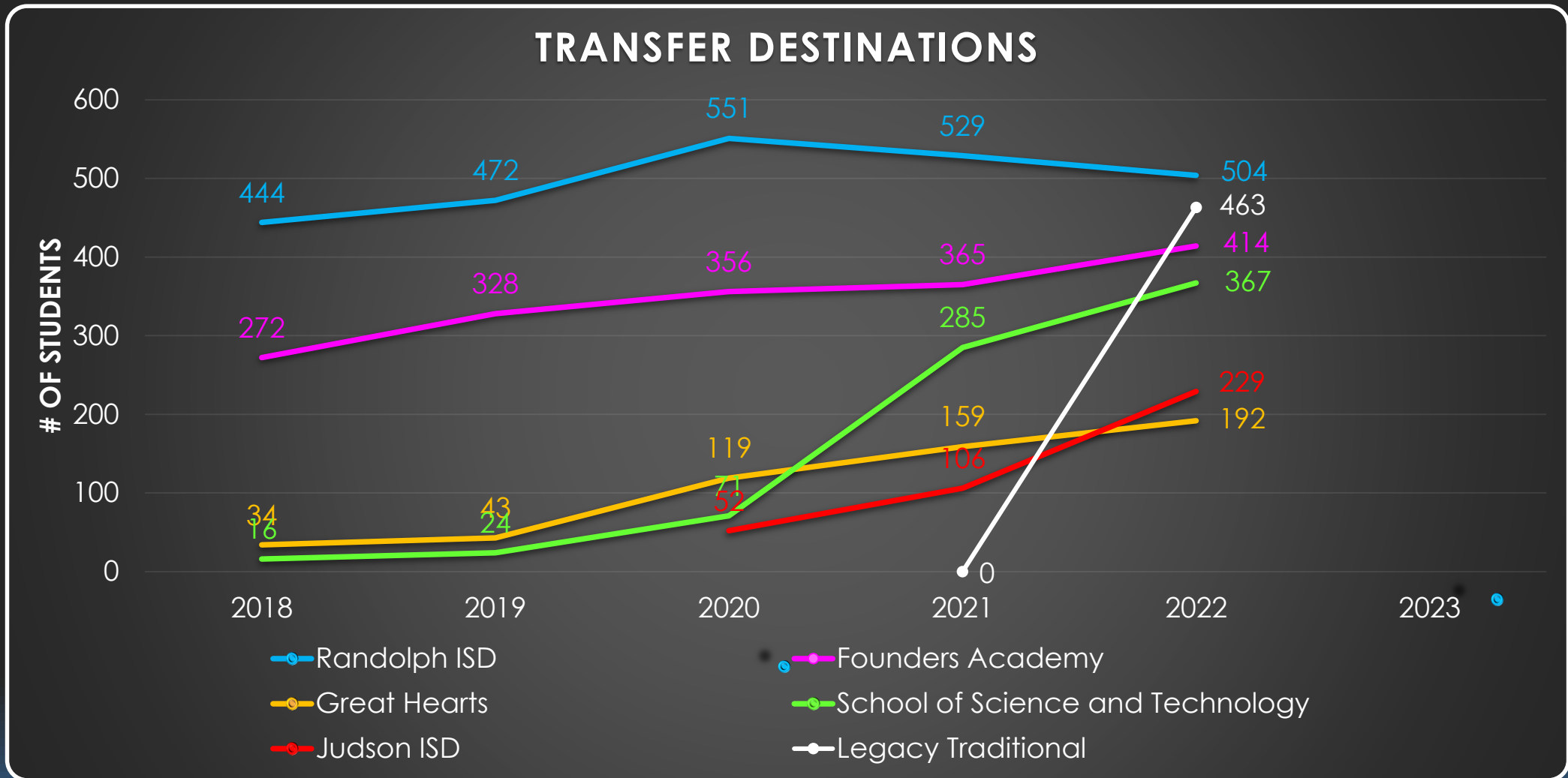
School of Science and Technology  
Pre-K – 8<sup>th</sup> Grade

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

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

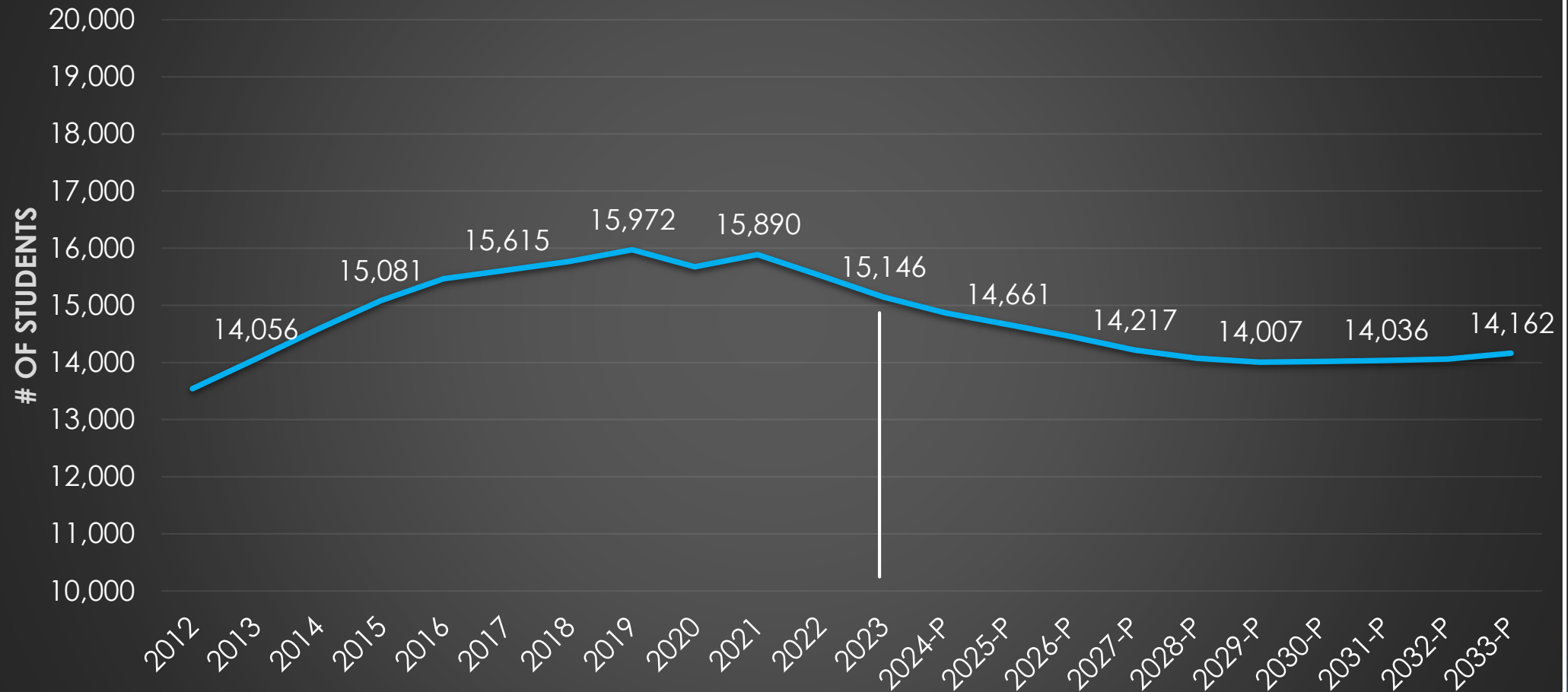


# MAIN DESTINATIONS FOR TRANSFERS OUT



# 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

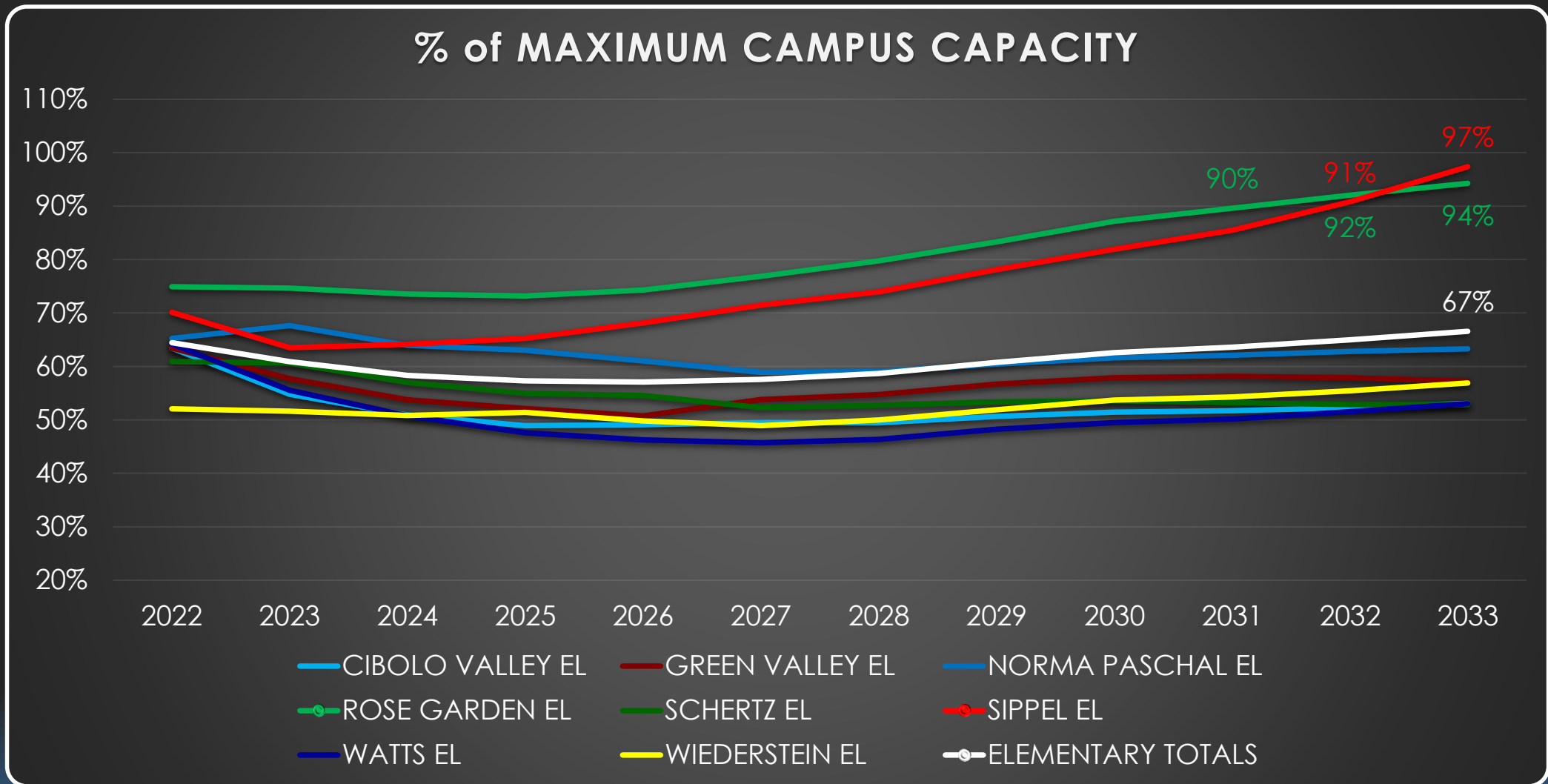
# PLANNING USING OUR MAXIMUM CAPACITY

- 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

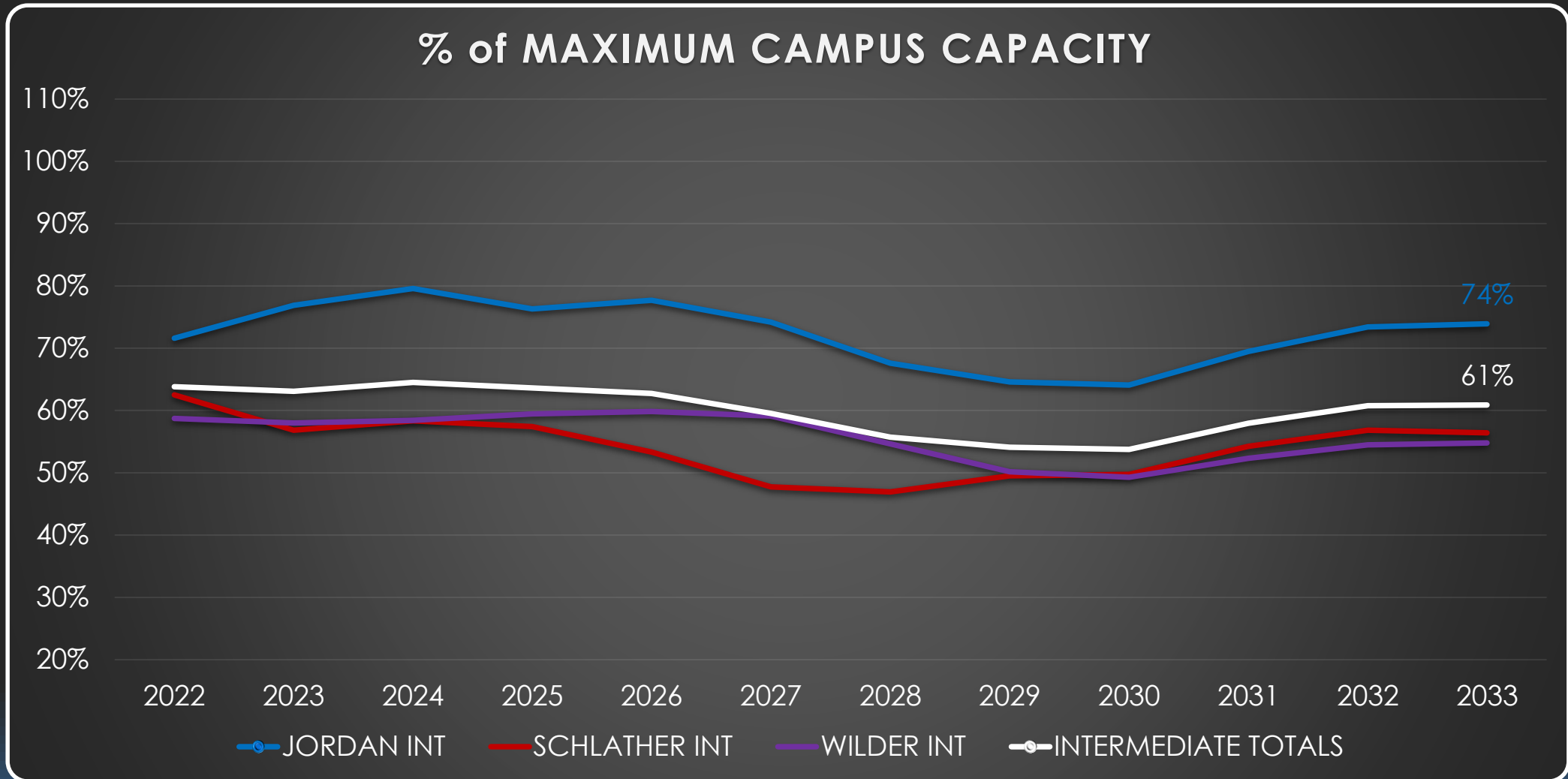
# ELEMENTARY CAPACITIES



# 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

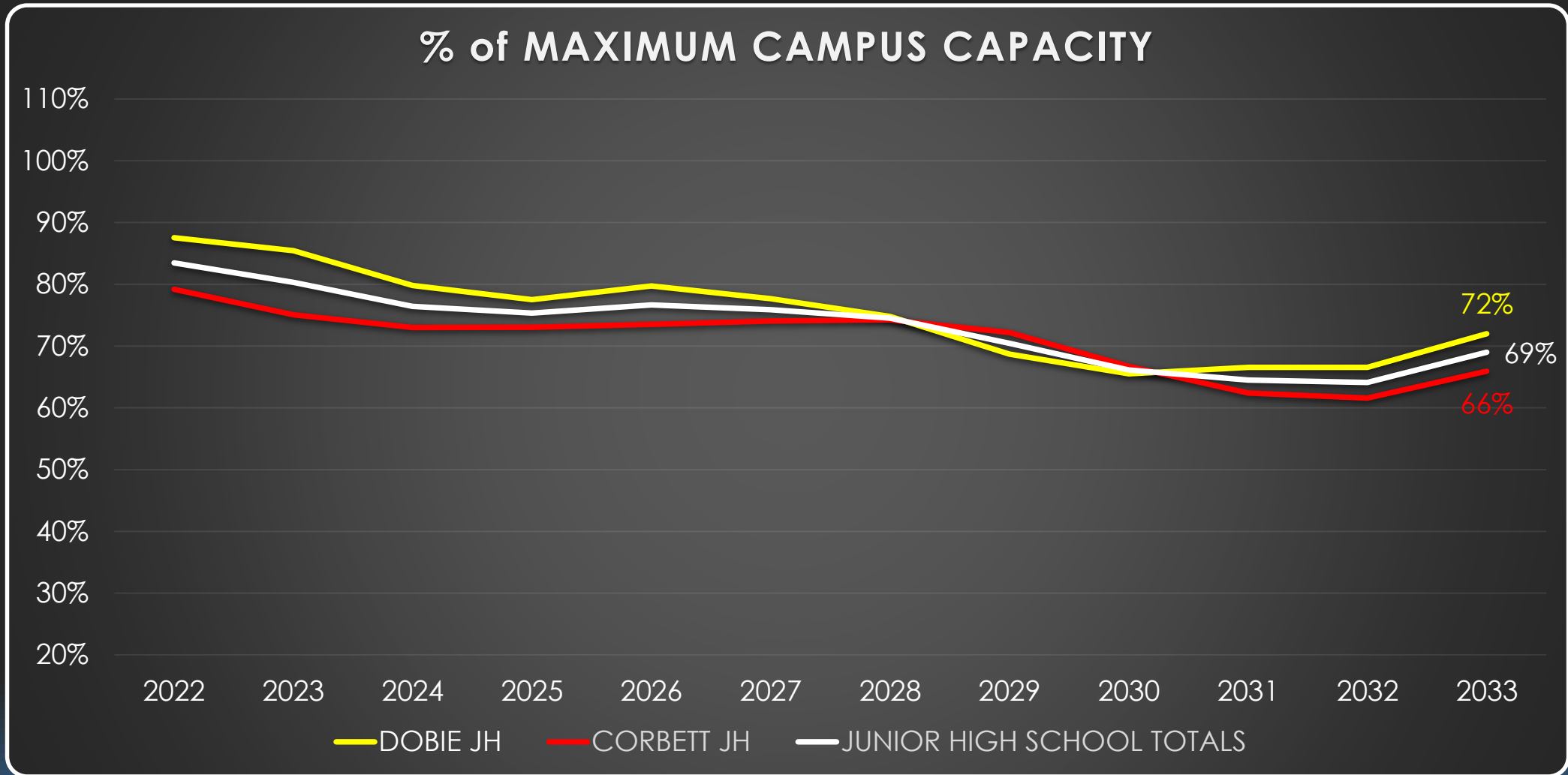
# INTERMEDIATE CAPACITIES



# 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

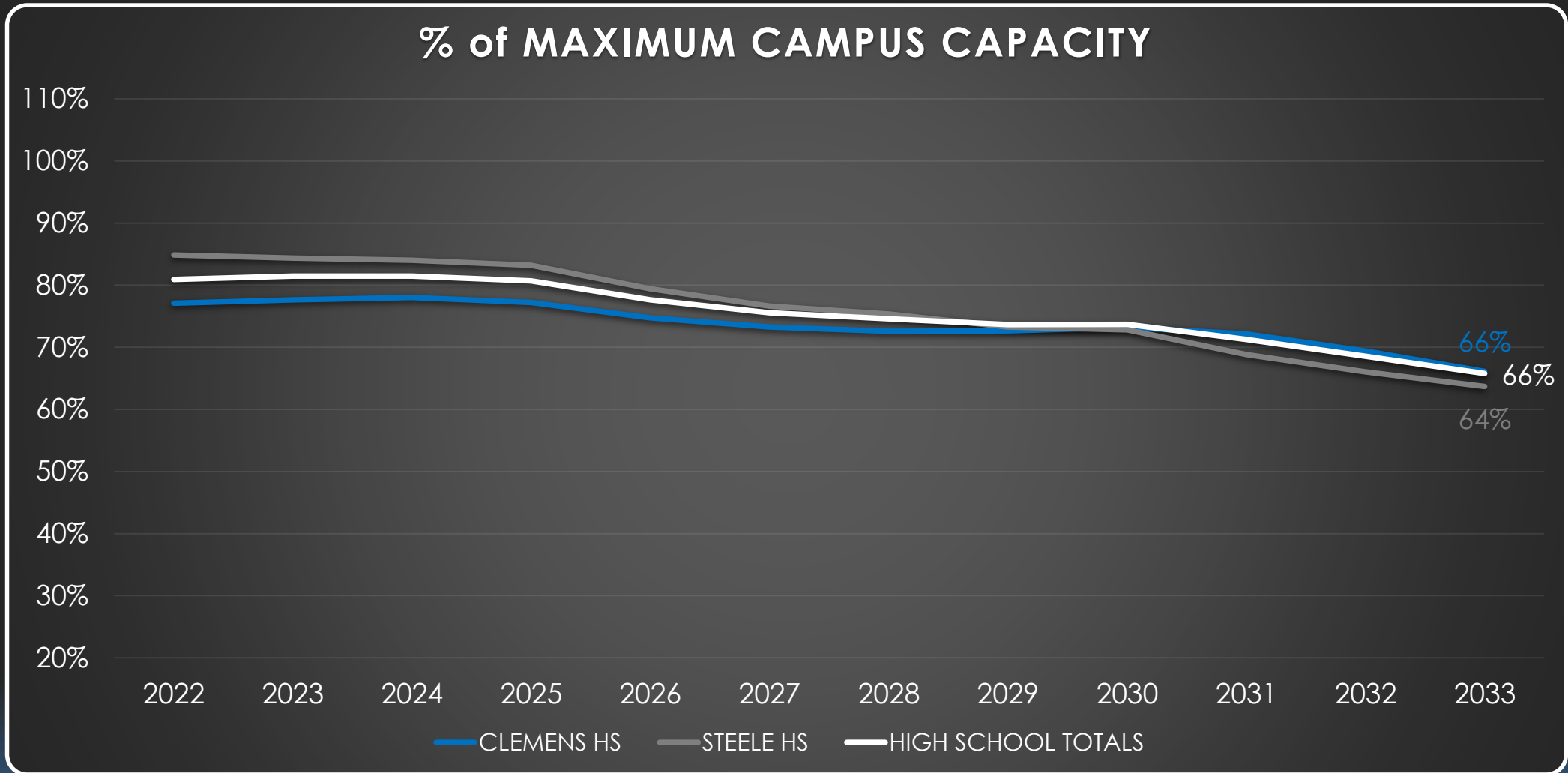
# JUNIOR HIGH CAPACITIES



# 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

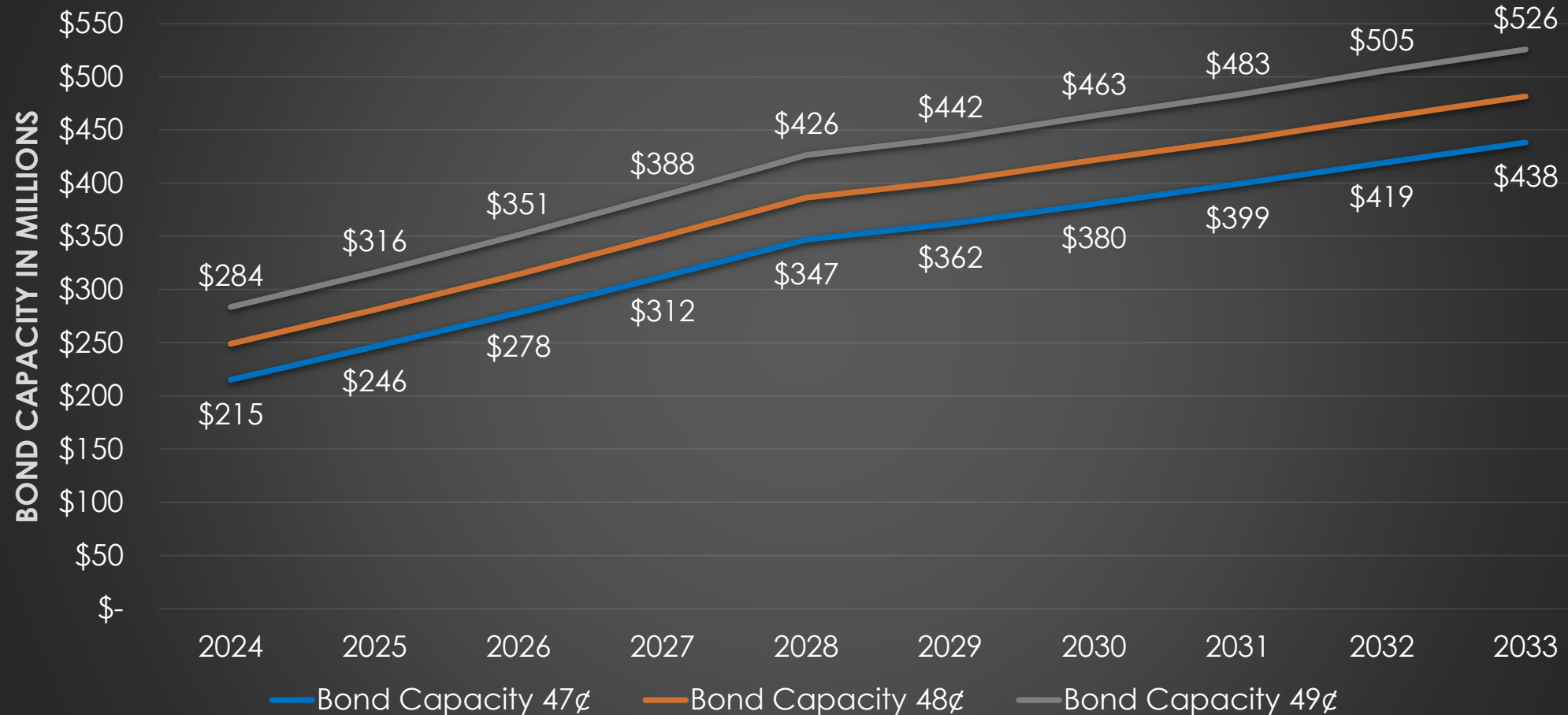
- ENROLLMENT
  - HISTORICAL TRENDS
  - PROJECTIONS
  - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

# 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



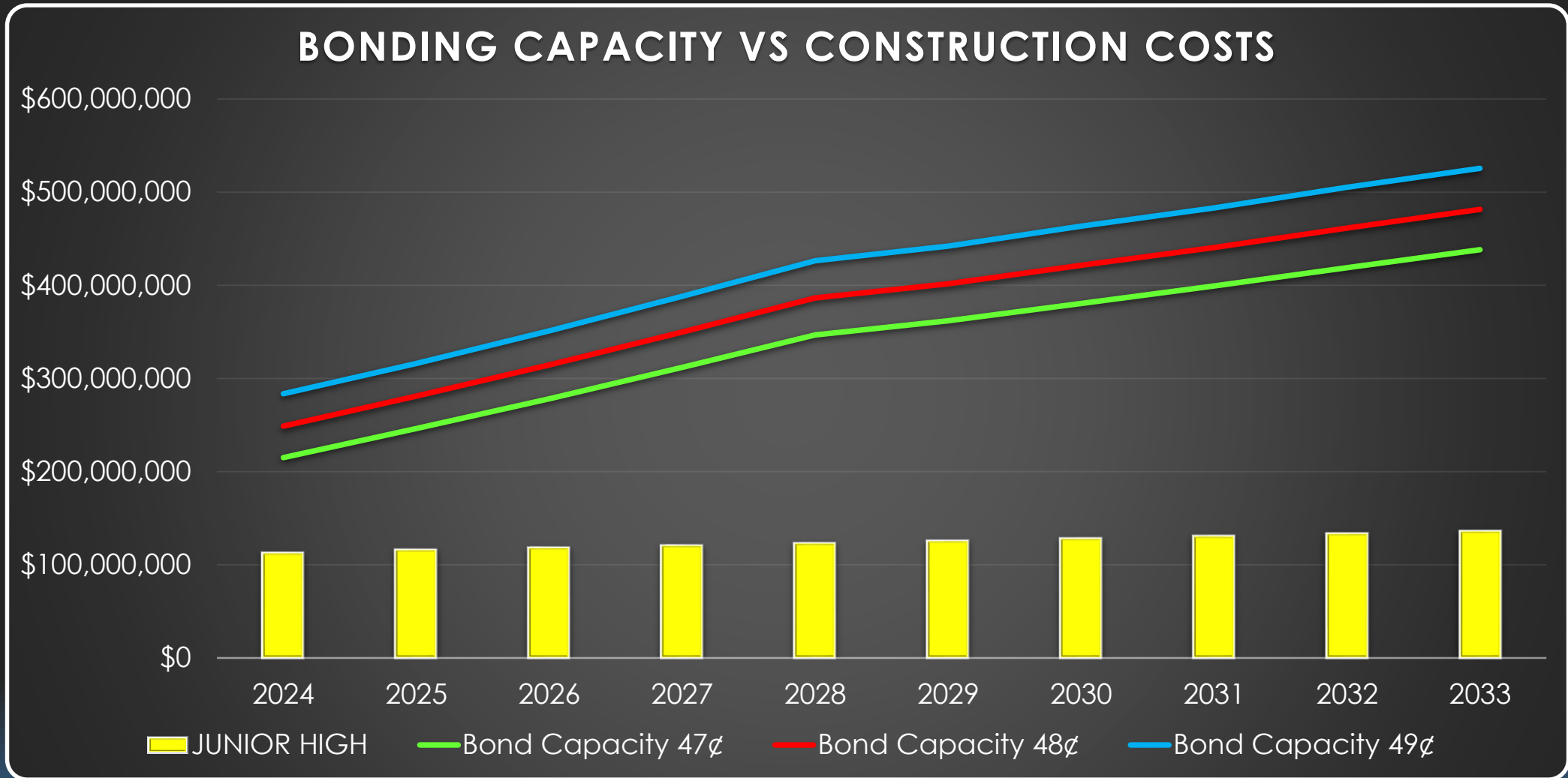
# PROJECTING FACILITY COSTS - SCUC

- 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

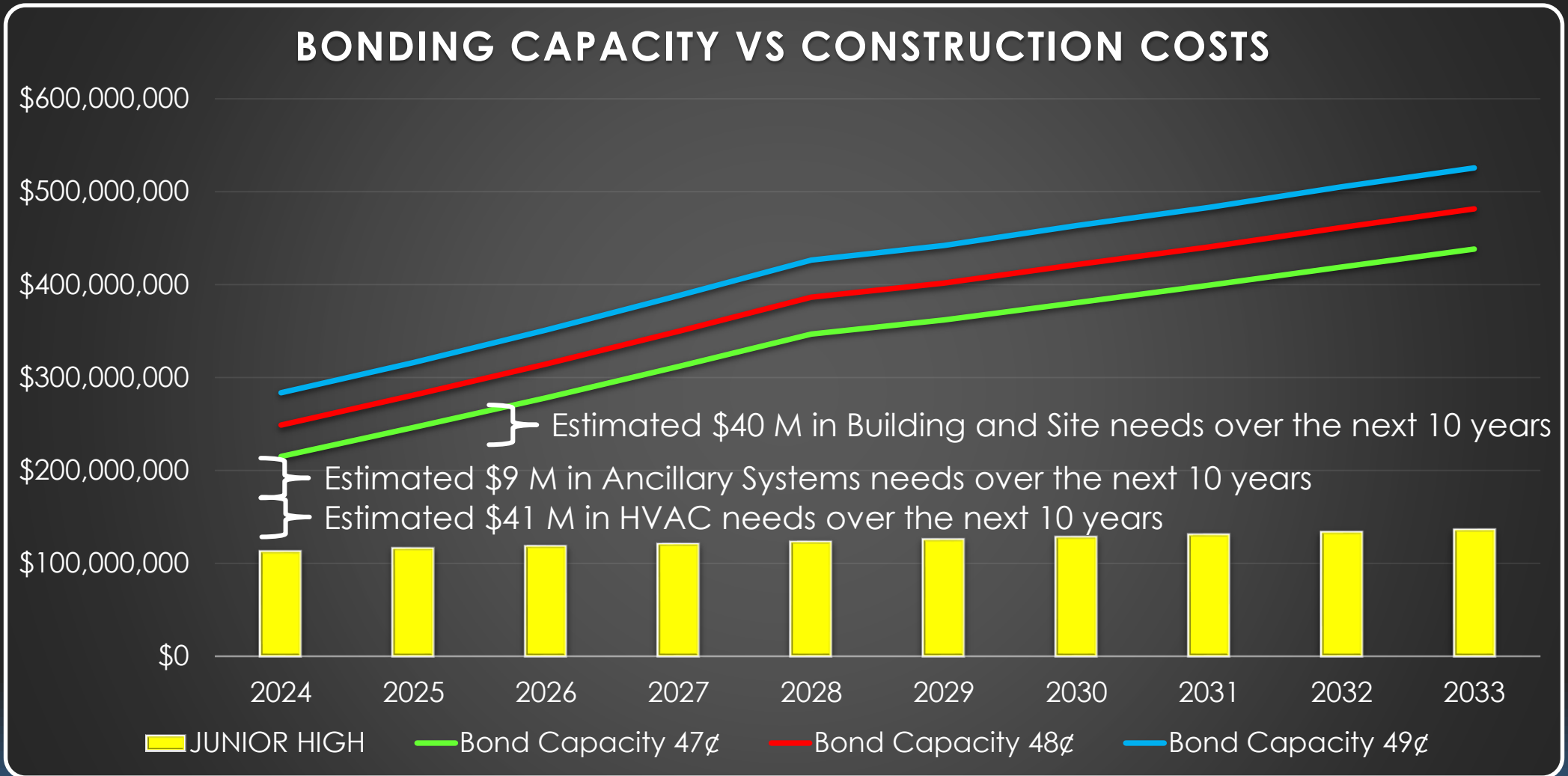
# PROJECTING FACILITY COSTS - SCUC

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





**PLANNING AND ZONING COMMISSION MEETING: 08/07/2024**  
**Agenda Item 5 C**

TO: Planning and Zoning Commission  
 PREPARED BY: Daisy Marquez, Planner  
 SUBJECT: **PLZC20240153** – Conduct a public hearing and make a recommendation on a request to rezone approximately 79 acres of land from Planned Development District (PDD) to Single-Family Residential District (R-1), known as Bexar County Property Identification Number 310060, more specifically known as 8676 Trainer Hale Rd, City of Schertz, Bexar County, Texas.

**BACKGROUND**

The applicant is requesting to rezone approximately 79 acres of land from Planned Development District (PDD) to Single-Family Residential District (R-1). The subject property is currently unplatted and undeveloped.

On June 22, 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, one (1) response in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council hearing. Additionally, one public hearing notice sign was placed on the subject property by the applicant.

**Subject Property:**

	Zoning	Land Use
<b>Existing</b>	Planned Development District (PDD) Sterling Grove PDD (Ordinance 22-S-28)	Undeveloped
<b>Proposed</b>	Single-Family Residential District (R-1)	Residential

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	Planned Development District (PDD)	Sterling Grove PDD (Ordinance 22-S-28); Undeveloped
<b>South</b>	Right-of-Way	Trainer Hale Road
<b>East</b>	Agricultural District (AD)	Residential and Agricultural
<b>West</b>	Pre-Development District (PRE) & Planned Development District (PDD)	Residential and Undeveloped

**GOAL**

The applicant is requesting to rezone approximately 79 acres from Planned Development District (PDD) to Single-Family Residential District (R-1).

**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 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 District (R-1) does implement the policies of the adopted Comprehensive Land Plan and Future Land Use Map. The subject property is identified as Complete Neighborhood in the Future Land Use Map. The Complete Neighborhood Land Use Designation is meant to provide for a mixture of housing types with supporting land uses.

The proposed Single-Family Residential District (R-1) requires 9,600 square foot lots, which would provide for a housing type that is not yet along Trainer Hale Road. The proposed zone change provides a new housing type within the immediate area, meets the intent of the Complete Neighborhood Land Use Designation, and implements the policies of the adopted 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 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 District (R-1), as listed in Table 21.5.7.A, of UDC Section 21.5.7, are compatible within the immediate area of the subject property.

		<i>Minimum Lot Size Requirements</i>			<i>Minimum Yard Setbacks</i>			<i>Miscellaneous 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 Ft.</b>	<b>Max Impervious Coverage</b>
<b>R-1</b>	Single-Family Residential District	9,600	80	120	25	10	20	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 District (R-1) are appropriate in the immediate area to be reclassified. The purpose and intent of the Single-Family Residential District (R-1) is for single-family detached residential dwellings on a minimum 9,600 square foot lot size, together with the schools, churches, and parks necessary to create basic neighborhood units. The proposed Single-Family Residential District (R-1) would allow for a maximum number of 357 residential units at the minimum dimensional requirements listed in 21.5.7.A, which does not account for required streets, larger lots, irregular lots, drainage, and proposed amenities. Additionally, the lot dimensions of the proposed Single-Family Residential District (R-1) act as a transitional zoning district adjacent to the Agricultural District (AD) property to the east and the Pre-Development District (PRE) property to the west.

**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 is within the Green Valley Special Utility District CCN for water and sewer. The property is located along Trainer Hale Road which is a Secondary Arterial with 90 feet of Right-of-Way per the Master

Thoroughfare Plan. Although the property is currently not platted, the City of Schertz Engineering Department will review the proposed access points for the development during the platting process.

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 for SCUCISD as well as the most recent 10-Year Campus Forecasting Presentation. The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

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

The subject property is currently located within the Sterling Grove Planned Development District and has been since the approval of Ordinance 22-S-28 in 2022. The subject property consists of portions of Phase 1, Phase 2, and Phase 3 of the Sterling Grove PDD. The PDD is built of single-family residential lots with a mixture of dimensions being 55 feet by 100 feet, 65 feet by 110 feet, and half-acre lots. The PDD restricts development to the street layout and phasing of the Planned Development District. Although the applicant can develop the land with the approved PDD dimensional requirements, they are dependent on undeveloped land for required points of access, streets, and other infrastructure. The properties within the Sterling Grove PDD, that are within Phase 1, Phase 2, and Phase 3 of the PDD, do not have any current planning application at this time.

The applicant is ready to start the development process and submit planning applications for the subject property, if the proposed zone change is approved. Leaving the Sterling Grove PDD and an approved zone change to Single-Family Residential District (R-1) would allow the applicant to submit the appropriate planning applications without being restricted to the Sterling Grove PDD layout and without needing to depend on adjacent property owners to develop the required infrastructure the applicant needs. If the zone change is approved, the applicant would need to meet all City of Schertz requirements for their approximately 79 acres independently.

**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. In 2022, the subject property was part of a larger proposed development known as Sterling Grove Planned Development District. No ground has been broken for the proposed Sterling Grove Planned Development District. The applicant is ready to develop, and to meet the City of Schertz requirements, the applicant needs to change the street layout, which ultimately, changes the intent and character of the Sterling Grove PDD. A zone change allows the applicant to develop the subject property sooner and submit the applicable planning applications.

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

This does not effect the Planning and Zoning Commission 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**

Staff recommends approval of PLZC20240153, zone change to Single-Family Residential District (R-1), due to its compatibility within the surrounding area, implementation of the Comprehensive Land Use Plan, and meeting the intent of the Complete Neighborhood Land Use Designation.

Aerial Exhibit  
Public Hearing Notice Map  
Public Hearing Responses  
Legal Metes and Bounds  
Zoning Exhibit  
Applicant's Zoning Exhibit  
Sterling Grove PDD  
SCUCISD Demographic Report  
SCUCISD 10 Year Campus Forecasting



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

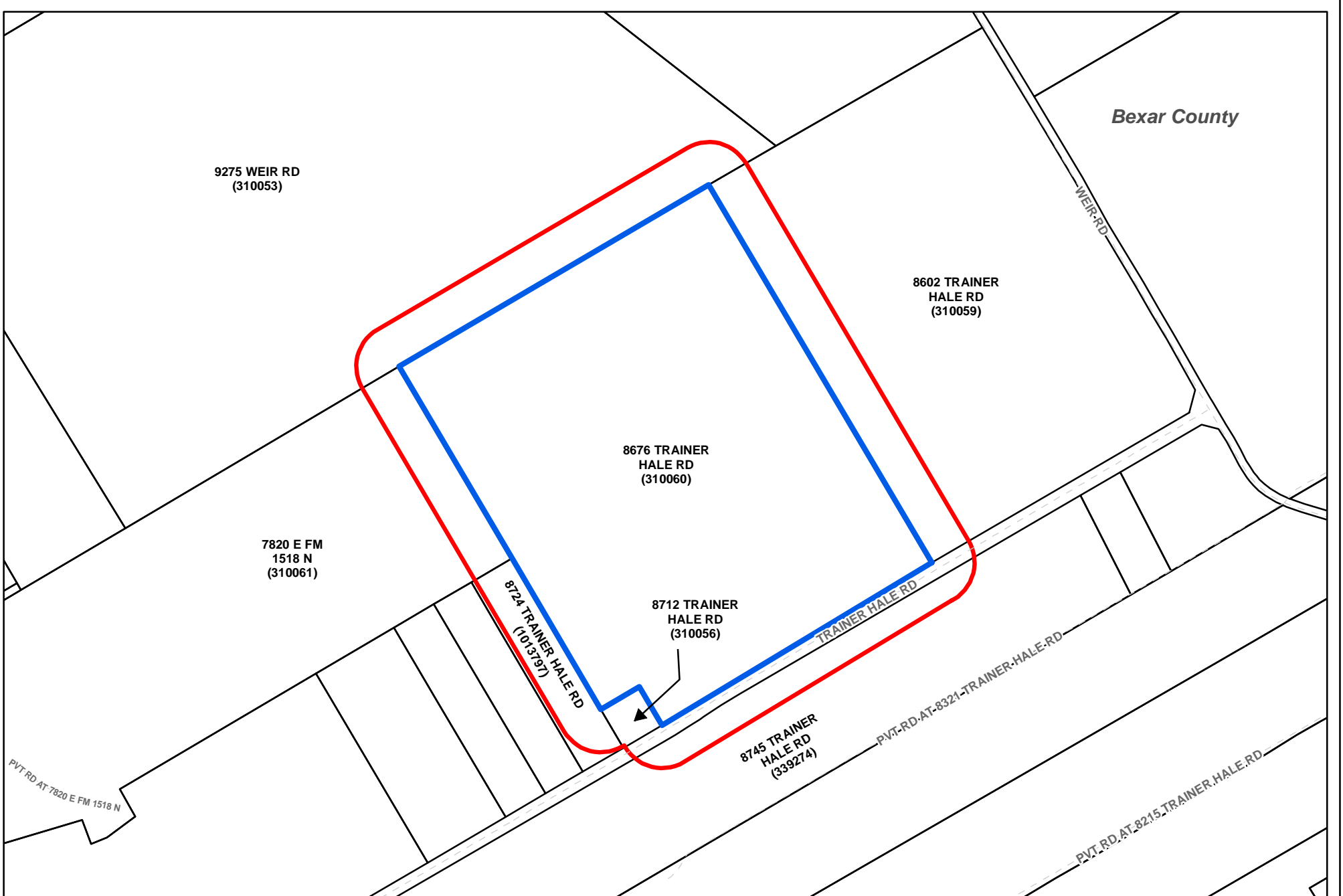


Poppy Hills Subdivision  
(PLZC20240153)

<all other values>	60' Expansion	86' Extension	120' Proposed	1", 1 1/2"	8"	20"	Unknown	Schertz Gravity	Hydrant	20' Buffer
Highways	60' Proposed	86' Proposed	Abandoned	2", 2 1/2"	10"	24"	Neighboring Main	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	60' Extension	120' Expansion	Future TxDOT	3"	12"	30"	Private Main	Neighboring Gravity	Private Pressure	County Boundaries
Minor Roads	86' Expansion	120' Extension	Highway	4"	16"	36"	Private Main	Private Pressure		
Other Cities				6"	18"					

1 Inch = 300 Feet



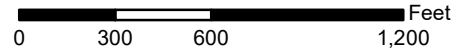


**City of Schertz**  
**POPPY HILLS**  
**SUBDIVISION**  
**(PLZC20240153)**

 Project Area  200' Buffer



Last Update: July 12, 2024  
 City of Schertz, GIS Department, gis@schertz.com  
 "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 made and information 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."



NOTICE OF PUBLIC HEARING

July 22, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 7th, 2024 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240153** – Conduct a public hearing and make a recommendation on a request to rezone approximately 79 acres of land from Planned Development District (PDD) to Single-Family Residential District (R-1), known as Bexar County Property Identification Number 310060, more specifically known as 8676 Trainer Hale Rd, City of Schertz, Bexar 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 Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
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.

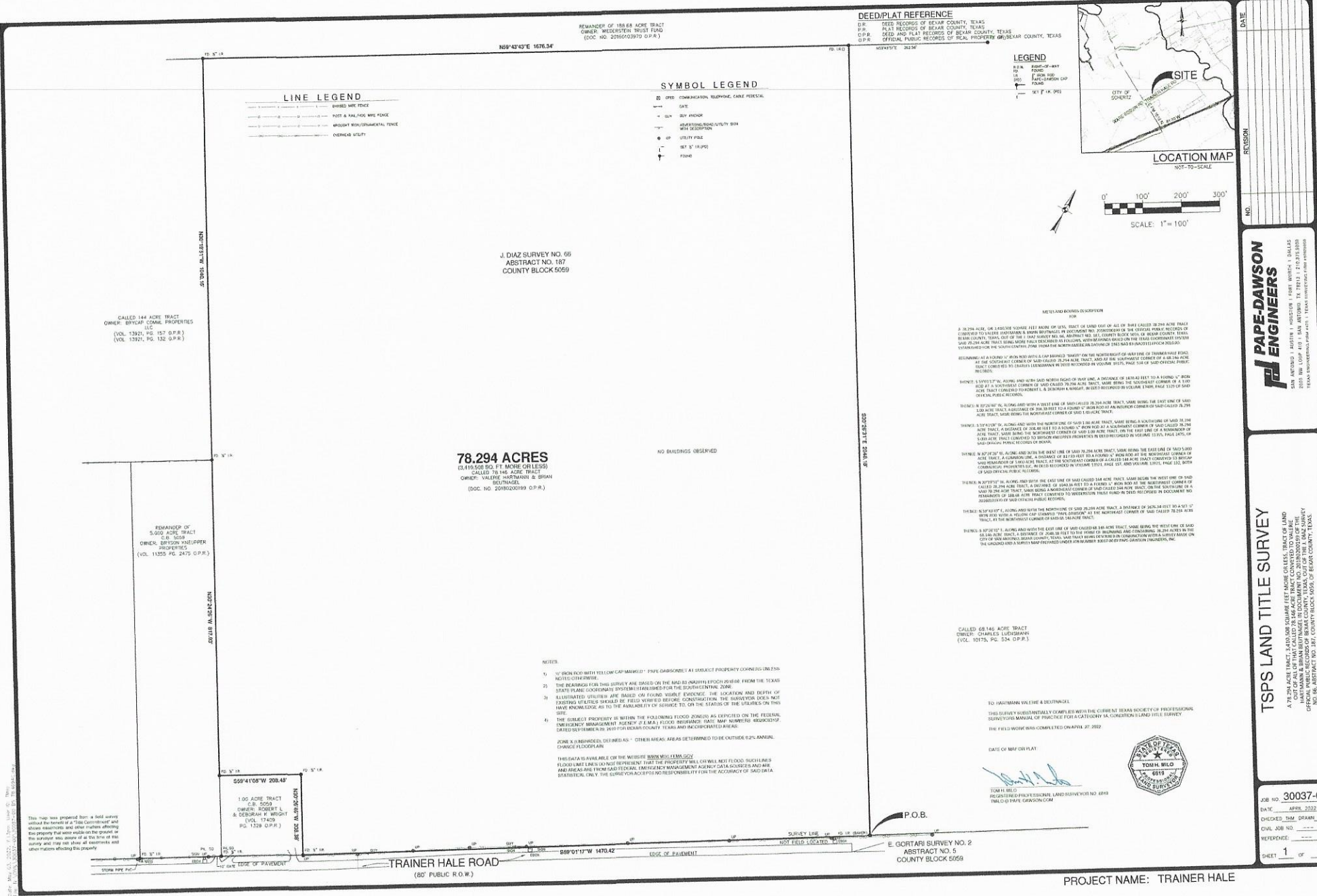
I am: in favor of  opposed to  neutral to  the request for **PLZC20240153**

COMMENTS: \_\_\_\_\_

NAME: Brian Beuthagel SIGNATURE: Brian Beuthagel  
Valerie Hartmann (PLEASE PRINT) Valerie Hartmann

STREET ADDRESS: \_\_\_\_\_

DATE: 7/27/24



**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO • AUSTIN • HOUSTON • FORT WORTH • DALLAS  
 2000 BEN LLOYD BLVD., SUITE 1000, AUSTIN, TEXAS 78701  
 TEL: 512.476.1111 FAX: 512.476.1112

**TSPS LAND TITLE SURVEY**  
 A 78 1/4-ACRE TRACT, OR A FINDER SQUARE 1/4 ACRES OR LESS, TRACT OF LAND CONVEYED TO CHARLES LIEBOWITZ & BEING BOUNDARY BY RECORDS NO. 20160603970 OF BEAR COUNTY, TEXAS. PLAT RECORDS OF BEAR COUNTY, TEXAS. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. DEED RECORDS OF BEAR COUNTY, TEXAS. PLAT RECORDS OF BEAR COUNTY, TEXAS. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

**JOB NO. 30037-00**  
 DATE: APRIL 2022  
 CHECKED: TML, DRAM, EJS  
 CIVIL JOB NO. ---  
 REFERENCED: ---  
 SHEET 1 OF 1

METES AND BOUNDS DESCRIPTION  
FOR

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

- BEGINNING: At a found ½" iron rod with a cap marked "Baker" on the north right-of-way line of Trainer Hale Road, at the southeast corner of said called 78.294 acre tract, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;
- THENCE: S 59°01'17" W, along and with said north right-of-way line, a distance of 1470.42 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the southeast corner of a 1.00 acre tract conveyed to Robert L. & Deborah K Wright, in deed recorded in Volume 17409, Page 1329 of said Official Public Records;
- THENCE: N 30°26'46" W, along and with a west line of said called 78.294 acre tract, same being the east line of said 1.00 acre tract, a distance of 208.38 feet to a found ½" iron rod at an interior corner of said called 78.294 acre tract, same being the northeast corner of said 1.00 acre tract;
- THENCE: S 59°41'08" W, along and with the north line of said 1.00 acre tract, same being a south line of said 78.294 acre tract, a distance of 208.48 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the northwest corner of said 1.00 acre tract, on the east line of a remainder of 5.000 acre tract conveyed to Bryson Kneupper Properties in deed recorded in Volume 11355, Page 2475, of said Official Public Records of Bexar;
- THENCE: N 30°24'26" W, along and with the west line of said 78.294 acre tract, same being the east line of said 5.000 acre tract, a common line, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acre tract, at the southeast corner of a called 144 acre tract conveyed to Brycap Commercial Properties LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

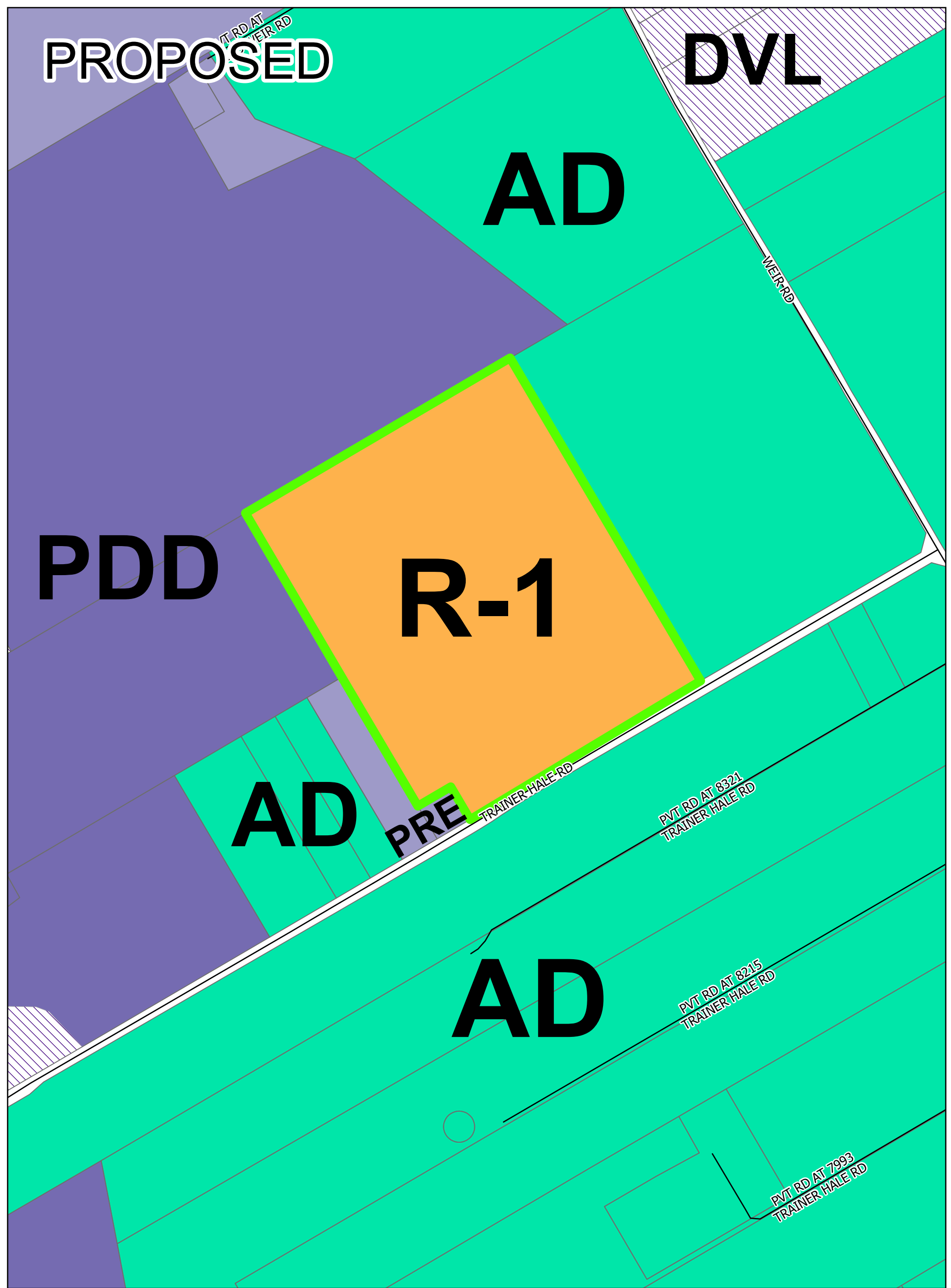
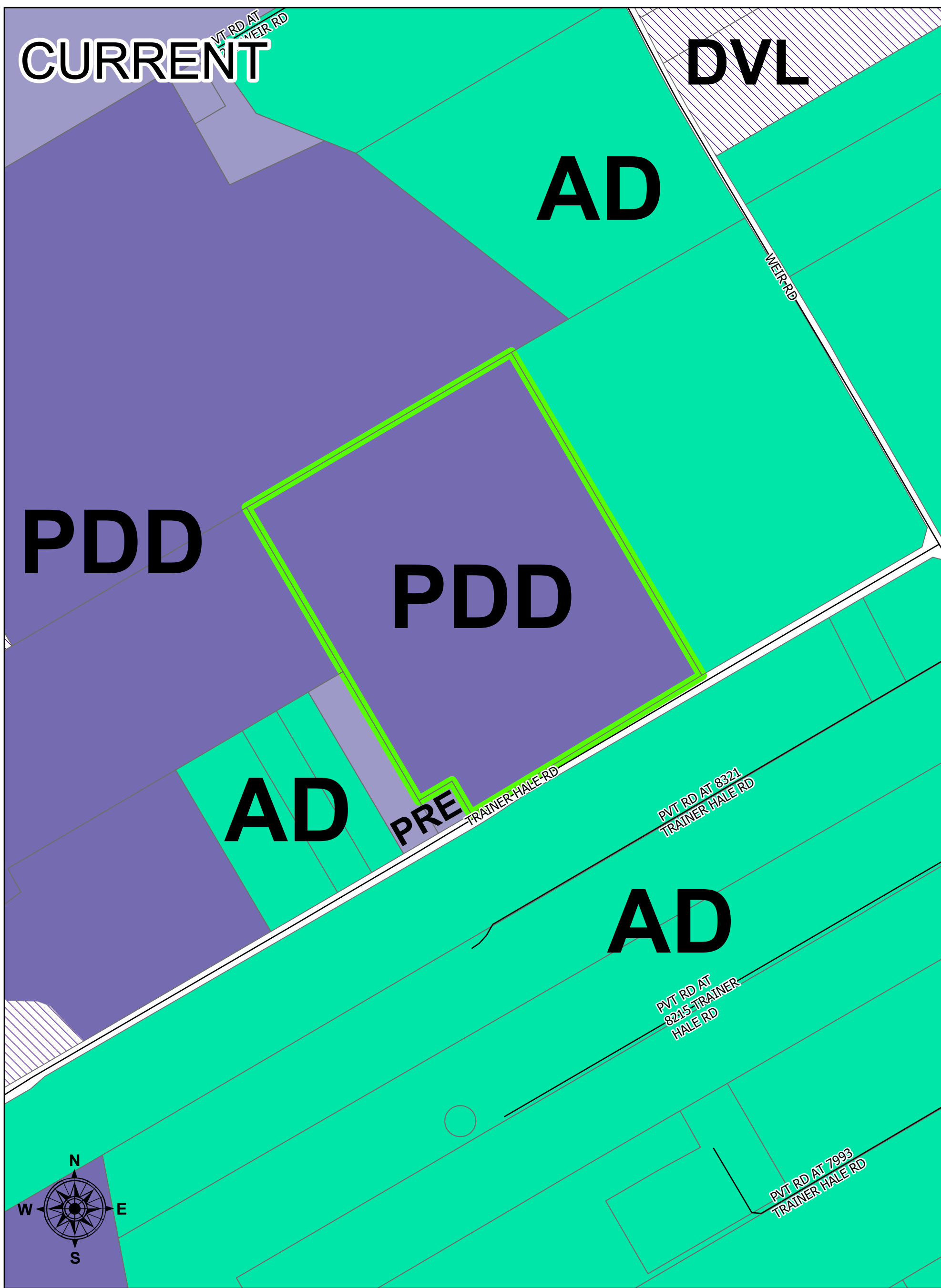
THENCE: N 30°19'51" W, along and with the east line of said called 144 acre tract, same begin the west line of said called 78.294 acre tract, a distance of 1040.16 feet to a found ½" iron rod at the northwest corner of said 78.294 acre tract, same being a northeast corner of said called 144 acre tract, on the south line of a remainder of 188.68 acre tract conveyed to Wiederstein Trust Fund in deed recorded in Document No. 20160103970 of said Official Public Records;

THENCE: N 59°43'43" E, along and with the north line of said 78.294 acre tract, a distance of 1676.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said called 78.294 acre tract, at the northwest corner of said 68.146 acre tract;

THENCE: S 30°26'31" E, along and with the east line of said called 68.146 acre tract, same being the west line of said 68.146 acre tract, a distance of 2048.18 feet to the POINT OF BEGINNING and containing 78.294 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: April 2022  
JOB NO. 30037-00  
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 78.294AC.docx



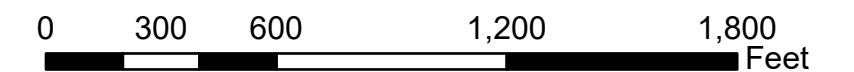


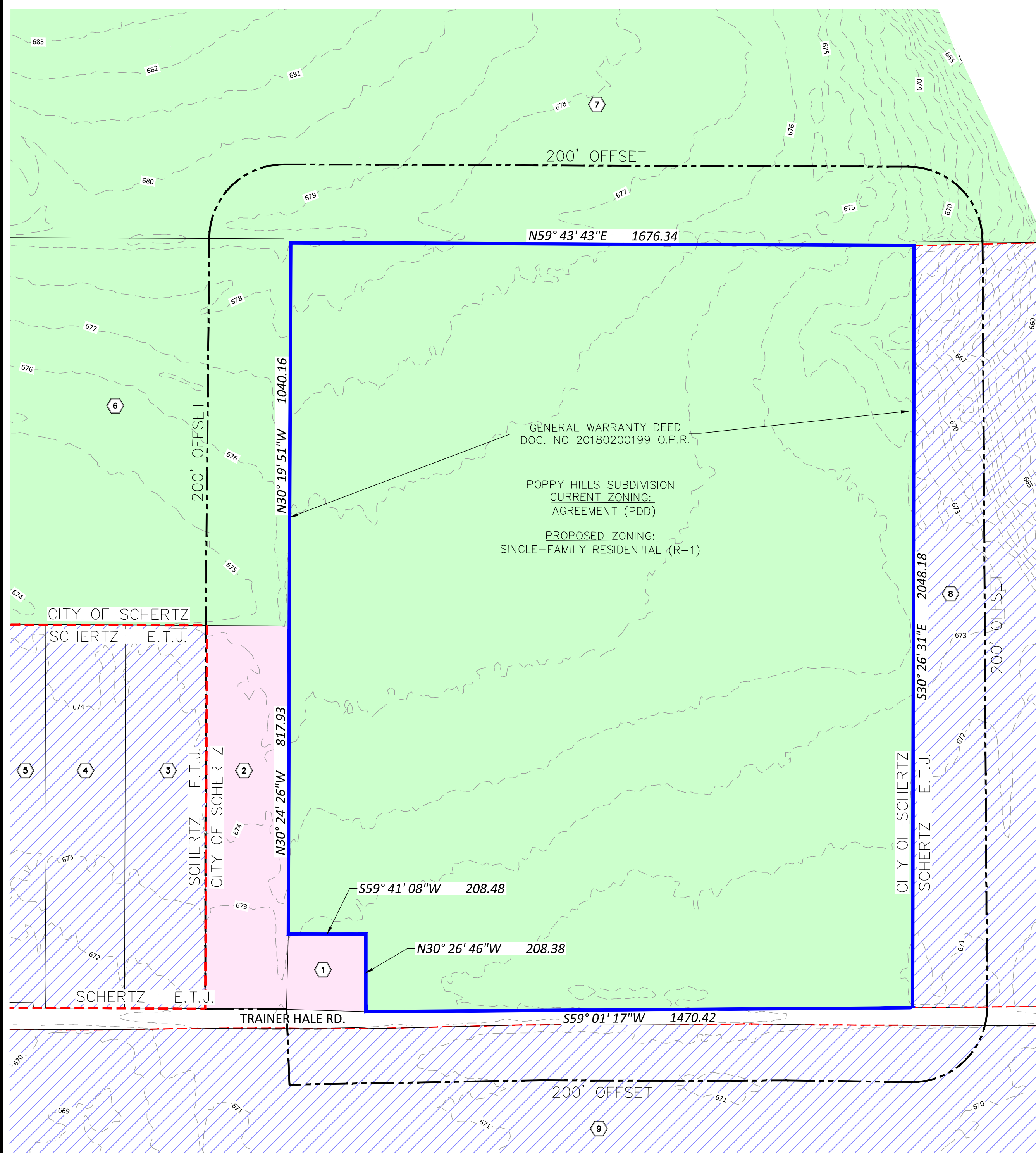
**PROPOSED ZONING CHANGE**

**BEXAR COUNTY  
PARCEL ID:  
310060**

**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)

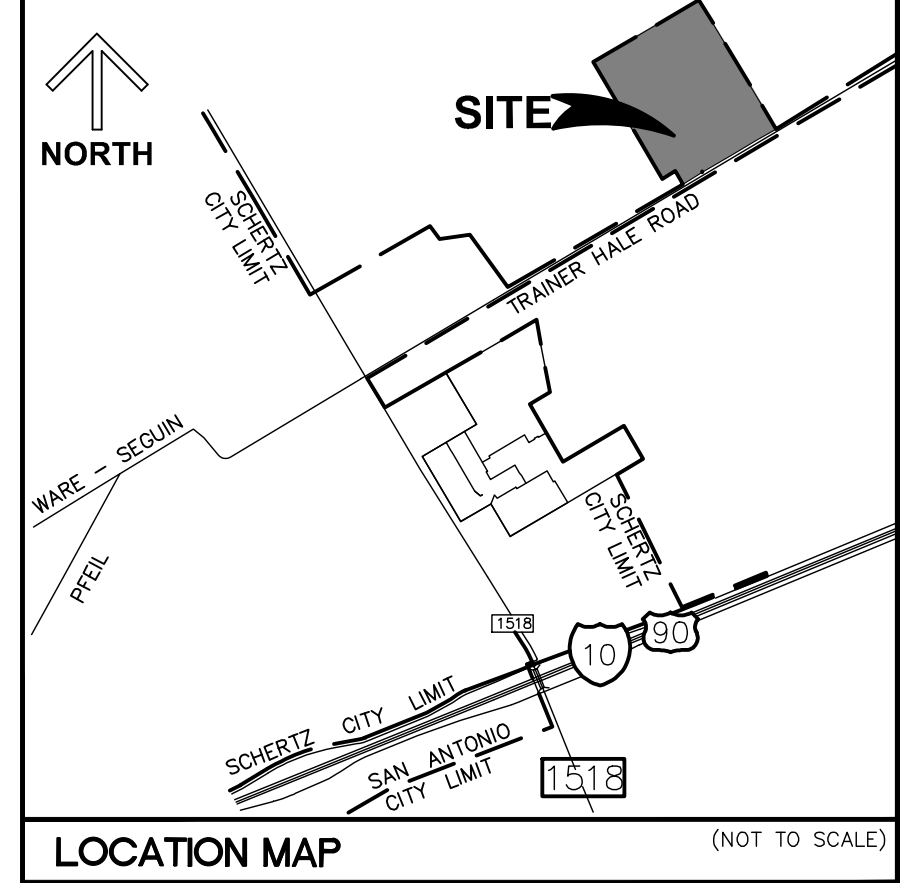




**ZONING LEGEND**

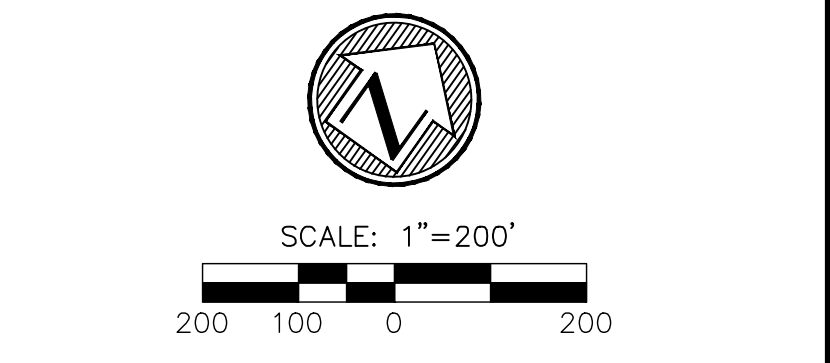
- (DVL) Development Agreement (Delayed Annexation)
- (PDD) Planned Development
- (PRE) Pre-Development
- (R-4) Apartment/Multi-Family Residential
- (GB) General Business

**NOTES:**  
 ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48029C0455G, DATES SEPTEMBER 29, 2010, IS LOCATED IN ZONE(S) A/E AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.  
 THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE ILLUSTRATION PURPOSED AND DO NOT SET ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.



**PROPERTY INFORMATION AND LAND USE**

- |  |  |
|--|--|
| <p><b>1</b> Owner Name and Address:<br/>         PROPERTY ID: 310056<br/>         WRIGHT ROBERT L &amp; DEBORAH K.<br/>         8712 TRAINER HALE RD.<br/>         SCHERTZ, TX 7815440<br/>         DEED NUMBER: 20150155533<br/> <b>Land Use:</b></p> | <p><b>6</b> Owner Name and Address:<br/>         PROPERTY ID: 310061<br/>         BRYCAP COMM L PROPERTIES LLC<br/>         7820 E FM 1518 N<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>  |
| <p><b>2</b> Owner Name and Address:<br/>         PROPERTY ID: 1013797<br/>         BRYSON KNUEPFER PROPERTIES<br/>         8724 TRAINER HALE RD.<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>                    | <p><b>7</b> Owner Name and Address:<br/>         PROPERTY ID: 310053<br/>         ROBERTSON REBECCA,<br/>         WIEDERSTEIN DAVID, MCDANIEL<br/>         VICKIE &amp; HUNTER DIANE<br/>         9275 WEIR AVE<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p> |
| <p><b>3</b> Owner Name and Address:<br/>         PROPERTY ID: 1013798<br/>         BARR JAMES W JR &amp; SHARON<br/>         TRAINER HALE RD.<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>                       | <p><b>8</b> Owner Name and Address:<br/>         PROPERTY ID: 310059<br/>         LUENSMANN CHARLES O<br/>         8602 TRAINER HALE RD.<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>  |
| <p><b>4</b> Owner Name and Address:<br/>         PROPERTY ID: 310222<br/>         BARR JAMES W JR &amp; SHARON<br/>         8758 TRAINER HALE RD.<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>                   | <p><b>9</b> Owner Name and Address:<br/>         PROPERTY ID: 339274<br/>         LUENSMANN HENRY W FAMILY TR &amp;<br/>         8841 TRAINER HALE RD.<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>  |
| <p><b>5</b> Owner Name and Address:<br/>         PROPERTY ID: 310225<br/>         VRANA GERALD WAYNE<br/>         8770 TRAINER HALE RD.<br/>         SCHERTZ, TX 78154<br/>         DEED NUMBER:<br/> <b>Land Use:</b></p>                             |  |



**LEGEND**

- REQUESTED ZONING BOUNDARY
- EXISTING CONTOUR
- 200' NOTIFICATION LINE
- SCHERTZ CITY LIMITS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 100-YR FEMA FLOODPLAIN
- PROPERTY BOUNDARY

**NOTE:**

1. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F
2. 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.

OWNERS INFORMATION	APPLICANT	SURVEYOR
HARRY HAUSMAN 1A BABY, LLC 13438 BANDERA RD. HELOTES, TEXAS 78249 PH: (210) 695-5051	PAUL LANDA, JR., PE, CFM MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051	STEPHANIE L. JAMES, RPLS MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

<b>DRAWING NAME:</b> ZONING EXHIBIT		
<b>PROJECT NAME:</b> HARTMANN TRACT - POPPY HILLS SUBDIVISION		
<b>±78.96 AC. TO BE ANNEXED INTO THE CITY OF SCHERTZ</b>		
<b>PROJECT No.:</b> XXXXX	<b>DATE:</b> June 13, 2024	<b>SCALE:</b> 1" = 200'
<small>A 78.294 ACRE TRACT, 3,410,508 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF ALL OF THAT CALLED 78.146 ACRE TRACT CONVEYED TO VALERIE HARTMANN &amp; BRIAN BEUTNAGEL IN DOCUMENT NO. 20180200199 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, OF BEXAR COUNTY, TEXAS, SAID 78.294 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.</small>		

**ORDINANCE NO. 22-S-28**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 362 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED 6,050 FEET EAST OF THE INTERSECTION OF TRAINER HALE ROAD AND FM 1518, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS, 310053, 310060, 310061, AND 310121, BEXAR COUNTY, TEXAS.**

**WHEREAS**, an application to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

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

**WHEREAS**, on June 22, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

**WHEREAS**, on July 12, 2022, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:  
THAT:**

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

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

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

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

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

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

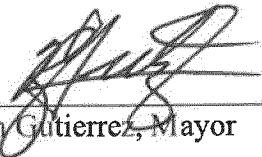
Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required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

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


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

Approved on first reading the 12<sup>th</sup> day of July 2022.

PASSED, APPROVED AND ADOPTED on final reading the 26<sup>th</sup> day of July 2022.

  
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Dennis, City Secretary  
(SEAL OF THE CITY)





METES AND BOUNDS DESCRIPTION  
FOR

A 74.477 acre, or 3,244,220 square feet more or less, tract of land out of a portion that called 144 acre tract conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, Volume 13921, Page 132, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, in Bexar County, Texas. Said 74.477 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½" iron rod on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, at the southeast corner of a remainder of a 5.000 acre tract, conveyed to Bryson Kneupper Properties, in deed recorded in Volume 11355, Page 2475, and at the southwest corner of a 1.00 acre tract conveyed to Robert L. and Deborah K Wright, Volume 17409, Page 1329, both of said Official Public Records of Bexar County, Texas;

THENCE: N 30°27'16" W, departing said north right-of-way line, along and with the west line of said 1.00 acre tract, same being the east line of said remainder of 5.000 acres, a distance of 208.28 feet to a found ½" iron rod at the northwest corner of said 1.00 acre tract, at the southwest corner of a called 78.146 acre tract, conveyed to Valerie Hartmann & Brian Beutnagel, in deed recorded in Document No. 20180200199, of said Official Public Records;

THENCE: N 30°24'26" W, along and with said east line, same being the west line of said 78.146 acre tract, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acres, at the southeast corner of said 144 acre tract, and the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°40'19" W, along and with the south line of said called 144 acre tract, along and with the north line of said remainder of 5.00 acres, a distance of 212.15 feet to a point at the northeast corner of a 5.05 acre tract, conveyed to Joe H. & Florence Reinhard, in deed recorded in Volume 10957, Page 2025, of said Official Public Records, along and with the north line of said 5.05 acre tract, a distance of 423.86 feet to a found ½" iron rod at the northwest corner of said 5.05 acre tract, same being the northeast corner of a remainder of a 9.966 acre tract, conveyed to Gerald & Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records, continuing along the north line of said remainder of 9.966 acre tract, for a total distance of 1060.68 feet to a found ½" iron rod at the northwest corner of said remainder of 9.966 acre tract, same being the northeast corner of a called 53.28 acre tract conveyed to Kneupper Bryson Properties, Ltd., in deed recorded in Volume 17909, Page 62, of said Official Public Records;

THENCE: Along and with the south line of said called 144 acre tract, same being the north line of said called 53.28 acre tract, the following bearings and distances:

S 59°39'37" W, a distance of 1064.20 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 29°11'54" E, a distance of 147.22 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 53°07'49" W, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 68°52'10" W, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 19°46'14" W, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 73°30'20" W, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 58°09'40" W, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 30°43'11" W, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 47°28'40" W, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 60°39'30" W, a distance of 190.64 feet to a found ½" iron rod at the northwest corner of said called 53.28 acre tract, at the northeast corner of a 10.013 acre tract, conveyed to Michael McCoy, in deed recorded in Document No. 20190008091, of said Official Public Records;

THENCE: S 59°49'38" W, along and with the north line of said 10.013 acre tract, same being the south line of said called 144 acre tract, a common line, a distance of 66.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing said common line, over and across said called 144 acre tract the following bearings and distances:

N 11°02'47" W, a distance of 673.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 55°27'16" E, a distance of 433.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 59°42'20" E, a distance of 60.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°17'40" W, a distance of 74.41 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 56°49'29" W, a distance of 326.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north line of said called 144 acre tract, same being the south line of a portion of Lot 1, conveyed to Phillip Sweet, in deed recorded in Volume 17967, Page 1563, of said Official Public Records, a common line;

THENCE: N 59°28'25" E, along and with said common line, a distance of 820.45 feet to a found 2" iron pipe at the southeast corner of said portion of Lot 16, same being the southwest corner of a called 17.27 acre tract, conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: N 59°31'01" E, along and with the north line of said called 144 acre tract, same being the south line of said called 17.27 acre tract, a distance of 574.27 feet to a southeast corner of said 17.27 acre tract, same being the southwest corner of a remainder of 188.68 acre tract, conveyed to Wiederstein Trust Fund, in Document No. 20160103970, of said Official Public Records, continuing along and with said north line, same being the south line of said remainder of 188.68 acre tract for a total distance of 2059.53 feet to a found ½" iron rod at the northeast corner of said called 144 acre tract, at the northwest corner of said called 78.146 acre tract;

THENCE: S 30°19'51" E, along and with the east line of said called 144 acre tract, same being the west line of said called 78.146 acre tract, a distance of 1040.16 feet to the POINT OF BEGINNING and containing 74.477 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: April 2022  
JOB NO. 30037-00  
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 74.477AC.docx



METES AND BOUNDS DESCRIPTION  
FOR

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

- BEGINNING:** At a found ½" iron rod with a cap marked "Baker" on the north right-of-way line of Trainer Hale Road, at the southeast corner of said called 78.294 acre tract, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;
- THENCE:** S 59°01'17" W, along and with said north right-of-way line, a distance of 1470.42 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the southeast corner of a 1.00 acre tract conveyed to Robert L. & Deborah K Wright, in deed recorded in Volume 17409, Page 1329 of said Official Public Records;
- THENCE:** N 30°26'46" W, along and with a west line of said called 78.294 acre tract, same being the east line of said 1.00 acre tract, a distance of 208.38 feet to a found ½" iron rod at an interior corner of said called 78.294 acre tract, same being the northeast corner of said 1.00 acre tract;
- THENCE:** S 59°41'08" W, along and with the north line of said 1.00 acre tract, same being a south line of said 78.294 acre tract, a distance of 208.48 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the northwest corner of said 1.00 acre tract, on the east line of a remainder of 5.000 acre tract conveyed to Bryson Kneupper Properties in deed recorded in Volume 11355, Page 2475, of said Official Public Records of Bexar;
- THENCE:** N 30°24'26" W, along and with the west line of said 78.294 acre tract, same being the east line of said 5.000 acre tract, a common line, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acre tract, at the southeast corner of a called 144 acre tract conveyed to Brycap Commercial Properties LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: N 30°19'51" W, along and with the east line of said called 144 acre tract, same begin the west line of said called 78.294 acre tract, a distance of 1040.16 feet to a found ½" iron rod at the northwest corner of said 78.294 acre tract, same being a northeast corner of said called 144 acre tract, on the south line of a remainder of 188.68 acre tract conveyed to Wiederstein Trust Fund in deed recorded in Document No. 20160103970 of said Official Public Records;

THENCE: N 59°43'43" E, along and with the north line of said 78.294 acre tract, a distance of 1676.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said called 78.294 acre tract, at the northwest corner of said 68.146 acre tract;

THENCE: S 30°26'31" E, along and with the east line of said called 68.146 acre tract, same being the west line of said 68.146 acre tract, a distance of 2048.18 feet to the POINT OF BEGINNING and containing 78.294 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: April 2022  
JOB NO. 30037-00  
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 78.294AC.docx



METES AND BOUNDS DESCRIPTION  
FOR

A 165.410 acre, or 7,205,273 square feet more or less, tract of land out of that remaining portion of a 188.68 acre tract conveyed to Wiederstein Trust Fund, in deed recorded in Document No. 20160103970, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 165.410 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a point on the north right-of-way line of Trainer Hale Road, at the southeast corner of a called 78.146 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: N 30°26'31" W, departing said north right-of-way line, along and with the east line of said called 78.146 acre tract, same being the west line of called 68.146 acre tract, a distance of 2048.18 feet to a found ½" iron rod on the south line of said remainder of 188.68 acres and to the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°43'43" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 78.146 acre tract, a distance of 1676.34 feet to a found ½" iron rod at the northwest corner of said called 78.146 acre tract, same being the northeast corner of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and in deed recorded in Volume 13921, Page 132, of the Official Public Records;

THENCE: S 59°31'01" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 144 acre tract, a distance of 1485.72 feet to an iron fence post at the southwest corner of said called 188.68 acres, same being the southeast corner of a called 17.27 acre tract conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: Along and with the east line of said called 17.27 acre tract, same being west line of said remainder of a 188.68 acre tract, the following bearings and distances:

N 31°26'12" W, a distance of 1084.60 feet to a fence post;

N 73°14'37" W, a distance of 373.67 feet to a fence post;

S 81°06'40" W, a distance of 329.41 feet to a fence post at the southwest corner of said called 188.68 acre tract and northwest corner of said 17.27 acre tract, both lying on the east line of Lot 17, conveyed to Thomas H. Williams in deed recorded in Volume 10847, Page 1809, of said Official Public Records;

THENCE: N 30°17'07" W, along and with the west line of said called 188.68 acre tract and the east lines of said Lot 17, east line of Lot 19, conveyed to Anthony Heyden in deed recorded in Volume 17890, Page 2269 of said Official Public Records and the east line of Lot 20A, Lot 20B, and Lot 20C conveyed to Rachel Escobedo recorded in Volume 15465, Page 1129 of said Official Public Records, a distance of 789.47 feet to an iron fence post at the northwest corner of said called 188.68 acre tract, the east line of Lot 20A, Lot 20B, and Lot 20C, and the southwest corner of a 10.126 acre tract conveyed to Krickhahn ETC. Enterprises, LLC, in deed recorded in Volume 11319, Page 762 of said Official Public Records;

THENCE: N 59°30'44" E, along and with the north line of said remainder of a 188.68 acre tract, same being the south line of said 10.126 acre tract, a common line, a distance of 3167.68 feet to a found ½" iron rod at the northeast corner of said remainder of 188.68 acres, on the west line of a 42.116 acre tract, conveyed to Alvin Krueger Melvin, in deed recorded in Volume 16034, Page 1089, of said Official Public Records;

THENCE: S 32°16'11" E, along and with said west line, a distance of 20.32 feet to a found ½" iron rod with an aluminum cap at the northeast corner of a remainder of 5.767 acre tract, conveyed to Betty Jean Wiederstein, recorded in Volume 17890, Page 2269, and in Volume 5261, Page 231, both of said Official Public Records;

THENCE: S 56°09'27" W, along and with the north line of said remainder of 5.767 acres, a distance of feet, to a point at the northeast corner of a 1.393 acre tract conveyed to Hoover Edwards, in deed recorded in Volume 8227, Page 351, of said Official Public Records, for a total distance of 278.34 feet to a found ½" iron rod at the northwest corner of said 1.393 acre tract;

THENCE: S 29°23'13" E, along and with an east line of said called 188.68 acre tract and the west line of said 1.393 acre tract, a distance of 321.87 feet to a found ½" iron rod at the southwest corner of said 1.393 acre tract, same being an interior corner of said remainder of 5.767 acre tract;

- THENCE: S 29°25'41" E, along and with the east line of said remainder of 5.767 acre tract, a distance of 346.13 feet to a found ½" iron rod;
- THENCE: N 65°12'00" E, along and with a north line of said called 188.68 acre tract, the south line of said remainder of 5.767 acre tract, a distance of 572.69 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at a north corner of said called 188.68 acre tract, the southeast corner of said remainder of a 5.767 acre tract, on the southwest line of said 42.116 acre tract;
- THENCE: S 68°03'04" E, along and with said southwest line, a distance of 183.77 feet to a found ½" iron rod at the southwest corner of said 42.116 acre tract, same being a northwest corner of Tract "B", conveyed to Ruth E. Martin in deed recorded in Volume 16034, Page 1089 of said Official Public Records;
- THENCE: S 51°58'59" E, along and with the east line of said called 188.68 acre tract the west line of said Tract "B", a distance of 1473.61 feet to a found ½" iron rod on the north line of said called 68.146 acre tract;
- THENCE: S 59°49'51" W, along and with said north line, a distance of 362.56 feet to the POINT OF BEGINNING and containing 165.410 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 2022  
JOB NO. 30037-00  
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 165.423AC.docx



METES AND BOUNDS DESCRIPTION  
FOR TRACT 1

A 43.104 acre, or 1,877,611 square feet more or less, tract of land out of that all of that called 53.28 acre tract conveyed to Kneupper Bryson Properties LTD., in deed recorded in Volume 17909, Page 62 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, in County Block 5059, of Bexar County, Texas. Said 43.104 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, and at the southeast corner of said called 53.28 acre tract, same being the southwest corner of a remainder of 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

**THENCE:** S 59°45'45" W, along and with said north right-of-way line, same being the south line of said called 53.28 acre tract, a distance of 1186.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

**THENCE:** Departing said north right-of-way line, over and across said called 53.28 acre tract the following bearings and distances:

N 43°21'39" W, a distance of 264.15 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 69°32'59" W, a distance of 75.10 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°57'21" W, a distance of 166.79 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 54°32'02" W, a distance of 92.58 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 59°48'04" W, a distance of 848.36 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the west line of said called 53.28 acre tract, same being, same being the southeast line of a 8.300 acre tract conveyed to Gary Obearle indeed recorded in Volume 4154, Page 516 of said Official Public Records;

**THENCE:** N 30°27'18" W, along and with said common line, a distance of 217.59 feet to the northeast corner of said 8.300 acre tract, same being the southeast corner of a 10.013 acre tract conveyed to Michael McCoy in deed recorded in Document No. 20190008091 of said Official Public Records, a distance of 532.09 feet to a found ½" iron rod at the northeast corner of said 10.013 acre tract, on the south line of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: Along and with the north line of said called 53.28 acre tract, same being the south line of said called 144 acre tract, the following bearings and distances:

N 60°39'30" E, a distance of 190.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 47°28'40" E, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°43'11" E, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 58°09'40" E, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 73°30'20" E, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 19°46'14" E, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 68°52'10" E, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 53°07'49" E, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 29°11'54" W, a distance of 147.22 feet to a found 2" iron pipe;

N 59°39'37" E, a distance of 1064.20 feet to a found ½" iron rod at the northeast corner of said 53.28 acre tract, same being the northwest corner of a remainder of a 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

THENCE: S 30°24'03" E, along and with the east line of said 53.28 acre tract, same being the west line of said remainder of 9.966 acre tract, a distance of 1025.60 feet to the POINT OF BEGINNING and containing 43.104 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 2022  
JOB NO. 30037-00  
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 FN 43.104AC.docx





**STERLING GROVE**

Planned Development District  
Schertz, Texas

April 2022

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**STERLING GROVE**

Planned Development District Schertz, Texas

**I. General**

The City of Schertz (“City”) Unified Development Code (and as amended) will govern development of the Property, as further described in Exhibit “A”, unless provided otherwise in this PDD.

**Affected UDC Articles**

**II. Zoning Districts (Article 5)**

**A. Single-Family Residential District per the PDD**

The uses and street layout shall conform to the attached conceptual master plan as shown in Exhibit “B”. The PDD is comprised of suburban single-family residential lots, 0.5 acre lots and open space/parkland. The 0.5 acre lots will be subject to the Single Family Residential/Agricultural District (RA) standards unless otherwise stated in the following development standards.

**B. Single-Family Residential Dwelling Units per the PDD**

The PDD will allow six hundred seventy-two (672) suburban single-family lots and one hundred sixty (160) 0.5 acre lots. Of the 672 suburban single-family lots, thirty-five percent (35%) will have minimum lot dimensions of 65’ by 110’ (SFR2). The remaining sixty-five percent (65%) of the 672 suburban single family lots will have minimum lot dimensions of 55’ by 110’ (SFR1).

**III. Special Uses (Article 8)**

**A.** The Sterling Grove Subdivision will establish a Homeowners Association to provide upkeep within the development including the maintenance of common areas, open space, drainage, landscape buffers, and maintaining exterior masonry fences and/or walls.

**IV. Site Design Standards (Article 9)**

**A. Lots (Section 21.9.3)**

Lot sizes and dimensions will conform to the minimum requirements recognized in Table One of this PDD.

<b>Table One– Dimensional Requirements</b>										
		Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements	
<b>Code</b>	<b>Classification</b>	<b>Area sf</b>	<b>Width ft</b>	<b>Depth ft</b>	<b>Front ft</b>	<b>Side ft</b>	<b>Rear ft</b>	<b>Parking</b>	<b>Max. Ht.</b>	<b>Max. Cover</b>
<b>SFR1</b>	Single Family	6,050	55	110	20*	10	15**	2	35	<b>60%</b>
<b>SFR2</b>	Single Family	7,150	65	110	20*	10	15**	2	35	<b>60%</b>
<b>0.5 Ac</b>	Single Family	21,780	N/A	N/A	25	10	15	2	35	<b>50%</b>

\* Buildings constructed on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.

\*\* SFR1 and SFR2 that have covered patios are allowed to encroach into the rear building setback 5-feet.

- a. Maximum 672 lots will be comprised of SFR1 and SFR2
- b. 65% of the 672 lots will SFR1 or larger.
- c. 35% of the 672 lots will be SFR2 or larger.

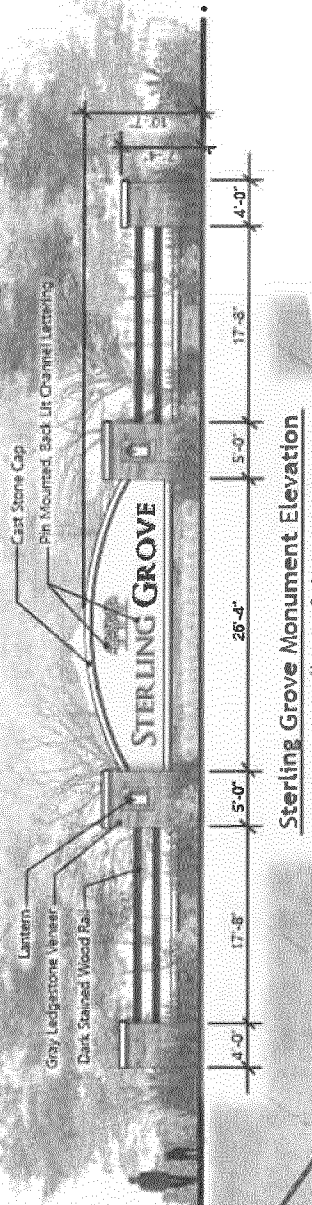
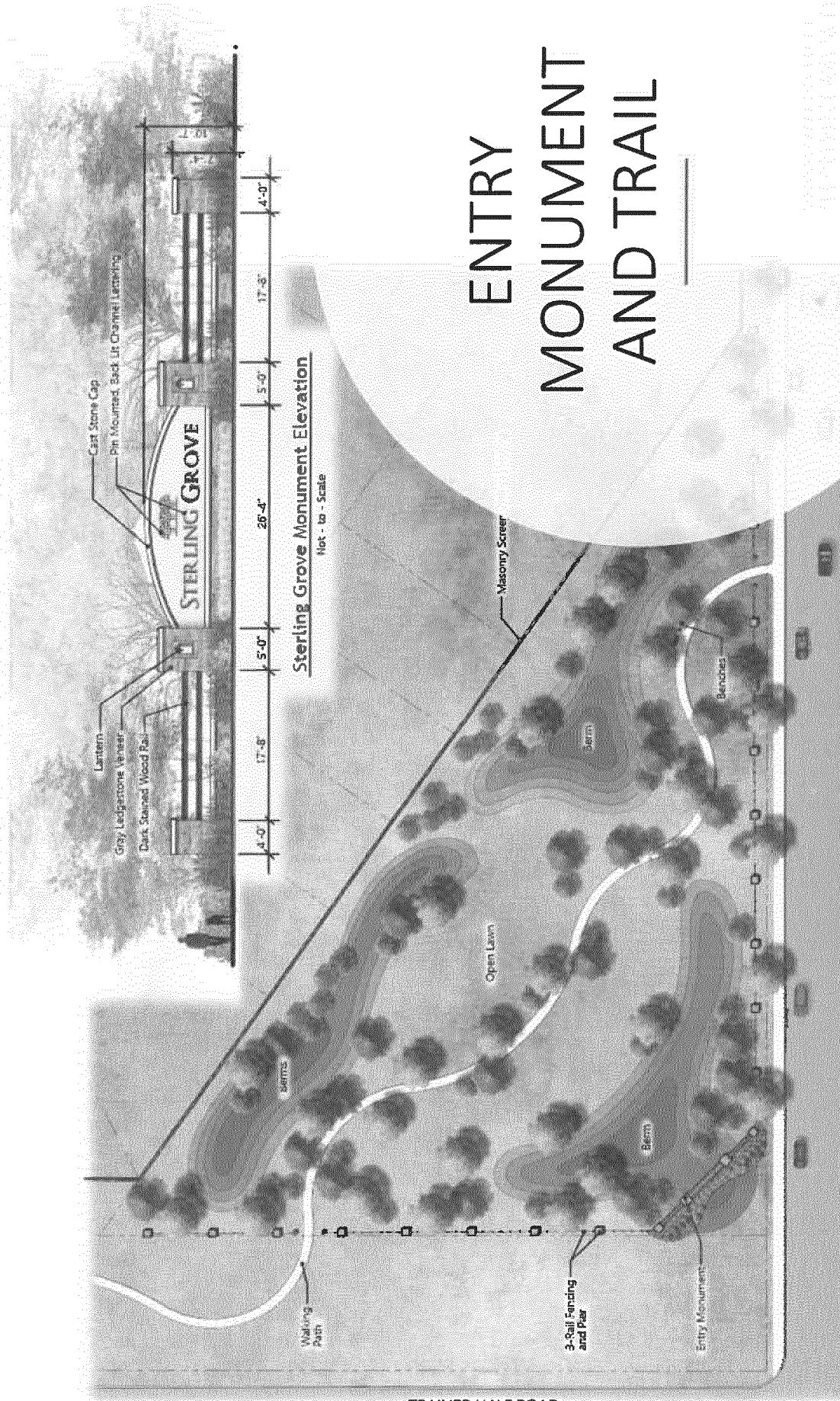
**V. Subdivision Entry Signs (Section 21.11.15)**

UDC Section 21.11.15 is replaced with the following: Subdivision Entry Signs shall be monument like, signs located at the primary and secondary entrance(s) into the subdivision. An entry feature that is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with or part of the Subdivision Entry Signs, may be constructed at the subdivision entrance(s).

Subdivision Entry Signs may include a maximum sign face/subdivision name identification area not to exceed two hundred (200) square feet per sign face. Each Subdivision Entry Signs may also include a logo in addition to the sign face/subdivision name identification area. The proposed subdivision entry sign will look generally as depicted in Exhibit "C". There shall be no more than one subdivision entry sign per entrance.

**VI. Adjustments to the Planned Development District (PDD)**

Minor changes which do not change the concept or intent of the development shall be approved or denied administratively. Minor changes include adjustments to the acreage of phases and order of development.



# ENTRY MONUMENT AND TRAIL



Bexar County

STERLING GROVE  
TRAINER HALE RD

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1" 1 1/2"	10"	30"	Schertz Gravity	Hydrant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2" 2 1/2"	12"	36"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	16"	Neighboring Main	Neighboring Gravity	County Boundaries	
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	18"	Private	Private Pressure		
Other Cities	Secondary Arterial	Planned Residential Collector		6"	20"	Schertz Parcels			
				8"	24"				

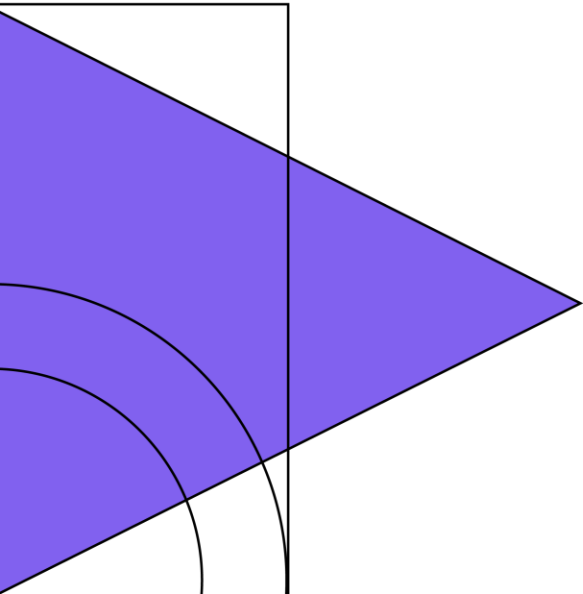
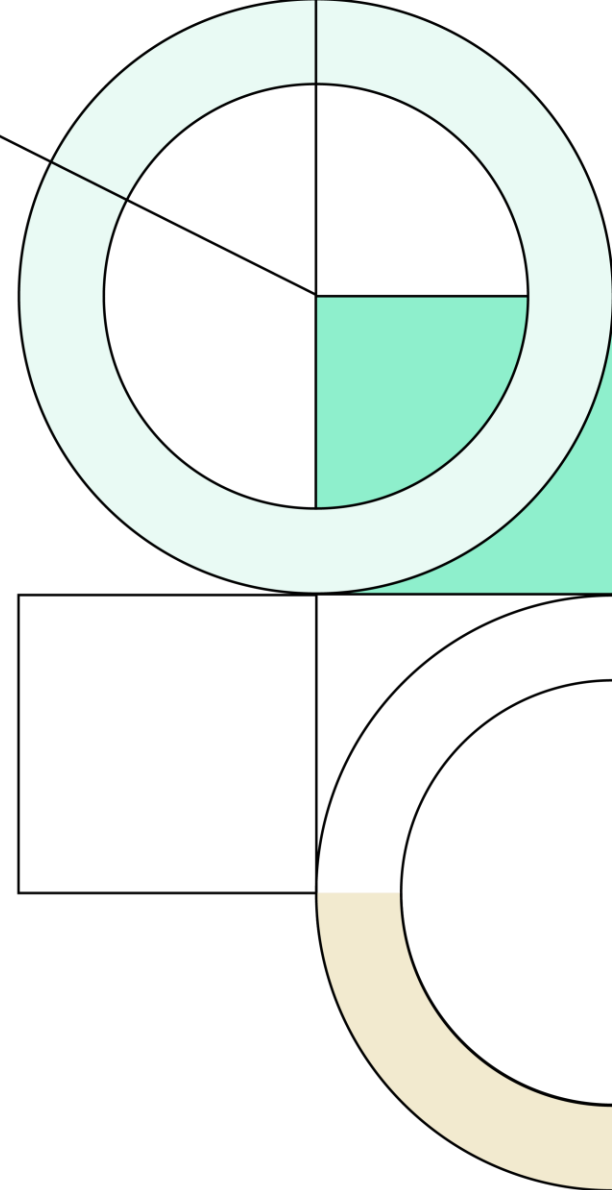
1 Inch = 500 Feet  
0 250 500 1,000 Feet

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



4Q22

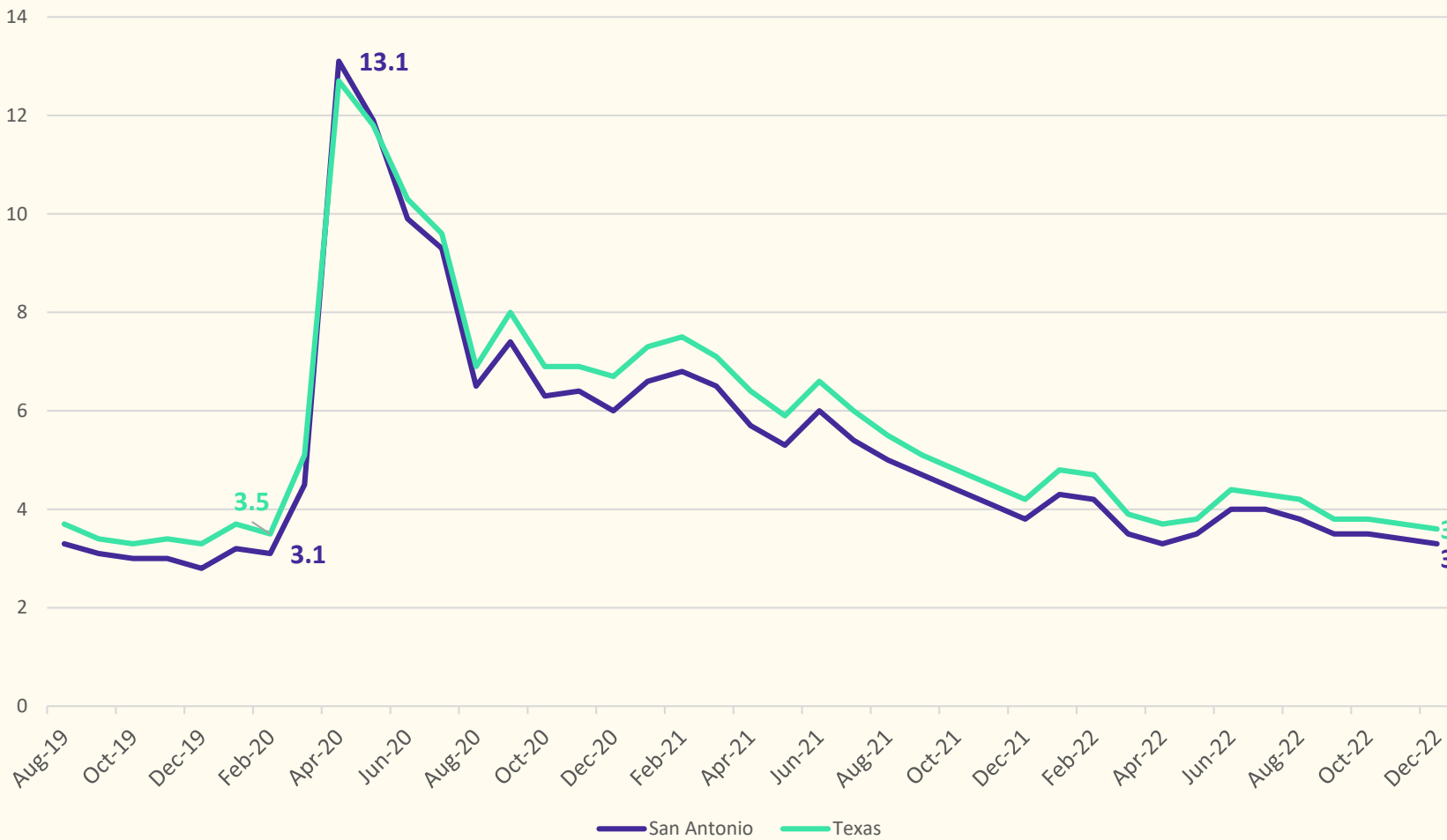
# Demographic Report



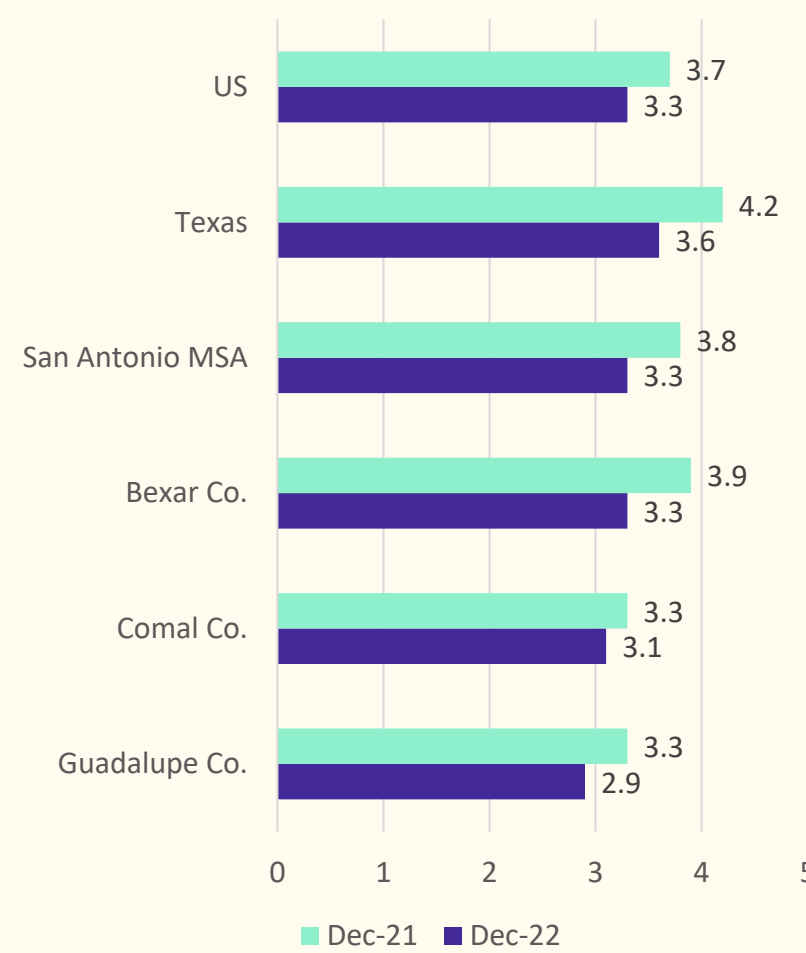


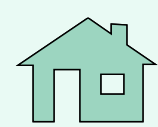
# San Antonio Economic Conditions

### Unemployment Rate, Aug 2019 - Dec 2022



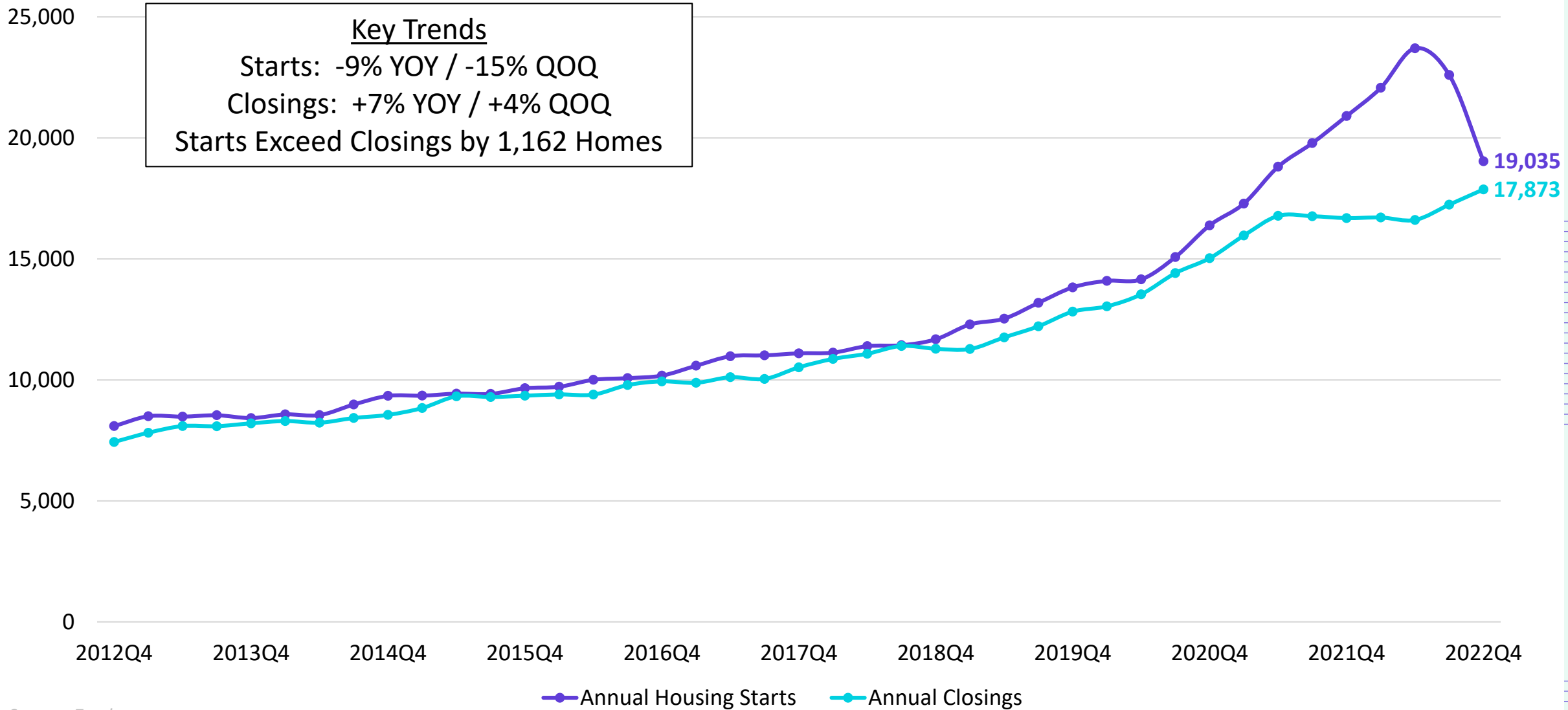
### Unemployment Rate, Year Over Year





# San Antonio New Home Starts & Closings

## Annual Housing Starts vs. Annual Closings



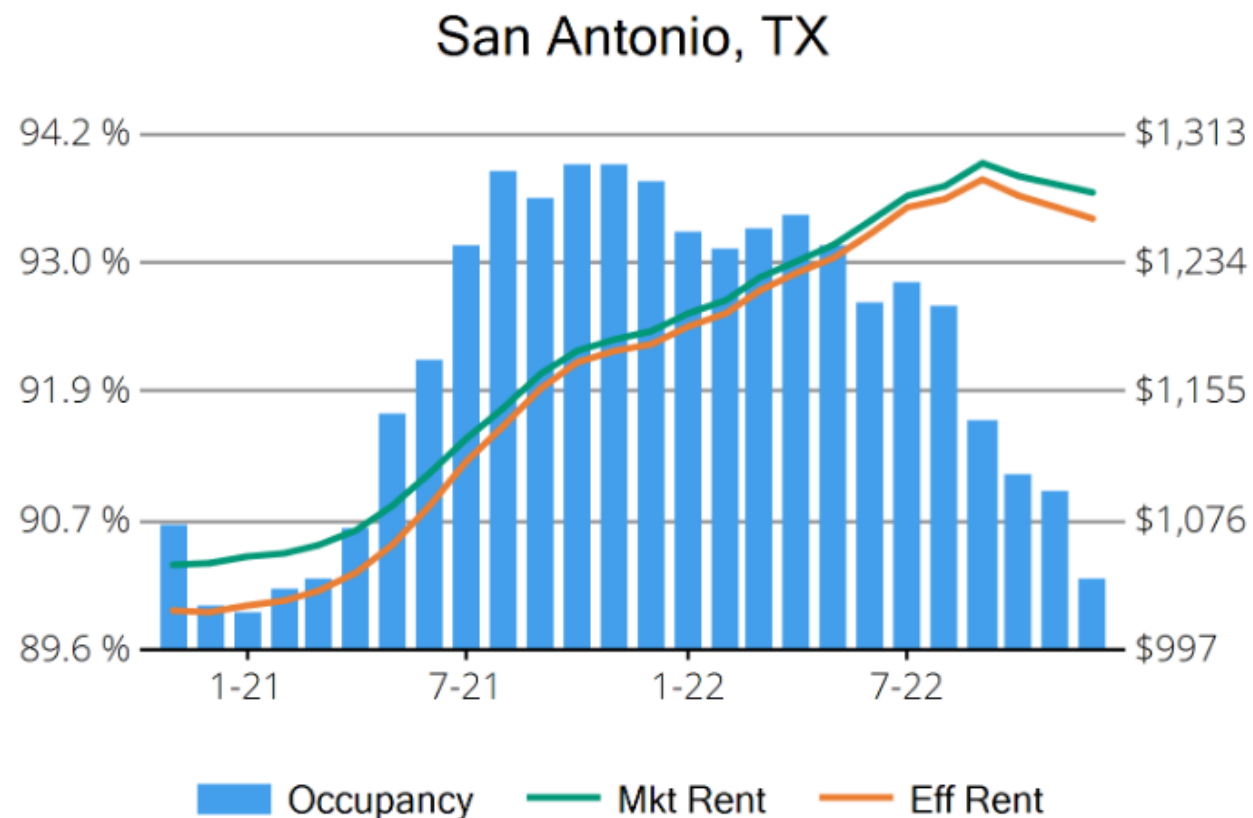
Source: Zonda



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

## Stabilized and Lease-up Properties\*

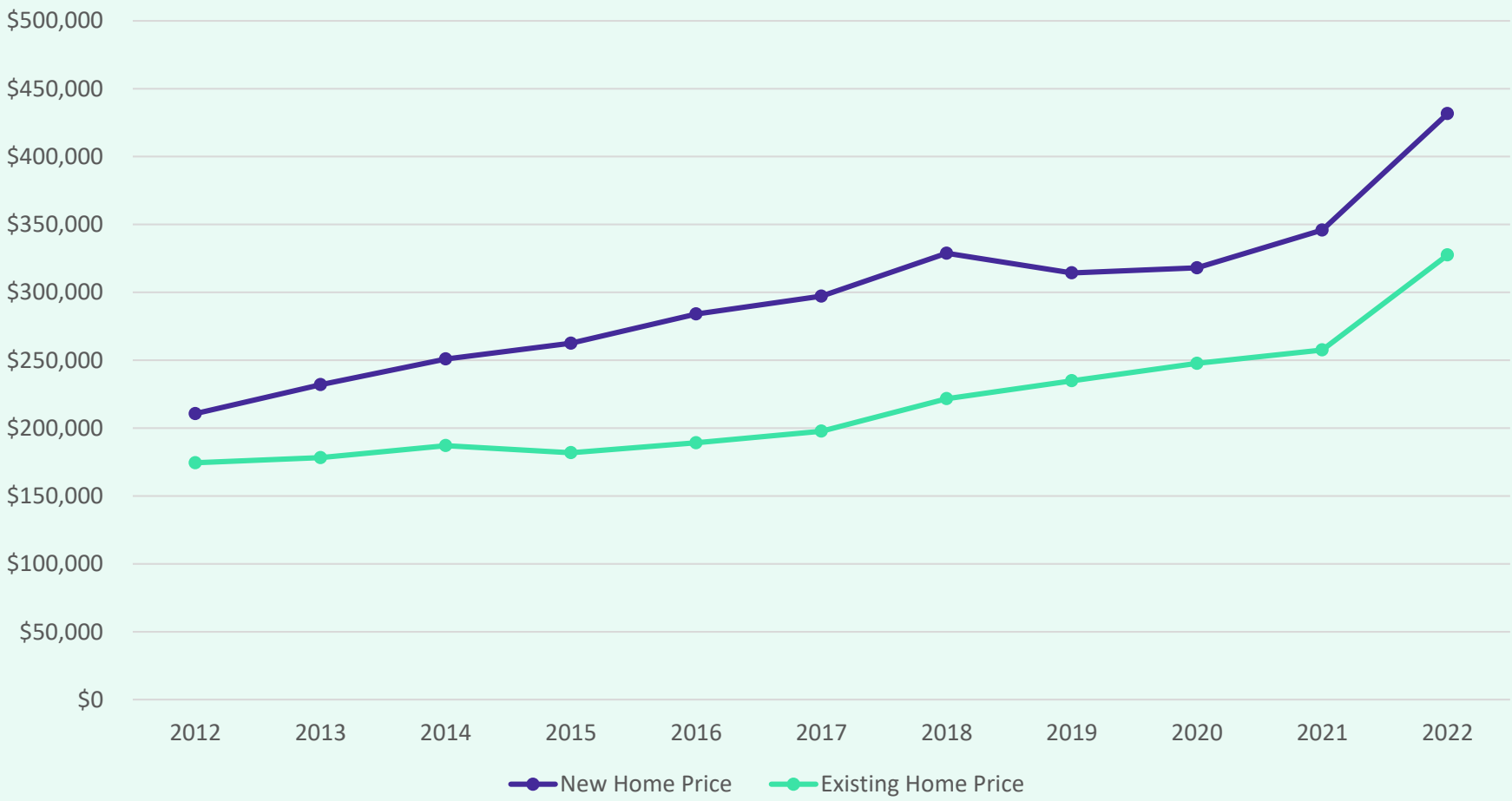
Conventional Properties	Dec 2022	Annual Change
Occupancy	90.2	-4.1%
Unit Change	3,629	
Units Absorbed (Annual)	-4,057	
Average Size (SF)	852	0%
Asking Rent	\$1,277	+7.0%
Asking Rent per SF	\$1.50	+7.0%
Effective Rent	\$1,261	+6.5%
Effective Rent per SF	\$1.48	+6.4%
% Offering Concessions	20%	+19.1%
Avg.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

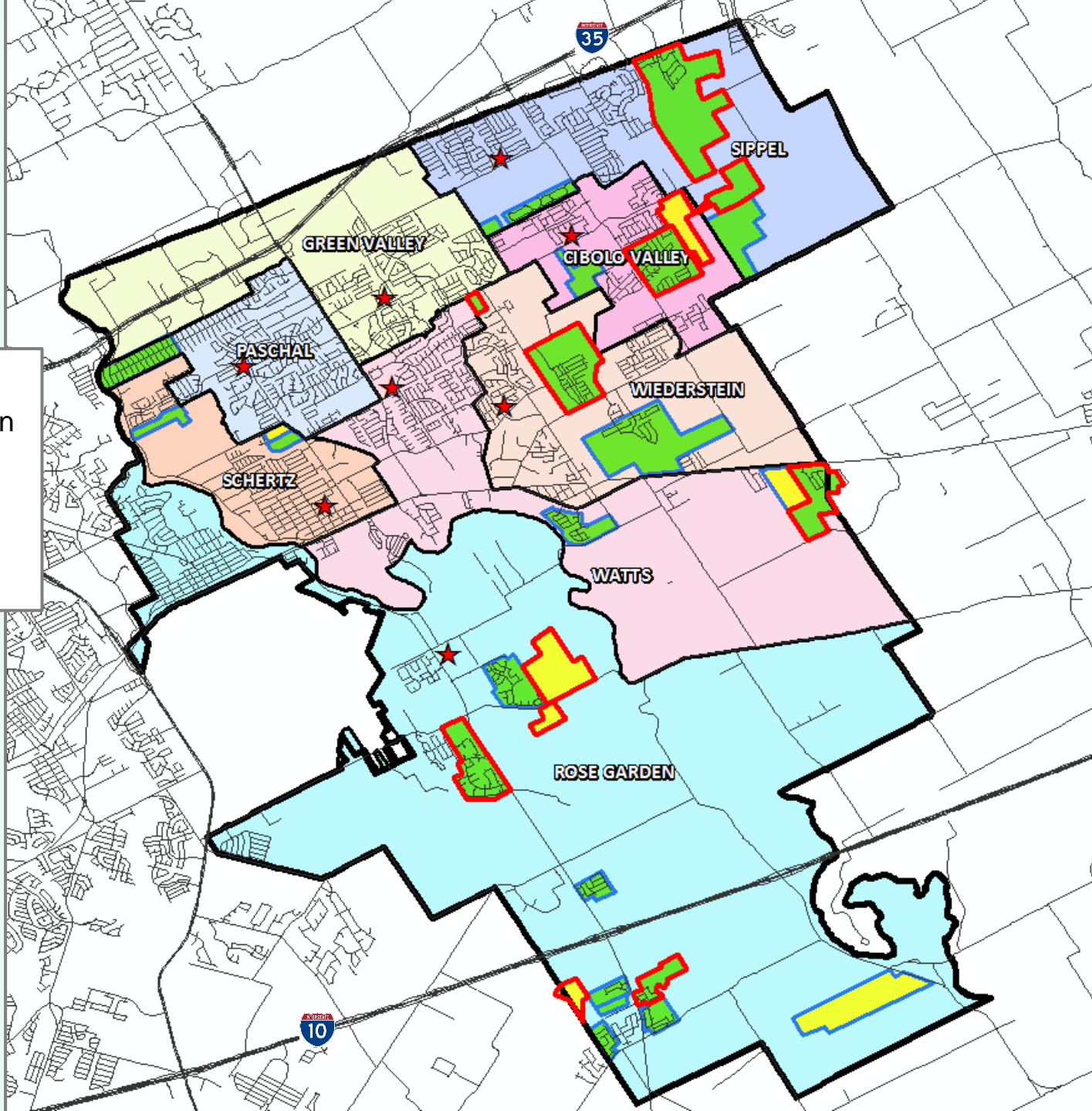
-  Highest activity in the category
-  Second highest activity in the category
-  Third highest activity in the category





# 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

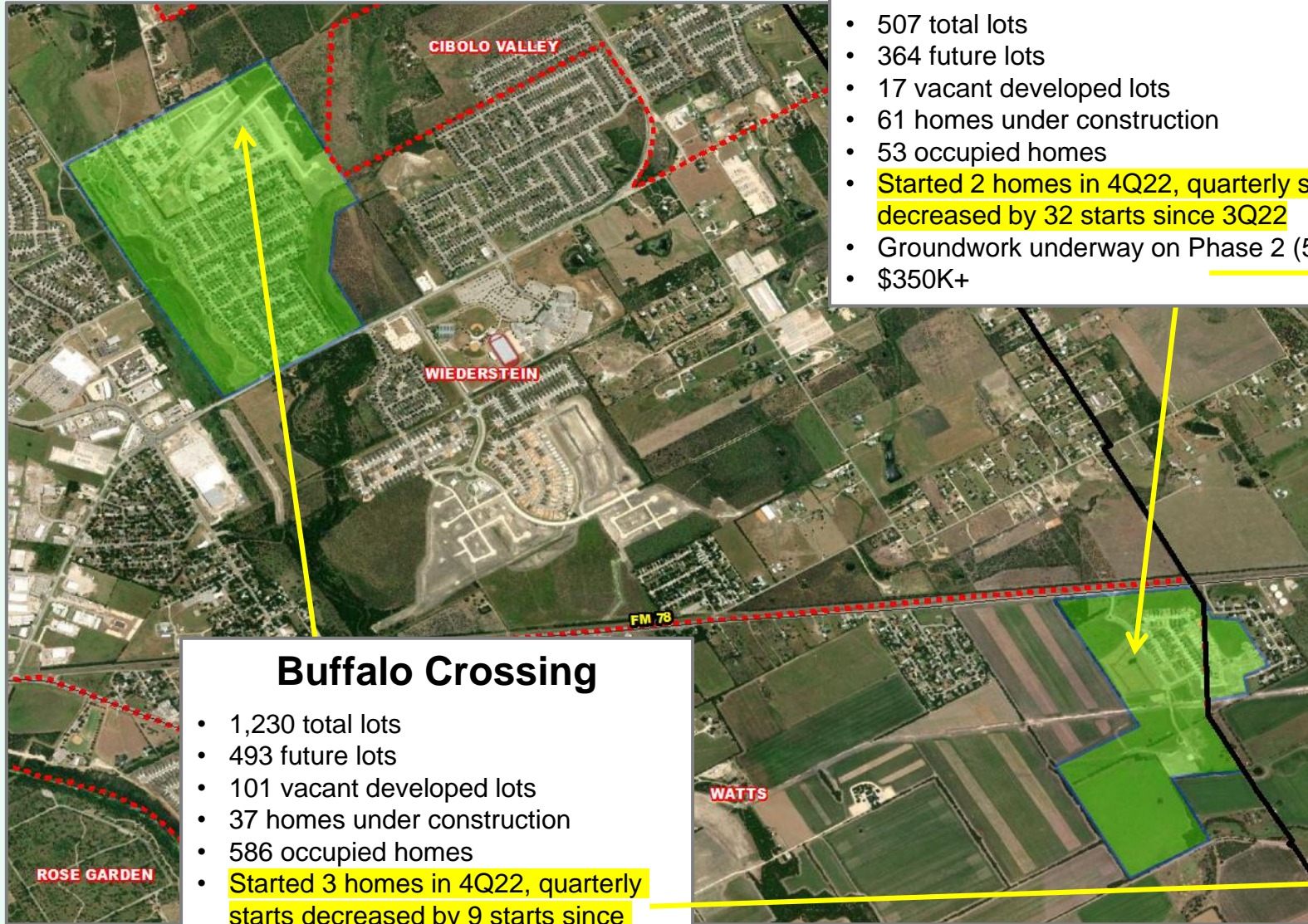


## Subdivisions

- 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

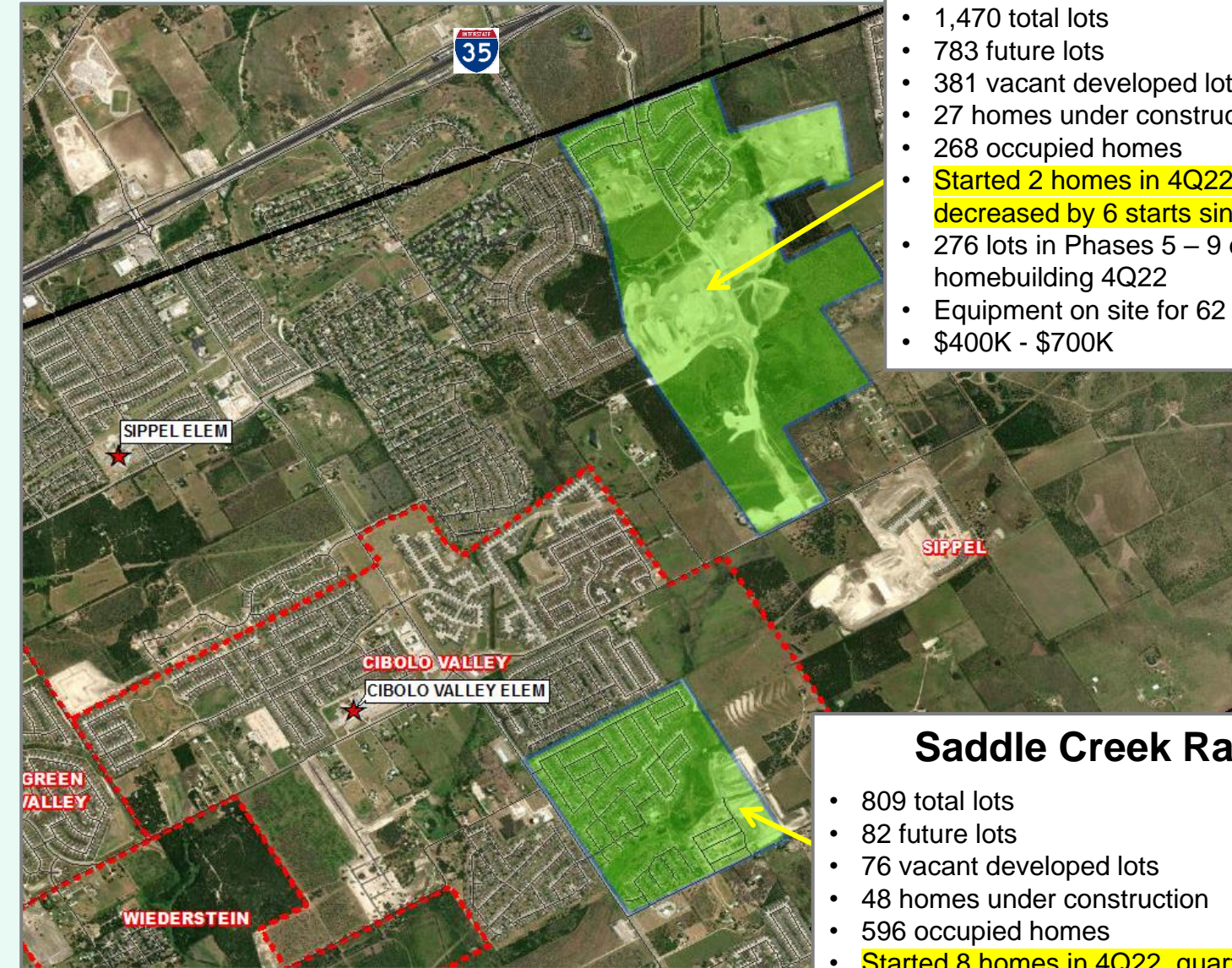
## Homestead

- 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+





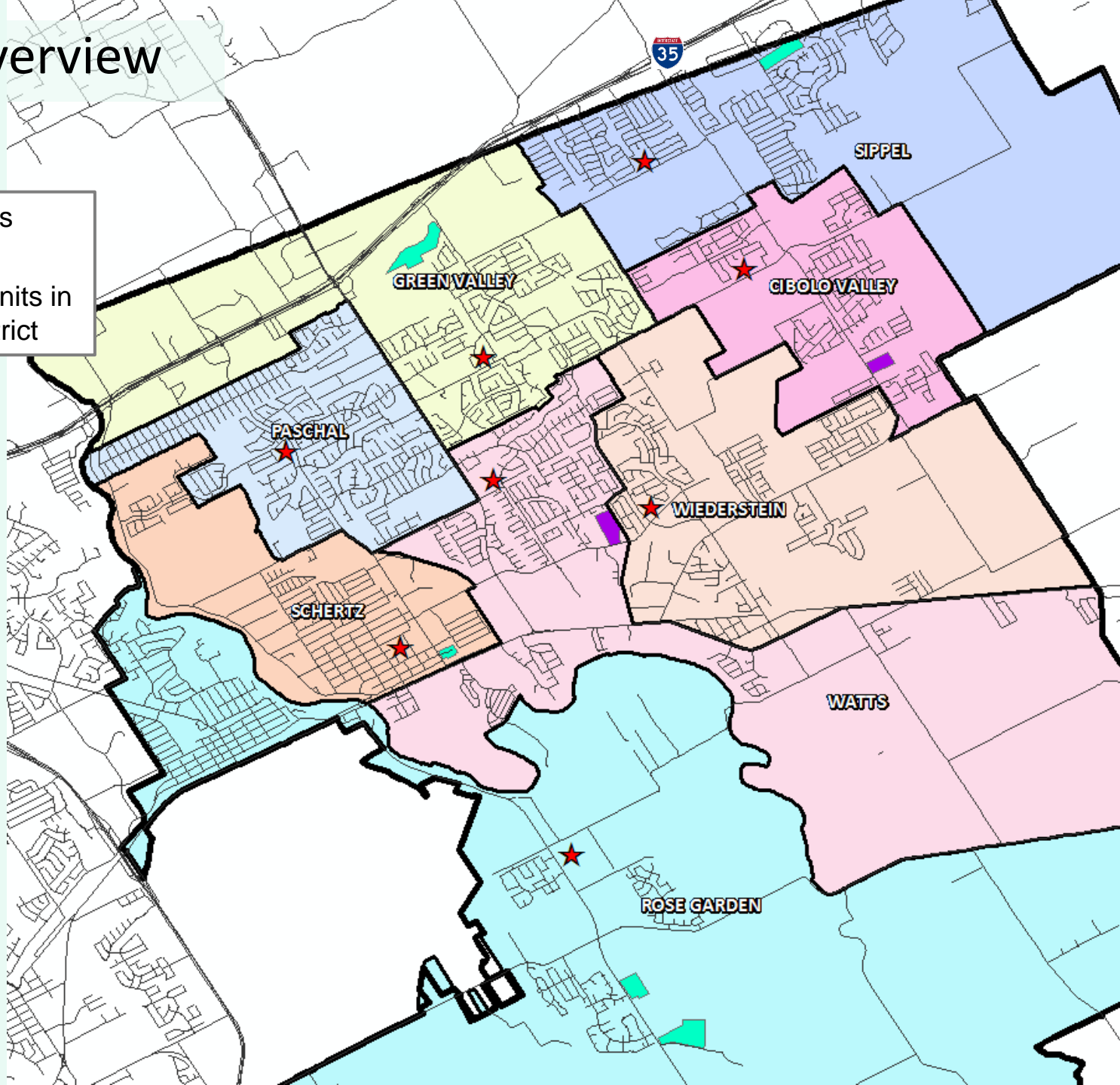


# District Multi-Family Overview

- 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



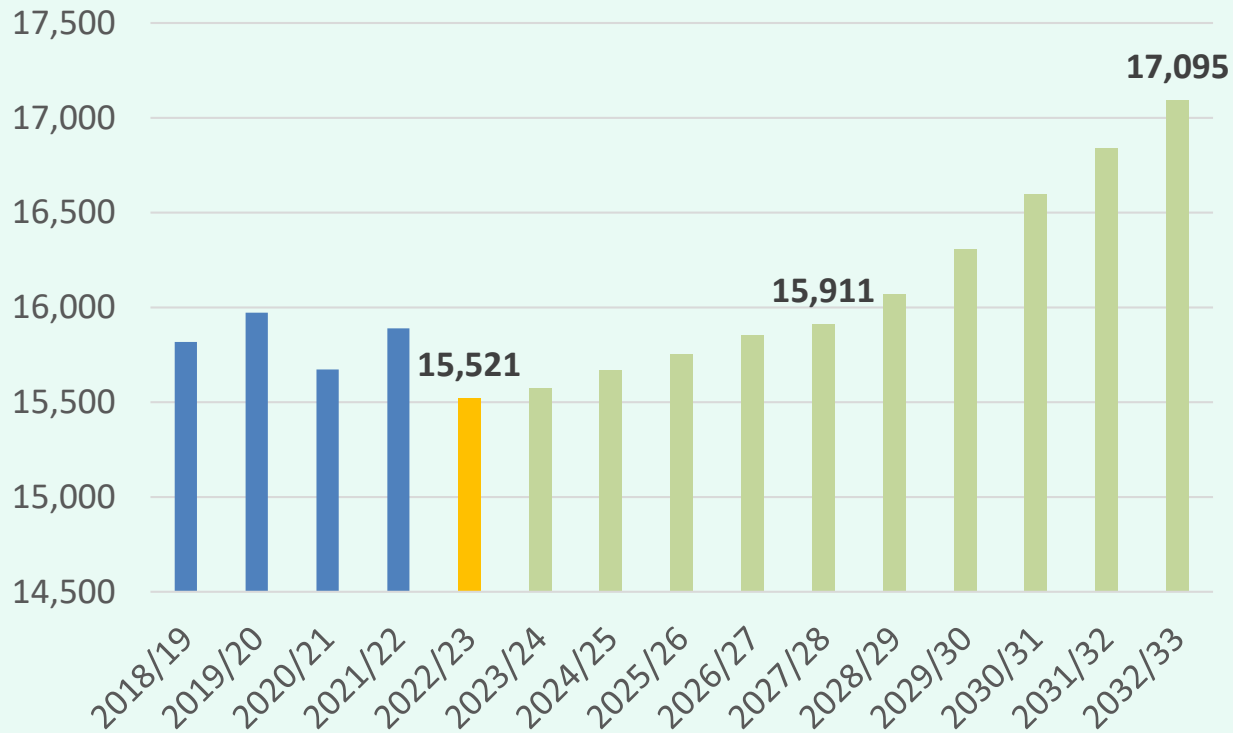
# Ten Year Forecast by Campus

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



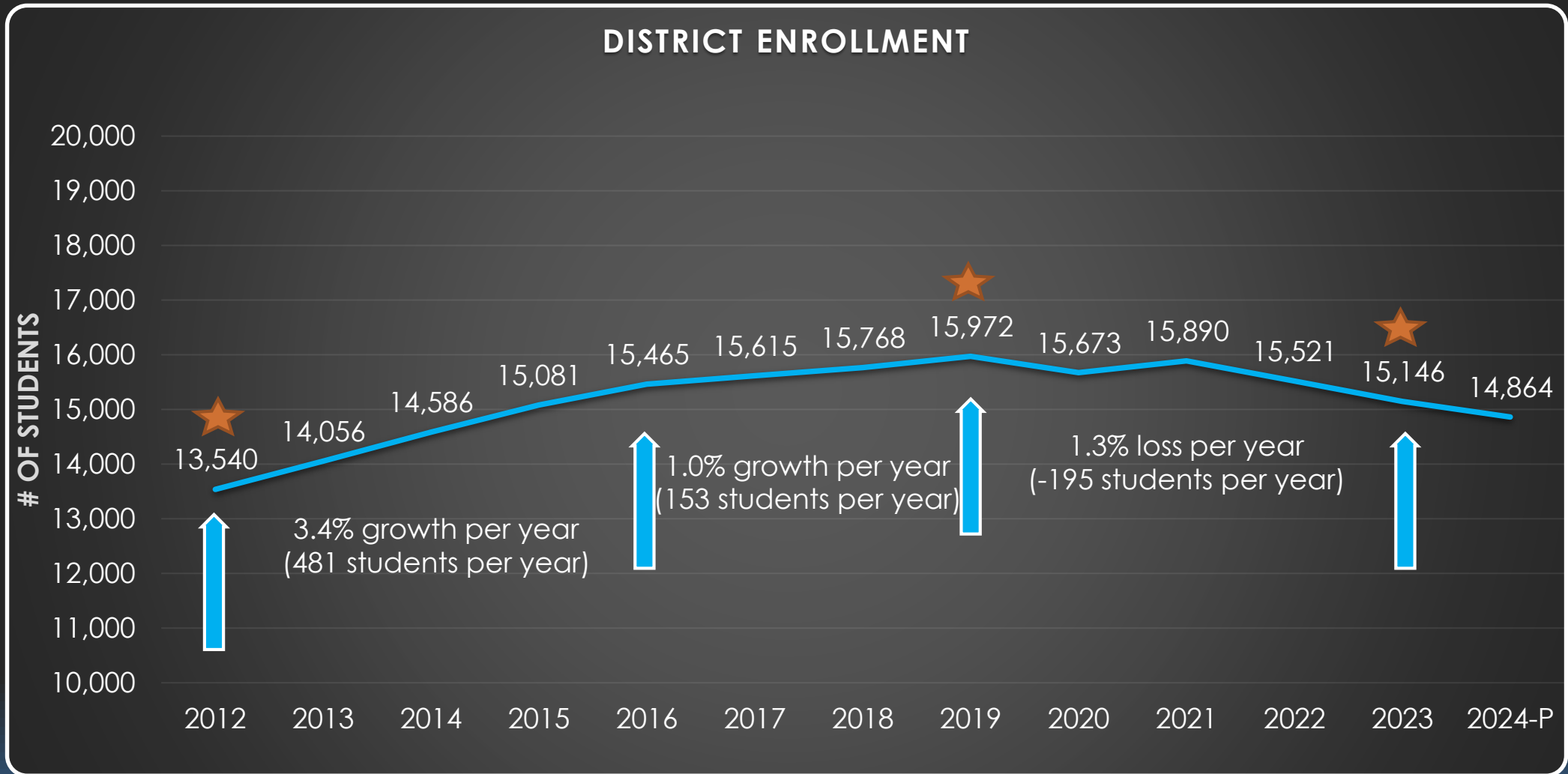
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

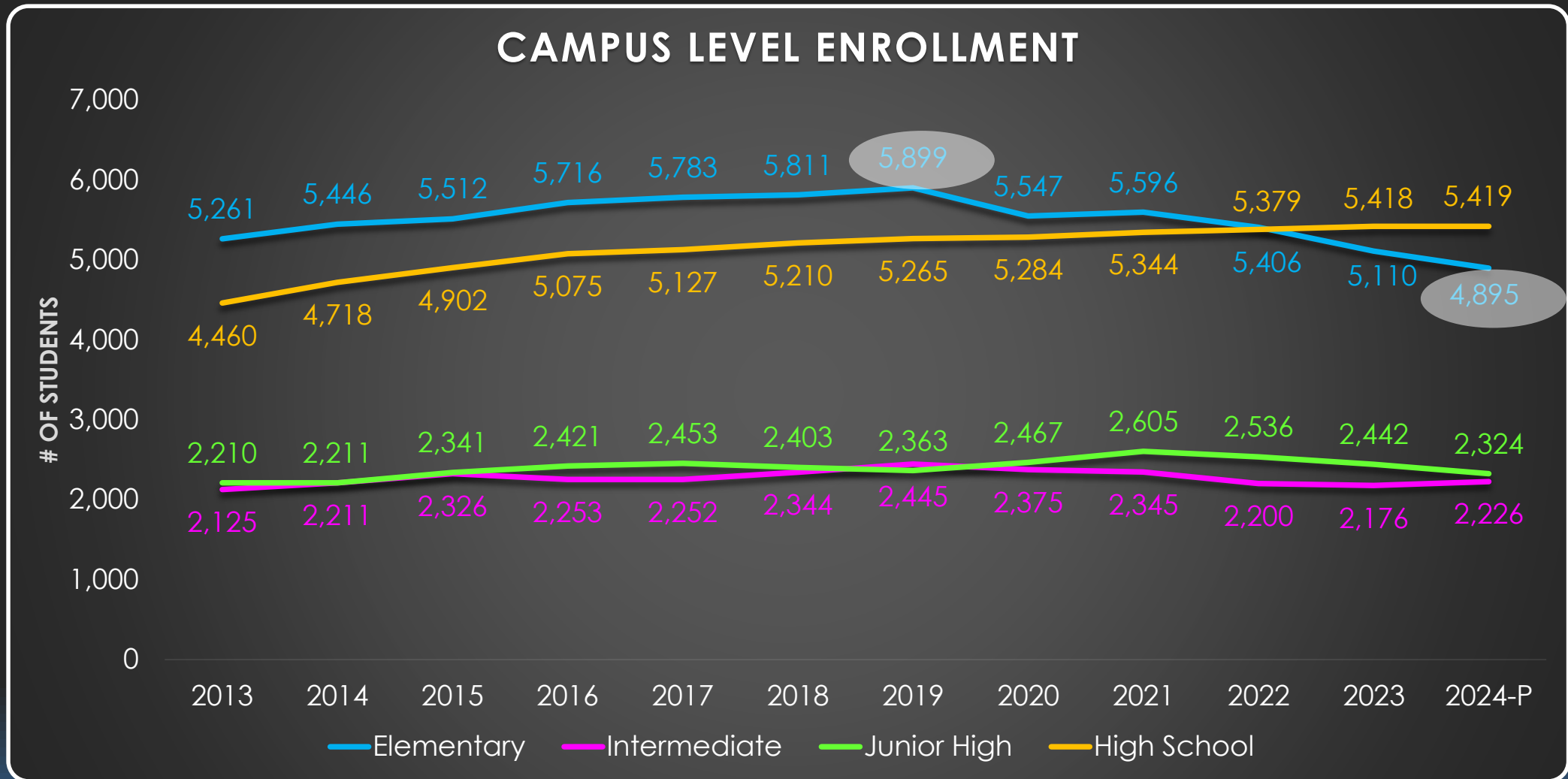
# FORECASTING CONSIDERATIONS

- 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

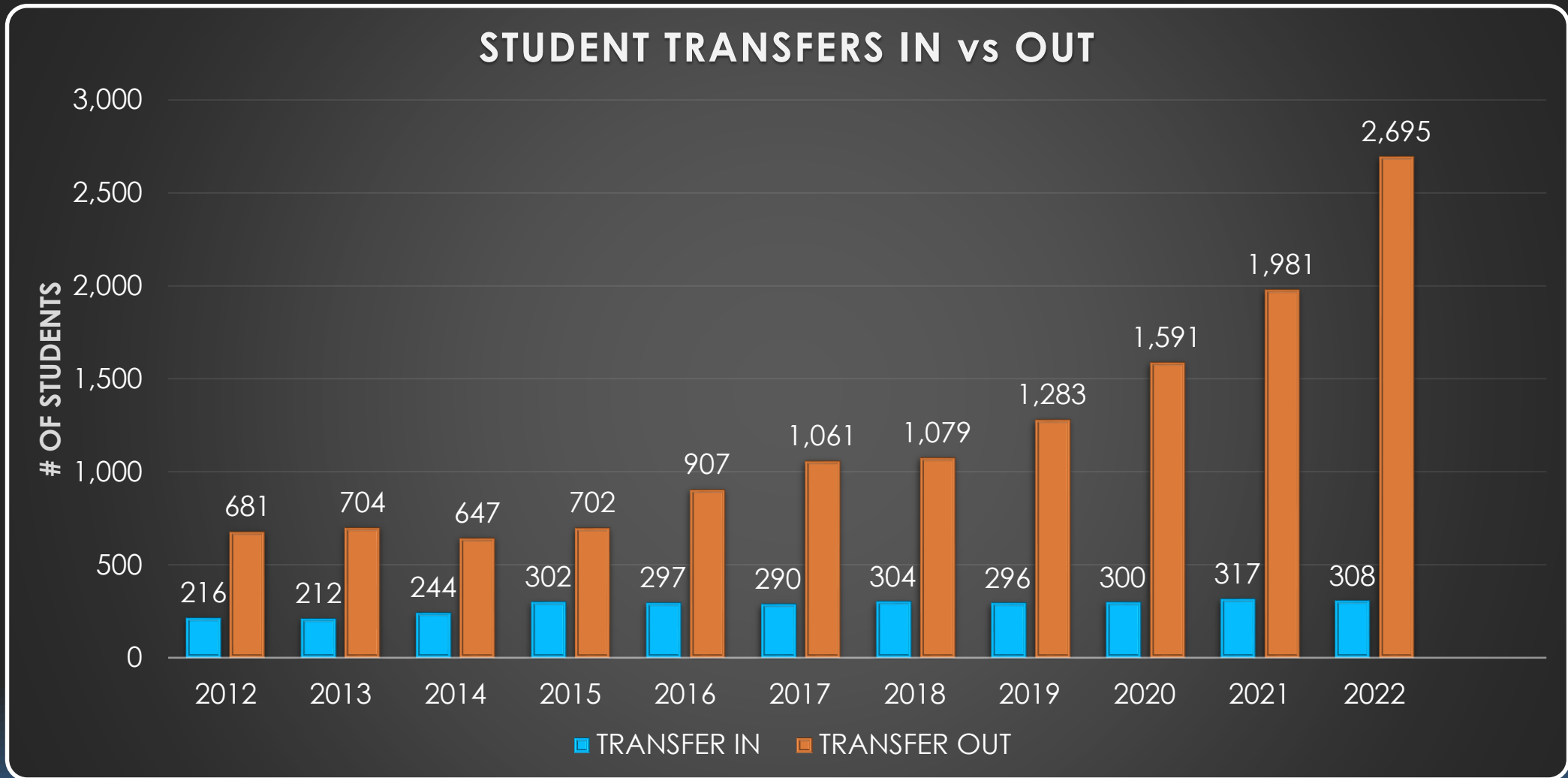
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

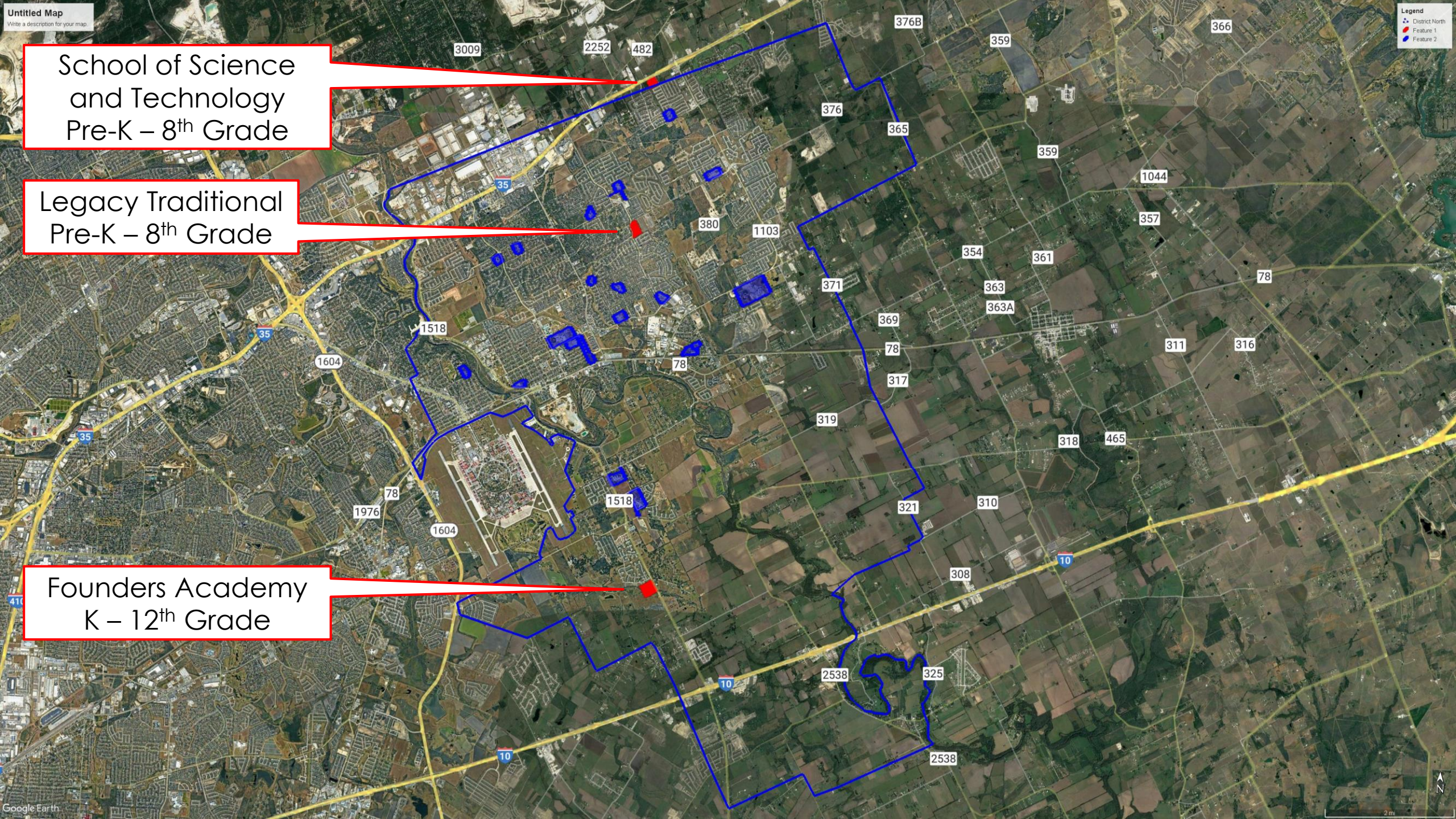
# STUDENT TRANSFERS IN VS. OUT



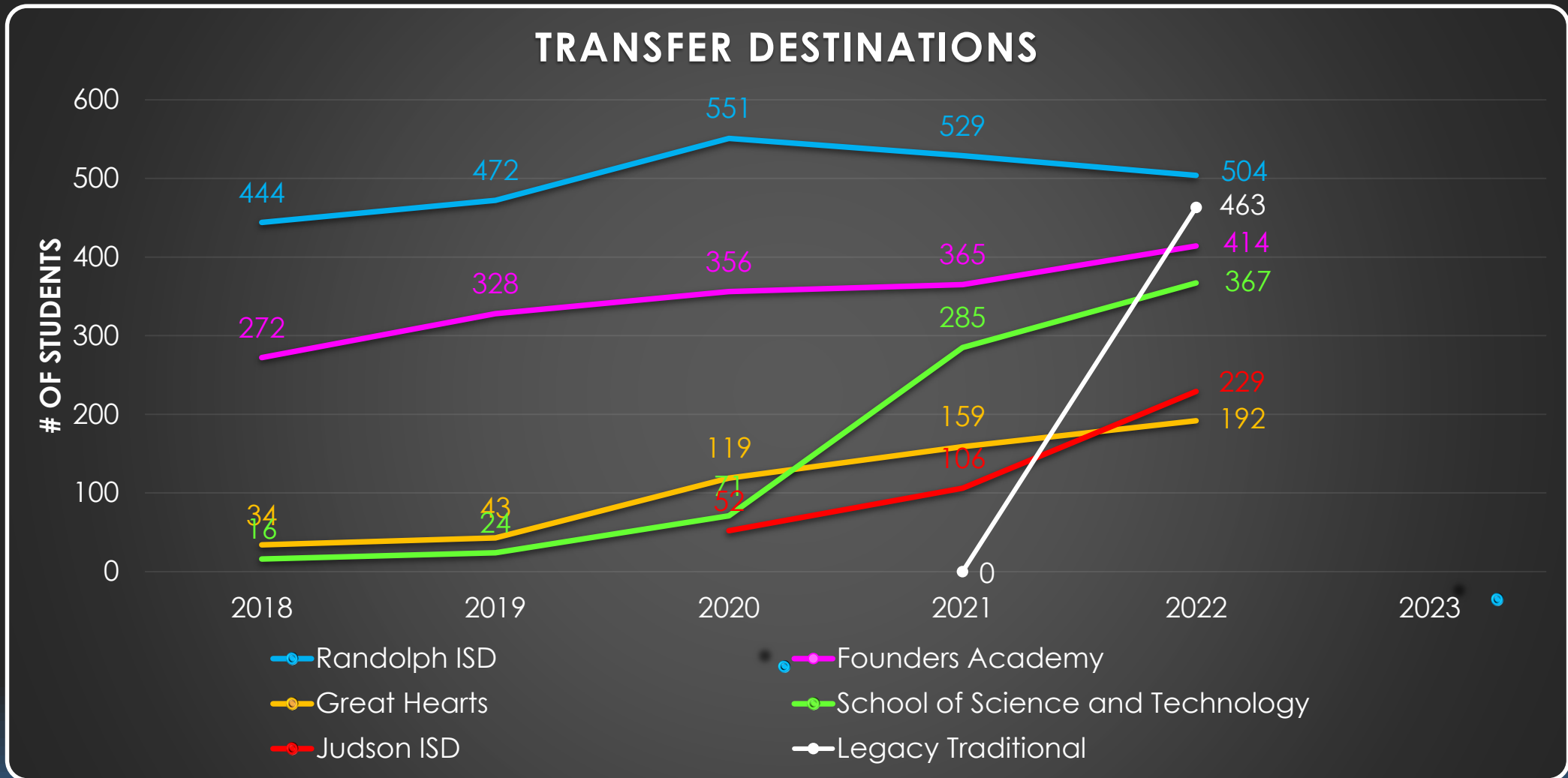
School of Science and Technology  
Pre-K – 8<sup>th</sup> Grade

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

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

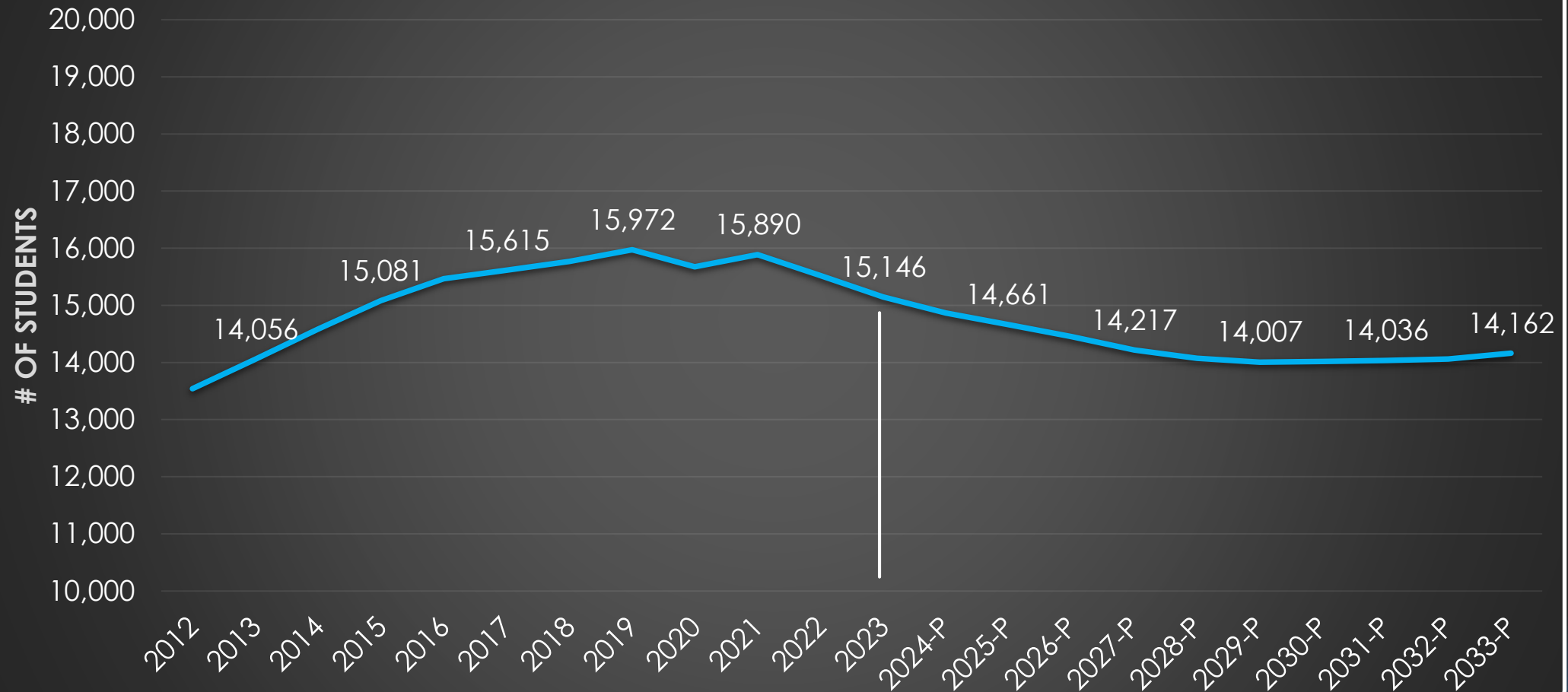


# MAIN DESTINATIONS FOR TRANSFERS OUT



# 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

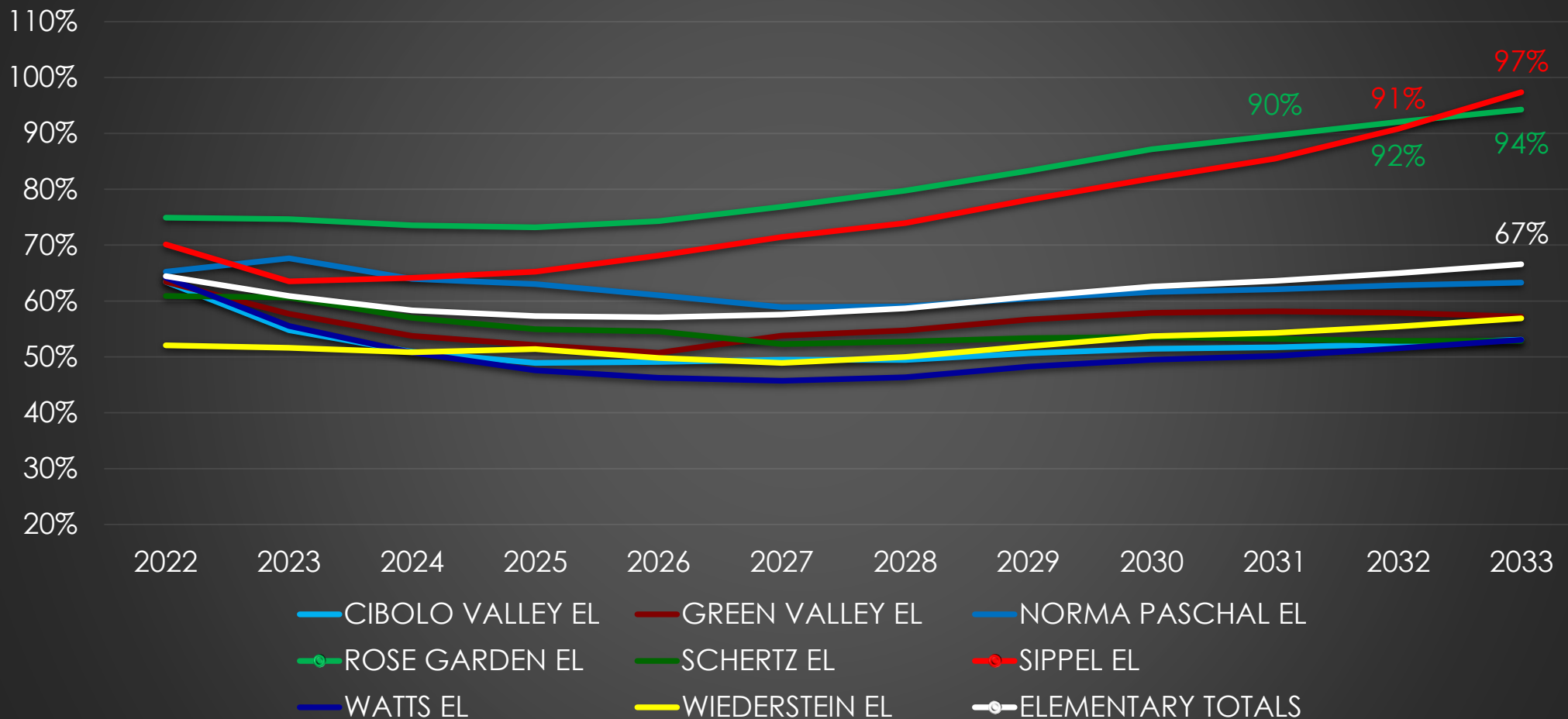
- WE BEGIN CONSIDERING THE USE OF **CAPACITY RELIEF TOOLS** WHEN A CAMPUS REACHES **90%** OF ITS MAXIMUM CAPACITY. THE DISTRICT HAS SEVERAL TOOLS AT OUR DISPOSAL
- TOOLS TO REDUCE/MAINTAIN THE ENROLLMENT OF A CAMPUS INCLUDE:
  - CAPPING ENROLLMENT OF THE CAMPUS TO NEW STUDENTS
  - MOVING SPECIAL PROGRAMS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

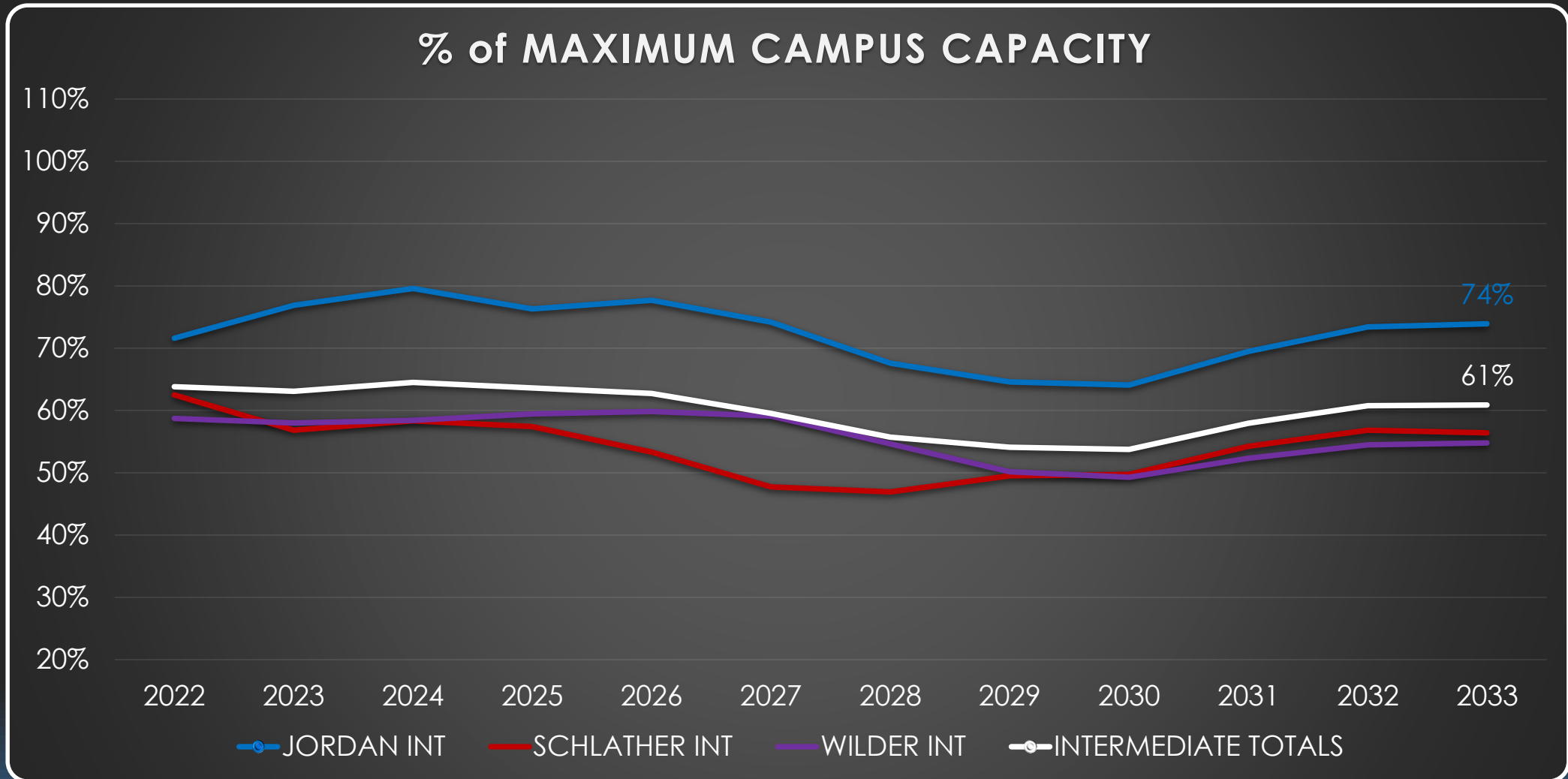
% of MAXIMUM CAMPUS CAPACITY



# 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

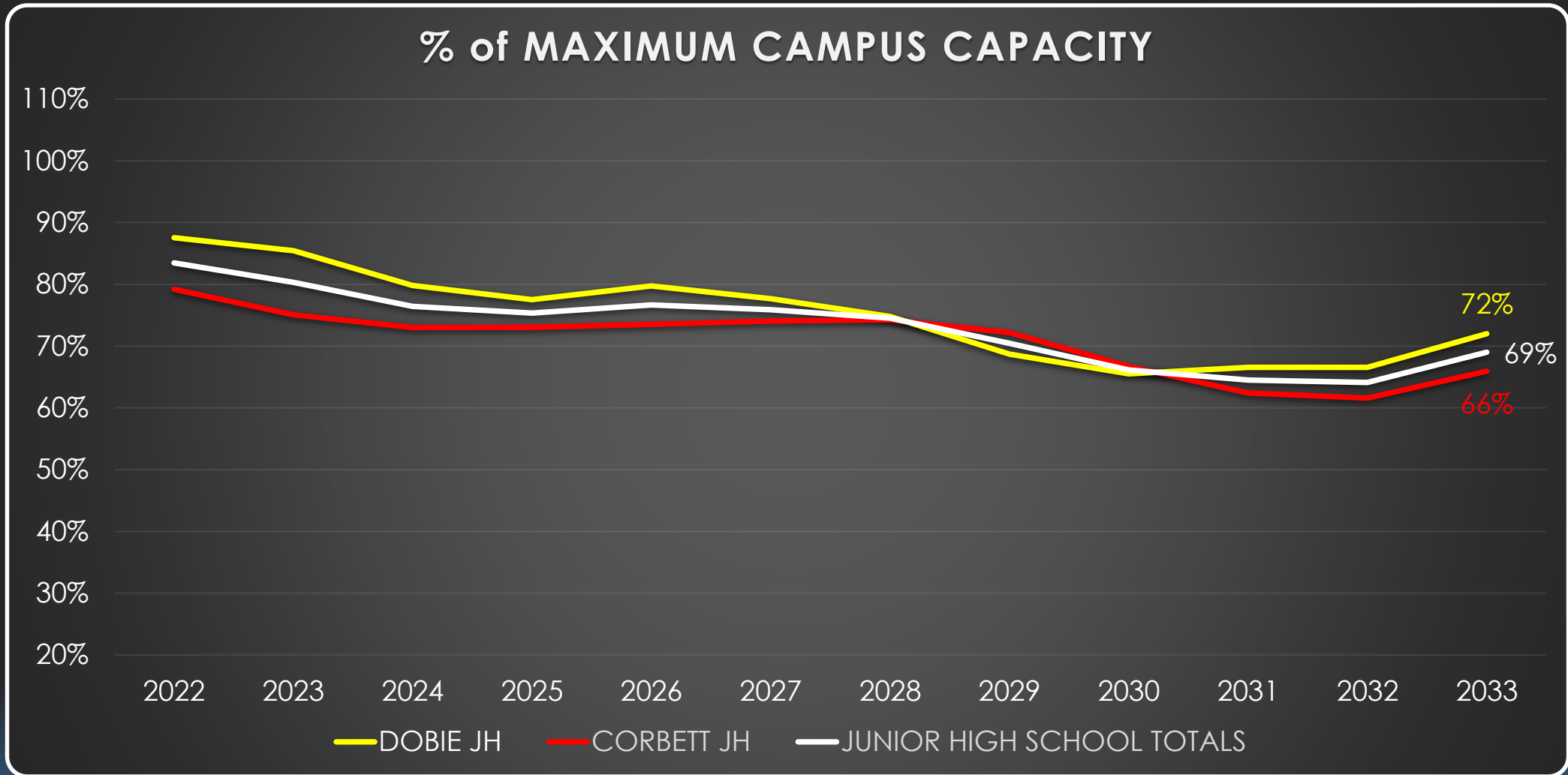
# INTERMEDIATE CAPACITIES



# 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

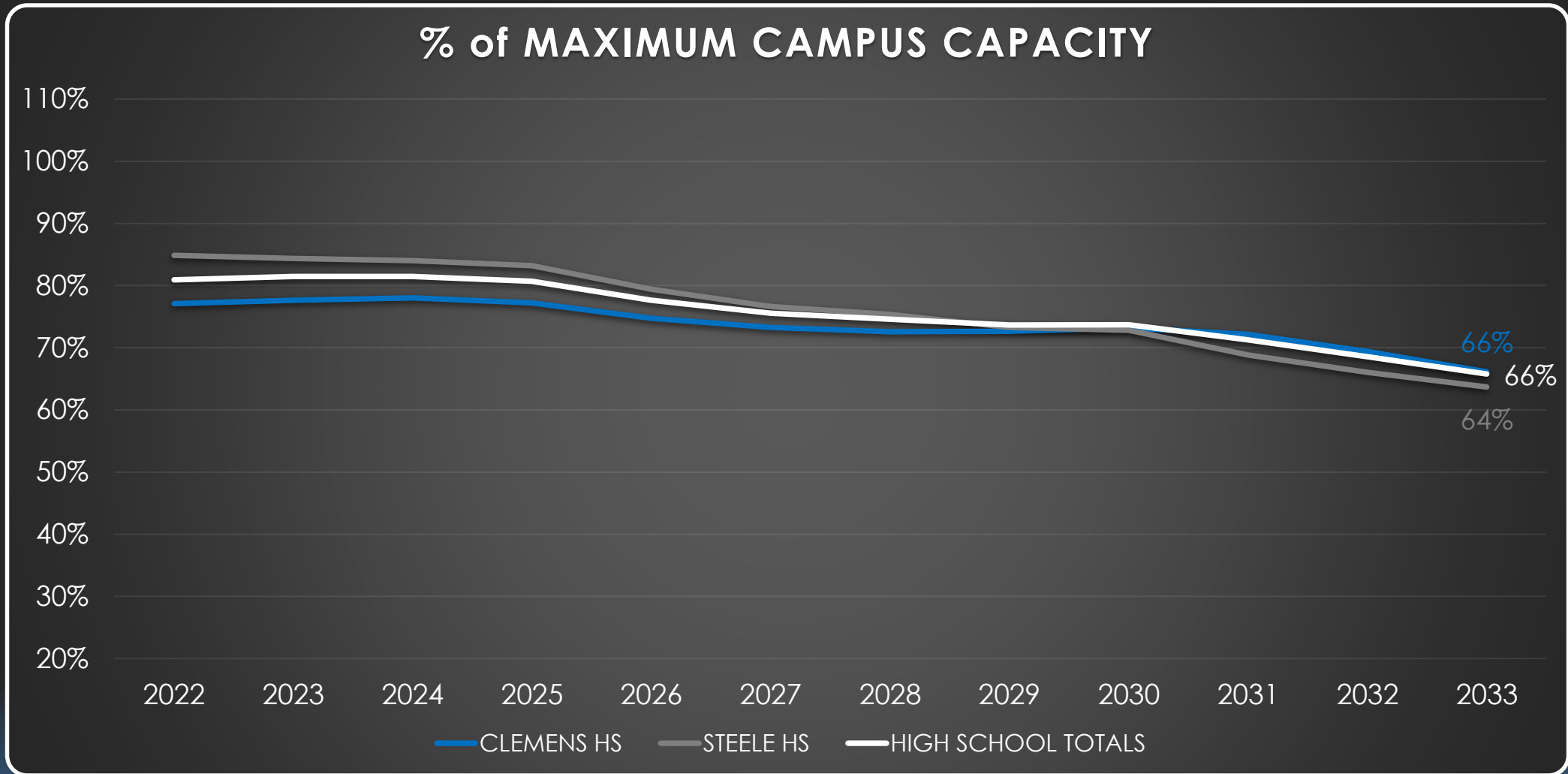
# JUNIOR HIGH CAPACITIES



# 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

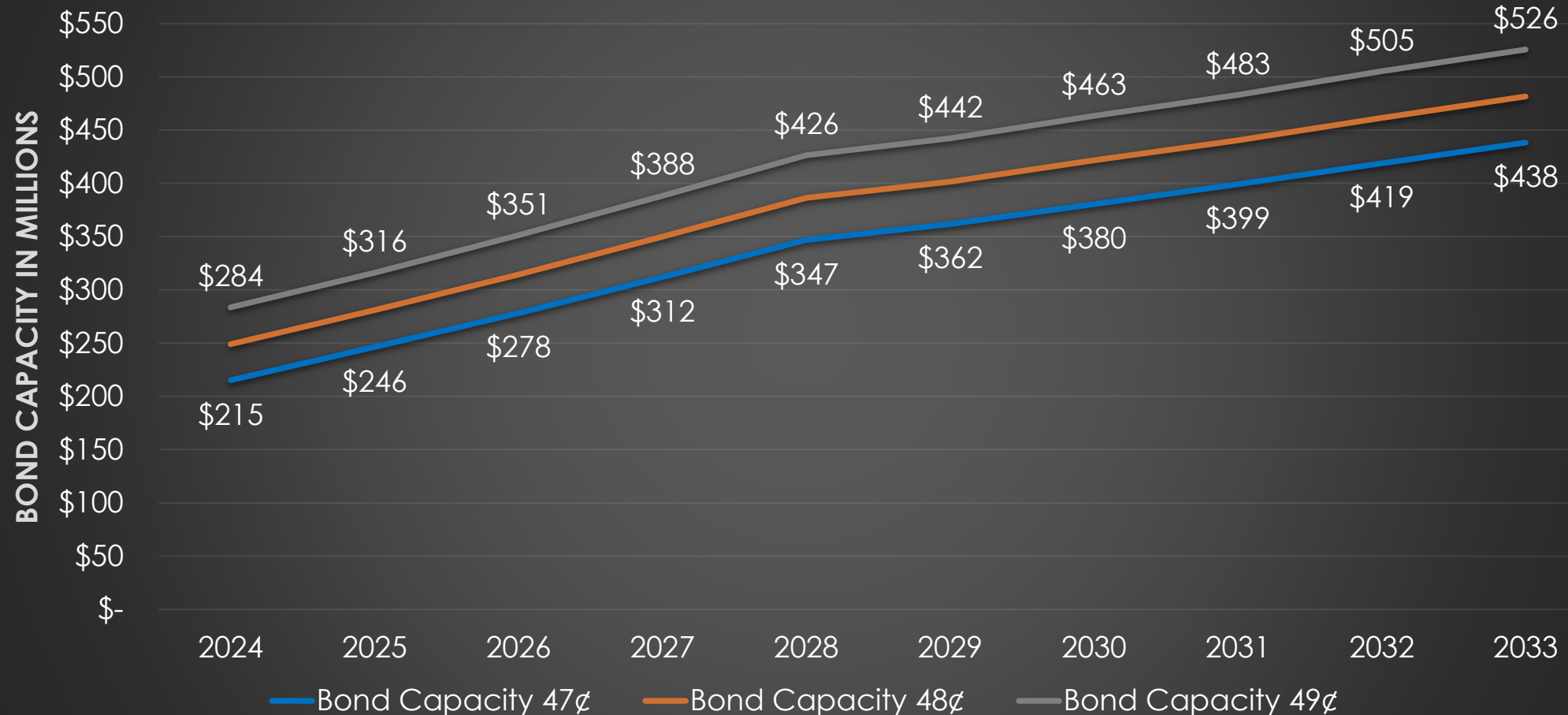
- ENROLLMENT
  - HISTORICAL TRENDS
  - PROJECTIONS
  - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

# 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



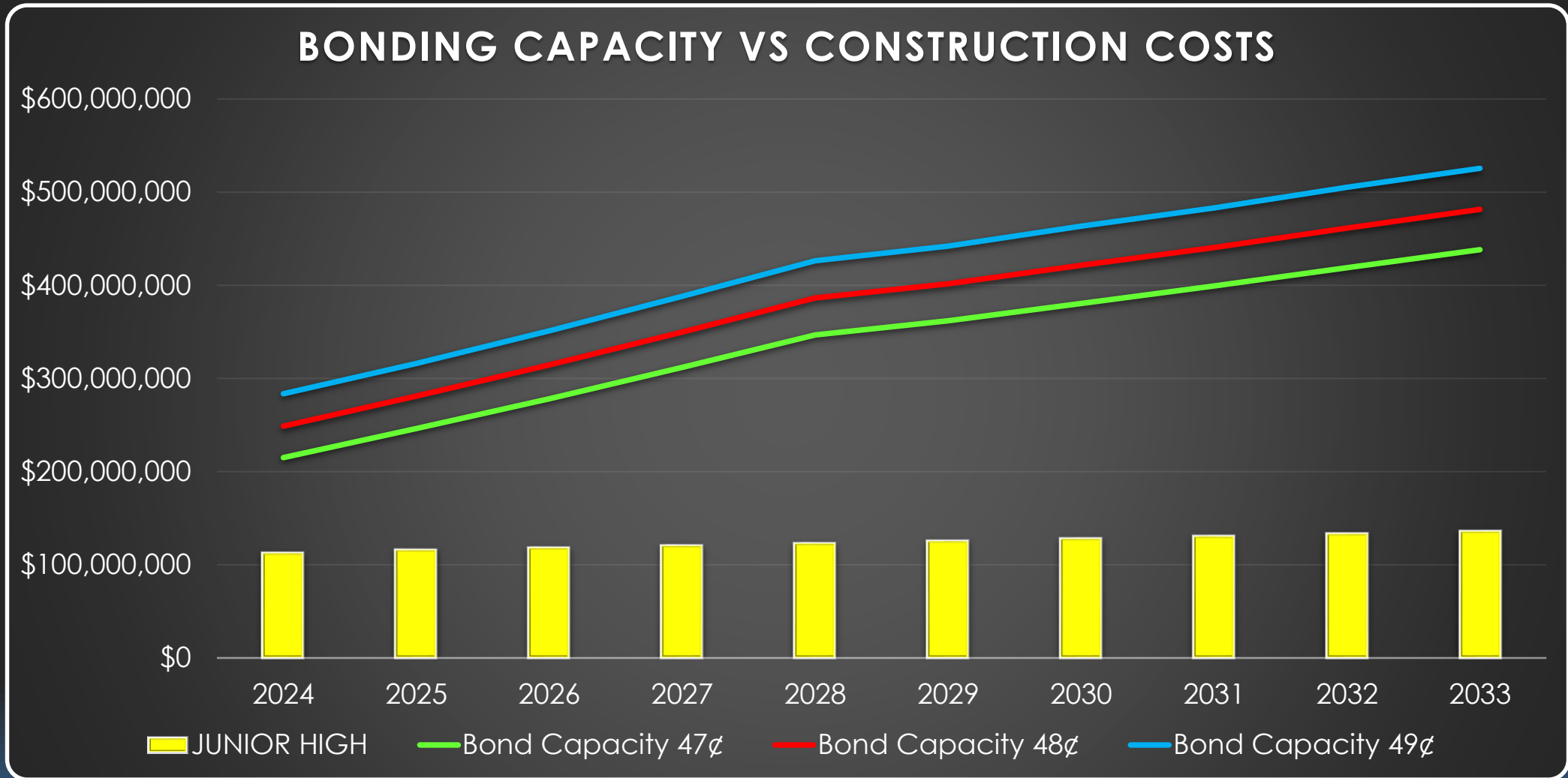
# PROJECTING FACILITY COSTS - SCUC

- 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

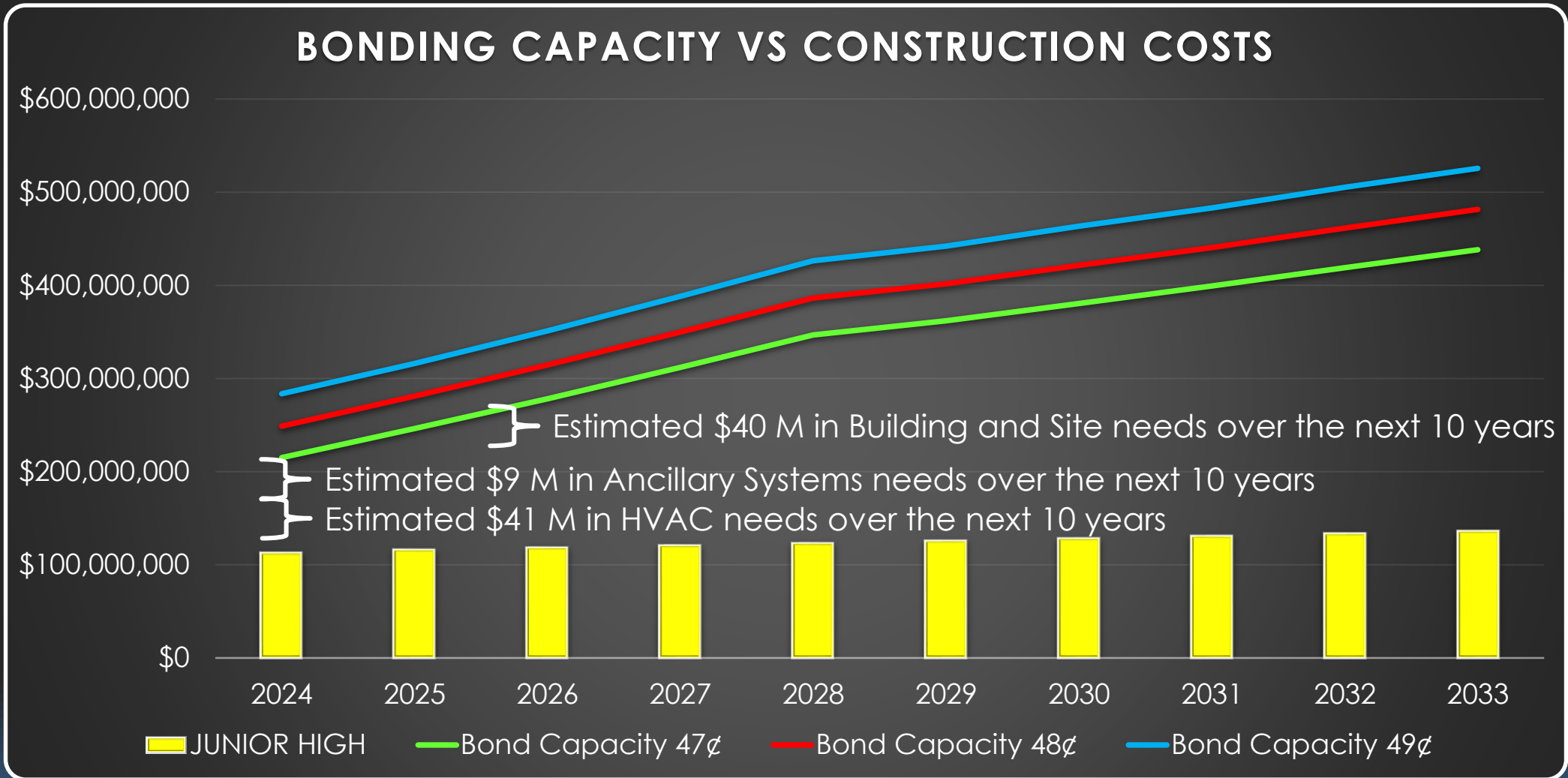
# PROJECTING FACILITY COSTS - SCUC

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





**PLANNING AND ZONING COMMISSION MEETING: 08/07/2024**

**Agenda Item 6 A**

TO: Planning and Zoning Commission  
PREPARED BY: Samuel Haas, Senior Planner  
CASE: PLRP20240154  
SUBJECT: **PLRP20240154** - Consider and act upon a request for approval of a replat for the Royal Manufacturing Phase III Subdivision Lots 3-6, Block 3, approximately 75.24 acres of land generally located 1,860 feet to the west of the Tejas Way and Doerr Lane intersection, also known as Comal County Parcel ID 474772, City of Schertz, Comal County, Texas.

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**GENERAL INFORMATION:**

Owner: Schertz 312 LLC  
Applicant: Hollis Scheffler, Westwood

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
7/11/2024	Replat

**ITEM SUMMARY:**

The applicant is requesting to replat approximately 75 acres of land in order to subdivide 1 lot and establish four (4) lots. Royal Manufacturing Phase III Lots 1 & 2, Block 3 was previously recorded at the County. The applicant is proposing to subdivide what was previously Lot 2 into Lots 3-6. The subject property is currently zoned Manufacturing - Light District (M-1).

UDC Section 21.9.3.J states: Every lot shall be provided with adequate access to a public street, either by direct frontage on such street, or by public access easement approved by the Planning and Zoning Commission.

This replat is being heard by the Planning and Zoning Commission because two lots in the proposed subdivision only have access through a public access easement.

**GENERAL LOCATION AND SITE DESCRIPTION:**

This site is generally located 1,860 feet to the west of the Tejas Way and Doerr Lane intersection.

**ACCESS AND CIRCULATION:**

The portions of the proposed subdivision will have frontage along Tejas Way. There is a cross access easement that parallels the frontage of Tejas Way. The applicant is proposing Lots 4 and 6 to be abutting Tejas Way, and Lots 3 and 5 to be accessed through easements, if the Planning and Zoning Commission approves the subdivision in accordance with UDC 21.9.3.J.

**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.

**PUBLIC SERVICES:**

The site is serviced by Schertz water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS Energy, AT&T, Spectrum, and Center Point Energy.

**PUBLIC IMPROVEMENTS:**

The previous Royal Manufacturing Phase III Lots 1 & 2, Block 3 subdivision had an approved Subdivision Improvement Agreement that allowed the applicant to record the previous final plat. Any additional public improvements required for this subdivision are required to be installed prior to recording of the replat per UDC, Section 21.4.15.

Water: The property will be serviced by the City of Schertz for water. A 12-inch water line runs along Tejas Way.

Sewer: The property will be serviced by the City of Schertz for sewer. A 8-inch gravity line runs along the south of the property parallel to the Union Pacific railroad tracks.

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

Sidewalks, Hike and Bike Trails: Sidewalks have been constructed along both sides of Tejas Way throughout the subdivision.

Road Improvements: Tejas Way has been constructed with curbing and sidewalks. Any further construction plans for public improvements have been submitted and reviewed with no objection from the Engineering Departments.

**STAFF ANALYSIS AND RECOMMENDATION:**

The replat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Fire, and Planning Departments. Therefore, staff recommends approval of the replat as presented.

<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 replat. In considering final action on a replat, the Commission should consider the criteria within UDC, Section 21.12.13 D.

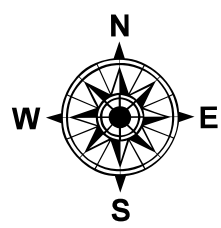
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**Attachments**

- Aerial Exhibit
- Plat Exhibit



Maxar, Microsoft, Esri, Community Maps Contributors, City of New Braunfels, BCAD, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CCMA, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnology, Inc, METI, © 2023 USGS, EPA, NPS, US Census Bureau, USDA, USFWS



**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

17154 TEJAS WAY  
(PLRP20240154)

<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> <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> <li> Parcels</li> </ul>
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**TEJAS WAY**  
(A 70-FOOT WIDE RIGHT OF WAY)

918.12'

70' R.O.W.

1/2-INCH IRON ROD W/ "CUDE" CAP FOUND

ACCESS EASEMENT (DOC. NO. 202306012623)

16' WASTEWATER EASEMENT (INST. NO. 202306039672)

MULTIFUELS TEXAS PIPELINE, LLC EASEMENT (INST. NO. 201606013117)

30' ENTERPRISE TEXAS PIPELINE, LLC EASEMENT (DOC. NO. 20130620200)

MULTIFUELS TEXAS PIPELINE, LLC EASEMENT (INST. NO. 201606013115)

ACCESS EASEMENT (DOC. NO. 202306012623)

ELECTRIC EASEMENT (BY SEPARATE INSTRUMENT)

**ZONE "X"**  
(SEE NOTE 2)

**LOT 1, BLOCK 3  
ROYAL MANUFACTURING  
PHASE III**  
(INST. NO. 202306039672)

PART OF  
SCHERTZ 312, LLC  
(INST. NO. 201806024952)  
(INST. NO. 201806024954)  
(INST. NO. 201806024955)

ACCESS EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 202306004119)

ACCESS EASEMENT (INST. NO. 202306039672)

16' WATER EASEMENT (INST. NO. 202306039672)

S 59°48'11" W 32.28'

N 59°48'11" E 863.26'

**LOT 4, BLOCK 3  
32.191 ACRES  
(1,402,242 SQUARE FOOT)**  
PART OF  
SCHERTZ 312, LLC  
(INST. NO. 201806024955)  
(INST. NO. 201806024969)  
**TOTAL AREA  
75.246 ACRES  
(3,277,695 SQUARE FOOT)**

DRAINAGE EASEMENT (INST. NO. 202406001870)

ACCESS EASEMENT (BY THIS PLAT)

16' WASTEWATER EASEMENT (INST. NO. 202306039672)

VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 202306004119)

**LOT 3, BLOCK 3  
20.961 ACRES  
(913,064 SQUARE FOOT)**

PART OF  
SCHERTZ 312, LLC  
(INST. NO. 201806024952)  
(INST. NO. 201806024954)  
(INST. NO. 201806024955)

N 59°43'43" E 17.28'

N 30°16'17" W 30.00'

S 59°43'43" W 582.49'

S 59°43'43" W 47.28'

100' ELECTRIC EASEMENT FOR CITY OF SAN ANTONIO (VOL. 66, PG. 607) (VOL. 181, PG. 823)

20' TELECOMMUNICATIONS EASEMENT (DOC. NO. 201506029399)

VARIABLE WIDTH WATER AND WASTEWATER EASEMENT (DOC. NO. 202006013322)

DRAINAGE EASEMENT (BY THIS PLAT)

N 61°48'03" E 1347.57'

N 30°30'15" W 73.26'

1640.36'

S 61°53'18" W 2,689.96'

**UNION PACIFIC RAILROAD**  
(VOL. Z, PG. 210)

100' R.O.W.

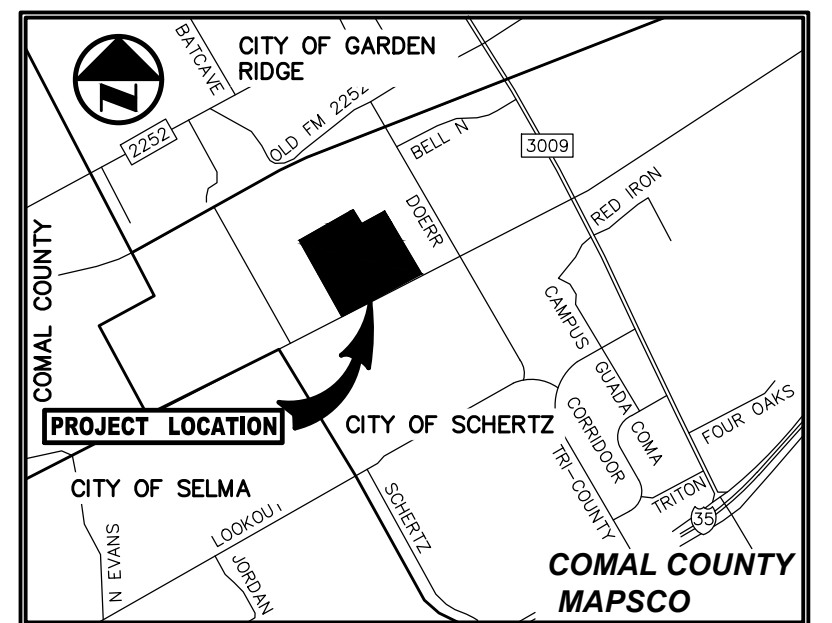
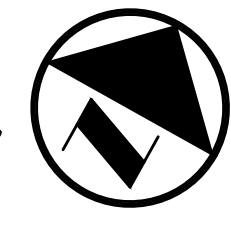
CITY OF SELMA COMAL COUNTY

**OWNER:**  
SCHERTZ 312, LLC  
BEN SPENCER  
9601 McALLISTER FREEWAY,  
SUITE 1120  
SAN ANTONIO, TX 78216  
210-338-5220

**SURVEYOR:**  
WESTWOOD PROFESSIONAL SERVICES  
4060 BRYANT IRVIN ROAD  
FORT WORTH, TEXAS 76109  
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS  
817-412-7155  
dustin.pustejovsky@westwoodps.com

**CIVIL ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES  
8701 N. MOPAC EXPY, SUITE 320  
AUSTIN, TEXAS 78759  
CONTACT: CLAYTON J. STROLLE, PE  
512-485-0831  
clayton.strolle@westwoodps.com

EMERGENCY ACCESS EASEMENT (DOC. NO. 202306004120)



**VICINITY MAP**  
(NOT TO SCALE)

**AREA TABLE**

LOT	SF	ACRES
LOT 3, BLOCK 3	913,064	20.961
LOT 4, BLOCK 3	1,402,242	32.191
LOT 5, BLOCK 3	436,794	10.027
LOT 6, BLOCK 3	525,595	12.066
<b>TOTAL AREA</b>	<b>3,277,695</b>	<b>75.246</b>

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- (G.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD W/ "WESTWOOD PS" CAP SET
- IRF 1/2-INCH IRON ROD W/ "WESTWOOD PS" CAP FOUND
- XS "+" CUT IN CONCRETE SET
- INTERNAL LOT CORNERS



1" = 100'

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on February 21, 2022 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. There is no Zone "A" or Zone "AE" Floodplain in the proposed area. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to City of Schertz utilities, its successors and assigns, and shall be subject to applicable permit requirements of City of Schertz or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 4 (Four) ACREAGE  
  

LOT 3, BLOCK 3	20.961
LOT 4, BLOCK 3	32.191
LOT 5, BLOCK 3	10.027
LOT 6, BLOCK 3	12.066
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

SHEET 2 OF 3  
REPLAT  
**LOTS 3-6, BLOCK 3  
ROYAL MANUFACTURING  
PHASE III**

BEING 75.246 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383 AND THE GEORGE M. DOLSON SURVEY, ABSTRACT NO. 120 CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK 3 ROYAL MANUFACTURING PHASE III ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202306039672 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

**Westwood**  
9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GAL	DCP	1"=100'	JAN 2024	R0039805.01

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

DCPUSTEJOVSKY 8/2/2024 9:33 AM N:\0039805\01\06 CAD\DWG\SURVEY C3D\R0039805.01RP.DWG

MATCH LINE (SEE SHEET 1)

REPLAT - LOTS 3-6, BLOCK 3 ROYAL MANUFACTURING PHASE III

**OWNER CERTIFICATE & DEDICATION STATEMENT**

STATE OF TEXAS Δ  
COUNTY OF COMAL Δ

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Schertz 312, LLC, being the sole owner of the land shown on this plat, acting by and through the undersigned, its duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand the \_\_\_\_ day of \_\_\_\_\_, 2024.

SCHERTZ 312, LLC  
6300 RIVERSIDE PLAZA LANE, NW STE. 200  
ALBUQUERQUE, NEW MEXICO 87120  
505-998-0167

Ben F. Spencer, Manager

STATE OF NEW MEXICO Δ  
COUNTY OF BERNALILLO Δ

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ben F. Spencer, as Manager of Titan Property Management, LLC, as Manager of Schertz 312 Management, LLC, as Manager of Schertz 312, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_, 2024.

Notary Public in and for The State of New Mexico

My Commission expires: \_\_\_\_\_

**PLANNING AND ZONING CERTIFICATION**

This plat of Lots 3-6, Block 3, ROYAL MANUFACTURING PHASE III Subdivision has been submitted to and considered by the Planning & Zoning Commission of the City of Schertz, and hereby approved by such commission.

By \_\_\_\_\_  
Chairman

By \_\_\_\_\_  
Secretary

**COUNTY CLERK CERTIFICATION**

STATE OF TEXAS Δ  
COUNTY OF COMAL Δ

I, Bobby Koepf, County Clerk of said County, do hereby certify that this plat was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ in Document No. \_\_\_\_\_, Official Public Records of Comal County, Texas.

COUNTY CLERK, COMAL COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

**CIBOLO CREEK MUNICIPAL AUTHORITY:**

This proposed development has been reviewed and approved by the Cibolo Creek Municipal Authority (CCMA) for wastewater treatment plant capacity and easements. All fees due for impact to the system at time of connection will be calculated at submittal of building permit application.

By: \_\_\_\_\_  
Agent for Cibolo Creek Municipal Authority

**CITY ENGINEER CERTIFICATION**

I, the undersigned, City Engineer of the City of Schertz, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the county as to which this approval is required.

\_\_\_\_\_  
City Engineer

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on February 21, 2022 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. There is no Zone "A" or Zone "AE" Floodplain in the proposed area. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to City of Schertz utilities, its successors and assigns, and shall be subject to applicable permit requirements of City of Schertz or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 3 (Three) ACREAGE  
LOT 3, BLOCK 3            20.961  
LOT 4, BLOCK 3            32.191  
LOT 5, BLOCK 3            10.027  
LOT 6, BLOCK 3            12.066
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS Δ  
COUNTY OF TARRANT Δ

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on February 24, 2022 and that all corners are shown hereon.

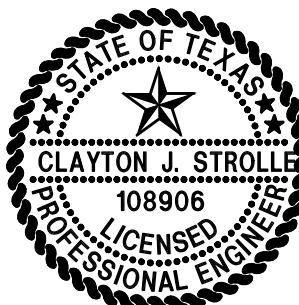


**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 6/28/24.  
Dustin C. Pustejovsky  
Registered Professional Land Surveyor  
No. 6690  
Dustin.Pustejovsky@westwoodps.com  
www.westwoodps.com

**ENGINEERS CERTIFICATE**

STATE OF TEXAS Δ  
COUNTY OF TRAVIS Δ

I, Clayton J. Strolle, a Registered Professional Engineer in the State of Texas, hereby certify that proper Engineering consideration has been given this plat.



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 6/28/24.  
Clayton J. Strolle  
Professional Engineer No. 108906  
clayton.strolle@westwoodps.com  
www.westwoodps.com

**OWNER:**  
SCHERTZ 312, LLC  
BEN SPENCER  
9601 McALLISTER FREEWAY, SUITE 1120  
SAN ANTONIO, TX 78216  
210-338-5220  
**SURVEYOR:**  
WESTWOOD PROFESSIONAL SERVICES  
4060 BRYANT IRVIN ROAD  
FORT WORTH, TEXAS 76109  
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS  
817-412-7155  
dustin.pustejovsky@westwoodps.com  
**CIVIL ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES  
8701 N. MOPAC EXPY, SUITE 320  
AUSTIN, TEXAS 78759  
CONTACT: CLAYTON J. STROLLE, PE  
512-485-0831  
clayton.strolle@westwoodps.com

AREA TABLE		
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TOTAL AREA	3,277,695	75.246

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

SHEET 3 OF 3  
REPLAT  
**LOTS 3-6, BLOCK 3  
ROYAL MANUFACTURING  
PHASE III**  
BEING 75.246 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383 AND THE GEORGE M. DOLSON SURVEY, ABSTRACT NO. 120 CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK 3 ROYAL MANUFACTURING PHASE III ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202306039672 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

**Westwood** 9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE JAN 2024	JOB NUMBER R0039805.01
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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 27, 2024 and August 2, 2024.

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

- 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
  - Approved at 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
  - Approved at Second Hearing at July 2, 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.
  - Approved at First Hearing at July 2, 2024 CC Meeting

- Approved at Second Hearing at July 16, 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.
  - Approved at First Hearing at July 2, 2024 CC Meeting
  - Approved at Second Hearing at July 16, 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.
  - Approved at First Hearing at July 2, 2024 CC Meeting
  - Approved at Second Hearing at July 16, 2024 CC Meeting
- Resolution 24-R-79- Authorizing the revised bylaws of the Schertz Planning and Zoning Commission, and other matters in connection therewith.
  - Approved at July 16, 2024 CC Meeting
- Ordinance 24-S-144?- Conduct a public hearing and consider a request for 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
  - Scheduled for First Hearing at the August 6, 2024 CC Meeting
- Ordinance 24-S-145- Conduct a public hearing and consider 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.
  - Scheduled for First Hearing at the August 6, 2024 CC Meeting

**ADMINISTRATIVELY APPROVED PROJECTS:**

The following were administratively approved projects from June 27, 2024, to August 2, 2024.

- Forest Ridge Commercial- Site Plan
    - An approximately 29,745 square foot retail / restaurant building located at 4573 FM 3009. Approved July 10, 2024.
  - Parklands Subdivision Unit 3B- Final Plat
    - An approximately 11.95 acre final plat, creating Parklands Subdivision Unit 3B, which consists of 57 build-able single family residential lots. Approved July 31, 2024.
  - Parklands II Subdivision Unit 4- Final Plat
    - An approximately 16.84 acre final plat, creating Parklands II Subdivision Unit 4, which consists of 62 build-able single family residential lots. Approved July 1, 2024.
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