



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
November 6, 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, NOVEMBER 6, 2024 at 6:00 p.m.

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

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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

4. CONSENT AGENDA:

A. Minutes for the October 2, 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. **PLSPU20240229** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.2 acres of land zoned General Business District (GB), located at the intersection of Schertz Parkway and Live Oak Road, also known as Guadalupe County Property Identification Number 145138, City of Schertz, Guadalupe County, Texas.
 - B. **PLZC20240242** - Hold a public hearing and make a recommendation on a request to rezone approximately 19.94 acres of land from General Business District (GB), Agricultural District (AD), and Pre-Development District (PRE) to Apartment / Multifamily District (R-4), more specifically known as 5524 Eckhardt Road, also known as Comal County Property Identification Numbers 75449 and 78233, City of Schertz, Comal County, Texas.
 - C. **PLZC20240249** - Hold a public hearing and make a recommendation on a request to rezone approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily District (R-4) generally located at the intersection of Schwab Road and IH 35, more specifically known as Comal County Property Identification Numbers 79017, 75463, 79018, and 75468, City of Schertz, Comal County, Texas.
 - D. **PLSPU20240219** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 3.6 acres, located along the IH-35 North access road, near the intersection of Cibolo Valley Drive, more specifically known as a portion of Guadalupe County Property Identification Number 185564, City of Schertz, Guadalupe County, Texas.
 - E. **PLZC20240255** - Hold a public hearing and make a recommendation on a request to rezone approximately .23 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), more specifically known as 702 Main Street, also known as Guadalupe County Property Identification Number 21458, City of Schertz, Guadalupe County, Texas.
 - F. **PLZC20240232** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.66 acres of land from General Business District (GB) and Single Family Residential District (R-2) to Main Street Mixed Use District (MSMU), more specifically known as 819, 817, and 815 Main Street and 810 Exchange Avenue, also known as Guadalupe County Property Identification Numbers 29057, 29058, 29059, 29060, 67493, 67495 City of Schertz, Guadalupe County, Texas
 - G. **PLZC20240237**: Hold a public hearing and make a recommendation on a request to rezone approximately 3.014 acres of land to Agricultural District (AD), more specifically known as a portion of Comal County Property Identification Number 79004, Comal County, Texas.
6. **REQUESTS AND ANNOUNCEMENTS:**
- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda

B. Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

C. Announcements by City Staff.

- City and community events attended and to be attended.

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

A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Daisy Marquez, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 1st day of November, 2024 at 12:00 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.



Daisy Marquez, Planner

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

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

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

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



PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the October 2, 2024 Regular Meeting.

Attachments

Minutes for the October 2, 2024 Planning and Zoning Commission Meeting- DRAFT

DRAFT

PLANNING AND ZONING MINUTES

October 2, 2024

The Schertz Planning and Zoning Commission convened on October 2, 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; Clayton Wallace, Commissioner; Judy Goldick, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Danielle Craig, Commissioner; Tamara Brown, Commissioner

Staff present: Emily Delgado, Planning Manager; Daisy Marquez, Planner; Samuel Haas, Senior Planner; William Willingham, Planner; Kathy Woodlee, City Engineer; Larry Busch, Director of Public Works

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Wallace was seated as the 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.

No one spoke during the Hearing of Residents.

4. CONSENT AGENDA:

A. Minutes for the September 4, 2024 Planning and Zoning Commission Meeting

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

5. PUBLIC HEARING:

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

- A. PLZC20240227** – Hold a public hearing and make a recommendation on a request to rezone approximately 218 acres of land to Agricultural District (AD), more specifically known as Comal County Property Identification Numbers 79001, 78946, 75480, 78247, 79009, and 79006, City of Schertz, Comal County, Texas.

Mrs. Delgado gave a presentation on PLZC20240227.

Chairman Outlaw opened the Public Hearing at 6:08p.m.

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:08p.m.

Motioned by Commissioner Patrick McMaster to recommend approval to the City Council, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

- B. PLZC20240210** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.4 acres of land, from Office and Professional District (OP) to Neighborhood Services District (NS), generally located 250-feet South of the intersection of Antler Drive and FM 3009, more specifically known as Guadalupe County Property Identification Number 20412, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez gave a presentation on PLZC20240210. Mr. Griffin, applicant representative, gave a presentation.

Chairman Outlaw opened the public hearing at 6:37p.m.

Dennis Kucherka; 1328 Circle Oak Drive, Seguin Texas

Chairman Outlaw closed the public hearing at 6:42p.m.

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

Vote: 5 - 2 Passed

NAY: Commissioner Roderick Hector
Commissioner Clayton Wallace

- C. PLSPU20240183** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Manufactured / Mobile Home on approximately 2 acres of land, known as 6759 Pfeil Rd, also known as Bexar County Property Identification Number 1296079, City of Schertz, Bexar County, Texas.

Mrs. Marquez gave a presentation on PLSPU20240183.

Chairman Outlaw opened the public hearing at 7:11p.m.
No one spoke.
Chairman Outlaw closed the public hearing at 7:12p.m.

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

Vote: 7 - 0 Passed

- D. PLUDC20240243** - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to the Public Works Design Guide

Mrs. Woodlee gave a presentation on PLUDC20240243.

Chairman Outlaw opened the public hearing at 7:53p.m.
No one spoke.
Chairman Outlaw closed the public hearing at 7:54p.m.

Motioned by Commissioner Patrick McMaster to recommend approval to the City Council, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20240175** - Consider and act upon a request for approval of a preliminary plat for the Monroe Subdivision Lots 1-2, Block 1, approximately 22 acres of land, generally located 400 feet east from the intersection of Ware-Seguin Road and Boenig Drive, also known as Bexar Property Identification Number 619166, City of Schertz, Bexar County, Texas.

Mrs. Marquez gave a presentation on PLPP20240175.

Motioned by Commissioner Clayton Wallace to approve, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

- B. PLPP20240215 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Schertz Logistics Subdivision, approximately 43 acres of land, located approximately 400 feet north of the intersection of FM 2252 and FM 482, also known as Comal County Property Identification Numbers 378449 and 379114, City of Schertz, Comal County, Texas.

Mrs. Marquez gave a presentation on PLPP20240215 Waiver.

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

Vote: 7 - 0 Passed

- C. PLPP20240215** - Consider and act upon a request for approval of a preliminary plat of the Schertz Logistics Subdivision, an approximately 43-acre tract of land, located approximately 400 feet north of the intersection of FM 2252 and FM 482, also known as Comal County Property Identification Numbers 378449 and 379144, City of Schertz, Comal County, Texas.

Mrs. Marquez gave a presentation on PLPP20240215.

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

Vote: 7 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

Commissioner McMaster requested a workshop / discussion in relation to Manufactured Homes and their allowance in Single Family Residential / Agricultural District and Agricultural District.

- B.** Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

Commissioner Wallace made an announcement.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements by City Staff.

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

- A.** Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Outlaw adjourned the meeting at 8:26p.m.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: **PLSPU20240229** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.2 acres of land zoned General Business District (GB), located at the intersection of Schertz Parkway and Live Oak Road, also known as Guadalupe County Property Identification Number 145138, City of Schertz, Guadalupe County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow a Convenience Store with Gas Pumps on approximately 2.2 acres of land zoned General Business District (GB). The subject property is currently undeveloped. As per UDC Section 21.5.8, an approved Specific Use Permit is required to allow a Convenience Store with Gas Pumps in General Business District (GB).

On October 22, 2024, sixteen (16) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the Staff Report, zero (0) responses in favor, zero (0) responses were neutral, and two (2) response in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council hearing. Two (2) signs were posted at the subject property by the applicant along Schertz Parkway and Live Oak Road. The City of Schertz Fire, EMS, and Police Departments have been notified of the Specific Use Permit request and have not provided objections or concerns to the request.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	General Business District (GB) with a Specific Use Permit	Retail & Convenience Store With Gas Pumps

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB)	Undeveloped
South	Right-Of-Way	Live Oak Road
East	Right-Of-Way	Schertz Parkway
West	Single-Family Residential District (R-7)	Single-Family Residences (Bindseil Farms)

GOAL

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.2 acres of land zoned General Business District (GB). As per the letter of intent, the proposed Convenience Store with Gas Pumps will be part of a larger proposed development.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When considering Specific Use Permits, staff uses the criteria listed in UDC Section 21.5.11.D. The criteria are listed below.

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The subject property is designated as Local Corridor in the Comprehensive Land Plan - Future Land Use Map.

The Local Corridor Land Use designation is described as locally oriented commercial, consisting of conventional retail, and entertainment areas that are of scale and intensity compatible with the surrounding residential neighborhoods, typically situated along medium- to high-volume collector roads.

A Convenience Store with Gas Pumps in General Business District (GB) is not incompatible within the Local Corridor Land Use Designation. However, the proposed specific use at the specified location is not compatible with the policies of the adopted Comprehensive Plan as previous policy has set that gas pumps are not compatible with surrounding residential neighborhoods.

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

As per UDC Section 21.5.6.C, the purpose and intent of the General Business District (GB) is to provide a suitable area 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 that are located along principal transportation corridors. A convenience store with gas pumps is consistent with the general purpose and intent of the applicable zoning district. Although the proposed Specific Use Permit is compatible with General Business District (GB), the proposed gas pumps are not compatible with the existing single family residential to the rear.

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The proposed Specific Use Permit to allow a convenience store with gas pumps at the subject property is not compatible with the adjacent neighborhood. The subject property is located at the corner of Schertz Parkway and Live Oak Road and is immediately adjacent to single-family residential development. With policy set forth by City Council with denials of similar Specific Use Permit applications, the proposed Convenience Store with Gas pumps is not compatible with the adjacent single-family residential.

4. The proposed use will not adversely affect the overall health, safety or general welfare 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. Article 9 of the Unified Development Code requires additional screening between nonresidential and single family/ duplex zoned or used properties. The property is currently zoned General Business District (GB) and any development at the site would require an 8-foot masonry wall with one (1) tree every 30 linear feet that is adjacent to single-family and duplex zoned and used properties, which would be evaluated during the Site Plan Process.

The proposed Specific Use Permit to allow a convenience store with gas pumps does affect the health, safety, and general welfare of the City. Policy set with previous denials shows that Convenience Stores with Gas Pumps adjacent to residential is not desired, even if located along a Principal Arterial, as it is still seen as adversely affecting the health, safety, and welfare of adjacent single-family residential.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

A Convenience Store with Gas Pumps requires an approved Specific Use Permit within General Business District (GB), General Business District-2 (GB-2), and Manufacturing District- Light (M-1). A convenience store without gas pumps is allowed by right in Neighborhood Services District (NS), General Business District (GB), General

Business District-2 (GB-2), and Manufacturing District- Light (M-1). The gas pumps are what require the applicant to submit an application for a Specific Use Permit within General Business District (GB).

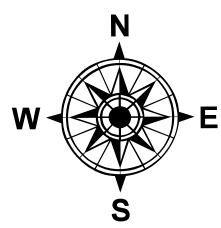
The City of Schertz Planning and Zoning Commission made a recommendation of denial and City Council denied a Specific Use Permit request for a convenience store with gas pumps proposed at the corner of FM 1518 and Schaefer. The denied request was also adjacent to single family residences. The proposed Specific Use Permit to allow a Convenience Store with Gas Pumps is also adjacent to single-family residential homes and is located along Schertz Parkway, which is similar to the previous denial.

RECOMMENDATION

Due to policy set forth with the denial of similar Specific Use Permits to allow Convenience Stores with Gas Pumps at General Business District (GB) properties adjacent to single family residences, Staff recommends denial of PLSPU20240229.

Attachments

Aerial Exhibit
Notification Map
Public Hearing Responses
SUP Exhibit



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Schertz Retail Center
PLSPU20240229

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial

- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A

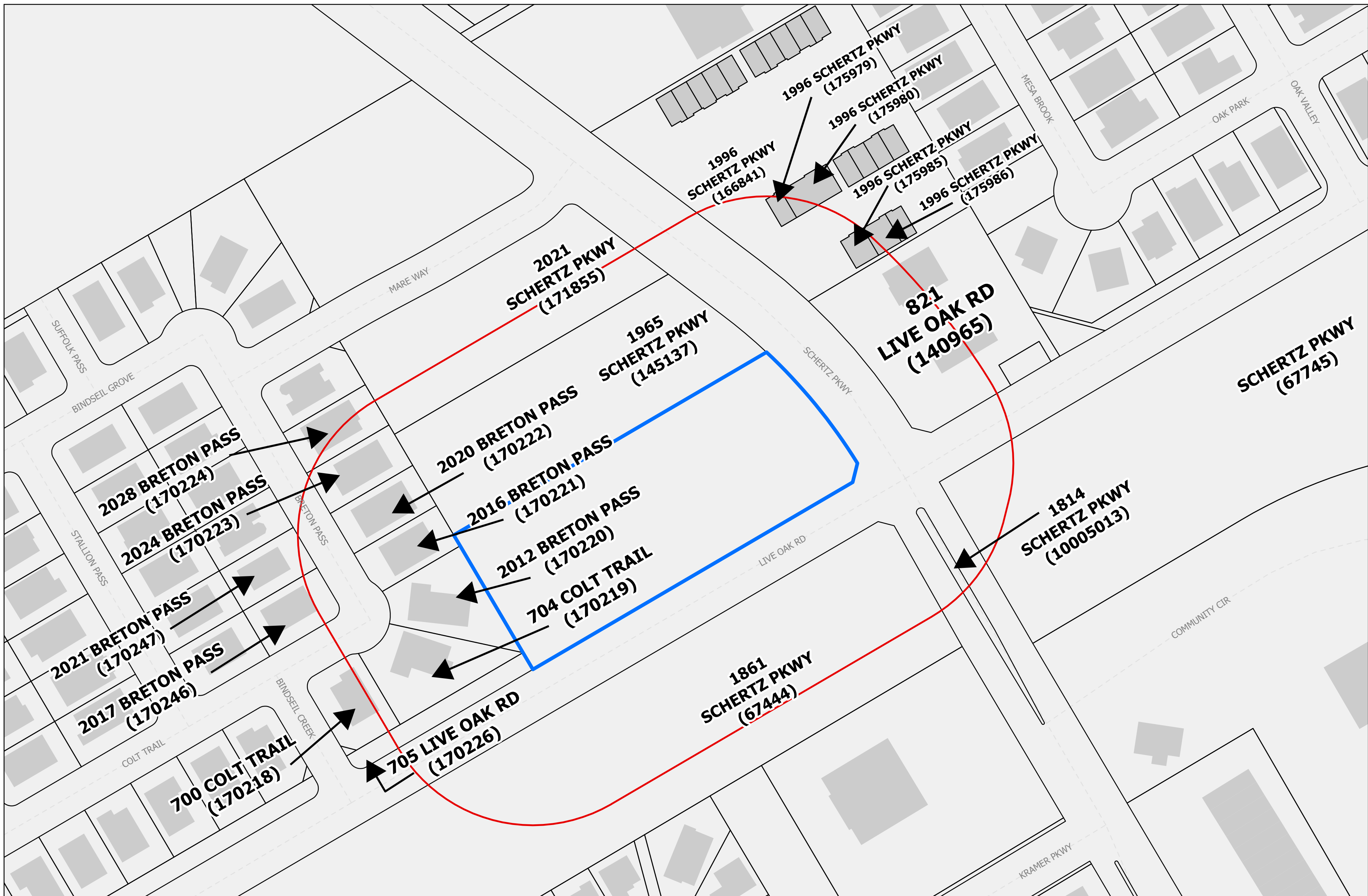
- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 18"

- 20"
- 24"
- 30"
- 36"
- Unknown
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station
- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant

- County Boundaries
- Schertz Municipal Boundary
- ETJ

0 50 100 200 300 Feet



City of Schertz

PARCEL ID:
145138



Project Boundary



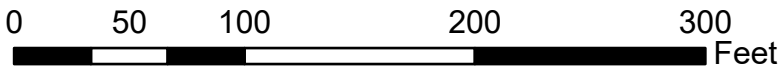
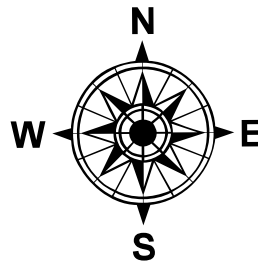
City Limits



Schertz ETJ
Boundary



200' Buffer



NOTICE OF PUBLIC HEARING

October 23, 2024

To whom it may concern,

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

PLSPU20240229- Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.2 acres of land zoned General Business District (GB), located at the intersection of Schertz Parkway and Live Oak Road, also known as Guadalupe County Property Identification Number 145138, City of Schertz, Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Daisy Marquez, Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

Daisy Marquez
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLSPU20240229**COMMENTS: There's already a convenience/gas store right across the street...NAME: James & Regina Smith SIGNATURE [Signature]
(PLEASE PRINT)STREET ADDRESS: 700 Colt TrailDATE: 30 Oct 24comment
cont. ... And that store is hardly ever busy. [Signature]

NOTICE OF PUBLIC HEARING

October 23, 2024

To whom it may concern,

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

PLSPU20240229- Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.2 acres of land zoned General Business District (GB), located at the intersection of Schertz Parkway and Live Oak Road, also known as Guadalupe County Property Identification Number 145138, City of Schertz, Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Daisy Marquez, Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,



Daisy Marquez
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLSPU20240229**

COMMENTS: Too Close to Two Convenience Stores and Our Home

NAME: Terry Cooper SIGNATURE Terry Cooper
(PLEASE PRINT)

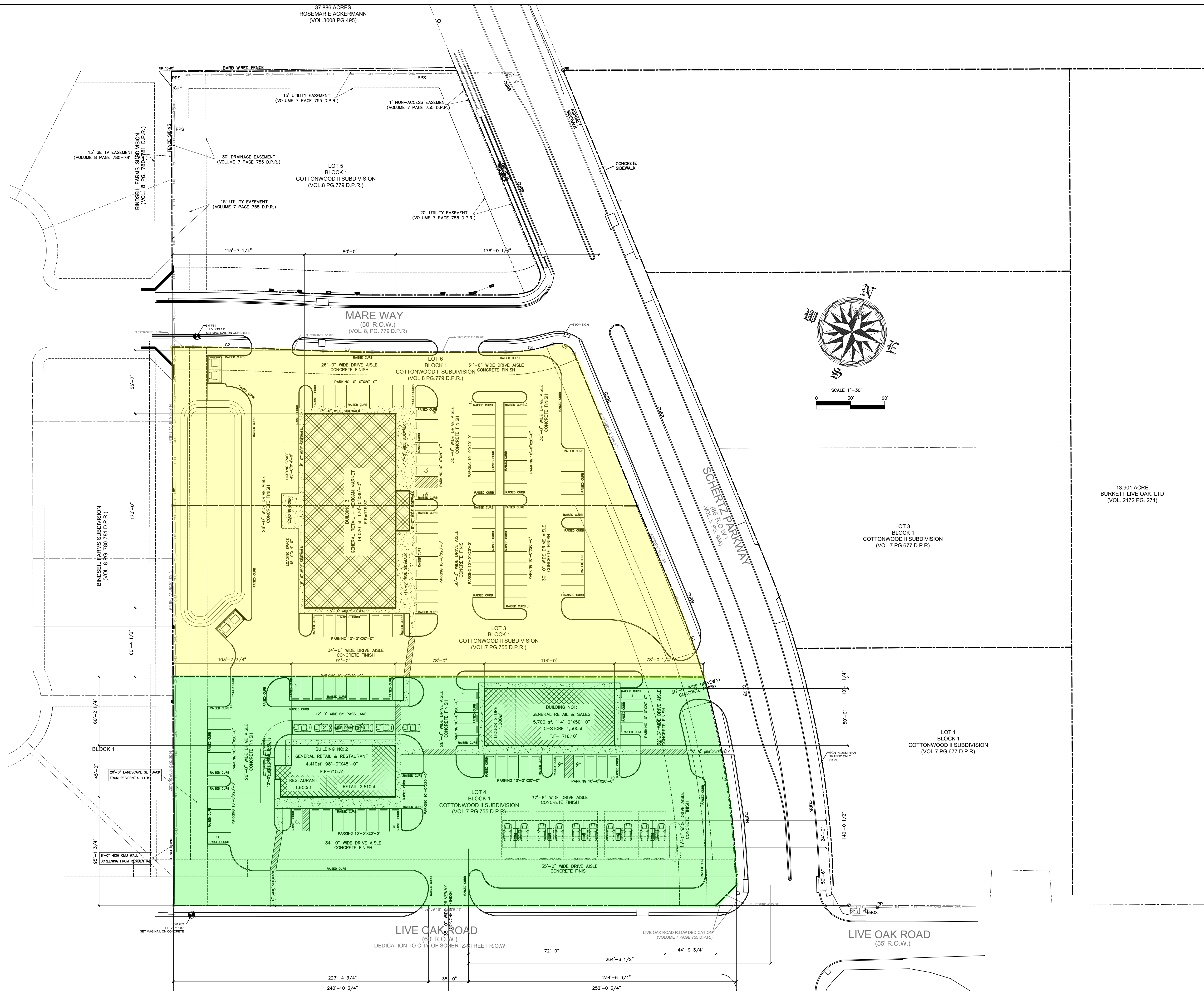
STREET ADDRESS: 2012 Breton Pass Schertz, TX 78154

DATE: 10/27/24

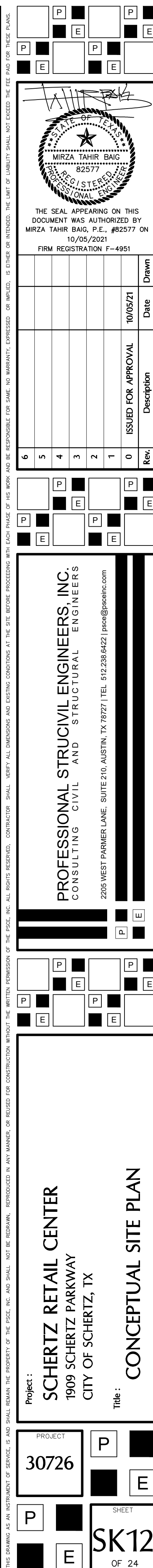
IMPERVIOUS COVER TABLE				
BUILDING	24,130.00	SF	0.55 ACRES	(11.28%)
PARKING	118,998.33	SF	2.73 ACRES	(55.64%)
SIDEWALK	9,726.37	SF	0.22 ACRES	(4.55%)
TOTAL	152,854.70	SF	3.51 ACRES	(71.47%)

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	120
RETAIL & SALES 8,510/250sf	34
COMMERCIAL 14,020/200sf	70
RESTAURANT 1,600/100sf	16

TOTAL PARKING SPACES PROVIDED	129
SUMMARY OF PARKING SPACES	129
PROVIDED STANDARD SPACES	124
PROVIDED STANDARD HANDICAP	5
PROVIDED LOADING SPACE	2
PROVIDED BIKE PARKING	0



SPECIFIC USE PERMIT (SUP)=HIGHLIGHTED GREEN (LOT #4)
 LOT 3 & 6 | HIGHLIGHTED YELLOW | PHASE III | NOT PART OF SUP |





PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLZC20240242** - Hold a public hearing and make a recommendation on a request to rezone approximately 19.94 acres of land from General Business District (GB), Agricultural District (AD), and Pre-Development District (PRE) to Apartment / Multifamily District (R-4), more specifically known as 5524 Eckhardt Road, also known as Comal County Property Identification Numbers 75449 and 78233, City of Schertz, Comal County, Texas.

BACKGROUND

Per the letter of intent, the applicant is seeking to rezone portions of their property to Apartment / Multifamily District (R-4).

On October 25, 2024, 16 public hearing notices were mailed to the surrounding properties 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" prior to the City Council Meeting. Additionally, one (1) sign was placed on the subject property.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB), Agricultural District (AD), and Pre-Development District (PRE)	Undeveloped and Residence
Proposed	Apartment / Multifamily District (R-4)	Multifamily Development

Adjacent Properties:

	Zoning	Land Use
North	Right of Way	IH 35
South	General Business District (GB) and Agricultural District (AD)	Rural Residence/Ag Use
East	General Business District (GB) and Pre-Development District (PRE)	Residential, Commercial Use
West	Right of Way	Eckhardt Road

GOAL

The goal is to rezone the property to Apartment / Multifamily District (R-4).

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 Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

The Comprehensive Plan designates this area as "Regional Corridor", which is intended to provide commercial and entertainment areas along major thoroughfares. Larger multifamily complexes may also be appropriate for Regional Corridor. For this reason, the proposed zone change is consistent with the Comprehensive Plan.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. Additionally, the UDC was recently amended on October 22, 2024, with City Council's approval of Ordinance 24-S-156. This new text to the UDC explicitly states that Apartment / Multifamily Districts (R-4) "shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets". Eckhardt Road is classified as a "collector". For this reason, this request does not promote health, safety, and general welfare.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

Given the immediate area being largely undeveloped and residential, the permitted uses within the Apartment / Multifamily District (R-4) are consistent and appropriate with the immediate area.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

City Council has consistently expressed concerns over street-infrastructure capacity and the impact of added vehicle traffic from multifamily developments. Eckhardt Road serves both the Cypress Point Subdivision and the Parklands Subdivision, and the added traffic from a high-density multifamily development in combination with these subdivisions would create the very situation that City Council has expressed concerns over. Staff considered these expressed concerns and determined that a multifamily development on Eckhardt Road would not be appropriate at this time.

The land use designation in the Comprehensive Plan accommodates multifamily developments in this area and the permitted uses within the requested district would be consistent with surrounding land uses. However, the request is not consistent with the policies set forth in the UDC. Additionally, the current condition of Eckhardt Road makes this request not appropriate at this time.

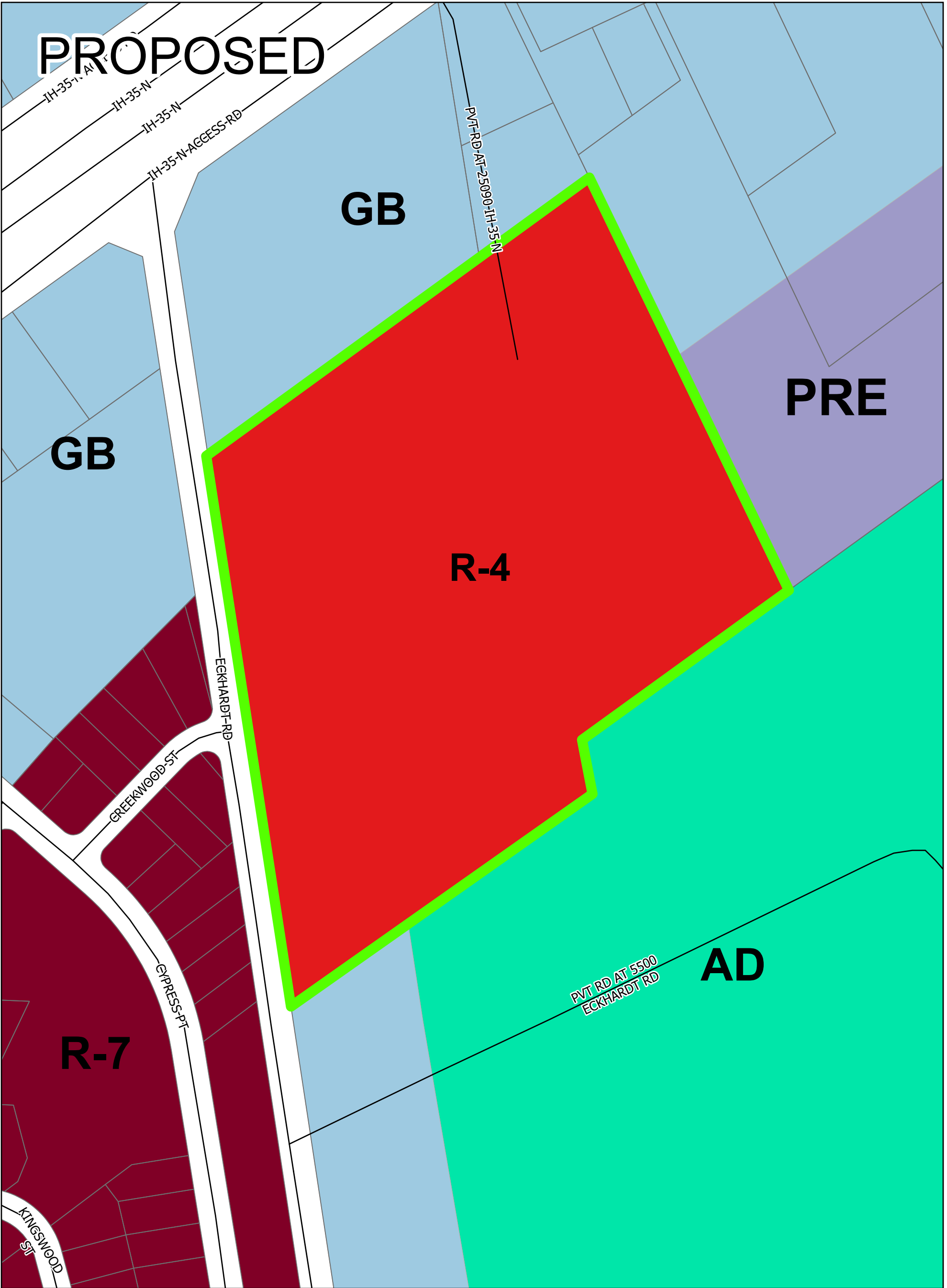
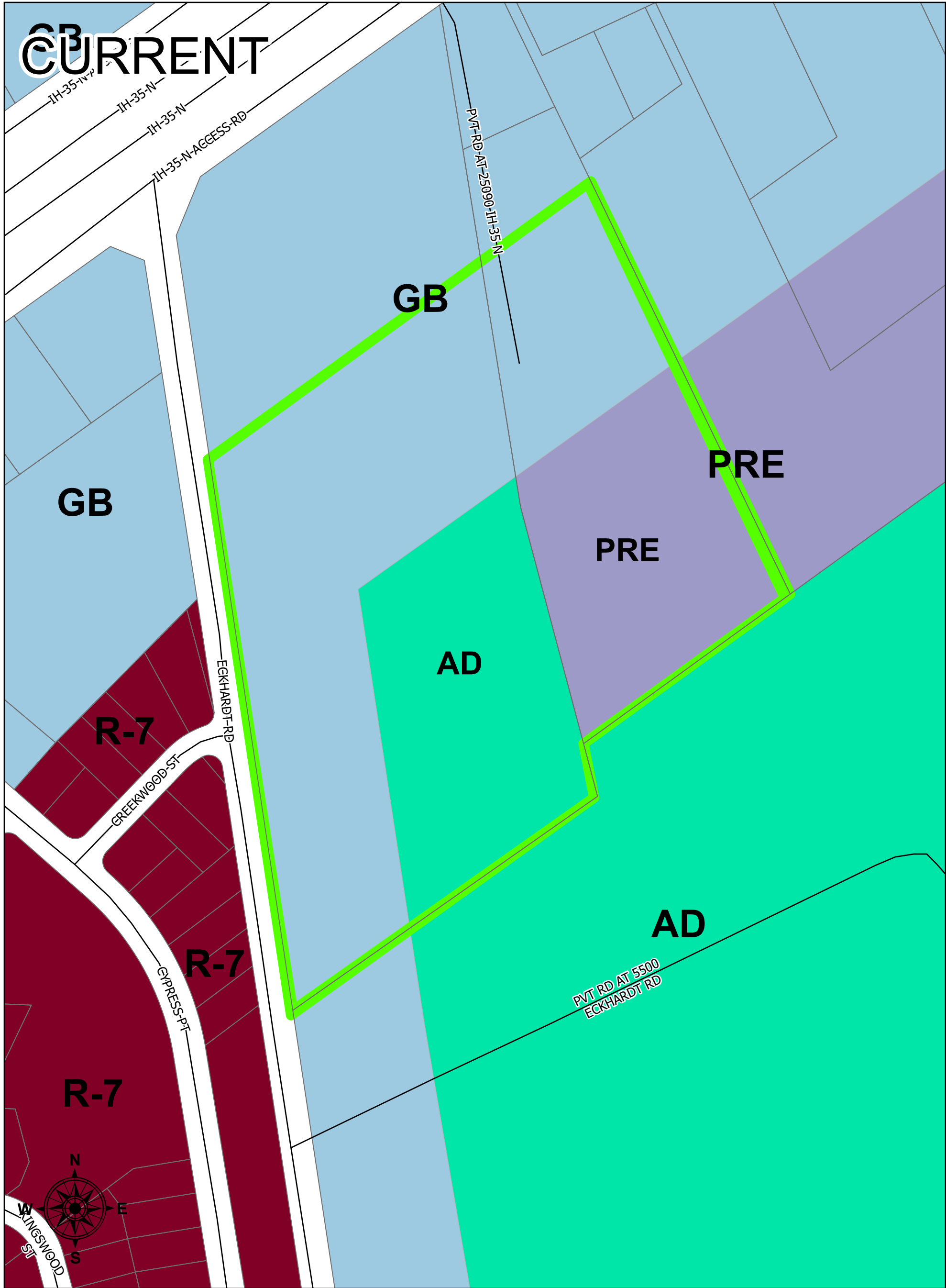
For these reasons, staff is recommending denial of PLZC20240242

RECOMMENDATION

Denial of PLZC20240242

Attachments

Zoning Exhibit
Public Hearing Notice Map
Public Hearing Responses

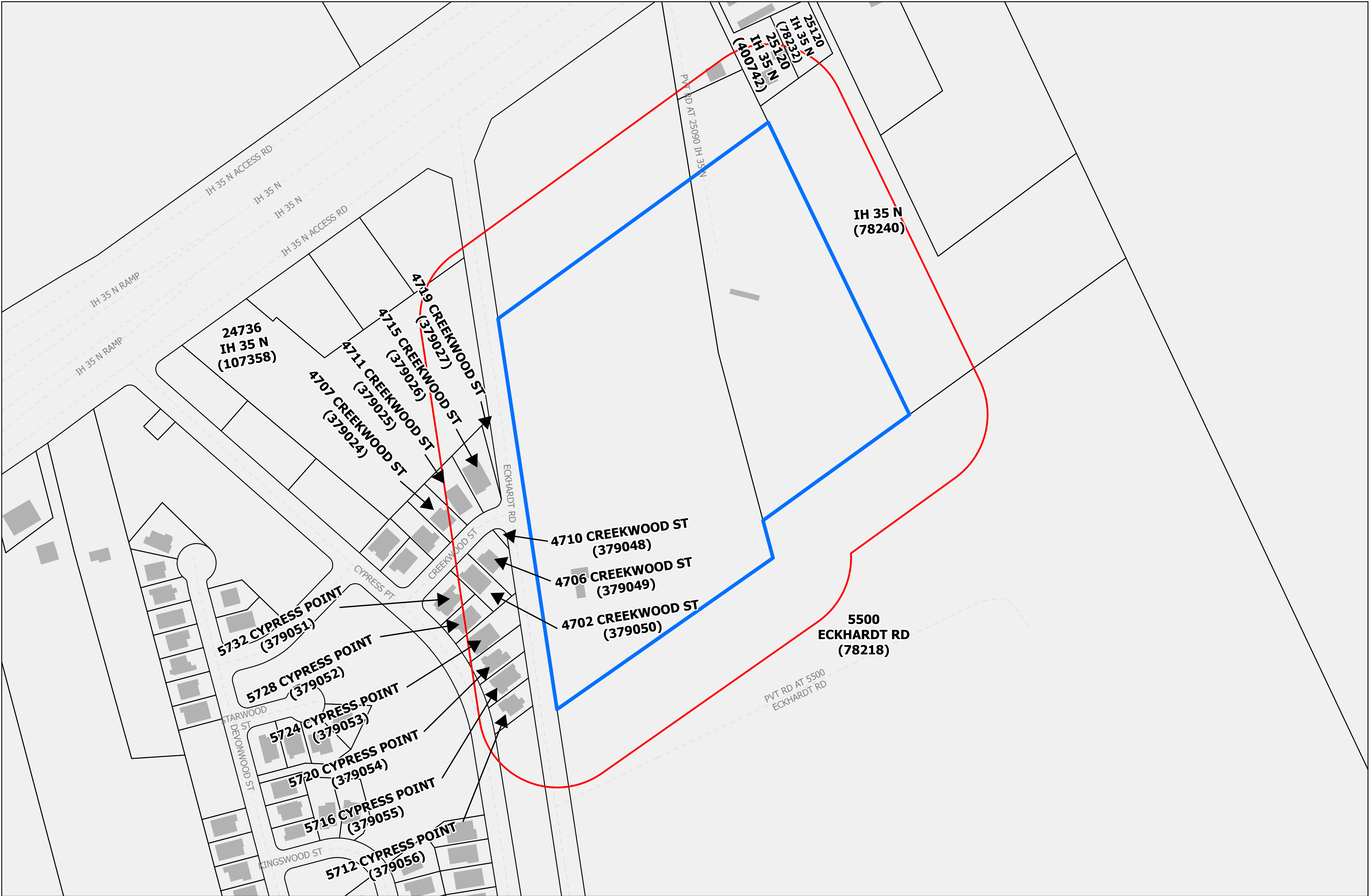


PROPOSED ZONING CHANGE
COMAL COUNTY
5524 ECKHARDT RD
A-182 SUR-258 C M GAHAGAN
20 Acres

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)

0 100 200 400 600 Feet



Last update: October 17th, 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.

City of Schertz

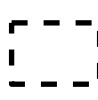
ECKHARDT ESTATES; LOT 2 (PLZC20240242)



Project Boundary



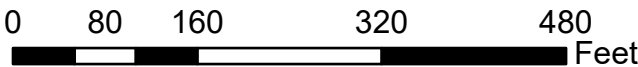
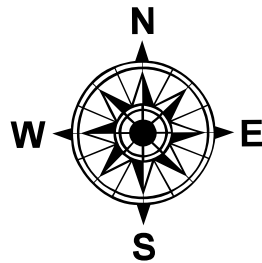
City Limits



Schertz ETJ
Boundary



200' Buffer



NOTICE OF PUBLIC HEARING

October 25, 2024

To whom it may concern,

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

PLZC20240242 - Hold a public hearing and make a recommendation on a request to rezone approximately 20 acres of land from General Business District (GB), Agricultural District (AD), and Pre-Development District (PRE) to Apartment / Multifamily District (R-4), more specifically known as 5524 Eckhardt Road, also known as Comal County Property Identification Numbers 75449 and 78233, City of Schertz, Comal County, Texas.

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

Sincerely,



Samuel Haas
Senior Planner

Reply Form:

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

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLZC20240242

COMMENTS: To much congestion, concerned about tenant living

NAME: Cynthia M. Collins SIGNATURE: Cynthia M. Collins
(PLEASE PRINT)

STREET ADDRESS: 4715 Creekwood st

DATE: 11/1/24



PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 C

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLZC20240249** - Hold a public hearing and make a recommendation on a request to rezone approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily District (R-4) generally located at the intersection of Schwab Road and IH 35, more specifically known as Comal County Property Identification Numbers 79017, 75463, 79018, and 75468, City of Schertz, Comal County, Texas.

BACKGROUND

Per the applicant's letter of intent, the property owner is proposing to rezone approximately 80.8 acres in the rear of the property, abutting the railroad, to be rezoned to Manufacturing Light District (M-1) to allow for a phased industrial development. Additionally, the applicant is proposing to rezone approximately 19.2 acres to Apartment / Multifamily District (R-4) to allow a 350-unit apartment complex.

On October 25, 2024, 7 public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (1) response in favor, zero (1) response neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, one (1) signs were placed on the subject property.

Subject Property:

	Zoning	Land Use
Existing	Agricultural District (AD) & General Business District (GB)	Undeveloped
Proposed	Manufacturing Light District (M-1) & Apartment / Multifamily District (R-4)	Industrial Development and Multifamily Complex

Adjacent Properties:

	Zoning	Land Use
North	Agricultural District (AD) & Right of Way	Undeveloped, Union Pacific Railroad
South	General Business District (GB) & Right of Way	Undeveloped, IH 35
East	Pre-Development District (PRE), General Business - 2 District (GB-2) & General Business District (GB)	Undeveloped
West	Agricultural Development District (AD), Manufacturing Light District (M-1), & General Business District (GB)	Undeveloped

GOAL

Per the applicant's letter of intent, the property owner is proposing to rezone approximately 80.8 acres in the rear of the property, abutting the railroad, to be rezoned to Manufacturing Light District (M-1) to allow for a phased industrial development. Additionally, the applicant is proposing to rezone approximately 19.2 acres to Apartment / Multifamily District (R-4) to allow a 350-unit apartment complex.

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 Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

The Comprehensive Plan designates this area as "Regional Corridor", which is intended to provide commercial and entertainment areas along major thoroughfares. Larger multifamily complexes may also be appropriate for Regional Corridor. For this reason, the proposed zone change is consistent with the Comprehensive Plan. Additionally, due to the proximity to IH 35, some warehousing and logistics activity may be appropriate within Regional Corridor as well.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. Manufacturing Light Districts (M-1) are intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. The proposed Manufacturing Light District (M-1) location, at the rear of the property and co-located near similar uses, meets the intent of the UDC.

Additionally, the UDC was recently amended on October 22, 2024, with City Council's approval of Ordinance 24-S-156. This new text to the UDC explicitly states that Apartment / Multifamily Districts (R-4) "shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets". IH 35 meets and exceeds this criteria of roadway classification. Additionally, Schwab Road is classified as a Principal Arterial, giving the proposed development potential access to an additional major thoroughfare.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The immediate area is either largely undeveloped, residential, or has industrial uses. Across Schwab Road to the west, are two large industrial/distribution centers. Also, across IH 35 on the highway frontage is the Cypress Point subdivision. The proposed location of the Manufacturing Light District (M-1) and the uses permitted within, is generally appropriate at this location. The proposed Apartment / Multifamily District (R-4) being on the frontage of IH 35 is consistent with other residential uses within the immediate area.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

This area of Schertz has developed slowly due to the developmental challenges of extending infrastructure. Additionally, many properties in this area were only recently annexed into the City of Schertz. A large development such as this would help foster future proposals as developing this site would require significant infrastructure investment. Staff views a development such as this as potentially catalytic and thus benefiting the overall welfare of Schertz.

For these reasons, staff is recommending approval of PLZC20240249.

RECOMMENDATION

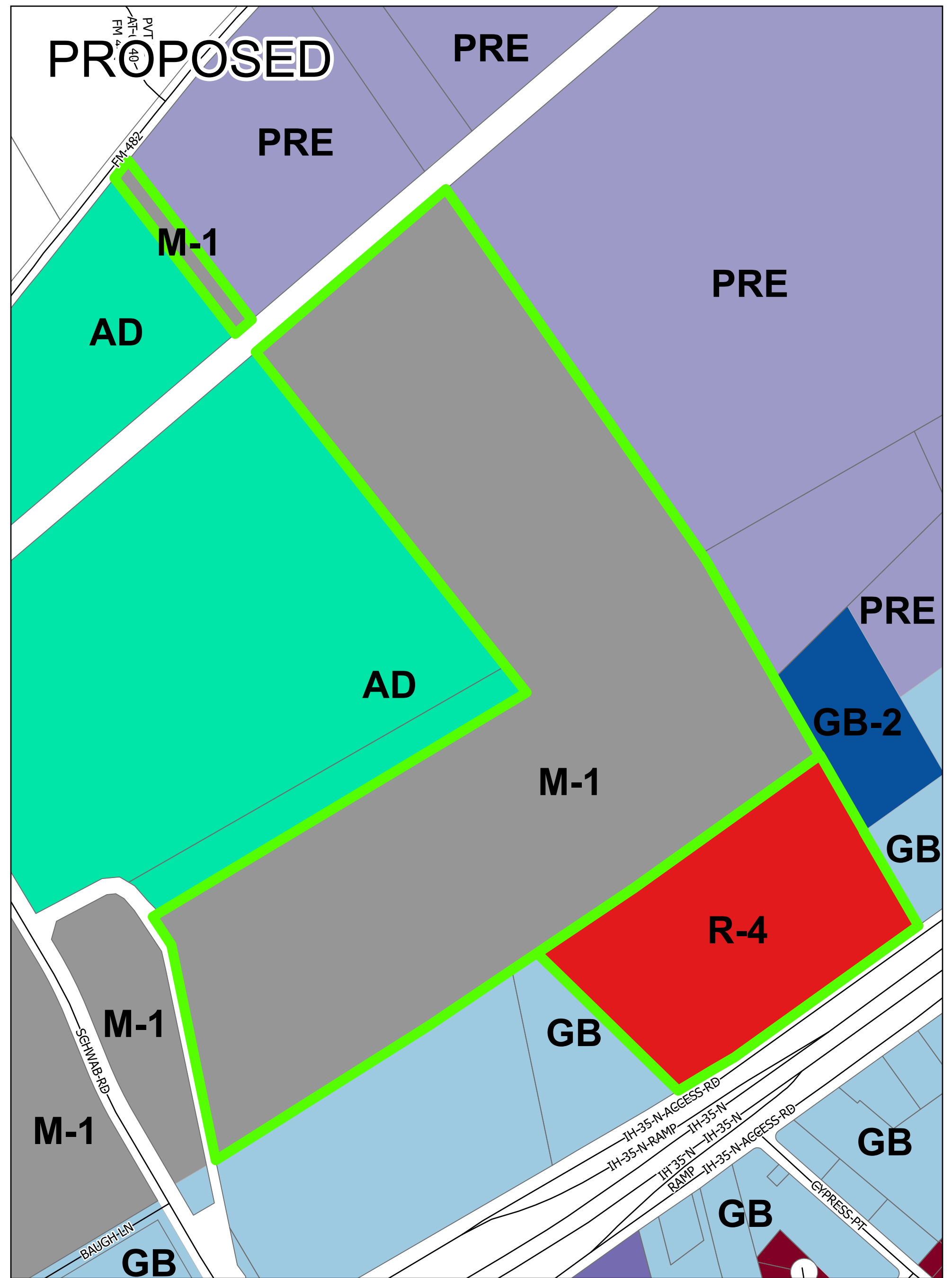
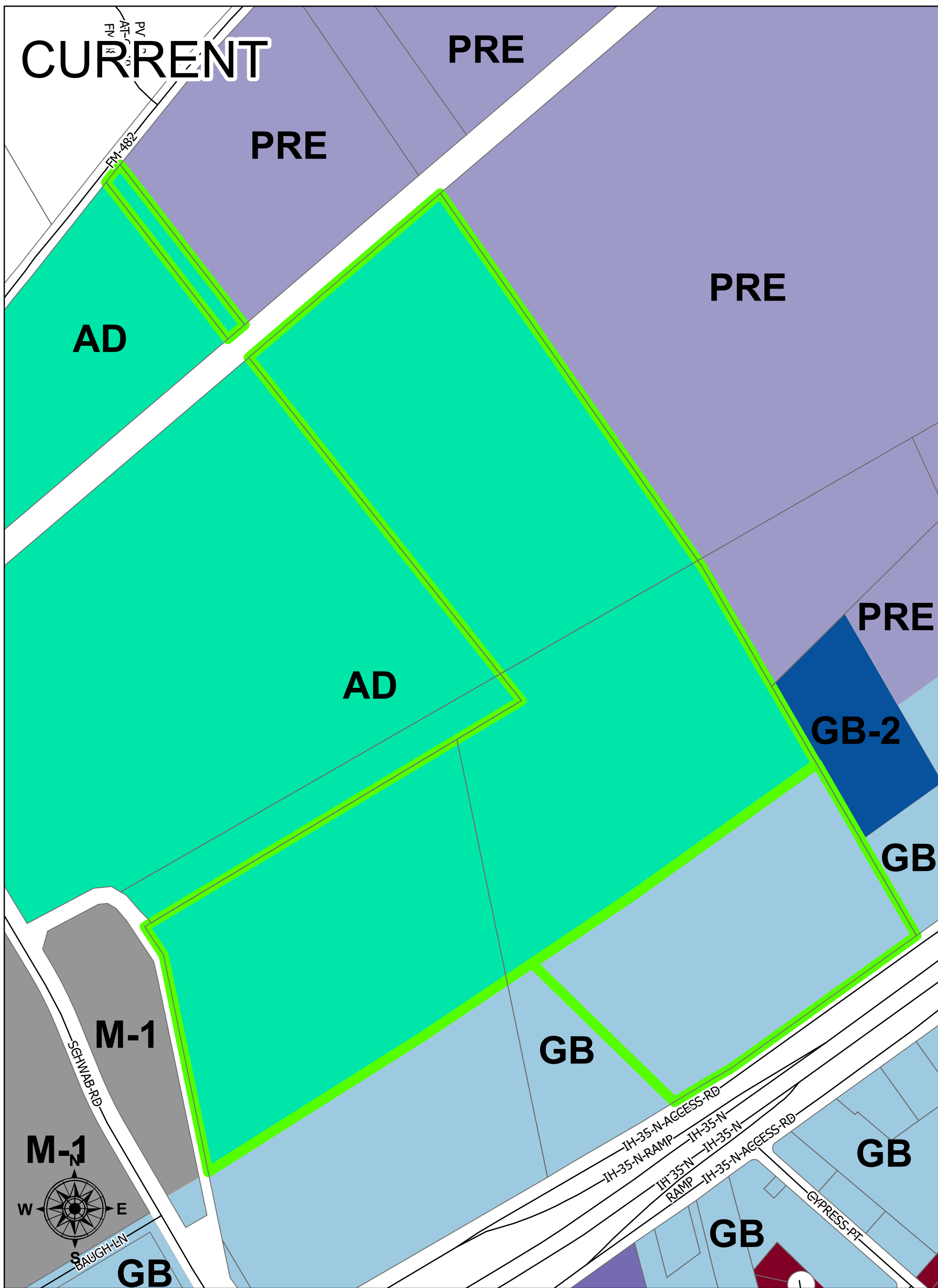
Approval of PLZC20240249.

Attachments

Zoning Exhibit

Public Hearing Notice Map

Public Hearing Responses



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: October 17th, 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

**COMAL COUNTY
HAUSMAN SQUARE
PLZC2024024 9**

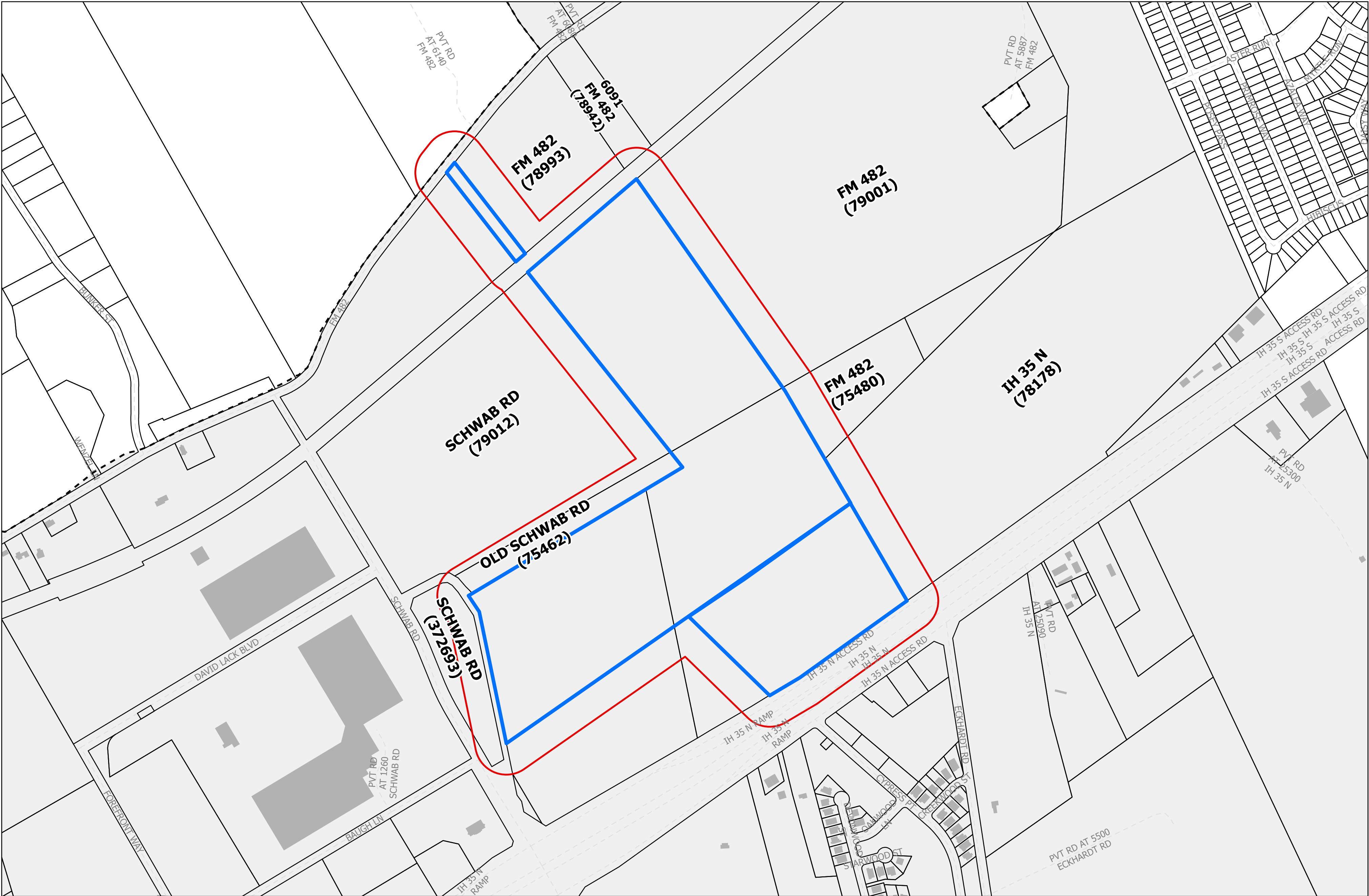
Classification

- (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)

0 200 400 800 1,200 Feet



City of Schertz

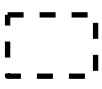
HAUSMAN SQUARE (PLZC20240249)



Project Boundary



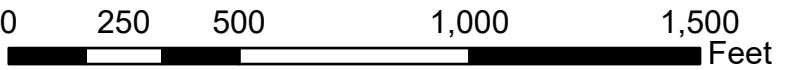
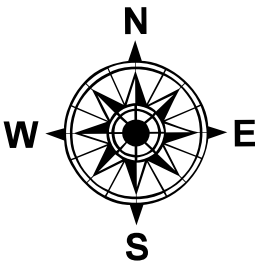
City Limits



Schertz ETJ
Boundary



200' Buffer



NOTICE OF PUBLIC HEARING

October 25, 2024

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, November 6th, 2024 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #1, Schertz, Texas to consider and act upon the following item:

PLZC20240249 - Hold a public hearing and make a recommendation on a request to rezone approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily District (R-4) generally located at the intersection of Schwab Road and IH 35, more specifically known as Comal County Property Identification Numbers 79017, 75463, 79018, and 75468, City of Schertz, Comal County, Texas.

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

Sincerely,



Samuel Haas
Senior Planner

Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate 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) 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 PLZC20240249

COMMENTS: _____

NAME: KARAM ALI (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 61 Pipers Walk Sugarland Tx 77479

DATE: 10/31/24

NOTICE OF PUBLIC HEARING

October 25, 2024

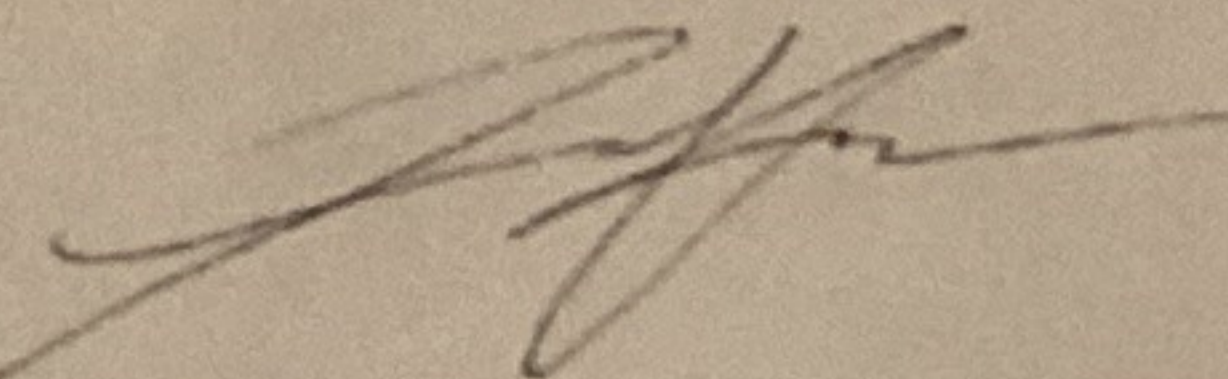
To whom it may concern,

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

PLZC20240249 - Hold a public hearing and make a recommendation on a request to rezone approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily District (R-4) generally located at the intersection of Schwab Road and IH 35, more specifically known as Comal County Property Identification Numbers 79017, 75463, 79018, and 75468, City of Schertz, Comal County, Texas.

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Sincerely,



Samuel Haas
Senior Planner

Reply Form:

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I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for PLZC20240249

COMMENTS: _____

NAME: Sandra Reeh SIGNATURE: Sandra Reeh
(PLEASE PRINT)

STREET ADDRESS: 588T FM 482, New Brauntels TX 78132

DATE: 10/29/2024



PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 D

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
SUBJECT: **PLSPU20240219** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 3.6 acres, located along the IH-35 North access road, near the intersection of Cibolo Valley Drive, more specifically known as a portion of Guadalupe County Property Identification Number 185564, City of Schertz, Guadalupe County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 3.65 acres of land. The subject property is currently undeveloped and not platted. Unified Development Code Article 16 defines Mixed-Use Self-Storage as a climate-controlled building containing ground floor retail, service, or office space with separate, individual storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within the individual storage units and such buildings shall be a minimum of 45 feet in height.

As per UDC Section 21.5.8, a Specific Use Permit is required for Mixed-Use Self-Storage in General Business District (GB). More specifically, the applicant is proposing a 4 Story Mixed-Use Self-Storage building to include approximately 2,250 square feet of retail/office flex space at the rear of a larger development that includes commercial retail strip along the IH-35 North access road.

On October 23, 2024, four (4) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, two (2) notification signs were placed on the property along the IH-35 access road by the applicant.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	General Business District with a Specific Use Permit to allow Mixed-Use Self-Storage	Mixed-Use Self-Storage and Retail

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB) and Manufacturing District-Light (M-1)	Undeveloped
South	Right-of-Way	IH-35 Access Road
East	General Business District (GB) with approved SUP	Convenience store with gas pumps
West	General Business District (GB) and Manufacturing District-Light (M-1)	Undeveloped

GOAL

The proposed Specific Use Permit is to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 3.65 acres of land.

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 considering specific use permit requests, staff considers the criteria listed in UDC Section 21.5.11.D. The criteria are listed below.

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The proposed Specific Use Permit for Mixed-Use Self-Storage is consistent with the policies of the adopted Comprehensive Land Plan. The Comprehensive Land Plan designates this subject property as Regional Corridor. The Regional Corridor land use type is intended for commercial and entertainment areas along major thoroughfares that serve populations within the city and the broader region. This includes regional shopping centers, department stores, and office buildings to include limited industrial and logistics uses, which are currently existing uses in the Regional Corridor land use type. The applicant is proposing a 4-story Mixed-Use Self-Storage building to include a retail/office flex space at the rear of a larger development that includes a commercial retail strip along the IH-35 North access road

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

General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites along principal transportation corridors. The proposed Specific Use Permit to allow Mixed-Use Self-Storage allows for retail and offices on the first floor of a multi-level enclosed storage facility located along the IH-35 access road.

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The subject property is surrounded by other General Business District (GB) properties and is compatible with the surrounding properties. To the east of the subject property exists a QT zoned General Business (GB) with an approved SUP to permit a convenience store with gas pumps, while approximately 140 feet west of the property exists an electrical substation. The parcel of land to the north and west of this property is also zoned as Manufacturing District-Light (M-1) further north from the IH-35 frontage.

4. The proposed use will not adversely affect the overall health, safety, or general welfare 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. Due to the existing General Business District (GB) zoning of the surrounding properties and the location of the subject property on IH-35, the proposed Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) would not pose an adverse impact on adjacent properties.

The City of Schertz Fire, EMS, and Police Departments have been notified of the specific use permit and have not provided objections.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

Staff has ensured all Unified Development Code requirements have been met for the proposed Specific Use Permit. The public hearing and Planning and Zoning Commission discussion is an environment where the

Planning and Zoning Commission can discuss other criteria relevant to the consideration of the Specific Use Permit.

RECOMMENDATION

Staff recommends approval of PLSPU20240219, the Specific Use Permit to allow Mixed-Use Self-Storage at the subject property, conditioned upon the following:

1. A building permit is approved within two (2) years of the adoption of the SUP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
2. Twenty-Five (25%) of the useable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for office, service, or retail space, separate from the individual units for rent or lease, and must be along the side of the building facing the IH-35 street frontage.

Attachments

Public Hearing Notice Map

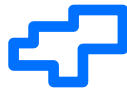
Aerial Exhibit

Metes and Bounds



City of Schertz

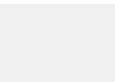
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185564



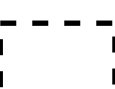
Project Boundary



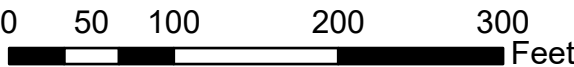
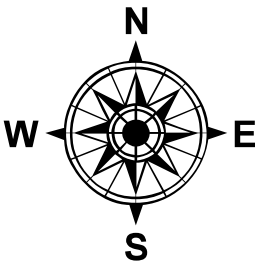
200' Buffer

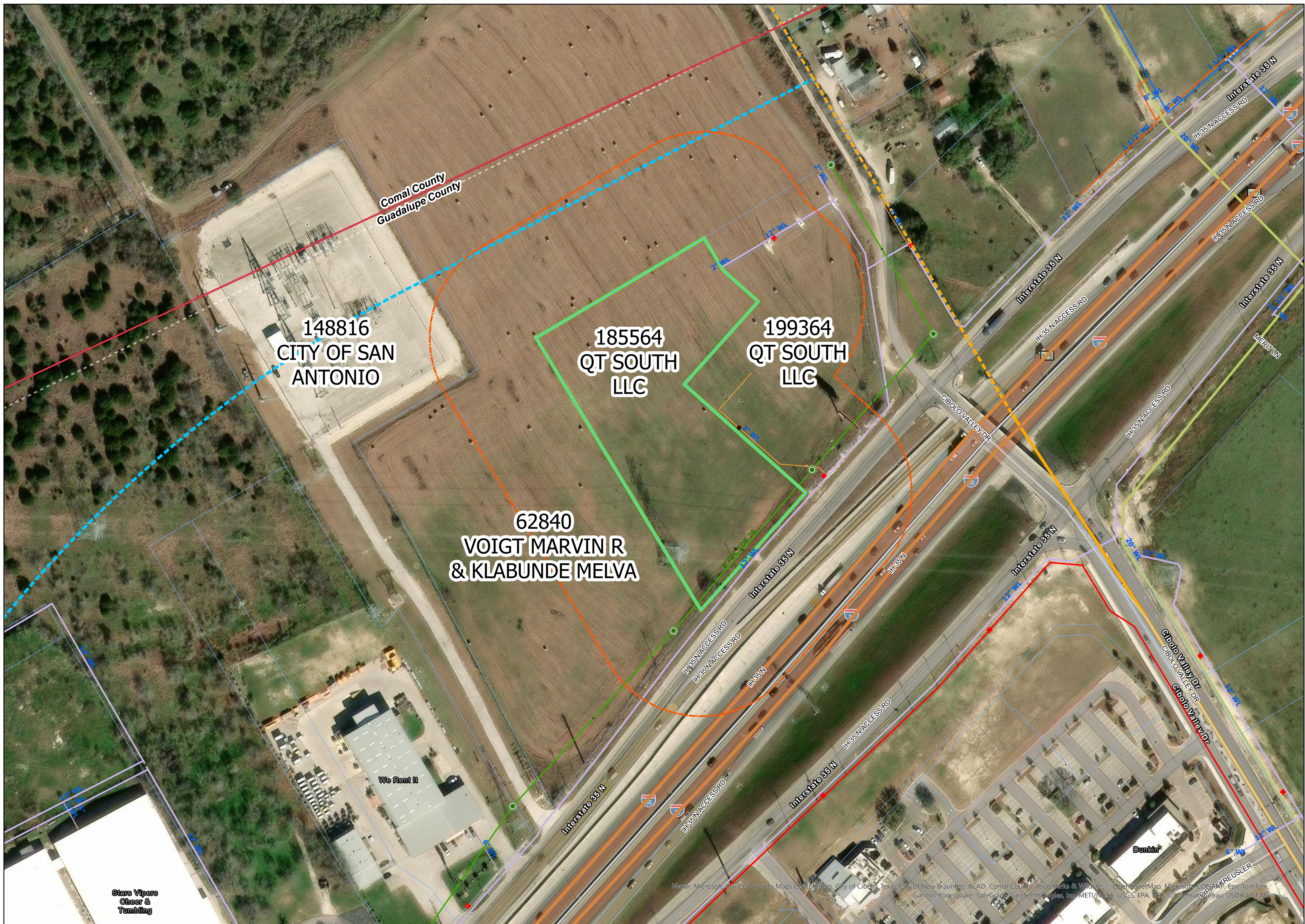


City Limits

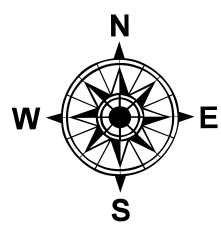


Schertz ETJ
Boundary





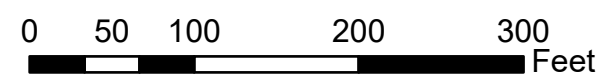
Maxar, Microsoft, Esri, Community Maps Contributors, City of Cibola, Texas, City of New Braunfels, BCAD, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, COMPAQ, Esri, TomTom, Garmin, FourSquare, SafeGraph, GeoTechnology, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

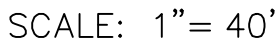
PLSPU20240219
I-35 & Cibolo Valley Drive Storage
SUP

- | | | | | | | | | | |
|-------------|----------------------------|----------------------------------|----|-----|---------|---------------------|----------------------|-------------------------|----------------------------|
| Highways | Freeway | Planned Secondary Rural Arterial | 1" | 8" | 20" | Schertz Gravity | Hydrant | PS Schertz Lift Station | County Boundaries |
| Major Roads | Principal Arterial | Residential Collector | 2" | 10" | 24" | Schertz Pressure | Manholes | CCMA Treatment Plant | Schertz Municipal Boundary |
| Minor Roads | Planned Principal Arterial | Planned Residential Collector | 3" | 12" | 30" | Neighboring Gravity | CCMA Lift Station | Schertz Treatment Plant | ETJ |
| | Secondary Arterial | Planned Commercial Collector B | 4" | 16" | 36" | Private Pressure | Private Lift Station | | |
| | Planned Secondary Arterial | Commercial Collector A | 6" | 18" | Unknown | | | | |
| | Secondary Rural Arterial | Planned Commercial Collector A | | | | | | | |



JACOB DE CORDOYA
SURVEY NO. 514
ABSTRACT 117
GUADALUPE COUNTY

METES AND BOUNDS DESCRIPTION
FOR A 3.651 ACRE TRACT

[illegible]

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

A 3.651 ACRE, OR 159,024 SQUARE FEET MORE OR LESS, TRACT SITUATED IN THE JACOB DE CORDOVA SURVEY NO. 514, ABSTRACT 117, GUADALUPE COUNTY, TEXAS; BEING THE REMAINING PORTION OF A CALLED 6.85 ACRE TRACT DESCRIBED IN DEED FROM HARTMANN LAND & CATTLE CO., LTD., ET AL. TO QT SOUTH, LLC, AS RECORDED IN DOCUMENT NO. 202199043267 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SHEET 1 OF 1

PROJECT NAME: BRUNDAGE-I35 AT CIBOLO VALLEY



PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 E

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLZC20240255** - Hold a public hearing and make a recommendation on a request to rezone approximately .23 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), more specifically known as 702 Main Street, also known as Guadalupe County Property Identification Number 21458, City of Schertz, Guadalupe County, Texas.

BACKGROUND

Per the applicant's letter of intent, the property owner would like to construct a pet store with retail sales and grooming activities.

On October 25, 2024, 10 public hearing notices were mailed to the surrounding properties 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 zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, one (1) sign was placed on the subject property.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Residential/Vacant
Proposed	Main Street Mixed Use District (MSMU)	Pet Store

Adjacent Properties:

	Zoning	Land Use
North	Right of Way	Main Street
South	Right of Way	Union Pacific Railroad
East	General Business District (GB)	Commercial (Main Street Garage)
West	General Business District (GB)	Residential

GOAL

Per the applicant's letter of intent, the property owner would like to rezone the property to Main Street Mixed Use District (MSMU) to construct a pet store with retail sales and grooming activities.

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 Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

The Comprehensive Plan designates this area as "Main Street Corridor" which is intended to be a mix of residential, commercial, and cultural uses strategically designed to create a pedestrian-friendly urban core. The rezone of this property aligns with these goals and thus aligns with the Comprehensive Plan.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

Staff has determined that the proposed zone change will not adversely affect the safety and health of the city. Additionally, as part of promoting the general welfare, it is good practice to encourage cohesive districts with zoning and land uses that are consistent with the surrounding area. The Main Street corridor is a mixed-used area with a variety of commercial and residential uses. This zone change request promotes the general welfare by creating that cohesiveness.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The Main Street Mixed Use District (MSMU) permits a wide variety of uses, from less-intense commercial to single-family detached residences. This matches what is currently in the immediate area of the property.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

Main Street is the historical, geographical, and cultural heart of Schertz. The corridor sits in a flood zone and this presents challenges for development. Due to this, the city has adopted policies and has made efforts to incentivize the development of Main Street, such as the Local Flavor Grant and waiving some development application fees. Additionally, the city is currently in the design phase for reconstructing the Main Street thoroughfare itself. This rezone application builds on current and previous efforts to create a vibrant main street district for residents and visitors alike.

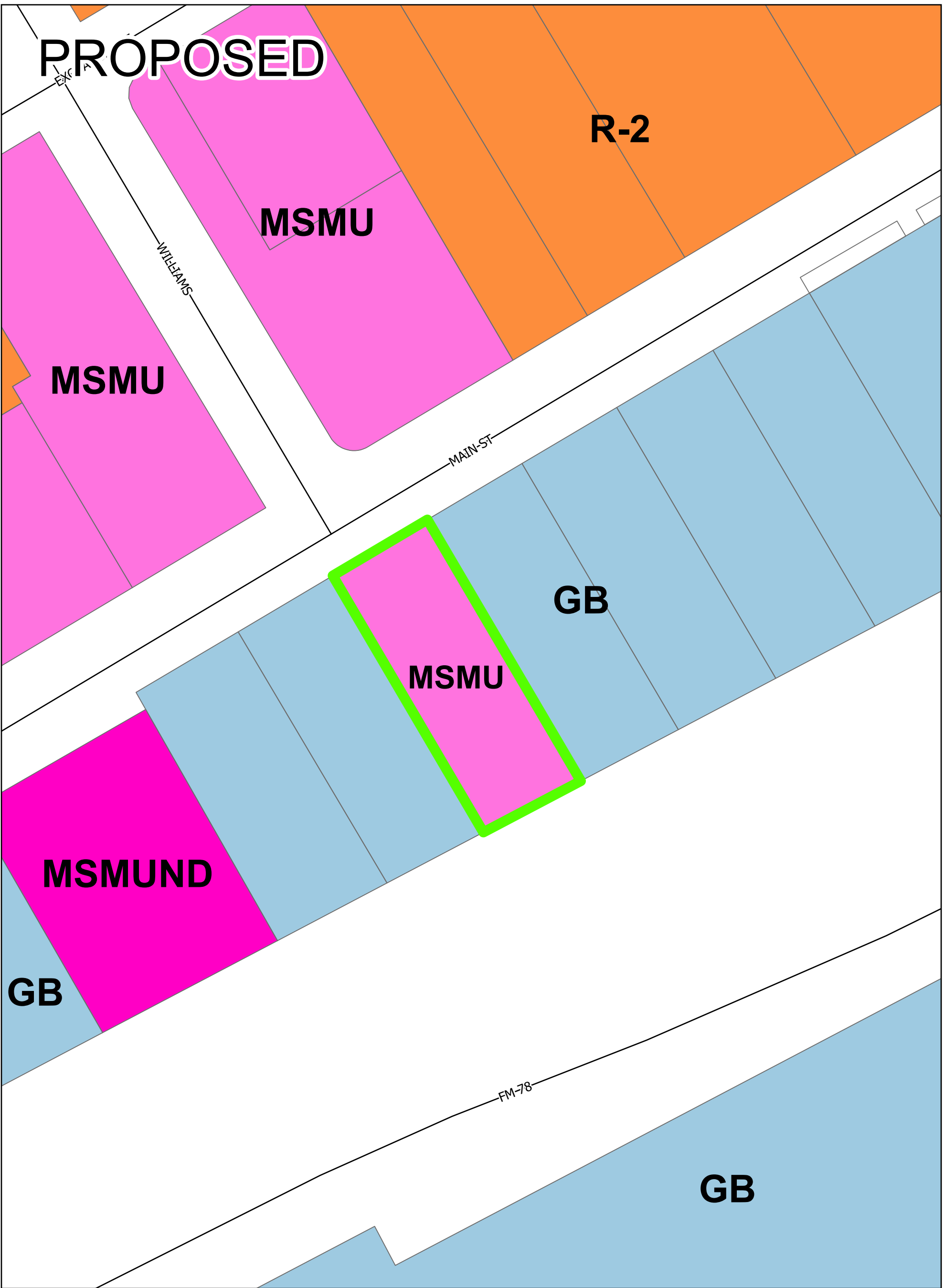
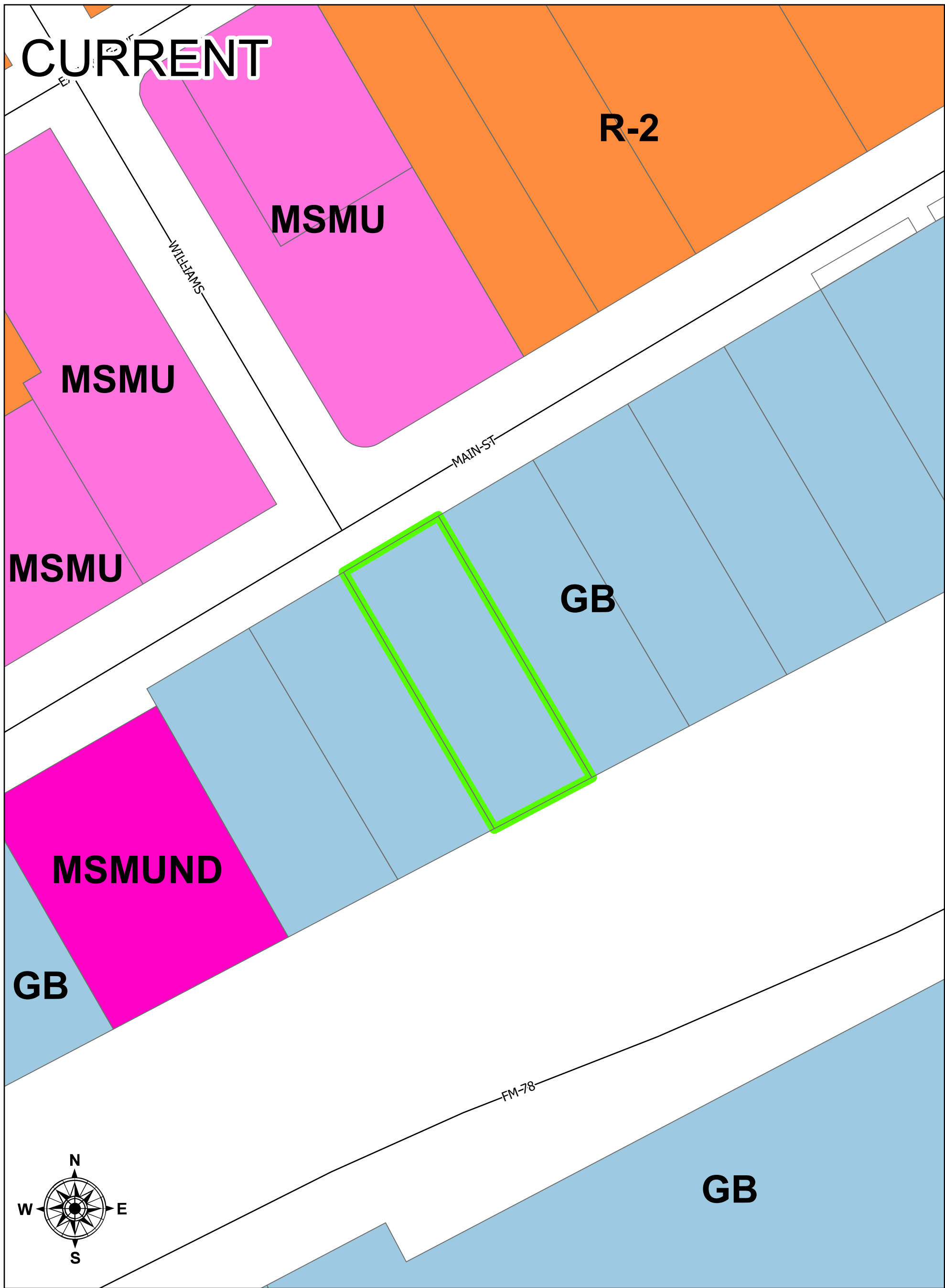
For these reasons, staff is recommending approval of PLZC20240255.

RECOMMENDATION

Approval of PLZC20240255.

Attachments

Zoning Exhibit
Public Hearing Notice Map



PROPOSED ZONING CHANGE
GUADALUPE COUNTY
PARCEL ID:
21458

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)

0 30 60 120 180 Feet



Last update: October 16th, 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.

City of Schertz

PARCEL ID: 21458
(PLZC20240255)



Project Boundary



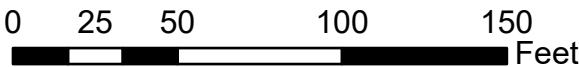
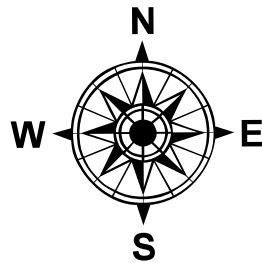
City Limits



Schertz ETJ
Boundary



200' Buffer





PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 F

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLZC20240232** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.66 acres of land from General Business District (GB) and Single Family Residential District (R-2) to Main Street Mixed Use District (MSMU), more specifically known as 819, 817, and 815 Main Street and 810 Exchange Avenue, also known as Guadalupe County Property Identification Numbers 29057, 29058, 29059, 29060, 67493, 67495 City of Schertz, Guadalupe County, Texas

BACKGROUND

Per the letter of intent, the applicant seeks to rezone the property for potential development in the future.

On October 25, 2024, 21 public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (1) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, two (2) signs were placed on the subject property.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB) and Single Family Residential District (R-2)	Undeveloped, Commercial (Florist), and Residential
Proposed	Main Street Mixed Use District (MSMU)	Undeveloped, Commercial (Florist), and Residential

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB) and Right of Way	Residential and Exchange Ave.
South	Right of Way	Main Street
East	Right of Way	Schertz Parkway
West	Single Family Residential District (R-2) and Main Street Mixed Used District (MSMU)	Commercial (Retail), and Residential

GOAL

The applicant seeks to rezone the property to Main Street Mixed Use District (MSMU) for potential development in the future.

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 Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

The Comprehensive Plan designates this area as "Main Street Corridor" which is intended to be a mix of residential, commercial, and cultural uses strategically designed to create a pedestrian-friendly urban core. The rezone of this property aligns with these goals and thus aligns with the Comprehensive Plan.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

Staff has determined that the proposed zone change will not adversely affect the safety and health of the city. Additionally, as part of promoting the general welfare, it is good practice to encourage cohesive districts with zoning and land uses that are consistent with the surrounding area. The Main Street corridor is a mixed-used area with a variety of commercial and residential uses. This zone change request promotes the general welfare by creating that cohesiveness.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The Main Street Mixed Use District (MSMU) permits a wide variety of uses, from less-intense commercial to single-family detached residences. This matches what is currently in the immediate area of the property.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

Main Street is the historical, geographical, and cultural heart of Schertz. The corridor sits in a flood zone and this presents challenges for development. Due to this, the city has adopted policies and has made efforts to incentivize the development of Main Street, such as the Local Flavor Grant and waiving some development application fees. Additionally, the city is currently in the design phase for reconstructing the Main Street thoroughfare itself. This rezone application builds on current and previous efforts to create a vibrant main street district for residents and visitors alike.

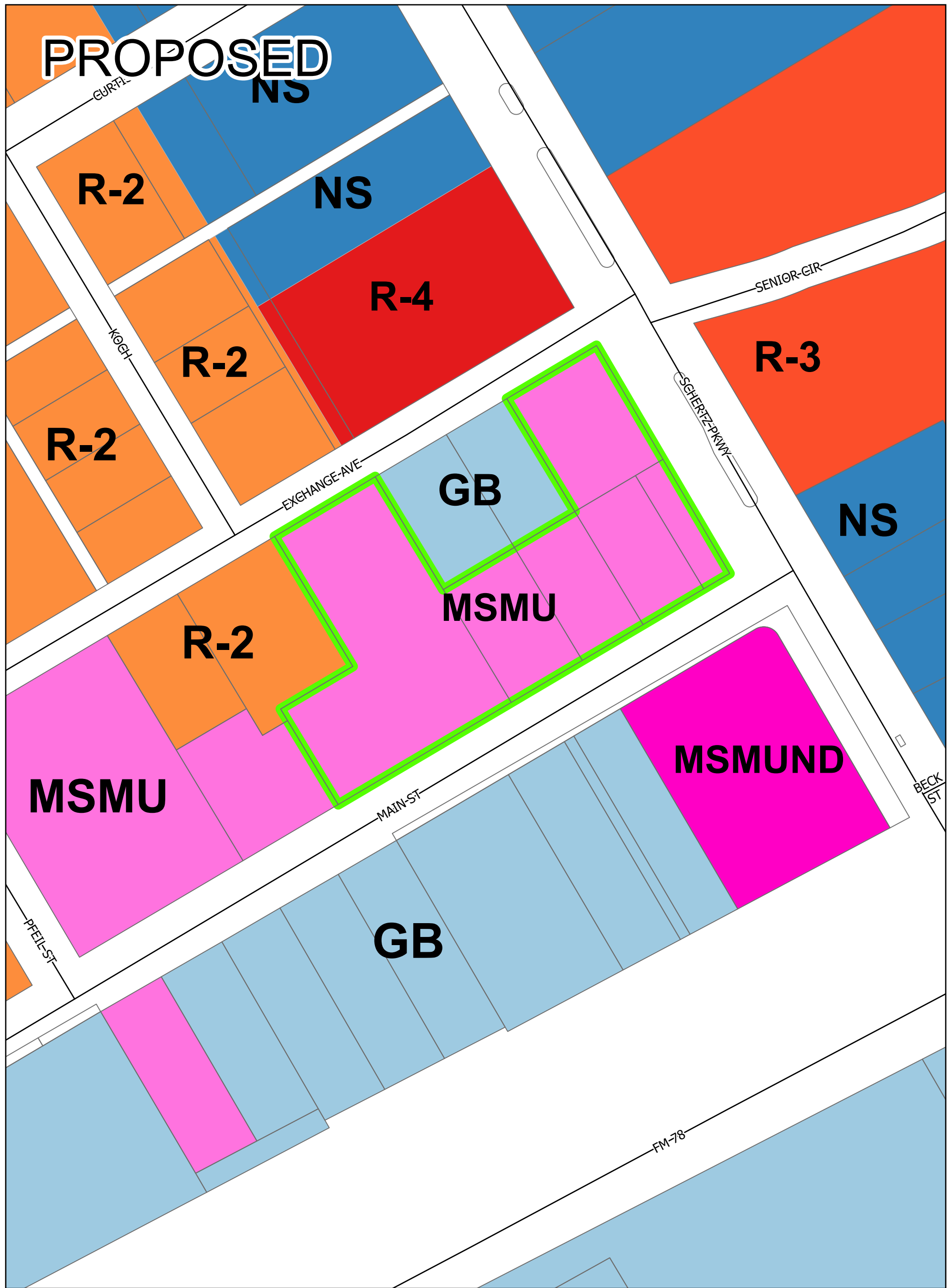
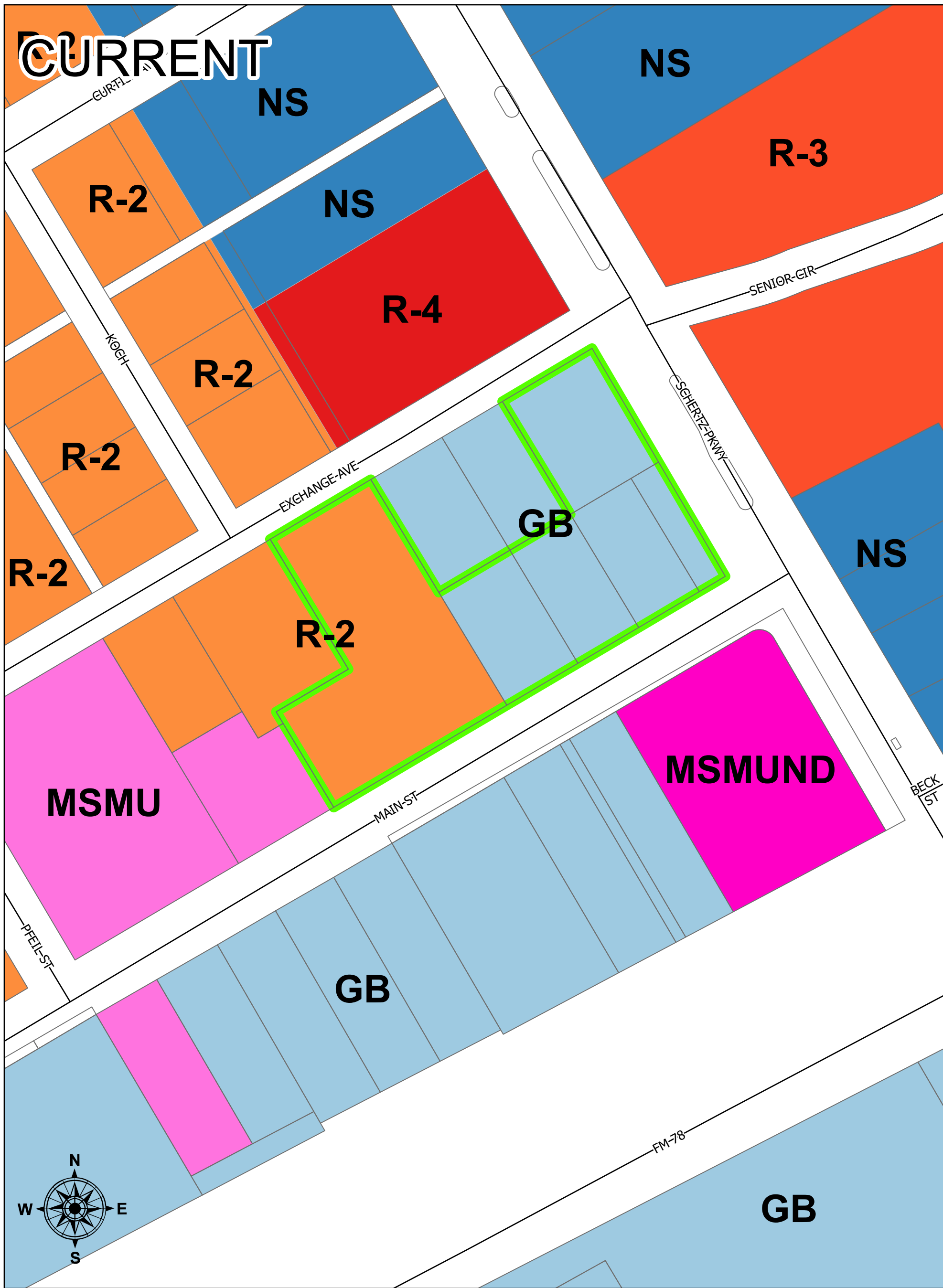
For these reasons, staff is recommending approval of PLZC20240232.

RECOMMENDATION

Approval of PLZC20240232.

Attachments

Zoning Exhibit
Public Hearing Notice Map
Public Hearing Responses



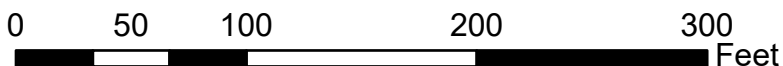
PROPOSED ZONING CHANGE
GUADALUPE COUNTY
PARCEL IDs:
67495, 29058, 29059,
29060, 29057

Classification

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

- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business

- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)





City of Schertz

PARCEL IDs:

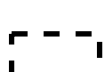
67495, 67493, 29058, 29059, 29060,
29057



Project Boundary



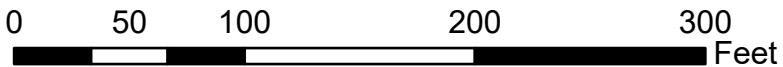
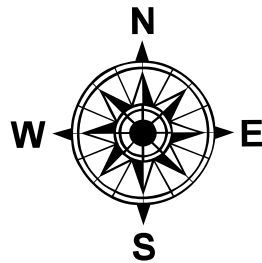
City Limits



Schertz ETJ
Boundary



200' Buffer



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 PLZC20240232

COMMENTS: no comment at this time

NAME: Jorge & Michelle Luna (PLEASE PRINT) SIGNATURE Jorge Luna, Michelle Luna

STREET ADDRESS: 802 Exchange Avenue

DATE: 10/31/24



PLANNING AND ZONING COMMISSION MEETING: 11/06/2024
Agenda Item 5 G

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: **PLZC20240237**: Hold a public hearing and make a recommendation on a request to rezone approximately 3.014 acres of land to Agricultural District (AD), more specifically known as a portion of Comal County Property Identification Number 79004, Comal County, Texas.

BACKGROUND

In July of 2024 the City of Schertz City Council approved ordinances to annex over 3,107 acres into the City of Schertz based on expiring Delayed Annexation Development Agreements. As part of that process, Comal County Property Identification numbers 79004, 79006, and 79009 owned by Timothy A. Fey and Sharlene E. Fey were scheduled to be annexed and zoned. However, as part of that annexation effort, City Council approved Resolution 24-R-81 which authorized the approval of a Development Agreement with Timothy A. Fey and Sharlene E. Fey. The Fey's own approximately 100.535 acres of property, of which approximately 1 acre is utilized as their homestead and the remainder is used for agricultural purposes. As part of the agreement, the property owner authorized the annexation of the agricultural land, while the residential land was to remain in the ETJ. Based on the agreements terms, on July 16, 2024, in addition to approving resolution 24-R-81, City Council also approved Ordinance 24-A-49 and 24-A-50, which annexed Comal County Property IDs 79006, and 79009, or the agricultural tracts.

However, Comal County Property Identification Number 79004 is only partially utilized for residential. Per the agreement, only 1-acre of the approximately 4.0-acre tract is utilized for residential, while the remaining 3.014-acres is used for agricultural purposes. Based on the conditions of the agreement, due to the 3.014-acres not being used for residential purposes, the City is proceeding forward with annexation and zoning of the agricultural portion of Comal County Property ID 79004. At the October 15, 2024 City Council meeting, Resolution 24-R-131 was approved accepting the voluntary annexation petition and starting the annexation process. The purpose of PLZC20240237 is to establish a zoning designation for Comal County Parcel ID 79004 while it is going through the annexation process.

On October 22, 2024 two (2) public hearing notices were mailed to the surrounding property owners within a 200-foot notification boundary of the subject parcels. Additionally, the property owners of the parcel included within the zoning boundary were notified per Texas Local Government Code (LGC) Section 211.006. Comal Independent School District was also notified of the proposed zoning. At the time of this staff report one (1) response in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council meeting. Additionally, public hearing notice signs were placed along FM 482.

Subject Property:

	Zoning	Land Use
Existing	No Zoning established as this parcel is currently in the ETJ going through the annexation process.	Agricultural / Undeveloped
Proposed	Agricultural District (AD)	Agricultural / Undeveloped

The subject property is surrounded by property under the same ownership as the subject tract that is actively going through the zoning process and was heard at the October 2, 2024 Planning and Zoning Commission and received a unanimous recommendation of approval for Agricultural District (AD).

GOAL

The proposed request is to establish a zoning designation for approximately 3.014 acres, specifically, Agricultural District (AD). The goal is to zone these subject properties in conformance with the Comprehensive Land Use Plan - Future Land Use Map and the existing land uses on the subject properties and to be consistent with the rest of the properties that were annexed and zoned to Agricultural District (AD) in July of 2024 and the proposed immediately adjacent properties actively going through the zoning process to Agricultural District (AD).

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

Per UDC Article 5 Section 21.5.4.D: The Planning and Zoning Commission, in making its recommendation, and the City Council, in considering final action on a zoning change, should consider the following criteria:

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

PLZC20240237 is proposed to zone approximately 3.014 acres to Agricultural District (AD) based on the subject property's existing land use, the property's location, and the designation on the Future Land Use Map as adopted by Ordinance 24-S-06. Comal County Property Identification Number 79004 is identified as Development Deferment which is typically utilized for large tracts that house heavy industrial. Development Deferment is utilized for sites that should be reconsidered for applicable land uses in future Future Land Use Map updates. Although the subject parcel is identified as Development Deferment, the proposed Agricultural District (AD) is consistent with the Comprehensive Land Use designation. The Future Land Use Map within the Comprehensive Land Use Plan is a guiding document for determining appropriate land uses and development types for the future vision of Schertz. However, the existing conditions and existing land uses need to be considered when reviewing zoning applications. The proposed zoning is not based on a proposed development, but strictly due to the annexation of the subject parcel into the City of Schertz. If the subject property were proposed to be developed in the future, the zoning designation will also need to be reviewed in conjunction with the Comprehensive Land Use Plan and Future Land Use Map.

2. Whether the proposed zoning change promotes the health, safety, and general welfare 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. Agricultural District (AD) is intended to be a base zoning district for agricultural and residential land uses. Residences in this district are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards. The proposed zoning district designation is compatible with the surrounding land uses and existing zoning designations of the surrounding properties. The subject property is owned by the same property owner as the surrounding properties which are currently going through the zoning process due to their annexation in July 2024. The proposed Agricultural District (AD) would allow the agricultural operations to remain in a conforming status.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The subject parcel is currently utilized for agricultural purposes. The proposed zoning designation of Agricultural District (AD) is appropriate in the immediate area of the land to be zoned. Since the proposed zoning designation is based on conformance with the Comprehensive Land Use Plan- Future Land Use Map and with the existing land uses on the subject properties, the subject properties' land use will be in conformance with the proposed zoning designation of Agricultural District (AD). The proposed zoning designation is appropriate in the immediate area of the land to be zoned.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

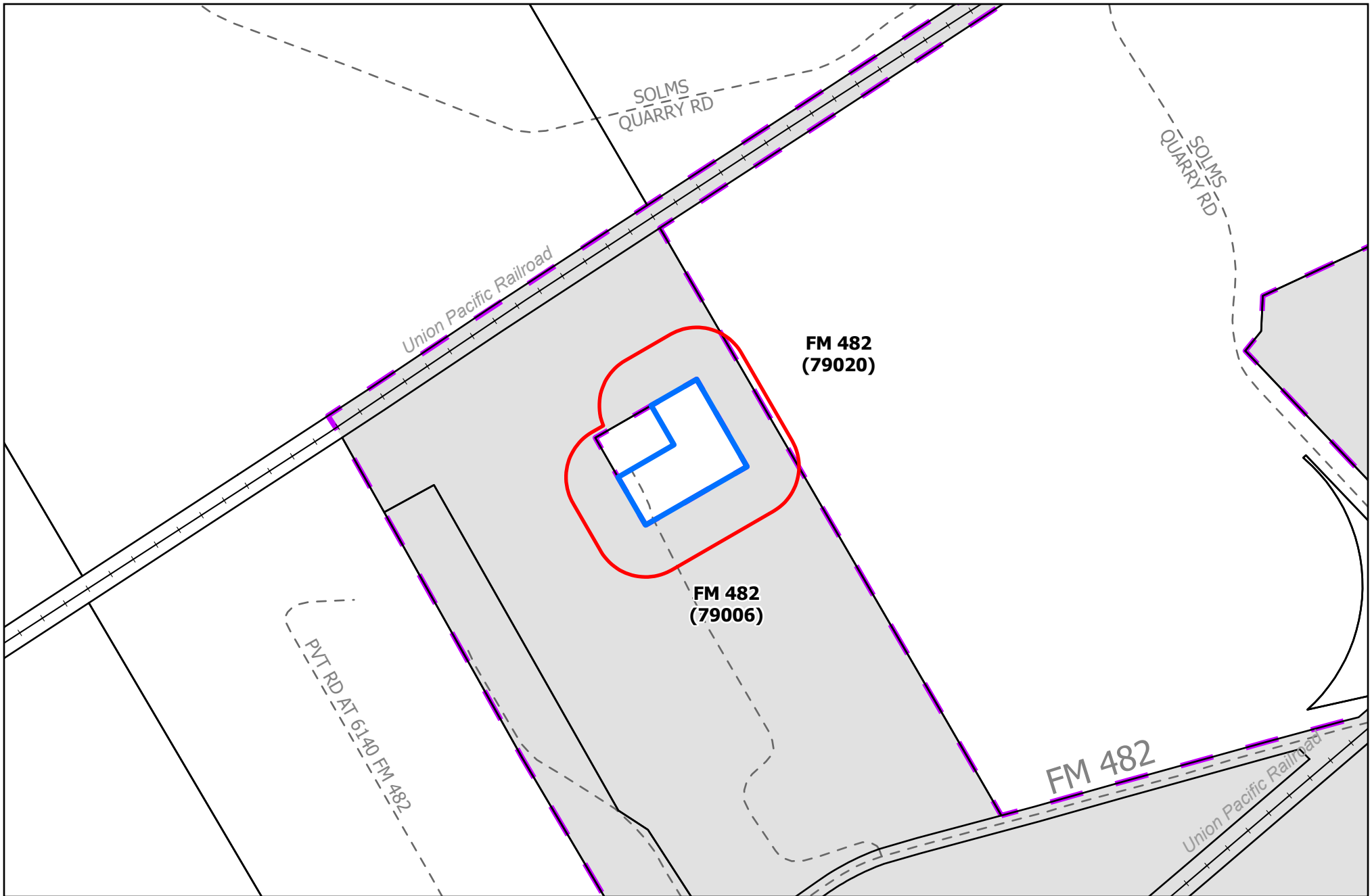
Per Resolution 24-R-81, the Development Agreement between the City of Schertz and Timothy and Sharelene Fey, approved July 16, 2024, states "City agrees that the Agricultural Tract shall be permanently zoned simultaneously with annexation of the Property". Since the subject 3.014 acres is utilized for agricultural purposes the agreement states that it is subject to annexation. At the October 15, 2024 City Council meeting Resolution 24-R-131 initiated the annexation process. Since the acreage is now going through the annexation process, per the Development Agreement the City has agreed to establish a permanent zoning at the same time. The rest of the Fey's properties that were annexed in July of 2024, specifically Comal County 79006 and Comal County 79009 are actively going through the zoning process, starting with the public hearing held at the October 2, 2024 Planning and Zoning Commission meeting. By PLZC2024023 proposing to zone the 3.014 acres to Agricultural District (AD) if approved and the zoning for 79006 and 79009 if approved, would ensure that all of Timothy and Sharlene Fey's agricultural properties, with the exception of their residential homestead would be annexed into the City of Schertz and zoned Agricultural District (AD).

RECOMMENDATION

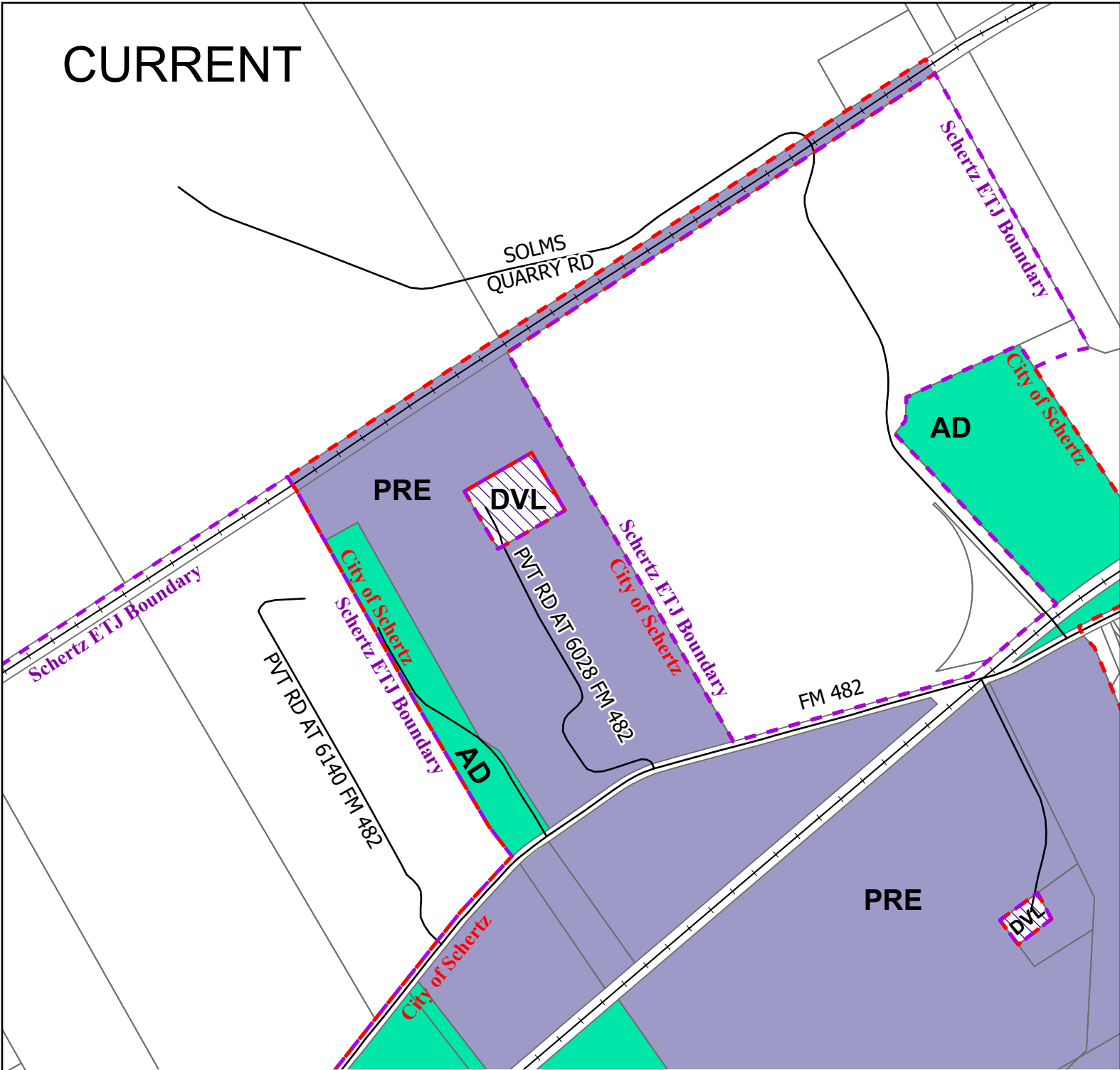
Due to the Development Agreement authorized by City Council and the annexation of the proposed 3.014 acres, it is best practice to have a zoning designation established for the subject property during the annexation process. The proposed zoning designation of Agricultural District (AD) is in conformance with the recently adopted Comprehensive Land Use Plan- Future Land Use Map and is consistent with the other properties that were annexed in July of 2024 and zoned Agricultural District (AD). Staff recommends approval of PLZC20240237 to zone approximately 3.014 acres as Agricultural District (AD).

Attachments

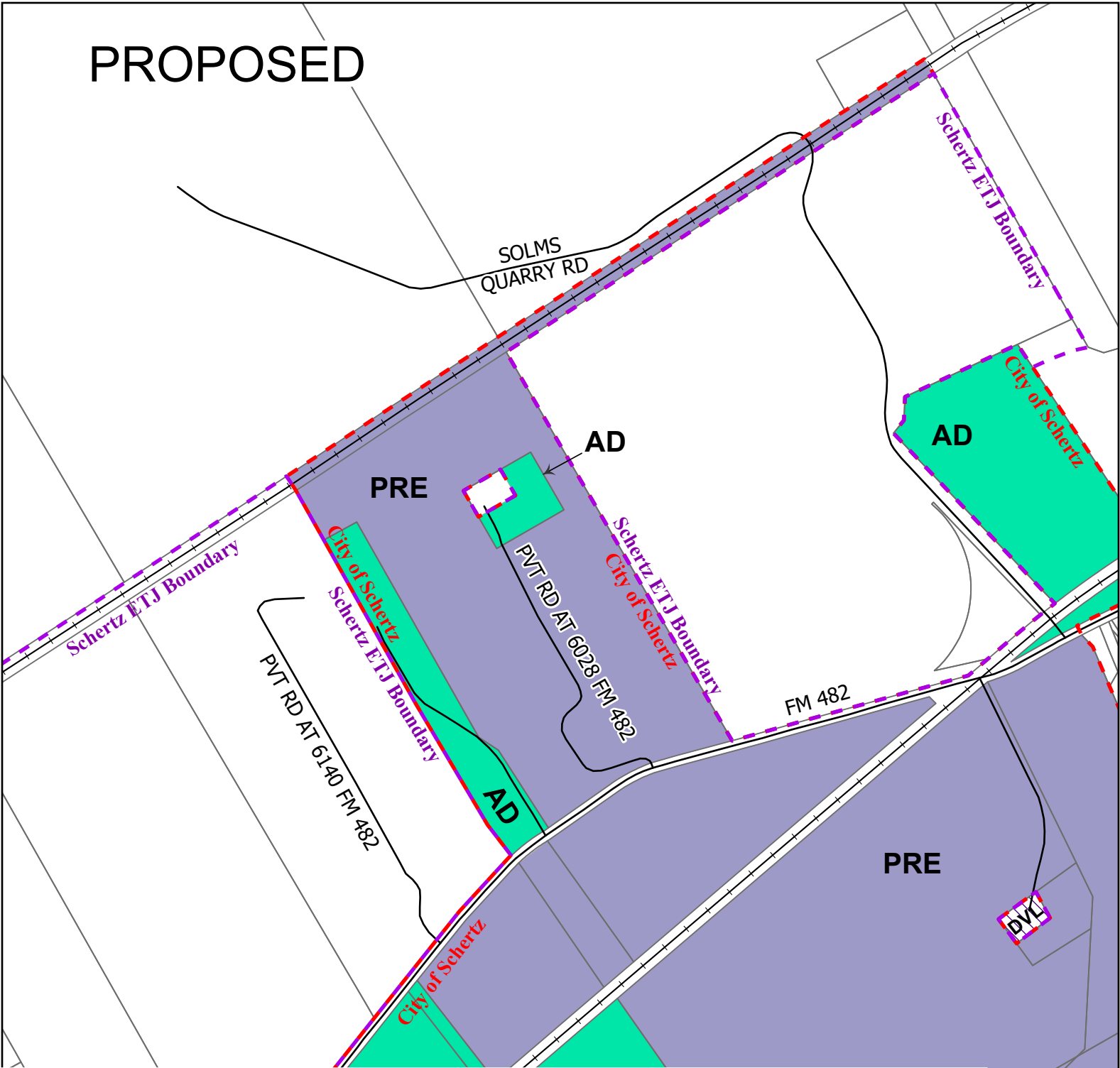
Public Hearing Notice Map
Zoning Exhibit
Public Hearing Responses



CURRENT



PROPOSED



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

NOTICE OF PUBLIC HEARING

October 22, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, November 6, 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:

PLZC20240237– Hold a public hearing and make a recommendation on a request to rezone approximately 3.014 acres of land to Agricultural District (AD), more specifically known as a portion of Comal County Property Identification Number 79004, Comal 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 Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,



Emily Delgado
Planning Manager

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 **PLZC20240237**

COMMENTS: _____

NAME: SHARLENE FEY Timothy Fey SIGNATURE Sharlene Fey
(PLEASE PRINT)

STREET ADDRESS: 6028 Fm 482, New Braunfels TX 78132

DATE: 10/29/2024

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:

- Keystone Concrete
 - An approximately 10,000 square foot parking lot expansion for an existing business at 117 Nell Deane Blvd.

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

- Ord. 24-S-156- Approving amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5 - Zoning Districts and Article 10 - Parking Standards.
 - Approved at October 22, 2024, CC Meeting
- Ord. 24-S-155- Approving amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 4 - Procedures and Applications, and Article 5 - Zoning Districts.
 - Approved at October 22, 2024, CC Meeting
- Ord. 24-S-154- Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.9- Special Districts, and Article 9, Section 21.9.3- Lots, Section 21.9.8- Screening and Fencing, Section 21.9.9- Tree Preservation and Mitigation, Section 21.9.12- Site Plan Process, and Article 16 - Definitions.
 - Approved with Amendments at First Hearing October 22, 2024 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

The following were no administratively approved projects from October 3, 2024, to October 31, 2024.
