



MEETING AGENDA
Schertz Capital Improvement Advisory Committee
AND
Planning & Zoning Commission
March 5, 2025

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, MARCH 5, 2025 at 6:00 p.m.

The Capital Improvement Advisory Committee and the Planning and Zoning Commission will hold this meeting at 6:00p.m., Wednesday, March 5, 2025, 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 / ROLL CALL THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

This time is set aside for any person who wishes to address the Capital Improvement Advisory Committee. 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 Committee 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 January 22, 2025 Capital Improvement Advisory Committee Meeting.

5. ADJOURNMENT OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

1. CALL TO ORDER / ROLL CALL THE REGULAR PLANNING & ZONING COMMISSION MEETING

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 February 5, 2025, Planning and Zoning Commission Regular Meeting.

5. **PUBLIC HEARING:**

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats 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. **PLZC20250032** - Conduct a public hearing and make a recommendation on a request to rezone approximately 0.4 acres of land from Single-Family Residential District (R-2) to Single-Family Residential District (R-6), known as 305 Aviation Avenue, more specifically known as Guadalupe County Property Identification Number 174165, City of Schertz, Guadalupe County, Texas
- B. **PLUDC20250035** - Conduct a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.4. - Zoning Change.

6. **ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. **PLUDC20250001 - WITHDRAWN** Consider and take possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.4. - Zoning Change, and Article 5, Section 21.5.7. - Dimensional and Developmental Standards.- **No Action to Occur**

7. **REQUESTS AND ANNOUNCEMENTS:**

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

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

A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Daisy Marquez, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 27th day of February, 2025 at 3:30 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 _____, 2025. _____ 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.



CAPITAL IMPROVEMENT ADVISORY COMMITTEE: 03/05/2025
Agenda Item 4 A

TO: Capital Improvement Advisory Committee
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the January 22, 2025 Capital Improvement Advisory Committee Meeting.

GENERAL INFORMATION

Minutes for the January 22, 2025 Capital Improvement Advisory Committee Meeting.

STAFF ANALYSIS AND RECOMMENDATION

Staff recommends approval of the minutes as drafted.

Attachments

Draft minutes for the January 22, 2025 CIAC Meeting

DRAFT

CAPITAL IMPROVEMENT ADVISORY COMMITTEE MINUTES

January 22, 2025

The Schertz Capital Improvement Advisory Committee convened on January 22, 2025 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; Tamara Brown, Commissioner; John Carbon, Commissioner; Clayton Wallace, Commissioner; Bryan Jones, Commissioner; Mark Penshorn, Commissioner

Absent: Roderick Hector, Commissioner; Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Staff present: Brian James, Deputy City Manager
Lesa Wood, Director of Planning & Community Development
Larry Busch, Public Works Director
Kathryn Woodlee, City Engineer
Daisy Marquez, Planner
Sarah Rodriguez, Administrative Assistant

1. CALL TO ORDER / ROLL CALL THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Chairman Outlaw called the meeting to order at 6:25 pm.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Wallace was seated as 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.

4. PUBLIC HEARING:

- A.** Hold a public hearing for a presentation, discussion, and possible action to approve a recommendation regarding an update to the City of

Schertz Water and Wastewater Land Use Assumptions, Capital Improvements Plans, and Impact Fees to be assessed.

Mrs. Woodlee provided a presentation.

Chairman Outlaw opened the Public Hearing at 6:59 pm

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:59 pm.

Motioned by Commissioner Clayton Wallace, seconded by Commissioner Tamara Brown to recommend approval of City of Schertz Water and Wastewater Land Use Assumptions, Capital Improvement Plans, and Impact Fees to be assessed at the maximum amount with phasing as proposed by staff and effective date determined by City Council to City Council. Vice Chairman Braud voted nay because they want the implementation of the maximum fees to be set with City Council adoption without a phasing period.

Vote: 6- 1 Passed

NAY: Vice Chairman Richard Braud

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ADJOURNMENT OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Chairman Outlaw adjourned the regular meeting at 7:50 pm.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 03/05/2025
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: Minutes for the February 5, 2025, Planning and Zoning Commission Regular Meeting.

Attachments

Minutes for the February 5 2025 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

February 5, 2025

The Schertz Planning and Zoning Commission convened on February 5, 2025 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; Patrick McMaster, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner; Clayton Wallace, Commissioner

Absent: John Carbon, Commissioner

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

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Clayton 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.

There were no residents who spoke.

4. CONSENT AGENDA:

A. Minutes for the January 22, 2025, Special Planning and Zoning Commission Meeting.

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

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. PLSPU20240273** - Hold a public hearing and make a recommendation on a Specific Use Permit request to allow Automobile Repairs and Service, Major in General Business District (GB), on approximately 0.4 acres of land, more specifically known as a portion of Guadalupe County Property Identification Number 121092, generally located 1,092 feet southwest of the intersection of IH-35 N Access Road and FM 1103, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez gave a presentation on PLSPU20240273. The applicant spoke, Sergio Santa Cruz, 1017 Rigsby, San Antonio, TX.

Chairman Outlaw opened the Public Hearing at 6:13 P.M.
There were no residents who spoke
Chairman Outlaw closed the Public Hearing at 6:14 P.M.

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

Vote: 7 - 0 Passed

- B. PLZC20240317** - Hold a public hearing and make a recommendation on a request to rezone approximately 4.3 acres of land from Manufacturing – Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB) known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas

Mr. Haas gave a presentation on PLZC20240317. The applicant spoke, Jay Brown 7444 FM 482 & Trey Wyatt 510 Lancelot Way.

Chairman Outlaw opened the Public Hearing at 6:27 P.M.
● Pedro Montalvo, 7514 FM 482

Chairman Outlaw closed the Public Hearing at 6:32 P.M.

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

Vote: 7 - 0 Passed

- C. PLSPU20240323** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a Nursery, Major on approximately 4.3 acres of land known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas

Mr. Haas gave a presentation on PLSPU20240323.

Chairman Outlaw opened the Public Hearing at 6:41 P.M.

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:42 P.M.

Motioned by Commissioner Clayton Wallace to recommend approval with conditions, as presented by staff, to City Council, seconded by Commissioner Roderick Hector

Vote: 7 - 0 Passed

- D. PLUDC20250001** - Conduct a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.4. - Zoning Change, and Article 5, Section 21.5.7. - Dimensional and Developmental Standards.

Mr. Haas gave a presentation on PLUDC20250001.

Chairman Outlaw opened the Public Hearing at 6:51 P.M.

No one spoke.

Chairman Outlaw closed out the Public Hearing at 6:52 P.M.

Motioned by Commissioner Patrick McMaster to postpone to a future meeting with date to be determined, seconded by Commissioner Clayton Wallace

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made.

- B.** Announcements by Commissioners

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

No announcements were made.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

No announcements were made.

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

A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Outlaw adjourned the regular meeting at 6:54 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 03/05/2025
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Planner
 SUBJECT: **PLZC20250032** - Conduct a public hearing and make a recommendation on a request to rezone approximately 0.4 acres of land from Single-Family Residential District (R-2) to Single-Family Residential District (R-6), known as 305 Aviation Avenue, more specifically known as Guadalupe County Property Identification Number 174165, City of Schertz, Guadalupe County, Texas

BACKGROUND

The applicant is requesting to rezone approximately 0.4 acres from Single-Family Residential District (R-2) to Single-Family Residential District (R-6). It is currently one platted lot that is part of the Aviation Heights Subdivision, specifically Lot 61, Block 24, with no existing structure on the property. The subject property has direct frontage on Aviation Heights, a local road, and is within the 1% Annual Chance Flood Hazard Zone.

On February 19, 2025, twenty-seven (27) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property and the Schertz-Cibolo-Universal City Independent School District. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and three (3) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, the applicant placed a notification sign on the subject property.

The subject property is located within the Aviation Heights Subdivision, one of the oldest subdivisions in Schertz. A Replat was recorded in 2019 to combine five (5) lots to create Lot 61, Block 24 (the subject property). The property is currently zoned Single-Family Residential District (R-2), but the applicant is requesting Single-Family Residential District (R-6) to split the lot into two lots and build two single-family homes.

Subject Property:

| | Zoning | Land Use |
|-----------------|--|---|
| Existing | Single-Family Residential District (R-2) | Single Family Residence/ Vacant - Undeveloped |
| Proposed | Single-Family Residential District (R-6) | Single Family Residence |

Adjacent Properties:

| | Zoning | Land Use |
|--------------|---|--|
| North | Single-Family Residential District (R-2) | Open Space/ Single-Family Residence |
| South | Public Right-of-Way, Single-Family Residential District (R-2) | Aviation Ave/ Single-Family Residences |
| East | Single-Family Residential District (R-2) | Single-Family Residences |
| West | Single-Family Residential District (R-2) | Single-Family Residences |

**Table 21.5.7.A Dimensional Requirements
Residential Zoning Districts**

| | | Minimum Lot Size and Dimensions | | | Minimum Yard Setback | | | Miscellaneous Lot Requirements | | |
|-------------|------------------------------------|---------------------------------|------------------|------------------|----------------------|-----------------|-----------------|--|-------------------|--------------------------------|
| Code | Zoning District | Area Sqft | Width Ft. | Depth Ft. | Front Ft. | Side Ft. | Rear Ft. | Minimum Off-Street Parking Spaces | Max Height | Max Impervious Coverage |
| R-2 | Single-Family Residential District | 8,400 | 70 | 120 | 25 | 10 | 20 | 2 | 35' | 50% |
| R-6 | Single-Family Residential District | 7,200 | 60 | 120 | 25 | 10 | 20 | 2 | 35' | 50% |

GOAL

The proposed zone change is for approximately 0.4 acres of land to Single-Family Residential District (R-6). Per the letter of intent submitted with the application, the applicant would like to split the lot to build two homes.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When evaluating zone changes, Staff refers to the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

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

The subject property is designated as Complete Neighborhood in the Comprehensive Land Use Plan-Future Land Use Map. The Complete Neighborhood land use designation is intended for a mixture of housing options with supporting land uses, such as neighborhood commercial. When considering the existing land uses, the subject property is surrounded by single-family residences and the applicant is also proposing single-family residences. The proposed Single-Family Residential District (R-6) meets the intent of the Complete Neighborhood Land Use Designation and implements the Policies of the Comprehensive Land Use Plan due to the compatibility with the existing land uses and existing zoning district site dimensional requirements.

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. The subject property is surrounded by residences and the applicant is proposing a residential use. The uses permitted within Single-Family Residential District (R-2) are also allowed within Single-Family Residential District (R-6).

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

The subject property is part of one of the oldest subdivisions within the City of Schertz. Although residential properties within Aviation Heights are zoned Single-Family Residential District (R-2), they may meet the dimensional requirements of other zoning districts. The applicant is proposing Single-Family Residential District (R-6), which would result in the same uses that are permitted within Single-Family Residential District (R-2).

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

Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection. A public hearing notice was also mailed to Schertz-Cibolo-Universal City Independent School District. The most recent SCUC ISD Demographic Report and 10 Year Campus Forecasting Report have been attached to the Staff Report.

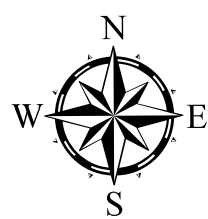
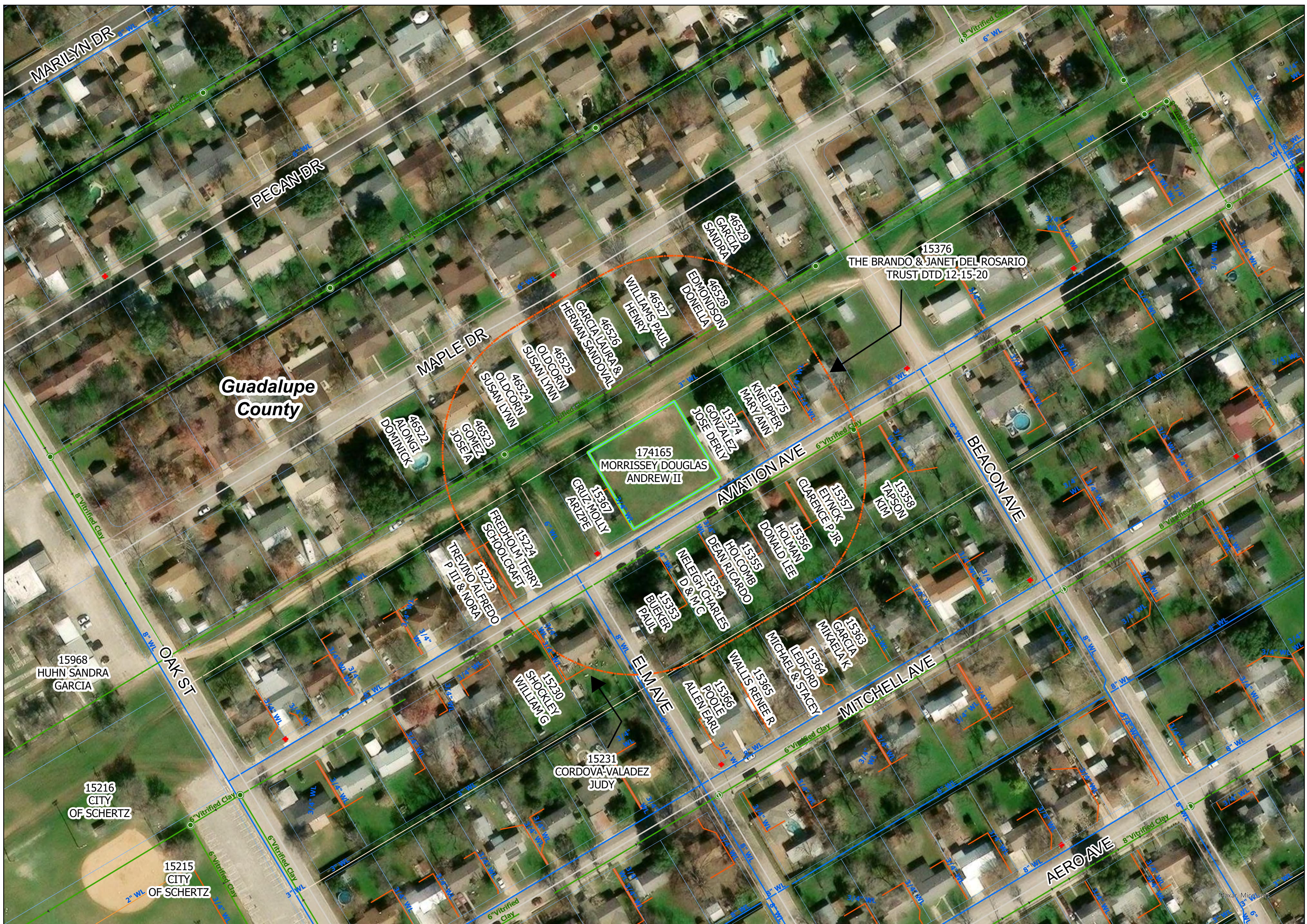
The Planning and Zoning Commission and City Council have not provided other factors for the consideration of the amendment.

RECOMMENDATION

Due to the proposed zone change to Single-Family Residential District (R-6) meeting the intent of the Complete Neighborhood Land Use Designation and compatibility with the existing neighborhood at the subject property, Staff recommends approval of PLZC20250032.

Attachments

Aerial Exhibit
Notification Map
Public Hearing Responses
Zoning Exhibit
Survey
Letter of Intent
SCUC ISD Demographic Report
SCUC ISD 10- Year Forecasting



SCHERTZ
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Rezoning Case
305 Aviation Ave
PLZC20250032

- County Boundaries
- Schertz Municipal Boundary
- ETJ
- Project Boundary

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial

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

- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown

- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station

- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant

- Sewer Main
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

0 75 150 300 Feet






SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: February 10, 2025
City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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

Proposed Rezone 305 Aviation Ave (PLZC20250032)

 Project Boundary  Parcels
 200' Buffer



0 50 100 200 300 Feet

NOTICE OF PUBLIC HEARING

February 19, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, March 5th, 2025 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:

PLZC20250032 - Hold a public hearing and make a recommendation on a request to rezone approximately 0.4 acres of land from Single-Family Residential District (R-2) to Single-Family Residential District (R-6), known as 305 Aviation Avenue, more specifically known as Guadalupe County Property Identification Number 174165, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, 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 Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,



Daisy Marquez
Planner

Reply Form:

City Council will have a public hearing 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 the 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 **PLZC20250032**

COMMENTS: _____

NAME: Clarence P. Eiynek Jr SIGNATURE Clarence P. Eiynek Jr
(PLEASE PRINT)

STREET ADDRESS: 308 AVIATION AVE

DATE: 24 FEB 2025

Reply Form:

City Council will have a public hearing 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 the 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 **PLZC20250032**

COMMENTS: _____

NAME: Mary Kneupper (PLEASE PRINT) SIGNATURE Mary Kneupper

STREET ADDRESS: 390 Aviation Blvd

DATE: 2/27/25

NOTICE OF PUBLIC HEARING

February 19, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, March 5th, 2025 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:

PLZC20250032 - Hold a public hearing and make a recommendation on a request to rezone approximately 0.4 acres of land from Single-Family Residential District (R-2) to Single-Family Residential District (R-6), known as 305 Aviation Avenue, more specifically known as Guadalupe County Property Identification Number 174165, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, 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 Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,



Daisy Marquez
Planner

Reply Form:

City Council will have a public hearing 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 the 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.

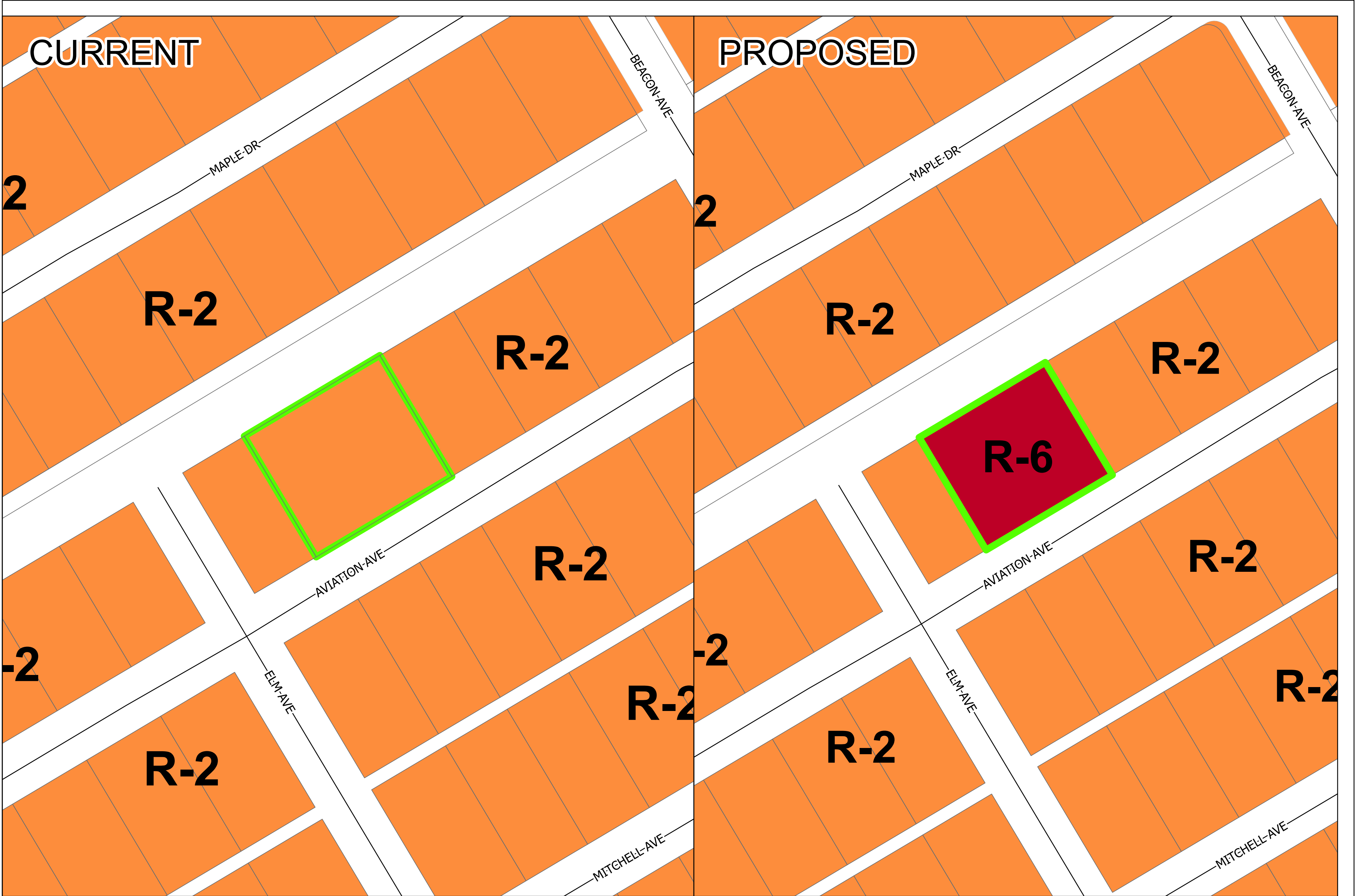
I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250032**

COMMENTS: _____

NAME: Mikaela Garcia SIGNATURE Mikaela Garcia
(PLEASE PRINT)

STREET ADDRESS: 307 Mitchell Ave Schertz, TX 78154

DATE: 2-25-2025



SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY
Last update: February 10, 2025

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

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**

305 AVIATION AVE
GCAD: PARCEL ID 174165

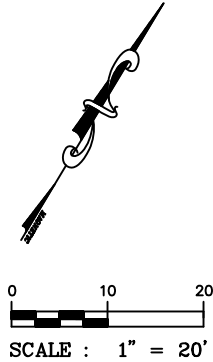
Classification

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

0 50 100 200 300 Feet

LEGEND

- F.I.P. : FOUND IRON PIN
S.I.P. : SET 1/2" IRON PIN
C.M. : CONTROLLING MONUMENT
C.P. : CALCULATED POINT
G.P. : 3" GALVANIZED IRON POST
F.P. : 4"x4" WOOD POST
W.M. : WATER METER
P.P. : POWER POLE
F.M. : FIELD MEASUREMENT
◊ : CHAIN LINK FENCE



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE,
CORRECT AND AN ACCURATE REPRESENTATION OF
THE PROPERTY ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION AND
EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE
DISCREPANCIES, CONFLICTS, PROTRUSIONS OR
INTRUSIONS, OVERLAPPING OF IMPROVEMENTS,
EASEMENTS, OR RIGHT-OF-WAY.

THIS 10-TH DAY OF OCTOBER, 2024 A.D.

S. B. Shrestha

STREET ADDRESS: 0 AVIATION AVENUE
LOT: 61 BLOCK: 24 N.C.B.: -
SUBDIVISION: AMENDING PLAT OF RESUBDIVISION
OF AVIATION HEIGHTS
PLAT RECORDS, VOLUME: 9 PAGE(S): 148
CITY: SCHERTZ, GUADALUPE COUNTY, TEXAS
SURVEYED FOR: CAPITAL TITLE
G.F. NO.: 24-825180-CV
BUYER(S): DOUGLAS ANDREW MORRISSEY II

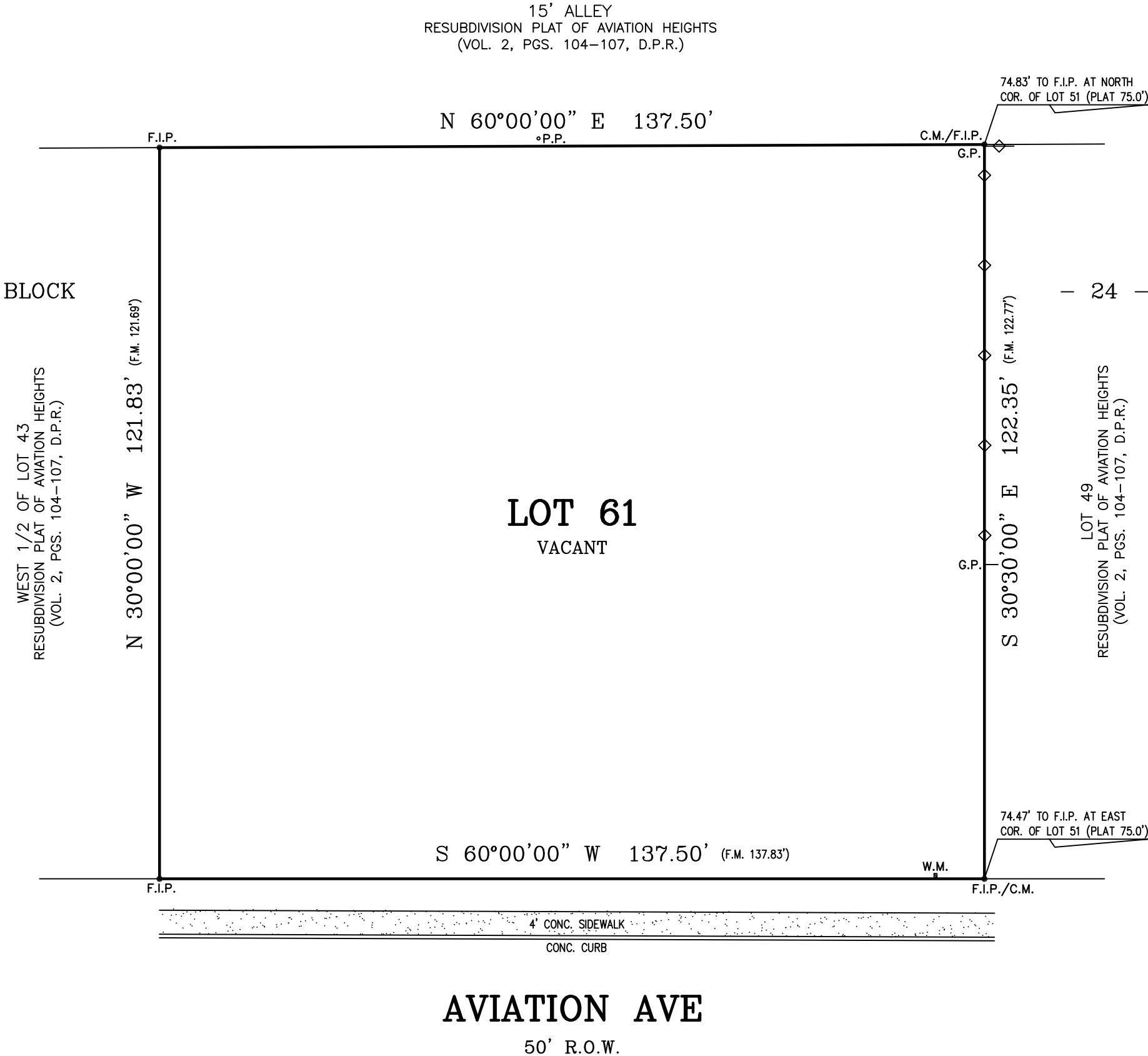
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
VOL. 9 PG. 148 VOL. PG. VOL. PG.
VOL. PG. VOL. PG. VOL. PG.



TEXAS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.TexasEngineeringSurveying.com
FIRM REG: TBPE F-14631, TBPLS 10193833
114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866

NOTE:

BEARINGS ARE BASED ON THE RECORDED PLAT.



17 January 2025

To: City of Schertz Planning Department
1400 Schertz Parkway Bldg. 1
210-619-1780

From: Douglas Andrew Morrissey II
409 Aero Avenue
Schertz TX 78154
228-265-1030

Subject: 305 Aviation Avenue, Schertz TX 78154 / Rezoning

The property is Parcel 174165 and is 0.387 acres located at 305 Aviation Avenue, Schertz TX 78154 in the Aviation Heights subdivision. The land is approximately 137.5' x 122' and currently zoned as R-2 and I would like to rezone it to R-6. Ultimately, I would like the land to be replat with an equal split creating two R-6 plats approximately 68.75' x 122' which is greater than the minimum requirements for R-6 zoning but would not meet the minimum requirements for R-2 zoning.

By rezoning the land and replating it as two R-6 zones, I will be able to build two dwellings replacing an empty lot with two new homes in the Aviation Heights subdivision. The first home constructed will be my primary residence and the second home will be a home for my parents to come to as they get older in age. Both properties will be maintained by me as the owner.

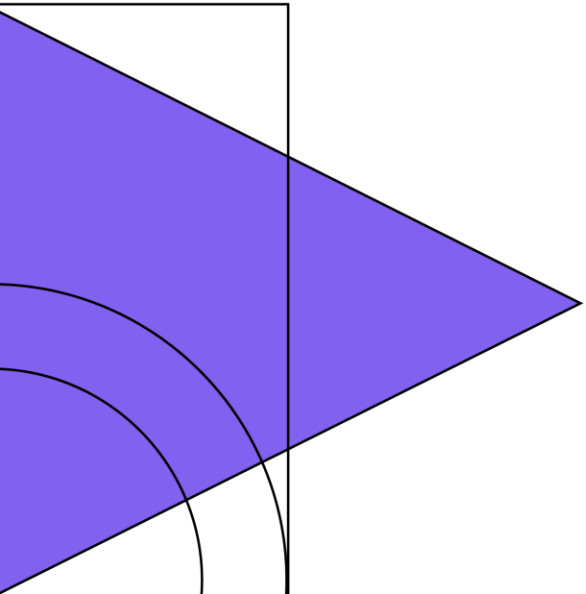
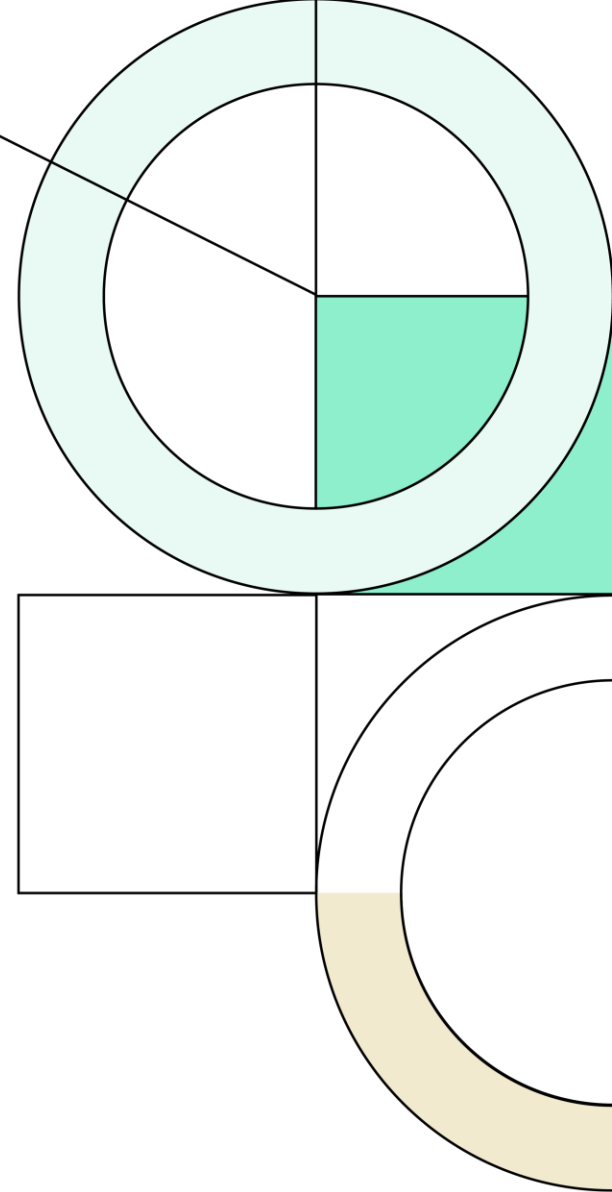
A handwritten signature in black ink, appearing to read 'D.A. Morrissey II', with a stylized, looped initial 'D'.

Douglas Andrew Morrissey II
Owner of 305 Aviation Avenue



3Q24

Demographic Report





Annual Enrollment Change

| Year (Oct.) | EE/PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|-------------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------------|----------|
| 2020/21 | 325 | 951 | 1,019 | 1,040 | 1,077 | 1,135 | 1,143 | 1,232 | 1,248 | 1,219 | 1,293 | 1,394 | 1,305 | 1,292 | 15,673 | | |
| 2021/22 | 455 | 935 | 997 | 1,019 | 1,074 | 1,116 | 1,124 | 1,221 | 1,287 | 1,318 | 1,428 | 1,347 | 1,305 | 1,264 | 15,890 | 217 | 1.4% |
| 2022/23 | 436 | 819 | 962 | 998 | 1,077 | 1,114 | 1,067 | 1,133 | 1,230 | 1,306 | 1,478 | 1,371 | 1,247 | 1,283 | 15,521 | -369 | -2.3% |
| 2023/24 | 430 | 788 | 838 | 967 | 997 | 1,090 | 1,079 | 1,097 | 1,178 | 1,264 | 1,435 | 1,459 | 1,238 | 1,286 | 15,146 | -375 | -2.4% |
| 2024/25 | 444 | 737 | 814 | 895 | 989 | 1,018 | 1,121 | 1,116 | 1,112 | 1,232 | 1,469 | 1,403 | 1,394 | 1,202 | 14,946 | -200 | -1.3% |

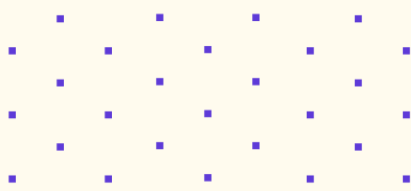
*Yellow Box = largest grade per year
Green Box = second largest grade per year

| | | | | | | | | | | | | | | | |
|------------|-------|-------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| 2024/25 | 384 | 747 | 849 | 866 | 1,006 | 1,043 | 1,108 | 1,118 | 1,126 | 1,198 | 1,413 | 1,427 | 1,354 | 1,225 | 14,864 |
| Difference | 60 | -10 | -35 | 29 | -17 | -25 | 13 | -2 | -14 | 34 | 56 | -24 | 40 | -23 | 82 |
| | 18.5% | -1.1% | -3.4% | 2.8% | -1.6% | -2.2% | 1.1% | -0.2% | -1.1% | 2.8% | 4.3% | -1.7% | 3.1% | -1.8% | 0.5% |

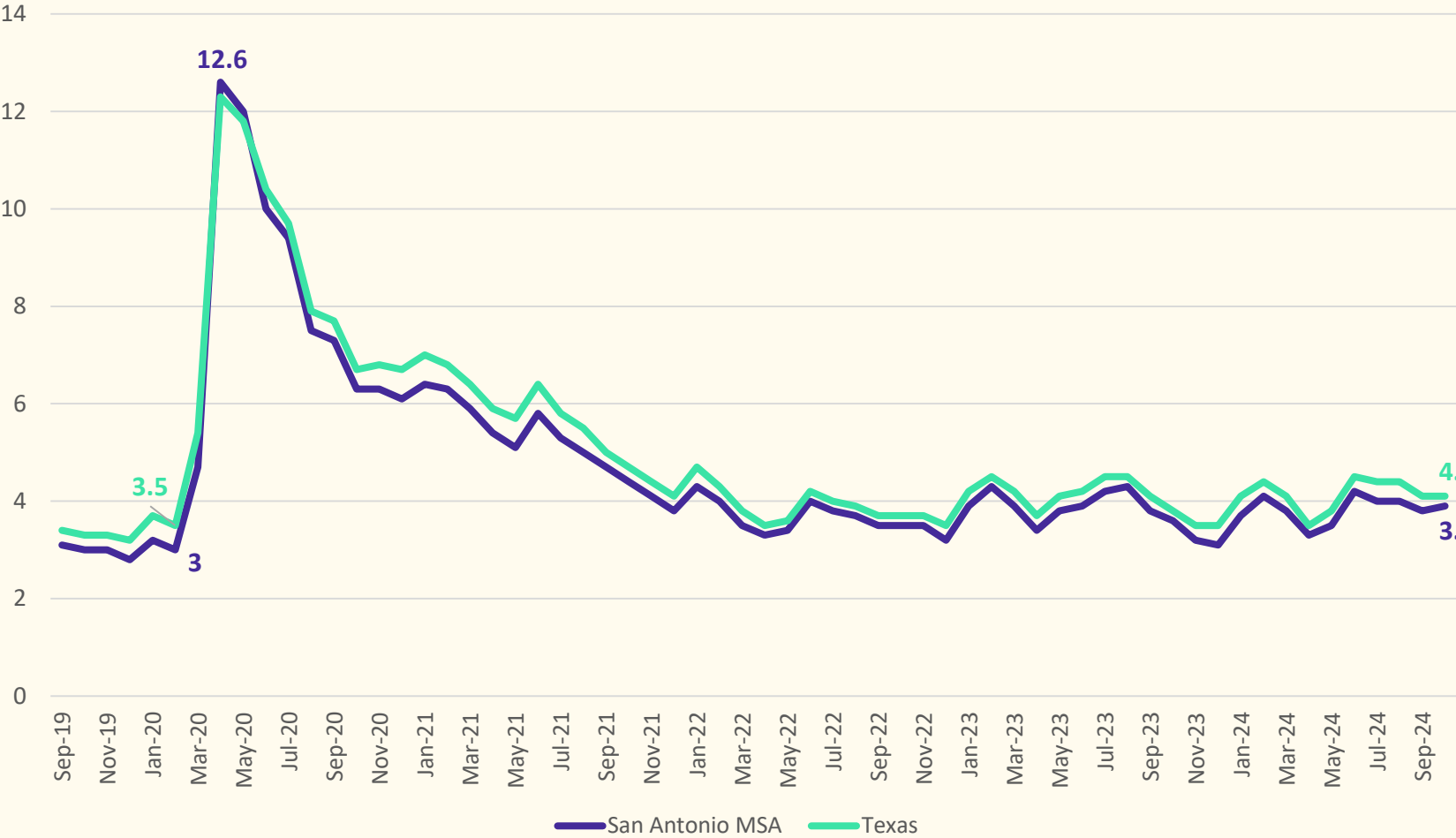
| 3-year avg. | 0.992 | 0.924 | 1.028 | 1.025 | 1.026 | 1.023 | 0.984 | 1.023 | 1.020 | 1.029 | 1.127 | 0.975 | 0.928 | 0.995 | 1.005 | 1.004 | 1.025 | 1.006 |
|-------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Cohorts | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Elem | Int | Mid | High |
| 2021/22 | 1.400 | 0.983 | 1.048 | 1.000 | 1.033 | 1.036 | 0.990 | 1.068 | 1.045 | 1.056 | 1.171 | 1.042 | 0.936 | 0.969 | 1.020 | 1.029 | 1.050 | 1.029 |
| 2022/23 | 0.958 | 0.876 | 1.029 | 1.001 | 1.057 | 1.037 | 0.956 | 1.008 | 1.007 | 1.015 | 1.121 | 0.960 | 0.926 | 0.983 | 1.000 | 0.982 | 1.011 | 0.998 |
| 2023/24 | 0.986 | 0.962 | 1.023 | 1.005 | 0.999 | 1.012 | 0.969 | 1.028 | 1.040 | 1.028 | 1.099 | 0.987 | 0.903 | 1.031 | 1.000 | 0.998 | 1.034 | 1.005 |
| 2024/25 | 1.033 | 0.935 | 1.033 | 1.068 | 1.023 | 1.021 | 1.028 | 1.034 | 1.014 | 1.046 | 1.162 | 0.978 | 0.955 | 0.971 | 1.016 | 1.031 | 1.030 | 1.017 |



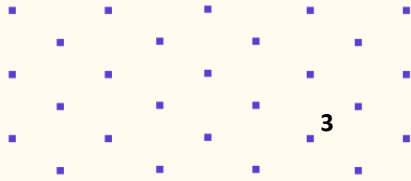
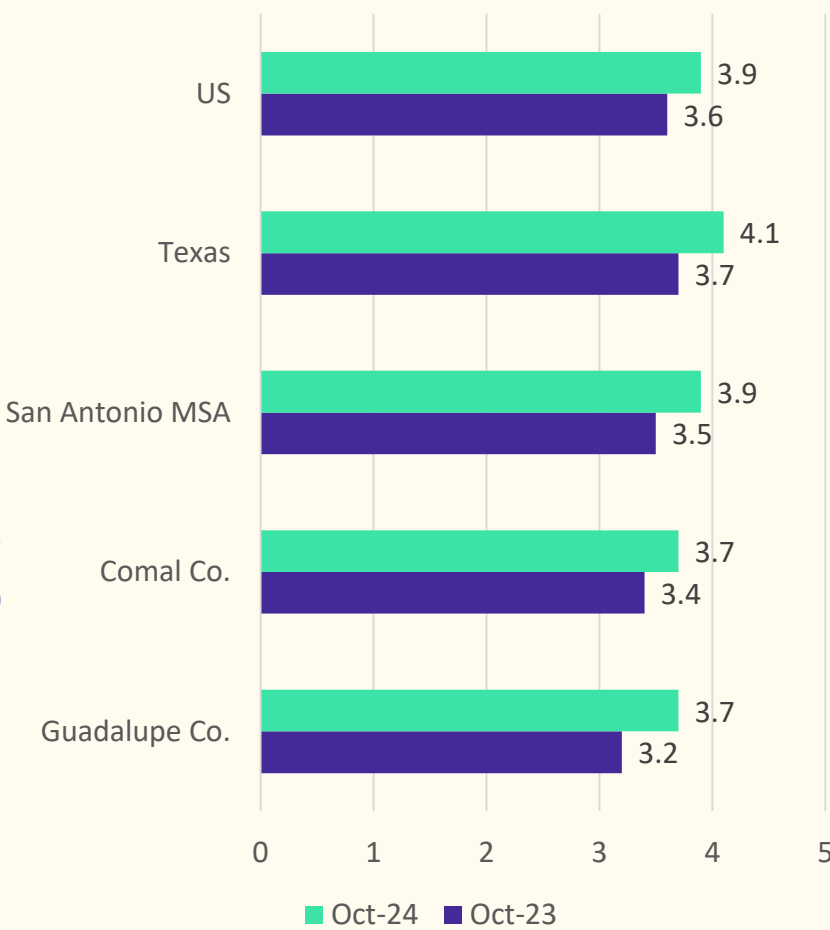
Local Economic Conditions



Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year





Housing Activity by MSA



Top 25 Housing Starts Markets (3Q2024)

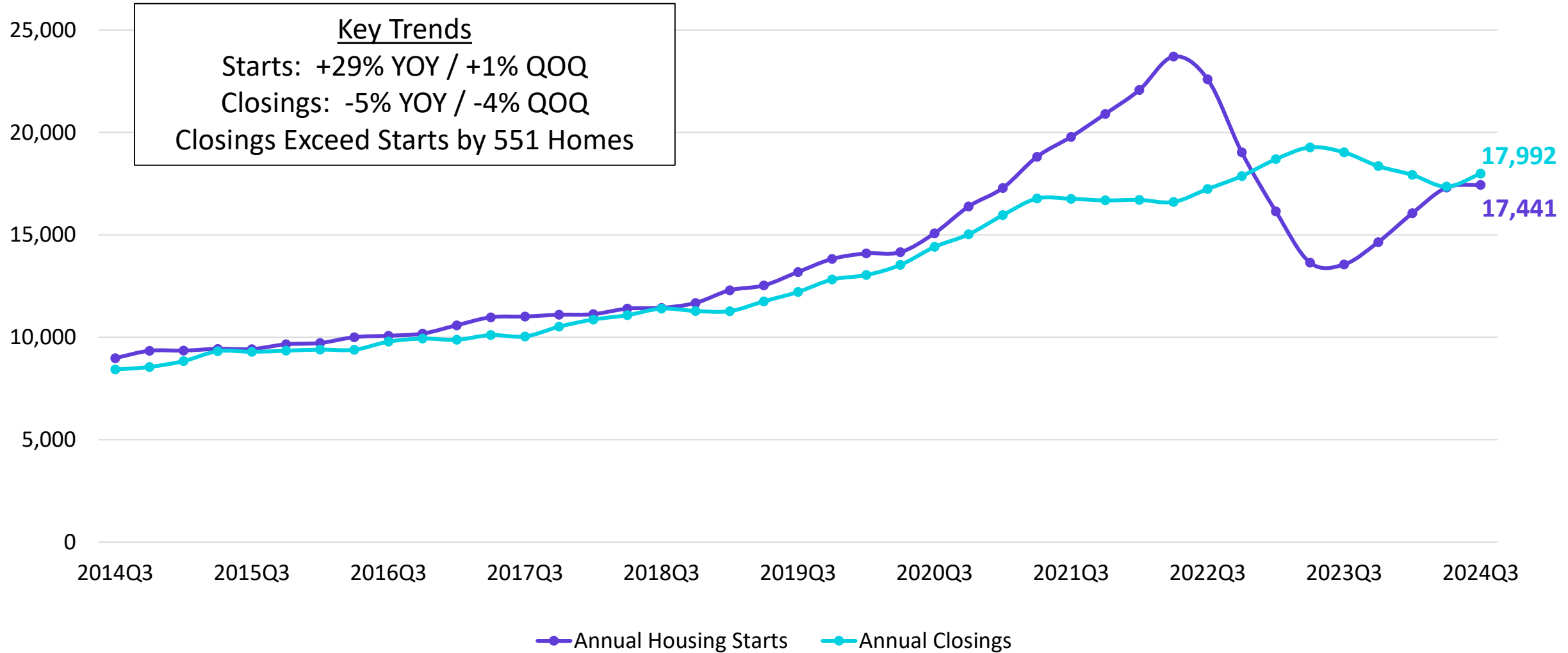
| Rank | Market | 3Q24 Annualized Starts | 3Q24 YOY Change | 3Q19 Annualized Starts | Change from 2019 |
|------|--------------------------|------------------------|-----------------|------------------------|------------------|
| 1 | Dallas | 46,635 | 11% | 33,560 | 39% |
| 2 | Houston | 38,128 | 14% | 29,712 | 28% |
| 3 | Phoenix | 23,399 | 50% | 21,093 | 11% |
| 4 | Atlanta | 18,338 | 6% | 22,899 | -20% |
| 5 | San Antonio | 17,751 | 33% | 13,180 | 35% |
| 6 | Austin | 16,663 | 11% | 17,409 | -4% |
| 7 | Orlando | 14,595 | -2% | 14,056 | 4% |
| 8 | Tampa | 12,459 | 3% | 12,144 | 3% |
| 9 | Charlotte | 11,625 | 0% | 11,837 | -2% |
| 10 | Raleigh | 11,045 | 12% | 9,723 | 14% |
| 11 | Riverside/San Bernardino | 10,871 | -2% | 9,377 | 16% |
| 12 | Las Vegas | 10,870 | 22% | 9,834 | 11% |
| 13 | Miami | 10,603 | 44% | 8,387 | 26% |
| 14 | Washington, DC | 10,439 | 2% | 12,980 | -20% |
| 15 | Sarasota | 10,387 | 10% | 5,897 | 76% |
| 16 | Jacksonville | 10,297 | 12% | 8,506 | 21% |
| 17 | Nashville | 9,887 | 17% | 8,439 | 17% |
| 18 | Lakeland | 8,556 | 29% | 4,885 | 75% |
| 19 | Denver | 8,291 | 22% | 10,144 | -18% |
| 20 | Portland | 8,226 | 108% | 5,143 | 60% |
| 21 | Seattle | 7,814 | 37% | 9,002 | -13% |
| 22 | Minneapolis | 7,121 | 13% | 7,755 | -8% |
| 23 | Sacramento | 7,060 | 20% | 5,856 | 21% |
| 24 | Chicago | 6,947 | 19% | 6,420 | 8% |
| 25 | Indianapolis | 6,846 | 16% | 5,874 | 17% |

Source: Zonda



San Antonio New Home Closings

Annual Housing Starts vs. Annual Closings





San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

| Rank | District | Annual Starts | Annual Closings | Inventory | VDL | Future |
|----------|----------------------------|---------------|-----------------|------------|--------------|--------------|
| 1 | NORTHSIDE ISD | 3,637 | 3,710 | 1,999 | 6,305 | 21,310 |
| 2 | COMAL ISD | 2,442 | 2,704 | 1,776 | 4,918 | 24,373 |
| 3 | MEDINA VALLEY ISD | 2,202 | 2,382 | 1,217 | 4,596 | 31,031 |
| 4 | EAST CENTRAL ISD | 2,222 | 2,055 | 1,254 | 4,560 | 24,573 |
| 5 | SOUTHWEST ISD | 1,333 | 1,203 | 739 | 2,317 | 7,002 |
| 6 | JUDSON ISD | 679 | 941 | 308 | 508 | 969 |
| 7 | SCHERTZ CIBOLO ISD* | 770 | 831 | 442 | 1,939 | 6,169 |
| 8 | NAVARRO ISD | 834 | 810 | 482 | 1,253 | 6,877 |
| 9 | BOERNE ISD | 784 | 768 | 555 | 1,264 | 9,651 |
| 10 | SOUTHSIDE ISD | 706 | 731 | 298 | 964 | 16,713 |
| 11 | NEW BRAUNFELS ISD | 610 | 618 | 388 | 767 | 6,366 |
| 12 | NORTH EAST ISD | 347 | 342 | 220 | 899 | 5,316 |
| 13 | SEGUIN ISD | 318 | 321 | 250 | 588 | 5,519 |
| 14 | SOUTH SAN ANTONIO ISD | 247 | 222 | 162 | 160 | 720 |
| 15 | MARION ISD | 194 | 166 | 111 | 264 | 4,352 |
| 16 | FLORESVILLE ISD | 127 | 139 | 54 | 205 | 0 |
| 17 | SAN ANTONIO ISD | 70 | 100 | 138 | 327 | 688 |
| 18 | LYTLE ISD | 88 | 73 | 50 | 334 | 1,046 |
| 19 | PLEASANTON ISD | 49 | 64 | 25 | 83 | 0 |
| 20 | ALAMO HEIGHTS ISD | 4 | 39 | 23 | 16 | 19 |

* Based on additional research by Zonda Education

** Totals **DO NOT** include age-restricted communities



District New Home Starts and Closings by Quarter



| Starts | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------|------|------|------|-------|------|------|------|
| 1Q | 175 | 201 | 237 | 294 | 349 | 103 | 189 |
| 2Q | 180 | 176 | 197 | 300 | 393 | 187 | 260 |
| 3Q | 177 | 207 | 261 | 265 | 174 | 241 | 163 |
| 4Q | 185 | 198 | 232 | 319 | 63 | 157 | |
| Total | 717 | 782 | 927 | 1,178 | 979 | 688 | 612 |

| Closings | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|----------|------|------|------|------|------|------|------|
| 1Q | 133 | 138 | 165 | 190 | 181 | 280 | 235 |
| 2Q | 185 | 211 | 249 | 258 | 227 | 247 | 249 |
| 3Q | 185 | 240 | 286 | 268 | 218 | 199 | 200 |
| 4Q | 161 | 179 | 213 | 196 | 334 | 155 | |
| Total | 664 | 768 | 913 | 912 | 960 | 881 | 684 |



District Housing Overview by Elementary Zone





| Elementary | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Const. | Inventory | Vacant Dev. Lots | Future |
|---------------|---------------|----------------|-----------------|------------------|--------------|-----------|------------------|--------|
| CIBOLO VALLEY | 85 | 19 | 110 | 27 | 29 | 52 | 275 | 238 |
| GREEN VALLEY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PASCHAL | 4 | 0 | 1 | 0 | 1 | 3 | 41 | 242 |
| ROSE GARDEN | 205 | 57 | 226 | 38 | 86 | 126 | 680 | 2,722 |
| SCHERTZ | 0 | 0 | 23 | 2 | 0 | 1 | 0 | 60 |
| SIPPEL | 288 | 63 | 227 | 64 | 89 | 151 | 637 | 1,556 |
| WATTS | 53 | 7 | 93 | 26 | 14 | 28 | 23 | 580 |
| WIEDERSTEIN | 135 | 17 | 151 | 43 | 28 | 81 | 283 | 771 |
| Grand Total | 770 | 163 | 831 | 200 | 247 | 442 | 1,939 | 6,169 |

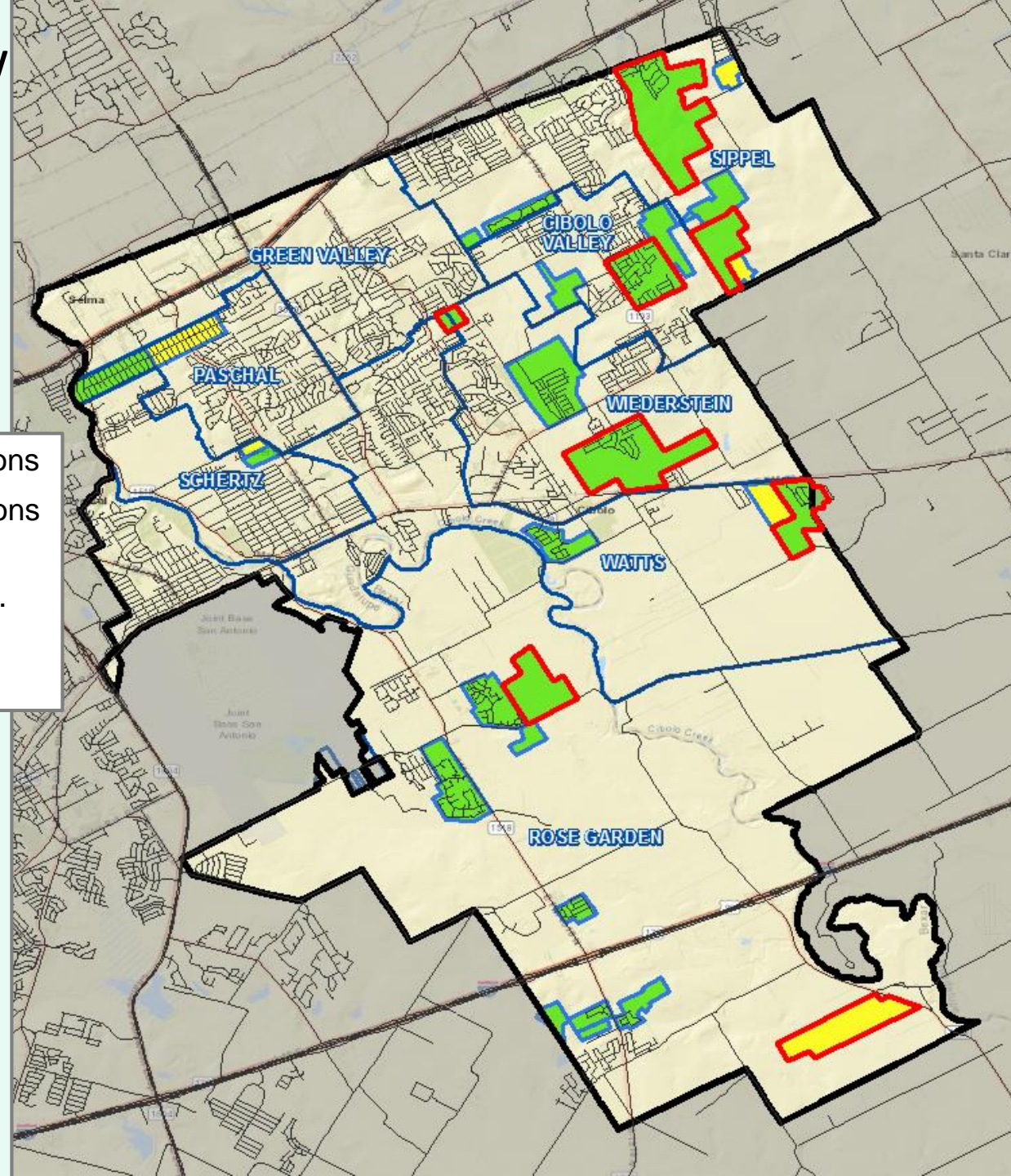
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category



District Housing Overview

- The district has 24 actively building subdivisions
- Within SCUCISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on approx. 770 lots within 8 subdivisions
- 265 lots were delivered in the 3rd quarter

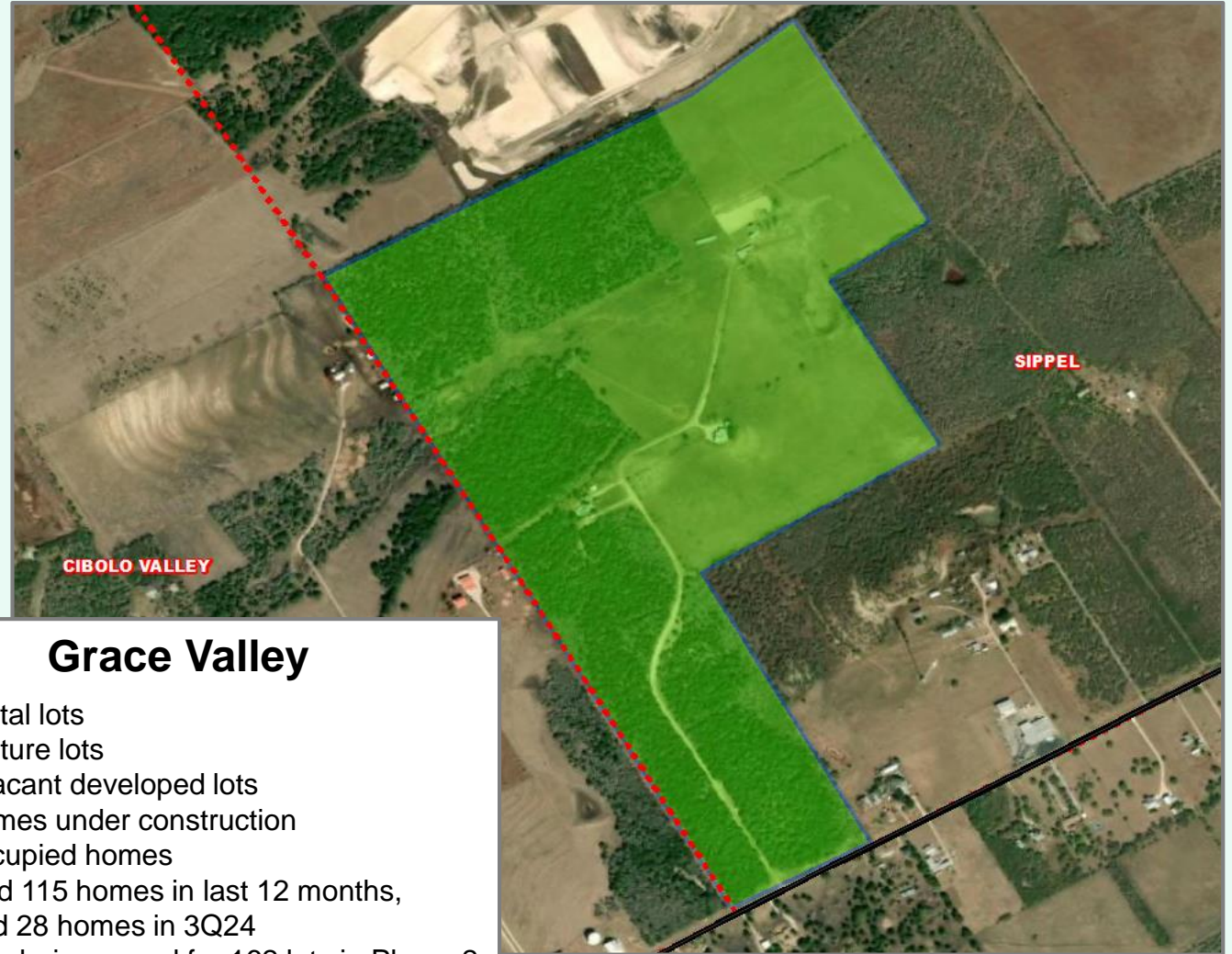
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





Residential Activity

Nov 2024



Grace Valley

- 868 total lots
- 574 future lots
- 159 vacant developed lots
- 31 homes under construction
- 97 occupied homes
- Started 115 homes in last 12 months, started 28 homes in 3Q24
- Streets being paved for 162 lots in Phase 2
- Lennar
- \$237K+
- Current Student Yield = .20

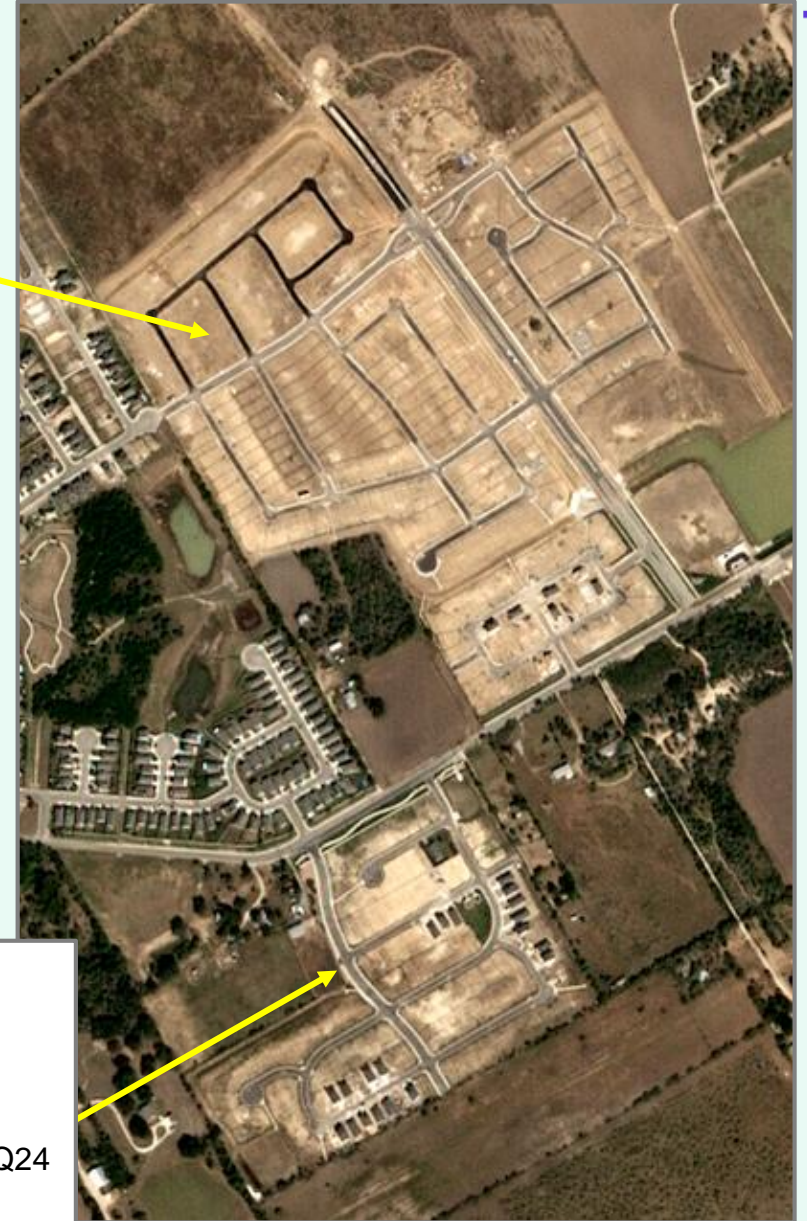


Residential Activity

Saddlebrook Ranch

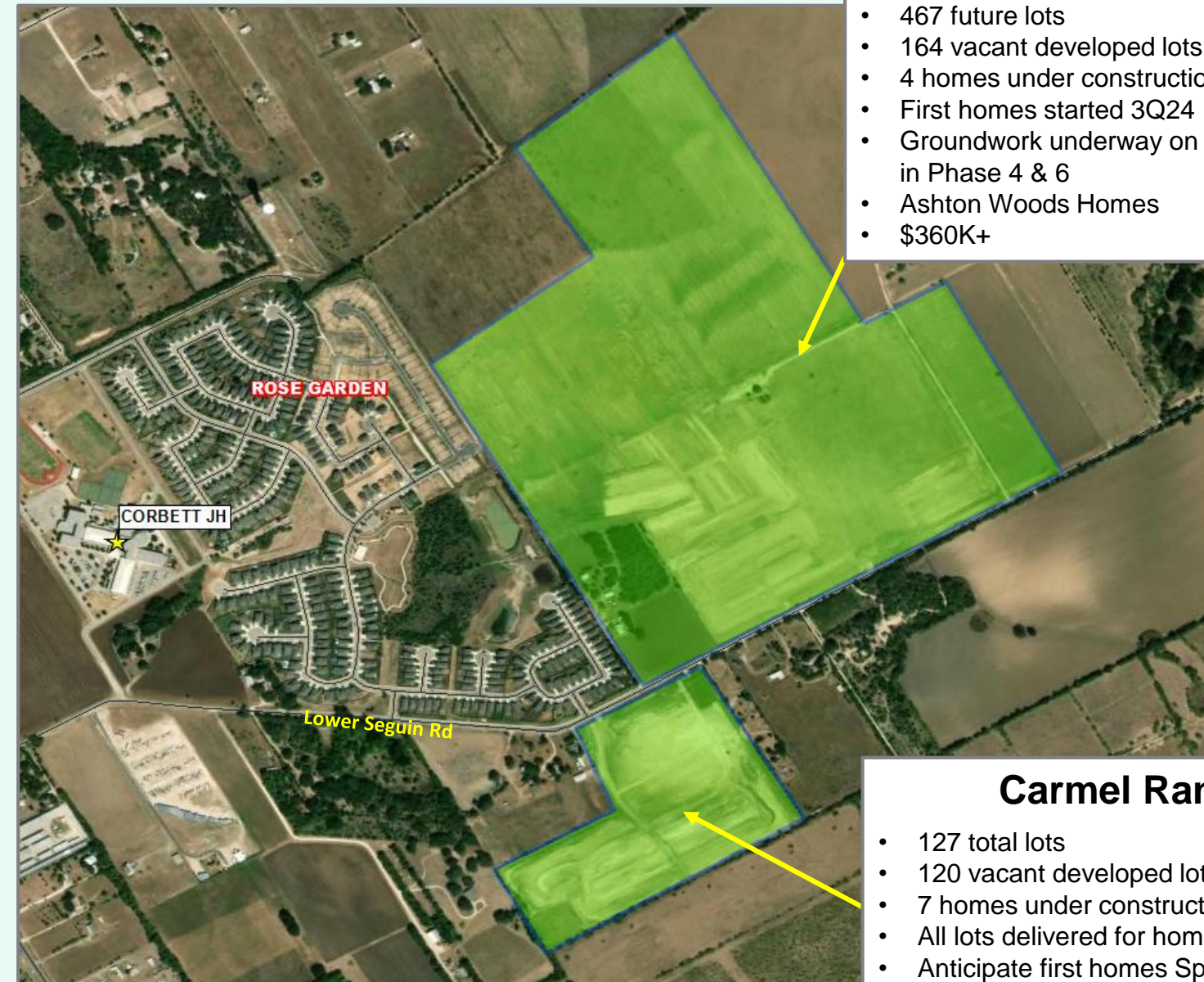
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

Nov 2024



Carmel Ranch

- 127 total lots
- 120 vacant developed lots
- 7 homes under construction
- All lots delivered for homebuilding 3Q24
- Anticipate first homes Spring 2025
- Meritage Homes
- \$402K+





Residential Activity



Clearwater Creek

- 1,156 total future lots
- Initial groundwork underway on 104 lots in Phase 1
- Lennar

Nov 2024



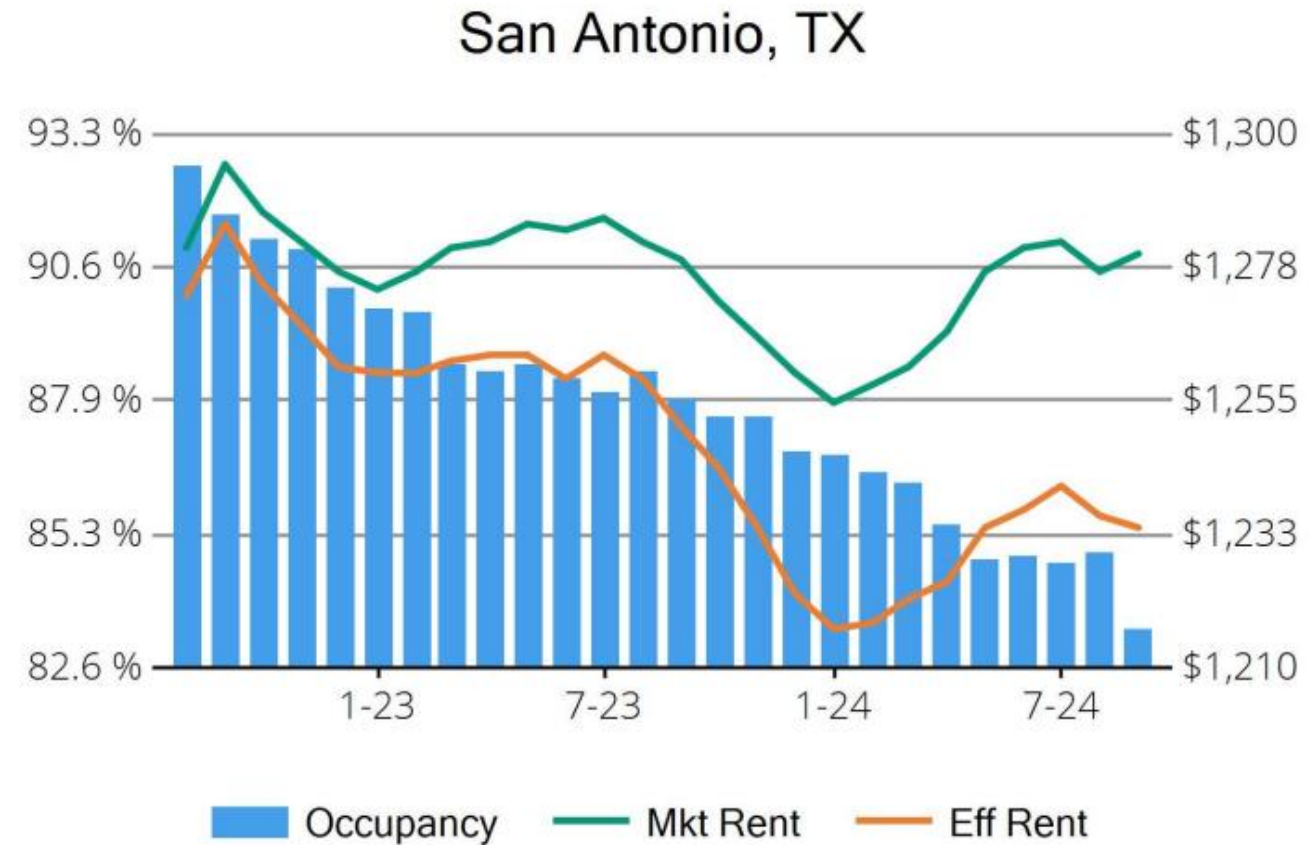


Housing Market Trends: Multi-family Market- September 2024



Stabilized and Lease-up Properties

| Conventional Properties | Sep 2024 | Annual Change |
|-------------------------|----------|---------------|
| Occupancy | 83.4 | -5.6% |
| Unit Change | 13,675 | |
| Units Absorbed (Annual) | 1,484 | |
| Average Size (SF) | 865 | +0.8% |
| Asking Rent | \$1,280 | +0.1% |
| Asking Rent per SF | \$1.48 | -0.7% |
| Effective Rent | \$1,234 | -1.3% |
| Effective Rent per SF | \$1.43 | -2.1% |
| % Offering Concessions | 44% | +35.7% |
| Avg. Concession Package | 7.0% | +20.7% |



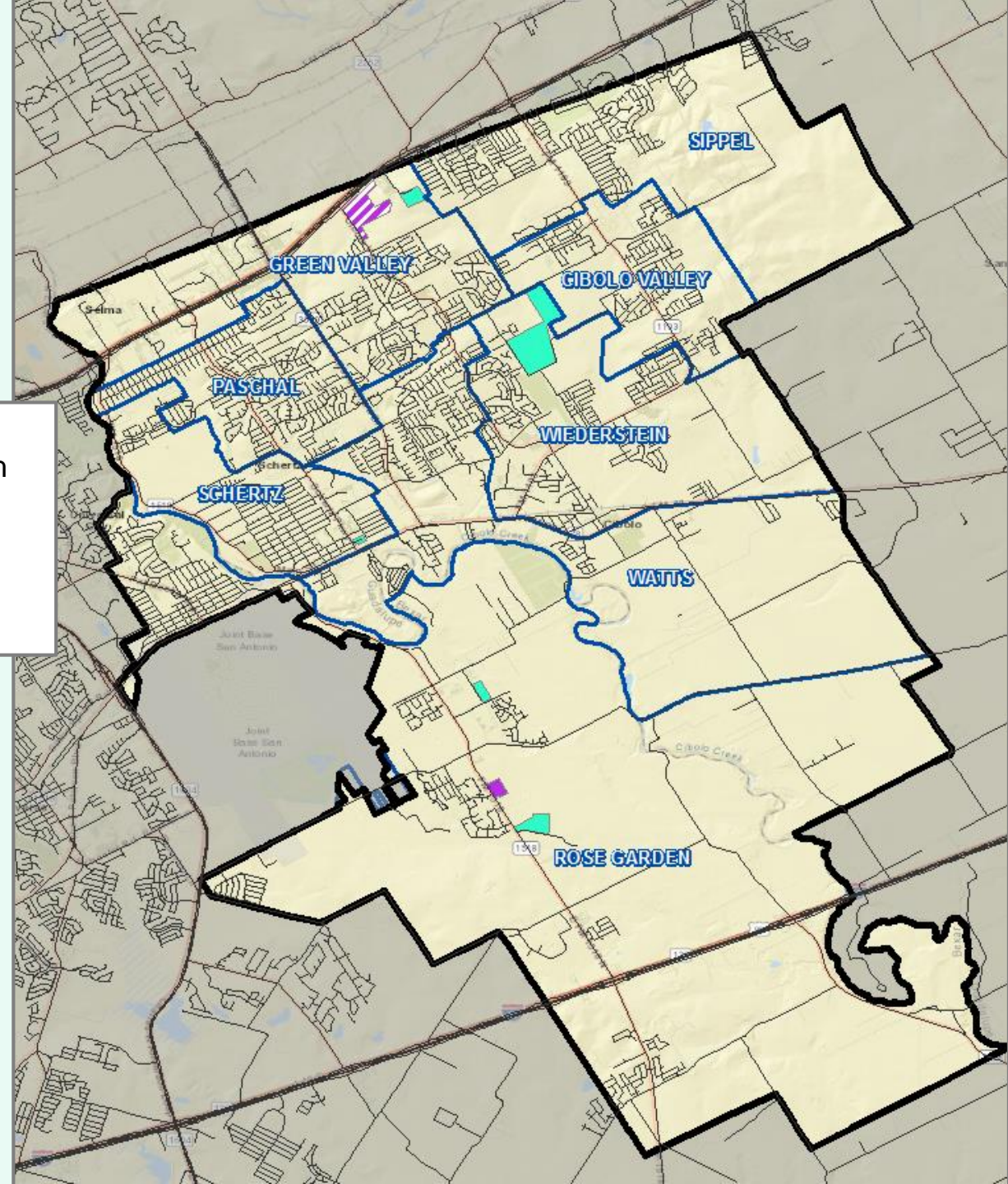


District Multifamily Overview

- There are more than 600 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district

Multifamily Developments

-  Future Apartment
-  Future Single Family Rental
-  Apartment Under Construction
-  Mobile Home Under Construction
-  Single Family Rental Under Construction





Residential Activity



Schertz Station

- 318 single-family rental homes under construction
- Estimated lease date mid 2025

Nov 2024

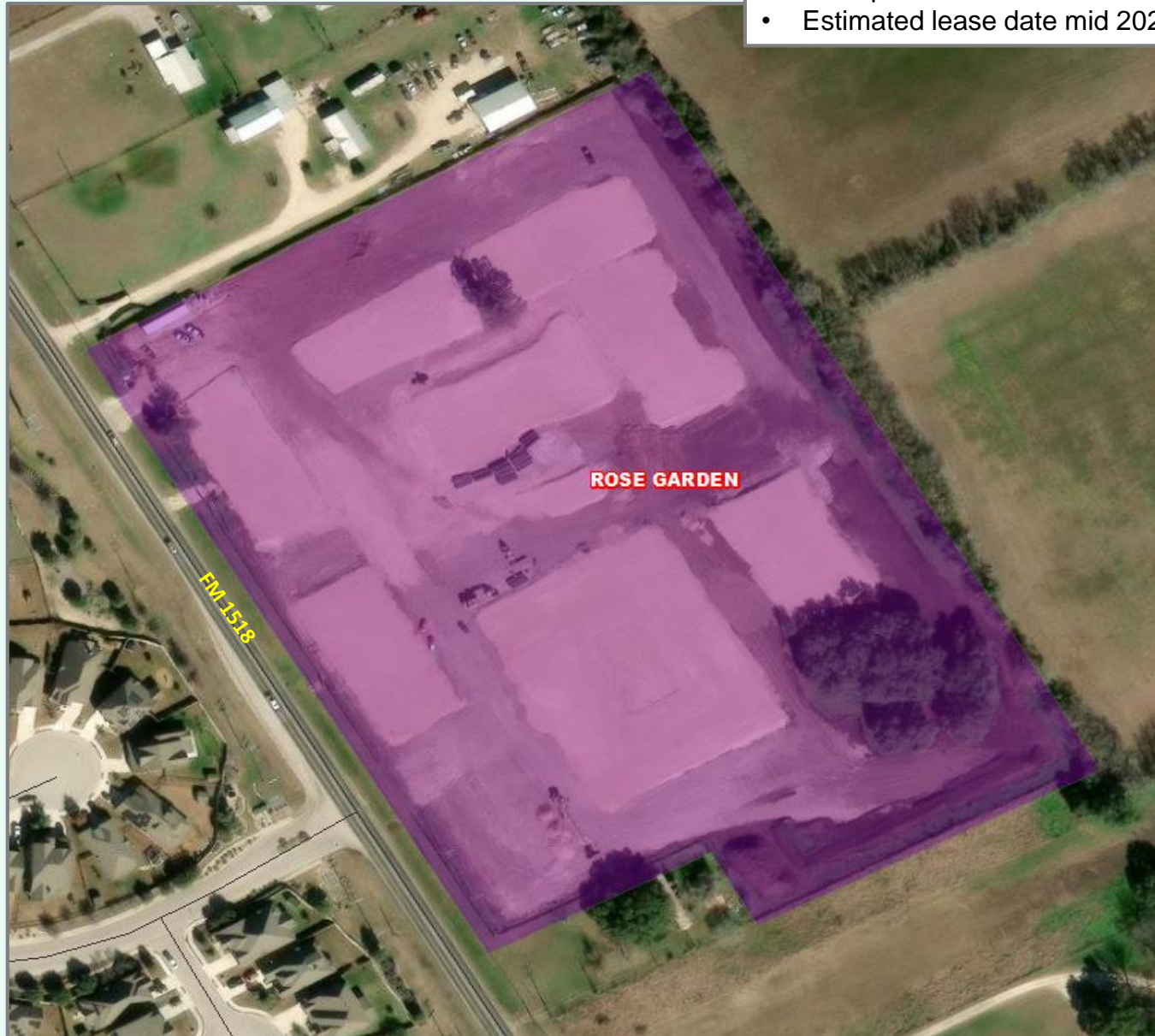




Residential Activity

Aviator 1518

- 300 apartment units under construction
- Estimated lease date mid 2025



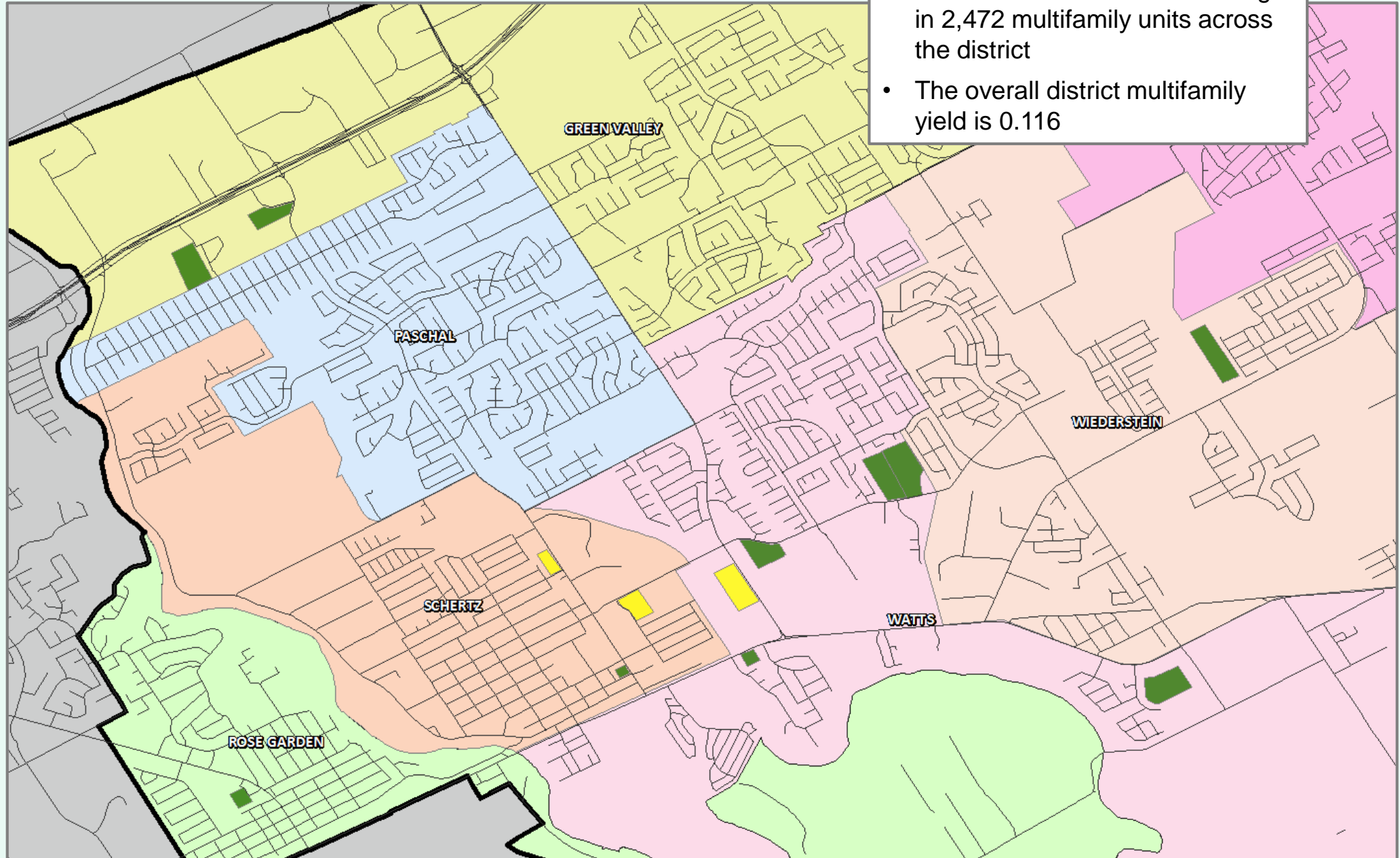
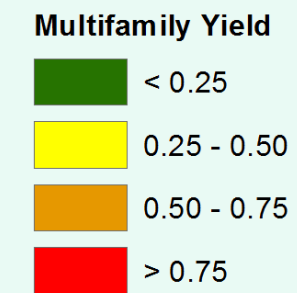
Nov 2024





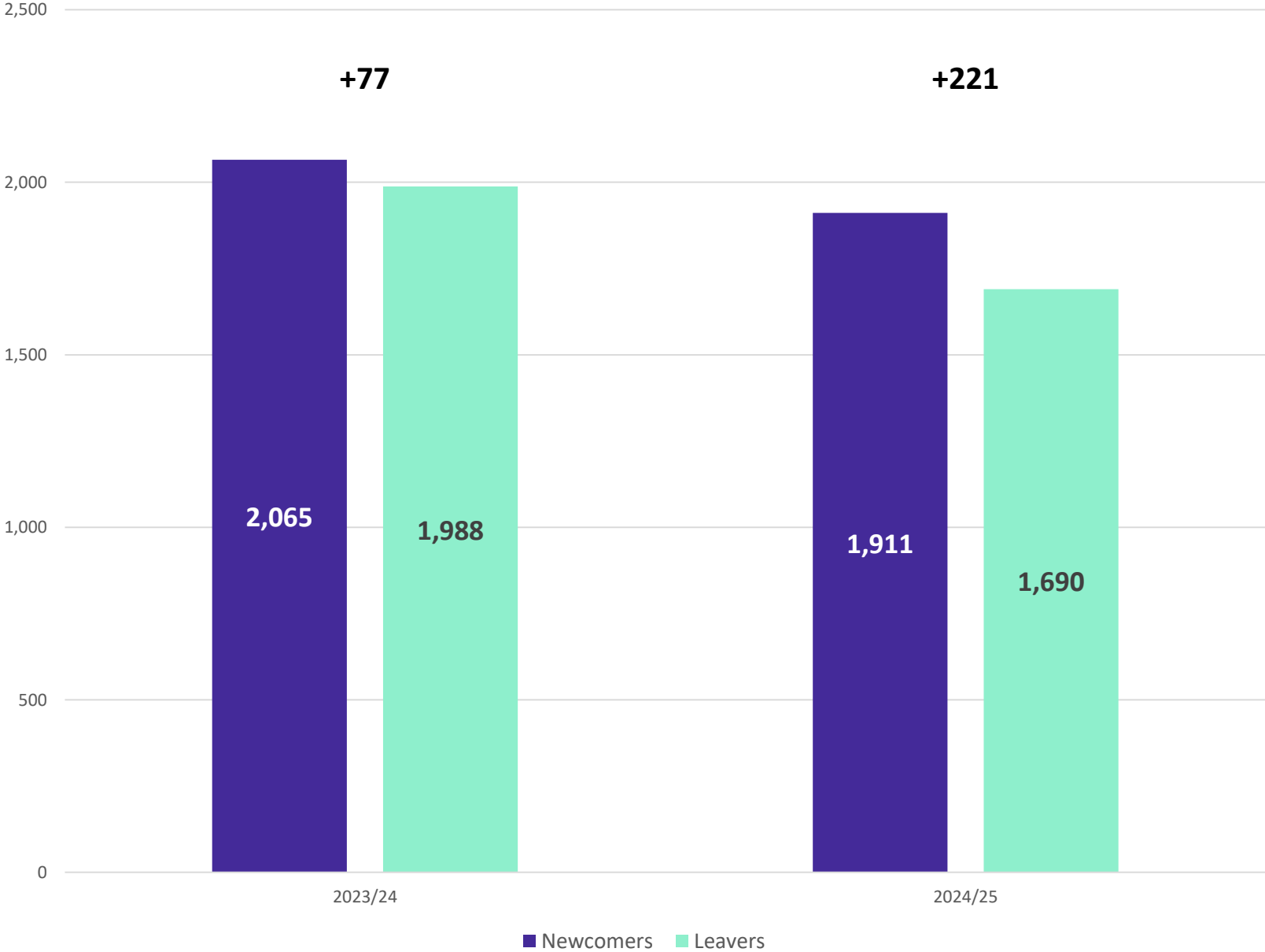
District Multifamily Yield

- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116



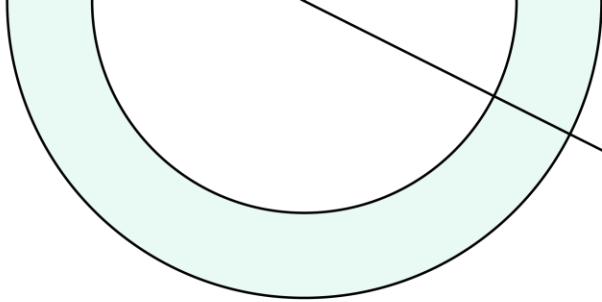


Newcomers and Leavers

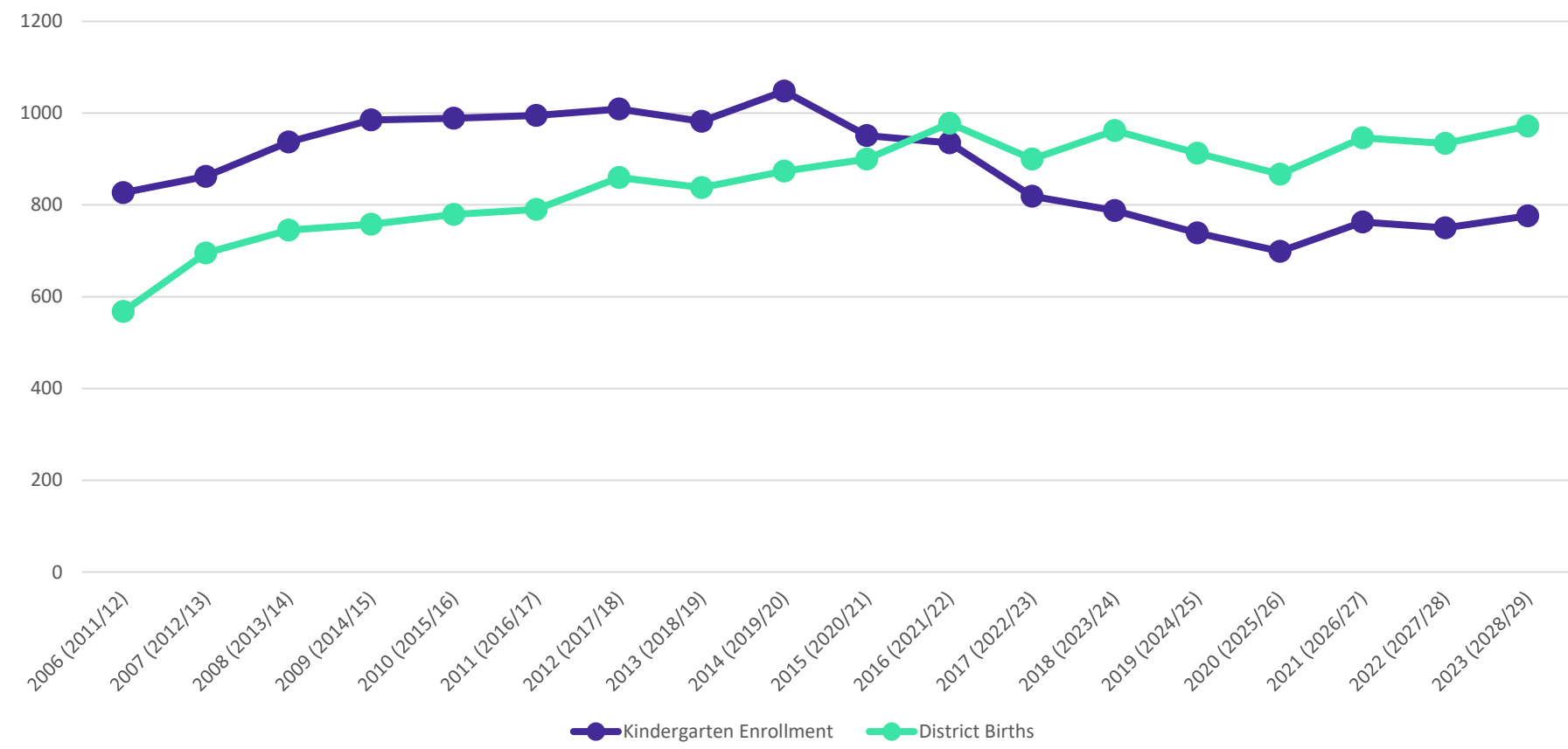




Birth Rate Analysis



Schertz-Cibolo-U City ISD KG Enrollment vs. District Births



| | Kindergarten Enrollment | District Births | Ratio |
|----------------|-------------------------|-----------------|-------|
| 2006 (2011/12) | 827 | 568 | 1.456 |
| 2007 (2012/13) | 862 | 695 | 1.240 |
| 2008 (2013/14) | 937 | 745 | 1.258 |
| 2009 (2014/15) | 985 | 758 | 1.299 |
| 2010 (2015/16) | 989 | 779 | 1.270 |
| 2011 (2016/17) | 995 | 790 | 1.259 |
| 2012 (2017/18) | 1,009 | 860 | 1.173 |
| 2013 (2018/19) | 982 | 838 | 1.172 |
| 2014 (2019/20) | 1,048 | 874 | 1.199 |
| 2015 (2020/21) | 951 | 900 | 1.057 |
| 2016 (2021/22) | 935 | 978 | 0.956 |
| 2017 (2022/23) | 819 | 900 | 0.910 |
| 2018 (2023/24) | 788 | 962 | 0.819 |
| 2019 (2024/25) | 739 | 913 | 0.809 |
| 2020 (2025/26) | 699 | 867 | 0.806 |
| 2021 (2026/27) | 763 | 946 | 0.807 |
| 2022 (2027/28) | 750 | 934 | 0.803 |
| 2023 (2028/29) | 776 | 972 | 0.798 |



Ten Year Forecast by Grade Level

| Year (Oct.) | EE/PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|-------------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------------|----------|
| 2020/21 | 325 | 951 | 1,019 | 1,040 | 1,077 | 1,135 | 1,143 | 1,232 | 1,248 | 1,219 | 1,293 | 1,394 | 1,305 | 1,292 | 15,673 | | |
| 2021/22 | 455 | 935 | 997 | 1,019 | 1,074 | 1,116 | 1,124 | 1,221 | 1,287 | 1,318 | 1,428 | 1,347 | 1,305 | 1,264 | 15,890 | 217 | 1.4% |
| 2022/23 | 436 | 819 | 962 | 998 | 1,077 | 1,114 | 1,067 | 1,133 | 1,230 | 1,306 | 1,478 | 1,371 | 1,247 | 1,283 | 15,521 | -369 | -2.3% |
| 2023/24 | 430 | 788 | 838 | 967 | 997 | 1,090 | 1,079 | 1,097 | 1,178 | 1,264 | 1,435 | 1,459 | 1,238 | 1,286 | 15,146 | -375 | -2.4% |
| 2024/25 | 444 | 737 | 814 | 895 | 989 | 1,018 | 1,121 | 1,116 | 1,112 | 1,232 | 1,469 | 1,403 | 1,394 | 1,202 | 14,946 | -200 | -1.3% |
| 2025/26 | 452 | 715 | 766 | 853 | 925 | 1,022 | 1,057 | 1,171 | 1,147 | 1,150 | 1,415 | 1,438 | 1,354 | 1,374 | 14,839 | -107 | -0.7% |
| 2026/27 | 458 | 780 | 747 | 805 | 886 | 972 | 1,051 | 1,094 | 1,207 | 1,189 | 1,315 | 1,388 | 1,374 | 1,352 | 14,618 | -221 | -1.5% |
| 2027/28 | 461 | 768 | 815 | 789 | 838 | 922 | 998 | 1,091 | 1,120 | 1,253 | 1,370 | 1,286 | 1,335 | 1,363 | 14,409 | -209 | -1.4% |
| 2028/29 | 463 | 797 | 806 | 858 | 825 | 877 | 953 | 1,038 | 1,119 | 1,160 | 1,436 | 1,342 | 1,237 | 1,326 | 14,237 | -172 | -1.2% |
| 2029/30 | 463 | 811 | 826 | 836 | 888 | 851 | 903 | 988 | 1,057 | 1,161 | 1,331 | 1,406 | 1,287 | 1,232 | 14,040 | -197 | -1.4% |
| 2030/31 | 463 | 833 | 840 | 860 | 865 | 918 | 878 | 938 | 1,015 | 1,098 | 1,335 | 1,303 | 1,352 | 1,279 | 13,977 | -63 | -0.4% |
| 2031/32 | 463 | 850 | 867 | 874 | 894 | 900 | 948 | 913 | 961 | 1,052 | 1,264 | 1,307 | 1,252 | 1,343 | 13,888 | -89 | -0.6% |
| 2032/33 | 463 | 862 | 877 | 899 | 906 | 926 | 929 | 985 | 935 | 997 | 1,207 | 1,237 | 1,254 | 1,246 | 13,723 | -165 | -1.2% |
| 2033/34 | 463 | 885 | 890 | 910 | 931 | 939 | 957 | 966 | 1,009 | 970 | 1,146 | 1,184 | 1,185 | 1,247 | 13,682 | -41 | -0.3% |
| 2034/35 | 463 | 902 | 917 | 924 | 943 | 965 | 971 | 995 | 991 | 1,047 | 1,115 | 1,124 | 1,140 | 1,180 | 13,677 | -5 | 0.0% |

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



Ten Year Forecast by Campus

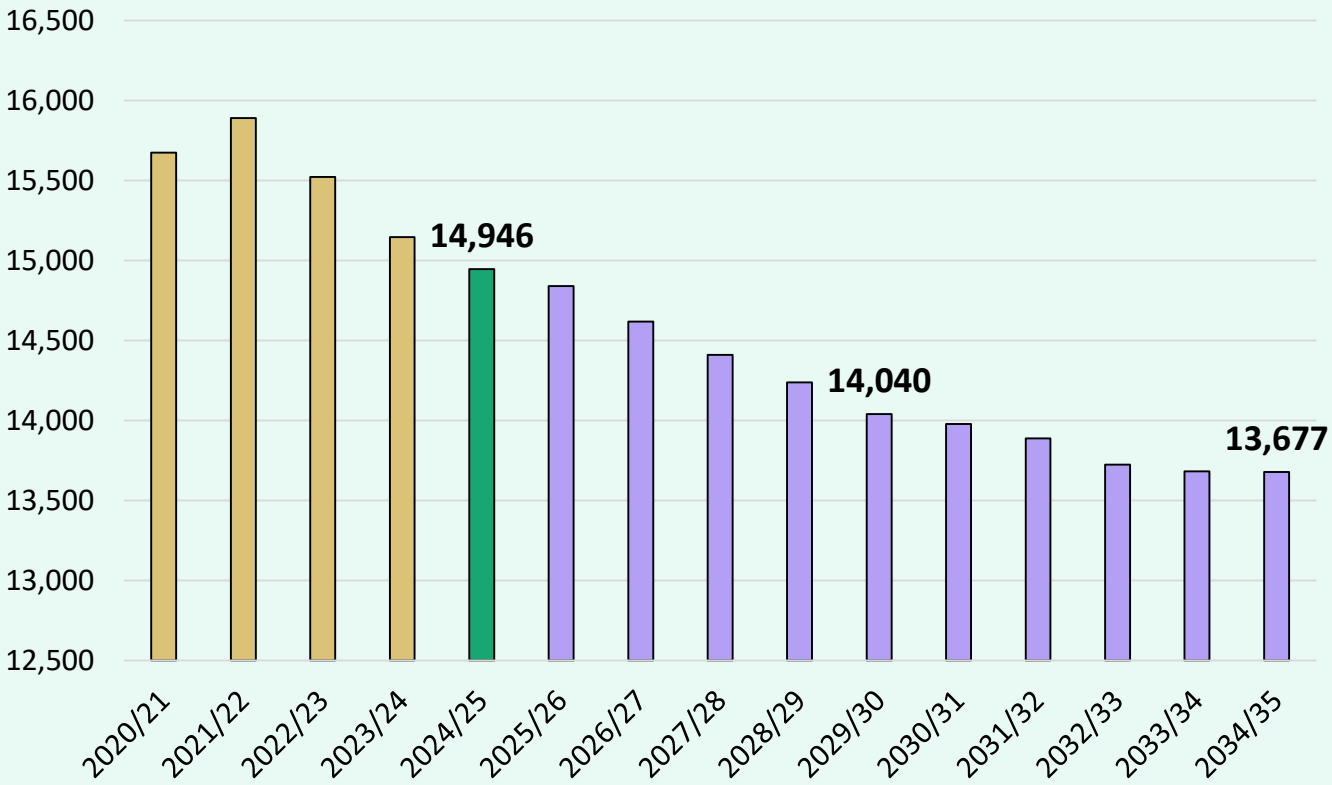
| Campus | Functional Capacity | Max Capacity | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------------|---------------------|--------------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| CIBOLO VALLEY EL | 1,038 | 1,200 | 591 | 535 | 523 | 519 | 510 | 512 | 521 | 526 | 534 | 544 | 554 |
| GREEN VALLEY EL | 732 | 899 | 503 | 481 | 463 | 469 | 462 | 453 | 451 | 450 | 450 | 448 | 449 |
| NORMA PASCHAL EL | 704 | 871 | 574 | 556 | 545 | 521 | 531 | 524 | 528 | 527 | 530 | 531 | 531 |
| ROSE GARDEN EL | 1,031 | 1,200 | 861 | 838 | 814 | 813 | 814 | 830 | 856 | 876 | 906 | 936 | 969 |
| SCHERTZ EL | 683 | 1,017 | 663 | 635 | 618 | 571 | 561 | 561 | 564 | 556 | 553 | 550 | 545 |
| SIPPEL EL | 704 | 997 | 641 | 625 | 628 | 645 | 647 | 665 | 689 | 707 | 731 | 757 | 783 |
| WATTS EL | 739 | 906 | 500 | 486 | 473 | 457 | 473 | 480 | 494 | 505 | 519 | 530 | 546 |
| WIEDERSTEIN EL | 704 | 997 | 564 | 577 | 584 | 598 | 628 | 650 | 676 | 701 | 710 | 722 | 737 |
| ELEMENTARY TOTALS | | | 4,897 | 4,733 | 4,648 | 4,593 | 4,626 | 4,675 | 4,779 | 4,848 | 4,933 | 5,018 | 5,114 |
| Elementary Percent Change | | | -4.17% | -3.35% | -1.80% | -1.18% | 0.72% | 1.06% | 2.22% | 1.44% | 1.75% | 1.72% | 1.91% |
| Elementary Absolute Change | | | -213 | -164 | -85 | -55 | 33 | 49 | 104 | 69 | 85 | 85 | 96 |
| JORDAN INT | 888 | 1,126 | 811 | 781 | 754 | 752 | 711 | 675 | 665 | 694 | 728 | 737 | 755 |
| SCHLATHER INT | 832 | 1,116 | 724 | 740 | 683 | 615 | 607 | 607 | 556 | 569 | 583 | 585 | 599 |
| WILDER INT | 855 | 1,188 | 702 | 707 | 708 | 722 | 673 | 609 | 595 | 598 | 603 | 601 | 612 |
| INTERMEDIATE TOTALS | | | 2,237 | 2,228 | 2,145 | 2,089 | 1,991 | 1,891 | 1,816 | 1,861 | 1,914 | 1,923 | 1,966 |
| Intermediate Percent Change | | | 2.80% | -0.40% | -3.73% | -2.61% | -4.69% | -5.02% | -3.97% | 2.48% | 2.85% | 0.47% | 2.24% |
| Intermediate Absolute Change | | | 61 | -9 | -83 | -56 | -98 | -100 | -75 | 45 | 53 | 9 | 43 |
| DOBIE JH | 1,285 | 1,540 | 1,231 | 1,184 | 1,262 | 1,256 | 1,180 | 1,108 | 1,073 | 1,052 | 992 | 1,023 | 1,058 |
| CORBETT JH | 1,285 | 1,500 | 1,113 | 1,113 | 1,134 | 1,117 | 1,099 | 1,110 | 1,040 | 961 | 940 | 956 | 980 |
| JUNIOR HIGH SCHOOL TOTALS | | | 2,344 | 2,297 | 2,396 | 2,373 | 2,279 | 2,218 | 2,113 | 2,013 | 1,932 | 1,979 | 2,038 |
| Junior High School Percent Change | | | -4.01% | -2.01% | 4.31% | -0.96% | -3.96% | -2.68% | -4.73% | -4.73% | -4.02% | 2.43% | 2.98% |
| Junior High School Absolute Change | | | -98 | -47 | 99 | -23 | -94 | -61 | -105 | -100 | -81 | 47 | 59 |
| CLEMENS HS | 2,733 | 3,300 | 2,589 | 2,618 | 2,531 | 2,523 | 2,523 | 2,491 | 2,503 | 2,492 | 2,388 | 2,309 | 2,206 |
| STEELE HS | 2,733 | 3,200 | 2,790 | 2,871 | 2,806 | 2,739 | 2,726 | 2,673 | 2,674 | 2,582 | 2,464 | 2,361 | 2,261 |
| ALSELC | | | 89 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| HIGH SCHOOL TOTALS | | | 5,468 | 5,581 | 5,429 | 5,354 | 5,341 | 5,256 | 5,269 | 5,166 | 4,944 | 4,762 | 4,559 |
| High School Percent Change | | | 0.92% | 2.07% | -2.72% | -1.38% | -0.24% | -1.59% | 0.25% | -1.95% | -4.30% | -3.68% | -4.26% |
| High School Absolute Change | | | 50 | 113 | -152 | -75 | -13 | -85 | 13 | -103 | -222 | -182 | -203 |
| DISTRICT TOTALS | | | 14,946 | 14,839 | 14,618 | 14,409 | 14,237 | 14,040 | 13,977 | 13,888 | 13,723 | 13,682 | 13,677 |
| District Percent Change | | | -1.32% | -0.72% | -1.49% | -1.43% | -1.19% | -1.38% | -0.45% | -0.64% | -1.19% | -0.30% | -0.04% |
| District Absolute Change | | | -200 | -107 | -221 | -209 | -172 | -197 | -63 | -89 | -165 | -41 | -5 |

Yellow box = exceeds Functional capacity
Pink box = exceeds Max capacity



Key Takeaways

Enrollment Projections



- If the current trend continues, Schertz-Cibolo-Universal City ISD could experience more than 900 new home closings by the end of 2024
- The district has more than 440 homes currently in inventory with more than 1,900 additional lots available to build on
- Groundwork is underway on approx. 770 lots within 8 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30



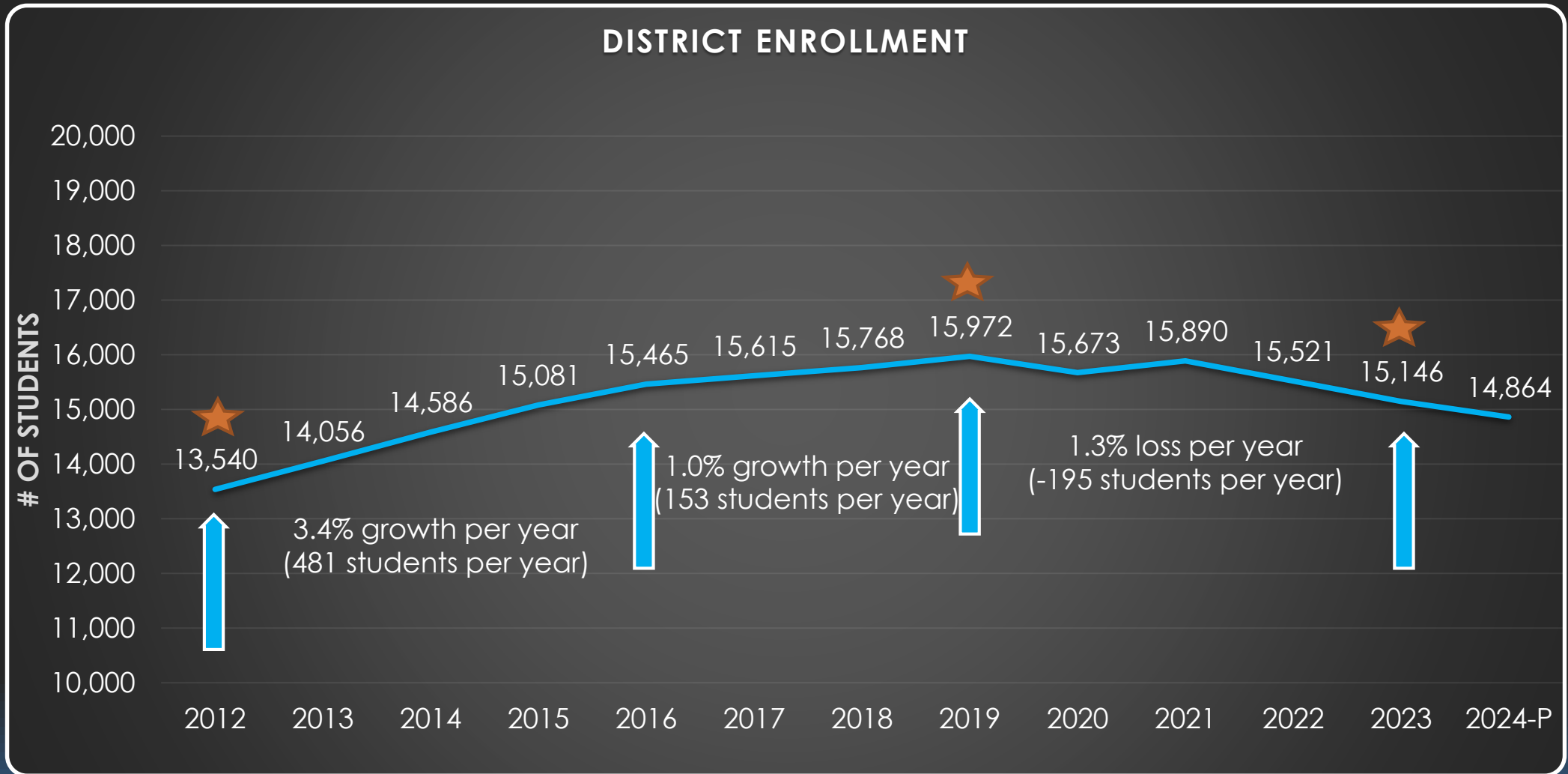
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

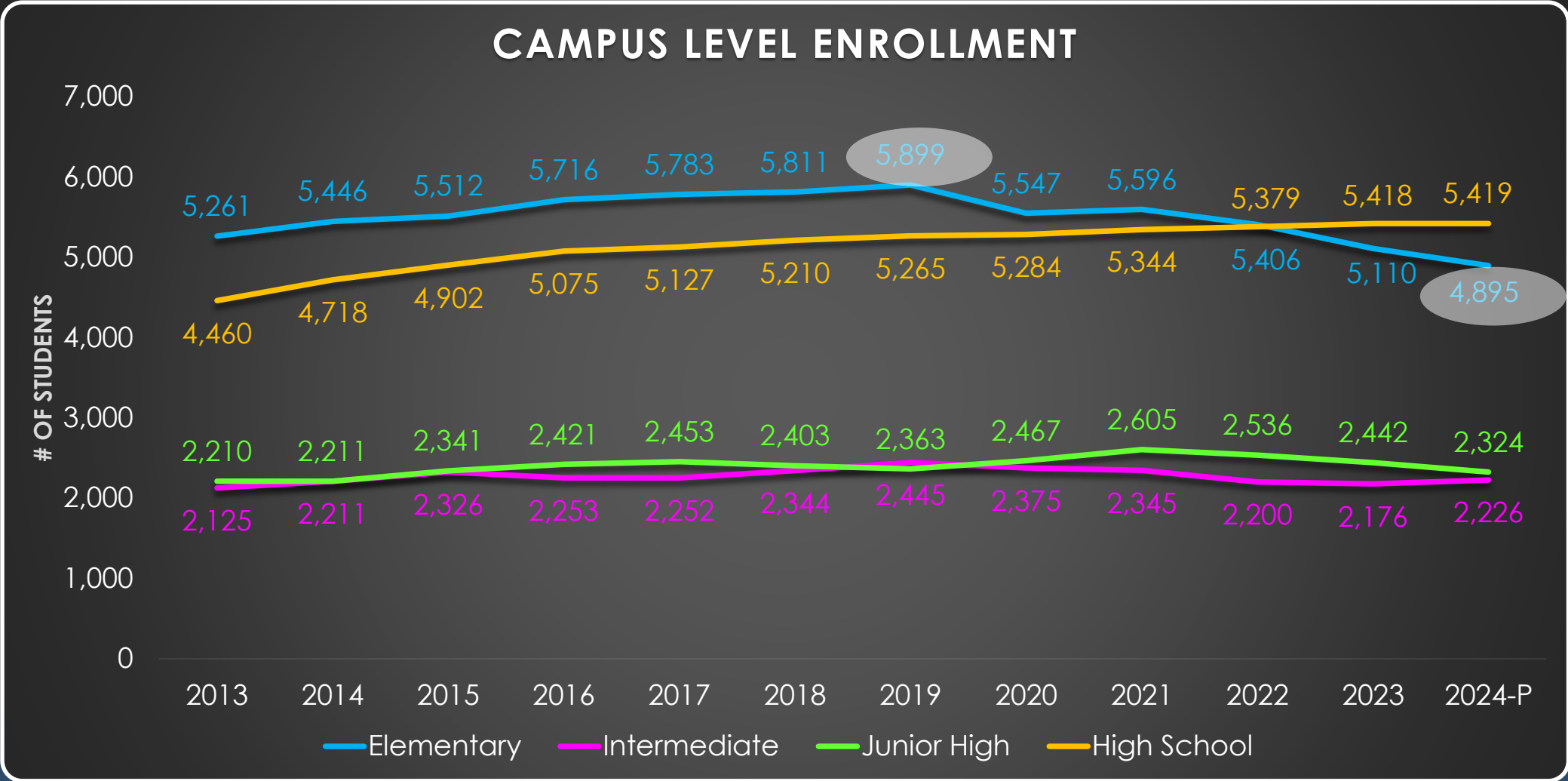
FORECASTING CONSIDERATIONS

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

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

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

STUDENT TRANSFERS

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

First Year of Founders Charter School



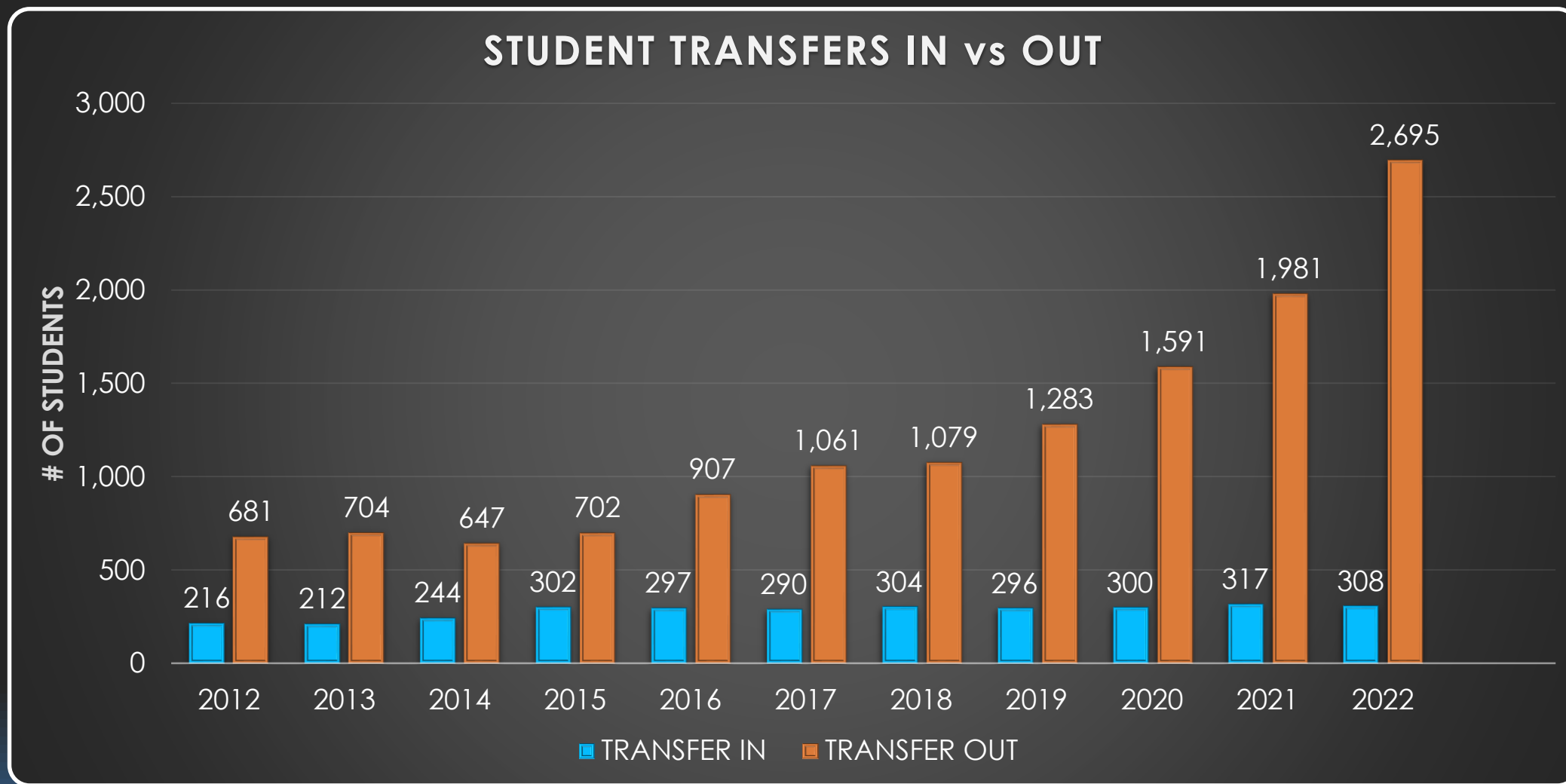
First Year of School of Science and Technology



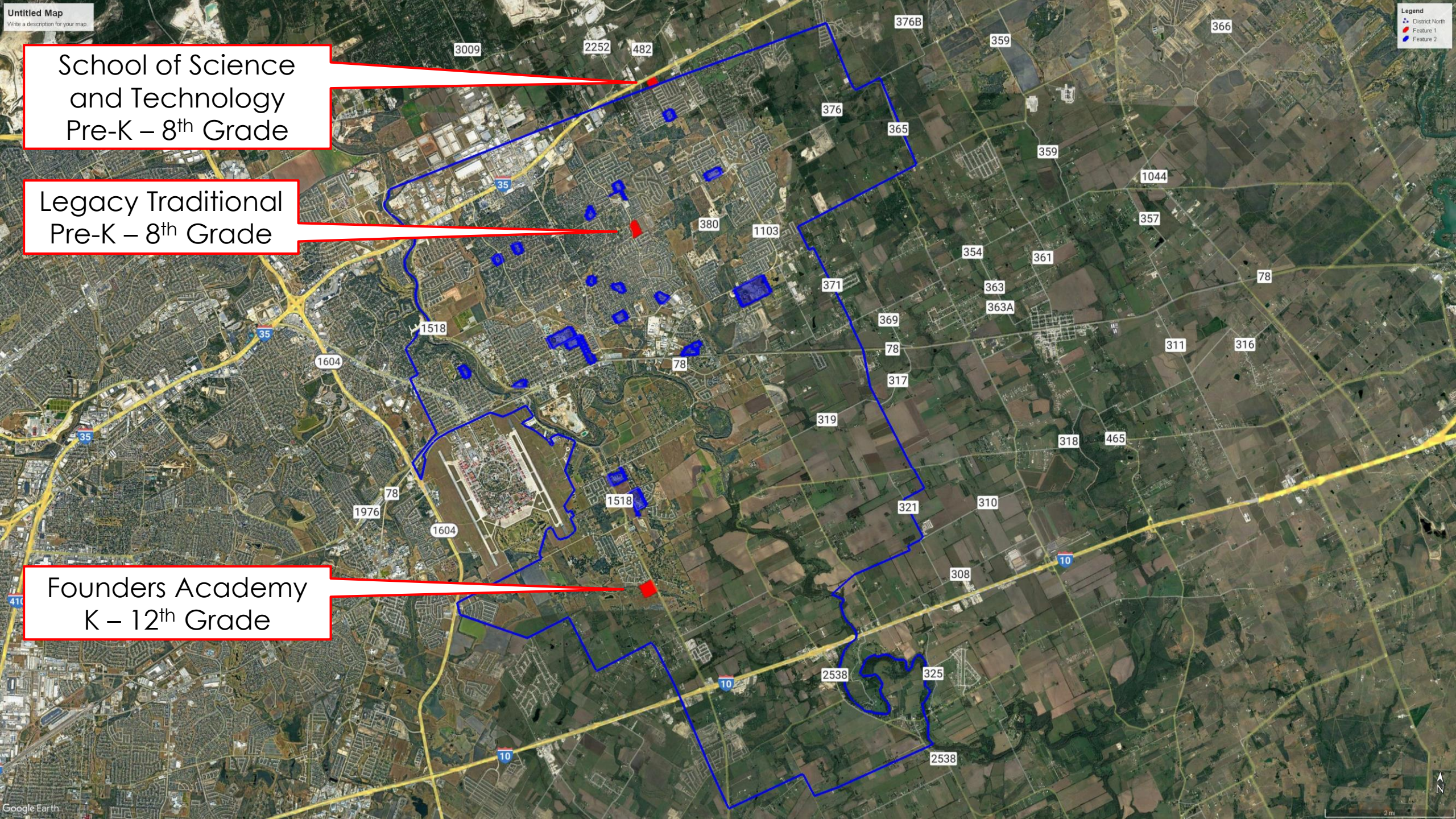
First Year of Legacy Traditional School



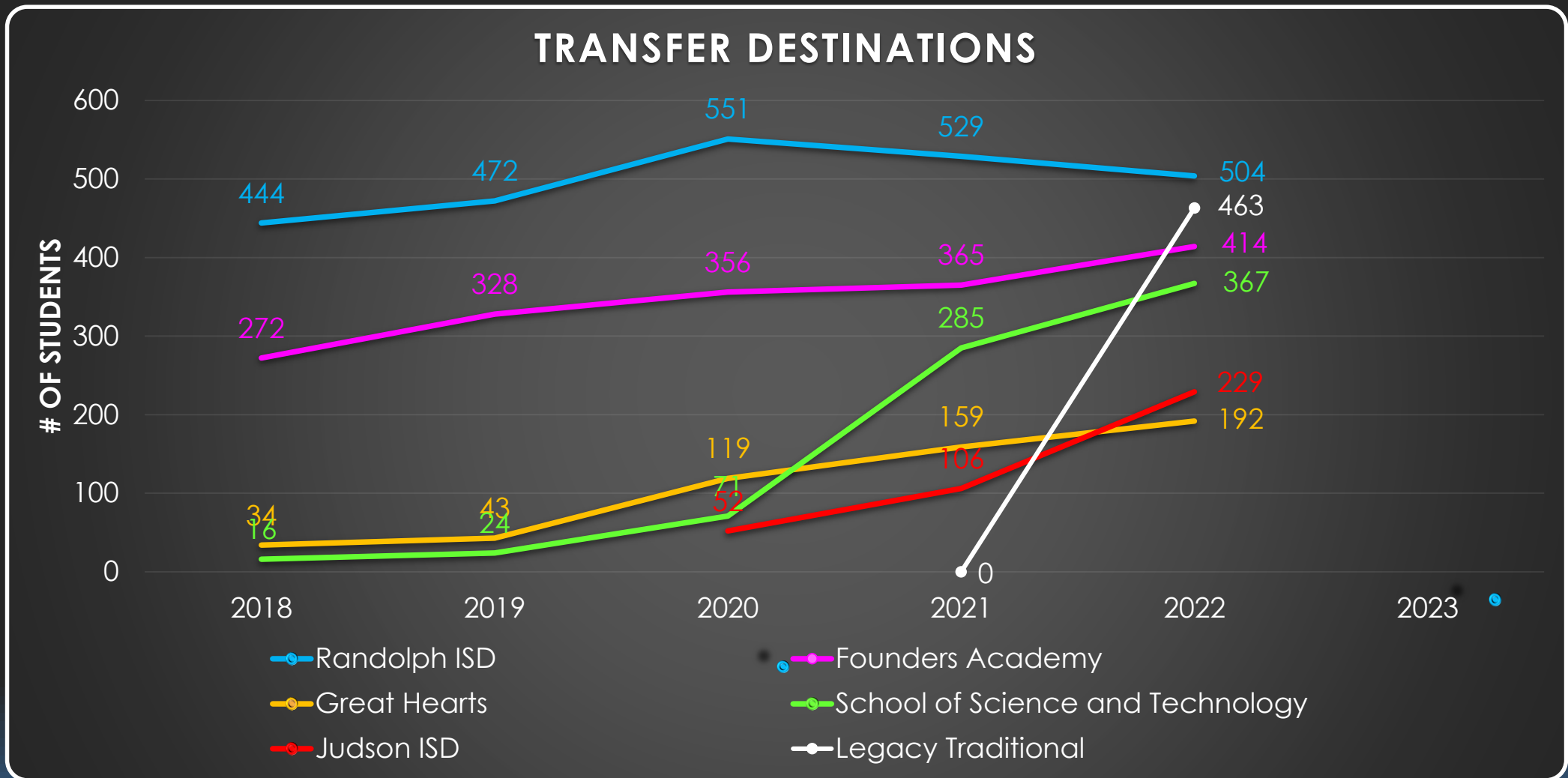
STUDENT TRANSFERS IN VS. OUT



Founders Academy
K – 12th Grade

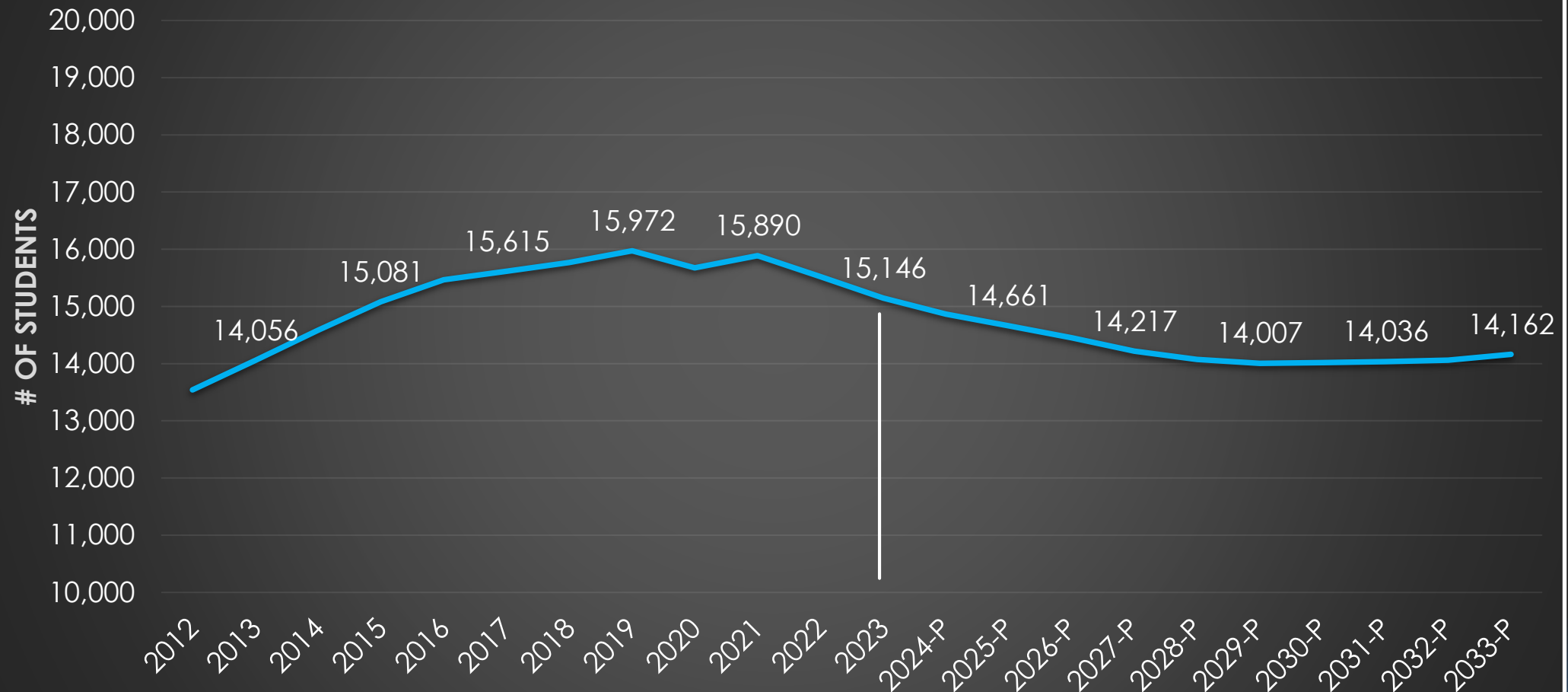


MAIN DESTINATIONS FOR TRANSFERS OUT



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

DISTRICT HISTORICAL ENROLLMENT AND PROJECTIONS



ENROLLMENT PROJECTIONS

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

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

ENROLLMENT PROJECTIONS

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

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

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

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

FORECASTING CONSIDERATIONS

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

UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

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

- FUNCTIONAL CAPACITY

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

- MAXIMUM CAPACITY

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

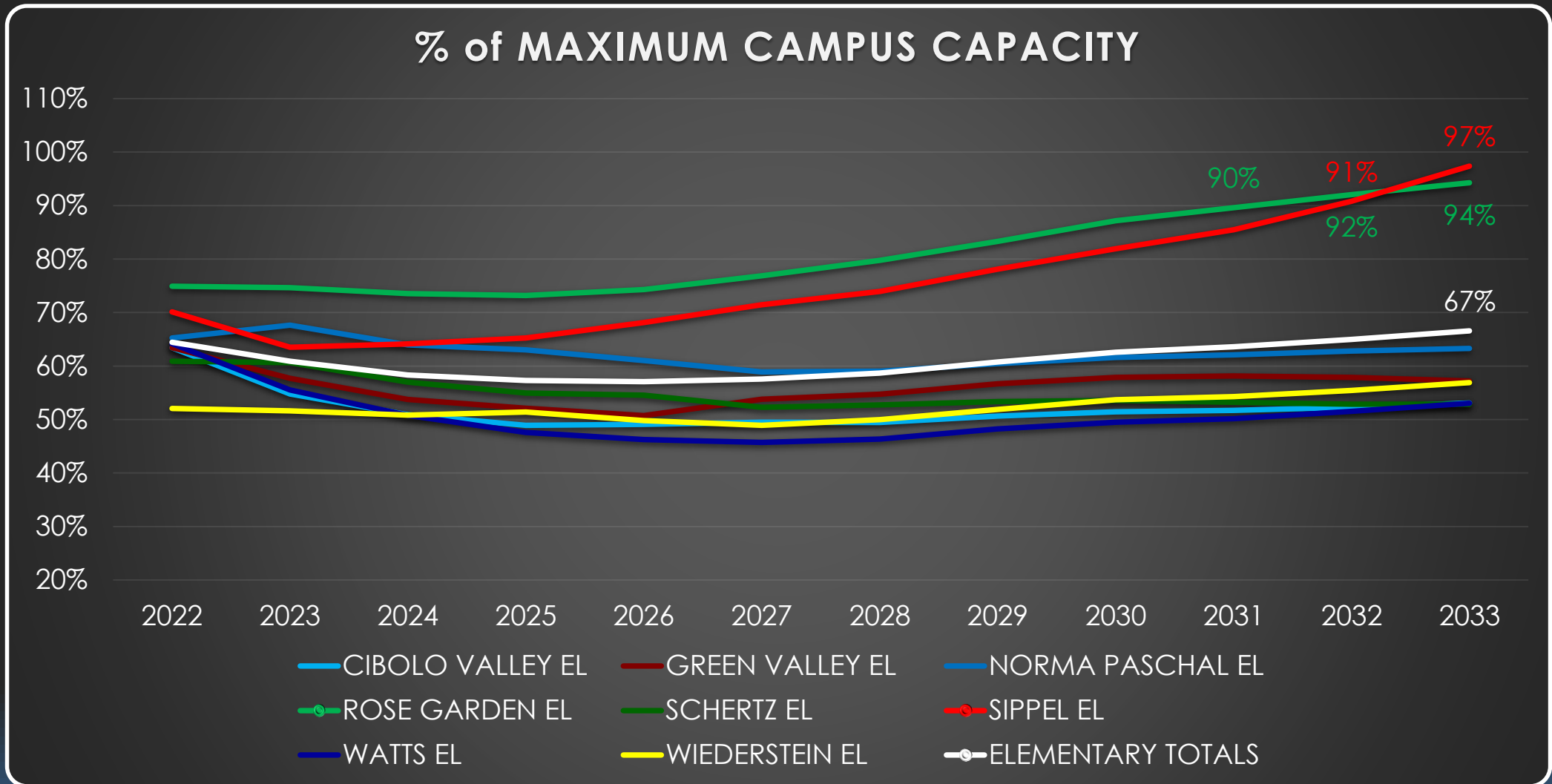
PLANNING USING OUR MAXIMUM CAPACITY

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

ELEMENTARY CAPACITIES

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

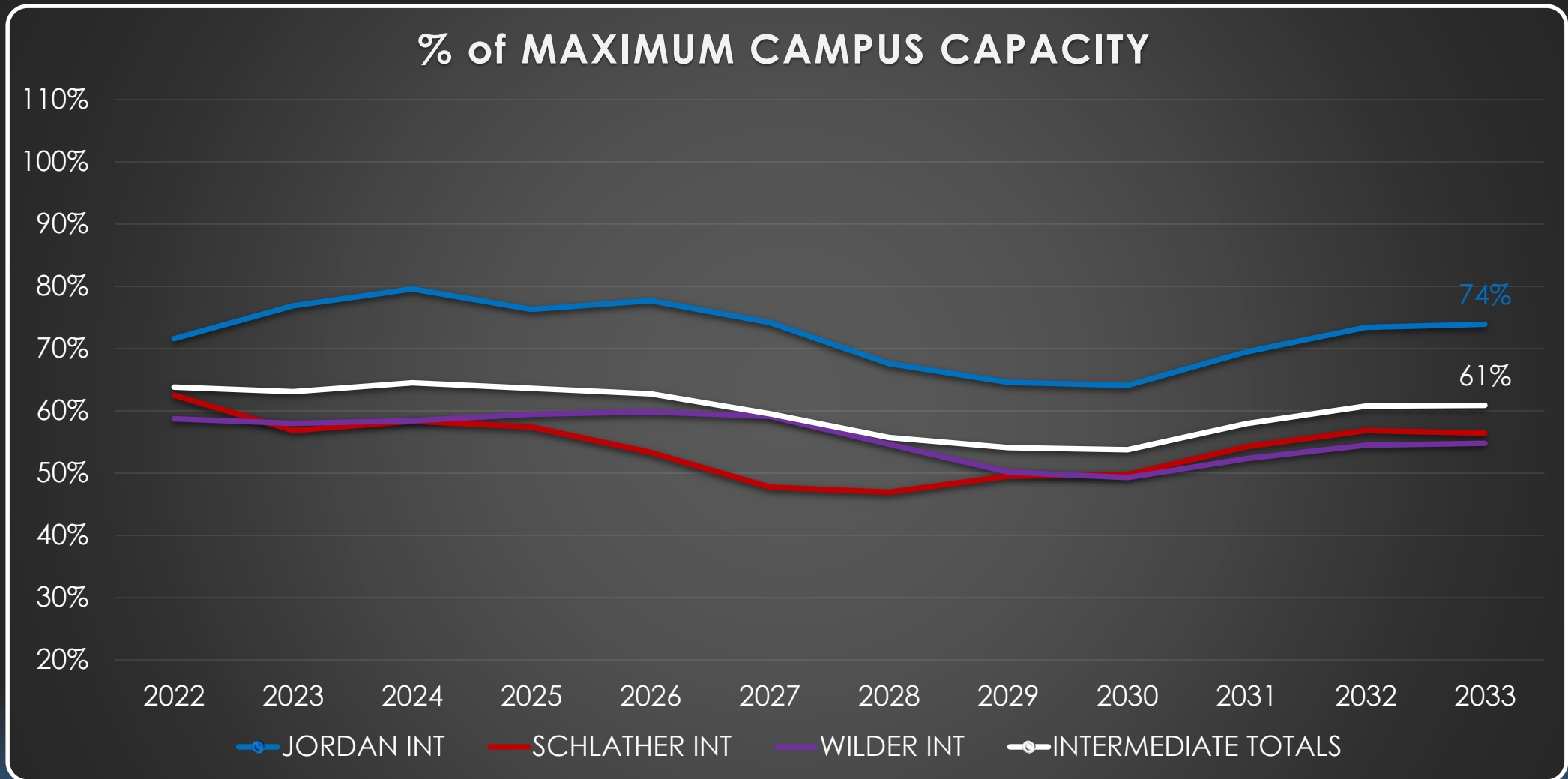
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

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

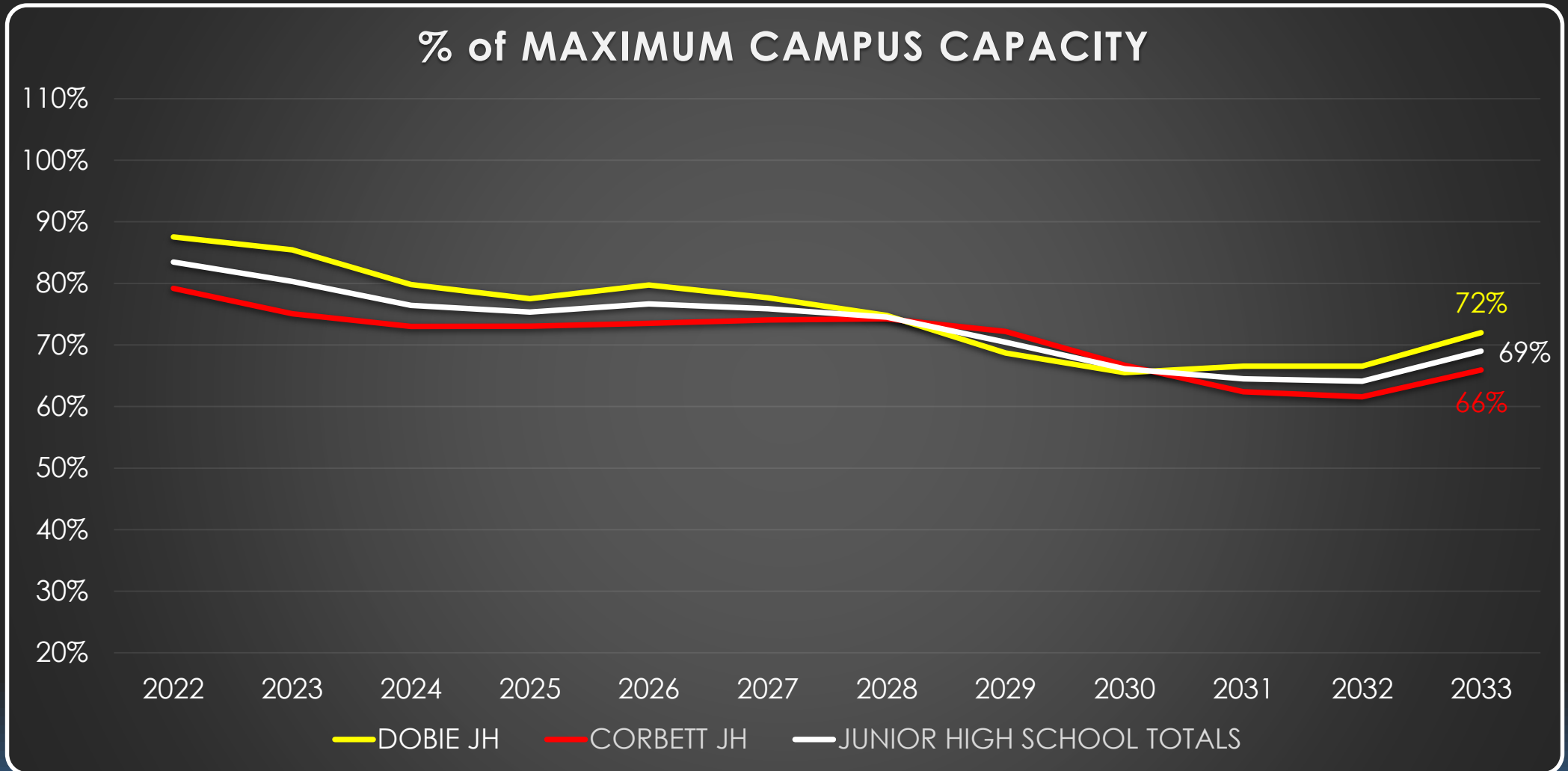
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

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

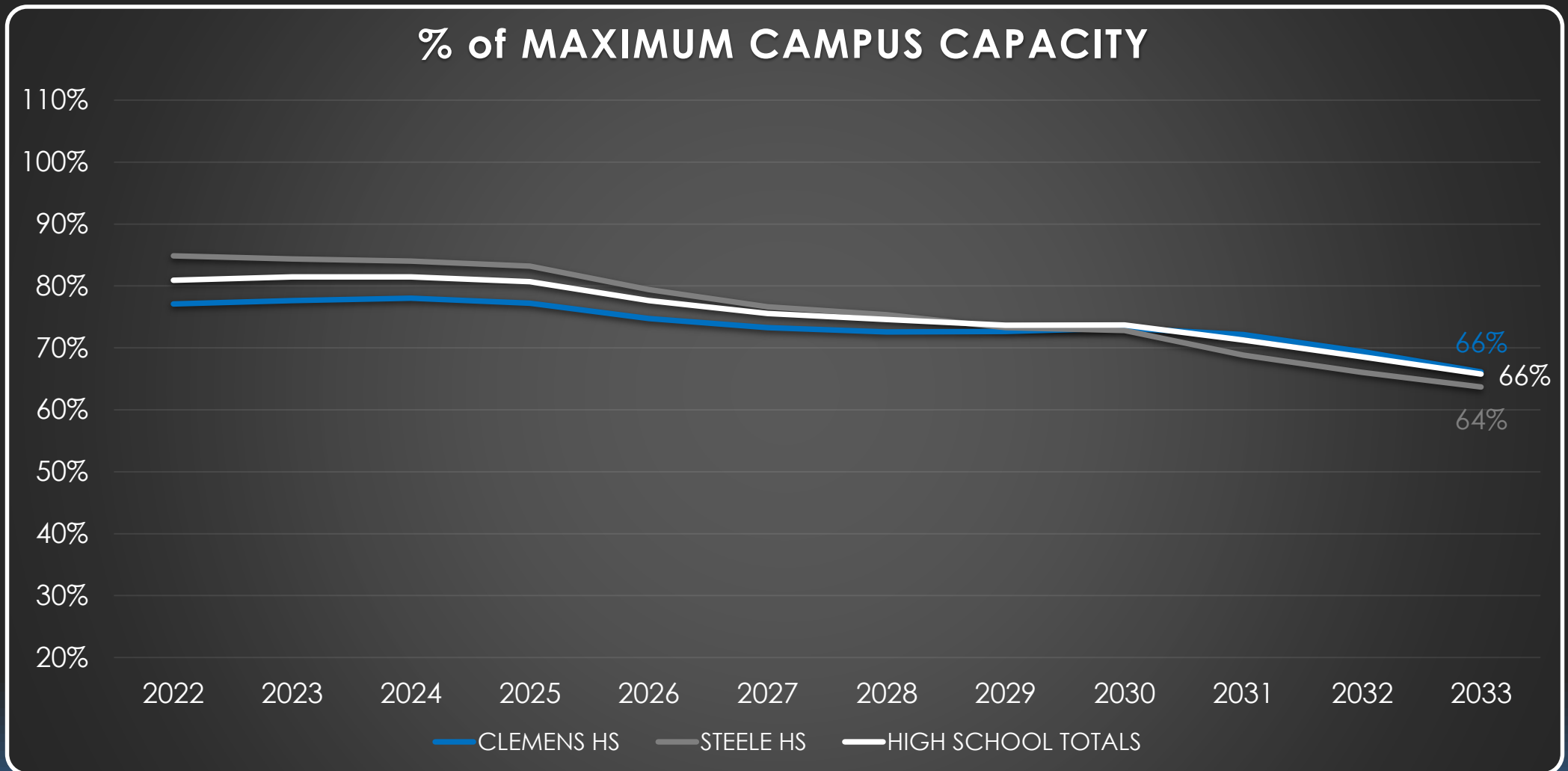
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

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

HIGH SCHOOL CAPACITIES



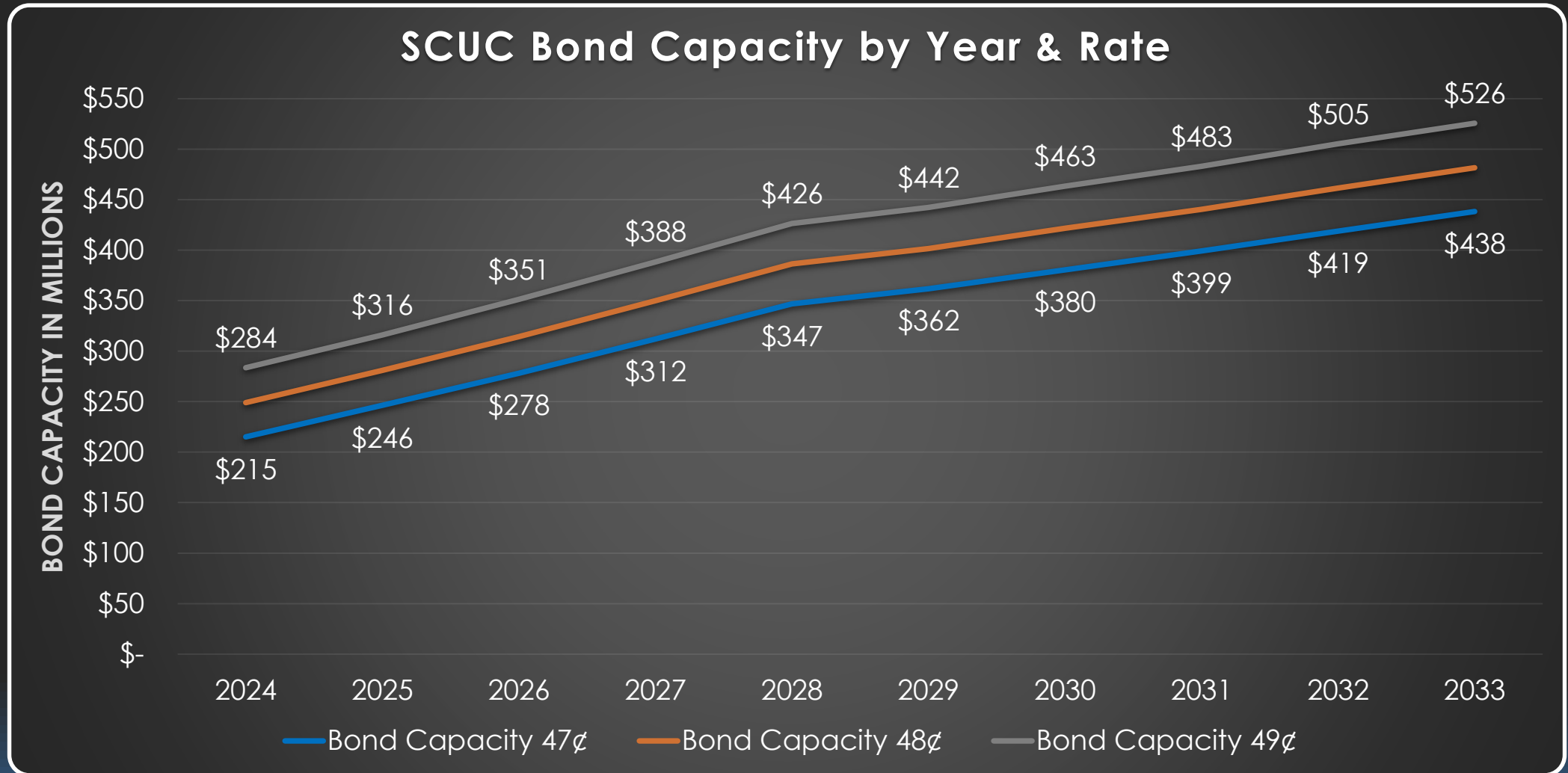
FORECASTING CONSIDERATIONS

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

PROJECTING BONDING CAPACITY - SCUC

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

PROJECTED AVAILABLE BOND DOLLARS



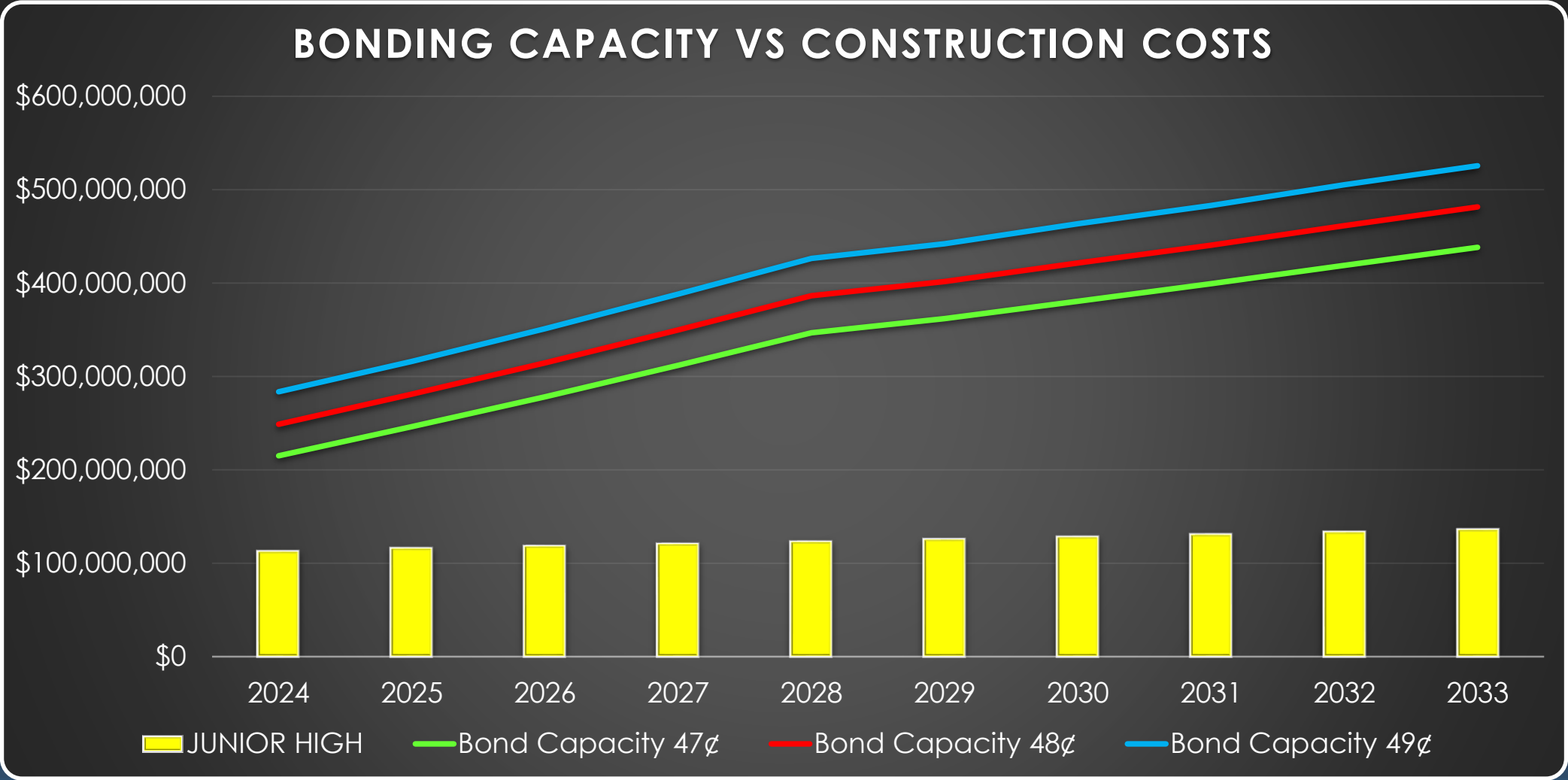
PROJECTING FACILITY COSTS - SCUC

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

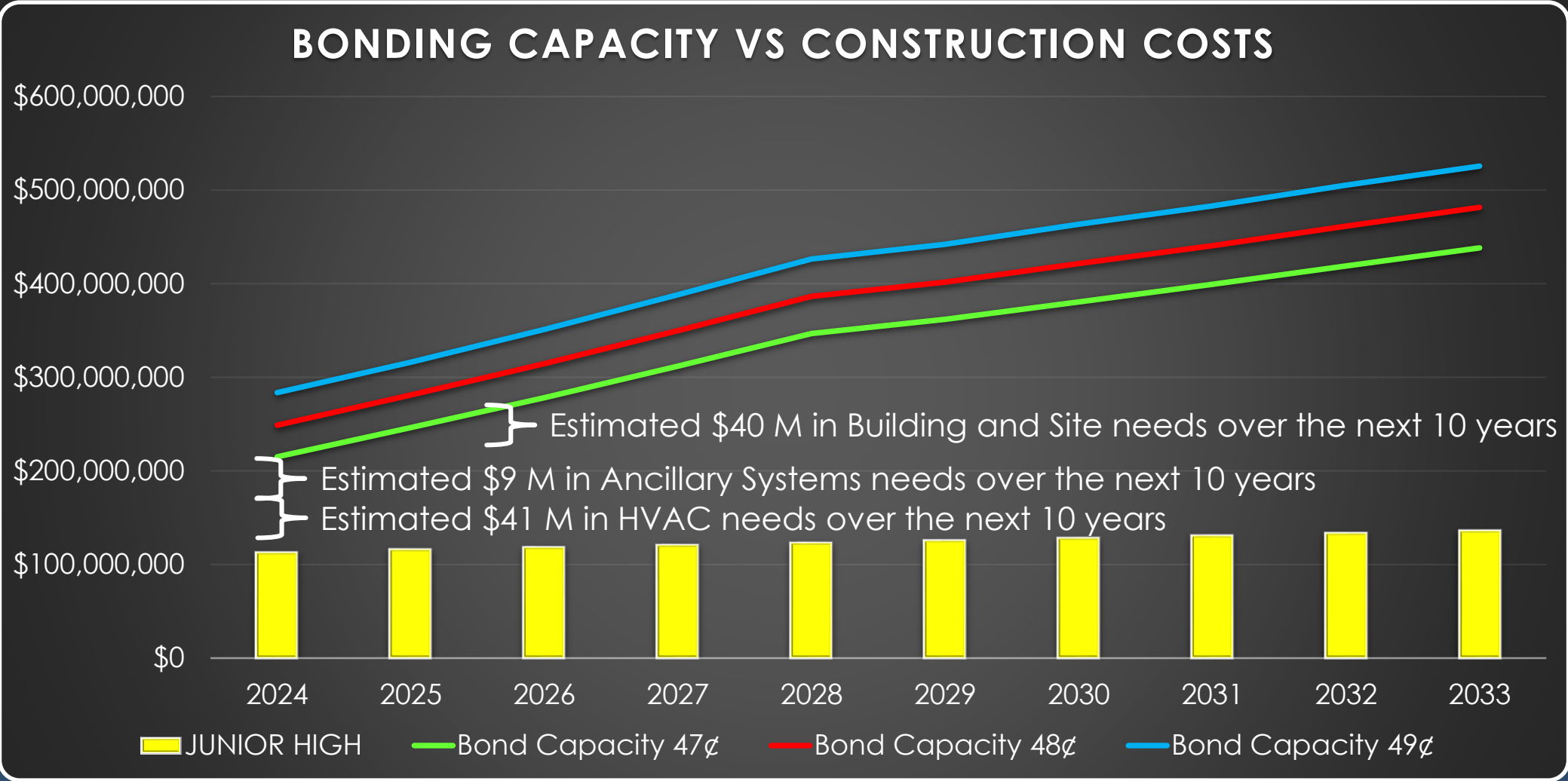
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS....

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

QUESTIONS/COMMENTS





PLANNING AND ZONING COMMISSION MEETING: 03/05/2025

Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLUDC20250035** - Conduct a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.4.
- Zoning Change.

BACKGROUND

The proposed Unified Development Code (UDC) amendments are an effort to help clarify language in the UDC for applicants, residents, and Staff. The proposed amendment is in Article 5, Section 21.5.4. This is in response to changes to the City Charter that were approved by voters on November 5, 2024. Among those approved changes was the reduction of required ordinance hearings from two to one. Ordinances now only require one City Council hearing for approval. This change requires some edits to this particular section of the UDC where two meetings are still referenced.

GOAL

Staff is proposing to clarify language in the UDC to align with changes that were recently approved by Schertz voters in the November ballot. Among those approved changes was the reduction of required ordinance hearings from two to one. Ordinances now only require one City Council hearing for approval. UDC Section 21.5.4.E. details the process for counting protest votes and in 21.5.4.E.4 there is language referencing two meetings that needs to be removed and revised.

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 Unified Development Code amendments, staff uses the Criteria for Approval located in UDC Section 21.4.7.D.

1. The proposed amendment promotes the health, safety, and general welfare of the City

As part of promoting health, safety, and general welfare, Staff is taking active steps to ensure the well-being of its residents by making the city's development code more clear and easier to understand. This is often necessary when policy/practice changes in the city, like when voters approve charter amendments.

2. The proposed amendment is consistent with the goals, objectives, and policies of this UDC and the City

The City of Schertz voters approving changes to the City Charter indicate a new policy direction. Updating language in the UDC to match this direction helps achieve consistency across goals, objectives, and policies.

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law.

The amendment to UDC 21.5.4.E is a direct response to a change in the City Charter.

4. Other factors which are deemed relevant and important in the consideration of the amendment.

No other additional factors have been deemed relevant at this time.

RECOMMENDATION

The proposed amendments help the UDC align with changes to city policy. Therefore, Staff is recommending approval of PLUDC20250035.

Attachments

UDC Article 5 - PRE Dimensions (redlines)

UDC Article 5 - PRE Dimensions (clean)

Sec. 21.5.4. Zoning Change.

A. *Applicability.*

1. The City Council may, from time to time, on its own motion, by request of the City Manager or his/her designee, or by application from a property owner, establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City.
2. Approval of a zoning change authorizes a property owner to submit subsequent development applications consistent with the amendment.

B. *Application Requirements.*

1. *Application Required.* Any request for a zoning change shall be accompanied by an application and zoning exhibit prepared in accordance with the Development Manual.
2. *Accompanying Applications.* A request for a zoning change may be accompanied by an application for amendment of the Future Land Use Map or by a Subdivision Master Plan. Approval of a zoning change shall require all subsequent development applications to be consistent with the approved amendments.
3. *Tax Certificate Required.* All applications made as a request for a zoning change shall be accompanied by a copy of a Tax Certificate.

C. *Processing of Application and Decision.*

1. *Submittal.* An application for a zoning change shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
2. *Notification Requirements.* An application for a zoning change requires the following notification in accordance with section 21.4.3:
 - a. written notice prior to consideration by the Planning and Zoning Commission; and
 - b. published notice prior to consideration by the City Council.
 - c. posted notice prior to consideration by the Planning and Zoning Commission and prior to consideration by the City Council.
3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed zoning change to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the zoning change. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.
4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed zoning change and shall hold a public hearing in accordance

with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the zoning change. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.

5. *Consideration of a Previously Denied Zoning Change.* A request for a zoning change for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request. For the purpose of this section, a request may be considered substantially different if the change is to a different zoning classification, there is a change in conditions relating to zoning principles of the property or surrounding properties or there is a change in the nature of the development of the property or surrounding properties. The City Manager or his/her designee shall have the authority to determine whether the request is substantially different from the initial request.
- D. *Criteria for Approval.* 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;
 2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.
 3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;
 4. Whether other factors are deemed relevant and important in the consideration of the zone change.
- E. *Protests.*
1. If a proposed zoning change is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners of at least twenty percent (20%) of either:
 - a. The area of the lots or land covered by the proposed zoning change; or
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change and extending 200 feet from that area.
 2. In computing the percentage of land area under section 21.5.4.E.1 above, the area of streets and alleys shall be included.
 3. In determining property ownership under section 21.5.4.E.1 above, the property owner shall be the owner as indicated on the most recently approved municipal tax roll, unless the property has been bought or sold since the last approved municipal tax roll. The City Manager or his/her designee determines property ownership in the above-mentioned municipal tax roll from the County Appraisal District.
 - a. If a property has recently been purchased and the County Appraisal District has not updated their public records to reflect the now current property owner, the new property owner must submit proof of ownership with their written protest to demonstrate ownership for the protest to be counted under section 21.5.4.E.1.
 - b. In the event of a conflict in property ownership, the City Manager or his/her designee shall determine who the owner of the property is for the purposes of calculating written protest.

Proposed UDC Amendment Redlines

- c. The written protest will only be counted if signed by the owner of the property. Written protests from tenants or lessees will not be counted toward the written protest calculations under section 21.5.4.E.1.
- 4. The following deadlines apply to the receipt and calculation of written protest:
 - a. ~~First Reading.~~ Written protest must be received before noon (12pm) on the Friday before the ~~consideration first reading~~ of the proposed zoning change ~~or zoning map amendment~~ ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.
 - ~~b. Second Reading. Written protest must be received before noon (12pm) on the Friday before the second reading of the proposed zoning change or zoning map amendment ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.~~
 - ~~c. Written protest received prior to the First Reading deadline will also be included in the Second Reading written protest calculation.~~
 - ~~d. In calculating the written protest described by section 21.5.4.E.1., only the most recent written protest received prior to the deadline above will be counted per property.~~
 - be. In the event a federal, state, or local holiday prevents staff from receiving votes on the Friday before the City Council reading, the deadline will be extended to noon (12pm) on the next business day.

(Ord. No. 17-S-42, § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04, § 1(Exh. A), 1-23-2018; Ord. No. 23-S-78, § 1(Exh. A), 11-14-2023)

Sec. 21.5.4. Zoning Change.

A. *Applicability.*

1. The City Council may, from time to time, on its own motion, by request of the City Manager or his/her designee, or by application from a property owner, establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City.
2. Approval of a zoning change authorizes a property owner to submit subsequent development applications consistent with the amendment.

B. *Application Requirements.*

1. *Application Required.* Any request for a zoning change shall be accompanied by an application and zoning exhibit prepared in accordance with the Development Manual.
2. *Accompanying Applications.* A request for a zoning change may be accompanied by an application for amendment of the Future Land Use Map or by a Subdivision Master Plan. Approval of a zoning change shall require all subsequent development applications to be consistent with the approved amendments.
3. *Tax Certificate Required.* All applications made as a request for a zoning change shall be accompanied by a copy of a Tax Certificate.

C. *Processing of Application and Decision.*

1. *Submittal.* An application for a zoning change shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
2. *Notification Requirements.* An application for a zoning change requires the following notification in accordance with section 21.4.3:
 - a. written notice prior to consideration by the Planning and Zoning Commission; and
 - b. published notice prior to consideration by the City Council.
 - c. posted notice prior to consideration by the Planning and Zoning Commission and prior to consideration by the City Council.
3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed zoning change to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the zoning change. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.
4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed zoning change and shall hold a public hearing in accordance

with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the zoning change. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.

5. *Consideration of a Previously Denied Zoning Change.* A request for a zoning change for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request. For the purpose of this section, a request may be considered substantially different if the change is to a different zoning classification, there is a change in conditions relating to zoning principles of the property or surrounding properties or there is a change in the nature of the development of the property or surrounding properties. The City Manager or his/her designee shall have the authority to determine whether the request is substantially different from the initial request.
- D. *Criteria for Approval.* 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;
 2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.
 3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;
 4. Whether other factors are deemed relevant and important in the consideration of the zone change.
- E. *Protests.*
1. If a proposed zoning change is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners of at least twenty percent (20%) of either:
 - a. The area of the lots or land covered by the proposed zoning change; or
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change and extending 200 feet from that area.
 2. In computing the percentage of land area under section 21.5.4.E.1 above, the area of streets and alleys shall be included.
 3. In determining property ownership under section 21.5.4.E.1 above, the property owner shall be the owner as indicated on the most recently approved municipal tax roll, unless the property has been bought or sold since the last approved municipal tax roll. The City Manager or his/her designee determines property ownership in the above-mentioned municipal tax roll from the County Appraisal District.
 - a. If a property has recently been purchased and the County Appraisal District has not updated their public records to reflect the now current property owner, the new property owner must submit proof of ownership with their written protest to demonstrate ownership for the protest to be counted under section 21.5.4.E.1.
 - b. In the event of a conflict in property ownership, the City Manager or his/her designee shall determine who the owner of the property is for the purposes of calculating written protest.

Proposed UDC Amendments Clean

- c. The written protest will only be counted if signed by the owner of the property. Written protests from tenants or lessees will not be counted toward the written protest calculations under section 21.5.4.E.1.
- 4. The following deadline applies to the receipt and calculation of written protest:
 - a. Written protest must be received before noon (12pm) on the Friday before the consideration of the proposed zoning change ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.
 - b. In the event a federal, state, or local holiday prevents staff from receiving votes on the Friday before the City Council reading, the deadline will be extended to noon (12pm) on the next business day.

(Ord. No. 17-S-42, § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04, § 1(Exh. A), 1-23-2018; Ord. No. 23-S-78, § 1(Exh. A), 11-14-2023)



PLANNING AND ZONING COMMISSION MEETING: 03/05/2025
Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLUDC20250001 - WITHDRAWN** Consider and take possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.4. - Zoning Change, and Article 5, Section 21.5.7. - Dimensional and Developmental Standards.- **No Action to Occur**

BACKGROUND

The proposed Unified Development Code (UDC) amendments were for two separate sections listed below.

1. Article 5, Section 21.5.4. - Zoning Change
 - Subsection E.4 - Protest
2. Article 5, Section 21.5.7.
 - Table 21.5.7.A Dimensional Requirements Residential Zoning Districts

Staff had originally packaged these amendments together in an effort to clean-up items in the UDC. However, the proposed amendment regarding the Pre-Development Zoning District (PRE) may require additional notification to property owners than originally thought. This is due to recent, on-going case law in the State of Texas.

This application was posted as an item on the February 5, 2025, Planning and Zoning Commission Agenda. At that meeting, a Public Hearing was conducted and the Planning and Zoning Commission ultimately tabled the UDC Amendment per staff's request to the March 5, 2025, meeting until staff got further understanding from the City's attorney's office.

Based off the council from the City Attorney's office, staff has withdrawn this application, and will move forward with the proposed amendments as separate items.

GOAL

Application withdrawn.

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

Application withdrawn - no recommendation necessary.

RECOMMENDATION

Application withdrawn - no recommendation necessary.

Attachments

UDC Article 5 - Protest (redlines)
UDC Article 5 - Protest (clean)
UDC Article 5 - PRE Dimensions (redlines)
UDC Article 5 - PRE Dimensions (clean)

Sec. 21.5.4. Zoning Change.

A. *Applicability.*

1. The City Council may, from time to time, on its own motion, by request of the City Manager or his/her designee, or by application from a property owner, establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City.
2. Approval of a zoning change authorizes a property owner to submit subsequent development applications consistent with the amendment.

B. *Application Requirements.*

1. *Application Required.* Any request for a zoning change shall be accompanied by an application and zoning exhibit prepared in accordance with the Development Manual.
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C. *Processing of Application and Decision.*

1. *Submittal.* An application for a zoning change shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
2. *Notification Requirements.* An application for a zoning change requires the following notification in accordance with section 21.4.3:
 - a. written notice prior to consideration by the Planning and Zoning Commission; and
 - b. published notice prior to consideration by the City Council.
 - c. posted notice prior to consideration by the Planning and Zoning Commission and prior to consideration by the City Council.
3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed zoning change to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the zoning change. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.
4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed zoning change and shall hold a public hearing in accordance

with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the zoning change. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.

5. *Consideration of a Previously Denied Zoning Change.* A request for a zoning change for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request. For the purpose of this section, a request may be considered substantially different if the change is to a different zoning classification, there is a change in conditions relating to zoning principles of the property or surrounding properties or there is a change in the nature of the development of the property or surrounding properties. The City Manager or his/her designee shall have the authority to determine whether the request is substantially different from the initial request.

- D. *Criteria for Approval.* 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;
2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.
3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;
4. Whether other factors are deemed relevant and important in the consideration of the zone change.

- E. *Protests.*

1. If a proposed zoning change is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners of at least twenty percent (20%) of either:
 - a. The area of the lots or land covered by the proposed zoning change; or
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change and extending 200 feet from that area.
2. In computing the percentage of land area under section 21.5.4.E.1 above, the area of streets and alleys shall be included.
3. In determining property ownership under section 21.5.4.E.1 above, the property owner shall be the owner as indicated on the most recently approved municipal tax roll, unless the property has been bought or sold since the last approved municipal tax roll. The City Manager or his/her designee determines property ownership in the above-mentioned municipal tax roll from the County Appraisal District.
 - a. If a property has recently been purchased and the County Appraisal District has not updated their public records to reflect the now current property owner, the new property owner must submit proof of ownership with their written protest to demonstrate ownership for the protest to be counted under section 21.5.4.E.1.
 - b. In the event of a conflict in property ownership, the City Manager or his/her designee shall determine who the owner of the property is for the purposes of calculating written protest.

-
- c. The written protest will only be counted if signed by the owner of the property. Written protests from tenants or lessees will not be counted toward the written protest calculations under section 21.5.4.E.1.
4. The following deadlines ~~applies~~ to the receipt and calculation of written protest:
- a. ~~First Reading.~~ Written protest must be received before noon (12pm) on the Friday before the ~~consideration first reading~~ of the proposed zoning change ~~or zoning map amendment~~ ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.
- ~~b. Second Reading. Written protest must be received before noon (12pm) on the Friday before the second reading of the proposed zoning change or zoning map amendment ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.~~
- ~~c. Written protest received prior to the First Reading deadline will also be included in the Second Reading written protest calculation.~~
- ~~d. In calculating the written protest described by section 21.5.4.E.1., only the most recent written protest received prior to the deadline above will be counted per property.~~
- be. In the event a federal, state, or local holiday prevents staff from receiving votes on the Friday before the City Council reading, the deadline will be extended to noon (12pm) on the next business day.

(Ord. No. 17-S-42, § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04, § 1(Exh. A), 1-23-2018; Ord. No. 23-S-78, § 1(Exh. A), 11-14-2023)

Sec. 21.5.4. Zoning Change.

A. *Applicability.*

1. The City Council may, from time to time, on its own motion, by request of the City Manager or his/her designee, or by application from a property owner, establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City.
2. Approval of a zoning change authorizes a property owner to submit subsequent development applications consistent with the amendment.

B. *Application Requirements.*

1. *Application Required.* Any request for a zoning change shall be accompanied by an application and zoning exhibit prepared in accordance with the Development Manual.
2. *Accompanying Applications.* A request for a zoning change may be accompanied by an application for amendment of the Future Land Use Map or by a Subdivision Master Plan. Approval of a zoning change shall require all subsequent development applications to be consistent with the approved amendments.
3. *Tax Certificate Required.* All applications made as a request for a zoning change shall be accompanied by a copy of a Tax Certificate.

C. *Processing of Application and Decision.*

1. *Submittal.* An application for a zoning change shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
2. *Notification Requirements.* An application for a zoning change requires the following notification in accordance with section 21.4.3:
 - a. written notice prior to consideration by the Planning and Zoning Commission; and
 - b. published notice prior to consideration by the City Council.
 - c. posted notice prior to consideration by the Planning and Zoning Commission and prior to consideration by the City Council.
3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed zoning change to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the zoning change. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.
4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed zoning change and shall hold a public hearing in accordance

with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the zoning change. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.

5. *Consideration of a Previously Denied Zoning Change.* A request for a zoning change for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request. For the purpose of this section, a request may be considered substantially different if the change is to a different zoning classification, there is a change in conditions relating to zoning principles of the property or surrounding properties or there is a change in the nature of the development of the property or surrounding properties. The City Manager or his/her designee shall have the authority to determine whether the request is substantially different from the initial request.

- D. *Criteria for Approval.* 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;
2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.
3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;
4. Whether other factors are deemed relevant and important in the consideration of the zone change.

- E. *Protests.*

1. If a proposed zoning change is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners of at least twenty percent (20%) of either:
 - a. The area of the lots or land covered by the proposed zoning change; or
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change and extending 200 feet from that area.
2. In computing the percentage of land area under section 21.5.4.E.1 above, the area of streets and alleys shall be included.
3. In determining property ownership under section 21.5.4.E.1 above, the property owner shall be the owner as indicated on the most recently approved municipal tax roll, unless the property has been bought or sold since the last approved municipal tax roll. The City Manager or his/her designee determines property ownership in the above-mentioned municipal tax roll from the County Appraisal District.
 - a. If a property has recently been purchased and the County Appraisal District has not updated their public records to reflect the now current property owner, the new property owner must submit proof of ownership with their written protest to demonstrate ownership for the protest to be counted under section 21.5.4.E.1.
 - b. In the event of a conflict in property ownership, the City Manager or his/her designee shall determine who the owner of the property is for the purposes of calculating written protest.

-
- c. The written protest will only be counted if signed by the owner of the property. Written protests from tenants or lessees will not be counted toward the written protest calculations under section 21.5.4.E.1.
 - 4. The following deadline applies to the receipt and calculation of written protest:
 - a. Written protest must be received before noon (12pm) on the Friday before the consideration of the proposed zoning change ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.
 - b. In the event a federal, state, or local holiday prevents staff from receiving votes on the Friday before the City Council reading, the deadline will be extended to noon (12pm) on the next business day.

(Ord. No. 17-S-42, § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04, § 1(Exh. A), 1-23-2018; Ord. No. 23-S-78, § 1(Exh. A), 11-14-2023)

Sec. 21.5.7. Dimensional and Developmental Standards.

- A. *General.* All projects or developments shall comply with all of the applicable dimensional and development standards of this Article. Additional requirements may also apply as required in other sections of this UDC. All area requirements and lot sizes shall be calculated based on gross acres.

| Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS | | | | | | | | | | | |
|---|---|---------------------------------|------------|------------|---------------------------|-----------|-----------|-----------------------------------|--------------------------------|------------------|-----------------|
| | | Minimum Lot Size And Dimensions | | | Minimum Yard Setback (Ft) | | | | Miscellaneous Lot Requirements | | |
| Code | Zoning District | Area Sq. Ft. | Width Ft. | Depth Ft. | Front Ft. | Side Ft. | Rear Ft. | Minimum Off-Street Parking Spaces | Max Height Ft. | Max Imperv Cover | Key |
| <u>PRE</u> | <u>Pre-Development</u> | <u>217,800</u> | <u>100</u> | <u>100</u> | <u>25</u> | <u>25</u> | <u>25</u> | <u>2</u> | <u>35</u> | <u>30%</u> | <u>h,k,o</u> |
| R-1 | Single-Family Residential District-1 | 9,600 | 80 | 120 | 25 | 10 | 20 | 2 | 35 | 50% | h,j,k,l,m,o |
| R-2 | Single-Family Residential District-2 | 8,400 | 70 | 120 | 25 | 10 | 20 | 2 | 35 | 50% | h,j,k,l,m,o |
| R-3 | Two-Family Residential District | 9,000 | 75 | 120 | 25 | 10 | 20 | 2 | 35 | 60% | h,j,k,l,m,o |
| R-4 | Apartment/Multi-Family Residential District | 43,560 | 400 | 100 | 25 | 10 | 20 | 2 | 50 | 75% | a,b,j,k,l,m, |
| R-5 | Middle Density District | 10,890 | - | - | 25 | 10 | 10 | 2 | 35 | 80% | h,j,k,l,m, q |
| R-6 | Single-Family Residential District-6 | 7,200 | 60 | 120 | 25 | 10 | 20 | 2 | 35 | 50% | h,k,l,m,n,o |
| R-7 | Single-Family Residential District-7 | 6,600 | 60 | 110 | 25 | 10 | 20 | 2 | 35 | 50% | h,k,l,m,n,o |
| R-A | Single-Family-Residential/Agriculture | 21,780 | - | - | 25 | 25 | 25 | 2 | 35 | 50% | h,k,l,m,n |
| GH | Garden Home Residential District | 5,000 | 50 | 100 | 10 | 10 | 10 | 2 | 35 | 75% | c,d,e,f,g,k,l,m |
| TH | Townhome District | 2,500 | 25 | 100 | 25 | 10 | 20 | 2 | 35 | 75% | h,j,k,l,m |
| MHS | Manufactured Home Subdivision District | 6,600 | 60 | 110 | 25 | 10 | 20 | 2 | 35 | 50% | j,k,l,m,o |
| MHP | Manufactured Home Park District | 43,560 | - | - | 25 | 12.5 | 25 | - | 35 | 50% | j,k,l,m |
| AD | Agricultural District | 217,800 | 100 | 100 | 25 | 25 | 25 | 2 | 35 | 30% | h,k,o |

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|---------|--|-------|----|-----|----|---|----|---|----|-----|-----------------|
| MSMU | Main Street Mixed Use | 5,000 | 50 | 100 | 10 | 5 | 10 | 2 | 35 | 80% | h,j,k,m, n,p |
| MSMU-ND | Main Street Mixed Use-New Development | 5,000 | 50 | 100 | 10 | 5 | 10 | 2 | 35 | 80% | j,k,m,p |
| Key: | | | | | | | | | | | |
| a. | Maximum density shall not exceed 35 units per acre. | | | | | | | | | | |
| b. | 2 parking spaces per unit plus 5%. | | | | | | | | | | |
| c. | Zero lot line Garden Homes. | | | | | | | | | | |
| d. | 20-foot paved alley for ingress/egress to all rear garages. | | | | | | | | | | |
| e. | 5-foot shall be designated maintenance easement. | | | | | | | | | | |
| f. | Corner lot shall have 10-foot side yard setback from street right-of-way. | | | | | | | | | | |
| g. | 25-foot set back to property line adjoining public street. | | | | | | | | | | |
| h. | Corner lot shall have minimum 15-foot side yard setback from street right-of-way. For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues. | | | | | | | | | | |
| i. | Minimum lot area for each unit. | | | | | | | | | | |
| j. | Site Plan approval required. | | | | | | | | | | |
| k. | Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded. | | | | | | | | | | |
| l. | No variances may be permitted to exceed the maximum impervious cover limitations | | | | | | | | | | |
| m. | Refer to Article 14, section 21.14.3 for additional design requirements | | | | | | | | | | |
| n. | All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage. | | | | | | | | | | |
| o. | Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. | | | | | | | | | | |
| p. | Not subject to the requirements in section 21.10.4 | | | | | | | | | | |
| q. | Refer to section 21.5.7.B.8 | | | | | | | | | | |

| Table 21.5.7.B DIMENSIONAL REQUIREMENTS NON-RESIDENTIAL ZONING DISTRICTS (d) | | | | |
|---|------------------------------------|---------------------------|--------------------------------------|--|
| | Minimum Lot Size And Dimensions | Minimum Yard Setback (Ft) | Miscellaneous Lot Requirements | |

| Code | Zoning District | Area Sq. Ft. | Width Ft. | Depth Ft. | Front Ft. | Rear Adj Non- Res Zone | Rear Adj. Res Zone | Side Adj Non- Res Zone | Side Adj Res Zone | Max Ht. Ft. | Max Imperv Cover | Key |
|------|--|-----------------|--------------|--------------|--------------|------------------------------------|-----------------------------|------------------------------------|----------------------------|-------------------|------------------------|---------------|
| OP | Office/ Professional | 6,000 | 60 | 100 | 25 | 0 | 25 | 0 | 25 | 35 | 70% | a, b, c, d |
| NS | Neighborhood Services | 10,000 | 100 | 100 | 25a | 0 | 25 | 0 | 25 | 35 | 80% | a, b, c, d |
| GB | General Business | 10,000 | 100 | 100 | 25 | 0 | 25 | 0 | 25 | 120 | 80% | a, b, c, d |
| GB-2 | General Business-2 | 10,000 | 100 | 100 | 25 | 0 | 25 | 0 | 25 | 120 | 80% | a, b, c, d |
| M-1 | Light Manufacturing | 10,000 | 100 | 100 | 25 | 0 | 50c | 0 | 25b | 120 | 80% | a, b, c, d |
| M-2 | Heavy Manufacturing | 10,000 | 100 | 100 | 25 | 0 | 50c | 0 | 25b | 120 | 80% | a, b, c, d |
| PUB | Public Use District | 10,000 | 100 | 100 | 25 | 0 | 15 | 0 | 25 | 35 | 70% | a, c, d |
| Key: | | | | | | | | | | | | |
| a. | See Article 10 for parking requirements. | | | | | | | | | | | |
| b. | Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base. | | | | | | | | | | | |
| c. | No variances may be permitted to exceed the maximum impervious cover limitations. | | | | | | | | | | | |
| d. | Refer to Article 14, Sec. 21.14.3 for additional design requirements. | | | | | | | | | | | |

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.
2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.
3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.
4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.
5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.
6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.
7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:
 - a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.
 - b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.
 - c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.
 - d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.
 - e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.
 - f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 - g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

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- h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.
8. Middle Density District (R-5) developments may have unique designs and dimensions. Due to this, the following additional standards apply. These standards pertain to the side building separation space with the intent for fire safety:
- a. When HVAC units are not within the building separation space the minimum separation is ten (10) feet.
 - b. When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet.
 - c. HVAC units shall be on opposite sides of buildings.
 - d. These additional standards are not required if fire suppression systems are installed within the buildings.

(Ord. No. 13-S-22 , § 3, 7-16-2013; Ord. No. 14-S-47 , § 3, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021)

Sec. 21.5.7. Dimensional and Developmental Standards.

- A. *General.* All projects or developments shall comply with all of the applicable dimensional and development standards of this Article. Additional requirements may also apply as required in other sections of this UDC. All area requirements and lot sizes shall be calculated based on gross acres.

| Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS | | | | | | | | | | | |
|---|---|---------------------------------|-----------|-----------|---------------------------|----------|----------|-----------------------------------|--------------------------------|------------------|-----------------|
| | | Minimum Lot Size And Dimensions | | | Minimum Yard Setback (Ft) | | | | Miscellaneous Lot Requirements | | |
| Code | Zoning District | Area Sq. Ft. | Width Ft. | Depth Ft. | Front Ft. | Side Ft. | Rear Ft. | Minimum Off-Street Parking Spaces | Max Height Ft. | Max Imperv Cover | Key |
| PRE | Pre-Development | 217,800 | 100 | 100 | 25 | 25 | 25 | 2 | 35 | 30% | h,k,o |
| R-1 | Single-Family Residential District-1 | 9,600 | 80 | 120 | 25 | 10 | 20 | 2 | 35 | 50% | h,j,k,l,m,o |
| R-2 | Single-Family Residential District-2 | 8,400 | 70 | 120 | 25 | 10 | 20 | 2 | 35 | 50% | h,j,k,l,m,o |
| R-3 | Two-Family Residential District | 9,000 | 75 | 120 | 25 | 10 | 20 | 2 | 35 | 60% | h,j,k,l,m,o |
| R-4 | Apartment/Multi-Family Residential District | 43,560 | 400 | 100 | 25 | 10 | 20 | 2 | 50 | 75% | a,b,j,k,l,m, |
| R-5 | Middle Density District | 10,890 | - | - | 25 | 10 | 10 | 2 | 35 | 80% | h,j,k,l,m, q |
| R-6 | Single-Family Residential District-6 | 7,200 | 60 | 120 | 25 | 10 | 20 | 2 | 35 | 50% | h,k,l,m,n,o |
| R-7 | Single-Family Residential District-7 | 6,600 | 60 | 110 | 25 | 10 | 20 | 2 | 35 | 50% | h,k,l,m,n,o |
| R-A | Single-Family-Residential/Agriculture | 21,780 | - | - | 25 | 25 | 25 | 2 | 35 | 50% | h,k,l,m,n |
| GH | Garden Home Residential District | 5,000 | 50 | 100 | 10 | 10 | 10 | 2 | 35 | 75% | c,d,e,f,g,k,l,m |
| TH | Townhome District | 2,500 | 25 | 100 | 25 | 10 | 20 | 2 | 35 | 75% | h,j,k,l,m |
| MHS | Manufactured Home Subdivision District | 6,600 | 60 | 110 | 25 | 10 | 20 | 2 | 35 | 50% | j,k,l,m,o |
| MHP | Manufactured Home Park District | 43,560 | - | - | 25 | 12.5 | 25 | - | 35 | 50% | j,k,l,m |
| AD | Agricultural District | 217,800 | 100 | 100 | 25 | 25 | 25 | 2 | 35 | 30% | h,k,o |

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|---------|--|-------|----|-----|----|---|----|---|----|-----|-----------------|
| MSMU | Main Street Mixed Use | 5,000 | 50 | 100 | 10 | 5 | 10 | 2 | 35 | 80% | h,j,k,m, n,p |
| MSMU-ND | Main Street Mixed Use-New Development | 5,000 | 50 | 100 | 10 | 5 | 10 | 2 | 35 | 80% | j,k,m,p |
| Key: | | | | | | | | | | | |
| a. | Maximum density shall not exceed 35 units per acre. | | | | | | | | | | |
| b. | 2 parking spaces per unit plus 5%. | | | | | | | | | | |
| c. | Zero lot line Garden Homes. | | | | | | | | | | |
| d. | 20-foot paved alley for ingress/egress to all rear garages. | | | | | | | | | | |
| e. | 5-foot shall be designated maintenance easement. | | | | | | | | | | |
| f. | Corner lot shall have 10-foot side yard setback from street right-of-way. | | | | | | | | | | |
| g. | 25-foot set back to property line adjoining public street. | | | | | | | | | | |
| h. | Corner lot shall have minimum 15-foot side yard setback from street right-of-way. For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues. | | | | | | | | | | |
| i. | Minimum lot area for each unit. | | | | | | | | | | |
| j. | Site Plan approval required. | | | | | | | | | | |
| k. | Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded. | | | | | | | | | | |
| l. | No variances may be permitted to exceed the maximum impervious cover limitations | | | | | | | | | | |
| m. | Refer to Article 14, section 21.14.3 for additional design requirements | | | | | | | | | | |
| n. | All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage. | | | | | | | | | | |
| o. | Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. | | | | | | | | | | |
| p. | Not subject to the requirements in section 21.10.4 | | | | | | | | | | |
| q. | Refer to section 21.5.7.B.8 | | | | | | | | | | |

| Table 21.5.7.B DIMENSIONAL REQUIREMENTS NON-RESIDENTIAL ZONING DISTRICTS (d) | | | | |
|---|------------------------------------|---------------------------|--------------------------------------|--|
| | Minimum Lot Size And Dimensions | Minimum Yard Setback (Ft) | Miscellaneous Lot Requirements | |

| Code | Zoning District | Area Sq. Ft. | Width Ft. | Depth Ft. | Front Ft. | Rear Adj Non- Res Zone | Rear Adj. Res Zone | Side Adj Non- Res Zone | Side Adj Res Zone | Max Ht. Ft. | Max Imperv Cover | Key |
|------|--|-----------------|--------------|--------------|--------------|------------------------------------|-----------------------------|------------------------------------|----------------------------|-------------------|------------------------|---------------|
| OP | Office/ Professional | 6,000 | 60 | 100 | 25 | 0 | 25 | 0 | 25 | 35 | 70% | a, b, c, d |
| NS | Neighborhood Services | 10,000 | 100 | 100 | 25a | 0 | 25 | 0 | 25 | 35 | 80% | a, b, c, d |
| GB | General Business | 10,000 | 100 | 100 | 25 | 0 | 25 | 0 | 25 | 120 | 80% | a, b, c, d |
| GB-2 | General Business-2 | 10,000 | 100 | 100 | 25 | 0 | 25 | 0 | 25 | 120 | 80% | a, b, c, d |
| M-1 | Light Manufacturing | 10,000 | 100 | 100 | 25 | 0 | 50c | 0 | 25b | 120 | 80% | a, b, c, d |
| M-2 | Heavy Manufacturing | 10,000 | 100 | 100 | 25 | 0 | 50c | 0 | 25b | 120 | 80% | a, b, c, d |
| PUB | Public Use District | 10,000 | 100 | 100 | 25 | 0 | 15 | 0 | 25 | 35 | 70% | a, c, d |
| Key: | | | | | | | | | | | | |
| a. | See Article 10 for parking requirements. | | | | | | | | | | | |
| b. | Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base. | | | | | | | | | | | |
| c. | No variances may be permitted to exceed the maximum impervious cover limitations. | | | | | | | | | | | |
| d. | Refer to Article 14, Sec. 21.14.3 for additional design requirements. | | | | | | | | | | | |

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.
2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.
3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.
4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.
5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.
6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.
7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:
 - a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.
 - b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.
 - c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.
 - d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.
 - e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.
 - f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 - g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

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- h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.
8. Middle Density District (R-5) developments may have unique designs and dimensions. Due to this, the following additional standards apply. These standards pertain to the side building separation space with the intent for fire safety:
- a. When HVAC units are not within the building separation space the minimum separation is ten (10) feet.
 - b. When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet.
 - c. HVAC units shall be on opposite sides of buildings.
 - d. These additional standards are not required if fire suppression systems are installed within the buildings.

(Ord. No. 13-S-22 , § 3, 7-16-2013; Ord. No. 14-S-47 , § 3, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021)

PLANNING AND ZONING COMMISSION MEETING: 03/05/2025

Agenda Item 8 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS: The following new Site Plan Applications were submitted from January 30, 2025 to February 27, 2025:

- City of Schertz Fleet Building- Parking Lot
 - 27 Commercial Place
 - Expansion of the existing paved surface to create a larger parking lot.

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

- Ordinance 25-S-004 - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 11, Section 21.11.6 Prohibited Signs and Section 21.11.17 Temporary Signs.
 - Direction provided but no action taken at the February 18th City Council meeting. The proposed changes will be incorporated into an upcoming Article 11 rewrite.
- Ordinance 25-S-007 - Conduct a public hearing and consider a request for a Specific Use Permit to allow Automobile Repairs and Service, Major in General Business District (GB), on approximately 0.4 acres of land, more specifically known as a portion of Guadalupe County Property Identification Number 121092, generally located 1,092 feet southwest of the intersection of IH-35 N Access Road and FM 1103, City of Schertz, Guadalupe County, Texas.
 - Recommendation of Approval at the February 5, 2025 Planning and Zoning Commission meeting.
 - Scheduled for the March 4, 2025 City Council meeting.
- Ordinance 25-S-008 – Conduct a public hearing and consider a request to rezone approximately 4.3 acres of land from Manufacturing – Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB) known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas
 - Recommendation of Approval at the February 5, 2025 Planning and Zoning Commission meeting.
 - Scheduled for the March 4, 2025 City Council meeting.
- Ordinance 25-S-009 - Conduct a public hearing and consider a request for a Specific Use Permit to allow a Nursery, Major on approximately 4.3 acres of land known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas
 - Recommendation of Approval at the February 5, 2025 Planning and Zoning Commission meeting.
 - Scheduled for the March 4, 2025 City Council meeting.
- Ordinance 25-S-010 – Conduct a public hearing and consider amendments to the City of Schertz Comprehensive Plan to incorporate updated Water and Wastewater Master Plans
 - Recommendation of Approval at the January 22, 2025 Planning and Zoning Commission meeting.
 - Scheduled for the March 4, 2025 City Council meeting.

ADMINISTRATIVELY APPROVED PROJECTS:

The following projects were administratively approved from January 30, 2025 to February 27, 2025:

- Extra Space Storage- Site Plan Application
 - 17720 Verde Parkway
 - A multi-level 95,310-square-foot climate-controlled public storage facility.
 - 17304 Bell North Drive- Warehouse- Site Plan Application
 - 7,200 square foot warehouse
 - City of Schertz Fleet Building- Parking Lot- Site Plan Application
 - 27 Commercial Place
 - Expansion of the existing paved surface to create a larger parking lot.
 - Parklands Unit 3A: Final Plat Extension
 - Final Plat creating 36 single-family residential lots
 - Final Plat extension with a new expiration date of October 27, 2025.
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