



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
May 7, 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, MAY 7, 2025 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, May 7, 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

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 April 2, 2025 Regular Meeting.

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests, specific use permit requests, and Unified Development Code Amendments within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may

request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

- A. **PLZC20250055** - Hold a public hearing and make a recommendation on a request to rezone approximately 4.15 acres of land from General Business District (GB) to General Business District-2 (GB-2), generally known as 46 Maske Road and 44 Maske Road, Lots 3 and 4, Block 1 of the Maske Road Business Park Subdivision, more specifically known as Guadalupe County Property Identification Numbers 199116, and 199117.
 - B. **PLZC20250080**- Hold a public hearing and make a recommendation on a request to rezone approximately 20 acres of land from Pre-Development District (PRE), Agricultural District (AD), and Single-Family Residential/ Agricultural District (R-A) to Single-Family Residential District (R-2), generally located approximately 4,800 feet east of the intersection of FM 1518 and Lower Seguin Road, known as 12816 Lower Seguin Rd and 12746 Lower Seguin Road, and more specifically known as Bexar County Property Identification Numbers 310027, 310026, and 310028, City of Schertz, Bexar County, Texas.
 - C. **PLZC20250043** - Hold a public hearing and make a recommendation on a request to rezone approximately 62 acres of land from Planned Development District (PDD) and Pre-Development District (PRE) to Single-Family Residential District (R-2), generally located approximately 3,800 feet east of the intersection of FM 1518 and Trainer Hale Road, known as Bexar County Property Identification number 310054 ,a portion of 310053 and a portion of 310061, City of Schertz, Bexar County, Texas.
 - D. **PLUDC20250090** - 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 11 - Sign and Advertising Devices, Article 3 Boards, Commissions, and Committees - Section 21.3.3 - Planning and Zoning Commission, Article 7 - Nonconforming Uses, Lots, and Structures, and Article 16 - Definitions.
6. **ITEMS FOR INDIVIDUAL CONSIDERATION:**
- A. **PLPP20250053 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Burnette Subdivision, approximately 1.821 acres of land, located at 12396 Schaeffer Road, Schertz, Texas, 78108, more specifically known as Bexar County Parcel Identification Number 308385.
 - B. **PLPP20250053** - Consider and act upon a request for approval of a preliminary plat of the Burnette Subdivision, approximately 1.89 acres of land located at 12396 Schaeffer Road, Schertz, Texas, 78108, more specifically known as Bexar County Property Identification Number 308385.
 - C. **PLFP20250091 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the final plat of the Monroe Subdivision Block 1 Lot 2, approximately 12.39 acres of land, located approximately 750 feet east of the intersection of Ware-Seguin Road and Boenig Drive, more specifically known as Bexar County Property Identification Number 619166.

- D. **PLFP20250091** - Consider and act upon a request for approval of a final plat of the Monroe Subdivision Lot 2 Block 1, approximately 12.39 acres of land located approximately 750 feet east of the intersection of Ware-Seguin Road and Boenig Drive, more specifically known as Bexar County Property Identification Number 619166.

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 1st day of May, 2025 at 11:00 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.



Daisy Marquez, 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.



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Sarah Rodriguez, Administrative Assistant
SUBJECT: Minutes for the April 2, 2025 Regular Meeting.

Attachments

Draft minutes for the April 2, 2025 P&Z Meeting

DRAFT

PLANNING AND ZONING MINUTES

April 2, 2025

The Schertz Planning and Zoning Commission convened on April 2, 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; Clayton Wallace, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Judy Goldick, Commissioner

Staff present: Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; 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

Clayton Wallace

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 March 5, 2025, Planning and Zoning Commission Regular Meeting.
There was no discussion.

Motioned by Commissioner Clayton Wallace, seconded by Commissioner Roderick Hector

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. PLZC20250040** - Hold a public hearing and make a recommendation on a request to rezone approximately 20 acres of land from Pre-Development District (PRE), Agricultural District (AD), and Single-Family Residential/ Agricultural District (R-A) to Single-Family Residential District (R-6), generally located approximately 4,800 feet east of the intersection of FM 1518 and Lower Seguin Road, known as 12816 Lower Seguin Rd and 12746 Lower Seguin Road, and more specifically known as Bexar County Property Identification Numbers 310027, 310026, and 310028, City of Schertz, Bexar County, Texas.

Motion to withdraw.

No action occurred.

Chairman Outlaw opened the Public Hearing at 6:03 P.M.

Chairman Outlaw closed the Public Hearing at 6:03 P.M.

- B. PLZC20250017** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.5 acres of land from Pre-Development District (PRE) to General Business District- II (GB-2), generally located 1,700 feet west of the intersection of IH-10 E Access Road and Trainer Hale Road, more specifically known as Bexar County Property Identification Number 339775, City of Schertz, Bexar County, Texas.

Ms. Marquez provided a presentation. The applicant spoke about item PLZC20250017.

Chairman Outlaw opened the Public Hearing at 6:35 P.M.

Chairman Outlaw closed the Public Hearing at 6:35 P.M.

Motioned by Commissioner Clayton Wallace There was a motion to move PLZC20250017 to after the next item., seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

Motioned by Commissioner Clayton Wallace There was a motion to un-table item PLZC20250017, seconded by Vice Chairman Richard Braud

Vote: 7 - 0 Passed

Motioned by Commissioner John Carbon to recommend the denial of GB2., seconded by Commissioner Clayton Wallace

Vote: 6 - 1 Passed

NAY: Chairman Glen Outlaw

- C. PLZC20250056** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.38 acres of land from Pre-Development District (PRE) to Single-Family Residential/Agricultural District (R-A), more specifically known as Bexar County Property Identification Number 310235, also known as 9126 Trainer Hale Rd, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLZC20250056

Chairman Outlaw opened the Public Hearing at 6:18 P.M.

- Todd Harrison, 9150 Trainer Hale Rd.
- Anthony Meritt, did not give an address.

Chairman Outlaw closed the Public Hearing at 6:22 P.M.

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

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

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

- B.** Announcements by Commissioners

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

No announcements were made.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

Volunteer banquet on April 22nd: RSVP to Sheree.

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 7:22 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 5 A

TO: Planning and Zoning Commission

PREPARED BY: William Willingham, Planner

SUBJECT: **PLZC20250055** - Hold a public hearing and make a recommendation on a request to rezone approximately 4.15 acres of land from General Business District (GB) to General Business District-2 (GB-2), generally known as 46 Maske Road and 44 Maske Road, Lots 3 and 4, Block 1 of the Maske Road Business Park Subdivision, more specifically known as Guadalupe County Property Identification Numbers 199116, and 199117.

BACKGROUND

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 4.15 acres of land from General Business District (GB) to General Business District-2 (GB-2) to develop flex industrial buildings for office-warehouse use. The property is platted and is currently undeveloped. The site is located within the Accident Potential Zone II (APZ II) for JBSA Randolph Air Force Base.

On April 25, 2025, 11 public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, one(1) response in favor, zero (0) response neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published prior to the City Council Meeting. Additionally, one (1) sign was placed on the subject property.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	General Business District-2 (GB-2)	Office- Warehouse/Distribution Center

Adjacent Properties:

	Zoning	Land Use
North	Right of Way	Maske Road (Commercial Collector- A)
South	General Business District-2 (GB-2)	Office- Warehouse/Distribution Center
East	General Business District (GB)	Undeveloped
West	General Business District (GB)	Undeveloped

GOAL

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 4.15 acres of land from General Business District (GB) to General Business District-2 (GB-2) to develop flex industrial buildings for office-warehouse use.

Dimensional and Developmental Standards (Sec. 21.5.7.B)

			Min. Lot Size Dimensions (Ft.)			Min. Yard Setbacks (Ft.)			Misc. Lot Requirements	
	Code	Zoning District	Area Sq Ft	Width (ft)	Depth (ft)	Front (ft)	Side Adj Non-Residential (ft)	Rear Adj Non-Residential (ft)	Max. Height (ft)	Max. Impervious Coverage
Existing	(GB)	General Business District	10,000	100	100	20	0	0	120	80%

Proposed	(GB-2)	General Business District-2	10,000	100	100	20	0	0	120	80%
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COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

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

The Comprehensive Land Plan is a guiding document for the long-range vision of Schertz and designates this area as "Industrial Hub." Industrial Hub is intended for developments such as manufacturing warehouses, processing, and distribution centers, and can buffer industrial areas to transition to other land uses by developing flex buildings or research and development. The applicant is requesting a zone change from General Business District (GB) to General Business District-2 (GB-2) to develop flex industrial buildings for office-warehouse use. Office-warehouse land use is consistent with the Industrial Hub designation and thus implements the policies established by the Comprehensive Land Plan.

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

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. The subject property is located within the Air Installation Compatible Use Zone District (AICUZ). More specifically, this property is located within the Accident Potential Zone II (APZ II). These zones are established to provide control on encroachment around a military airfield per UDC Sec. 21.5.9.A, which requires that Randolph Air Force Base (RAFB) affirmatively recommend to the City that the proposed zone change be permitted. Based upon an evaluation of noise pollution and the high risk potential of aircraft accidents, RAFB has affirmatively recommended the zone change request from General Business District (GB) to General Business District-2 (GB-2). Therefore, the proposed zone change aligns with the UDC and city policy.

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

The subject property is currently undeveloped and is located directly adjacent to an area with numerous properties zoned as General Business District-2 (GB-2). General Business District-2 (GB-2) is intended to provide suitable areas for the development of non-residential and light industrial uses that serve the entire community. Therefore, given the current conditions of the surrounding area, a rezone to General Business District-2 (GB-2) does meet the intent of the UDC and is appropriate with the existing uses in the immediate area. The land uses permitted in General Business District-2 (GB-2) are listed in UDC Section 21.5.8 -Permitted Use Table.

*Permitted Use Table (Sec. 21.5.8)**

	Existing Zoning District	Proposed Zoning District
	<i>General Business District (GB)</i>	<i>General Business District-2 (GB-2)</i>
Permitted Uses	<ul style="list-style-type: none"> ● Appliances, Furniture and Home Furnishing Store ● Building Material and Hardware Sales ● Car Wash, Automated ● Commercial Amusement, Indoor 	<ul style="list-style-type: none"> ● Appliances, Furniture and Home Furnishing Store ● Building Material and Hardware Sales ● Car Wash, Automated ● Commercial Amusement, Indoor ● Auto Repairs and Service, Major ● Office Warehouse/Distribution Center ● Mini-Warehouse/Public Storage (SUP)

*The permitted use table shown is a non-exhaustive list. For a complete list of permitted uses, see UDC Section 21.5.8-Permitted Use Table.

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

All UDC requirements have been met for the proposed zone change. City of Schertz Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.

JBSA Randolph has been notified of the zone change request by the City of Schertz and, per the 2017 Air Installations Compatible Use Zones (AICUZ) Study, JBSA finds warehousing and storage services to be permitted within this area of the Accident Potential Zone (APZ) II with a maximum Floor-to-Area Ratio (FAR) of 2.0. Per their independent review, JBSA affirmatively recommends approval of the zone change request.

RECOMMENDATION

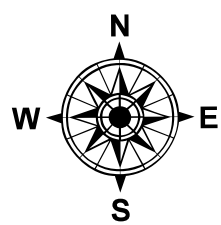
Due to the character of the surrounding area, the consistency with the Comprehensive Land Plan, and the affirmative recommendation of the proposed zone change from JBSA Randolph, staff recommends approval of PLZC20250055.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Zoning Exhibit
JBSA Letter



Maxar, Microsoft, Sources Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

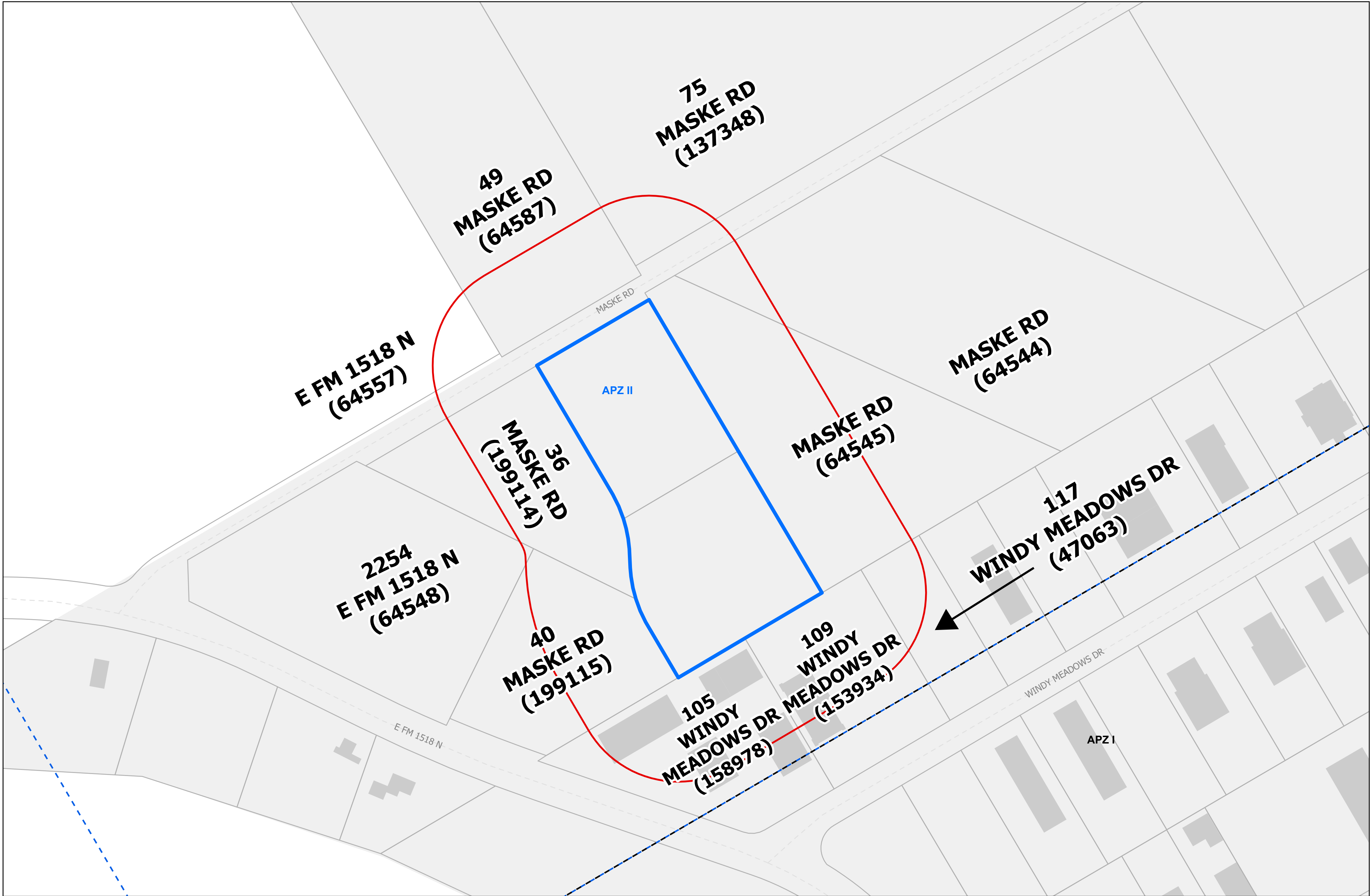


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL IDs:
199116 & 199117
PLZC20250055

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

0 50 100 200 300 Feet



City of Schertz

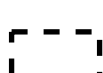
PLZC20250055



Project Boundary



City Limits



Schertz ETJ
Boundary



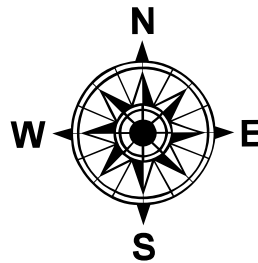
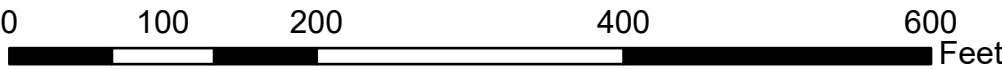
200' Buffer

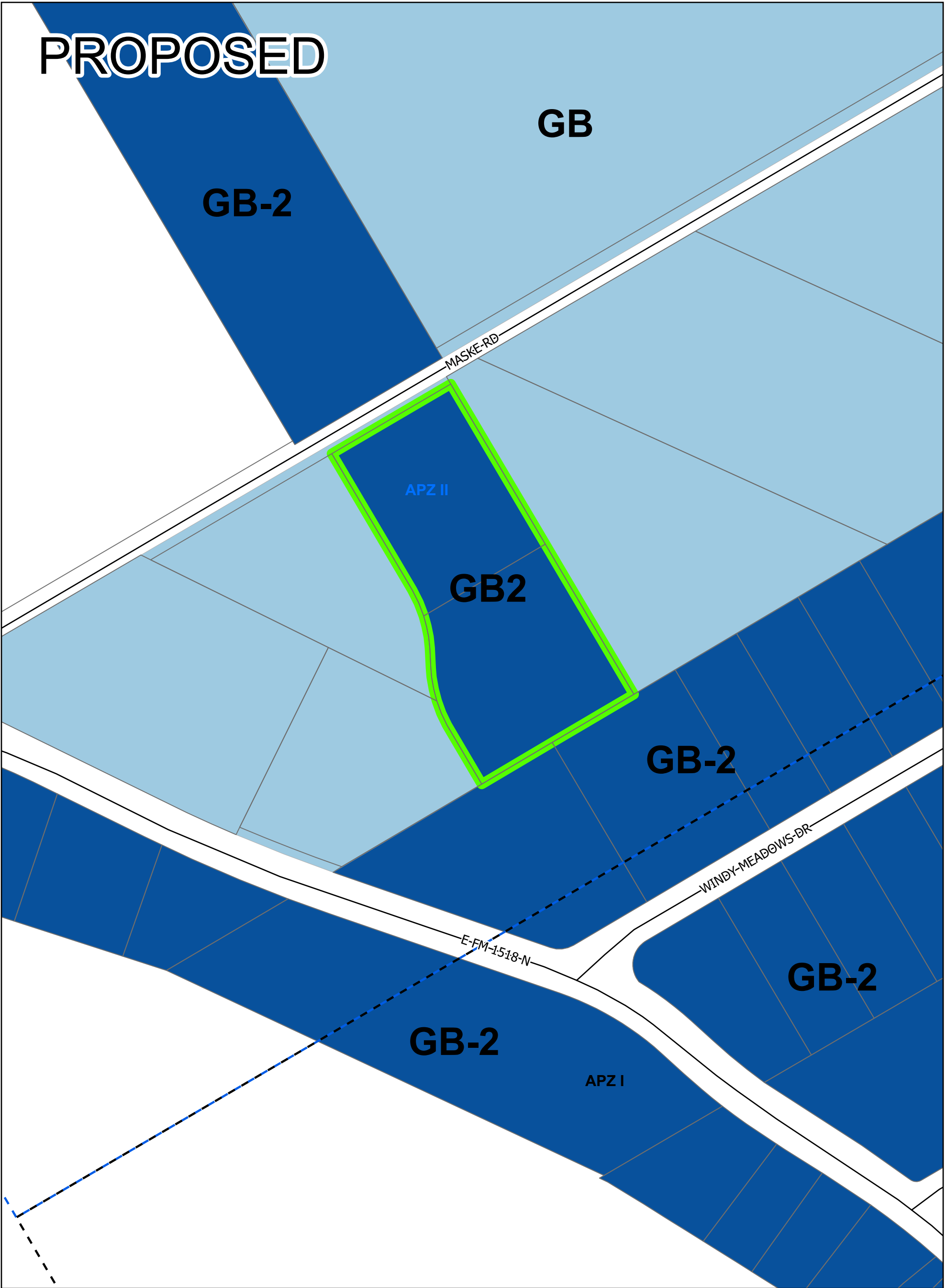
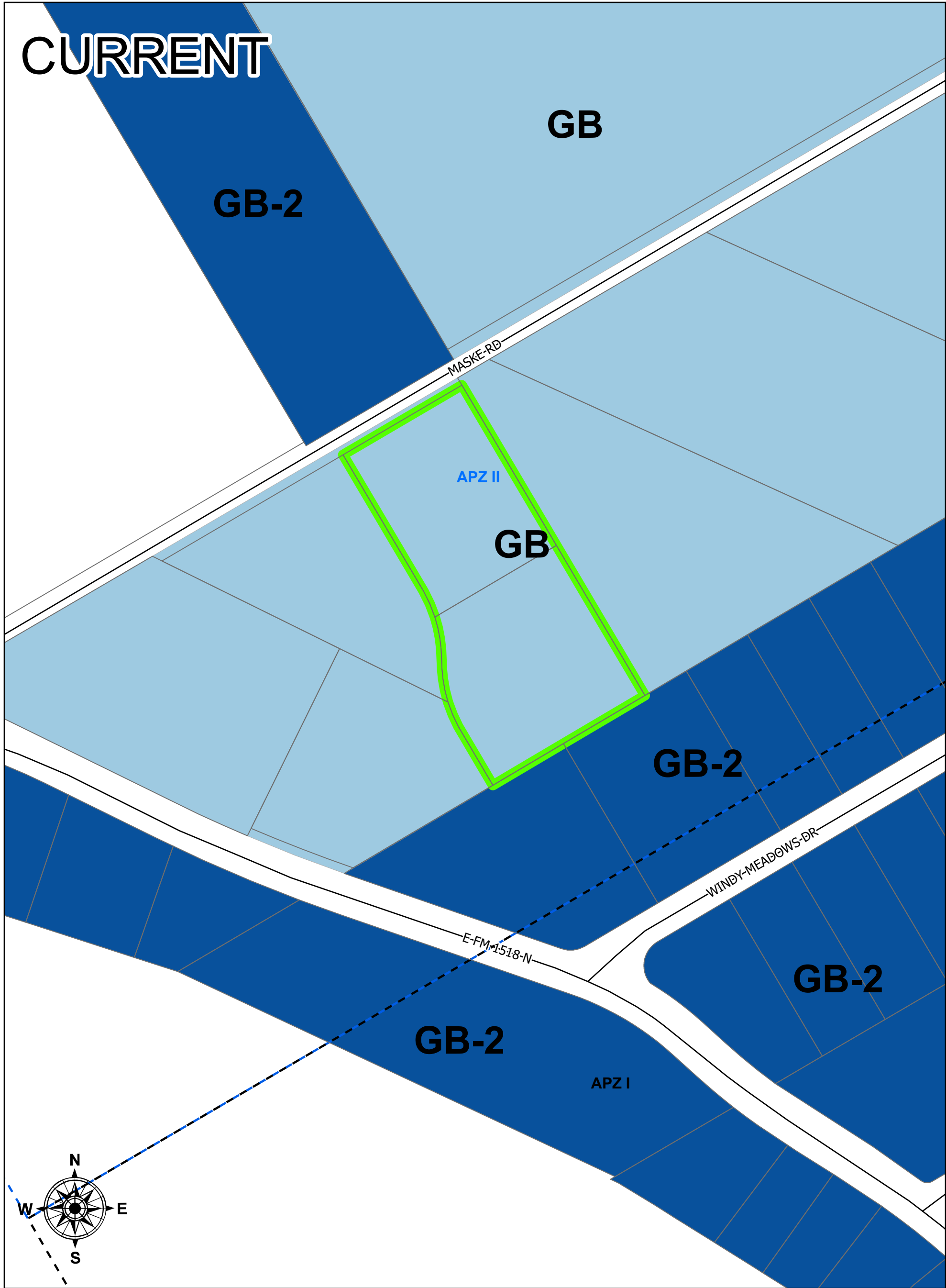
Air Installation Compatible Use Zone
Accident Potential Zones

APZ I

APZ II

Clear Zone



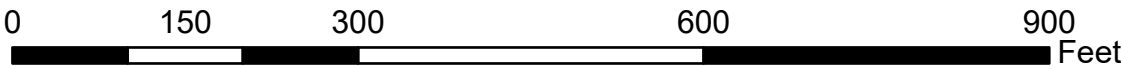


PROPOSED ZONING CHANGE

**GUADALUPE COUNTY
PARCEL IDs:
199116 & 199117**

Classification

- | | | |
|--|--|--|
| (PRE) Pre-Development | (R-4) Apartment/Multi-Family Residential | (GB) General Business |
| (PDD) Planned Development | (R-5) Middle Density District | (GB-2) General Business II |
| (PUB) Public Use | (R-6) Single-family Residential | (NS) Neighborhood Services |
| (R-A) Single-family Residential/Agricultural | (R-7) Single-family Residential | (OP) Office and Professional |
| (R-1) Single-Family Residential | (AD) Agricultural District | (MSMU) Main Street Mixed Use |
| (R-2) Single-Family Residential | (GH) Garden Home/Single-Family Residential (Zero Lot Line) | (MSMU-ND) Main Street Mixed Use New Development |
| (R-3) Two-Family Residential | (TH) Townhome | (M-1) Manufacturing (Light) |
| | (MHS) Manufactured Home Subdivision | (M-2) Manufacturing (Heavy) |
| | (MHP) Manufactured Home Parks | (DVL) Development Agreement (Delayed Annexation) |





**DEPARTMENT OF THE AIR FORCE
502D AIR BASE WING
JOINTBASE SAN ANTONIO**



3 April 2025

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI

JBSA Installation Mission Sustainment

2080 Wilson Way

Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of Zone Change in APZ II- PLZC20250055-44,46

1. Zone Change in APZ II- PLZC20250055-44,46 has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends the proposed zoning change is permitted, however, there are additional comments for consideration in planning and development.

- a. Subject parcel is located within Randolph AFB Accident Potential Zone II (APZ II). Per the 2017 RND Air Installations Compatible Use Zones (AICUZ) study, Warehousing and storage services, SLUCM No. 63.7, is permitted within APZ II with a maximum Floor-to-Area Ratio (FAR) of 2.0. Retail trade, SLUCM No. 50, is generally permitted within APZ II with a maximum FAR of .28. Approximately .4 acres located on the southeast corner of the subject tract is with-in the 65 Db DNL plus noise contours generated from flying missions at JBSA RND. Retail trade and Warehousing/storage services are permitted with-in these noise zones. Additionally, due to the proximity to the primary approach/departure flight tracks of RND AFB, expect regular and increasing levels of noise.

<https://www.jbsa.mil/Portals/102/Documents/Environmental%20PA/FINAL%20Randolph%20AICUZ%20Study.pdf>

- b. Recommend referencing City of San Antonio MLOD lighting standards at: https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTII_IZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.
- c. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

- d. Any proposed exterior construction plans, construction or alteration projects which include vertical elements (equipment: cranes, towers: communication or water) may require FAA review to verify no hazard to flight navigation prior to issuance of any construction permits.

FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here:

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredTo olForm>

Further FAA guidance is also available here:

https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf

- e. The FAA recommends criteria of land-use practices in their Advisory Circular 150/5200- 33C, Hazardous Wildlife Attractants on or Near Airports, which is applicable to properties within five miles of JBSA-Randolph. To reduce the exposure to aircraft-wildlife strikes, please use the link below to access this publication and use the information to help reduce wildlife-attractant features near airports. Unwavering consideration for this aviation safety hazard is vital.https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

2. The items presented above are efforts to enhance the safety of the community and minimize noise impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to both the community and flight operations as well as affect the overall capability of the military at this location.

3. Point of contact for this action is Sean R. Greszler, AICP, 502 ABW/CMI. He can be reached at 210-808- 7549 or by email at sean.greszler.1@us.af.mil or through the 502d ABW Community Initiatives organization email box at 502ABW.ABW.Community_initiative@us.af.mil.

MR. TIM WOLIVER, GS-14, USAF
Executive Director, Community and
Mission Integration, JBSA & 502 ABW



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 5 B

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Planner

SUBJECT: **PLZC20250080-** Hold a public hearing and make a recommendation on a request to rezone approximately 20 acres of land from Pre-Development District (PRE), Agricultural District (AD), and Single-Family Residential/ Agricultural District (R-A) to Single-Family Residential District (R-2), generally located approximately 4,800 feet east of the intersection of FM 1518 and Lower Seguin Road, known as 12816 Lower Seguin Rd and 12746 Lower Seguin Road, and more specifically known as Bexar County Property Identification Numbers 310027, 310026, and 310028, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is proposing to rezone approximately 20 acres from Pre-Development District (PRE), Agricultural District (AD), and Single-Family Residential/Agricultural District (RA) to Single-Family Residential District (R-2) generally located 4,800 feet east of the intersection of FM 1518 and Lower Seguin Road. There are existing residences on the properties, and the properties are not platted. Approximately 13 acres of the subject property was annexed in 2024.

On April 21, 2025, forty (40) 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, one (1) response in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, a sign was placed on the subject property by the applicant.

Subject Property:

	Zoning	Land Use
Existing	Single-Family Residential/ Agricultural District (R-A) Agricultural District (AD) Pre-Development District (PRE)	Residential and Agricultural
Proposed	Single-Family Residential District (R-2)	Residential

Adjacent Properties:

	Zoning	Land Use
North	Right-of-Way	Lower Seguin Road (Secondary Arterial 90' ROW)
South	Agricultural District (AD)	Agriculture
East	Agricultural District (AD) Single-Family Residential/ Agricultural District (R-A)	Residential & Undeveloped
West	Planned Development District (PDD)	Carmel Ranch Residential Subdivision

GOAL

The applicant is proposing to rezone approximately 20 acres to Single-Family Residential District (R-2) for a residential development.

Table 21.5.5.A
Dimensional Requirements
Residential Zoning Districts

			Minimum Lot Size and Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
	Code	District	Area SqFt	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Coverage
Existing	PRE	Pre-Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing	AD	Agricultural	217,800	100	100	25	25	25	2	35	30%
Existing	RA	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%

Proposed	R-2	Single-Family Residential	8,400	70	120	25	10	20	2		35	50%
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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. The Complete Neighborhood Land Use Designation is intended for a mix of residential lot sizes with neighborhood commercial to create a complete neighborhood. Along Lower Seguin and within half a mile of the subject property, Carmel Ranch PDD, Rhine Valley PDD, and Saddlebrook Ranch PDD all offer residential lots with a smaller minimum lot size and dimensions than the 70-foot by 120-foot 8,400 square foot required in Single-Family Residential District (R-2).

The proposed zone change to Single-Family Residential District (R-2) implements the policies of the Comprehensive Land Use Plan by providing a different lot size to add to the mix of residential.

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 proposed Single-Family Residential District (R-2) acts as a transition to the smaller residential lot developments to the large agricultural properties.

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

There are existing residential developments surrounding the subject property. To the left of the subject property is the Carmel Ranch Subdivision, which is a smaller lot Single-Family Residential Planned Development District that allows for the construction of 131 residences. Out of the 131 residential lots within the Carmel Ranch development, 107 are smaller than what the applicant is proposing.

Carmel Ranch Planned Development District (Ord. 21-S-14)											
Dimensional Requirements											
		Min. Lot Size			Minimum Yard Setbacks			Min. Off-Street Parking Spaces	Misc Requirements		
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max. Height	Max Imperv. Cover	Lot Count
SF 55	Single-Family	6,875	55	125	30	10	15	2	35	65(single-story home) 50 (two-story home)	60
SF 60	Single-Family	7,200	60	120	25	10	15	2	35	65(single-story home) 50 (two-story home)	47
SF 70	Single-Family	8,400	70	120	25	10	15	2	35	65(single-story home) 50 (two-story home)	20

Located along Lower Seguin and to the northwest of the subject property, the Rhine Valley Planned Development District consists of a total 447 residential lots where all lots are smaller than what is being proposed by the applicant.

Rhine Valley Subdivision Planned Development District (Ordinance 13-S-37)											
Dimensional Requirements											
		Minimum Lot Size and Dimensions			Minimum Yard Setback			Miscellaneous Requirements			
Code	Classification	Area Sq.Ft.	Width Ft.	Depth Ft.	Front	Side ft	Rear Ft	Minimum Off-Street Parking Requirements	Max Height	Max Imperv. Coverage	Lot Count
SF 45	Single-Family	5,400	45	120	25	5	20	2	35	65%	124
SF 50	Single-Family	6,000	50	120	20	5	20	2	35	65%	246
SF 60	Single-Family	7,200	60	120	20	5	20	2	35	65%	77

Along Lower Seguin and north of the subject property, the Saddlebrook Ranch Planned Development District consists of 633 residences with all 633 residential lots being smaller than the proposed Single-Family Residential District (R-2) minimum dimensional requirements.

Saddlebrook Ranch Planned Development District (Ordinance 21-S-06)											
Dimensional Requirements											
		Minimum Lot Size			Minimum Yard Setback			Miscellaneous Requirements			
Classification		Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Parking	Max Height	Max Impervious Coverage	Lot Count
SF 55	Single-Family	6,875	55	125	30	10	15	2	35	65% (one-story homes) 50% (two-story homes)	211
SF 60	Single-Family	7,080	60	118	25	10	15	2	35	65% (one-story homes) 50% (two-story homes)	264
SF 70	Single-Family	8,260	70	118	25	10	15	2	35	65% (one-story homes) 50% (two-story homes)	109
Garden Home	Single-Family	5,000	50	100	10	10	10	2	35	75%	49

To the right of the subject property is property that is currently undeveloped and zoned Single-Family Residential / Agricultural District (R-A) and Agricultural District (AD). To the south of the subject property is property zoned Agricultural District (AD), which is used for agriculture.

Table 21.5.7.A										
Dimensional Requirements										
Residential Zoning Districts										
		Minimum Lot Size			Minimum Yard Setbacks			Miscellaneous Lot Requirements		
Code	Classification	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Requirements	Max Height	Max Impervious Coverage
AD	Agricultural District	217,800	100	100	25	25	25	2	35	50%
RA	Single-Family Residential/ Agricultural District	21,780	-	-	25	25	25	2	35	50%

The proposed zoning district of Single-Family Residential District (R-2) is appropriate in the surrounding area as it provides a transition from the smaller lots along Lower Seguin to the existing agricultural uses.

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

The zone change application meets the Unified Development Code Requirements.

The City of Schertz Fire, EMS, and Police Departments have been notified of the zone change and do not provide objections. SCUC ISD was notified of the zone change. The most recent SCUC ISD demographic and forecasting reports are provided.

RECOMMENDATION

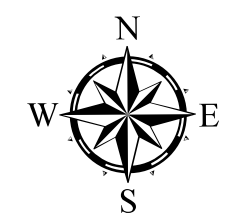
Staff recommends approval of PLZC20250080 due to the proposed zone change compatibility with the Comprehensive Land Use Plan - Future Land Use Map and existing uses.

Attachments

Aerial Exhibit
Notification Map
Public Hearing Responses
Zoning Exhibit
Metes and Bounds
SCUC ISD 10- Year Forecasting
SCUC ISD Demographic Report

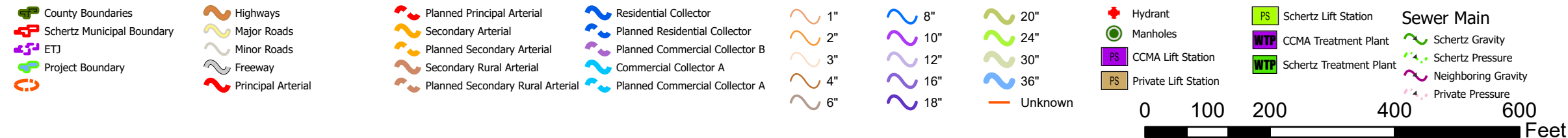


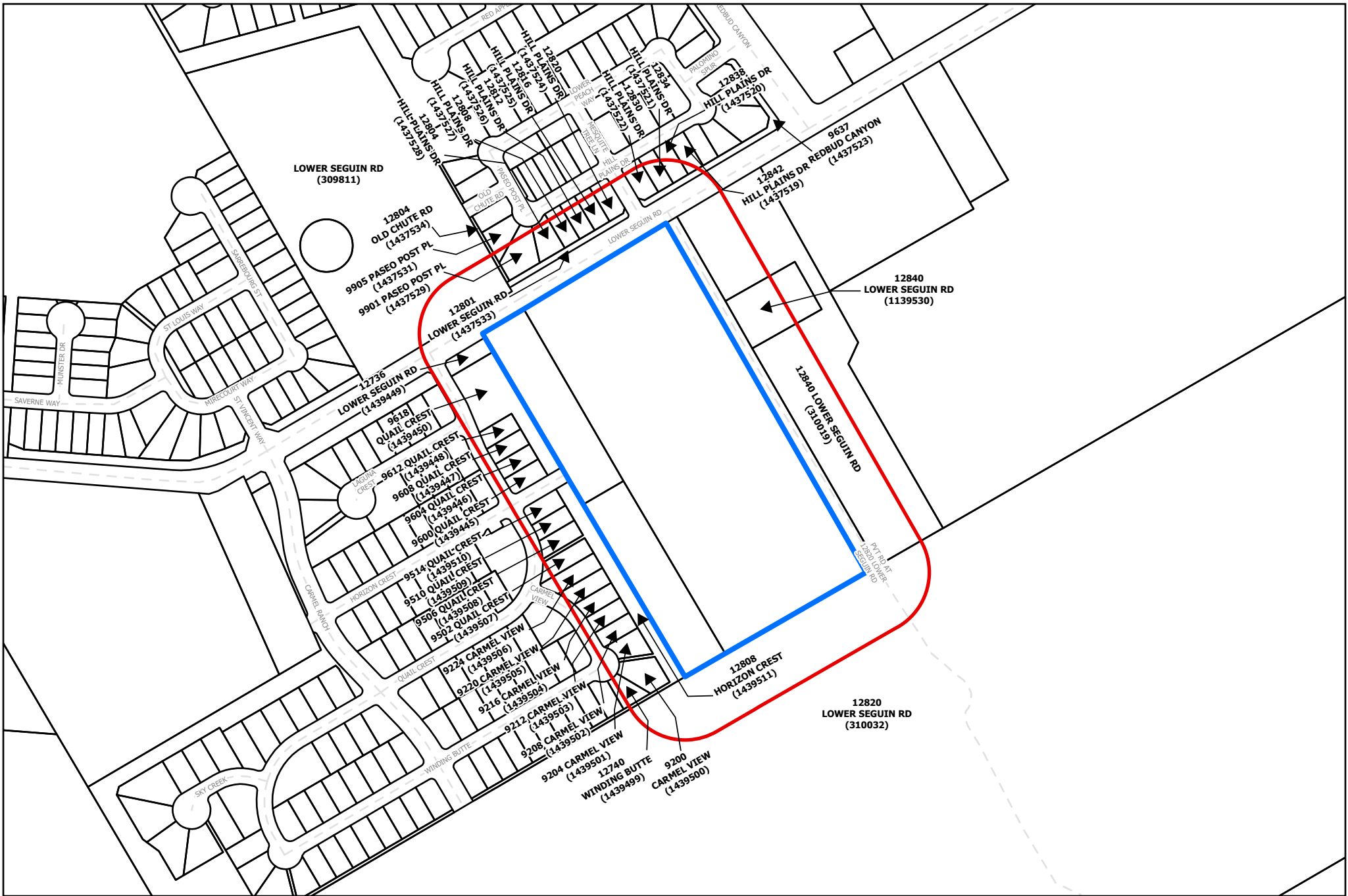
Bexar County



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

BCAD Property IDs
310026, 310027, 310028
Proposed Zone Change
PLZC20250080








SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: April 7, 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
BCAD Property IDs
310026, 310027, 310028
Proposed Zone Change
(PLZC20250080)

 Project Boundary  Parcels
 200' Buffer



0 200 400 800 1,200 Feet

NOTICE OF PUBLIC HEARING

April 21, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 7th, 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:

PLZC20250080 - Hold a public hearing and make a recommendation on a request to rezone approximately 20 acres of land from Pre-Development District (PRE), Agricultural District (AD), and Single-Family Residential/ Agricultural District (R-A) to Single-Family Residential District (R-2), generally located approximately 4,800 feet east of the intersection of FM 1518 and Lower Seguin Road, known as 12816 Lower Seguin Rd and 12746 Lower Seguin Road, and more specifically known as Bexar County Property Identification Numbers 310027, 310026, and 310028, City of Schertz, Bexar County, Texas.

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

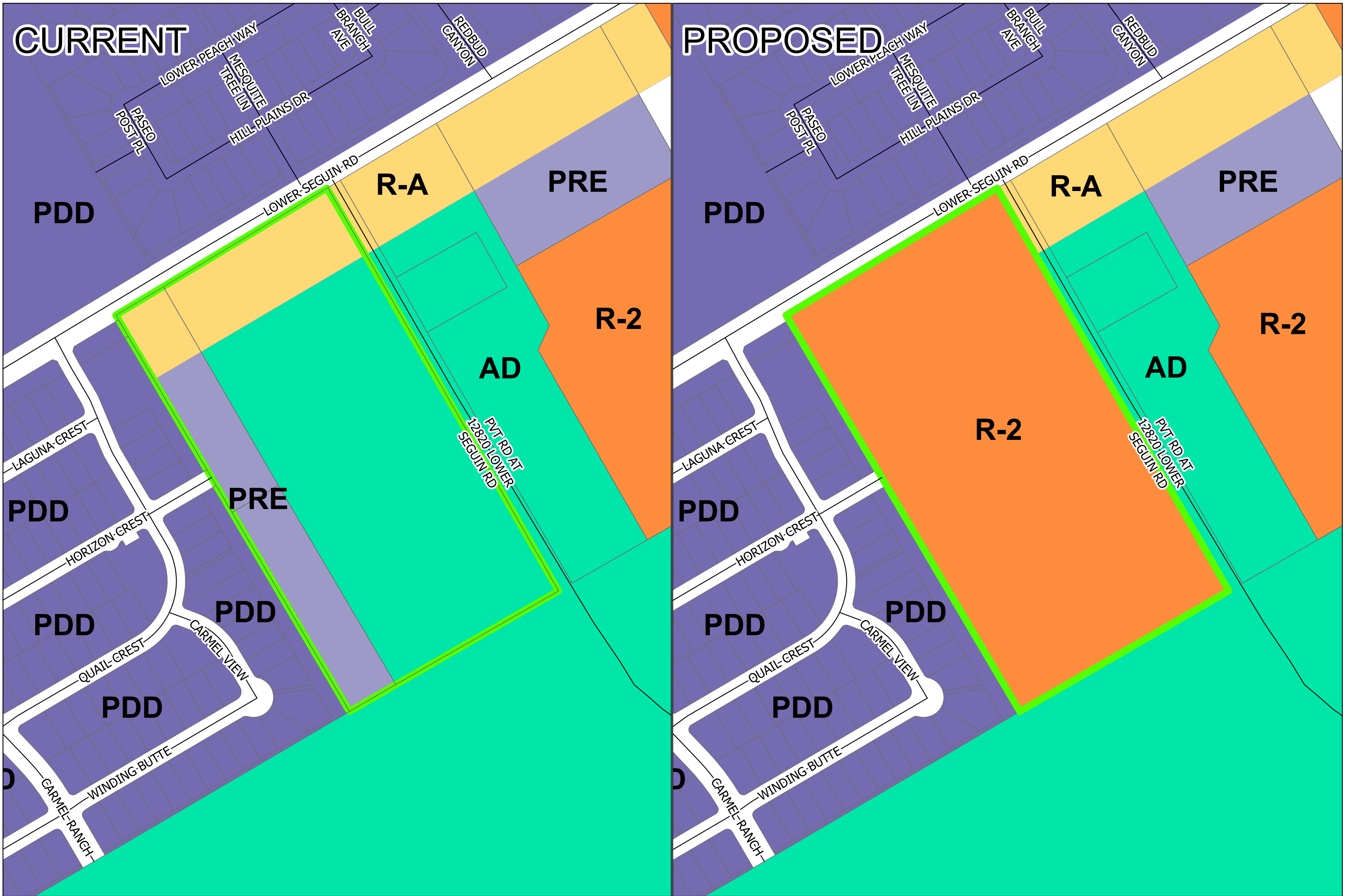
Reply Form:

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 **PLZC20250080**

COMMENTS: _____

NAME: Carlos Garza (PLEASE PRINT) SIGNATURE: Carlos GarzaSTREET ADDRESS: 109 Colette Lane, Marion TX 78124DATE: 4-25-25



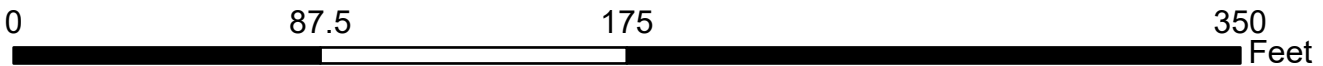
**Proposed
Zoning Change**
**BCAD Property IDs
310026, 310027, 310028
(PLZC20250080)**

Classification

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

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

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





STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF
1.956 ACRE TRACT**

Being an 1.956 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 1.956 acre tract being all of a remaining portion of a 2.005 acre tract of land described in a Warranty Deed to Carlos Garza, Jr. and wife, Margret L. Carty, dated September 20, 1995, and recorded on September 21, 1995 in Volume 6541, Page 807, Official Public Records of Bexar County, Texas; said 1.956 acre tract being more particularly described as follows:

BEGINNING: at mag nail with washer stamped "MTR Engineering" found in the southeast right-of-way line of Lower Seguin Road (variable width right-of-way) and the southwest line of the aforementioned 2.005 acre tract for the south corner of a 0.048 of an acre tract of land as described and recorded in Document Number 20240142627, Official Public Records of Bexar County, Texas, the north corner of Lot 901, Block 2 of the Carmel Ranch Subdivision, as recorded in Volume 20003, Page(s) 1962 – 1965, Deed and Plat Records of Bexar County, Texas, and the west corner of the herein described 1.956 acre tract;

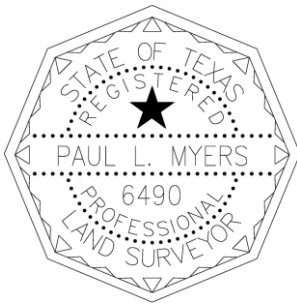
THENCE: leaving the southwest line of the aforementioned 2.005 acre tract, along the southeast right-of-way line of the aforementioned Lower Seguin Road and the southeast line of the aforementioned 0.048 of an acre tract, over and across said 2.005 acre tract, N59°18'02"E, a distance of 138.30 feet (Record – N59°41'29"E ~ 138.40') to a 1/2" iron rod with plastic cap stamped "MTR Engineering" found in the northeast line of said 2.005 acre tract and the southwest line of a 15.977 acre tract of land as described and recorded in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas, for the east corner of said 0.048 of an acre tract and the north corner of the herein described 1.956 acre tract;

THENCE: leaving the southeast right-of-way line of the aforementioned Lower Seguin Road, along the northeast line of the aforementioned 2.005 acre tract and the southwest line of the aforementioned 15.977 acre tract, S30°31'12"E, a distance of 616.42 feet (Record – S30°00'49"E) to a 1/2" iron rod found for the east corner of said 2.005 acre tract, the north corner of a 2.003 acre tract of land as described and recorded in Volume 6541, Page 812, Official Public Records of Bexar County, Texas, and the east corner of the herein described 1.956 acre tract;

THENCE: leaving the southwest line of the aforementioned 15.977 acre tract, along the southeast line of the aforementioned 2.005 acre tract and the northwest line of the aforementioned 2.003 acre tract, S59°26'00"W, a distance of 138.16 feet (Record – S59°56'44"W ~ 138.27') to a 1/2" iron rod found in the northeast line of Lot 901, Block 5 of the aforementioned Carmel Ranch Subdivision, for the south corner of said 2.005 acre tract, the west corner of said 2.003 acre tract, and the south corner of the herein described 1.956 acre tract;

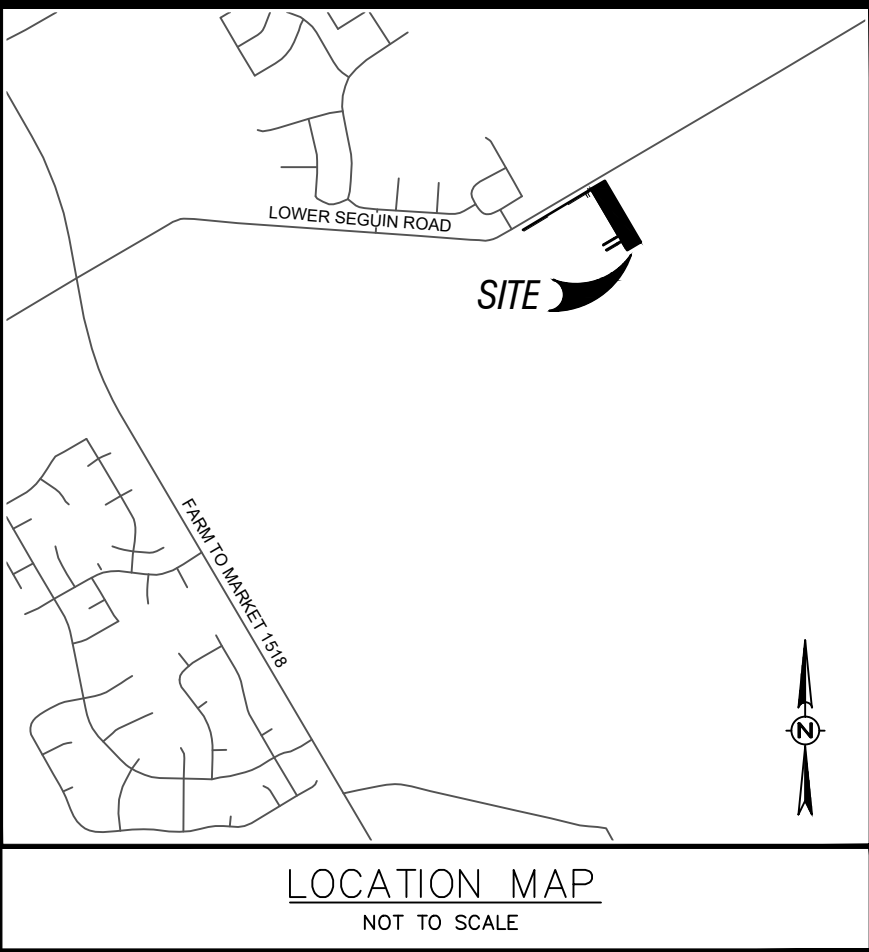
THENCE: along the southwest line of the aforementioned 2.005 acre tract, the northeast line of the aforementioned Lot 901, Block 5, the northeast line of Lot 902, Block 2 of the aforementioned Carmel Ranch Subdivision, and the northeast line of the aforementioned Lot 901, Block 2, N30°31'57"W, a distance of 616.10 feet (Record – N30°01'28"W) to the **PLACE OF BEGINNING** and containing 1.956 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. A survey exhibit of even date accompanies this Field Note Description.

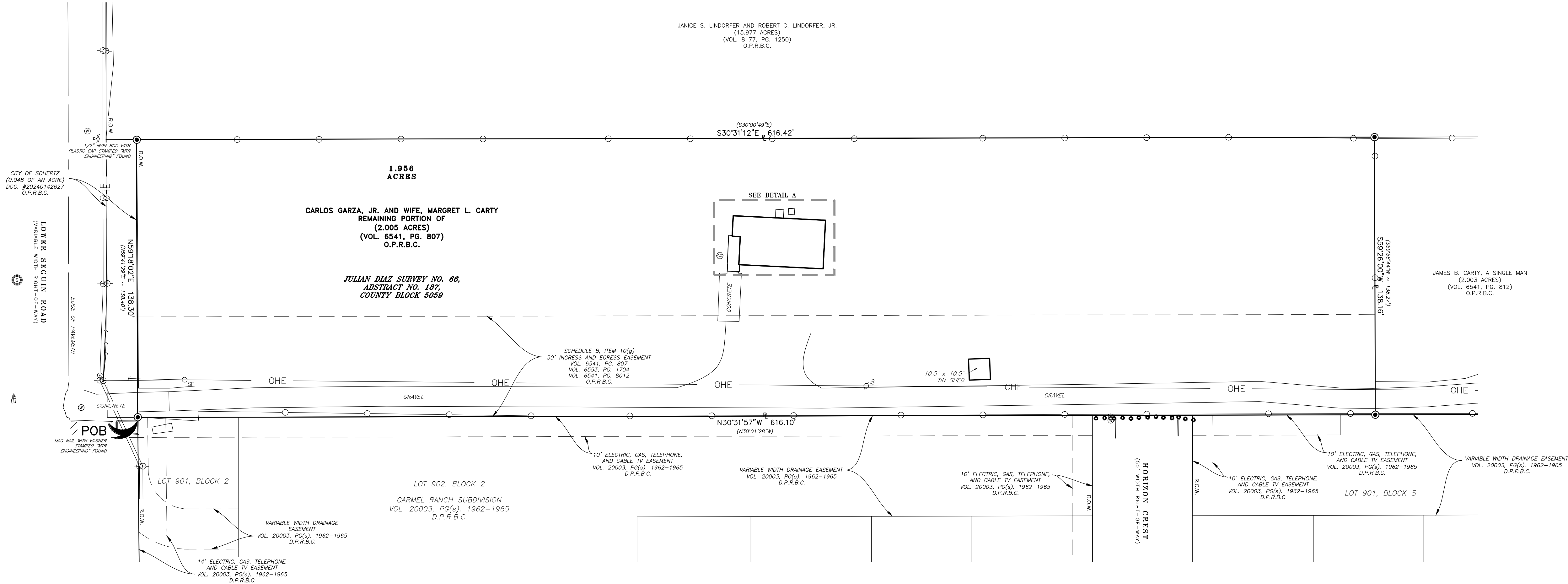



Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #24095
December 26, 2024



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - TRANSFORMER POLE
 - POWER POLE
 - SERVICE POWER POLE
 - GUY WIRE
 - MAILBOX
 - FIRE HYDRANT
 - WATER VALVE
 - TELEPHONE PEDESTAL
 - SANITARY SEWER MANHOLE
 - OHE — OVERHEAD ELECTRIC
 - BOX WIRE FENCE
 - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



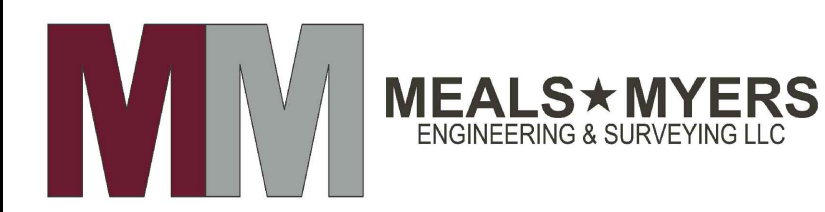
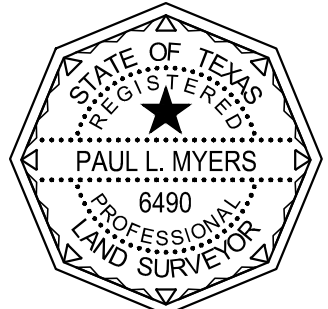
SCHEDULE B, ITEM 10:
9. 50' WIDE INGRESS AND EGRESS EASEMENT, RECORDED IN VOLUME 6541, PAGE 807, VOLUME 6553, PAGE 1704, AND VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS - (AFFECTS SUBJECT TRACT - SHOWN HEREON)

- SURVEYORS NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
 2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO.: sct-48-4300112408864-RJ, EFFECTIVE DATE: NOVEMBER 10 2024, ISSUED: NOVEMBER 20, 2024.
 3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 4802900315F, DATED SEPTEMBER 29, 2010.
 4. ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 5. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 6. RECORD CALLS TAKEN FROM VOLUME 6541, PAGE 807, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 7. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
 8. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
 9. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF LOWER SEGUN ROAD.
 9. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JM YANTIS JR HOLDINGS, LLC, CARLOS GARZA, JR. AND WIFE, MARGRET L. CARTY, AND CHICAGO TITLE INSURANCE COMPANY.

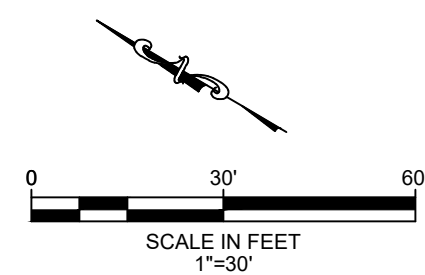
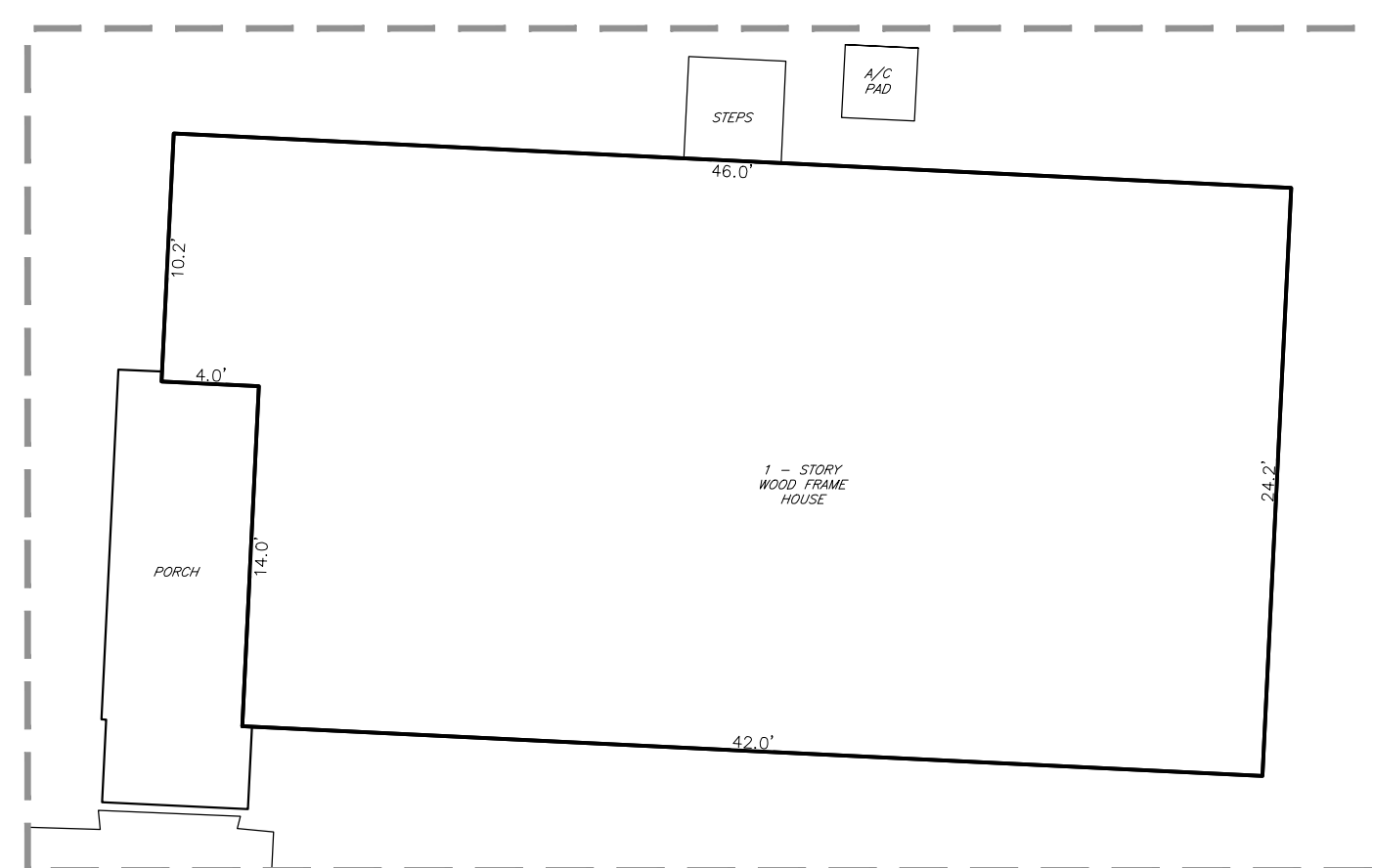
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Paul L. Myers
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



10906 LAUREATE DR., STE. 101
SAN ANTONIO, TX 78249
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-6576
TBPLS #10194291

JOB #24095
DECEMBER 26, 2024





STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF
15.973 ACRE TRACT**

Being a 15.973 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 15.973 acre tract being the same 15.977 acre tract of land as described in a Warranty Deed With Vendor's Lien to Janice S. Lindorfer and Robert C. Lindorfer, Jr., dated October 15, 1999, and recorded on October 21, 1999, in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas; said 15.973 acre tract being more particularly described as follows:

BEGINNING: at 1/2" iron rod found in the southeast right-of-way line of Lower Seguin Road (variable width right-of-way), for the north corner of the aforementioned 15.977 acre tract, the most northerly west corner of a 194.101 acre tract of land as described and recorded in Volume 5812, Page 450, Deed Records of Bexar County, Texas, and the north corner of the herein described 15.973 acre tract;

THENCE: leaving the southeast right-of-way line of the aforementioned Lower Seguin Road, along the northeast line of the aforementioned 15.977 acre tract, a southwest line of the aforementioned 194.101 acre tract, S30°30'05"E, a distance of 1,261.35 feet (Record – S30°33'27"E ~ 1,261.41') to a 3/4" iron pipe found for the east corner of said 15.977 acre tract, an interior corner of said 194.101 acre tract, and the east corner of the herein described 15.973 acre tract;

THENCE: along the southeast line of the aforementioned 15.977 acre tract and a northwest line of the aforementioned 194.101 acre tract, S59°34'54"W, a distance of 550.95 feet (Record – S59°31'27"W ~ 551.14') to a 1/2" iron rod with plastic cap (not legible) found for the south corner of said 15.977 acre tract, the east corner of a 2.003 acre tract of land as described and recorded in Volume 6541, Page 812, Official Public Records of Bexar County, Texas, and the south corner of the herein described 15.973 acre tract;

THENCE: leaving a northwest line of the aforementioned 194.101 acre tract, along the southwest line of the aforementioned 15.977 acre tract, the northeast line of the aforementioned 2.003 acre tract, the northeast line of a 2.005 acre tract of land as described and recorded in Volume 6541, Page 807, Official Public Records of Bexar County, Texas,, and the northeast line of a 0.048 of an acre tract of land as described and recorded in Document Number 20240142627, Official Public Records of Bexar County, Texas, N30°31'12"W, passing a 1/2" iron rod found, for the north corner of said 2.003 acre tract and the east corner of said 2.005 acre tract at a distance of 631.83 feet, a total distance of 1,263.42 feet (Record – N30°34'19"W ~ 1.263.42) to a 1/2" iron rod with plastic cap stamped "MMES PROP CORN" set in the southeast right-of-way line of the aforementioned Lower Seguin Road for the west corner of said 15.977 acre tract, the north corner of said 0.048 of an acre tract, and the west corner of the herein described 15.973 acre tract;

THENCE: along the southeast right-of-way line of the aforementioned Lower Seguin Road and the northwest line of the aforementioned 15.977 acre tract, N59°47'49"E, a distance of 551.36 feet (Record – N59°44'00"E ~ 551.46') to the **PLACE OF BEGINNING** and containing 15.973 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. A survey exhibit of even date accompanies this Field Note Description.

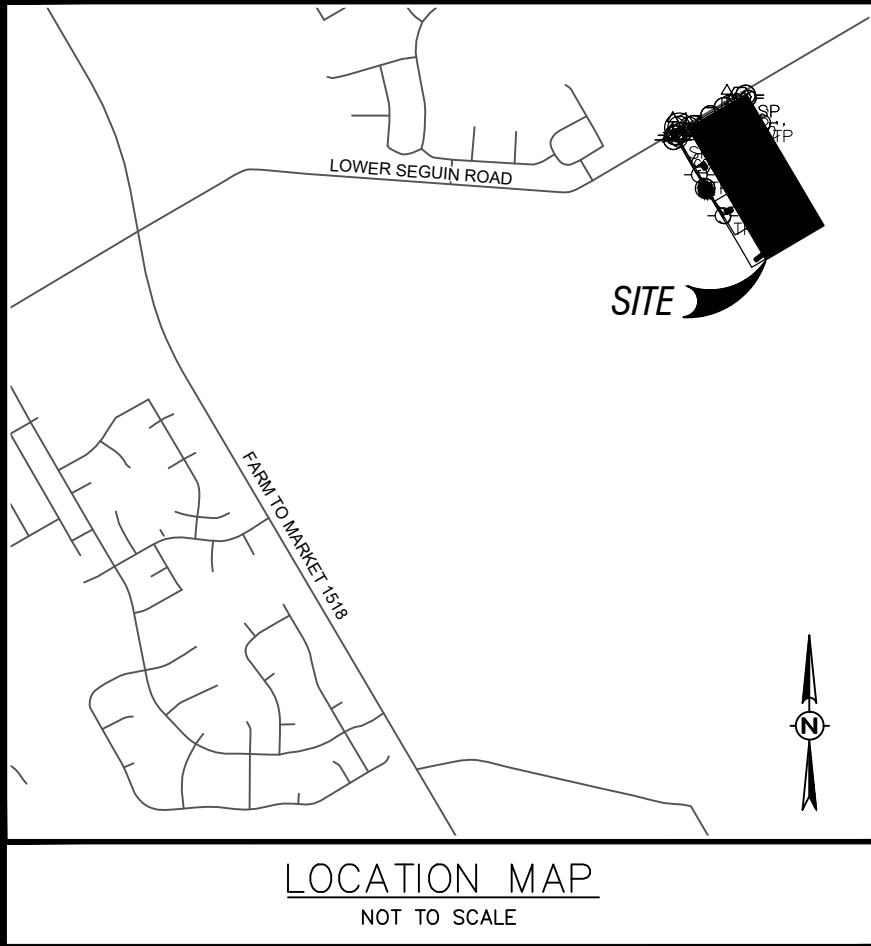


Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #24095
December 26, 2024

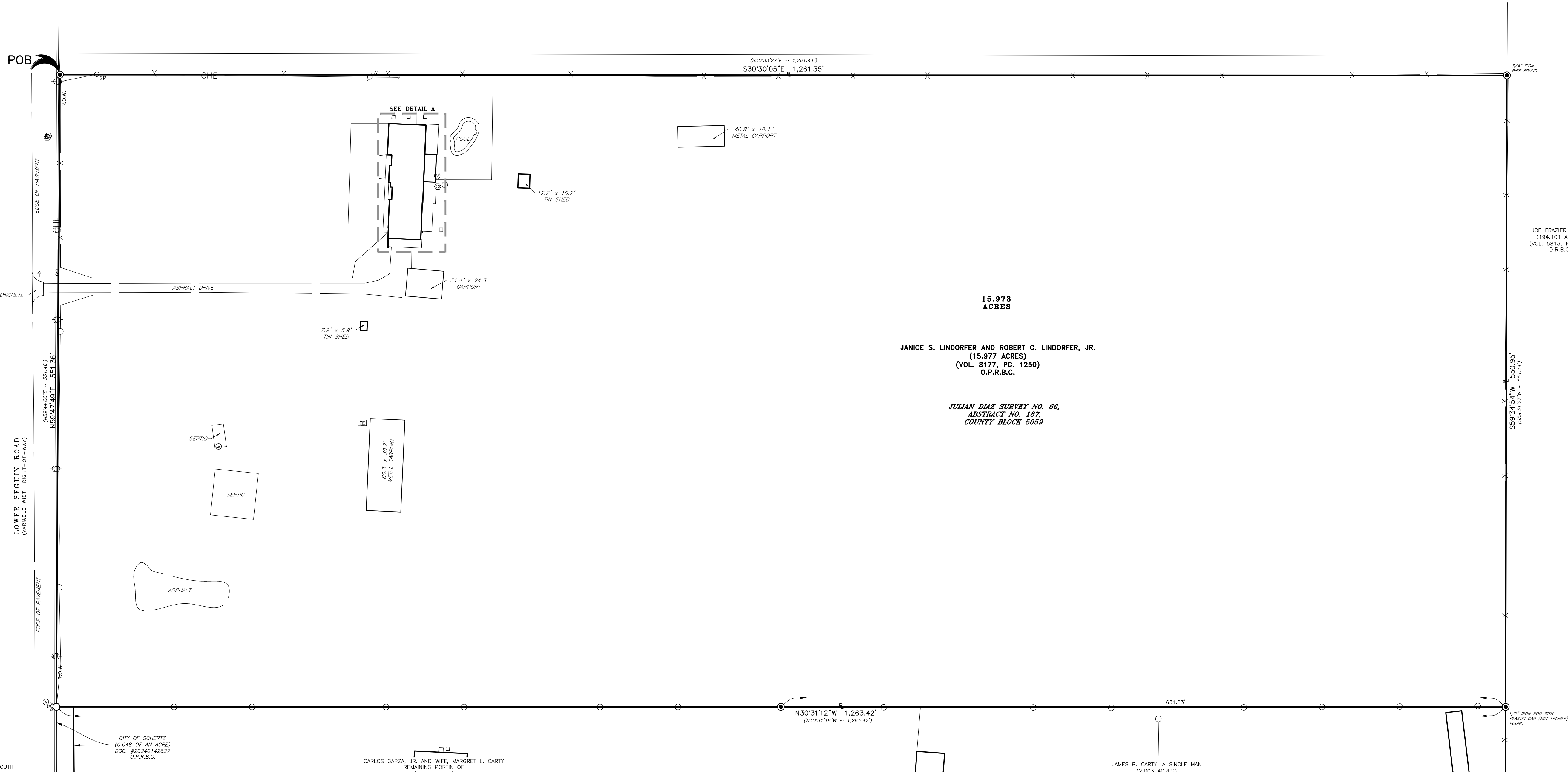
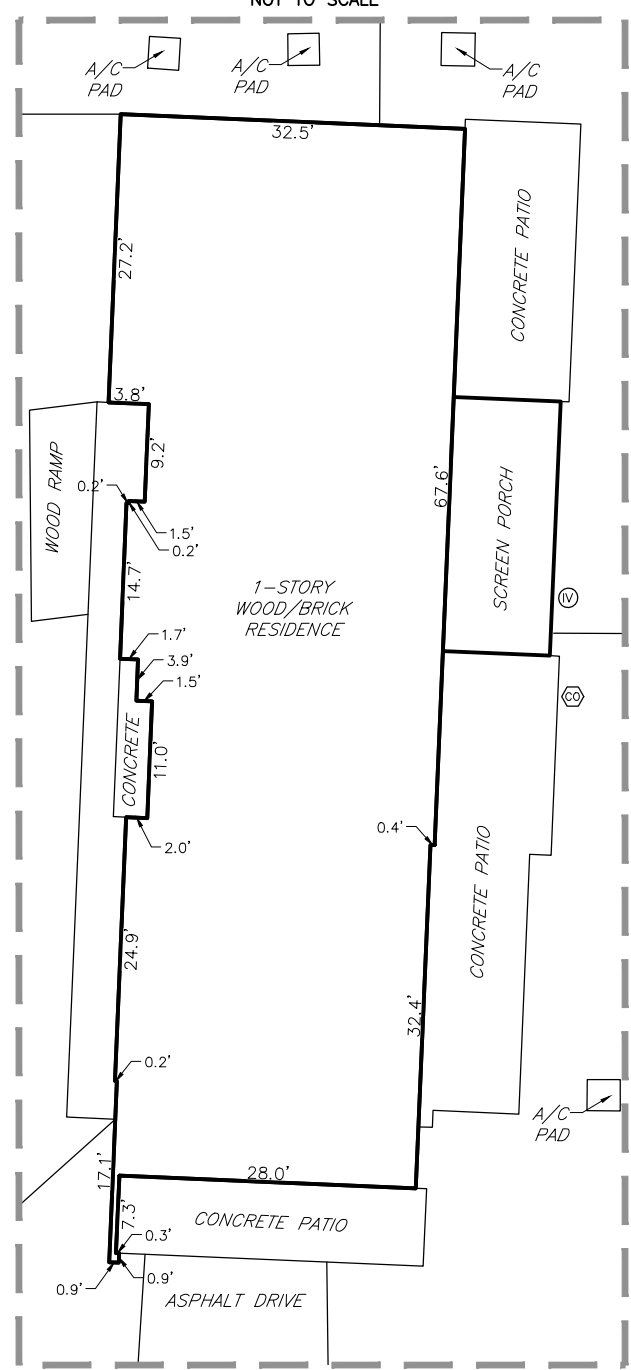
LAND TITLE SURVEY
OF

A 15.973 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 15.973 ACRE TRACT BEING THE SAME 15.977 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR., DATED OCTOBER 15, 1999, AND RECORDED ON OCTOBER 21, 1999, IN VOLUME 8177, PAGE 1250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED
 - NAMES PROP CORN" UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - TRANSFORMER POLE
 - POWER POLE
 - SERVICE POWER POLE
 - GUY WIRE
 - MAILBOX
 - ELECTRIC BOX
 - FIRE HYDRANT
 - WATER VALVE
 - IRRIGATION VALVE
 - WATER METER
 - CLEAN OUT
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE
 - BOX WIRE FENCE
 - BARBED WIRE FENCE
 - D.R.B.C. — DEED RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DETAIL A
NOT TO SCALE



JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR.
(15.977 ACRES)
(VOL. 8177, PG. 1250)
O.P.R.B.C.

JULIAN DIAZ SURVEY NO. 66,
ABSTRACT NO. 187,
COUNTY BLOCK 5059

SCHEDULE B, ITEM 10:

f. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, RECORDED IN VOLUME 6107, PAGE 411, DEED RECORDS OF BEXAR COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)

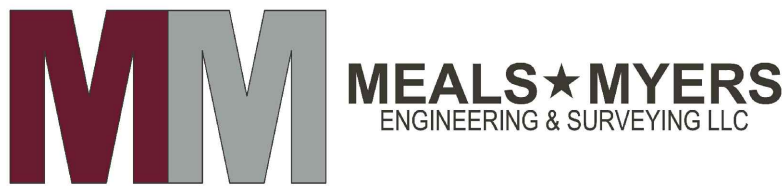
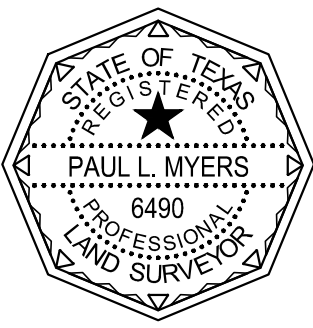
SURVEYORS' NOTES:

- BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
- THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO.: 861-48-4300112408675-RJ, EFFECTIVE DATE: AUGUST 15, 2024, ISSUED: SEPTEMBER 20, 2024.
- THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48029C0315F, DATED SEPTEMBER 29, 2010.
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
- RECORD CALLS TAKEN FROM VOLUME 8177, PAGE 1250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
- THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF LOWER SEGUIN ROAD.
- SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JM YANTIS JR HOLDINGS, LLC, JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR., AND CHICAGO TITLE INSURANCE COMPANY.

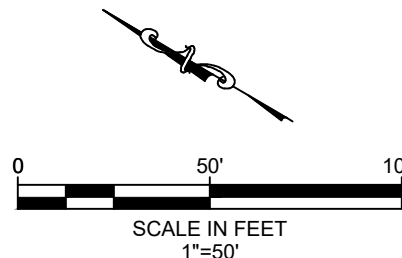
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Paul L. Myers
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



10906 LAUREATE DR., STE. 101
SAN ANTONIO, TX 78249
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #18576
TBPLS #10194291

JOB #24095
DECEMBER 26, 2024





STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF
2.002 ACRE TRACT**

Being a 2.002 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 2.002 acre tract being the same 2.003 acre tract of land described in a Warranty Deed to James B. Carty, A Single Man, dated September 20, 1995, and recorded on September 21, 1995 in Volume 6541, Page 812, Official Public Records of Bexar County, Texas; said 2.002 acre tract being more particularly described as follows:

- BEGINNING:** at 1/2" iron rod found lying in a northwest line of a 194.101 acre tract of land as described and recorded in Volume 5813, Page 450, Deed Records of Bexar County, Texas, for the south corner of the aforementioned 2.003 acre tract, the east corner of Lot 901, Block 5 of the Carmel Ranch Subdivision, as recorded in Volume 20003, Page(s) 1962 – 1965, Deed and Plat Records of Bexar County, Texas, and the south corner of the herein described 2.002 acre tract;
- THENCE:** leaving a northwest line of the aforementioned 194.101 acre tract, along the southwest line of the aforementioned 2.003 acre tract and the northeast line of the aforementioned Lot 901, Block 5, N30°31'57"W, a distance of 631.12 feet (Record – N30°01'28"W ~ 631.07') to a 1/2" iron rod found for the west corner of said 2.003 acre tract, the south corner of a 2.005 acre tract of land as described and recorded in Volume 6541, Page 807, Official Public Records of Bexar County, Texas, and the west corner of the herein described 2.002 acre tract;
- THENCE:** leaving the northeast line of the aforementioned Lot 901, Block 5, along the northwest line of the aforementioned 2.003 acre tract and the southeast line of the aforementioned 2.005 acre tract, N59°26'00"E, a distance of 138.16 feet (Record – N59°56'44"E ~ 138.27') to a 1/2" iron rod found in the southwest line of a 15.977 acre tract of land as described and recorded in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas, for the north corner of said 2.003 acre tract, the east corner of said 2.005 acre tract, and the north corner of the herein described 2.002 acre tract;
- THENCE:** along the northeast line of the aforementioned 2.003 acre tract and the southwest line of the aforementioned 15.977 acre tract, S30°31'12"E, a distance of 631.83 feet (Record – S30°00'49"E ~ 631.70') to a 1/2" iron rod with plastic cap (not legible) found in a northwest line of the aforementioned 194.101 acre tract for the east corner of said 2.003 acre tract, the south corner of said 15.977 acer tract, and the east corner of the herein described 2.002 acre tract;

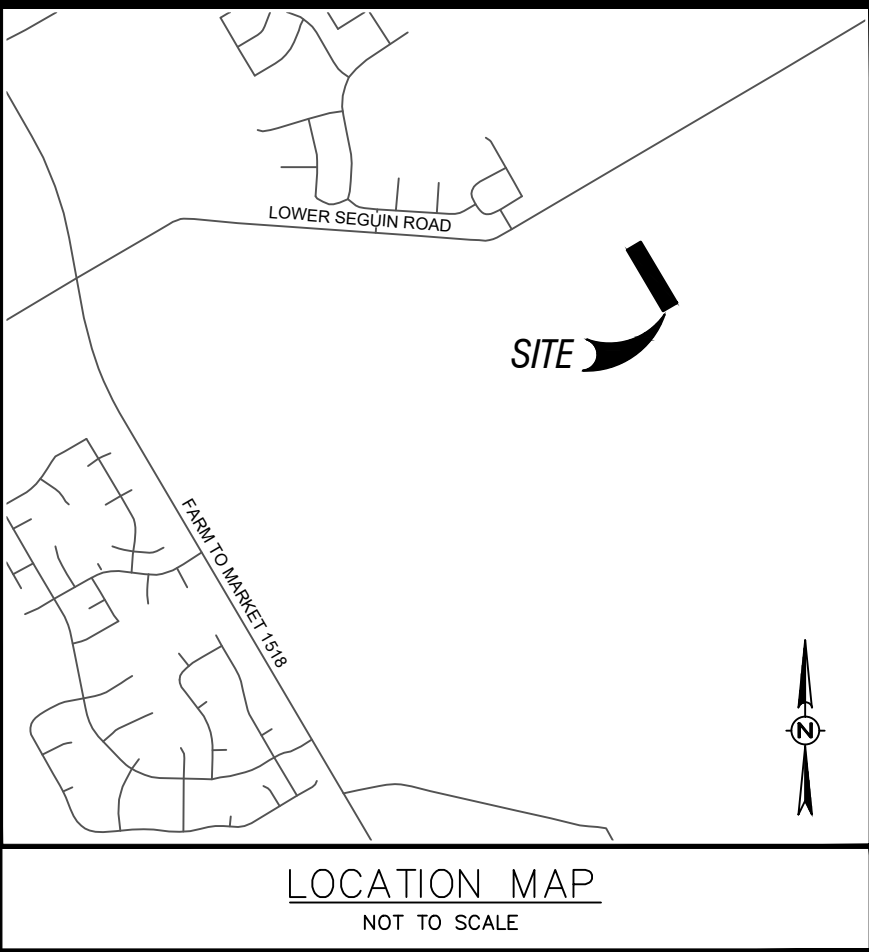
THENCE: along the southeast line of the aforementioned 2.003 acre tract a northwest line of the aforementioned 194.101 acre tract, S59°43'37"W, a distance of 138.02 feet (Record – S60°12'25"W ~ 138.16') to the **PLACE OF BEGINNING** and containing 2.002 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. A survey exhibit of even date accompanies this Field Note Description.



Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #24095
December 26, 2024

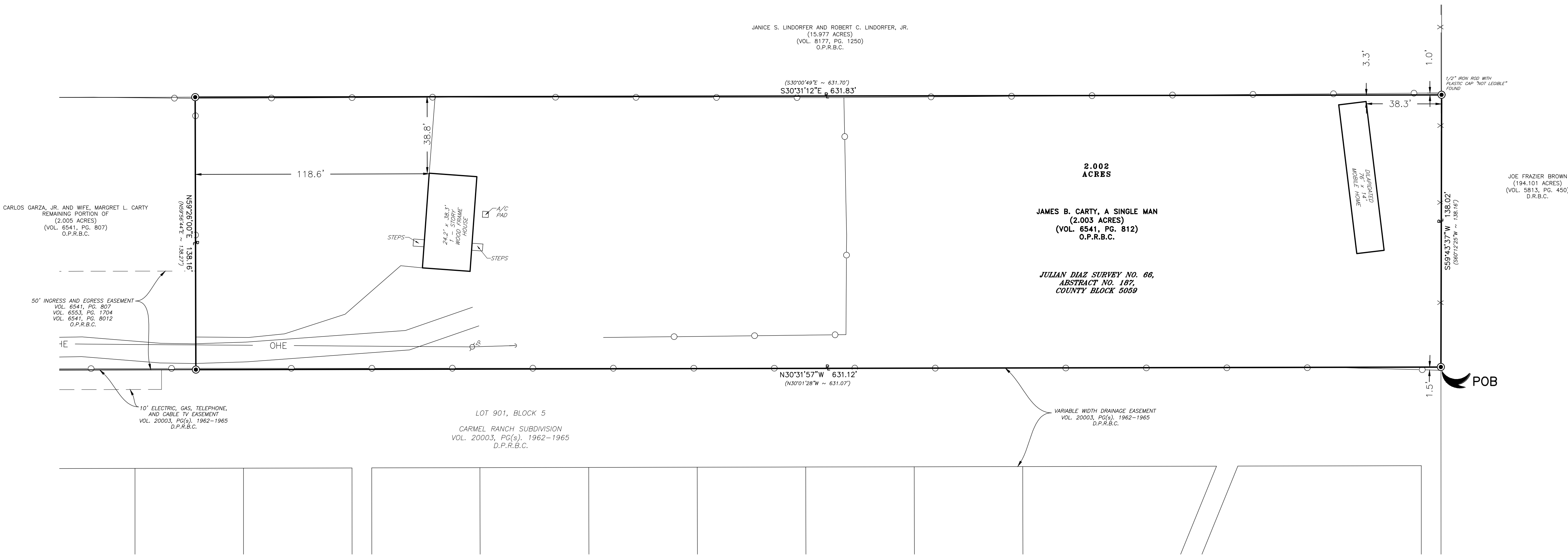


LAND TITLE SURVEY
OF

A 2.002 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 2.002 ACRE TRACT BEING THE SAME 2.003 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO JAMES B. CARTY, A SINGLE MAN, DATED SEPTEMBER 20, 1995 AND RECORDED ON SEPTEMBER 21, 1995, IN VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- POB — PLACE OF BEGINNING
- PROPERTY LINE
- R.O.W. — RIGHT-OF-WAY
- () — RECORD CALLS
- TRANSFORMER POLE
- POWER POLE
- SERVICE POWER POLE
- GUY WIRE
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- OHE — OVERHEAD ELECTRIC
- BOX WIRE FENCE
- O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SCHEDULE B, ITEM 10:
NONE LISTED ON TITLE COMMITMENT.

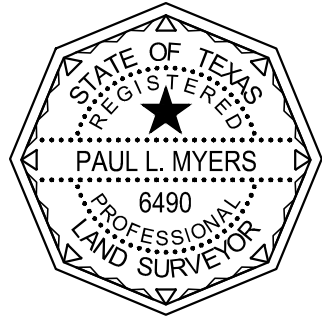
SURVEYORS NOTES:

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO.: sct-48-4300112408865-RJ, EFFECTIVE DATE: NOVEMBER 10, 2024, ISSUED: NOVEMBER 21, 2024.
3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER: 4802020311F, DATED: SEPTEMBER 29, 2010.
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
5. RECORD CALLS TAKEN FROM VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
6. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
7. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY SCHERTZ.
8. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JM YANTIS JR HOLDINGS, LLC, TANYA L. CARTY, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR TO THE ESTATE OF JAMES B. CARTY, DECEASED, AND CHICAGO TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

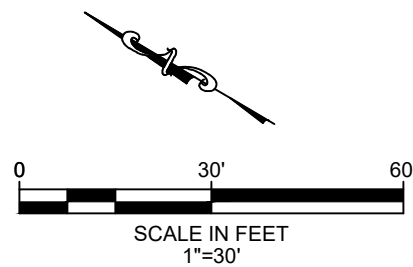
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



MEALS★MYERS
ENGINEERING & SURVEYING LLC

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PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-6576
TBPLS #10194291

JOB #24095
DECEMBER 26, 2024





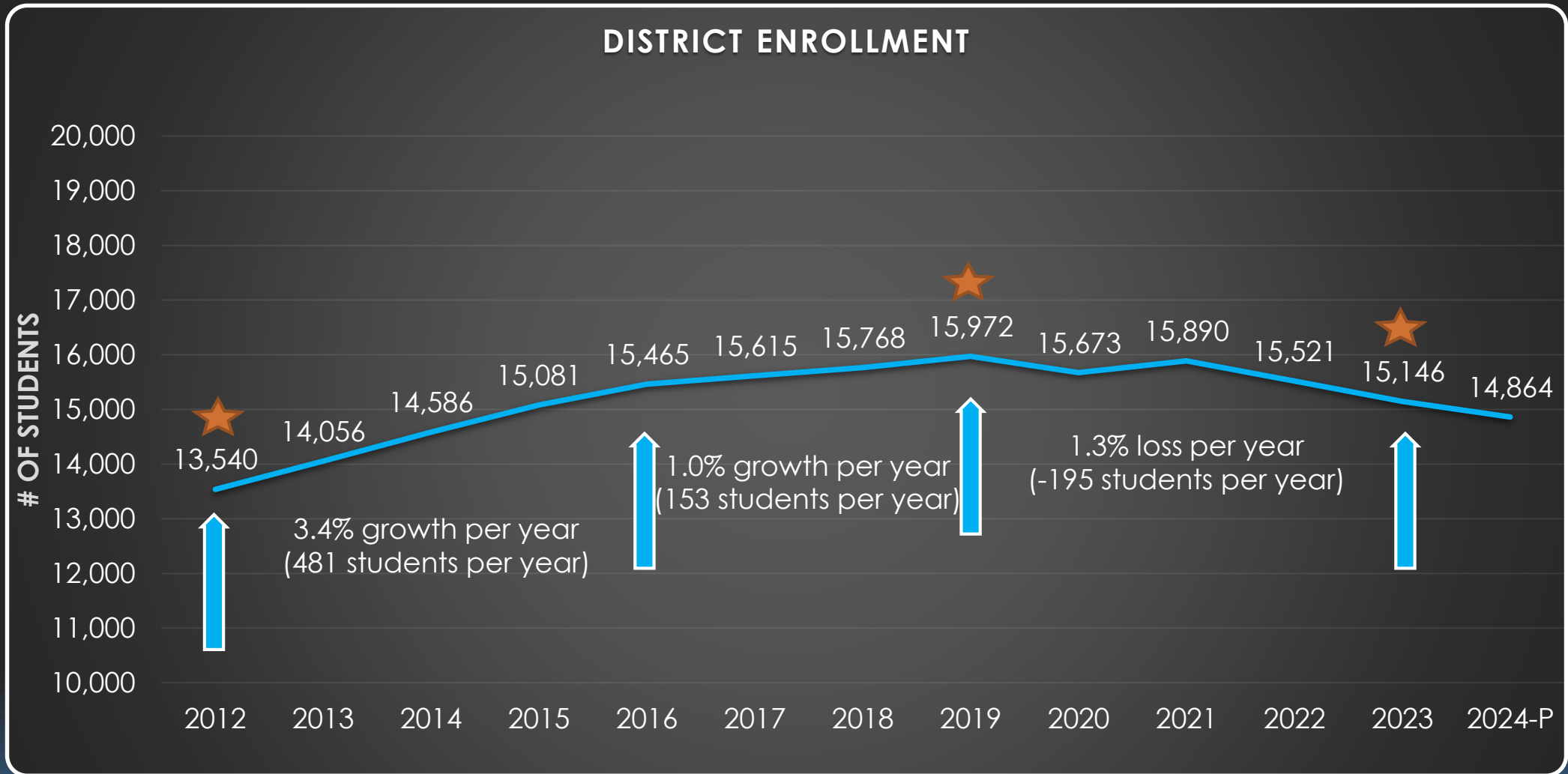
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

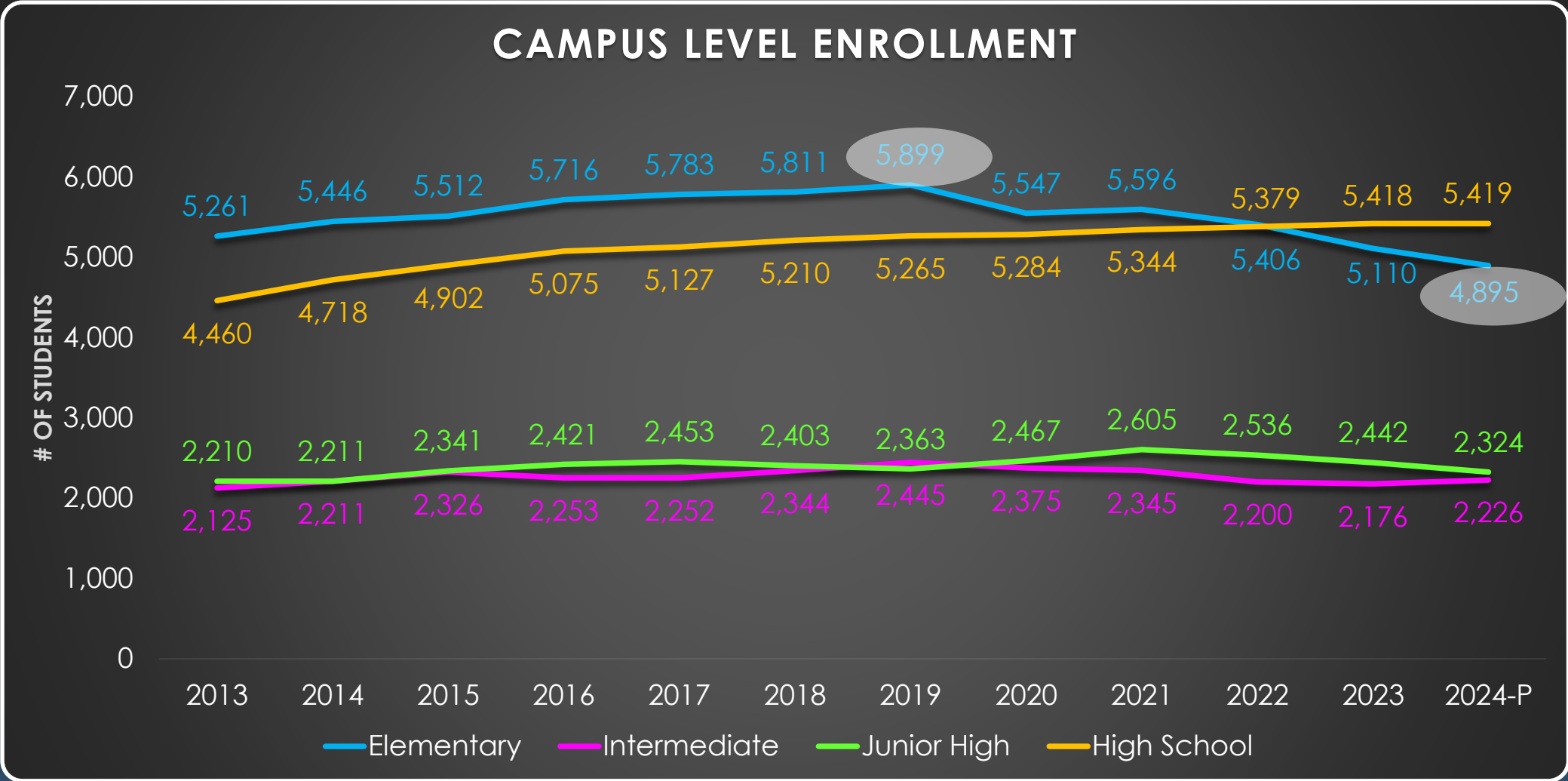
FORECASTING CONSIDERATIONS

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

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

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

STUDENT TRANSFERS

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

First Year of Founders Charter School



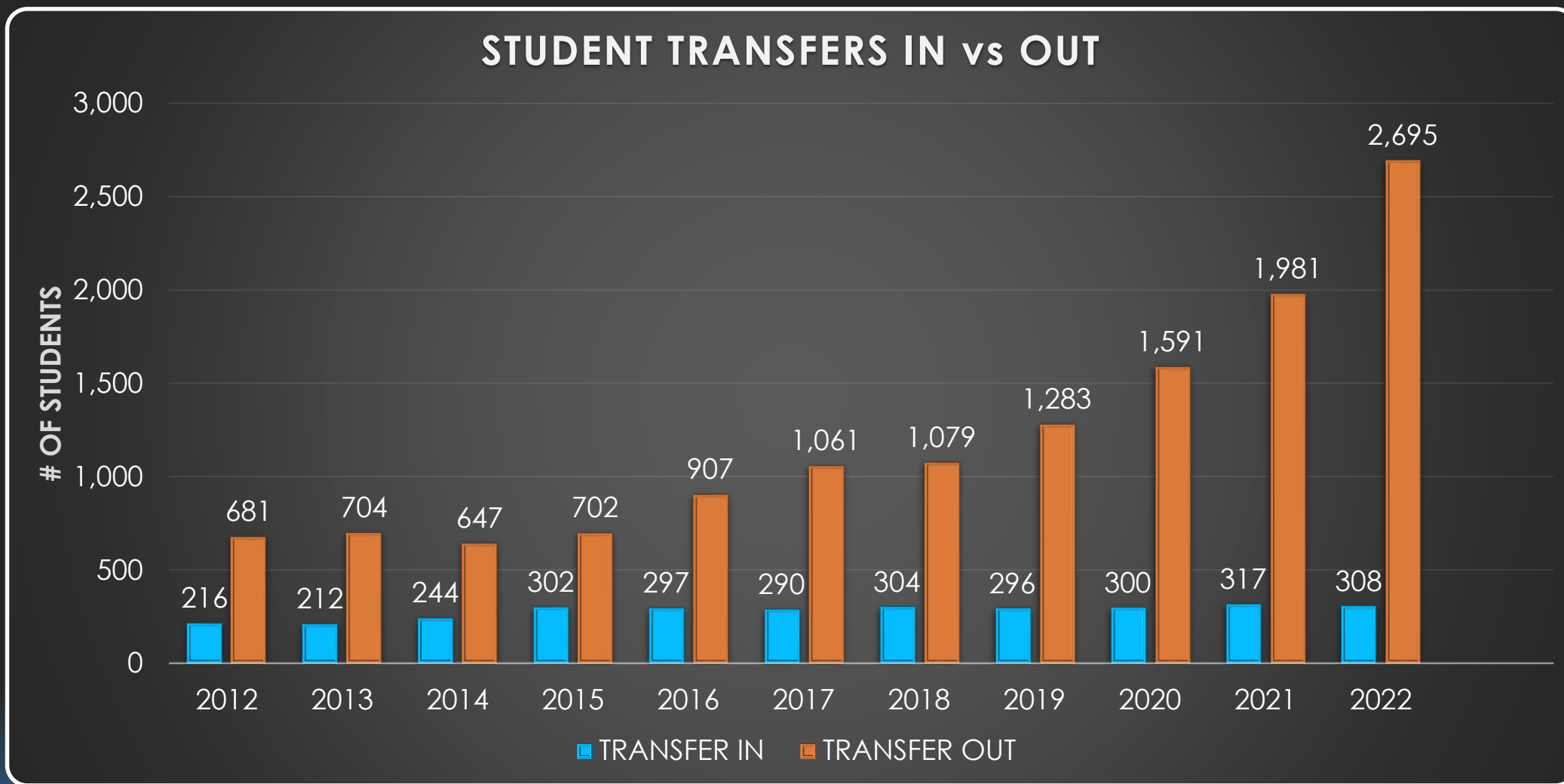
First Year of School of Science and Technology



First Year of Legacy Traditional School



STUDENT TRANSFERS IN VS. OUT

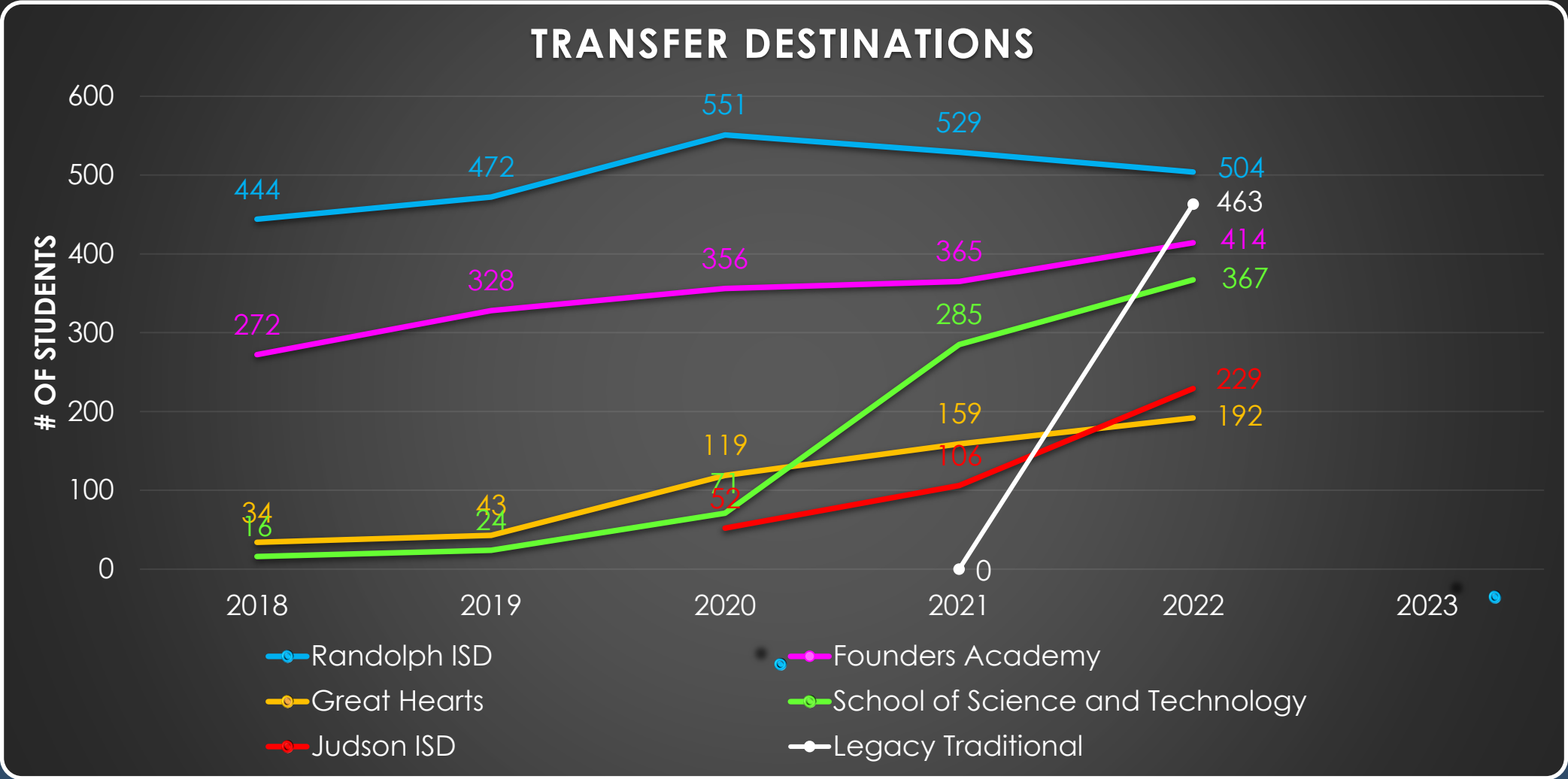


School of Science
and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

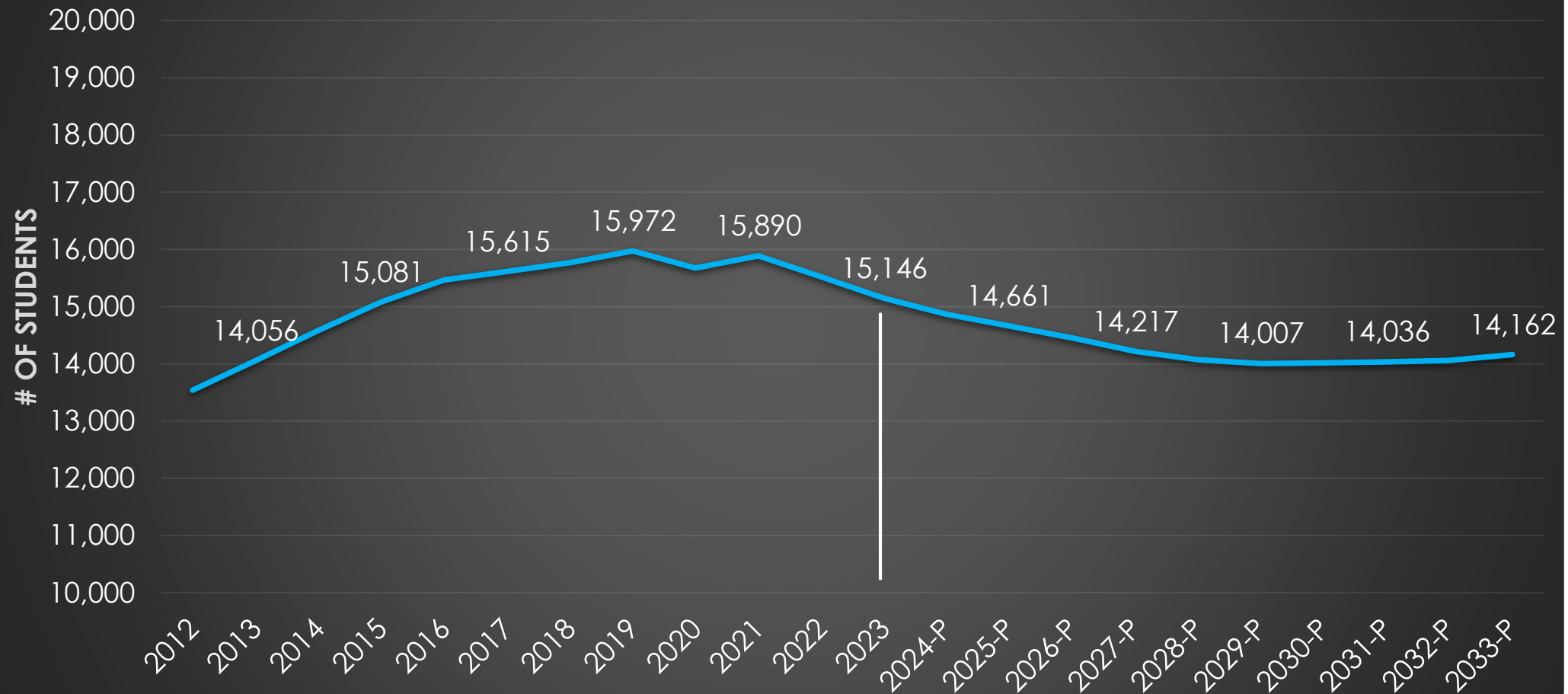
Founders Academy
K – 12th Grade

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

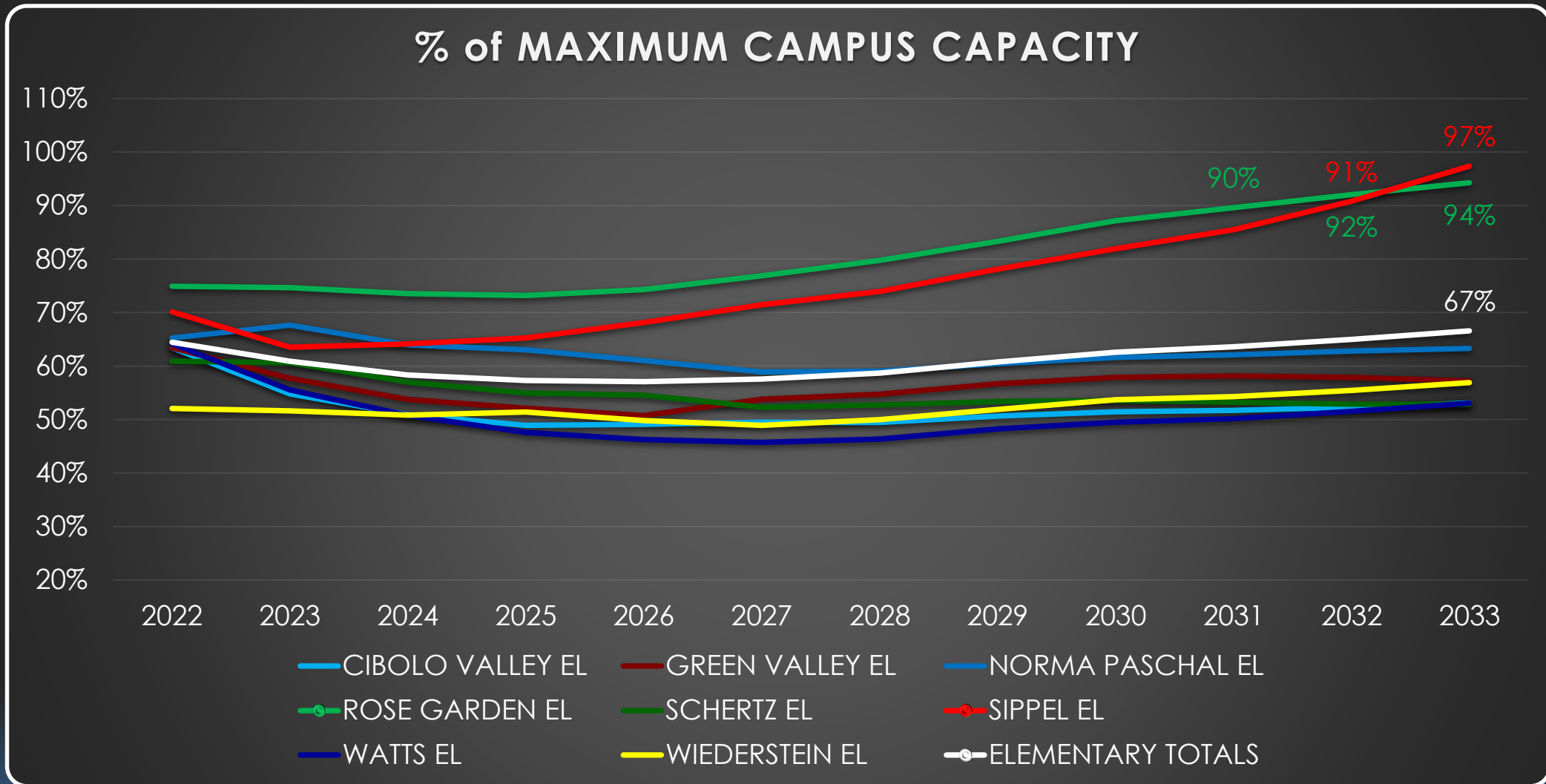
PLANNING USING OUR MAXIMUM CAPACITY

- 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

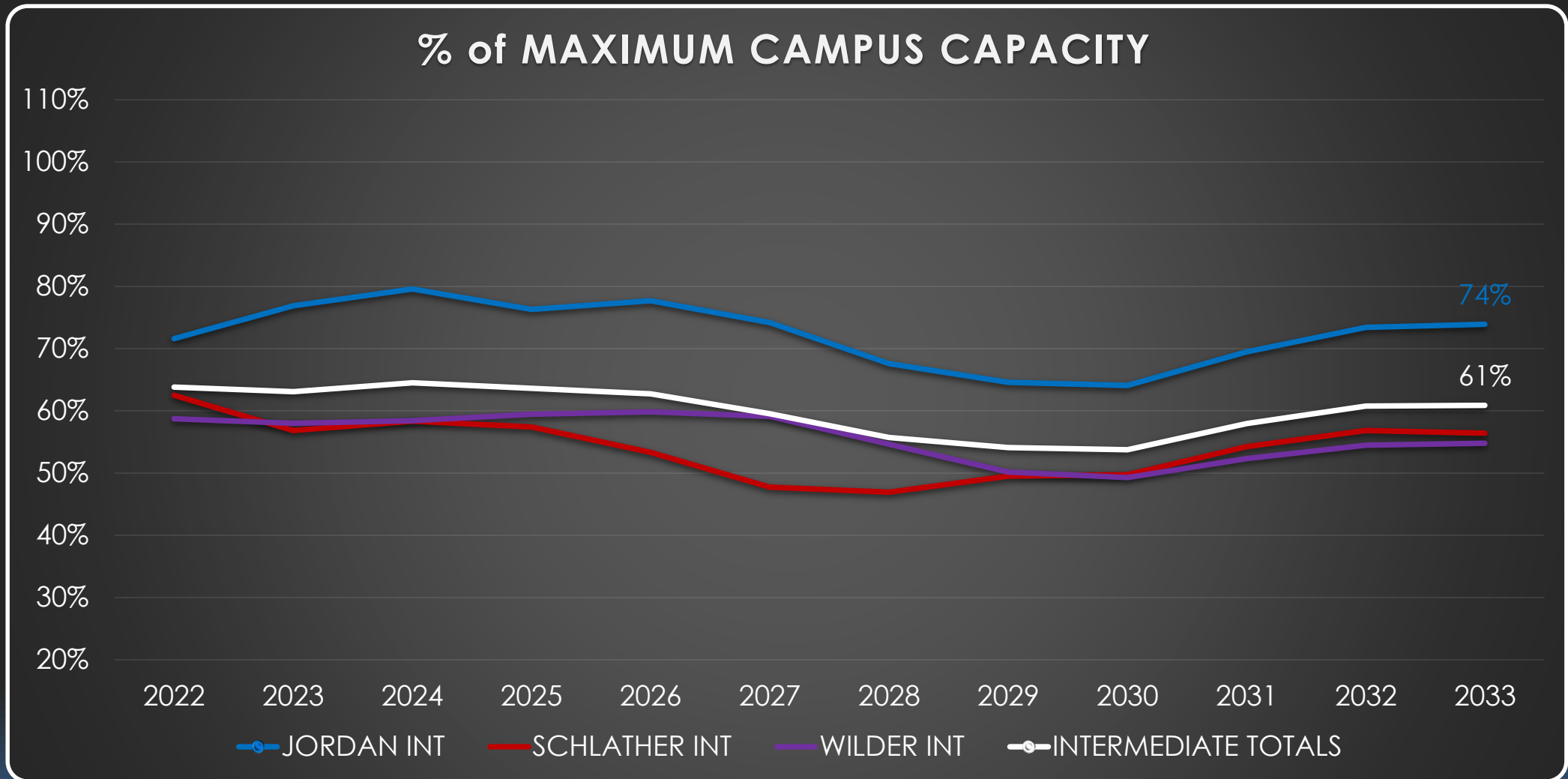
ELEMENTARY CAPACITIES



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

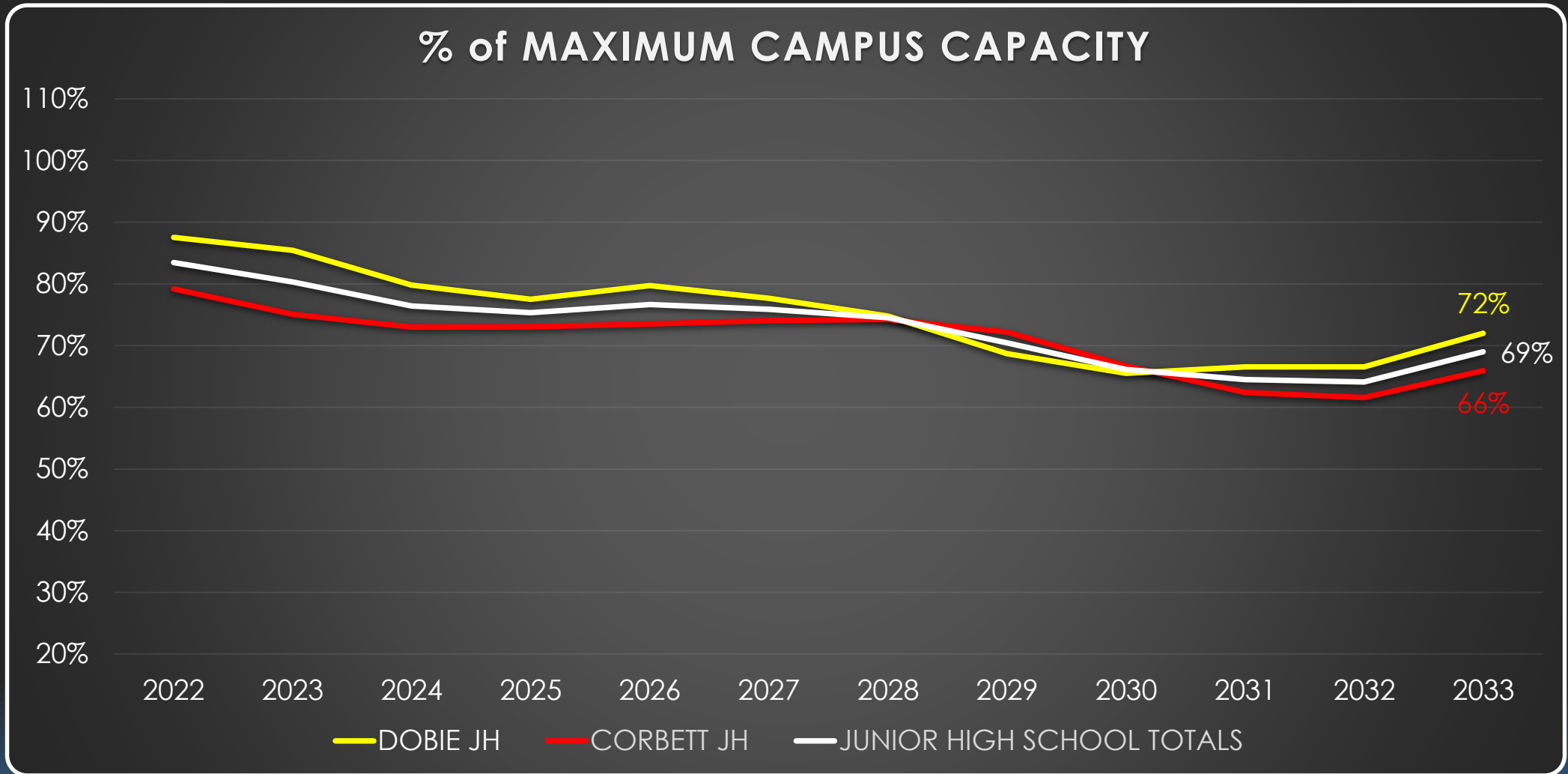
INTERMEDIATE CAPACITIES



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

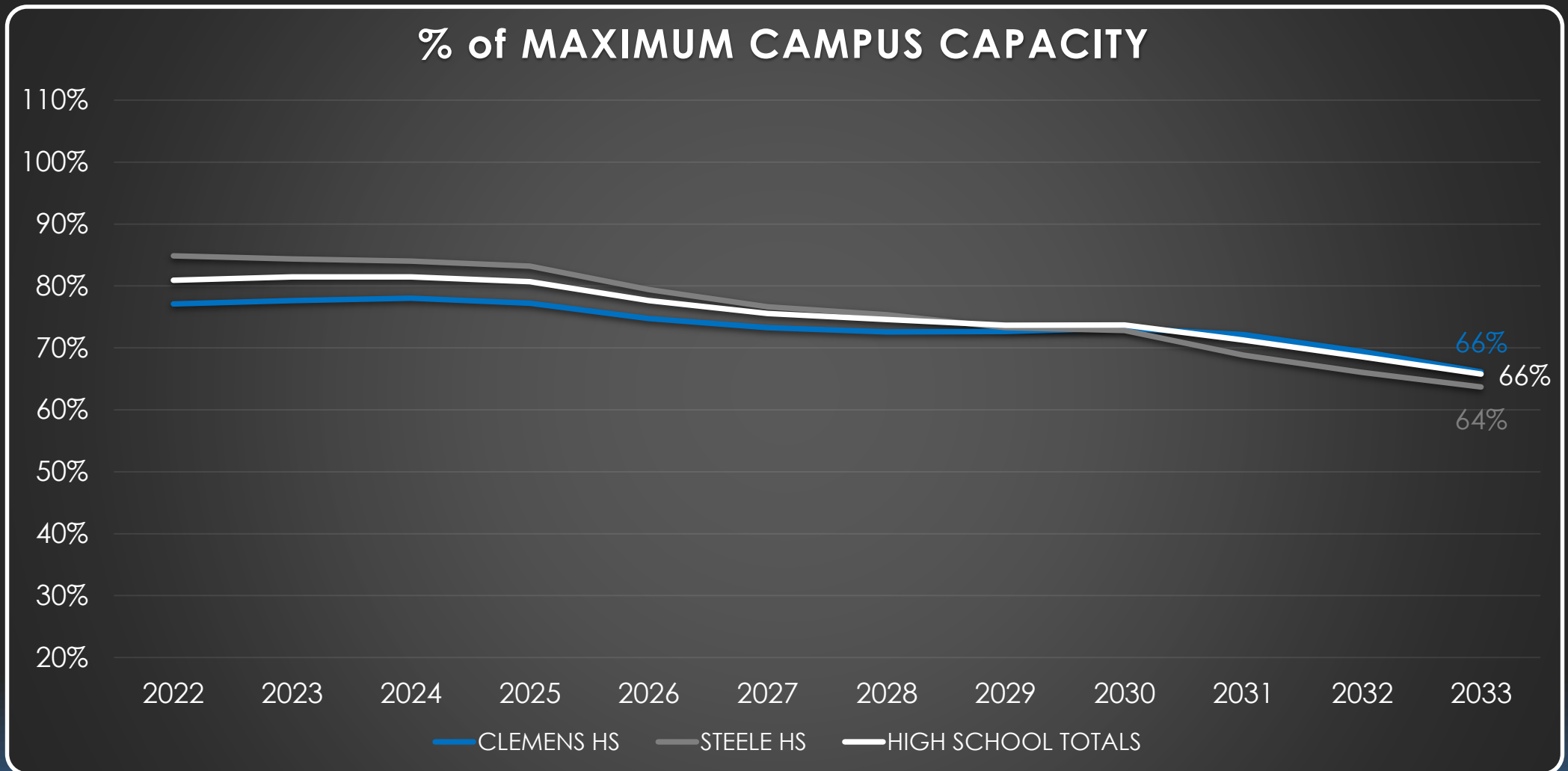
JUNIOR HIGH CAPACITIES



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



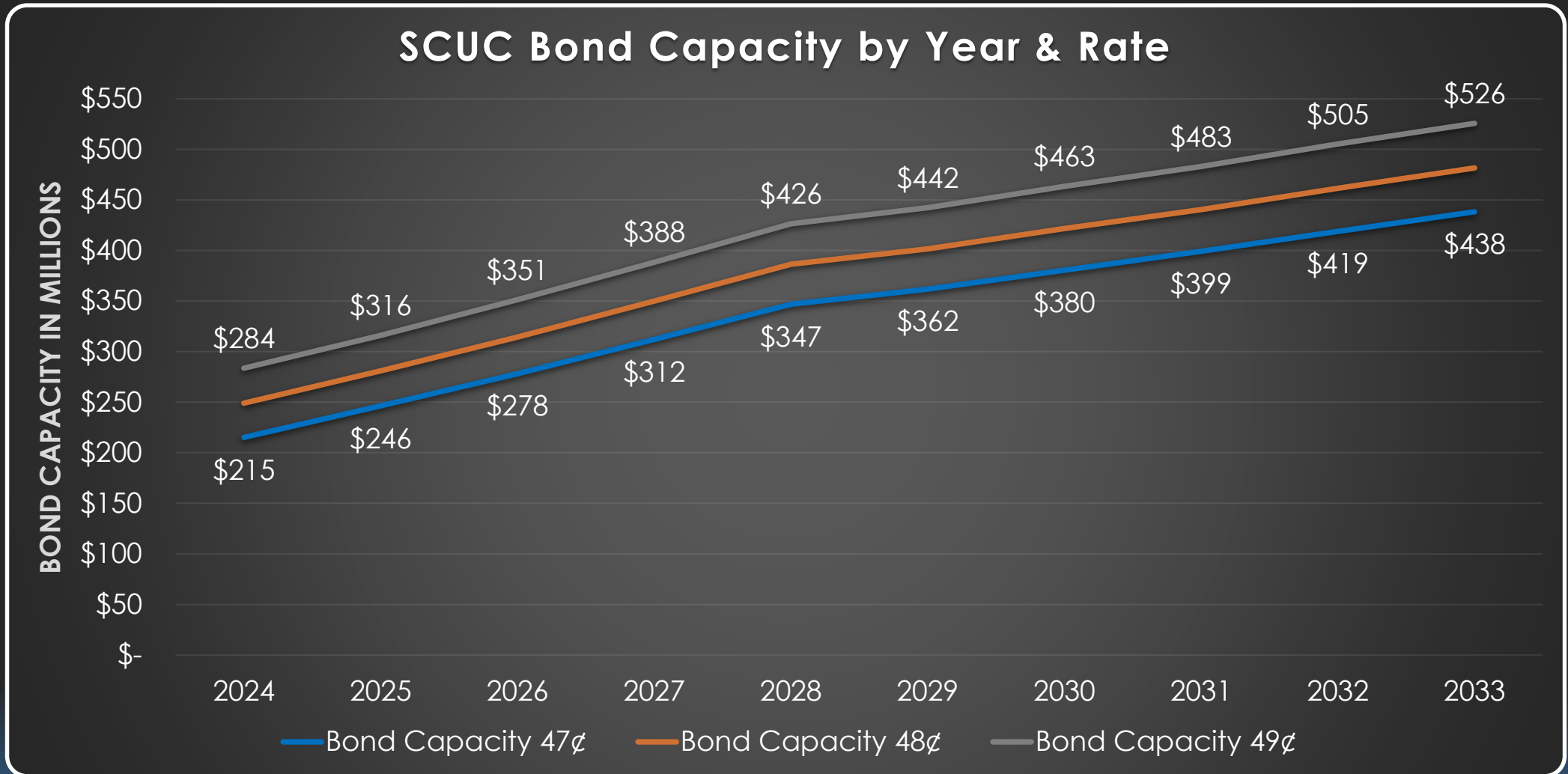
FORECASTING CONSIDERATIONS

- 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



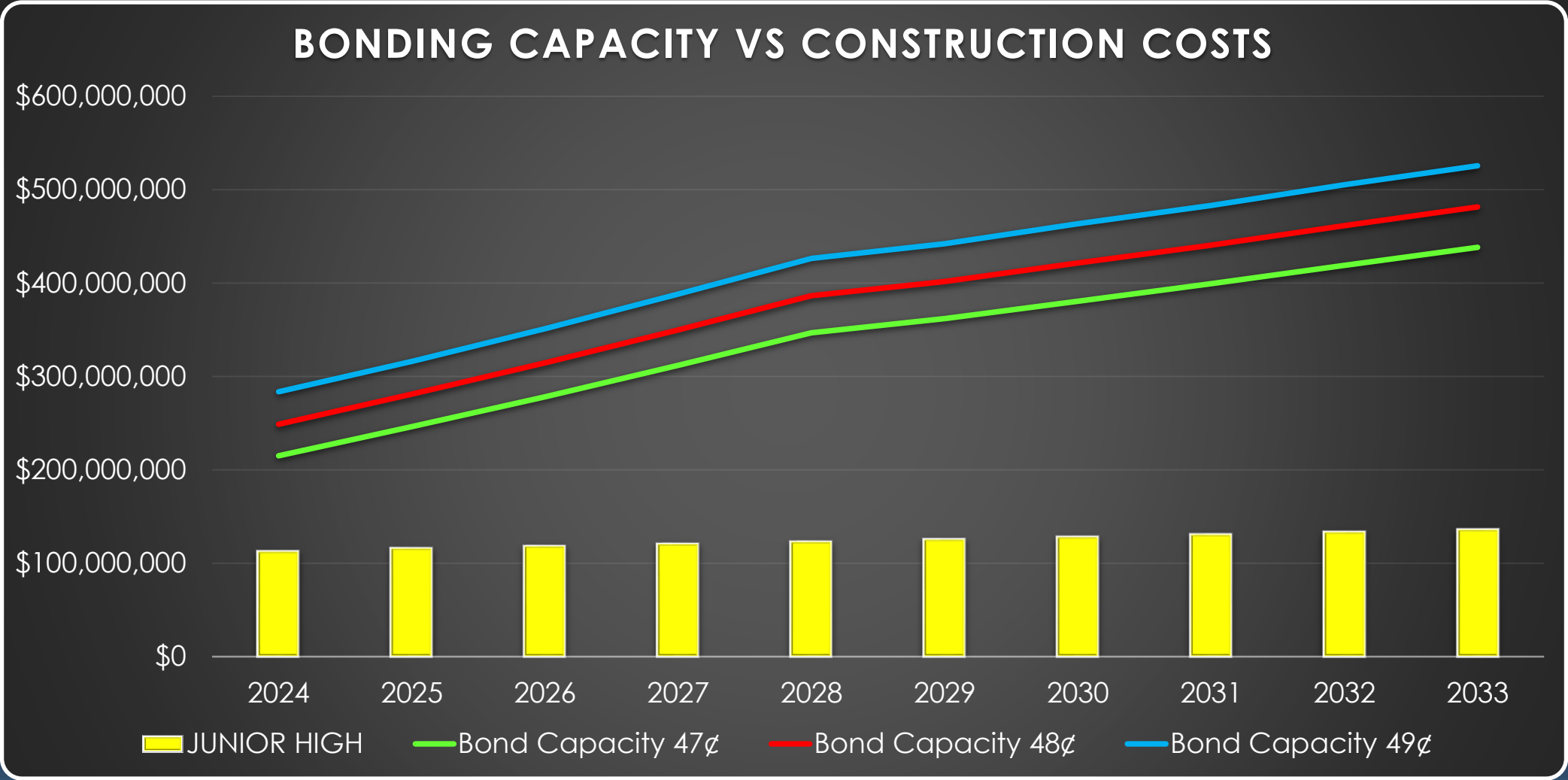
PROJECTING FACILITY COSTS - SCUC

- 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

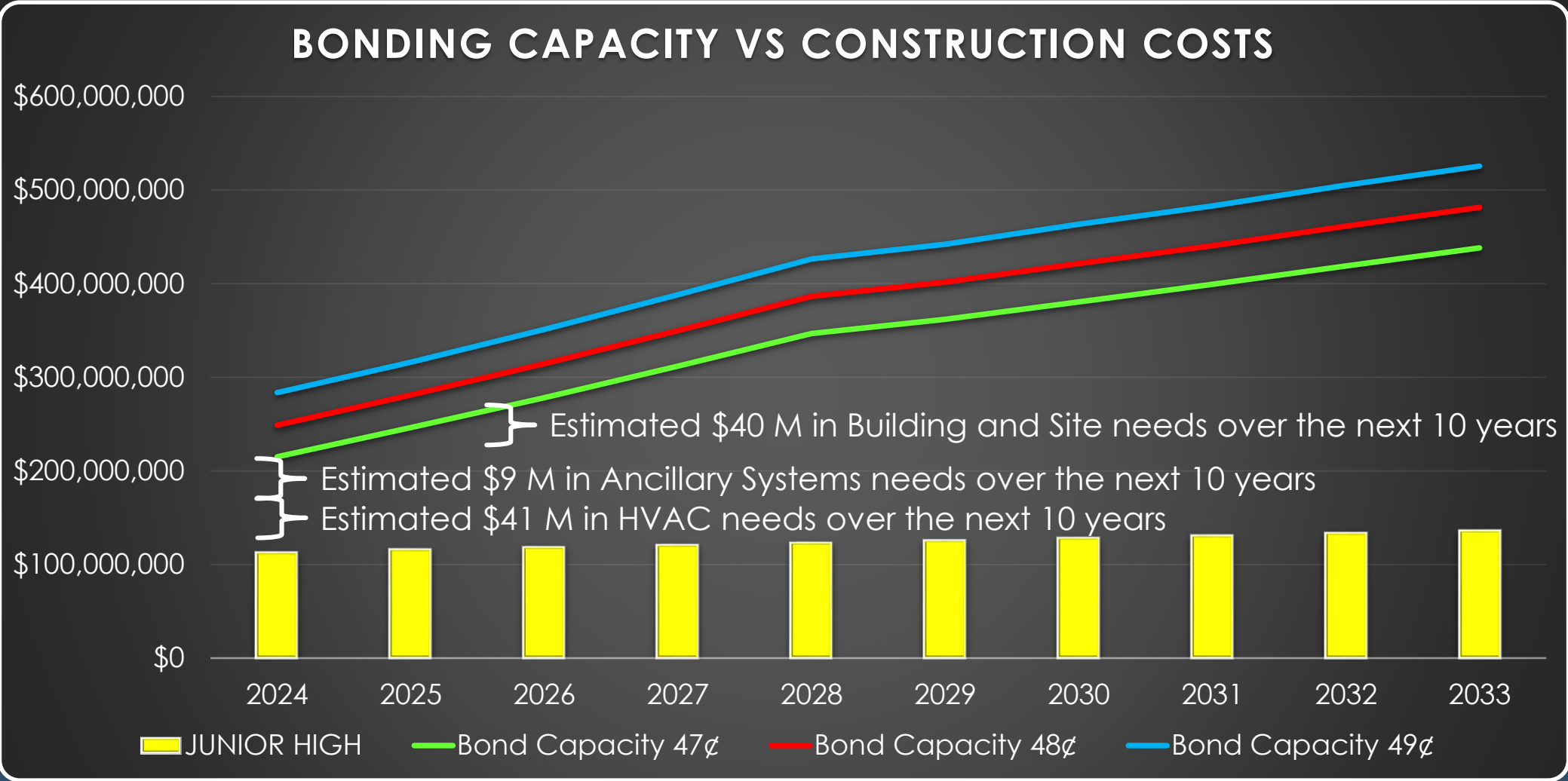
PROJECTING FACILITY COSTS - SCUC

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

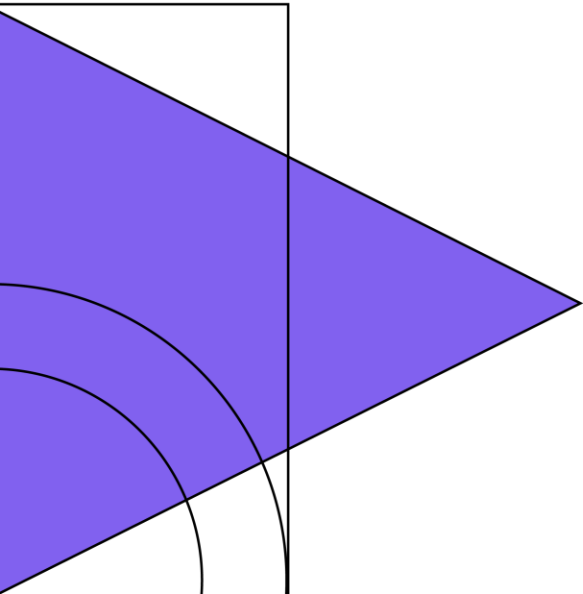
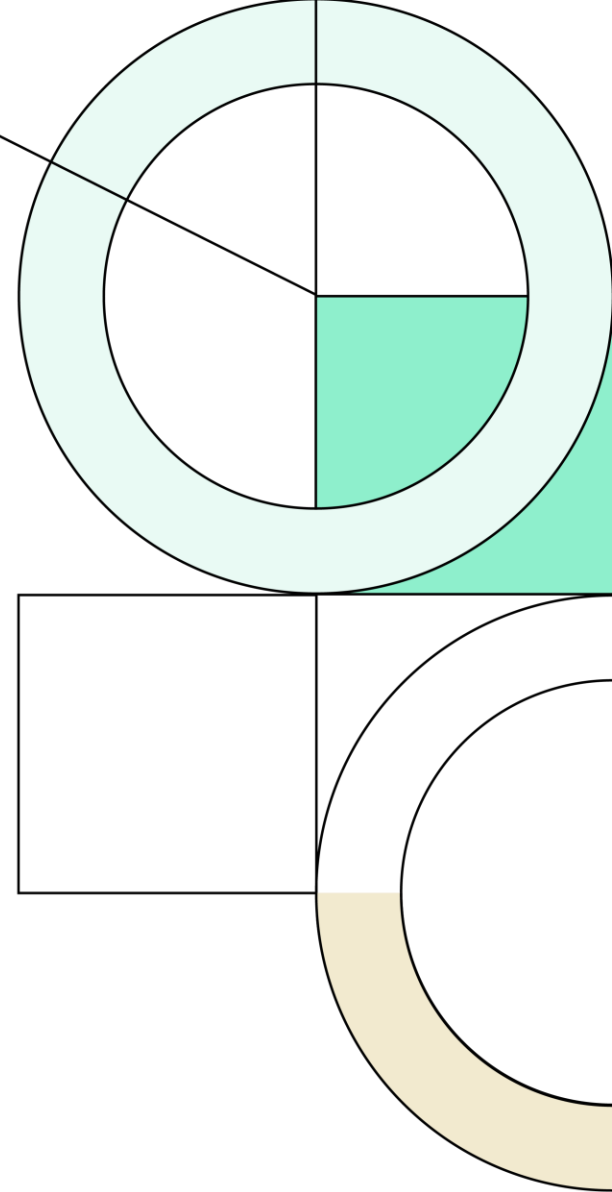
QUESTIONS/COMMENTS





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%

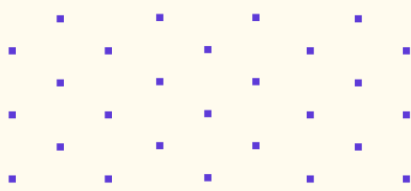
*Yellow Box = largest grade per year
Green Box = second largest grade per year

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%

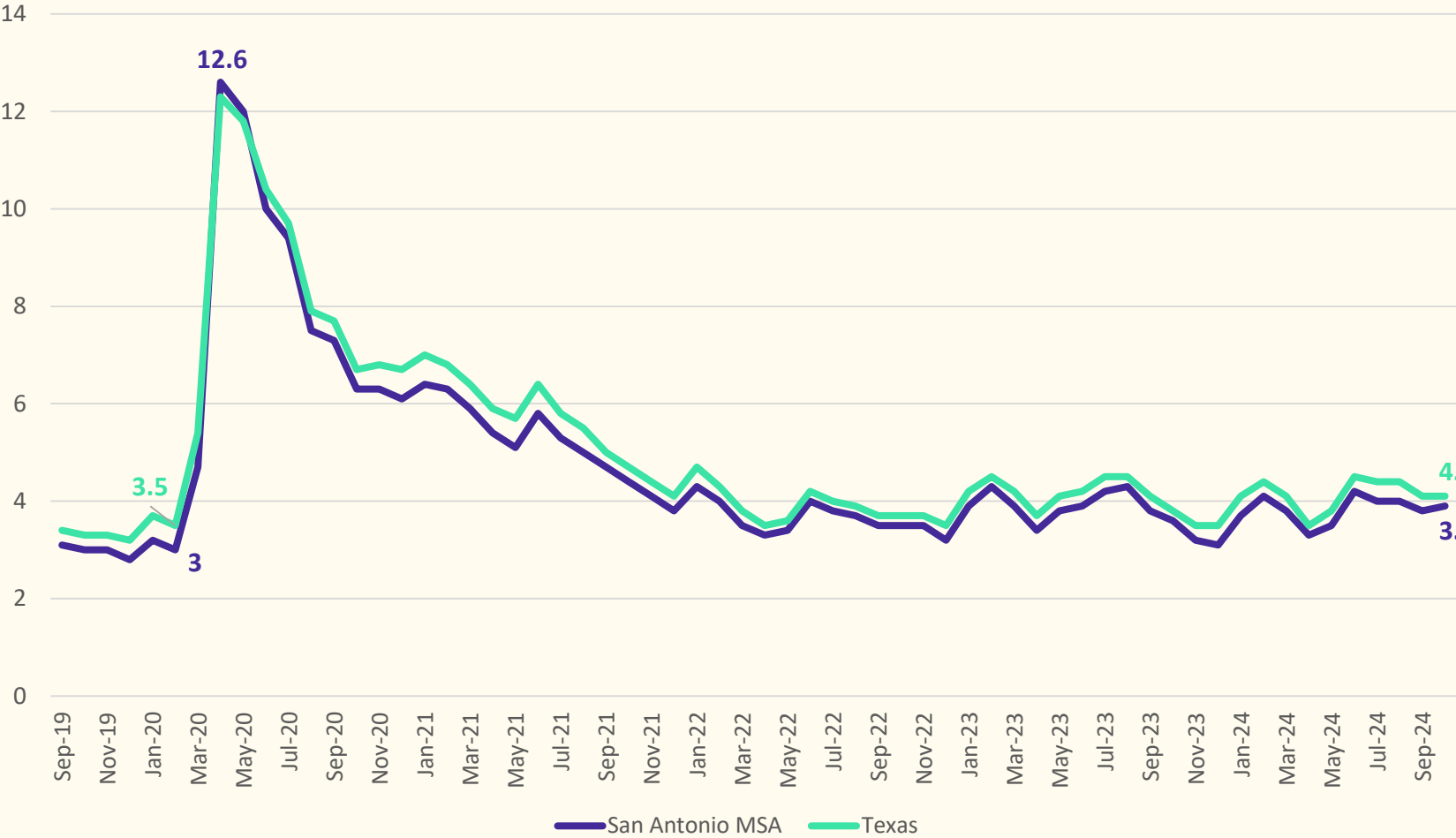
3-year avg.	0.992	0.924	1.028	1.025	1.026	1.023	0.984	1.023	1.020	1.029	1.127	0.975	0.928	0.995	1.005	1.004	1.025	1.006
Cohorts	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	Mid	High
2021/22	1.400	0.983	1.048	1.000	1.033	1.036	0.990	1.068	1.045	1.056	1.171	1.042	0.936	0.969	1.020	1.029	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



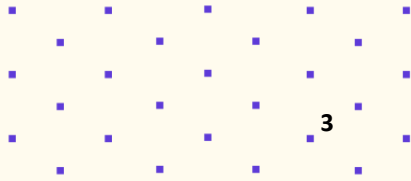
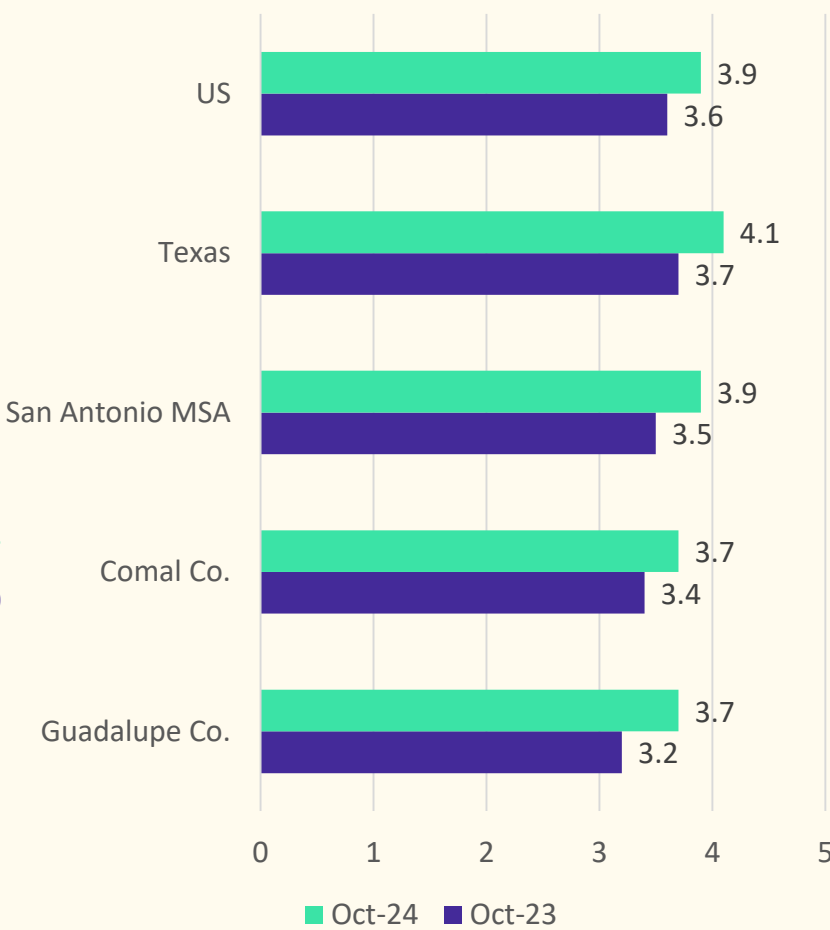
Local Economic Conditions



Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year





Housing Activity by MSA



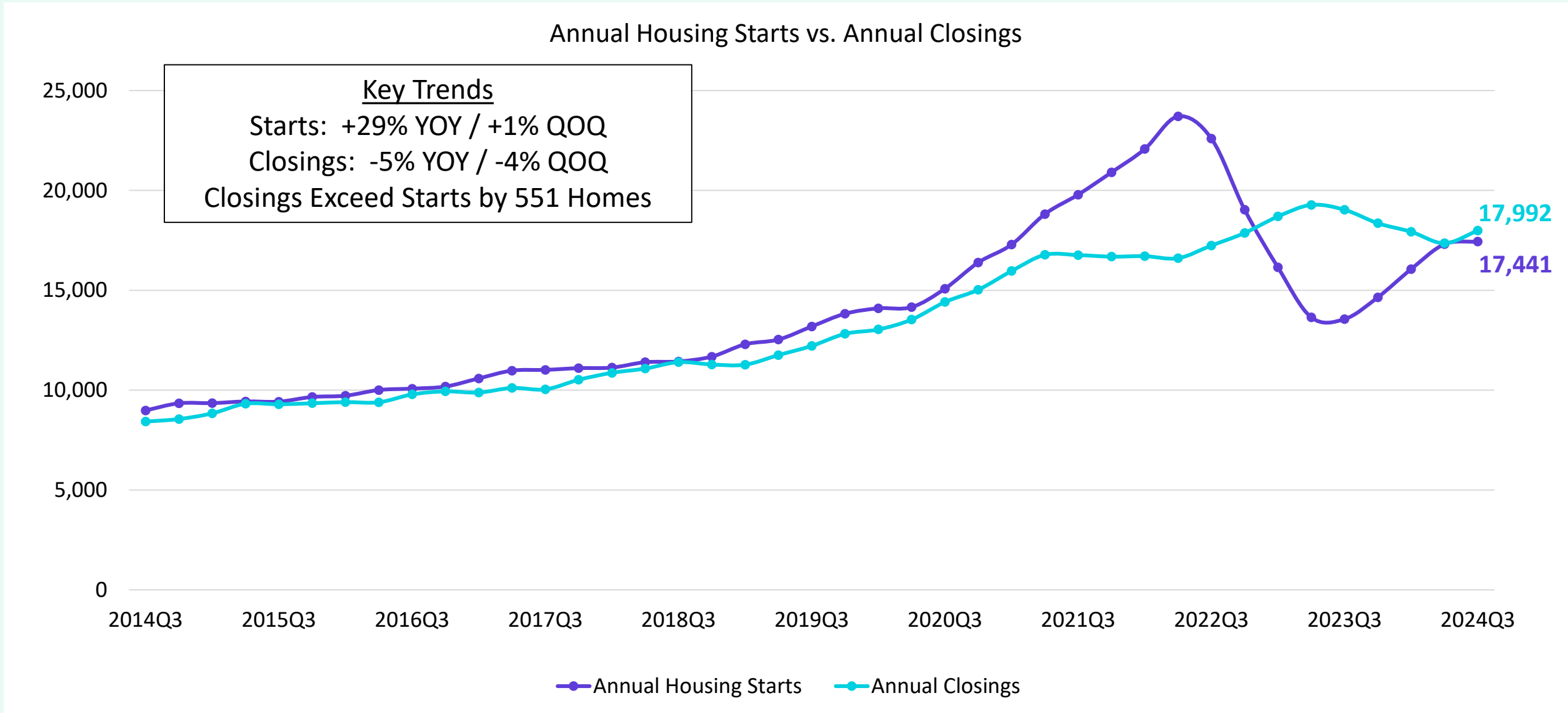
Top 25 Housing Starts Markets (3Q2024)

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





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

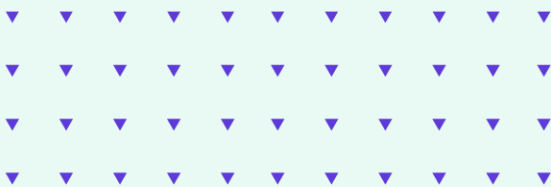


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	
Total	717	782	927	1,178	979	688	612

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

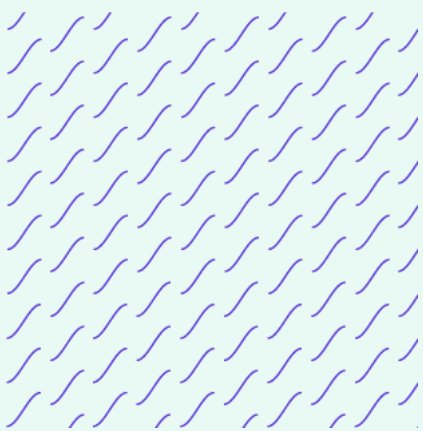


District Housing Overview by Elementary Zone



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

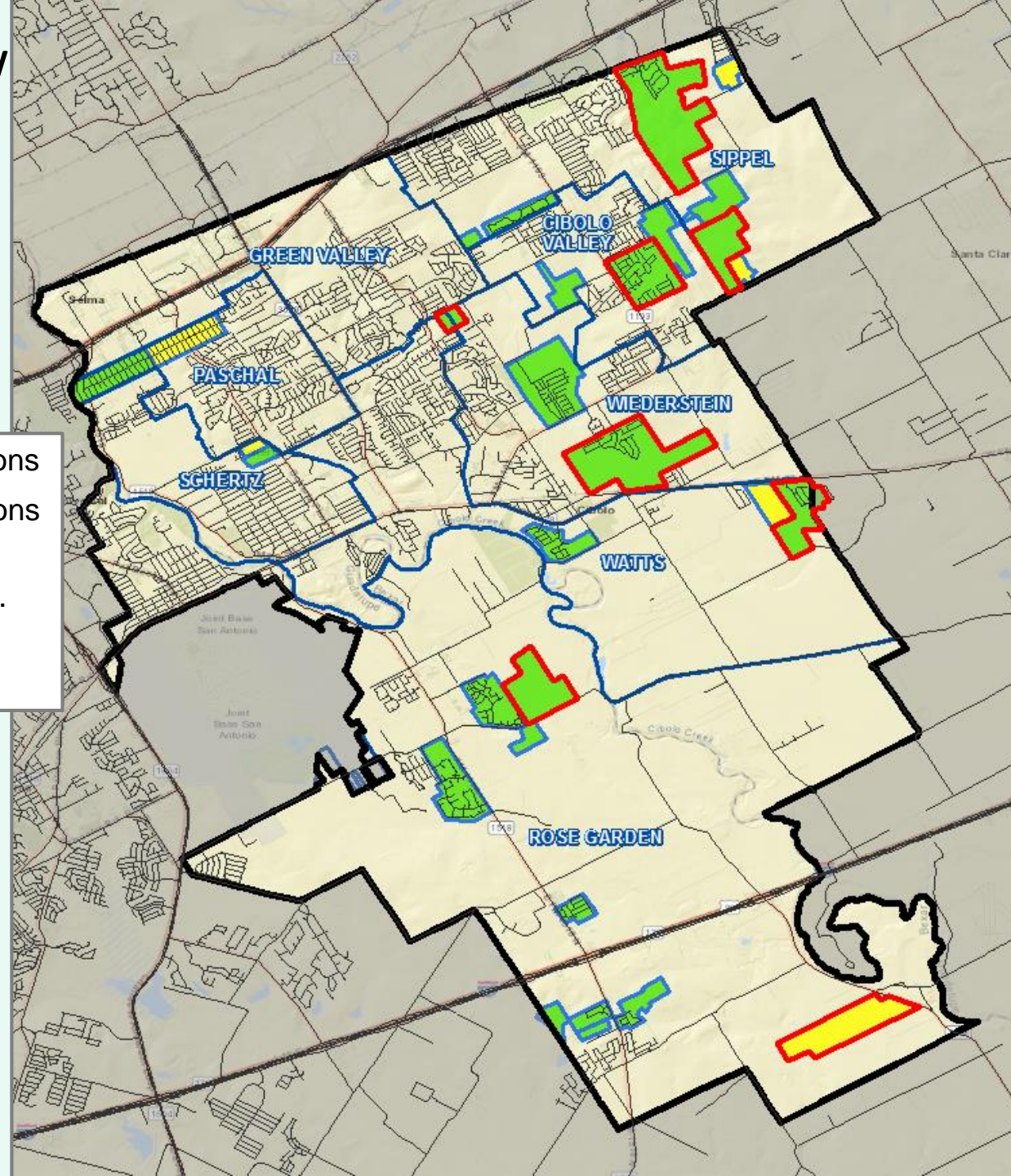




District Housing Overview

- 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

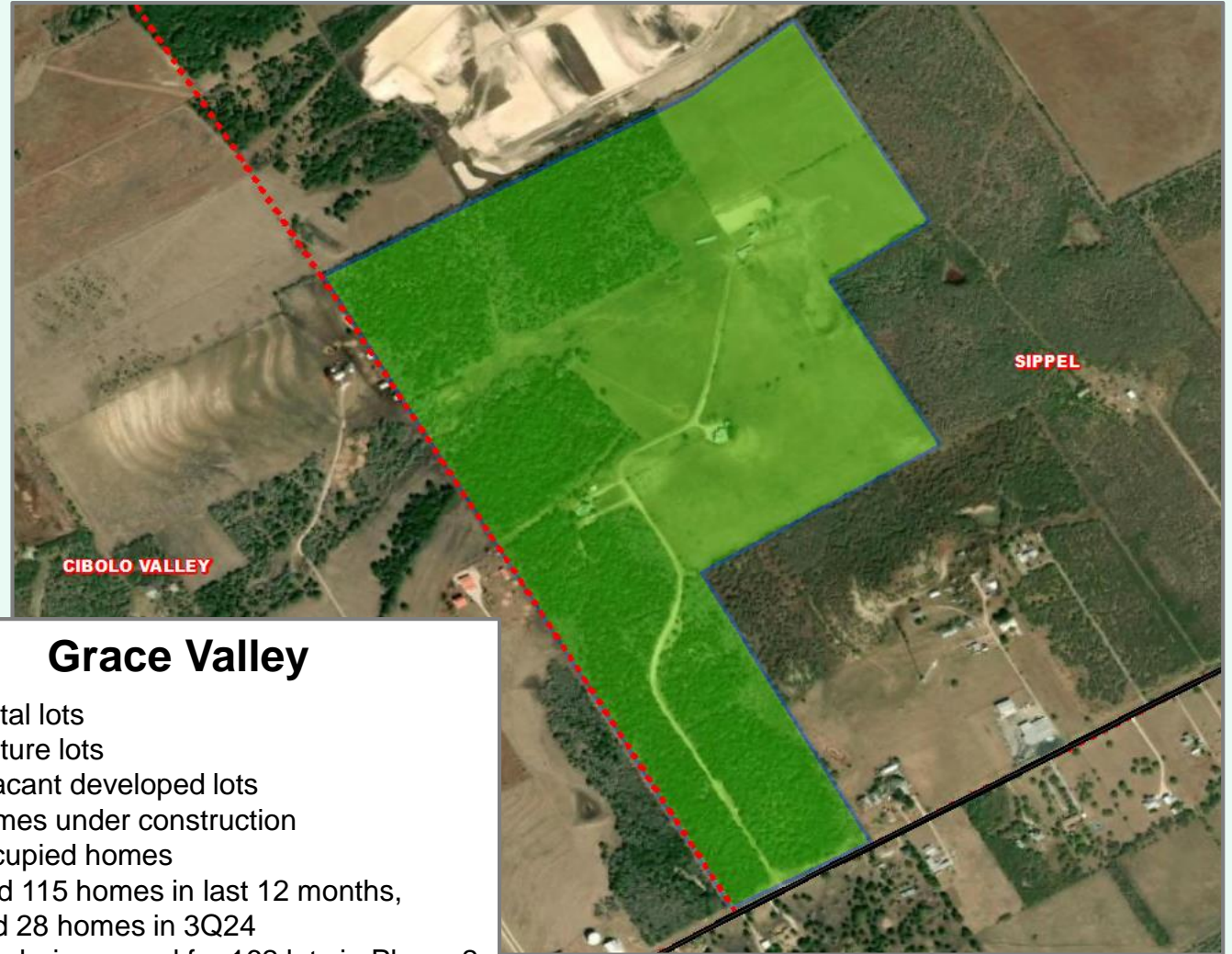
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





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

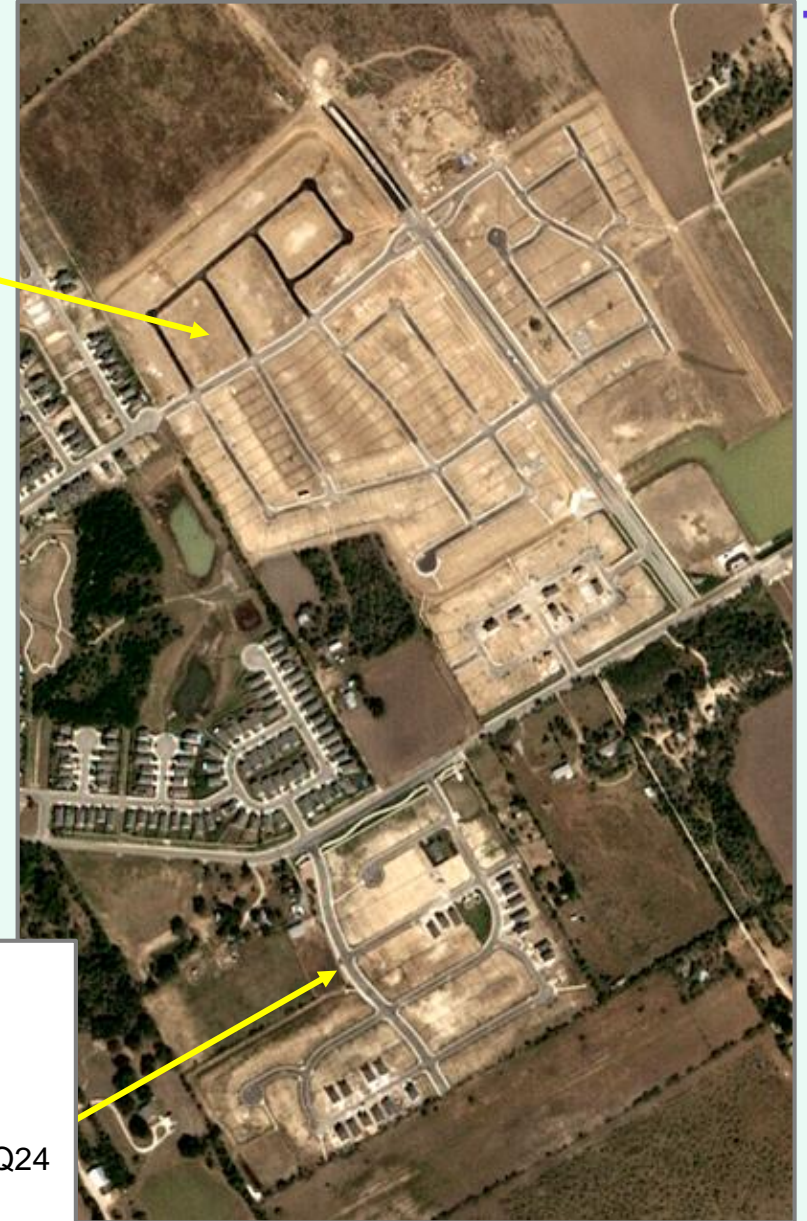


Residential Activity

Saddlebrook Ranch

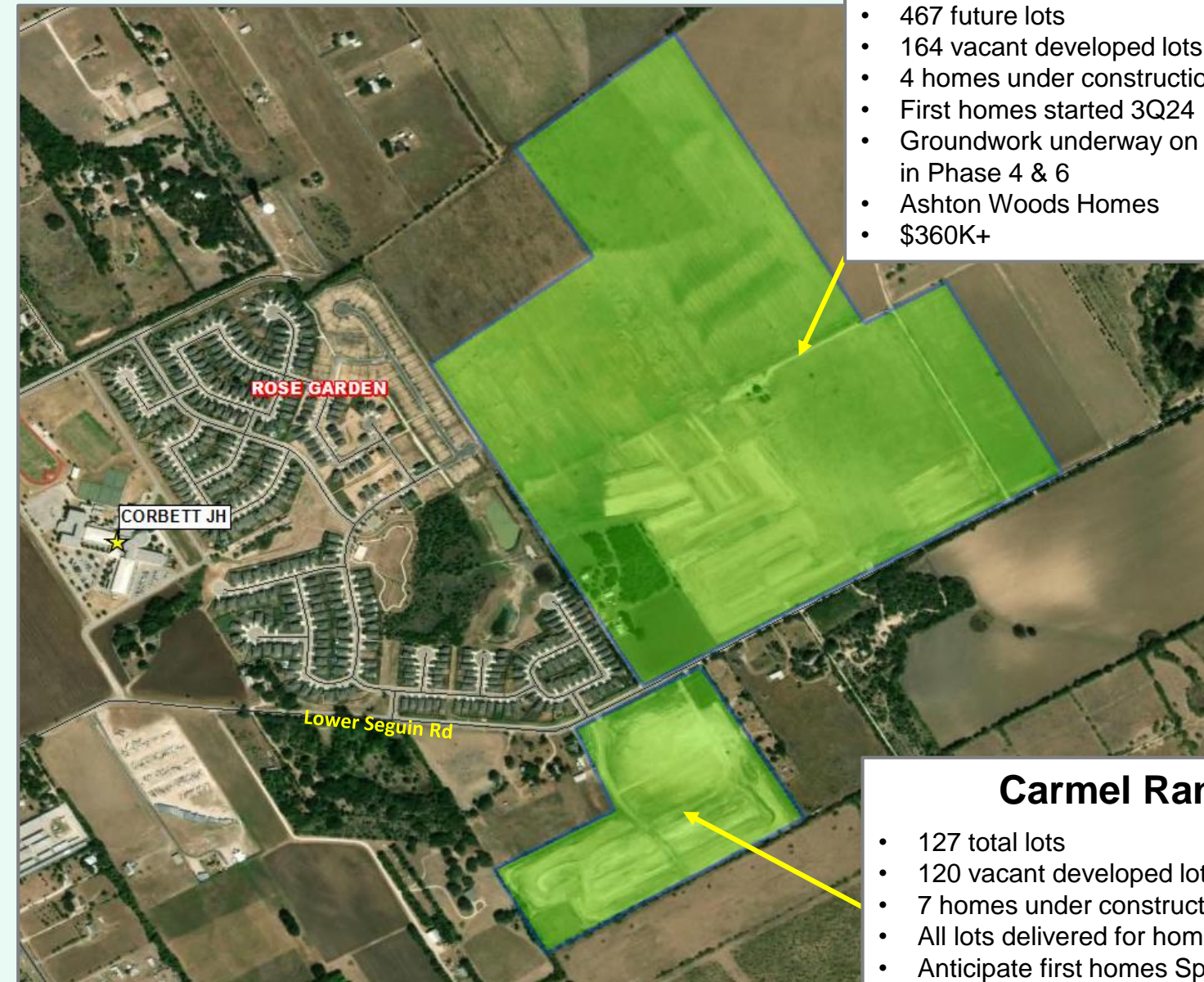
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

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



Nov 2024



Clearwater Creek

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

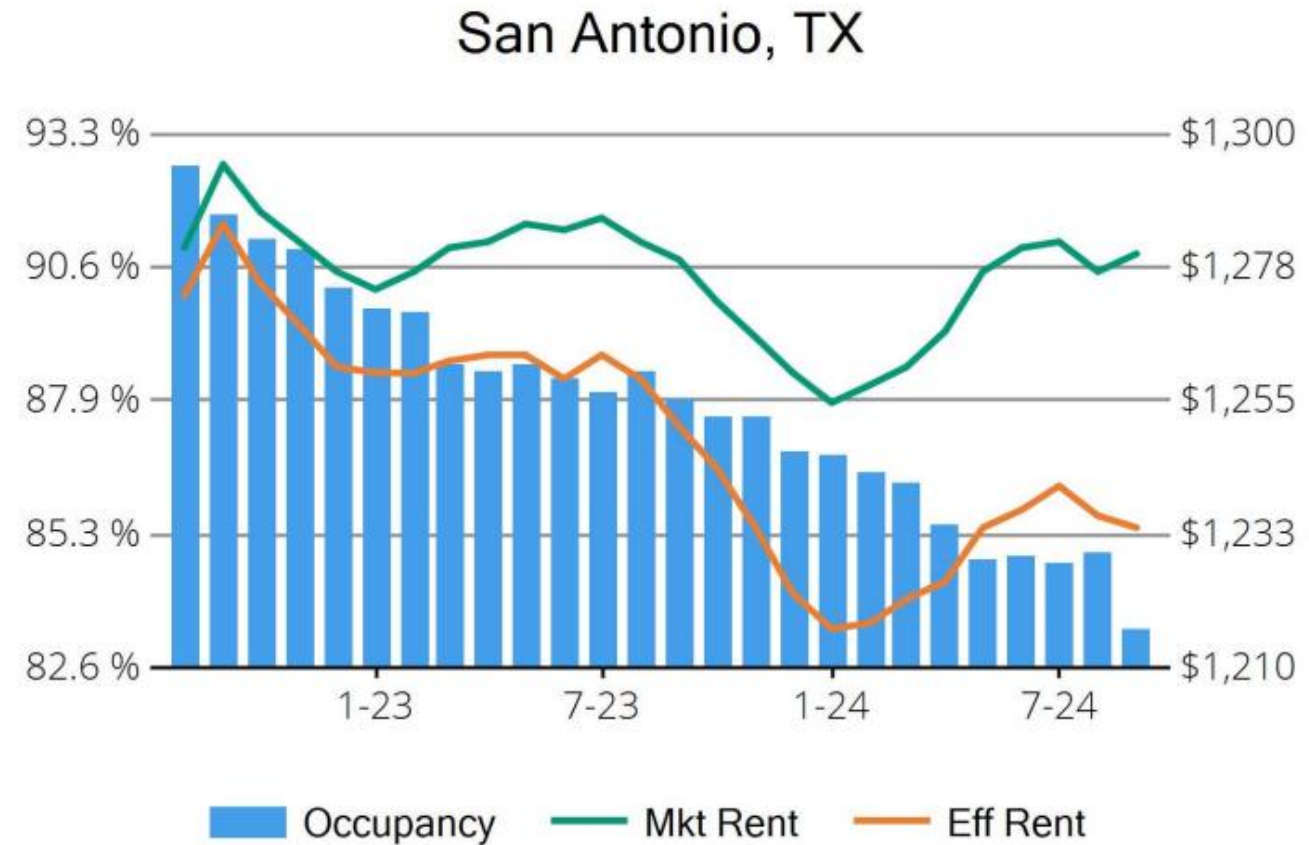


Housing Market Trends: Multi-family Market- September 2024



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%




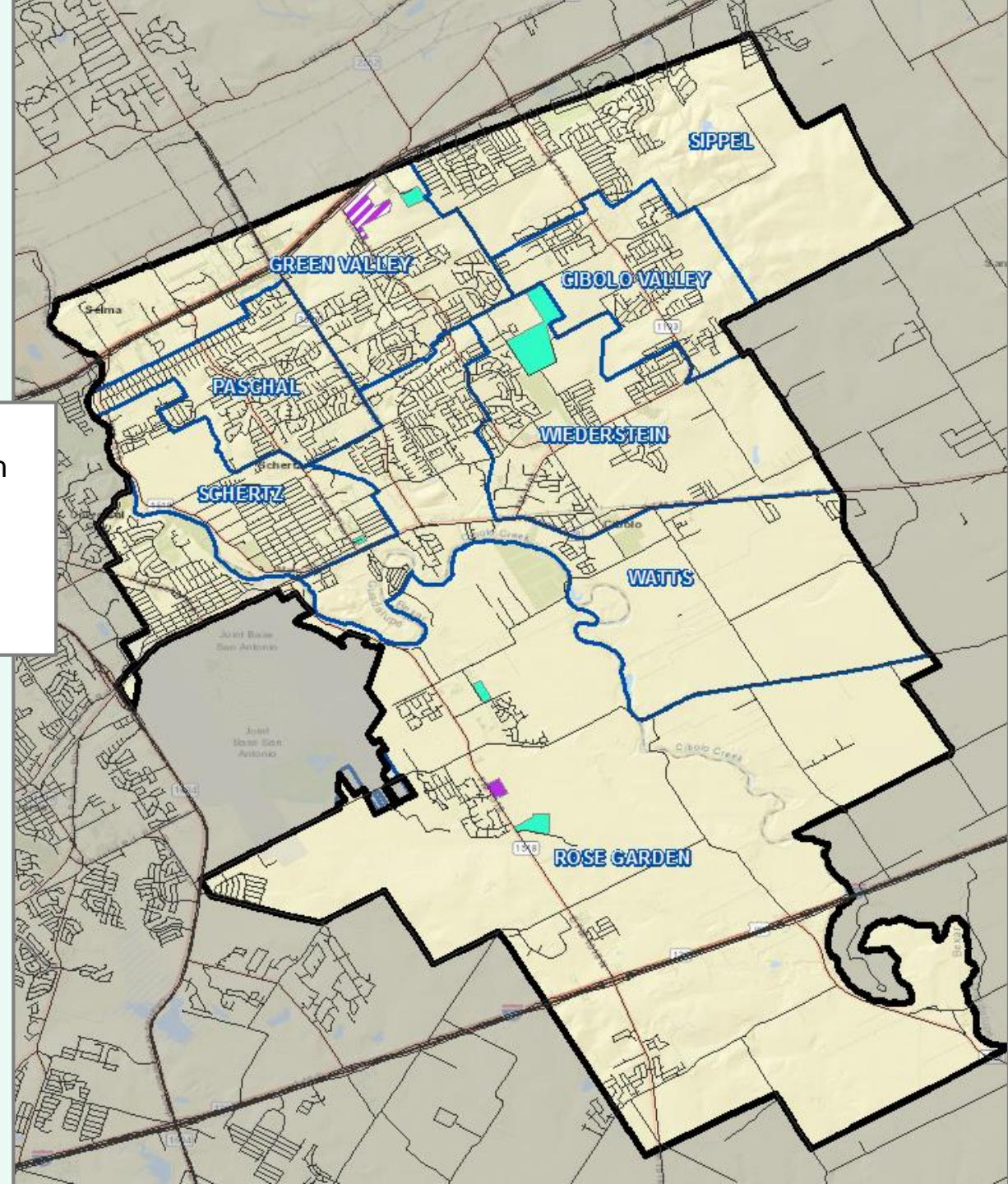


District Multifamily Overview

- 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

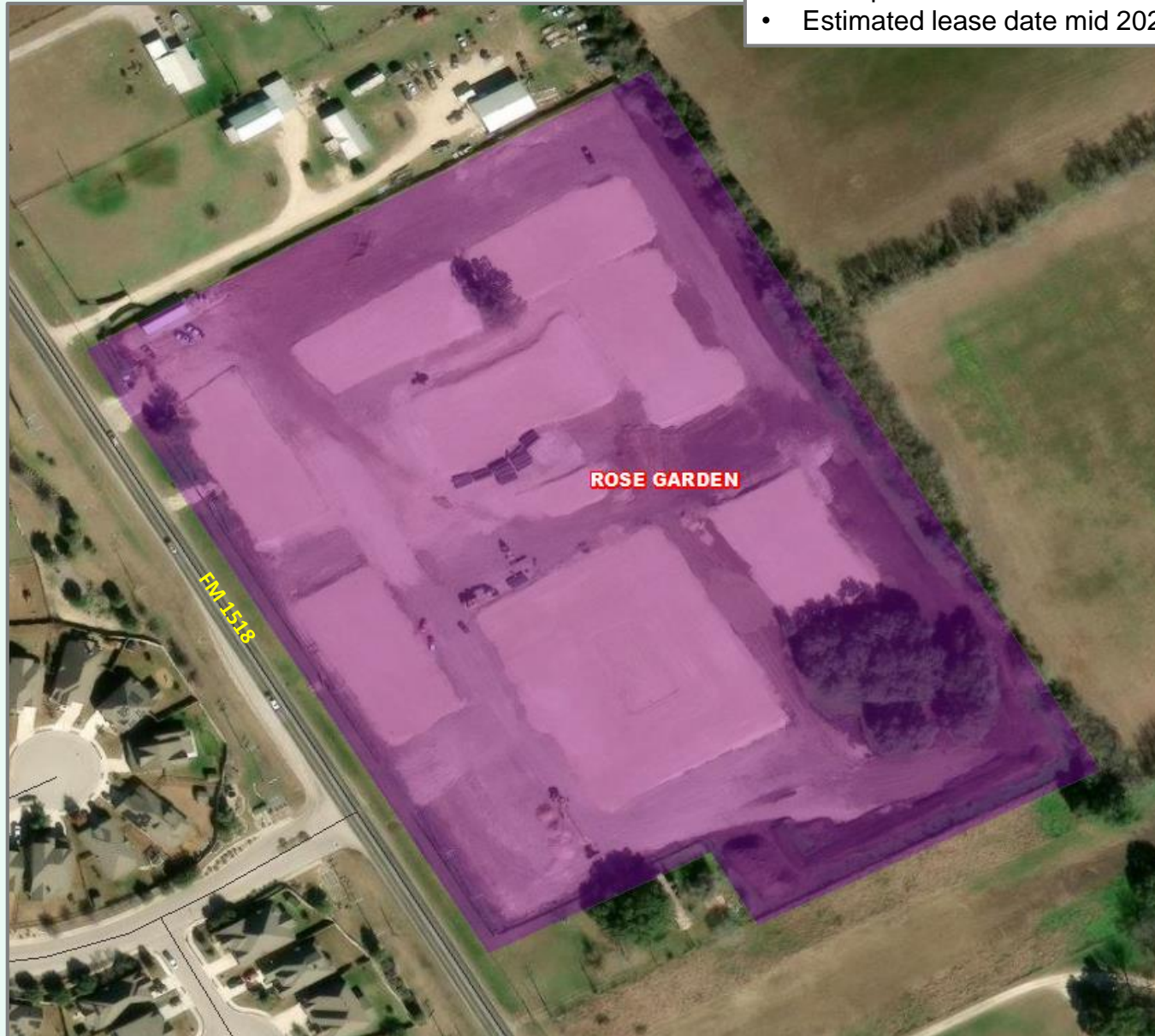




Residential Activity

Aviator 1518

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



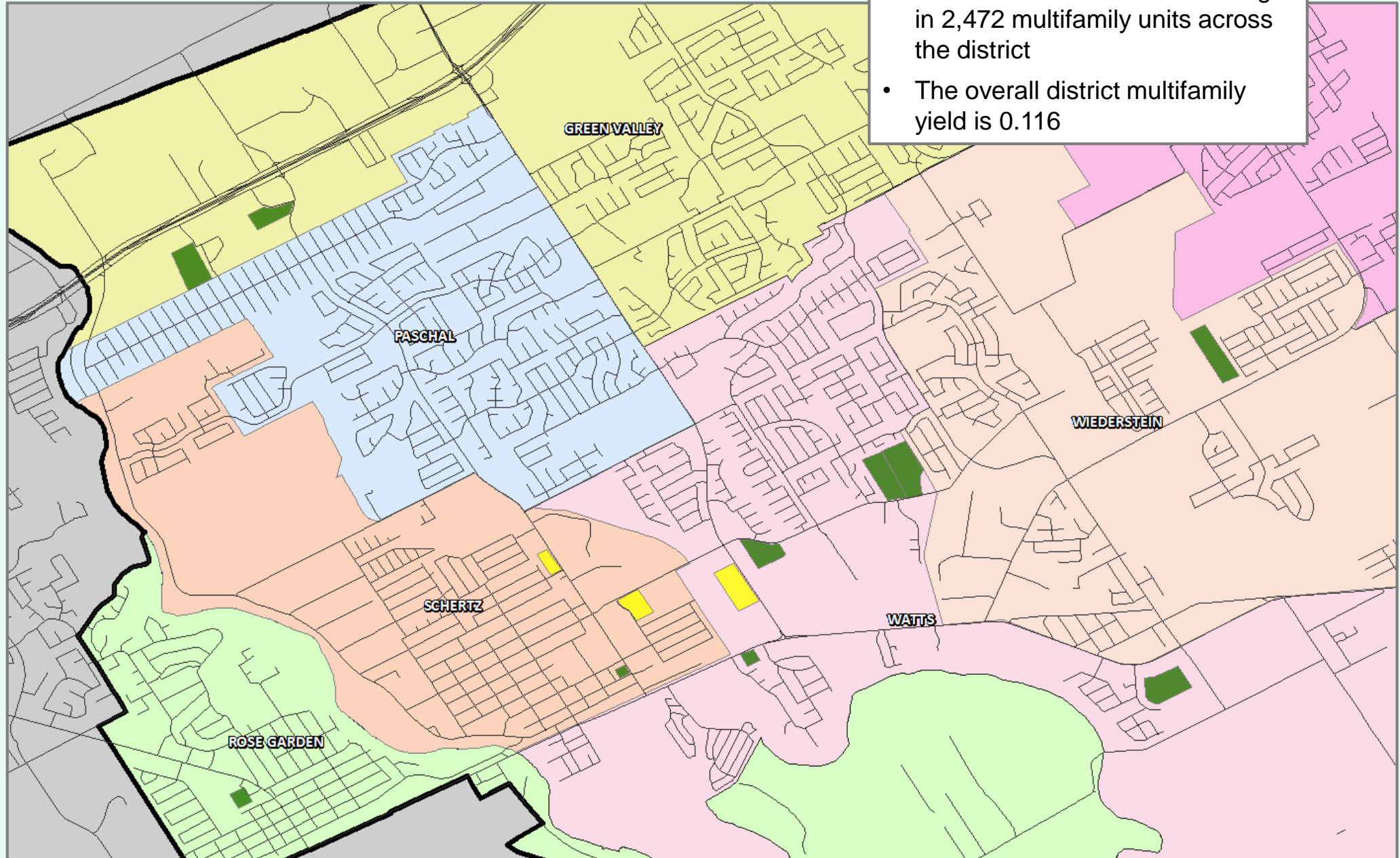
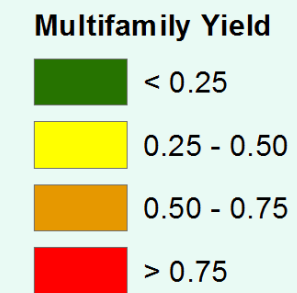
Nov 2024





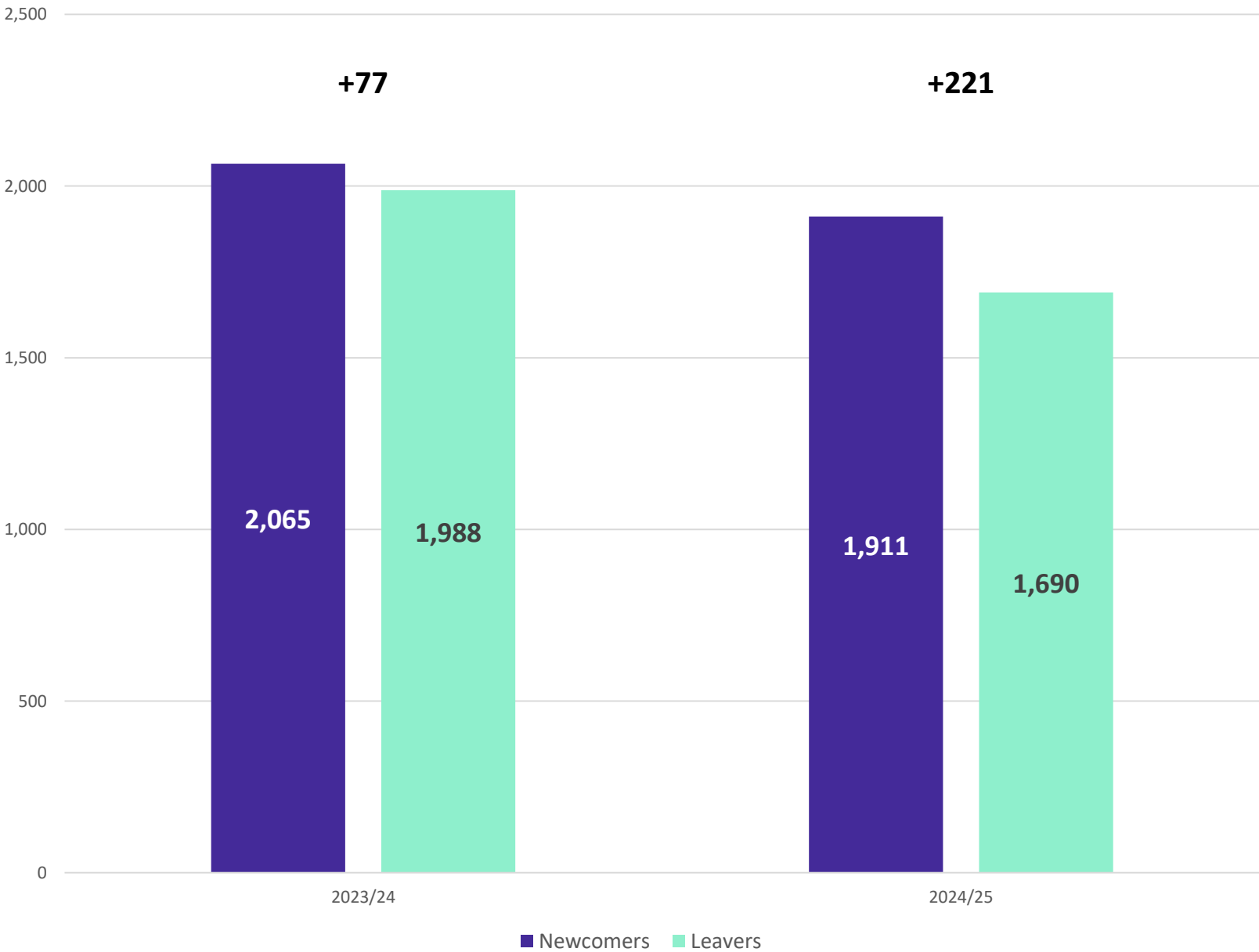
District Multifamily Yield

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



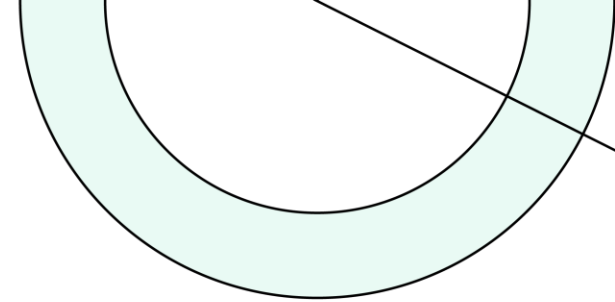


Newcomers and Leavers

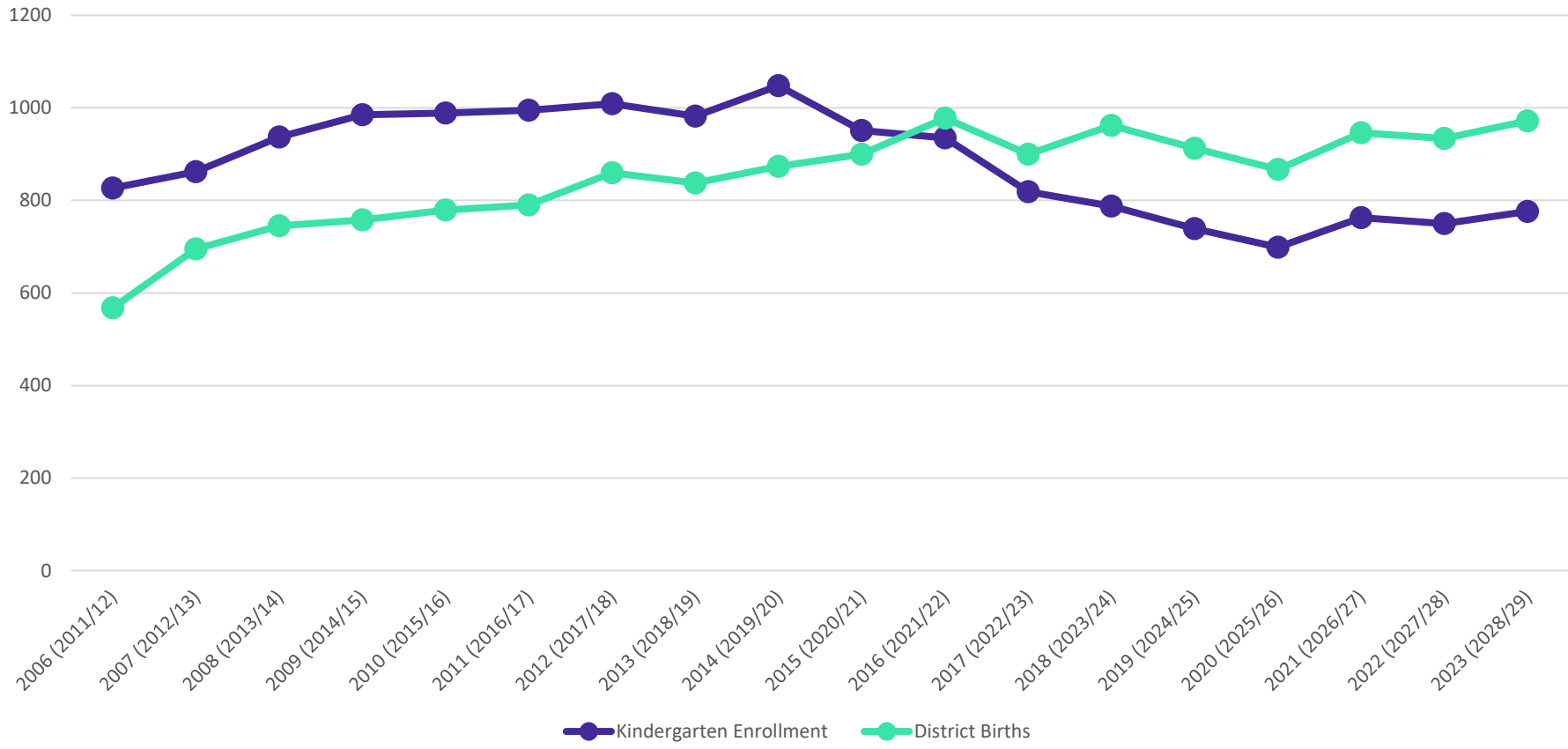




Birth Rate Analysis



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

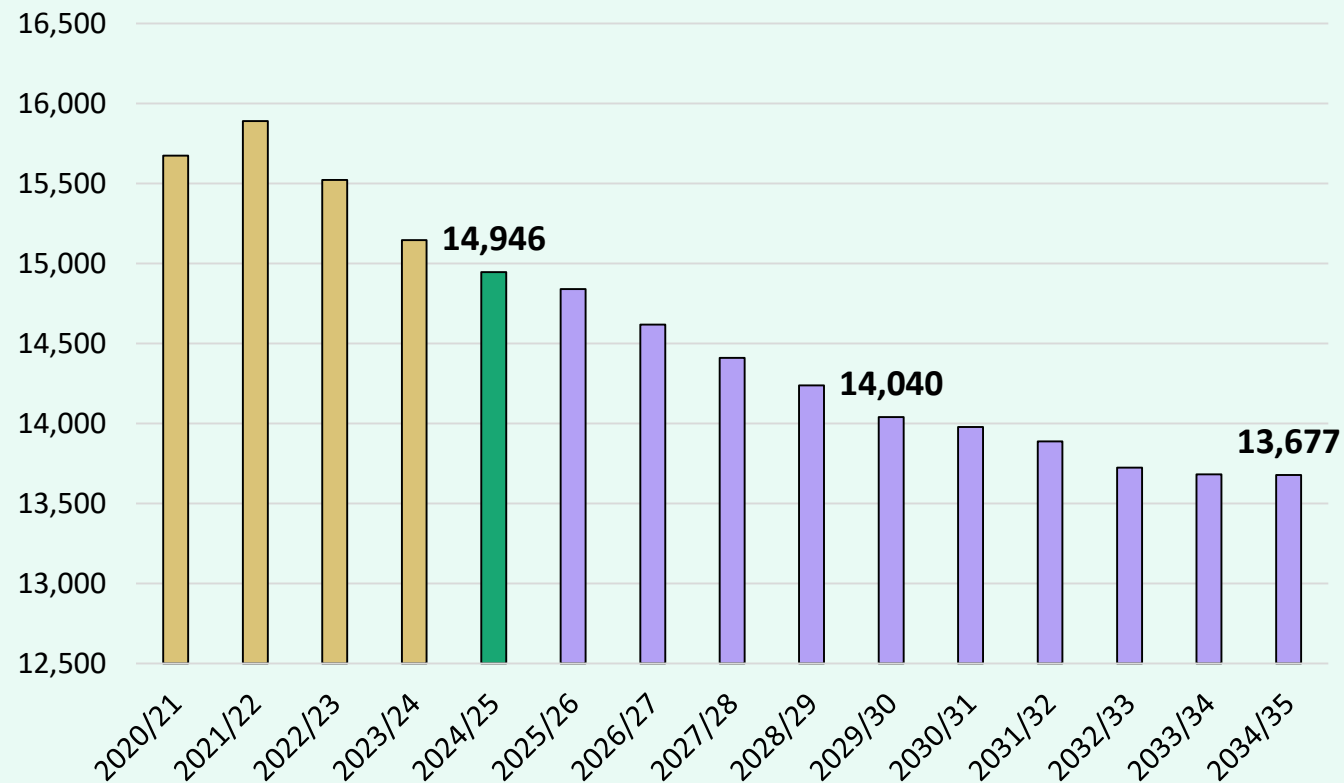
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	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



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 5 C

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: **PLZC20250043** - Hold a public hearing and make a recommendation on a request to rezone approximately 62 acres of land from Planned Development District (PDD) and Pre-Development District (PRE) to Single-Family Residential District (R-2), generally located approximately 3,800 feet east of the intersection of FM 1518 and Trainer Hale Road, known as Bexar County Property Identification number 310054 ,a portion of 310053 and a portion of 310061, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is proposing to rezone approximately 62 acres of land from Planned Development District (PDD) and Pre-Development District (PRE) to Single-Family Residential District (R-2) that is part of the existing Sterling Grove Planned Development District (PDD). The remaining approximately 221 acres within the Sterling Grove PDD are to remain subject to the PDD development standards. The subject property is currently not platted.

The Sterling Grove PDD was originally 362-acres. The original 362-acres were reduced with Ordinance 24-S-149 which rezoned 79-acres to Single-Family Residential District (R-1). The proposed rezone for 62-acres to Single-Family Residential District (R-2) further reduces the original acreage of the Sterling Grove PDD to 221 acres.

On April 21, 2025, thirteen (13) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property and Schertz-Cibolo-Universal City Independent School District. At the time of the staff report, two (2) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. Schertz Fire, EMS, and Police have been notified of the zone change request. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. A notice sign was placed at the subject property.

Subject Property:

	Zoning	Land Use
Existing	Pre-Development District (PDD) and Pre-Development District (PRE)	Residential
Proposed	Single-Family Residential District (R-2)	Residential

Adjacent Properties:

	Zoning	Land Use
North	Pre-Development District (PRE)	Undeveloped, Agriculture, and Residential
South	Single-Family Residential District (R-1), Pre-Development District (PRE) & Agricultural District (AD)	Undeveloped, Agriculture, and Residential
East	Single-Family Residential District (R-2), Single-Family Residential District (R-6), Single-Family Residential District (R-1) , and Agricultural District (AD)	Undeveloped, Agriculture, and Residential
West	Planned Development District (PDD) & Pre-Development District (PRE)	Undeveloped, Agriculture, and Residential

GOAL

The applicant is proposing to rezone approximately 62 acres of land to Single-Family Residential District (R-2) for single-family residential development.

Table 21.5.7. Dimensional Requirements Residential Zoning											
			Minimum lot Size Dimensions			Minimum Yard Setback				Miscellaneous Requirements	
	Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Minimum Off-Street Parking	Max Height	Maximum Impervious Coverage
Existing	PRE	Pre-Development District	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing	PDD-SFR1	Planned Development District (Sterling Grove PDD)	6,050	55	110	20	10	15	2	35	60%
Existing	PDD-SFR2	Planned Development District (Sterling Grove PDD)	7,150	65	110	20	10	15	2	35	60%
Existing	PDD-0.5 Acre	Planned Development District (Sterling Grove PDD)	21,780	N/A	N/A	25	10	15	2	35	50%
Proposed	R-2	Single-Family Residential District	8,400	70	120	25	10	20	2	35	50%

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

Sterling Grove Planned Development District (PDD); Ordinance 22-S-28

The Sterling Grove Planned Development District, also known as Ordinance 22-S-28, was passed on the July 26, 2022, City Council Meeting. The original PDD consisted of 362 acres of land that allowed for 832 total single-family residential homes. The minimum lot sizes allowed were 55-feet by 110-feet, 65-feet by 110-feet, and half-acre lots with no minimum width and depth. Per the PDD, approximately eighty-one percent (81%) of the single-family residential lots were going to be either the 55 or 65-foot wide lots. The Sterling Grove PDD was to be developed in four phases and included a Master Development Plan.

Ordinance 24-S-149 was approved at the September 17, 2024, City Council meeting, which removed approximately 79-acres from the original Sterling Grove PDD and approved Single-Family Residential District (R-1) zoning. The zone change to Single-Family Residential District (R-1) removed land that was within portions of Phase 1,2, and 3 and altered the layout and acreage of the proposed master development plan of Sterling Grove. Since the roads were removed and altered the configuration of the PDD, the Sterling Grove PDD properties that depended on access within the property now zoned Single-Family Residential District (R-1), would no longer conform to the Master Development Plan.

To resolve the issues in access and alteration of the MDP, the applicant is proposing to change the zoning for the portions affected by the removal of the 79-acres to Single-Family Residential District (R-2) so that the properties can still be developed without needing to amend the Sterling Grove PDD. The applicant would be able to continue to develop the remaining 221-acres that remain zoned under the Sterling Grove PDD to the unique standards and resolve the conflict that remained with the removal 79 acres within multiple phases. The subject 62-acres being rezoned must conform to the minimum Single-Family Residential District (R-2) dimensional and development requirements.

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. Complete Neighborhood is intended for a mixture of housing options with supporting land uses that include neighborhood commercial development. When evaluating zone changes, factors such as roadway classification, conflicts among land uses and buildings, and the undue concentration or diffusion of populations should be considered.

The proposed Single-Family Residential District (R-2) meets the intent of the Complete Neighborhood Land Use Designation and implements the policies of the Comprehensive Land Use Plan by proposing 70-foot by 120-foot lots that are larger than what is in the existing Sterling Grove PDD and adding to the mix of residential in the existing area.

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 proposed Single-Family Residential District (R-2) acts as a transition from the smaller lots in the Sterling Grove PDD to the surrounding agricultural uses.

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

The subject property is adjacent to the Sterling Grove PDD, which is intended for single-family residential and parks/ open space. To the right of the subject property, the properties are zoned Single-Family Residential District (R-2) with a minimum 8,400 square foot lot size and Single-Family Residential District (R-6) with a minimum 7,200 square foot lot size. To the south of the subject property, the property is zoned Single-Family Residential District (R-1), which is intended for single-family detached residential with a minimum lot size of 9,600 square feet. Additionally, there are properties zoned Agricultural District (AD) to the south of the subject property, which were part of recent annexations in 2024. Agricultural District (AD) is intended for areas where development is premature due to a lack of utilities, capacity, or service.

The applicant is proposing Single-Family Residential District (R-2) on approximately 62 acres, which is intended for single-family detached residential dwelling units with a minimum lot size of 8,400 square feet, together with schools, churches, and parks necessary to create basic neighborhood units. The proposed zoning district of Single-Family Residential District (R-2) requires a minimum lot size of 8,400 square feet and permits uses that are compatible and consistent with the existing uses in the immediate area.

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

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

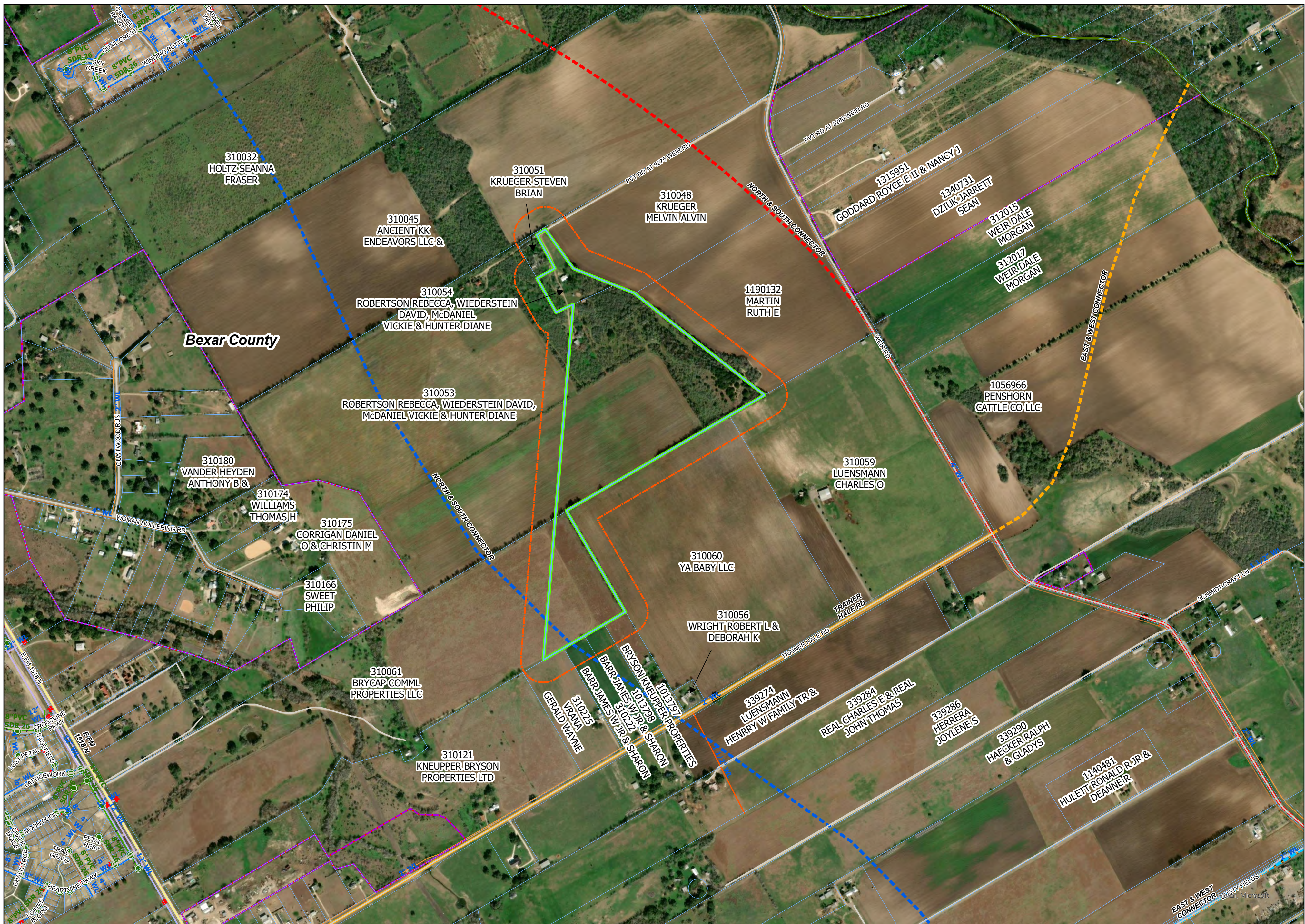
A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District. The most recent SCUC ISD Demographic Report and 10-Year Campus Forecasting Report have been attached to the Staff Report. The City of Schertz Fire, EMS, and Police Departments have been notified of the zone change request and have not provided objections.

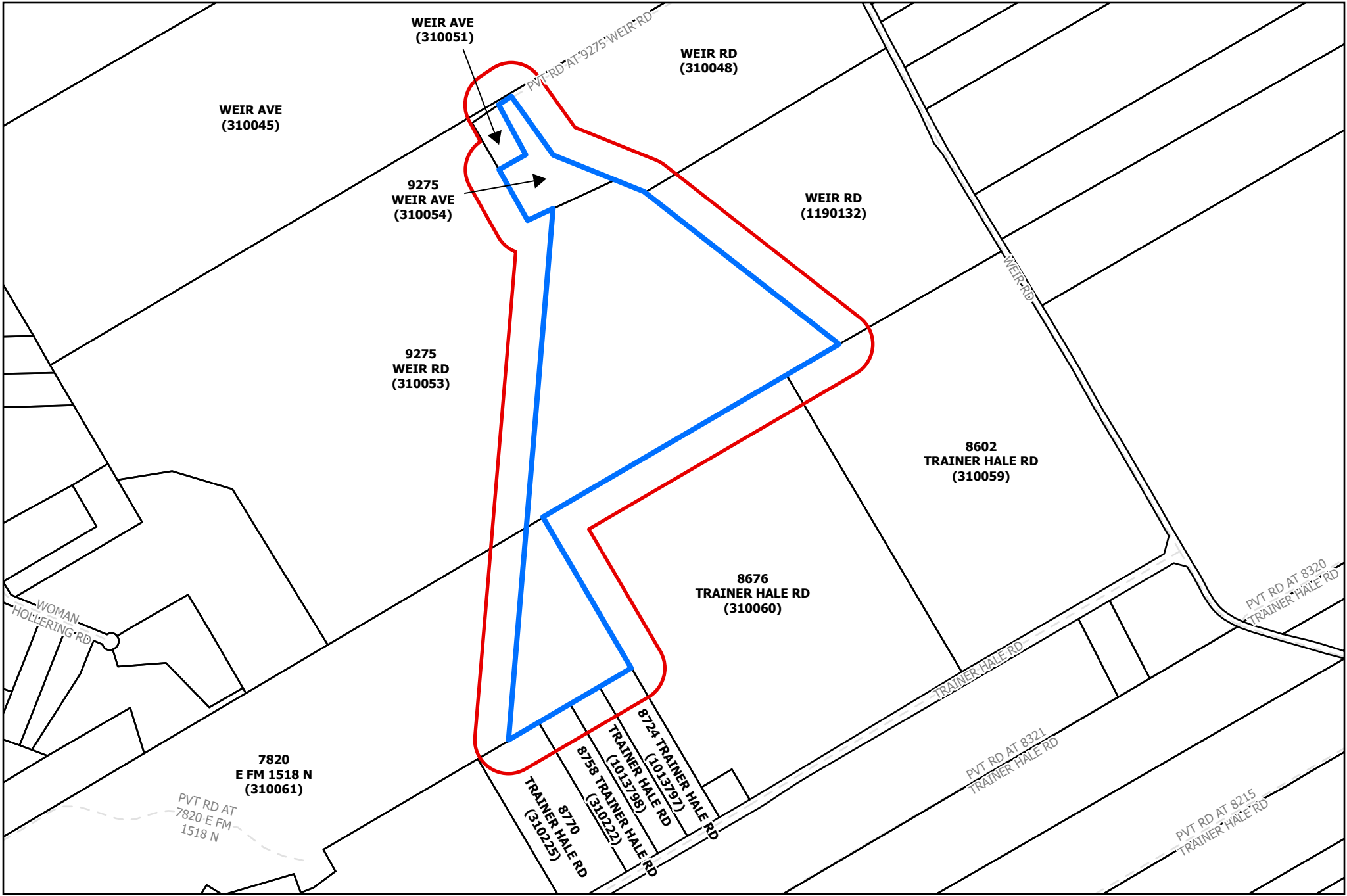
RECOMMENDATION

Due to the compatibility of the proposed Single-Family Residential District (R-2) with the immediate area and the Complete Neighborhood Land Use Designation of the Comprehensive Plan, Staff recommends approval of PLZC20250043.

Attachments

Aerial Exhibit
Notification Map
Public Hearing Responses
Zoning Exhibit
SCUC ISD 10- Year Forecasting
SCUC ISD Demographic Report
Subject Property Location in Sterling Grove PDD





SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

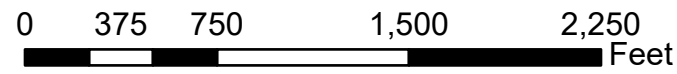
Last update: April 15, 2025
City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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City of Schertz

Proposed Zone Change (PLZC20250043)

- Project Boundary
- 200' Buffer
- Parcels



NOTICE OF PUBLIC HEARING

April 21, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 7th, 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:

PLZC20250043 - Hold a public hearing and make a recommendation on a request to rezone approximately 62 acres of land from Planned Development District (PDD) and Pre-Development District (PRE) to Single-Family Residential District (R-2), generally located approximately 3,800 feet east of the intersection of FM 1518 and Trainer Hale Road, known as Bexar Property Identification number 310054, a portion of 310053 and a portion of 310061, City of Schertz, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner 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 **PLZC20250043**

COMMENTS: _____

NAME: Rebecca Robertson SIGNATURE: Rebecca Robertson
(PLEASE PRINT)

STREET ADDRESS: 9275 Weir Road, Schertz or Cibola TX 78108

DATE: 24 Apr 25

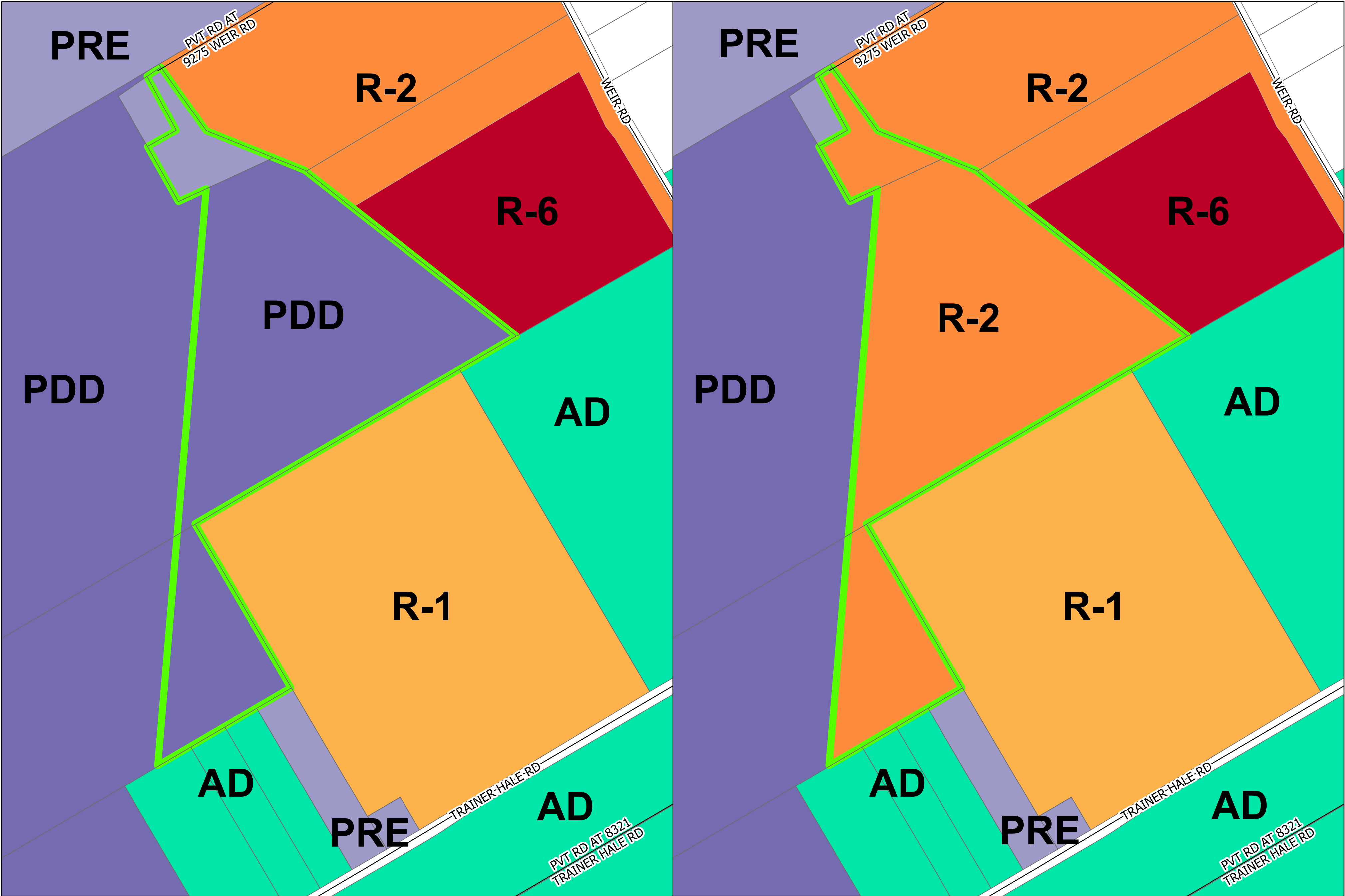


Outlook

PLZC20250043 Rezone Comment Request

From [REDACTED]**Date** Sun 4/27/2025 6:22 PM**To** planning <planning@schertz.com>

I am in favor of the subject Rezoning Change. Ruth Martin, 3051 Haeckerville Rd, Cibolo, TX 78108-4136. Please confirm receipt of this email. thank you...Ruth Martin



SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY
Last update: April 15, 2025

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

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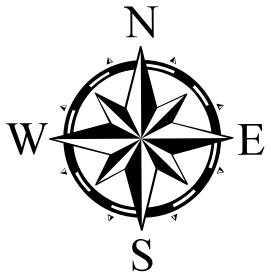
**Proposed
Zoning Change
(PLZC20250043)**

Classification

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

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

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





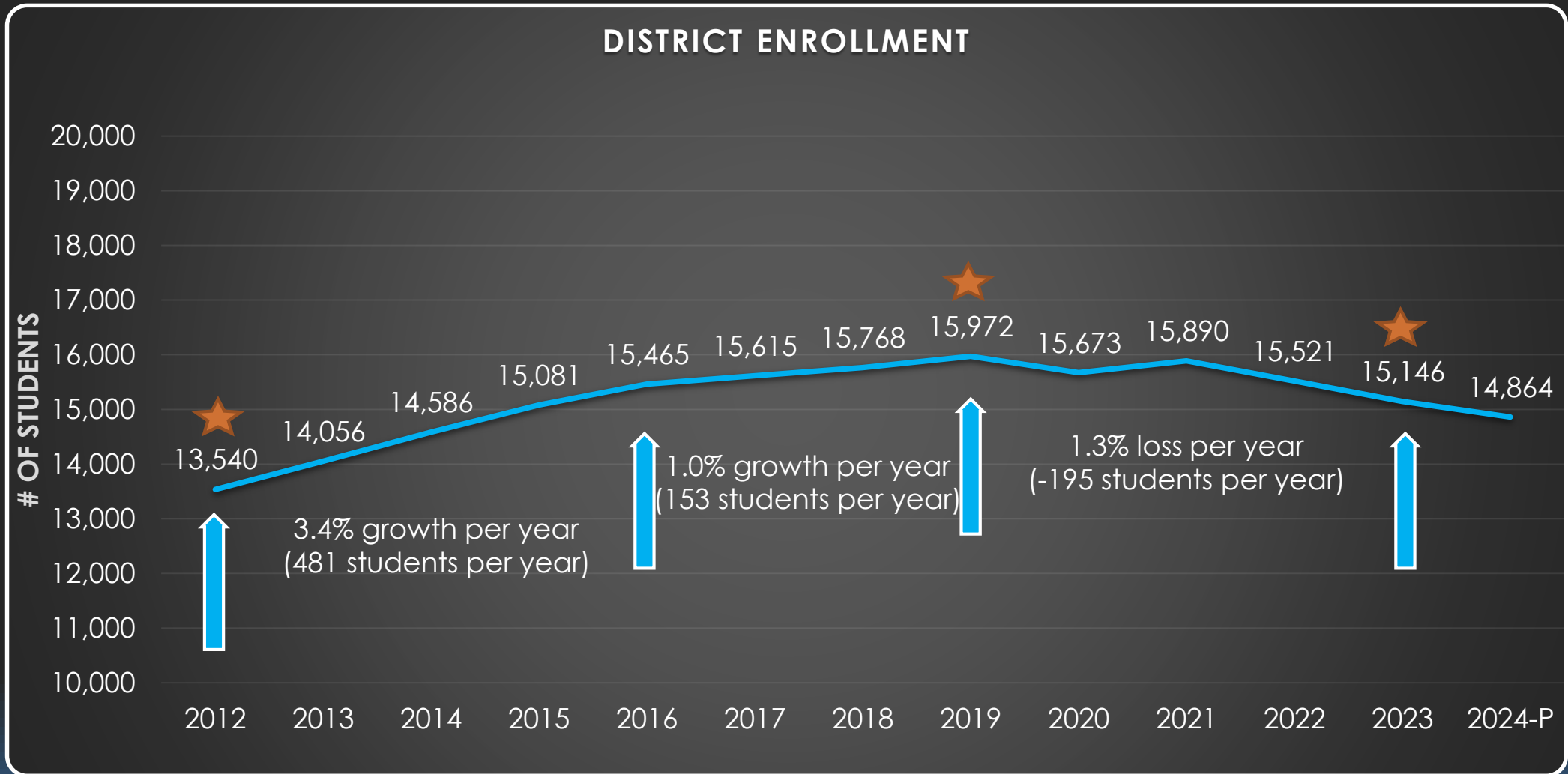
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

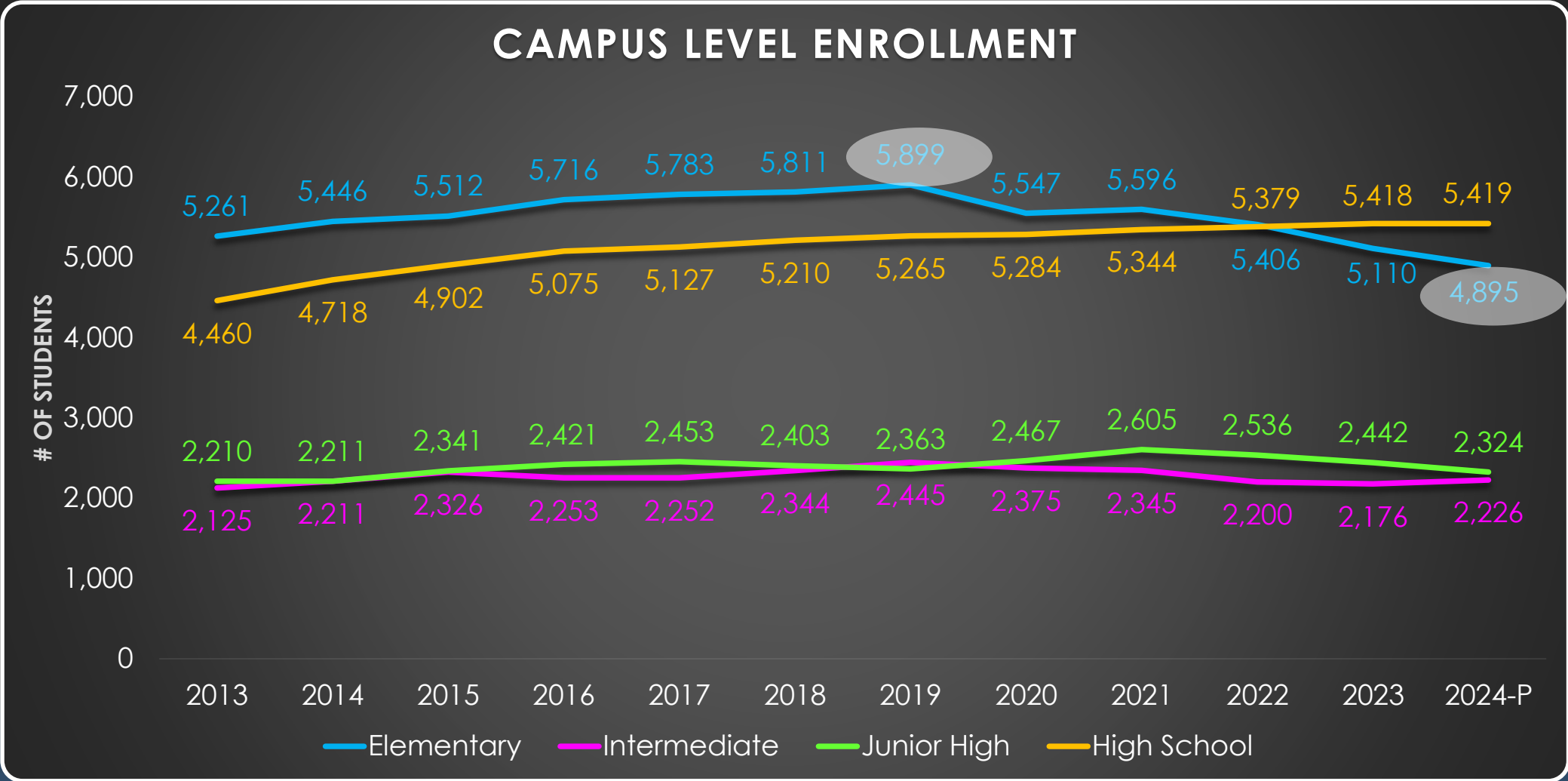
FORECASTING CONSIDERATIONS

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

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

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

STUDENT TRANSFERS

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

First Year of Founders Charter School



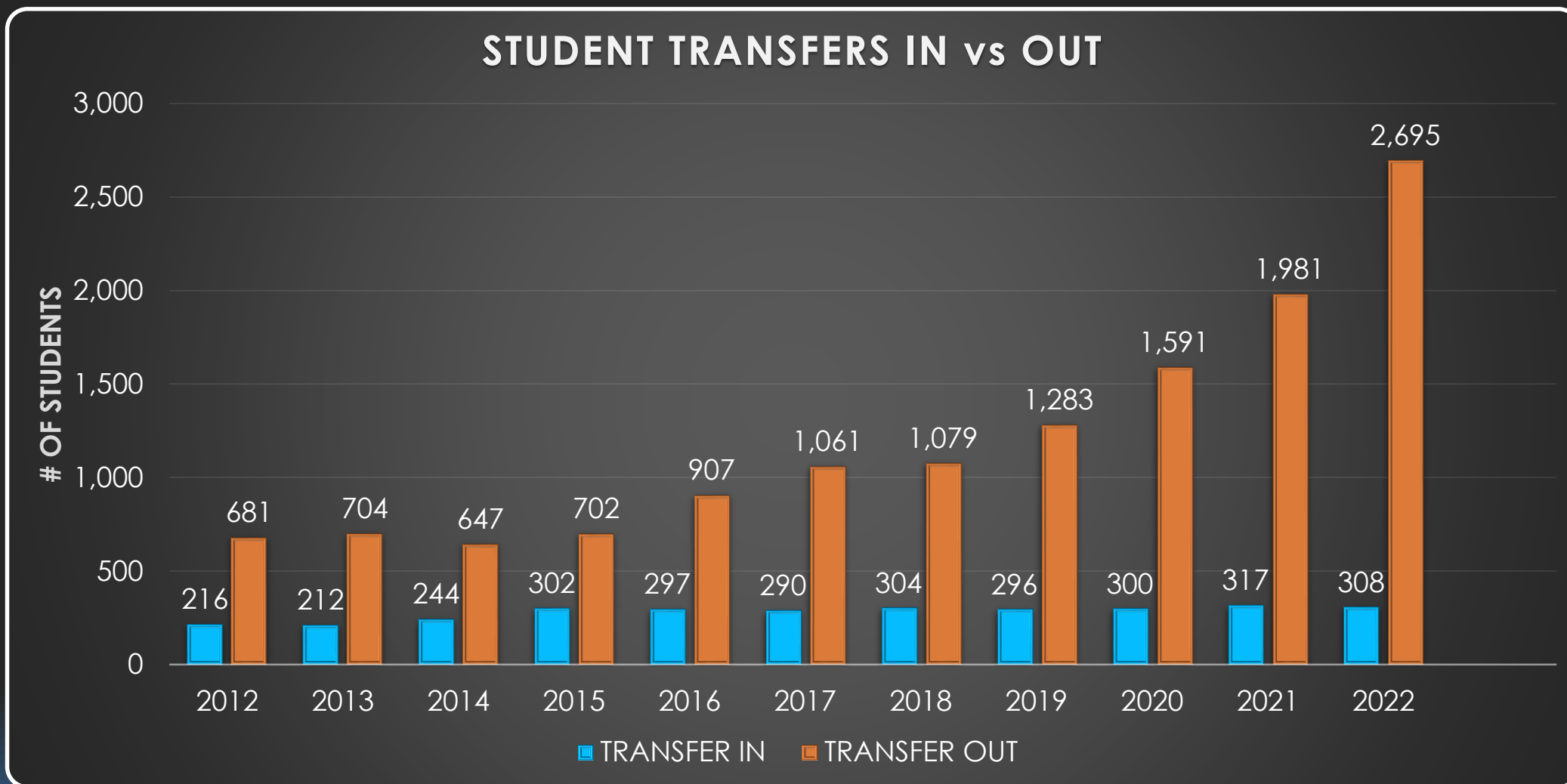
First Year of School of Science and Technology



First Year of Legacy Traditional School



STUDENT TRANSFERS IN VS. OUT

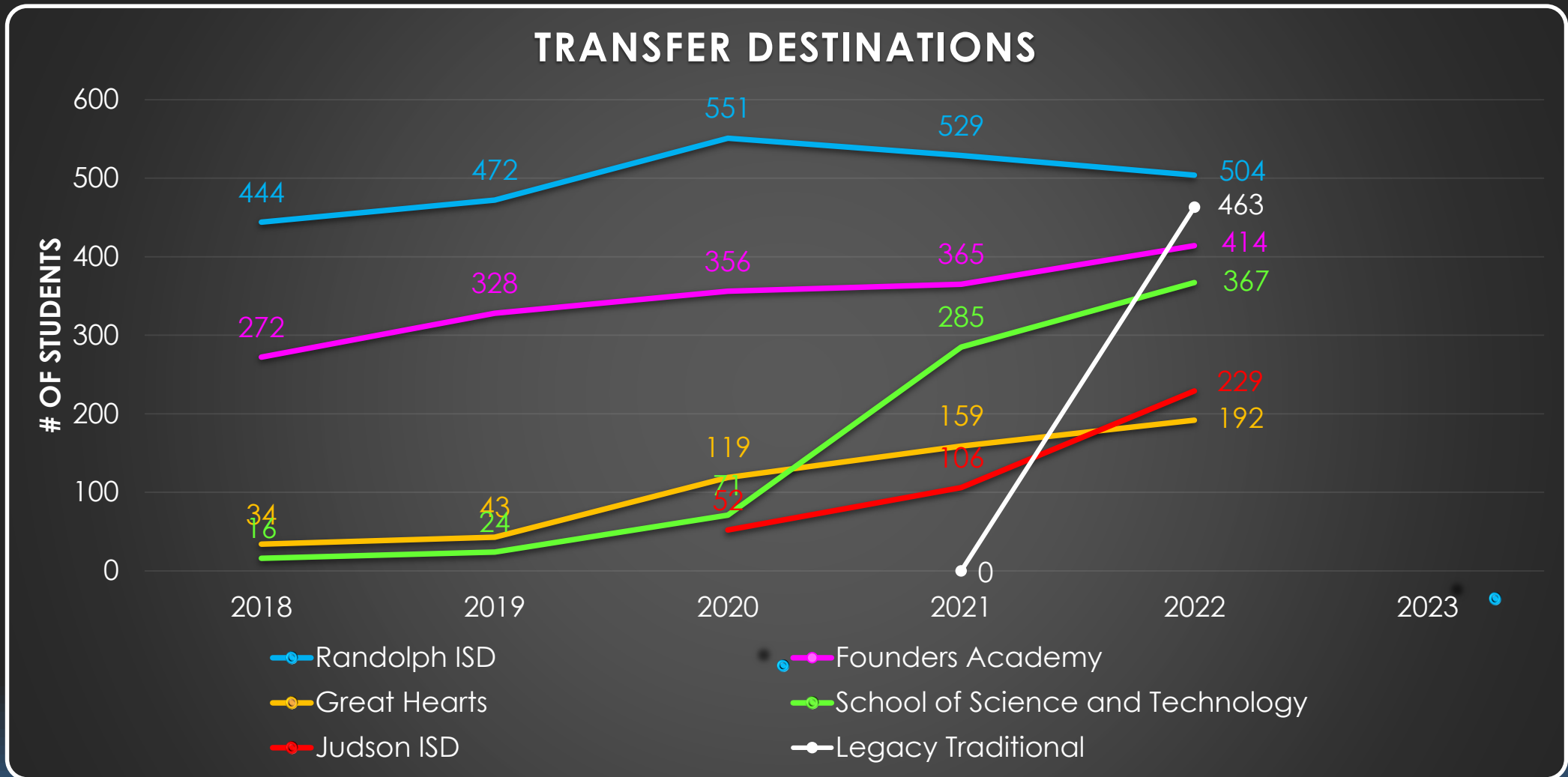


School of Science
and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

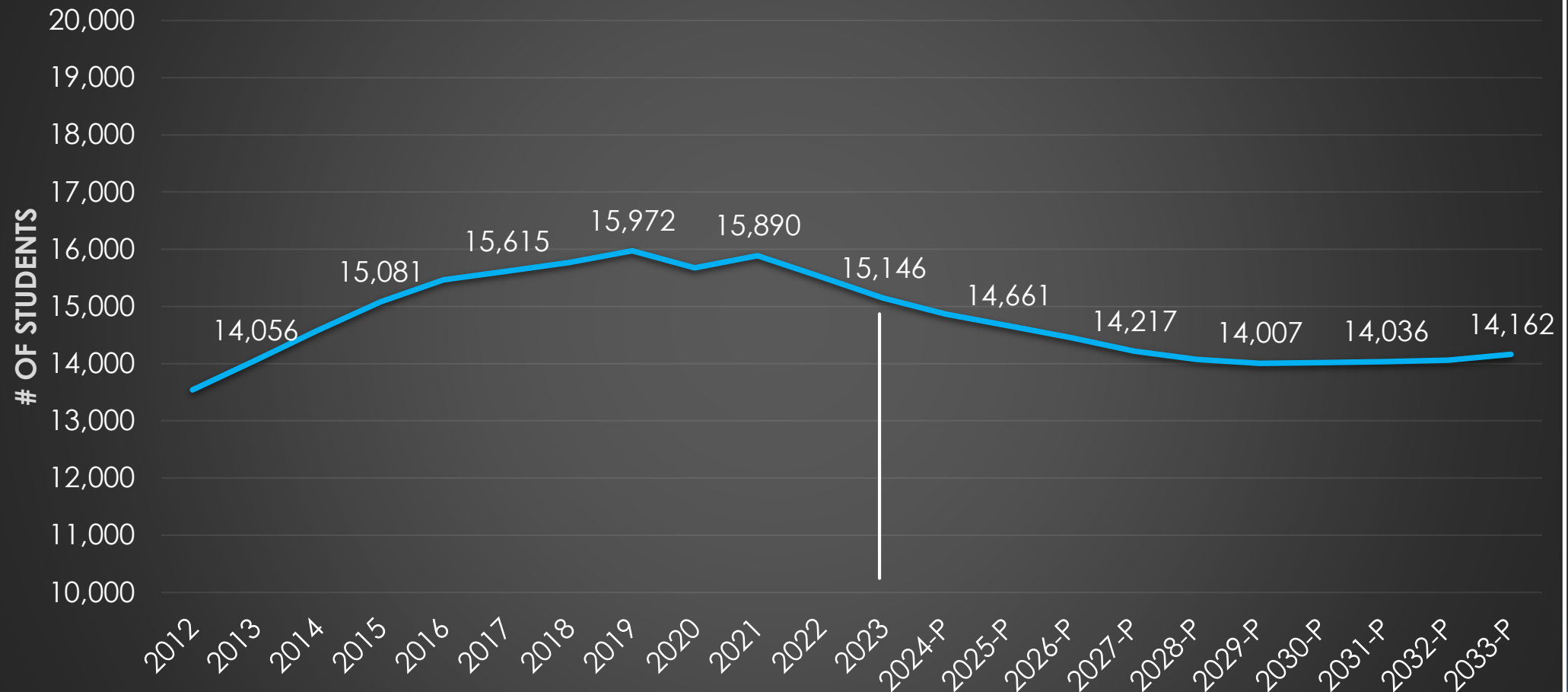
Founders Academy
K – 12th Grade

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

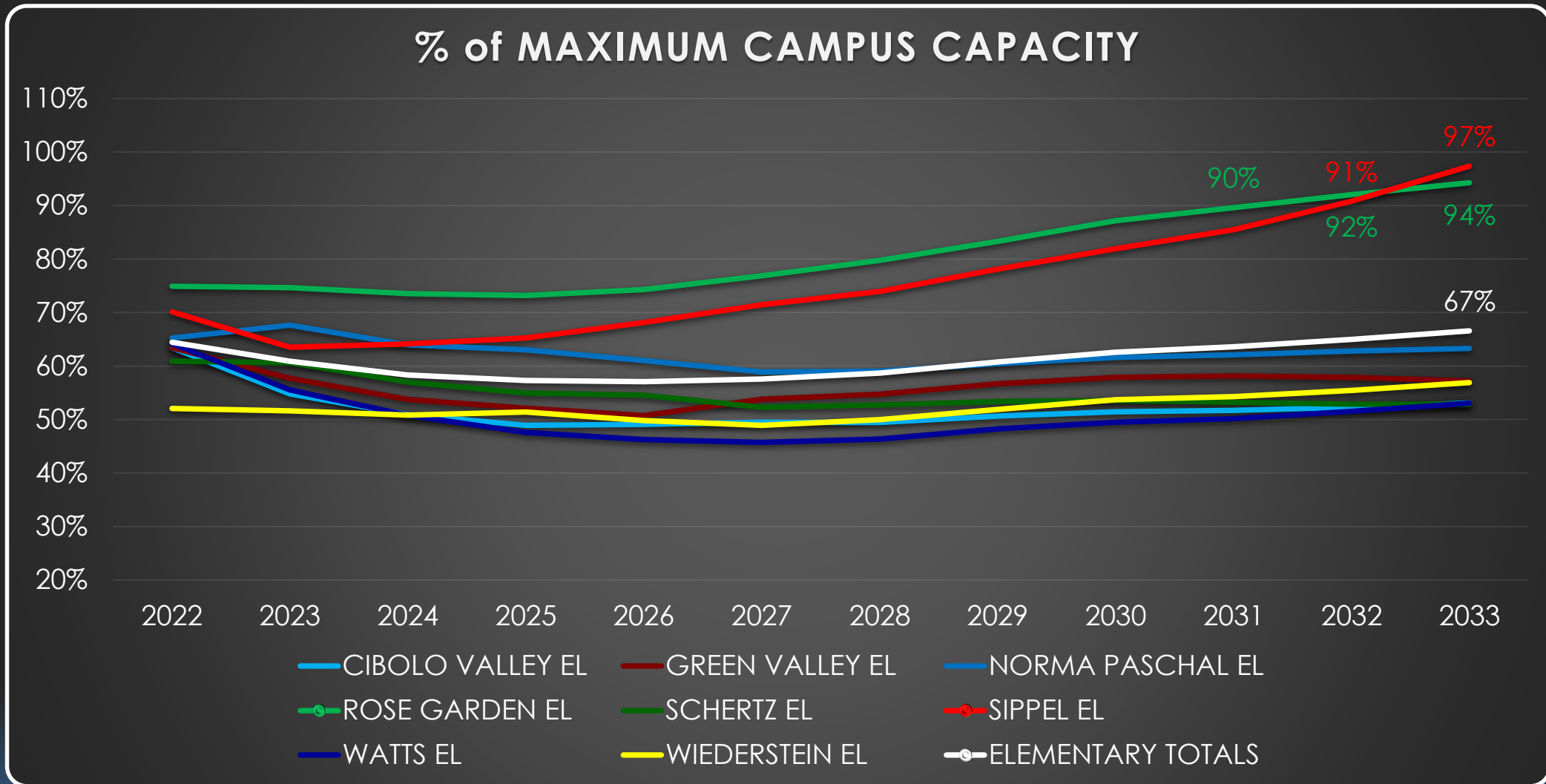
PLANNING USING OUR MAXIMUM CAPACITY

- 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

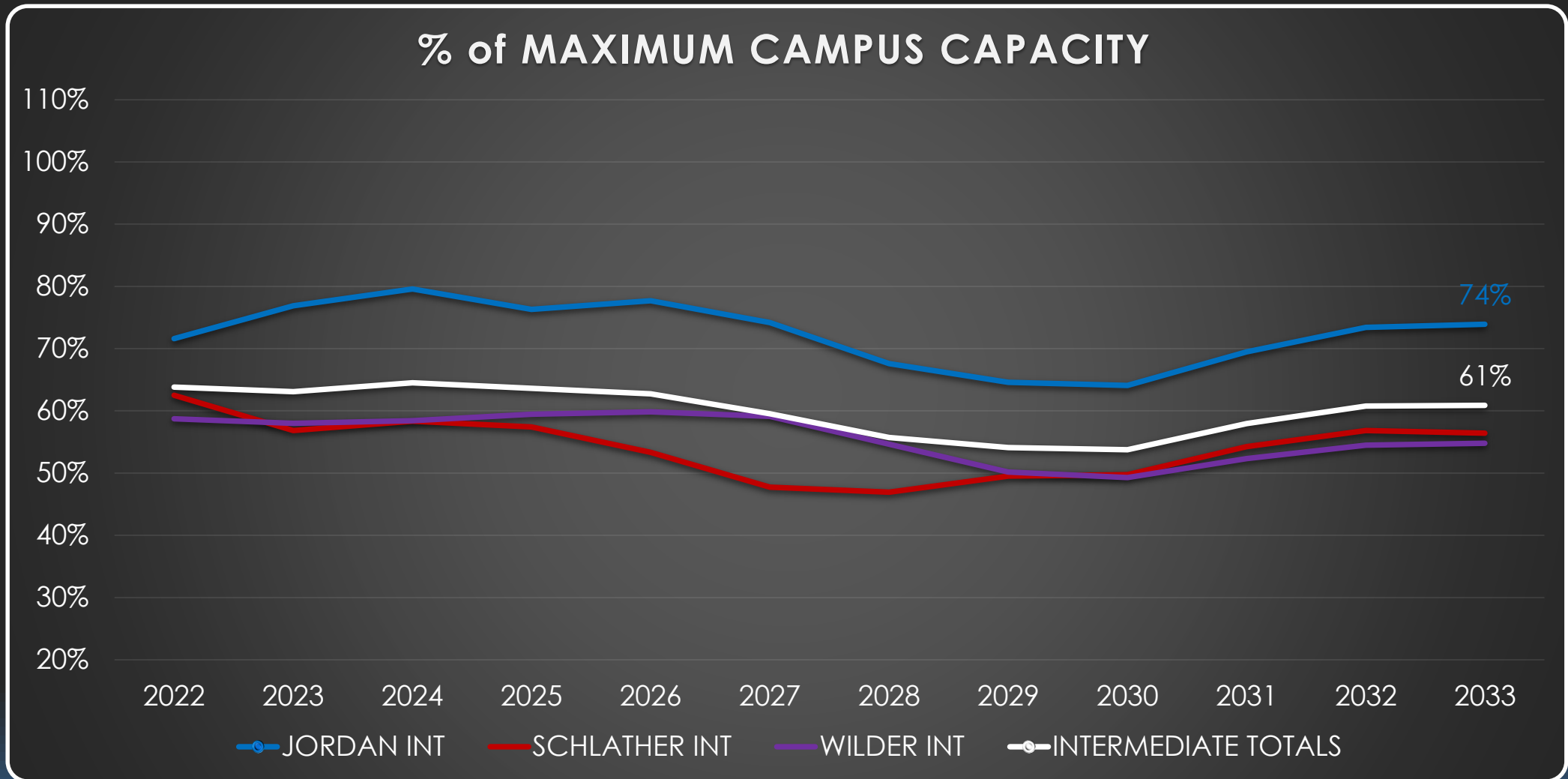
ELEMENTARY CAPACITIES



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

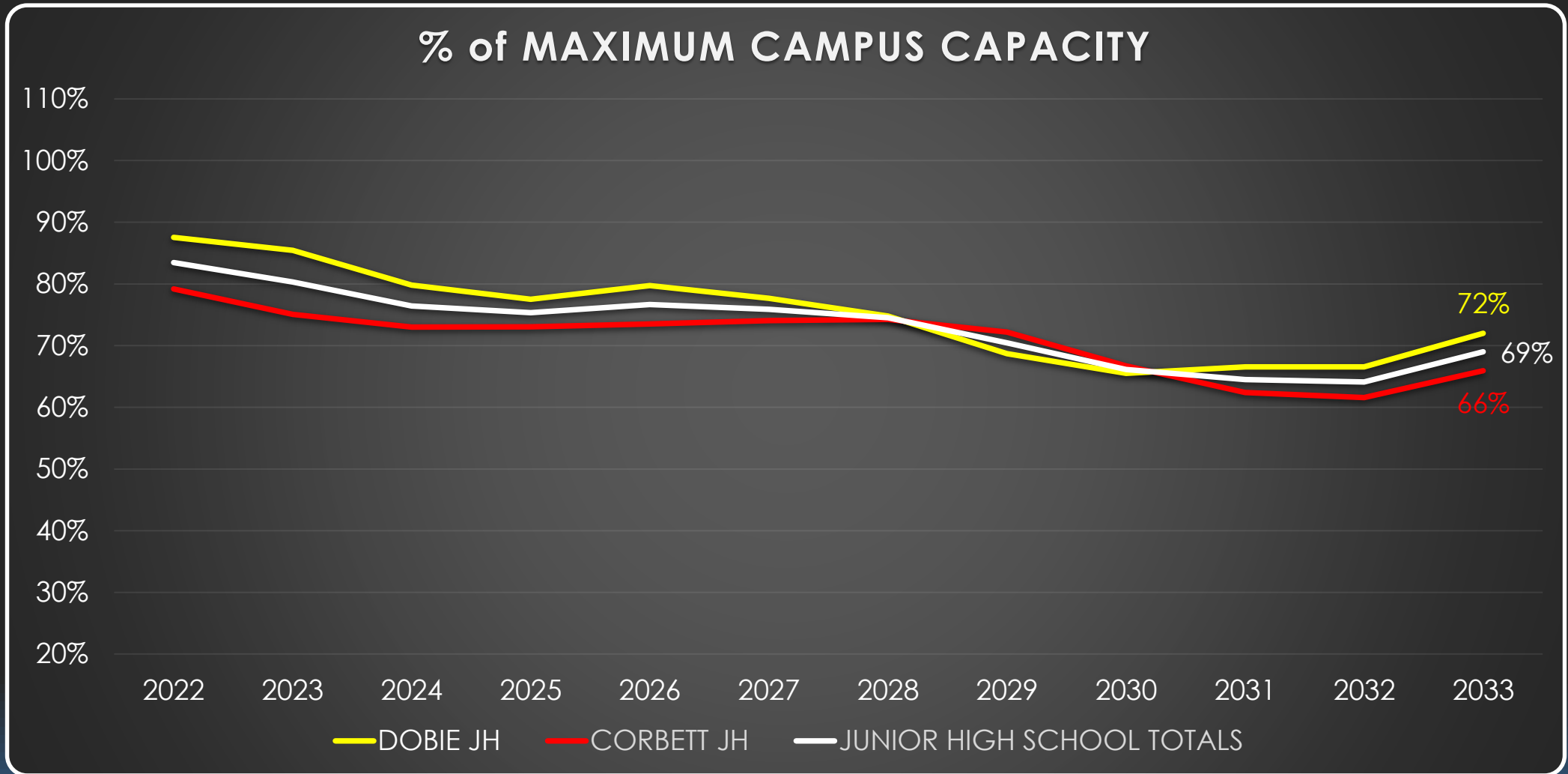
INTERMEDIATE CAPACITIES



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

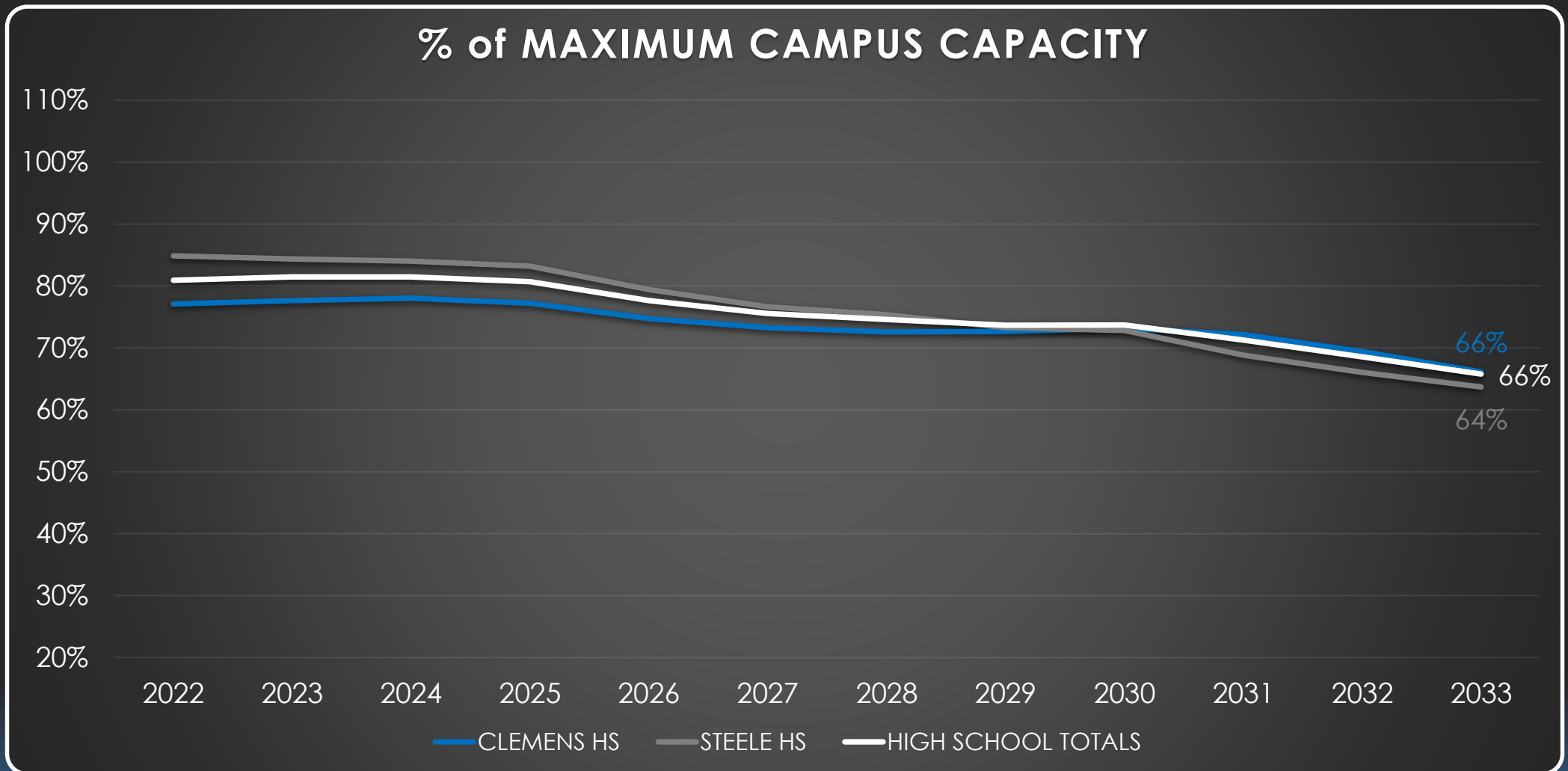
JUNIOR HIGH CAPACITIES



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



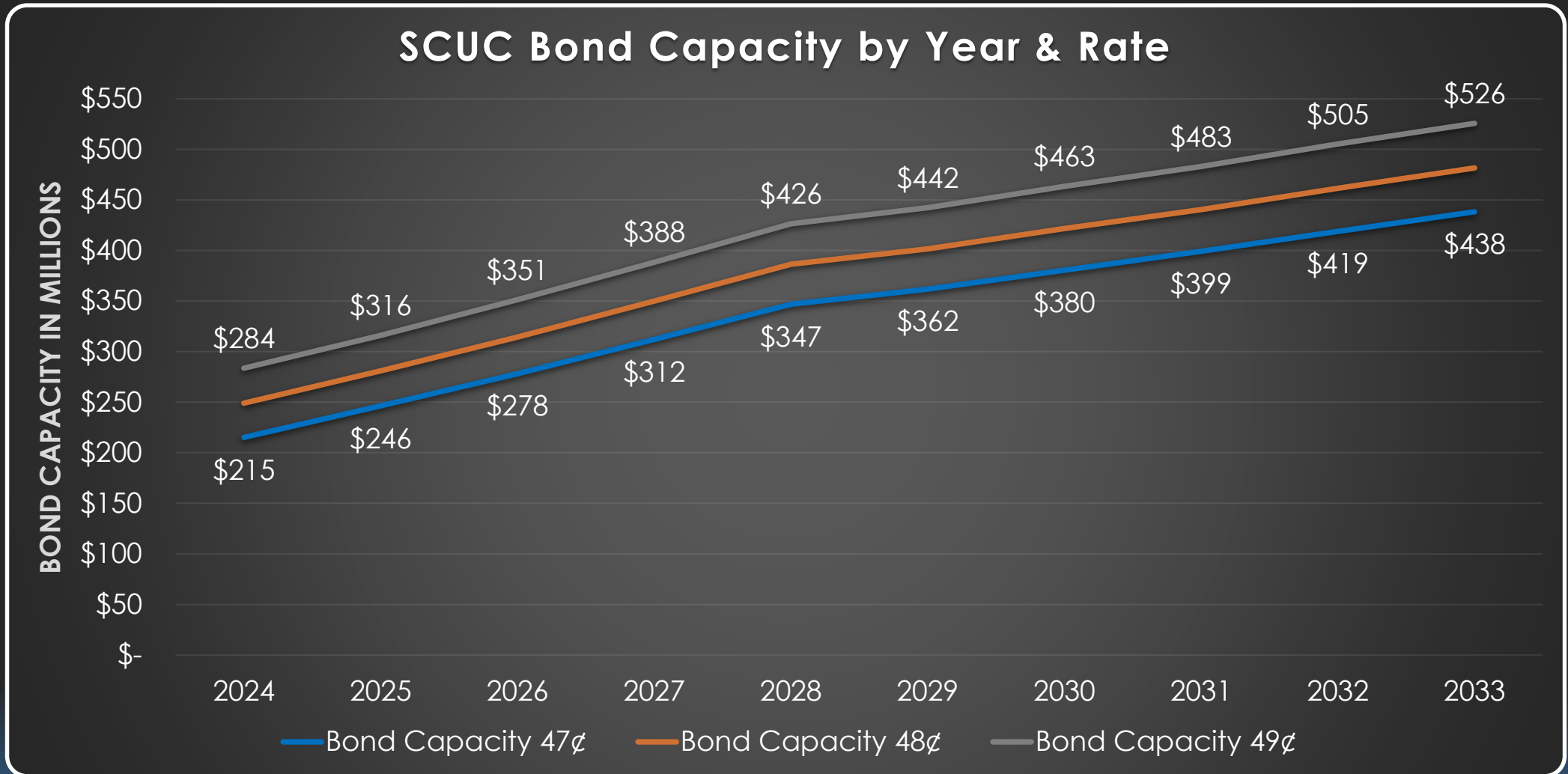
FORECASTING CONSIDERATIONS

- 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



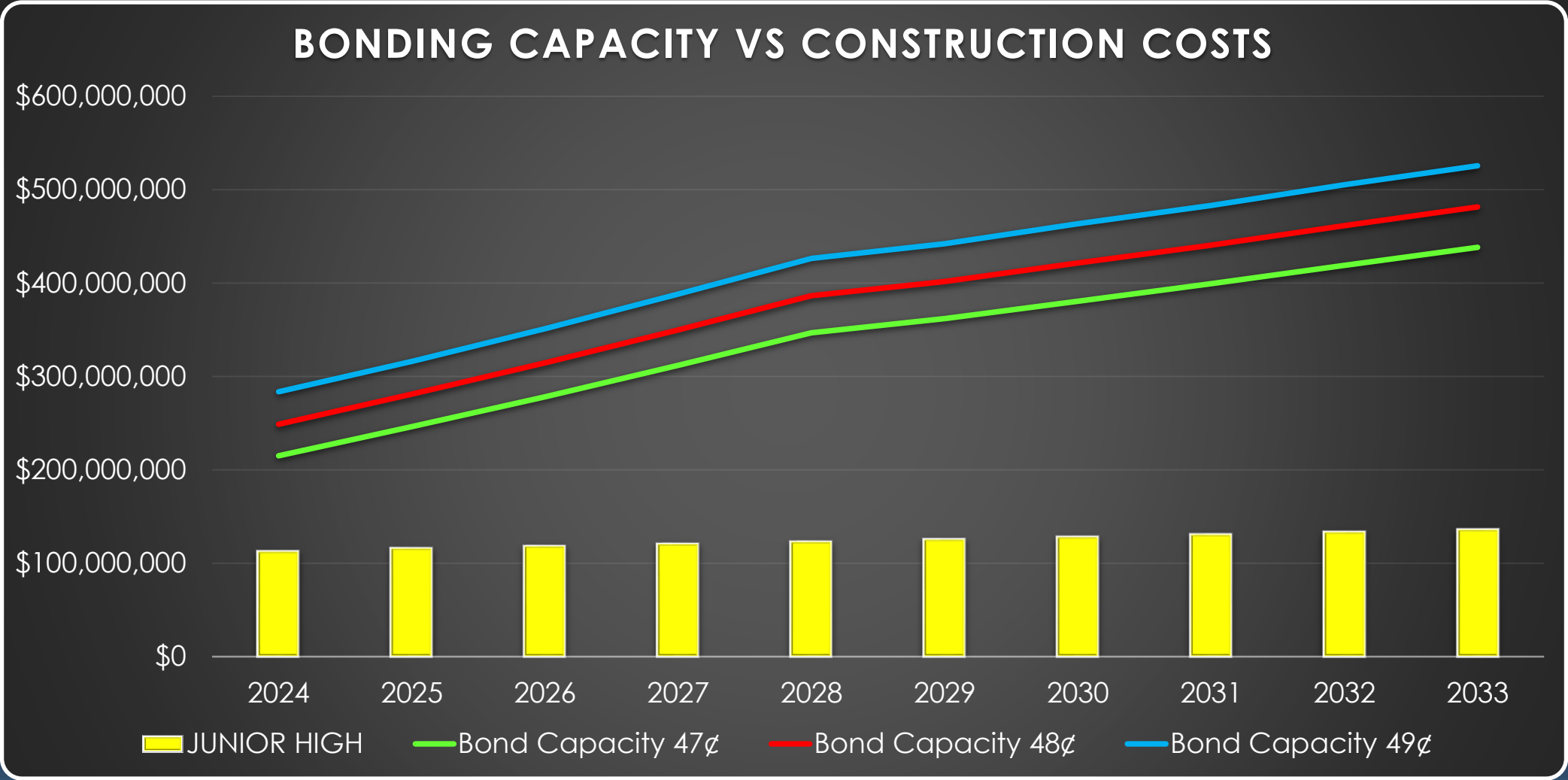
PROJECTING FACILITY COSTS - SCUC

- 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

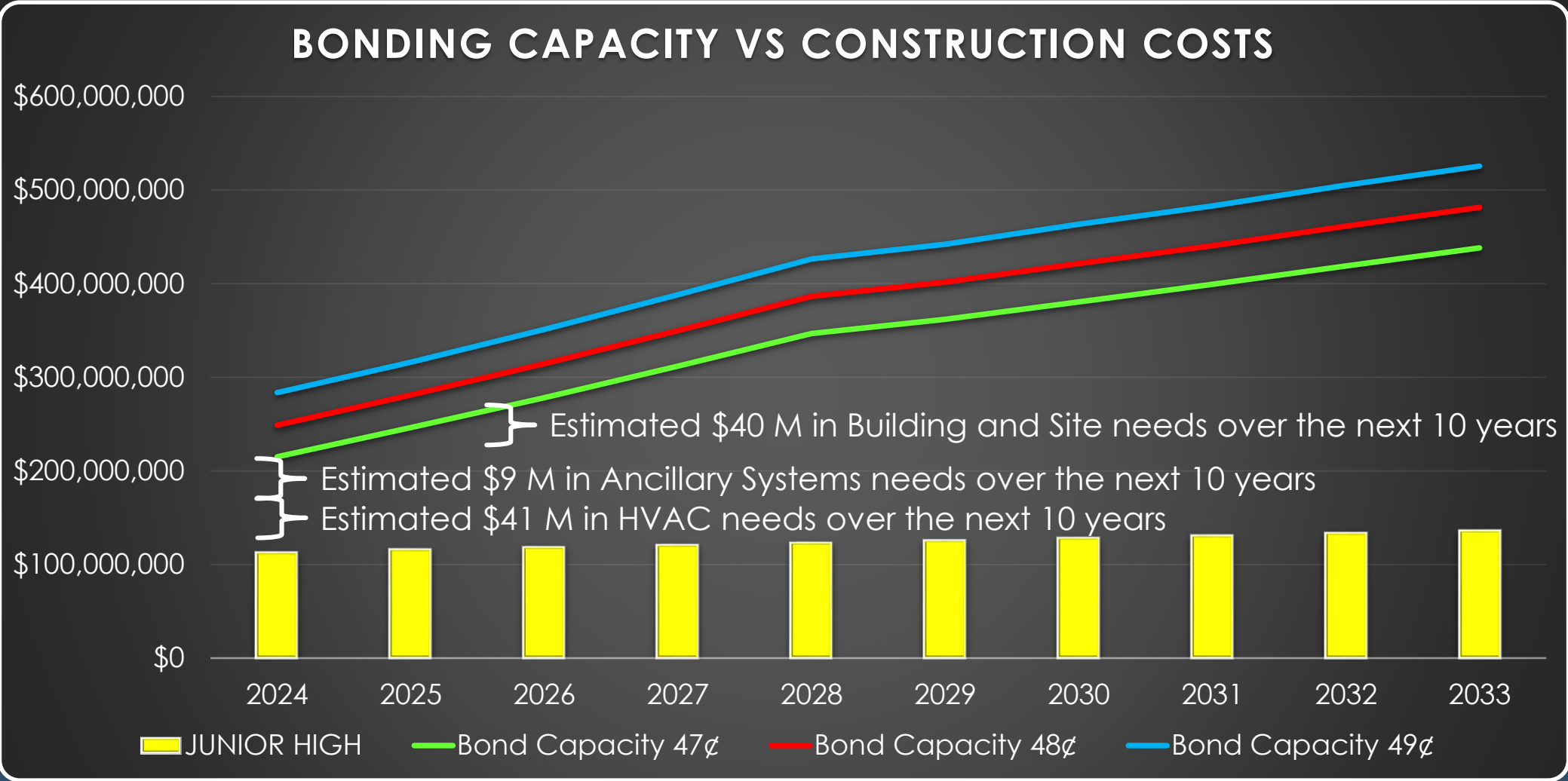
PROJECTING FACILITY COSTS - SCUC

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

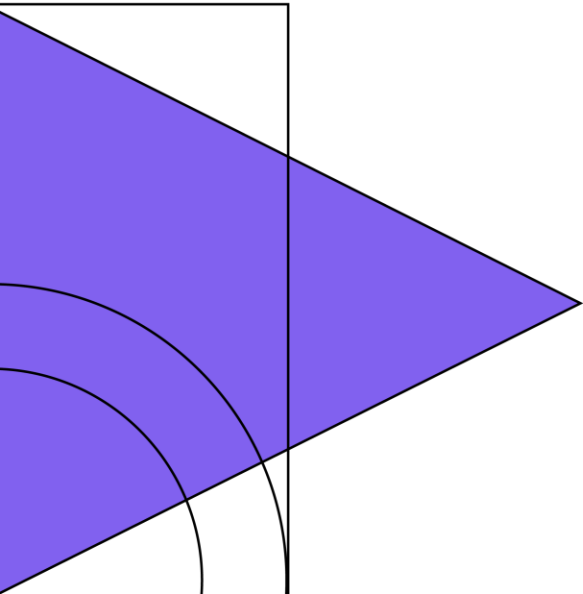
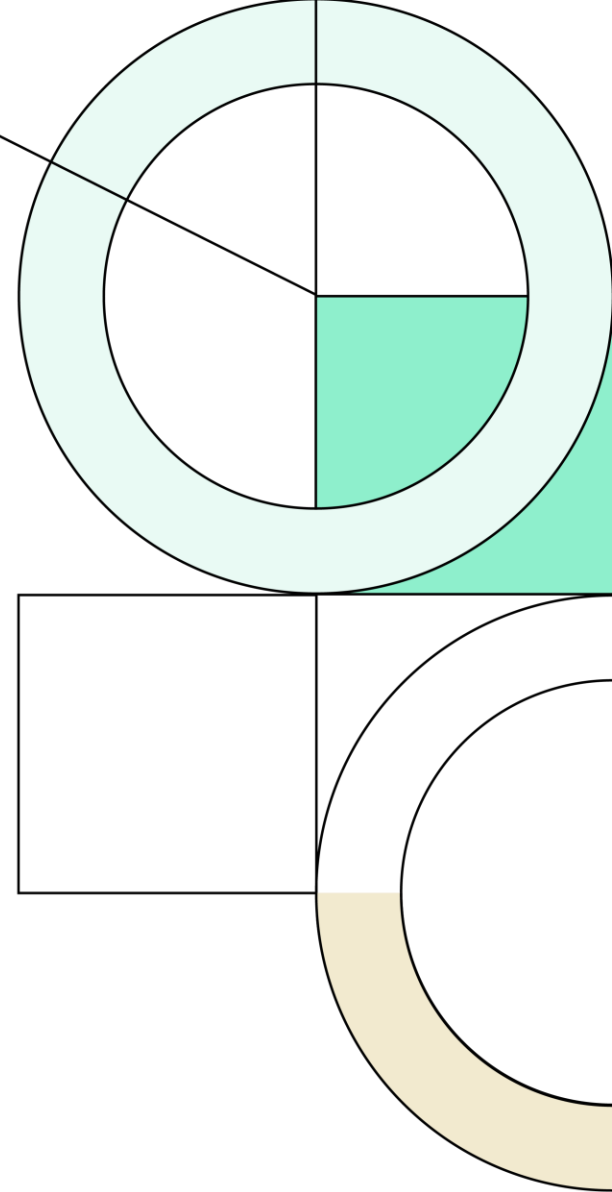
QUESTIONS/COMMENTS





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%

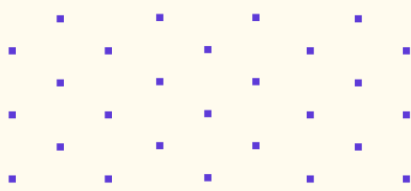
*Yellow Box = largest grade per year
Green Box = second largest grade per year

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

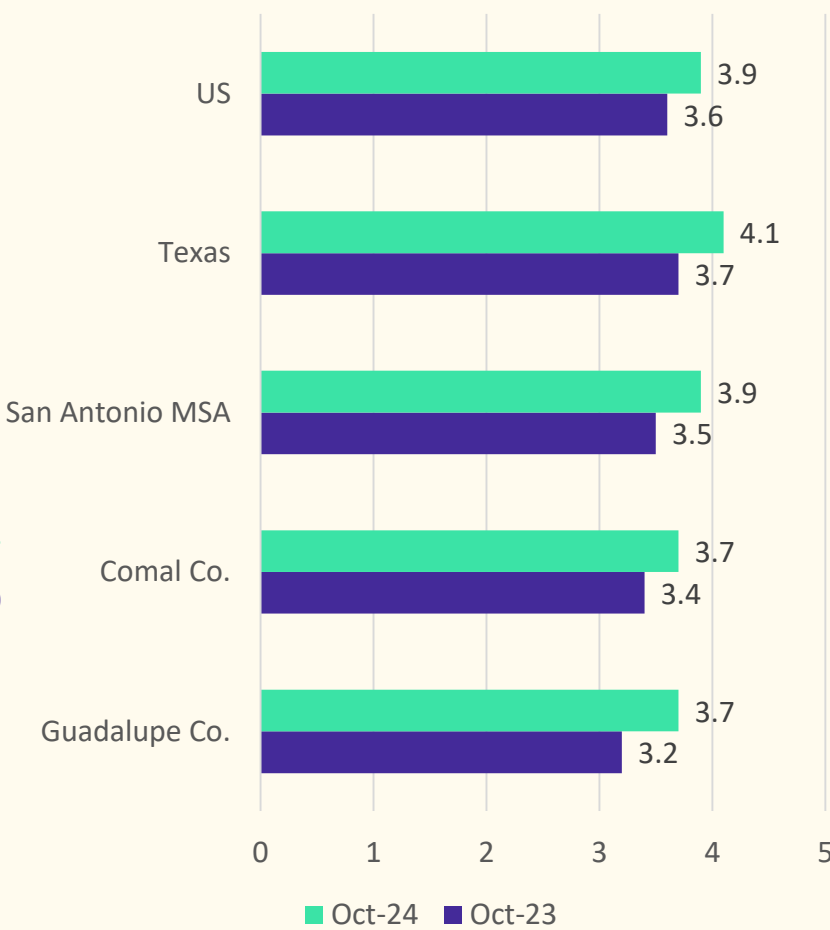
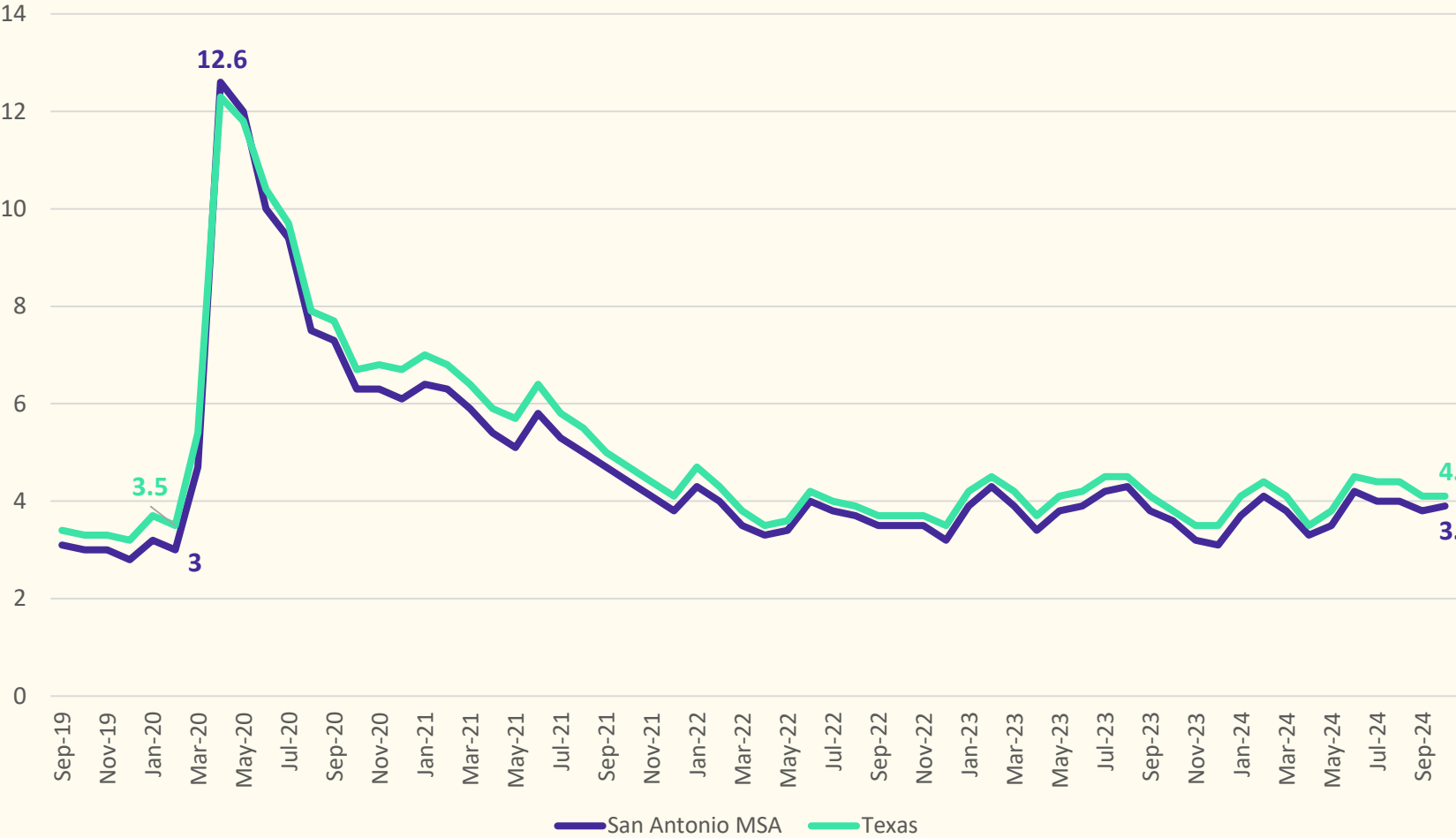


Local Economic Conditions

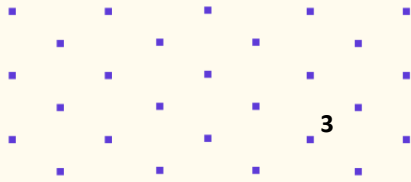


Unemployment Rate, Sept 2019 – Oct 2024

Unemployment Rate, Year Over Year



■ Oct-24 ■ Oct-23





Housing Activity by MSA



Top 25 Housing Starts Markets (3Q2024)

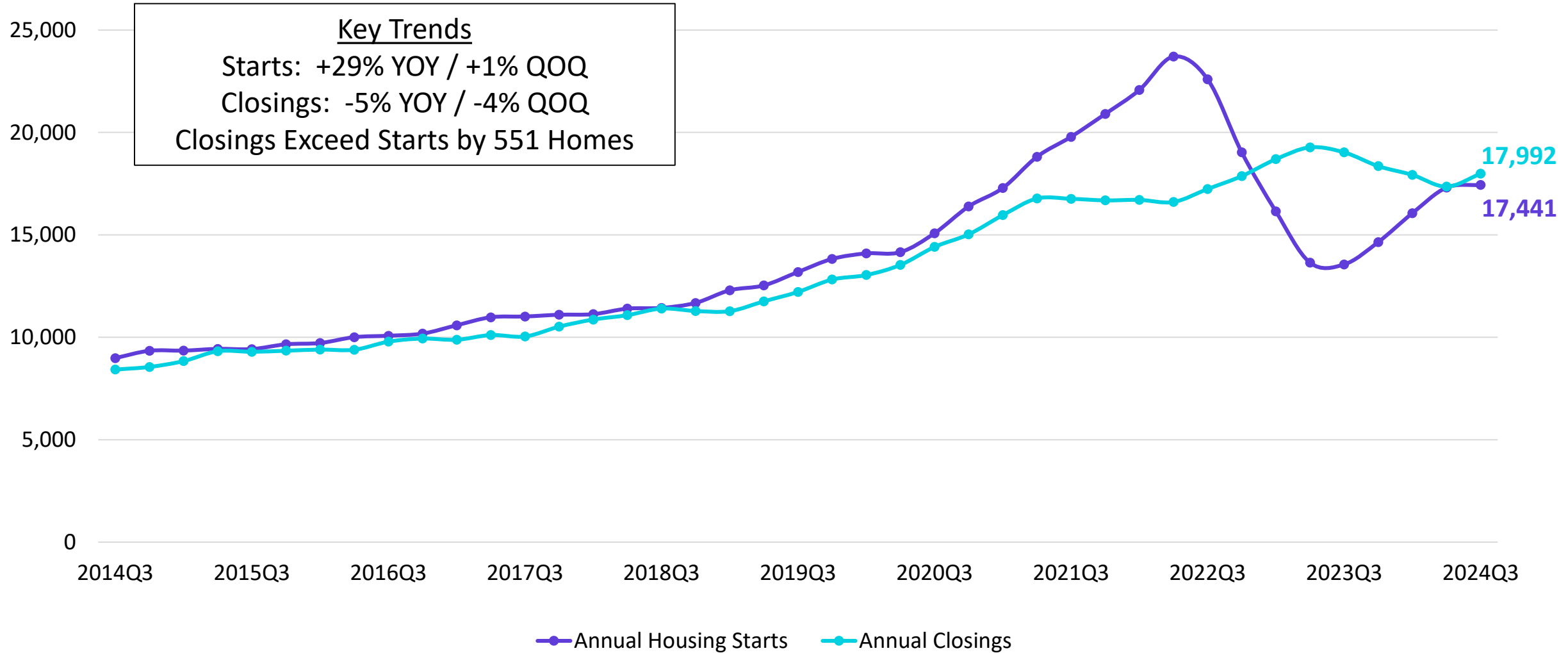
Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-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

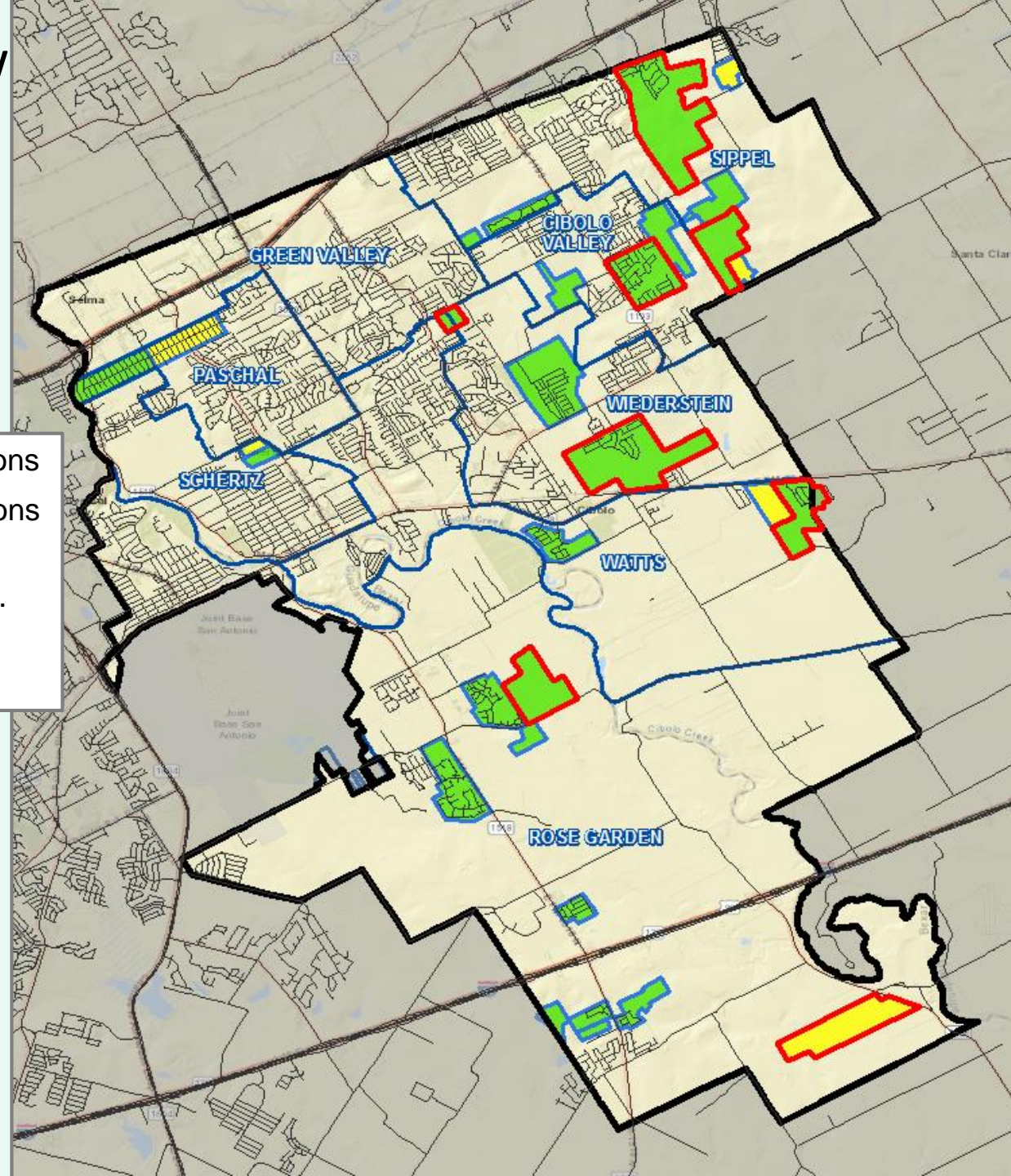
 Third highest activity in the category



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

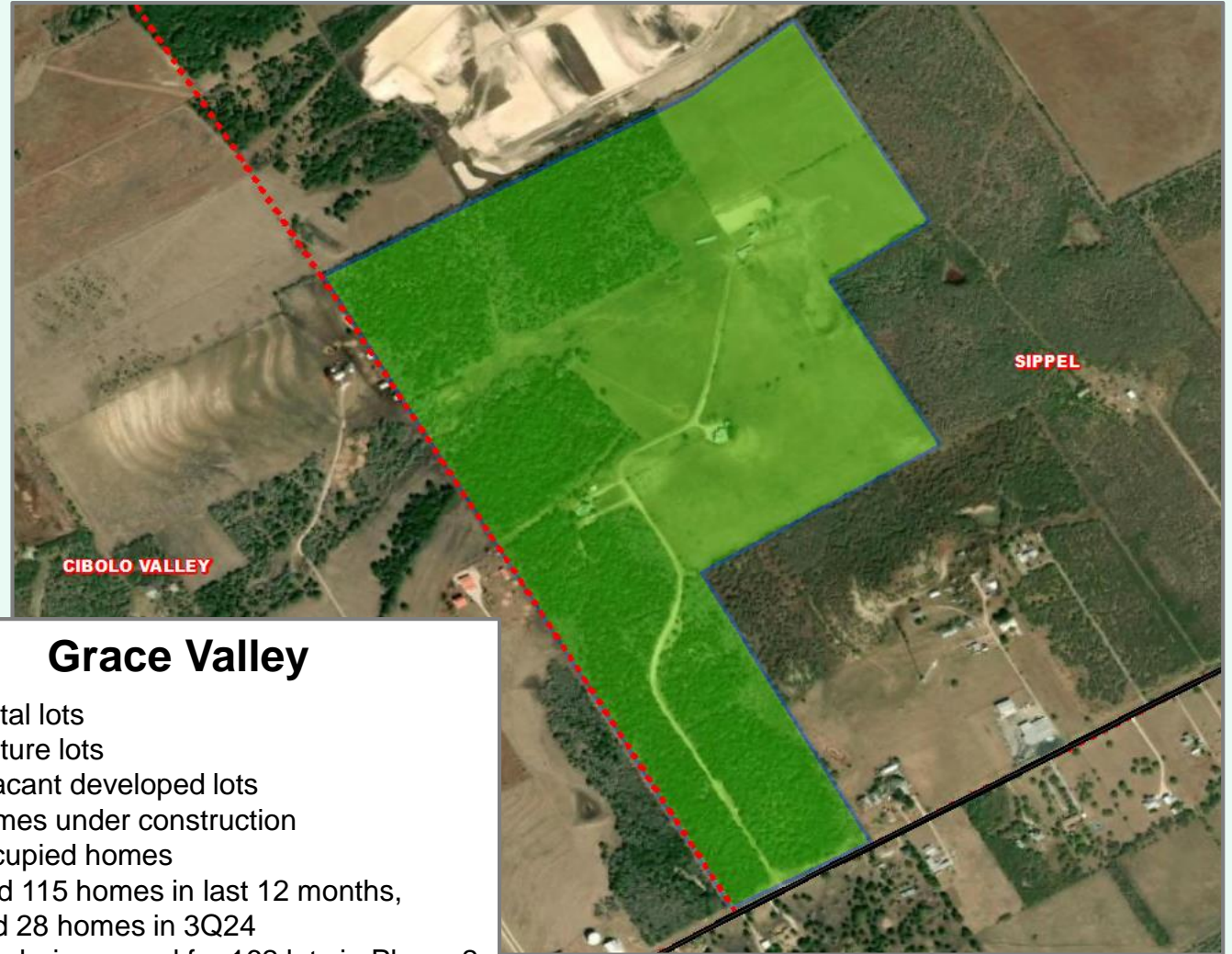
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





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

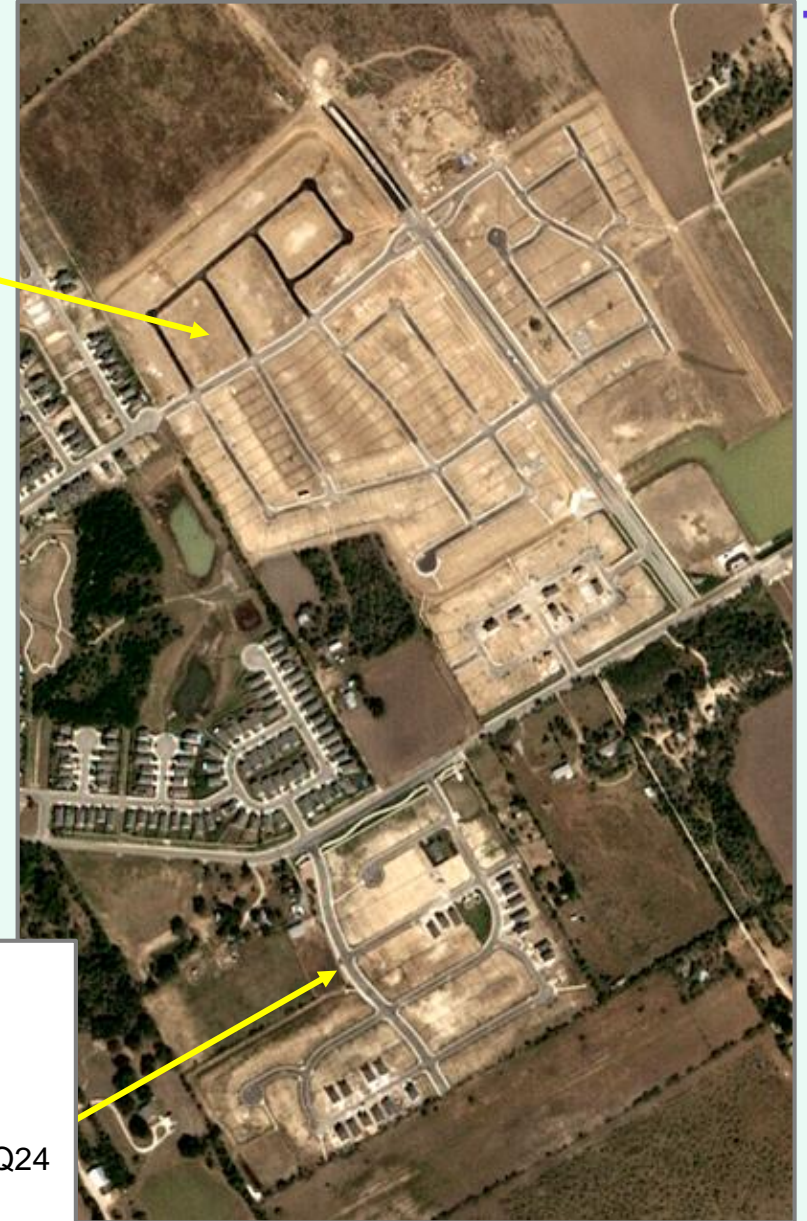


Residential Activity

Saddlebrook Ranch

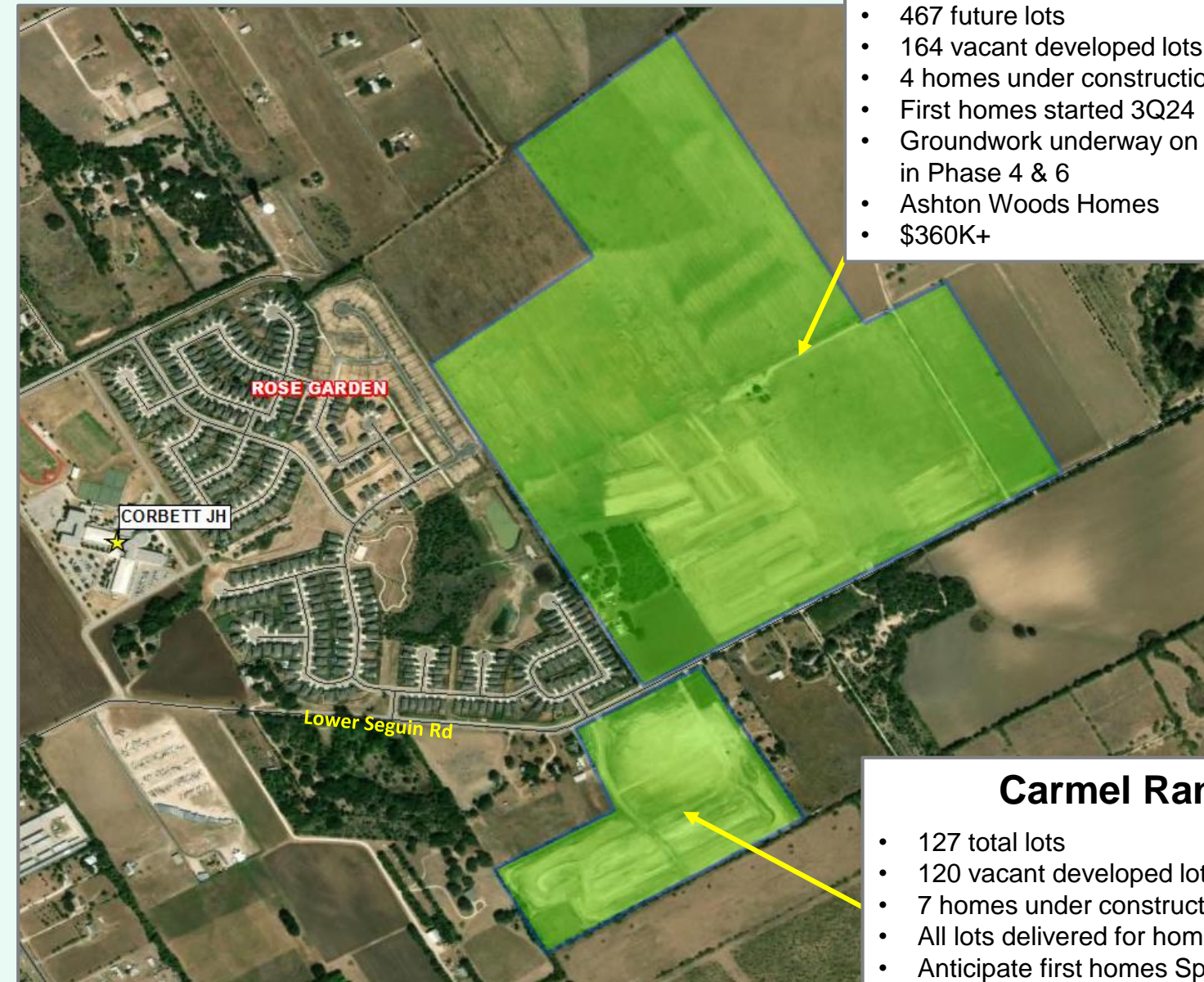
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

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



Nov 2024



Clearwater Creek

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

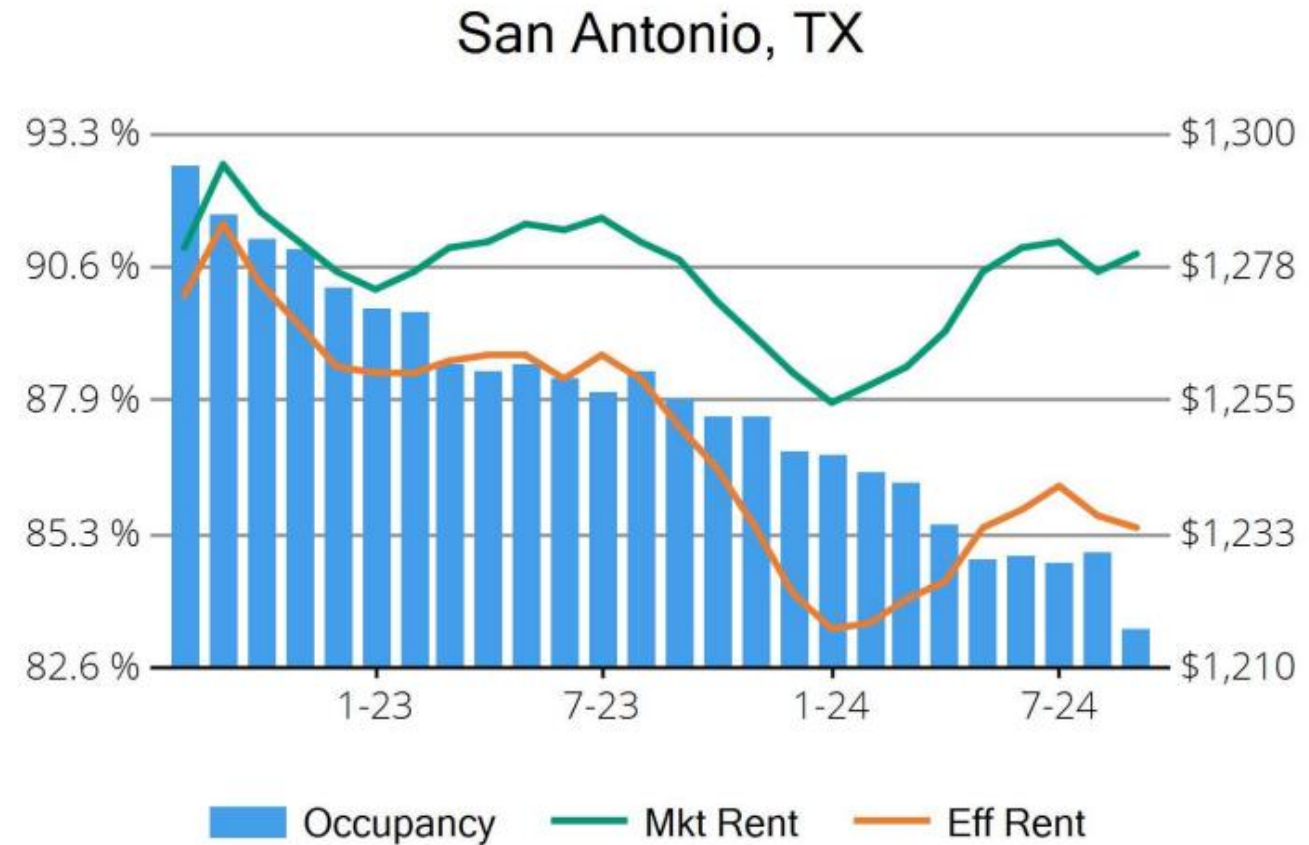


Housing Market Trends: Multi-family Market- September 2024



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%



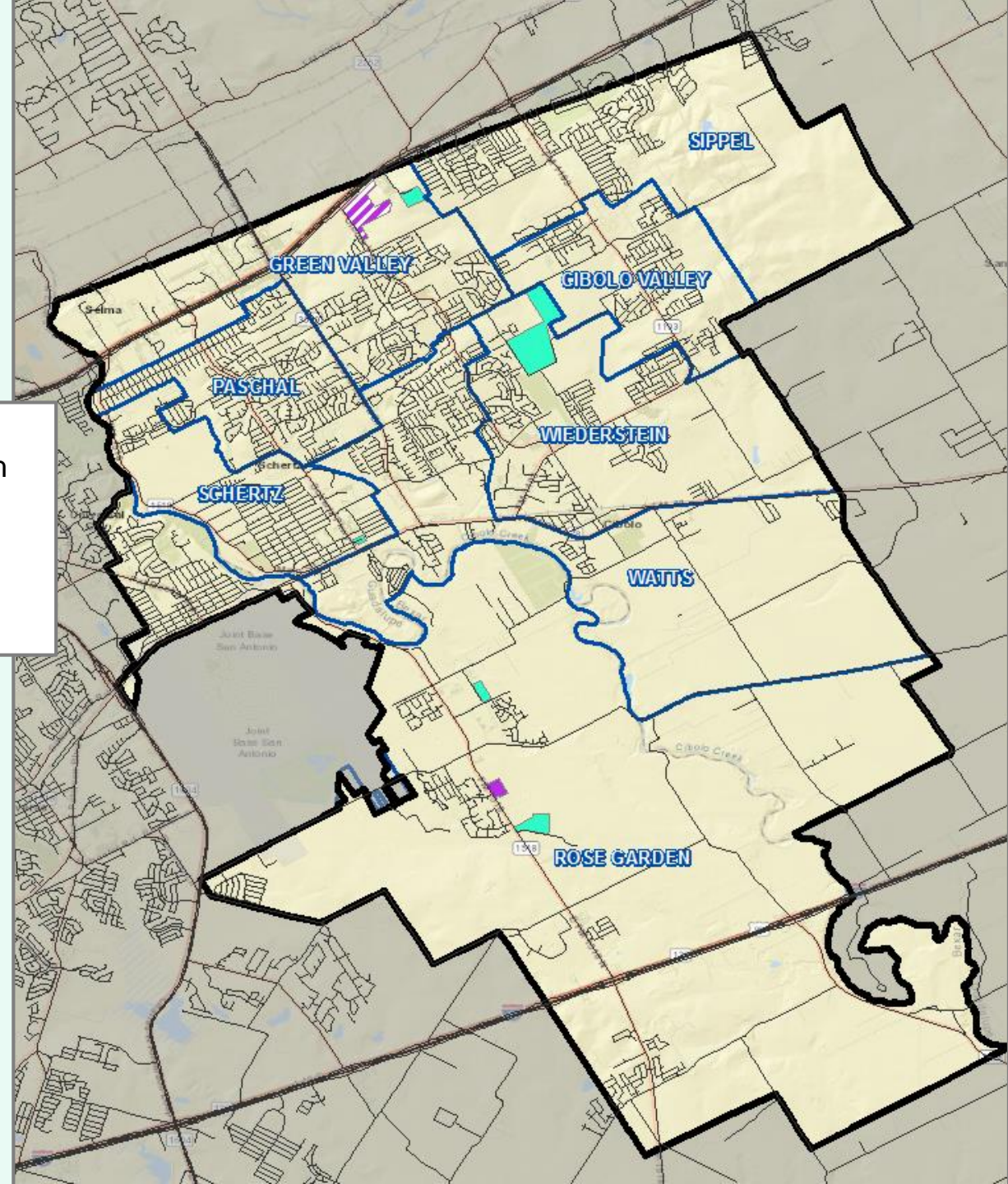


District Multifamily Overview

- 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

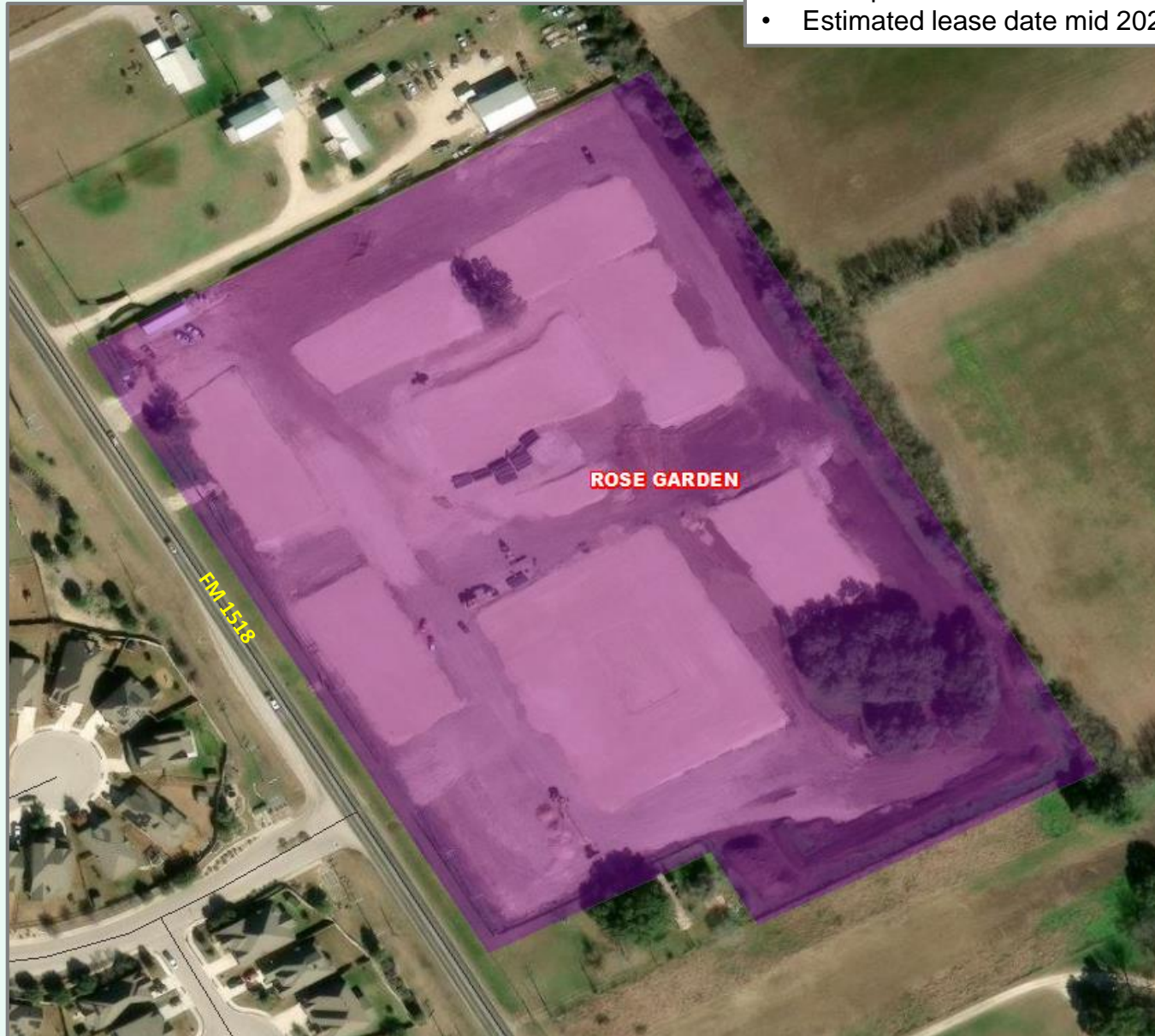




Residential Activity

Aviator 1518

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



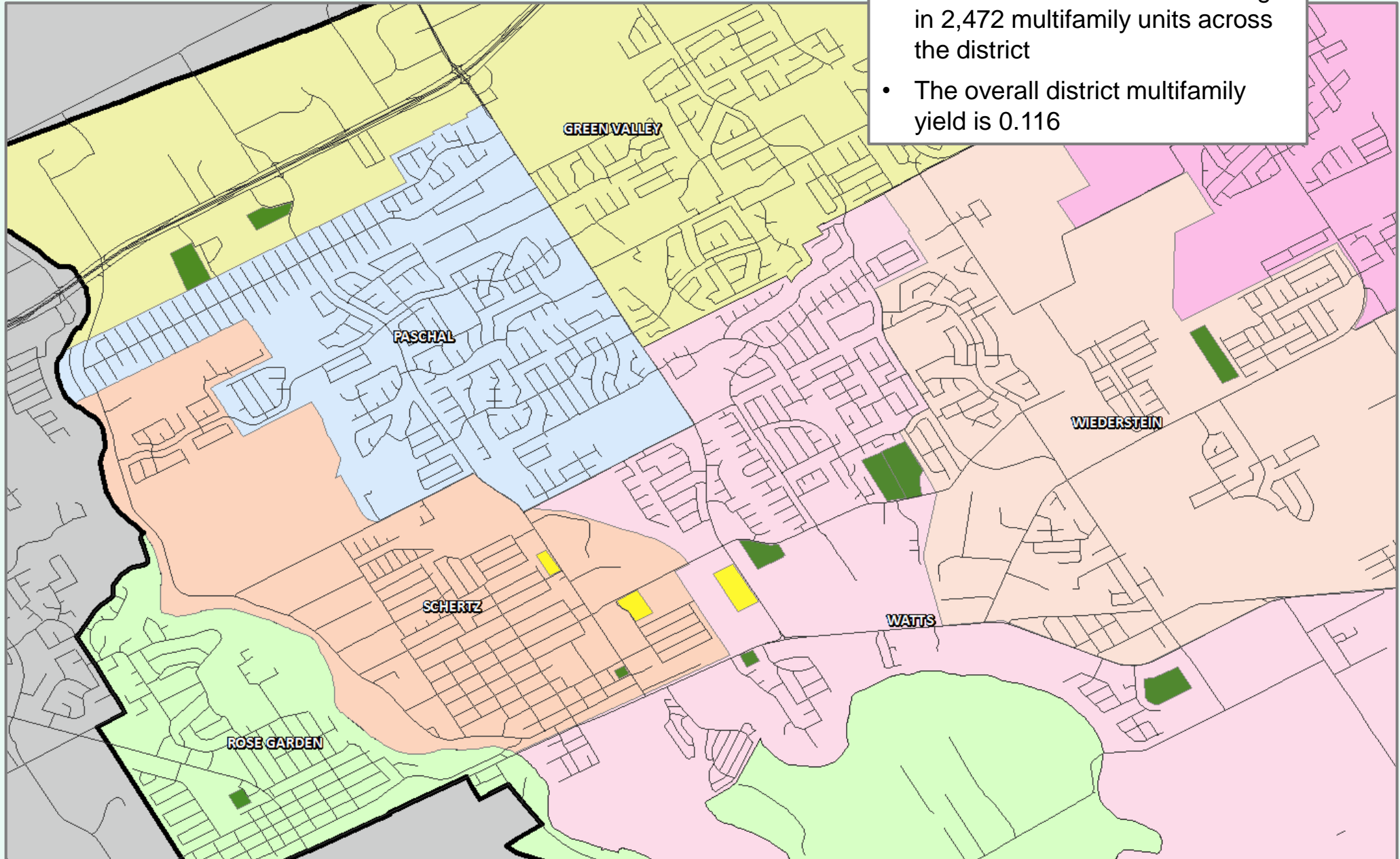
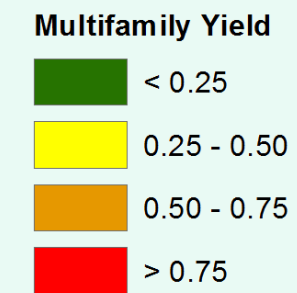
Nov 2024





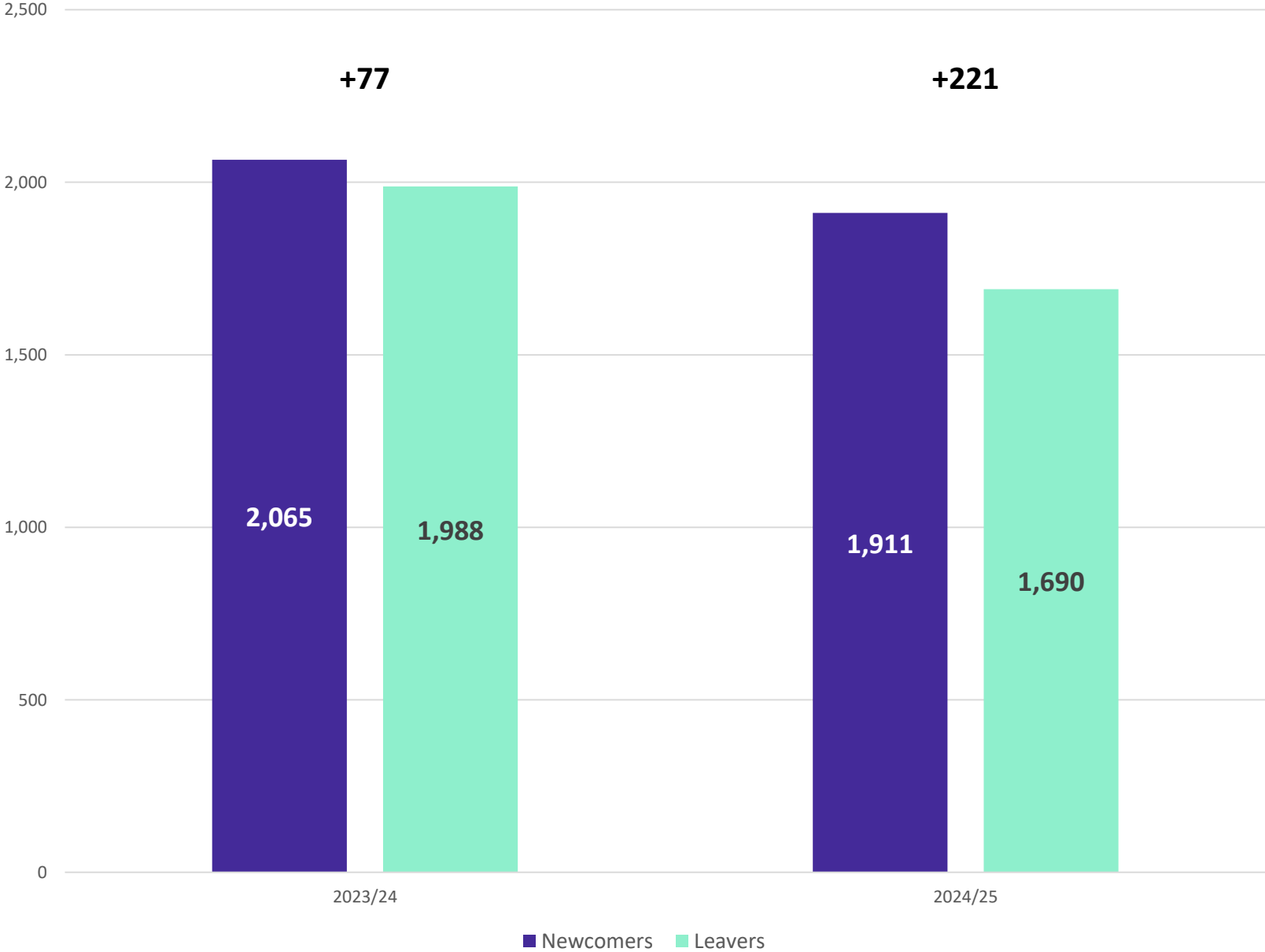
District Multifamily Yield

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



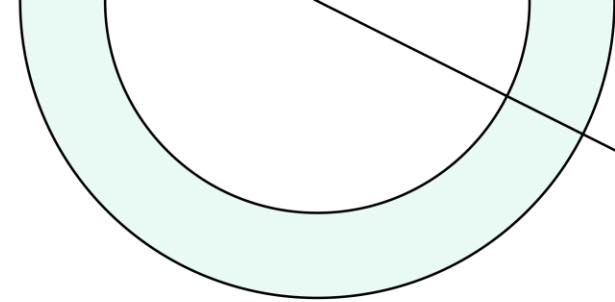


Newcomers and Leavers

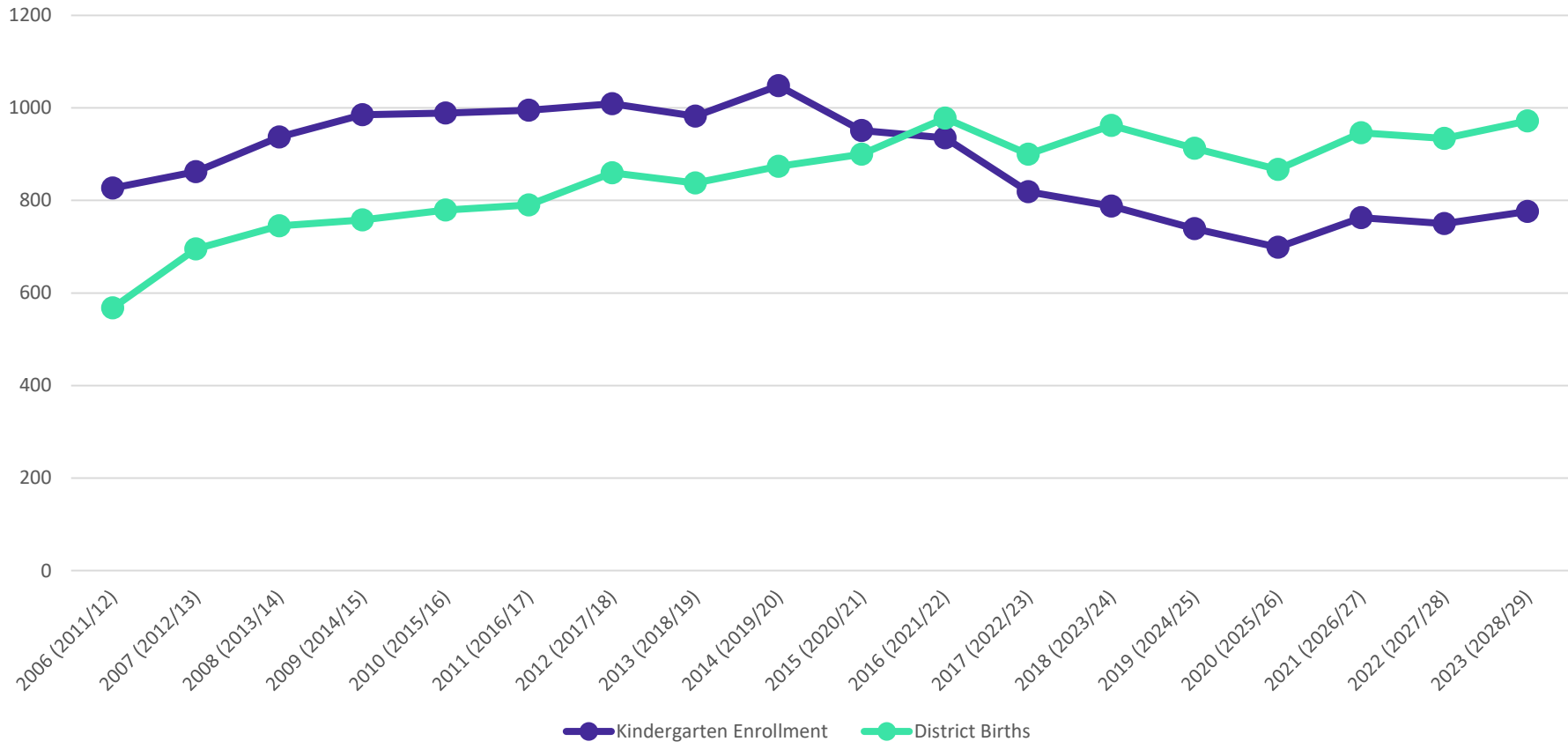




Birth Rate Analysis



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

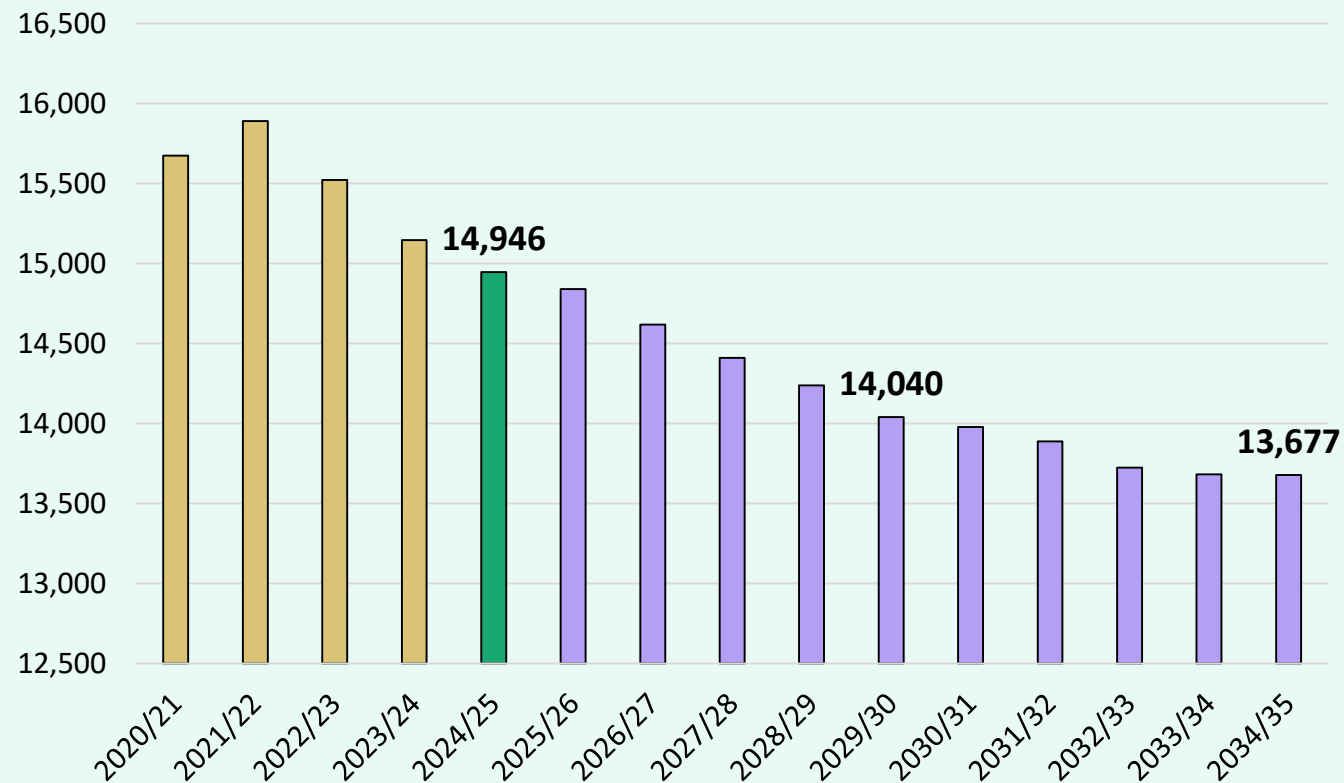
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	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

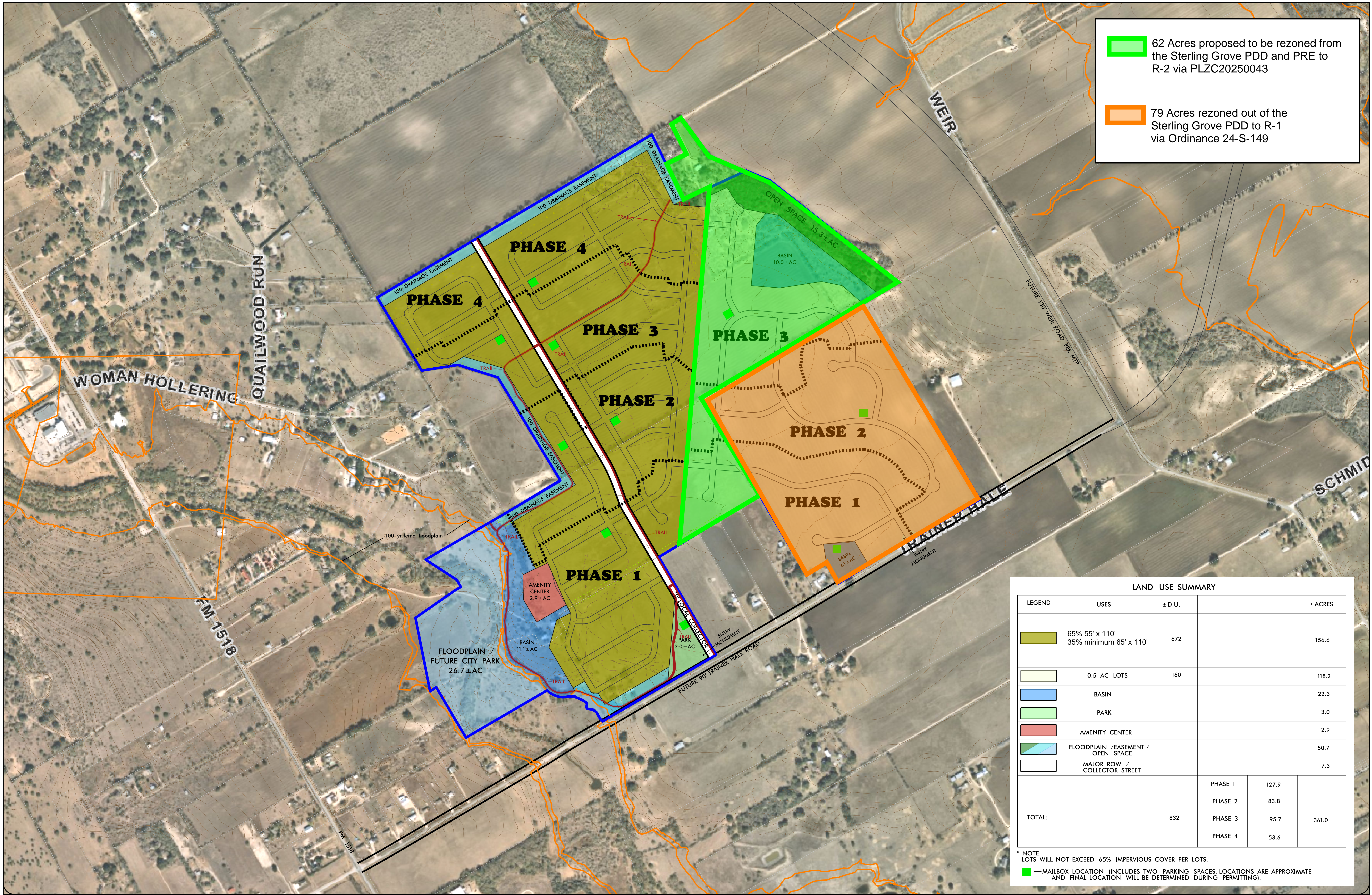


Key Takeaways

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



62 Acres proposed to be rezoned from the Sterling Grove PDD and PRE to R-2 via PLZC20250043

79 Acres rezoned out of the Sterling Grove PDD to R-1 via Ordinance 24-S-149

LAND USE SUMMARY					
LEGEND	USES	± D.U.	± ACRES		
	65% 55' x 110' 35% minimum 65' x 110'	672	156.6		
	0.5 AC LOTS	160	118.2		
	BASIN		22.3		
	PARK		3.0		
	AMENITY CENTER		2.9		
	FLOODPLAIN / EASEMENT / OPEN SPACE		50.7		
	MAJOR ROW / COLLECTOR STREET		7.3		
TOTAL:	832		PHASE 1	127.9	361.0
			PHASE 2	83.8	
			PHASE 3	95.7	
			PHASE 4	53.6	

* NOTE:
LOTS WILL NOT EXCEED 65% IMPERVIOUS COVER PER LOTS.
MAILBOX LOCATION (INCLUDES TWO PARKING SPACES. LOCATIONS ARE APPROXIMATE AND FINAL LOCATION WILL BE DETERMINED DURING PERMITTING).



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025

Agenda Item 5 D

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLUDC20250090** - 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 11 - Sign and Advertising Devices, Article 3 Boards, Commissions, and Committees - Section 21.3.3 - Planning and Zoning Commission, Article 7 - Nonconforming Uses, Lots, and Structures, and Article 16 - Definitions.

BACKGROUND

City Council from time to time, on its own motion, or at the recommendation of City Staff may propose to amend, change, or modify text in any portion of the Unified Development Code (UDC). It is generally considered good practice to periodically review and update the UDC. The last ordinance that significantly revised Article 11 was in 2017. In the following 8 years, the Schertz City Council has changed, the city has grown, and policies have shifted. Motivated by the recent City Council workshops on Temporary Signs, Staff determined that it was prudent to review and revise Article 11. These proposed amendments will also involve changes to Article 3 - Boards, Commissions, and Committees, Article 7 - Nonconforming Uses, Lots, and Structures, as well as Article 16 - Definitions.

GOAL

The goal for these proposed amendments is to update and streamline Article 11. Like other recent UDC amendments, one of the main objectives is to make editorial changes to update UDC language to make it consistent with other Articles, and to help convey information better. For example, replacing specific titles with the "City Manager or his/her designee" language or splitting long paragraphs into subsections like (a), (b), (c), etc. to help easily highlight regulations. This section will detail the proposed amendments starting with Article 11 - Signs and Advertising Devices, and then detailing other articles that were also affected.

Article 11 - Proposed Amendments
Section 21.11.1 Purpose
Summary of Changes Proposed
<ul style="list-style-type: none">● Staff is proposing to remove unnecessary language. This can be in the form of redundancies that are covered in other sections, or language that is self-evident and does not need to be explicitly stated.● Staff is proposing to remove sections pertaining to the ETJ. This is based off of an understanding in recent state laws that have been passed to limit what Schertz is allowed to regulate in the ETJ and how easy it is to petition to be removed from the ETJ.● Staff is proposing to move a sentence from 21.11.3 Administration into the Purpose section as it fits the Purpose section better.
Section 21.11.2 Applicability
Summary of Changes Proposed

- Removing unnecessary language.
- Subsection A. & B. are not required to be explicitly stated in the UDC.
- Subsection C. was a date that was proposed after the last update. This subsection is alluding to provision in the Article relating to categorizing and documenting older signs. This was never done and thus this subsection is not required.

Section 21.11.3 Administration

Summary of Changes Proposed

- Removing unnecessary language.
- Subsection A. was shortened and moved to 21.11.1 Purpose.
- Subsection E. and F. are not required to be explicitly stated in the UDC.

Section 21.11.4 General Requirements

Summary of Changes Proposed

- Replacing specific titles with "City Manager or his/her designee".
- Making minor edits to the permit application requirements to clarify what staff is looking for.
- Rewording of the "Fees" subsection to be consistent with the Fee Schedule.

Section 21.11.5 Exempted Signs

Summary of Changes Proposed

- Definitions were added to certain signs that did not have one.
 - Murals were added to the exempted list.
 - Directional Signs were added to the exempted list.

Section 21.11.6 Prohibited Signs

Summary of Changes Proposed

- Subsection J was updated to match recent changes to 21.8.4 Home Occupations.
- Subsection K was removed as Staff felt this particular sign is not prevalent in Schertz and the definition seemed problematic as it would include TxDOT traffic signs and other similar devices.
- Definitions were added to Bandit Signs and the definition of Painted Signs was edited to be consistent with Murals.
- Balloon Signs were added based off of recent City Council workshops on Temporary Signs.

Section 21.11.7 Removal of Signs

Summary of Changes Proposed

- Replacing specific titles with "City Manager or his/her designee".

Section 21.11.8 General Sign Provisions

Summary of Changes Proposed

- Removing wind load language as it is covered in the Building Code.
- Replacing specific titles with "City Manager or his/her designee".
- Sign clearance language was removed as our setback requirements make this language unnecessary.

Section 21.11.9 Wall Signs

Summary of Changes Proposed

- Regulations were condensed into new subsections.
- A special provision for Main Street properties abutting a railroad track.
- "Areas with Limited/Unlimited Access" changed to simple roadway classification.
- Wall sign standards turned into an easy to read table.
- Staff is proposing changes to the standards as well that are detailed below:

Current Code	Proposed Code
<ul style="list-style-type: none"> • Interstates, Farm to Market Roads, and Schertz Parkway are considered the same. • Sign square footage calculated by % of facade or a cap determined by roadway, whichever is less. • Allowed buildings within Manufacturing Light District (M-1) and Manufacturing Heavy District (M-2) with a 300-linear foot facade a maximum of 250 square feet of signage. 	<ul style="list-style-type: none"> • Schertz Parkway has stricter standards than Interstates and Farm to Market Roads. • Wall signs are allowed more flexibility and given an allotment of square footage per facade. This would more clearly allow either multiple sign components or one contiguous sign. • Simplified for sign square footage to not exceed cap determined by roadway. • Provision added that allows large buildings (over 100,000 sq ft.) additional square footage for signage.

Section 21.11.10 - Freestanding Sign

Summary of Changes Proposed

- This is essentially a new category that has been created from combining the current "Freestanding Ground Sign", "Monument Sign", and "Multi-Tenant Sign" sections.
- "Areas with Limited/Unlimited Access" changed to simple roadway classification.
- Sign standards turned into an easy-to-read table.
- Staff is proposing changes to the standards as well. Essentially, sign standards on FM roads gain height and area, but standards on Schertz Parkway decrease. Most other regulations remained. These are detailed below:

Current Code	Proposed Code
<ul style="list-style-type: none"> • Interstates, Farm to Market Roads, and Schertz Parkway are considered the same. • Freestanding Ground Signs allowed a maximum height of 50 feet on Interstates, 40 feet on FM Roads, except 18 feet for FM 3009 and Schertz Parkway, and 20 feet everywhere else. • Freestanding Ground Signs allowed a maximum area of 250 sq. ft. on Interstates, 100 sq. ft. on FM Roads, except 90 sq. ft. for FM 3009 and Schertz Parkway, and 32 sq. ft. everywhere else. • Monument Signs allowed a maximum height of 5 foot 6 inches. • Monument Signs allowed a maximum area of 50 sq. ft. • Multi-Tenant Signs allowed a maximum height of 20 feet on Interstates, 18 feet on FM Roads and Schertz Parkway, and 15 feet everywhere else. • Multi-Tenant Signs allowed a maximum area 1% of building or 150 sq. ft. 	<ul style="list-style-type: none"> • Schertz Parkway has stricter standards than Interstates and Farm to Market Roads. • Freestanding Signs allowed a maximum height of 50 feet on Interstates and FM Roads, and 20 feet everywhere else. • Freestanding Signs allowed a maximum area of 250 sq. ft. on Interstates and FM Roads, and 150 sq. ft. everywhere else. • Provision added that prevents any one business taking up more that 50% of the allowable square footage for a multi-tenant sign. Where the current code has the developer being responsible for "adequate" space for tenants, this new rule provides a clear limitation and ensures space for tenants. • Included requirements from existing 21.11.13 Electronic Signs.

whichever is less.

- Developer responsible for providing "adequate" space for tenants in Multi-Tenant signs.

Section 21.11.11 Monument Signs

Summary of Changes Proposed

- The section is proposed to be removed and combined with the new "Freestanding Signs".

Section 21.11.12 Multi-Tenant Signs

Summary of Changes Proposed

- The section is proposed to be removed and combined with the new "Freestanding Signs".

Section 21.11.13 Electronic Signs

Summary of Changes Proposed

- The section is proposed to be removed and combined with the new "Freestanding Signs".

Section 21.11.14 Directional Signs

Summary of Proposed Changes

- The section is proposed to be removed and "Directional Signs" are proposed to be exempt from permitting although some standards still apply.

Section 21.11.15 Subdivision Entry Signs

Summary of Proposed Changes

- Subdivision Entry Signs are now given different standards for roadway classification, where previously there was only one standard for all.
- Standards are the same except Interstates and FM Roads are given slightly higher maximums on height (10 feet) and area (50 sq. ft.).

Section 21.11.16 Price Per Gallon Display

Summary of Proposed Changes

- Standards remain the same except:
 - There is no stipulation on letter size.
- Square footage of Price Per Gallon Displays is included with main permitted sign.
- This section was also moved up in order and will now be after the new "Freestanding Signs"

Section 21.11.17 Temporary Signs

Summary of Proposed Changes

- Sign standards turned into an easy-to-read table.
- Other items were included due to recent City Council workshops, such as limiting feather flag duration.
 - A recurring event permit subsection was added for long-held community events in Schertz.
- "Development Signs" and "Real Estate Signs" were added to these sections as these are, in essence, temporary signs as well.

Section 21.11.18 Development Signs

Summary of Proposed Changes
<ul style="list-style-type: none"> • The section is proposed to be removed and "Development Signs" standards were put into "Temporary Signs".
Section 21.11.19 Real Estate Signs
Summary of Proposed Changes
<ul style="list-style-type: none"> • The section is proposed to be removed and "Real Estate Signs" standards were put into "Temporary Signs".
Section 21.11.20 Banners over Public Rights-of-Way
Summary of Proposed Changes
<ul style="list-style-type: none"> • Minor edits were made in this sections. Just removing unclear/conflicting language and adding "City Manager or his/her designee" to a paragraph.
Section 21.11.21 Nonconforming Signs
Summary of Proposed Changes
<ul style="list-style-type: none"> • Section is being moved to Article 7 which is the Nonconforming Article of the UDC. <ul style="list-style-type: none"> • Proposed to be deleted as a result.
Section 21.11.22 Licenses
Summary of Proposed Changes
<ul style="list-style-type: none"> • The licenses section is being proposed to be removed as licensing requirements are covered in the Code of Ordinance and are not needed in the UDC. • This section is instead proposed to be revised into a "Waiver" section that details a waiver process for sign standards in extraordinary circumstances. • This waiver is proposed to be heard by the Planning and Zoning Commission with any appeals going to City Council.
Section 21.11.23 Violations
Summary of Proposed Changes
None.

The result of these proposed changes will result in the removal of 7 sections. For example, the last section "Violations" would be renumbered to 21.11.16.

These amendments also require changes to Article 3, Article 7, and Article 16. These changes are detailed below:

Article 3 Proposed Amendments
Section 21.3.3 - Planning and Zoning Commission
<ul style="list-style-type: none"> • Language was added in Subsection B.2 that details the Planning and Zoning Commission having approval authority for waivers related to Article 11. This is consistent with the new Waiver section in Article 11.
Article 7 Proposed Amendments
Section 21.7.12 (New Section) - Nonconforming Signs
Summary of Proposed Changes

- This section was copied from existing code Article 11, Section 21.11.21
- Language was added directly from Local Government Code Section 216.013 pertaining to when signs lose nonconforming status.

Article 16 - Definitions

Summary of Proposed Changes

Staff will be adding and changing select definitions related to signs.

Definitions added:	Definitions replacing/editing:
<ul style="list-style-type: none"> • Façade: The portion of any exterior elevation of the building extending from grade to the top of the roof or parapet. Does not include structural or nonstructural elements which extend beyond roof or parapet. • Murals. A graphic displayed on the exterior of a building for decoration or artistic expression. Shall not include text, logos, or images advertising or indicating a service or product. • Subdivision Entry Signs: entry signs identifying a residential or mixed-use development. 	<ul style="list-style-type: none"> • Balloon/Inflatable Signs: One or more inflatable devices filled with lighter-than-air gas used as a temporary sign for the purpose of directing attention to any location, event, person, product, good, service, activity, institution or business. • Bandit Sign: An illegally placed sign often used for advertising a service, business, or product. • Directional Signs: Any on-premise sign that directs the movement of traffic on private property within developments. Directional signs shall be located in a manner where they will not interfere with the safe movement of vehicles or pedestrians and shall not be located within any visibility triangle. Cannot be greater than twelve (12) square feet in area • Freestanding Sign: A sign that is not attached to a building and which is self-supported. • Temporary Signs: A sign constructed of a natural or man-made flexible material including, but not limited to, cloth, canvas, vinyl, engineered wood products not rated for outside use, or fabric which can be easily folded or rolled that is mounted with or without an enclosing framework that is attached or tethered to the building or structures. These signs are intended to be displayed for a limited period of time. • Wall Sign: Any sign attached to or projected from the exterior wall surface or facade of a building • Wind Sign: Any display or series of displays, banners, flags, pennants or other such objects designed and fashioned in such a manner as to move when subjected to wind pressure. Wind signs shall only be permitted as temporary signs. Feather Flags are the only type of wind driven signs allowed.

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 staff evaluates Unified Development Code Amendments, they use section 21.4.7.D Criteria for approval.

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

It is considered good practice to proactively review and improve the Unified Development Code that governs development within the City of Schertz. This process has started because of the recent Temporary Sign workshops and staff has used this opportunity to overhaul the rest of Article 11. In promoting health, safety and general welfare, the city strives to make our development code more logical, easy to understand, and more consistent to enforce/administer. The proposed amendments help make Article 11 more user-friendly for

residents, applicants, and city staff. This is done by creating more consistent language across the UDC, allowing for greater flexibility in our sign standards, and by simplifying language.

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

The proposed amendments are consistent with the goals and desires of the City Council as discussed at the November 19, 2024, City Council workshop, the January 7 and February 4, 2025, City Council Meetings. Also, the Schertz Strategic Plan states that one of the goals and objectives for the city is to have a "thriving economy" by supporting "business retention and recruitment". Updating our sign code to be more flexible and easier to understand will help our business community here in Schertz thrive.

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

Some of these proposed amendments are reactive to state law changes, such as eliminating language pertaining to the ETJ. Mostly, these amendments are in response to issues that residents and applicants have had with Article 11. Staff's efforts to make this Article simpler and easier to understand will help address these concerns. Finally, certain sections do reflect changing conditions such as exempting murals or the change in classification of Schertz Parkway. The existing code equates Schertz Parkway with thoroughfares such as FM 3009 or FM 78; however, these amendments acknowledge that Schertz Parkway is not developing as an intense commercial corridor, and thus these sign amendments will help preserve its current character.

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

Staff has ensured all UDC requirements have been met and the City Attorney's office has assisted staff to ensure state law compliance as well. The scheduled public hearing will provide an opportunity to introduce new factors for consideration.

RECOMMENDATION

These proposed amendments help promote the health, safety, and welfare for Schertz, align with city policies, and help meet the challenge of changing conditions. Therefore, staff is recommending approval of PLUDC20250090.

Attachments

UDC Article 11 Redlines

UDC Article 11 Clean

UDC Article 3 Section 21.3.3 Redlines

UDC Article 3 Section 21.3.3 Clean

UDC Article 7 Redlines

UDC Article 7 Clean

UDC Article 16 Amendments

- SCHERTZ UNIFIED DEVELOPMENT CODE
ARTICLE 11. SIGNS AND ADVERTISING DEVICES

ARTICLE 11. SIGNS AND ADVERTISING DEVICES

Sec. 21.11.1. Purpose.

The City recognizes the safety, commercial, emergency, and informational needs for signs. This Article has been adopted to protect the health, safety, and welfare of the citizens ~~by regulating the location, construction, duration, size, height, installation, and maintenance of all signs within the jurisdiction of the City, including its ETJ in accordance with LGC Chapter 216. Additionally, this Article is intended to enhance property values, maintain aesthetic attractiveness, and promote commercial opportunity in the City, and to support and further the objectives of the City's Comprehensive Land Plan. The City Manager or his/her designee is hereby authorized and directed to enforce and interpret the provisions of this Article and other laws, ordinances, codes and regulations applicable thereto in the City.~~

Sec. 21.11.2. Applicability.

All signs shall be erected, displayed, altered or reconstructed in conformity with this Article. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

- ~~A. Other Laws. The provisions of this Article shall not be deemed to nullify any other provisions of federal or state law.~~
- ~~B. Partial Invalidity. In the event any part or provision of this Article is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.~~
- ~~C. Existing Signs. All signs legally existing on or before February 19, 2008 shall be permitted to continue without change.~~

Sec. 21.11.3. Administration.

- ~~A. General. The City Manager or his/her designee is hereby authorized and directed to enforce the provisions of this Article and other laws, ordinances, codes and regulations applicable thereto. The City Manager or his/her designee shall have the authority to render interpretations of this Article and other laws, ordinances, codes and regulations applicable thereto, and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Article and shall not have the effect of waiving requirements specifically provided for herein.~~
- ~~AB. Applications. The City Manager or his/her designee shall receive applications, review plans and documentation and issue permits for the erection, installation, enlargement, alteration, and repair of all signs within the City and its ETJ.~~
- ~~BC. Inspection. The City Manager or his/her designee shall make all inspections necessary to ensure compliance with all state and local requirements governing signage.~~
- ~~CD. Notices and Orders. The City Manager or his/her designee shall issue all necessary citations, notices or orders to ensure compliance with this Article.~~
- ~~E. Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this Article, or where the City Manager or his/her designee has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this Article, the City Manager or his/her~~

designee is authorized to enter premises at reasonable times to inspect or to perform the duties imposed by this Article, provided that if such premises are occupied that credentials be presented to the occupant and entry requested. If such premises are unoccupied, the City Manager or his/her designee shall first make a reasonable effort to locate the owner or other person having charge or control of the premises and request entry. If entry is refused, the City Manager or his/her designee shall have recourse to the remedies provided by law to secure entry.

~~F. Department Records.~~ The City Manager or his/her designee shall keep official records of applications received, permits issued, fees collected, reports of inspections, and citations, notices and orders issued. Such records shall be retained in the official records for the period required by the State of Texas for the retention of public records.

DG. *Liability.* The City Manager or his/her designee, members of the Planning and Zoning Commission, or other City employees charged with the enforcement of this Article, while acting for the City in good faith and without malice in the discharge of the duties required by this Article or other pertinent laws, ordinances, codes or regulations shall not be rendered liable personally and are hereby relieved of personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Article shall be defended by a legal representative of the City until the final termination of the proceedings.

(Ord. No. 17-S-40, § 1(Exh. A), 10-24-2017)

Sec. 21.11.4. General Requirements.

A. Permit Required.

1. No person shall erect, alter or display any sign ~~nor shall any person allow the erection, alteration, or display of any sign upon any property within the City or its ETJ owned or controlled by them~~ without first obtaining a sign permit to do so from the City Manager or his/her designee, ~~except as hereinafter provided.~~ No sign permit shall be released by the City Manager or his/her designee until after the building permit for the principal building on the site has been issued.
2. *Electrical Permit Required.* No person shall install and connect electrical systems for a sign within the City or its ETJ without first obtaining an electrical permit ~~to do so~~ from the City Manager or his/her designee Building Inspections Division, ~~except as hereinafter provided.~~ The the City Manager or his/her designee Building Inspections Division shall not issue an electrical permit for a sign until after the principal sign permit for such work has been issued.

B. Application. The following information shall be required for each application for a permit:

1. completed building permit application ~~obtained from the Building Inspections Division;~~
2. ~~a Sign~~ Plan Exhibits which includes:
 - a. location of all buildings, structures or tracts to which or upon which the sign is to be attached or erected; and
 - b. position of the sign in relation to rights-of-way, property lines, easements, buildings or structures and other existing signs;
- ~~c. 3.~~ 3. plans that illustrate height, length, width and all other dimensions associated with the sign. Plans shall include all electrical elements of the sign; ~~and~~
34. ~~a letter or~~ copy of a contract with construction costs signed by the owner of the property stating that the applicant has permission to erect such sign.

- C. *Fees.* All fees for a sign permit shall be in accordance with the current fee schedule adopted by City Council.
1. A permit shall not be valid until such fee has been paid. An amendment to a permit shall not be released until the additional fees, if any, have been paid.
 2. ~~An additional fee shall be assessed in accordance with the current fee schedule for Where work for beginning which a permit is required by this Article has been started prior to obtaining a permit as required by this Article, the fees established by City Council shall be doubled.~~ Payment of such double fees shall not relieve any person(s) from any other penalties prescribed by this UDC ~~under section 21.1.11~~ or any other law, ordinance, code or regulation applicable thereto.
- D. *Action on Application.* The City Manager or his/her designee shall examine ~~or cause to be examined~~ applications for permits and amendments ~~in accordance with state law thereto within fifteen (15) business days~~ after a complete application is filed. If the application or the construction documents do not conform to the requirements of this Article and other pertinent laws, ordinances, codes or regulations, the City Manager or his/her designee shall reject such application in writing, stating the reasons therefore. If the City Manager or his/her designee is satisfied that the proposed work conforms to the requirements of this Article and other laws, ordinances, codes and regulations applicable thereto, the City Manager or his/her designee shall issue a permit ~~therefore as soon as practical.~~
- E. *Time Limitation of Application.* An application for a permit for any proposed work for which a permit has not been issued shall be deemed abandoned six (6) months after the date of filing. The City Manager or his/her designee may, at his/her discretion, grant one extension for additional time not exceeding ninety (90) days. The extension shall be requested in writing and justifiable cause demonstrated. Permits issued under this Article are non-transferable from one person to another.
- F. *Condition of Permit.* A permit issued under this Article shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of this Article or other law, ordinances, codes and regulations applicable thereto. Nor shall issuance of a permit prevent the City Manager or his/her designee from thereafter requiring correction of errors in plans, construction, or removing violations of this Article or other laws, ordinances, codes or regulations applicable thereto. Every permit issued shall become invalid six (6) months after its issuance if the work is not completed unless otherwise stated in this Article.
- G. *Suspension or Revocation.* The City Manager or his/her designee is authorized to suspend or revoke a permit issued under this Article whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of this Article or any other laws, ordinances, codes or regulations applicable thereto.
- H. *Public Rights-of-Way, Alleys and Easements.* A permit shall not be ~~issued~~ given by the City Manager or his/her designee for the placement of a sign that will encroach upon any public right-of-way, alley or utility or drainage easement.
- I. *Placement of Permit.* The permit or copy thereof shall be kept on the site until the work permitted is completed.
- J. *Appeal.* An individual who has been denied a permit ~~or~~ had a permit revoked may appeal in writing along with the established filing fee to the Planning and Zoning Commission within ten (10) days after the date of denial or revocation.

(Ord. No. 17-S-40, § 1(Exh. A), 10-24-2017)

Sec. 21.11.5. Exempted Signs.

The following types of signs or sign work are exempt from the permit requirements of this Article provided ~~exemptions does not violate any other, however, that the exemption from the permit requirements of this Article shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Article or any other laws, ordinances, codes or regulations of the City~~ this UDC:

- A. *Governmental Signs.* ~~Any sign indicating public facilities, public works projects, public services, or other places, events, persons, products, goods, programs, activities or institutions conducted by the Federal, State or any local government.~~
- B. *Political Signs.* ~~A sign pertaining to any national, state, county or local election, or issue and erected for the purpose of announcing a political candidate, political party or ballot measure, or a position on a political issue.~~
- C. *Railway Signs.* Any sign within the railway right-of-way placed and maintained in reference to the operation of such railway.
- D. *Utility Signs.* Any sign marking utility or underground communications or transmission lines.
- E. *Vehicle Signs.* Any sign placed on or affixed to vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer as a form of transportation and which identifies the business, products, or services with which the vehicle and/or trailer is related.
- F. *Flags.* Official flags of governmental jurisdictions or non-profit organizations. Nothing in this Article shall be construed to prevent the display of a national or state flag or to limit flags, insignias, or legal notices or informational, directional or traffic signs which are legally required and necessary to the essential functions of governmental agencies. Flag poles shall not exceed thirty-five (35) feet in height.
- G. *Warning Signs.* Signs warning the public of the existence of danger but containing no advertising material.
- H. *Street Address Signs.* Address signs containing only numeric addresses ~~es~~ and street ~~names, or complex names.~~
- I. *Holiday Signs.* Any temporary sign promoting the celebration of a holiday and containing no commercial advertising.
- J. *Plaques.* Any commemorative sign of a recognized historical society or organization.
- K. *Menu Board Signs.* A maximum of two (2) menu board signs, each with a maximum of thirty-two (32) square feet in area, shall be ~~permitted-allowed~~ per drive through service restaurant or restaurant drive-up window or similar drive through business. ~~Structural and electrical elements will still require review from the City Manager or his/her designee.~~
- L. *Minor Repairs and Maintenance.* Minor repair work to any sign, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles, painting or other similar exterior maintenance of a sign structure so long as no structural alterations are made to the sign.
- M. *Murals.* ~~A graphic displayed on the exterior of a building for decoration or artistic expression. Shall not include text, logos, or images advertising or indicating a service or product.~~
- N. *Directional Signs:* ~~Any on-premise sign that directs the movement of traffic on private property within developments. Directional signs shall be located in a manner where they will not interfere with the safe movement of vehicles or pedestrians and shall not be located within any visibility triangle. Cannot be greater than twelve (12) square feet in area.~~

Sec. 21.11.6. Prohibited Signs.

- A. *Obscene Signs.* No person shall erect or display ~~on any site~~ a sign in which the dominant theme of material taken as a whole appeals to the prurient interest in sex, and is patently offensive because it affronts current community standards relating to the description or representation of sexual matters, and is utterly without redeeming social literary, artistic, political, and scientific value, according to contemporary community standards.
- B. *Obstructing Doors, Windows or Fire Escapes.* No person shall erect or display ~~on any site~~ any sign that prevents free ingress to or egress from any door, window or fire escape.
- C. *Obstructing Vision/Sight Triangle.* No person shall erect or display ~~on any site~~ any sign in such a manner as to obstruct free and clear vision of moving vehicles at any location, street intersection, or driveway. All signs placed at any intersection shall prevent such problem by observing a visibility triangle (see definition of visibility triangle).
- D. *Interference With Traffic.* No sign shall be permitted which interferes with vehicular or pedestrian traffic as a result of the position, size, shape, movement, color, fashion, manner, or intensity of illumination, or any other characteristics causing such interference. No person shall erect or allow to be displayed any sign in such a manner as to interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, including, signs making use of the words "stop", "go", "look", "slow", "danger", or any other similar word, phrase, symbol or character. No person shall employ any red, yellow, green, or other colored lamp or light in such a manner as to cause confusion or otherwise interfere with vehicular or pedestrian traffic.
- E. *Over Public Property or Public Right-of-Way.* It shall be prohibited to erect or display any type of sign on or over public ROW or other public property, unless the same is erected by the City, County, State or other authorized governmental agency, or with the permission of the City (in its sole discretion), for public purposes.
- F. *Signs on Utility Poles.* No person shall erect or display any sign except as specifically authorized by section 21.11.5 on any utility pole located upon any public right-of-way or utility easement.
- G. *Private Property.* No sign shall be located on private property without the consent of the owner of the premises, including signs located on trees, light poles or mail boxes.
- H. *Dilapidated Signs.* No sign shall be ~~permitted-allowed~~ which is deteriorated, dilapidated or in danger of falling or otherwise unsafe.
- I. *Signs in Violation.* No sign shall be ~~permitted-allowed~~ that does not comply with any applicable provisions of the building code, this UDC, or any other applicable laws, ordinances, codes or regulations of the City.
- J. *Home Occupation Signs.* No exterior home occupation signs shall be permitted ~~-unless otherwise specifically authorized in another applicable section of this UDC.~~
- ~~K. *Non-Motorized or Portable Signs.* No trailer type, non-motorized signs using wheels and axles as the primary support shall be permitted.~~
- K.L. *Off Premise Signs.* Except as set forth elsewhere in this Article, all off premise signs ~~not legally existing on February 19, 2008~~ are prohibited except that the following signs may be permitted provided they otherwise meet the applicable requirements of this Article:
 - 1. Community Service Signs;
 - 2. Garage Sale Signs;
 - 3. Official Government Signs;

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4. Historical Markers and Plaques;
 5. Political Signs;
 6. Real Estate Signs;
 7. Temporary Signs;
 8. Traffic Signs;

~~ML~~ *Bandit Signs.*

~~MN~~ *Painted Signs.* No sign advertising or indicating a service or product with text, logos, or images shall be permitted which is painted on the wall of any building or on any part of a building.

N. Balloon Signs including inflatable signs are prohibited regardless of size. Feather Flags are the only type of wind driven signs allowed.

- O. *Other Signs.* Except as set forth elsewhere in this Article, any signs not specifically permitted by this Article are prohibited within the City ~~and its ETJ~~.

Sec. 21.11.7. Removal of Signs.

- A. *Damaged Signs.* Signs which are determined by the City Manager or his/her designee to be a public hazard or in a state of disrepair shall be repaired or removed within ten (10) days after written notification to the property owner.
- B. *Abandoned Signs.* Signs which are determined by the City Manager or his/her designee to be abandoned shall be removed or otherwise painted over ~~and neutralized~~ within thirty (30) days after written notification to the property owner by the City Manager or his/her designee~~Director~~.
- C. *Extensions.* The City Manager or his/her designee shall have the authority, ~~but not the obligation,~~ to grant extensions as necessary to resolve a damaged or abandoned sign. The extension shall be requested in writing and justifiable cause demonstrated.
- D. *Signs in Right-of-Way and/or Public Property.* Any sign that is erected, constructed, or otherwise located within or upon public right-of-way or on public property may be removed by City personnel and disposed of immediately. The City is not required to notify the owner of the sign of its removal and disposal.
- E. *Relocation of Certain Detached On-Premise Signs.*
1. Legal and non-conforming detached on-premise signs located on or overhanging a parcel of land acquired by a governmental entity may be relocated subject to the restrictions in this section. The owner of the sign and the governmental entity must sign an application requesting the relocation. The relocation must be completed within one (1) year after the date the governmental entity becomes the owner of the property. All relocated signs must fully comply with spacing, setbacks, and other restrictions in this section. All signs must relocate on the remainder of the tract from which the parcel of land was acquired unless:
 - a. There is no remainder; or
 - b. The remainder is not of sufficient size or suitable configuration to allow the relocated sign to fully comply with the spacing, setback, and other restrictions in this section.
 2. No relocated detached on-premise sign may have a greater effective area or increased height than it had at its original location, or contain new materials that are more than five feet (5') above grade.
 3. No detached on-premise sign may be relocated until demolition and other required permits have been applied for and approved by the City.

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4. No new electrical or mechanical properties may be added to a relocated detached on-premise sign.
(For example, a non-illuminated sign may not be converted to an illuminated sign.)

- F. *Illegally Erected Temporary Sign.* Any temporary sign that is erected, constructed or otherwise displayed, without a permit or in direct violation of this Article shall be removed by City personnel and disposed of immediately. The City is not required to notify the owner of the sign of its removal and disposal.
- G. *Illegally Erected Permanent Sign.* Any permanent sign installed without a permit or in direct violation of this Article shall be removed by the owner of the sign or property within ten (10) days after written notification by the City Manager or his/her designee.
- H. *Filing of Liens Against the Property.* The City is authorized to file a lien against any property which is not otherwise exempt to recover reasonable expenses incurred by the City for the removal of a sign or portion of a sign.
- I. *Appeal.* Any decision rendered by the City Manager or his/her designee or other City personnel in the enforcement of this Article may be appealed to the Planning and Zoning Commission by any person, agent, or representative affected by such decision. Such appeal must be in writing and received within ten (10) days after a decision rendered along with the established fee.

(Ord. No. 17-S-40, § 1(Exh. A), 10-24-2017)

Sec. 21.11.8. General Sign Provisions.

The provisions of this section shall be applicable to all signs hereafter erected, constructed, displayed, altered or repaired on any premise under the jurisdiction of the City.

- A. *Height of Signs.* The vertical height of a sign shall be measured from ground level ~~at the base of the sign to~~ the highest part of the sign or its structure.
- B. *Wind and Dead Load Requirements.* All signs shall be designed and constructed to withstand ~~a~~ wind loads ~~and of not less than thirty-two (32) pounds per square foot of area and shall be constructed~~ to receive dead loads as required by building codes adopted by the City. The sign application must include a statement signed or a letter with an engineer's seal that states compliance with this requirement.
- C. *Location of Business/Residential.* All business and residential locations shall be identified by an address, which is clearly visible from the street.
- D. *Illumination of Signs.* No sign shall be illuminated to such intensity to exceed a maximum of one (1) footcandle measured at the property line. No lighted sign shall be erected or displayed within 150 feet of a single-family residential zoned property unless the lighting is shielded from view.
- E. *Building and Electrical Codes Applicable.* All signs shall be constructed and maintained in conformity with all applicable provisions of the building code, electrical code or other applicable laws, ordinances, codes or regulations of the City.
- F. *Maintenance of Signs.* Every sign shall be maintained in good structural condition at all times. All signs shall be kept neatly painted including all metal parts and supports that are not galvanized or of rust resistant material. On undeveloped parcels of land, the area between any sign and the street or highway to which the sign is oriented and the area within twenty-five feet (25') of such sign must be kept free and clear of debris, trash, and weeds or other refuse and shall be maintained by mowing or trimming of any vegetation.
- G. *Structural Sign Elements.* The structural elements of permanent signs shall be constructed of materials that are noncombustible and may be supported by noncombustible materials only and finished in a presentable manner. Wood or unpainted steel supports are prohibited. Heavy timber and other materials may be used only if approved by the ~~Director~~City Manager or his/her designee.

- H. *Sign Clearance.* Notwithstanding any other provisions of this UDC, all signs shall maintain a clearance of at least ten feet (10') when located over a public sidewalk and at least fourteen feet (14') when located over a driveway, ~~and shall extend no closer than eighteen inches (18") from the curb line of a public street, unless painted or mounted flat on the surface of an existing awning or canopy.~~
- I. *Sign Area.* The maximum effective sign area shall be the total square footage of a single face specified for each type of sign within this Article.

Sec. 21.11.9. Wall Signs.

~~A. *General.* Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all wall signs. Wall signs may not be attached to light fixtures, poles, or trees.~~

~~A. *Wall Sign Standards apply per façade. Wall signs may be one contiguous sign or have multiple separate components provided total allowable square footage is not exceeded.*~~

Wall Sign Standards		
Roadway Classification	Max Area sq. ft.(per façade)	Maximum Number of façades with signage
Interstates & Farm to Market Roads	250	3 per building or tenant
All Others	100	3 per building or tenant

- ~~1. *Roadway Classification is determined by the address of the building or unit and applies to each allowable sign.*~~
- ~~2. *Buildings over 100,000 square feet are allowed an additional 100 square feet of maximum signage area.*~~
- ~~3. *Wall signs shall not extend into the required building setback and may not be attached to light fixtures, poles, or trees.*~~
- ~~4. *In no case shall a wall sign project above the roofline of any building nor extend above the parapet wall if attached thereto.*~~
- ~~5. *Wall signs shall not be located on any façade (other than the main front of the building) which faces property zoned for single-family residential uses if the sign is within 150 feet of the property line of said residential property.*~~
- ~~6. *Properties on Main Street with a façade facing the railroad are allowed 250 square feet of signage facing FM 78.*~~

~~a. *May not exceed maximum allowable number of façades with signage.*~~

~~B. *Maximum Area.*~~

Table 21.11.9 Maximum Area of Wall Signs	
Areas with Limited Access	15% of the façade area or 250 square feet, whichever is less
Areas with Unlimited Access	12% of the façade area or 125 square feet, whichever is less
All Other Streets	10% of the façade area or 80 square feet, whichever is less

1. ~~Wall signs located on properties zoned Manufacturing District—Light (M-1); Manufacturing District—Heavy (M-2); and PDD (Planned Development District) with a base zoning of M-1 or M-2 and with a minimum primary façade elevation of 300 linear feet or greater may have the primary wall sign calculated at fifteen percent (15%) of the façade area or 250 square feet, whichever is less.~~

C. ~~Maximum Number of Signs.~~ The maximum number of signs permitted for single occupancy or single tenant buildings shall be limited to one (1) per wall with a maximum of three (3) signs. Each sign in excess of the primary wall sign shall be a maximum seventy five percent (75%) of the area of the primary wall sign.

The maximum number of signs permitted for multi-tenant buildings shall be limited to one (1) per tenant or lease space except for those spaces located on the ends of buildings which may have one (1) additional wall sign to be located on the side wall of the structure and being a maximum of seventy five percent (75%) of the area of the primary wall sign. Multi-tenant buildings with the rear of the building directly adjacent to a public or private street or access drive may have one (1) additional wall sign located on the rear wall of the structure and being a maximum of twenty five percent (25%) of the area of the primary wall sign. In no case shall the number of wall signs permitted for any single tenant within a multi-tenant development exceed a maximum of two (2) signs.

D. ~~Roofline Limitations.~~ In no case shall a wall sign project above the roofline of any building nor extend above the parapet wall if attached thereto. Wall signs shall be no closer vertically to the eave of the roofline or overhang than the predominant letter height. Wall signs may be attached to a continuous plane fascia if the sign does not extend above or below the projection of the fascia. Signs attached to fascia are only allowed when attached to structural canopy supported to the ground by columns constructed of similar masonry material as the primary structure.

E. ~~Illumination.~~ Wall signs shall be illuminated utilizing only internal lighting.

F. ~~Projection.~~ Wall signs shall not project farther than eighteen inches (18") from the building, excluding signs attached to canopies.

G. ~~Adjacent Residential.~~ Wall signs shall not be located on any façade (other than the main front of the building) which faces property zoned for single family residential uses if the sign is within 150 feet of the property line of said residential property.

Sec. 21.11.10. Freestanding **Ground** Signs.

A. Freestanding Sign Standards.

Freestanding Sign Standards				
<u>Roadway Classification</u>	<u>Setback</u> <u>ft.</u>	<u>Max Area</u> <u>sq. ft.</u>	<u>Max Height</u> <u>ft.</u>	<u>Maximum Number</u>
<u>Interstates & Farm to Market Roads</u>	<u>15</u>	<u>250</u>	<u>50</u>	<u>1 per lot per frontage</u>
<u>All Others</u>	<u>15</u>	<u>150</u>	<u>20</u>	<u>1 per lot per frontage</u>

1. Roadway Classification is determined by the adjacent frontage the sign will be placed.

2. Developments consisting of shopping centers or other multi-tenant type developments shall provide adequate sign spaces for each tenant and no tenant shall have more than 50% of the allowable area.

3. A freestanding sign may include an electronic sign as a component of the permitted sign with the following additional standards:

a. Limited to two (2) faces per sign.

b. Limited to 50 square feet per sign face.

c. Electronic signage shall not exceed a maximum of one (1) footcandle illumination at the property line.

d. Any change of pictures or information on the electronic sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.

e. Any change of pictures or information on the message board sign shall not change more often than once every four (4) seconds.

f. Any sign picture or information shall not have a solid white background between the time period of thirty (30) minutes after sunset and thirty (30) minutes before sunrise.

A. ~~General.~~ Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all freestanding ground signs.

B. ~~Minimum Setback.~~ The minimum setback of all freestanding ground signs shall be fifteen feet (15') from any property line.

C. ~~Maximum Height.~~ The maximum height of a freestanding ground sign shall not exceed the following:

Table 21.11.10A Maximum Height of Freestanding Ground Signs	
Areas with Limited Access	50 ft.
Areas with Unlimited Access	40 ft.
All Other Streets	20 ft.

~~Exception:~~ Freestanding ground signs located on properties along FM 3009 and Schertz Parkway shall have a maximum height of eighteen feet (18').

D. ~~Maximum Area.~~ Freestanding ground signs shall not exceed the following:

Table 21.11.10B Maximum Area of Freestanding Ground Signs	
Areas with Limited Access	250 sq. ft.
Areas with Unlimited Access	100 sq. ft.
All Other Streets	32 sq. ft.

~~Exception:~~ Freestanding ground signs located on properties along FM 3009 and Schertz Parkway shall have a maximum of ninety (90) square feet in area.

E. ~~Number of Signs.~~ The maximum number of freestanding ground signs shall be limited to one (1) per lot per street frontage. Developments consisting of shopping centers or other multi-tenant type developments shall be required to construct multi-tenant signage in accordance with section 21.11.12 of this Article except that any primary or anchor store greater than 50,000 square feet may be allowed one (1) freestanding sign in accordance with this section.

Sec. 21.11.11. Price-Per-Gallon Display Monument Signs.

A. General. All price-per-gallon displays must be an integral part of the freestanding ground sign or wall sign for the site. Displays, whether electronic or manual, shall not scroll or flash.

B. Number of Signs. Only one (1) price-per-gallon sign shall be permitted per site.

- ~~C. *Illumination.* Only internal illumination may be utilized for fuel classification and price-per-gallon signs.~~
- ~~A. *General.* Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all monument signs that are allowed under this Article.~~
- ~~B. *Maximum Height.* The maximum height of a monument sign shall be five feet six inches (5'6").~~
- ~~C. *Maximum Area.* The maximum area of a monument sign shall not exceed fifty (50) square feet.~~
- ~~D. *Number of Signs.* The maximum number of monument signs shall be limited to one (1) per lot per street frontage. Developments consisting of shopping centers or other multi-tenant type developments shall be required to construct multi-tenant signage in accordance with section 21.11.12.~~
- ~~E. *Minimum Setback.* The minimum setback of all monument signs shall be fifteen feet (15') from any property line.~~
- ~~F. *Material Requirements.* All monument sign bases shall be constructed of masonry material consisting of brick, stone or split face concrete block. The monument sign structure must be constructed or covered with the same masonry material as the principal building or shall be constructed of brick, stone or split face concrete block. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six inches (6") from the outer limits of the sign structure.~~
- ~~G. *Illumination.* Monument signs shall only be illuminated utilizing internal lighting for sculpted aluminum panels or a ground lighting source where the light itself and supporting sign structure are not visible from public right-of-way.~~
- ~~H. *Driveway Entrances.* Freestanding non-residential street address signs at driveway entrances are limited to one (1) monument sign per driveway entrance not to exceed twelve (12) square feet in area, and three feet in height.~~

~~Sec. 21.11.12. Multi-tenant Signs.~~

- ~~A. *General.* The provisions of this section shall be applicable to all signs located within developments consisting of shopping centers, as defined within this UDC, and all other similar multi-tenant developments. Multi-tenant signs designed as monument signs shall meet the requirements of this section.~~
- ~~B. *Maximum Height.* The maximum height of a monument sign within a multi-tenant development shall not exceed the following:~~

Table 21.11.12 Maximum Height of Multi-tenant Signs	
Areas with Limited Access	20 feet
Areas with Unlimited Access	18 feet
All Other Streets	15 feet

The monument base shall be a minimum of eighteen inches (18") in height measured from ground level at the center of the base to the top of the base. The overall height shall not exceed the maximum heights listed above, including monument base.

- ~~C. *Maximum Area.* The maximum area of a multi-tenant monument sign shall be equivalent to one percent (1%) of the gross building square footage within the shopping center with a maximum of 150 square feet.~~
- ~~D. *Maximum Number.* The maximum number of multi-tenant monument signs shall be limited to one (1) per platted lot per street frontage.~~

~~E. *Monument Sign Design.* Each multi-tenant monument sign shall be designed so as to provide adequate sign spaces for each tenant within the development except for the primary, or anchor store within the development which shall be prohibited from advertising on the monument sign. The developer shall be responsible for determining the adequacy and size necessary to meet the requirements of this section.~~

~~F. *Minimum Setback.* The minimum setback of all multi-tenant monument signs shall be fifteen feet (15') from any property line.~~

~~G. *Material Requirements.* All multi-tenant monument signs shall be constructed of masonry material consisting of brick, stone or split face concrete block which shall be consistent in nature with the overall theme of the development. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six inches (6") from the outer limits of the sign structure.~~

~~H. *Illumination.* Monument signs may only be illuminated utilizing internal lighting for sculpted aluminum panels or a ground lighting source where the light itself and supporting sign structure are not visible from public right-of-way.~~

~~Sec. 21.11.13. Electronic Signs.~~

~~A. *General.* Electronic signage shall be permitted in lieu of any permitted freestanding or monument signs on a property. In the event that an electronic sign is permitted for a property, no other additional freestanding or monument sign shall be permitted.~~

~~B. *Maximum Height.* The maximum height of an electronic sign shall be eighteen feet (18').~~

~~C. *Maximum Area.* The maximum area of an electronic sign shall not exceed 100 square feet with a maximum area per sign face of fifty (50) square feet.~~

~~D. *Number of Signs.* The maximum number of electronic signs shall be limited to one (1) per platted lot. No other on-premise freestanding signs shall be permitted.~~

~~E. *Minimum Setback.* The minimum setback of all electronic signs shall be fifteen feet (15') from any property lines.~~

~~F. *Material Requirements.* All monument sign bases shall be constructed of masonry material consisting of brick, stone or split face concrete block. The monument sign structure must be constructed or covered with the same masonry material as the principal building or shall be constructed of brick, stone or split face concrete block. All sign text and graphic elements shall be limited to a minimum of six inches (6") from the outer limits of the sign structure.~~

~~G. *Illumination.* Electronic signage shall not exceed a maximum of one (1) footcandle illumination at the property line.~~

~~H. *Location Restrictions.* No electronic signs shall be permitted within 150 feet of a residentially zoned property or property used for residential purposes.~~

~~I. *Additional Restrictions.*~~

~~1. Any change of pictures or information on the electronic sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.~~

~~2. Any change of pictures or information on the message board sign shall not change more often than once every four (4) seconds.~~

~~3. Any sign picture or information shall not have a solid white background between the time period of thirty (30) minutes after sunset and thirty (30) minutes before sunrise.~~

~~Sec. 21.11.14. Directional Signs.~~

- ~~A. **General.** This section shall be applicable to any on-premise sign that directs the movement of traffic on private property within developments or warns of obstacles, overhead clearances, or controls parking.~~
- ~~B. **Maximum Height.** Directional signs shall have a maximum height of three feet (3').~~
- ~~C. **Maximum Area.** Directional signs shall not exceed a maximum area of twelve (12) square feet.~~
- ~~D. **Maximum Number.** The maximum number of directional signs permitted within a development shall be based on the square footage of building space constructed within the development. Directional signs shall be permitted at a rate of one (1) sign for every 10,000 square feet of building area.~~
- ~~E. **Location Restrictions.** Directional signs shall be located in a manner where they will not interfere with the safe movement of vehicles or pedestrians and shall not be located within any visibility triangle.~~

Sec. 21.11.125. Subdivision Entry Signs.

A. Subdivision Entry Sign Standards

<u>Subdivision Entry Sign Standards</u>			
<u>Roadway Classification</u>	<u>Max Area</u> <u>sq. ft.</u>	<u>Max Height</u> <u>ft.</u>	<u>Maximum Number</u>
<u>Interstates & Farm to Market Roads</u>	<u>50</u>	<u>10</u>	<u>2 per entry</u>
<u>All Others</u>	<u>32</u>	<u>6</u>	<u>2 per entry</u>

1. **Subdivision Entry Feature.** A subdivision entry feature which incorporates masonry walls, berms and/or decorative fencing in combination with the subdivision entry sign may be constructed, however, the maximum area containing the subdivision sign shall not exceed standards.

- ~~A. **General.** The provisions of this section shall be applicable to all subdivision entry signs identifying a residential or mixed use development.~~
- ~~B. **Maximum Height.** Subdivision entry signs shall be monument signs and shall have a maximum height of six feet (6') in height.~~
- ~~C. **Maximum Area.** The maximum area of a subdivision entry sign shall not exceed thirty two (32) square feet per sign face.~~
- ~~D. **Maximum Number of Signs.** No more than one (1) subdivision entry sign shall be permitted at the primary subdivision entrance. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy five percent (75%) of the size of the primary entrance sign.~~
- ~~E. **Placement of Sign.** A subdivision entry sign may be located on a median at the street entrance if approved in writing by the Public Works Director.~~
- ~~F. **Subdivision Entry Feature.** A subdivision entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing in combination with the subdivision entry sign may be constructed at the primary subdivision entrance provided, however, that the maximum area containing the subdivision sign shall not exceed thirty two square feet (32') per sign face.~~

~~Sec. 21.11.16. Price Per Gallon Display.~~

- ~~A. **General.** All price per gallon displays must be an integral part of the general permitted sign for the site. Displays, whether electronic or manual, shall not scroll or flash.~~

- ~~B. Minimum Letter Height. The minimum height allowed for price per gallon display signs shall be six inches (6") for the fuel classification (i.e. "unleaded", "diesel", etc.).~~
- ~~C. Maximum Area. Price per gallon displays shall not exceed two thirds (⅔) of the permitted gross surface area per face of the general permitted sign.~~
- ~~D. Number of Signs. Only one (1) price per gallon sign shall be permitted per site.~~
- ~~E. Illumination. Only internal illumination may be utilized for fuel classification and price per gallon signs.~~

Sec. 21.11.137. Temporary Signs.

A. Temporary Sign Standards.

Temporary Sign Standards			
<u>Setback</u> <u>ft.</u>	<u>Max Area</u> <u>sq. ft.</u>	<u>Max Height</u> <u>ft.</u>	<u>Maximum Number</u>
<u>15</u>	<u>24</u>	<u>6</u>	<u>3 per business or tenant</u>
Feather Flag Standards			
<u>Setback</u> <u>ft.</u>	<u>Max Area</u> <u>sq. ft.</u>	<u>Max Height</u> <u>ft.</u>	<u>Maximum Number</u>
<u>15</u>	<u>16</u>	<u>8</u>	<u>3 per business or tenant</u>

1. Temporary signs shall be permitted for a maximum of 120 days per calendar year and Temporary Sign permits will be issued for thirty (30) day increments.
 - a. The cumulative total number of days for which all temporary sign permits issued for a property or business shall not exceed 120 calendar days.
 - b. Each individual sign will count towards the allotted 120 calendar days.
 - c. Feather Flags shall only be permitted for 14 days per calendar year.
2. Recurring Event Permit. A Recurring Event Permit is for temporary signs that will be issued in two-day increments for up to fifteen (15) times per year. The applicant requesting a Recurring Event Permit must identify which 15 two day increments they intend to have the temporary signs when applying for the initial permit. The selected dates can be modified as dates change with prior approval.
3. Exceptions:
 - a. Development signs may be installed at any time after the issuance of the building permit for a commercial development or after approval of the final plat for a residential subdivision. The development sign must be removed within six (6) months or upon the issuance of a certificate of occupancy for commercial developments, and within three (3) years of a residential subdivision.
 - b. Real estate signs shall be exempt from the permitting requirements of this section if they do not exceed six feet (6') in height and do not exceed thirty-two (32) square feet in area. Real estate signs shall be limited to one (1) per lot per street frontage.

~~A. General. Notwithstanding any other provisions of this Article, this section shall be applicable to all temporary signs identified in this Article.~~

~~B. Maximum Area. The maximum area permitted for temporary signs shall not exceed the following:~~

Table 21.11.17A Maximum Area of Temporary Signs	
Areas with Limited Access	32 sq. ft. per face or ten percent (10%) of the building façade, whichever is less
Areas with Unlimited Access	24 sq. ft. per face or seven percent (7%) of the building façade, whichever is less
All Other Streets	16 sq. ft. per face or five percent (5%) of the building façade, whichever is less

~~C. *Maximum Height.* The maximum height permitted for temporary signs shall not exceed the following:~~

Table 21.11.17B Maximum Height of Temporary Signs	
Areas with Limited Access	6 feet
Areas with Unlimited Access	4 feet
All Other Streets	3 feet

~~D. *Minimum Setback.* The minimum setback for all temporary signs shall be fifteen feet (15') from any property line.~~

~~E. *Time Limitations.* Temporary freestanding signs shall be permitted for a maximum of 180 days per calendar year. No additional temporary sign permit shall be issued for the same property or business for a period of fourteen (14) days after the expiration of the previous permit. There shall be no limit to the number of temporary sign permits that may be issued for a particular property or business. The cumulative total number of days for which all temporary sign permits issued for a property or business shall not exceed 180 calendar days.~~

~~F. *Number of Signs.* No more than two (2) types of temporary signs shall be permitted per business or tenant at any given time.~~

~~Sec. 21.11.18. Development Signs.~~

~~A. *Maximum Area.* Development signs shall not exceed thirty two (32) square feet.~~

~~B. *Maximum Height.* Development signs shall not exceed six feet (6') in height.~~

~~C. *Number of Signs.* Each development shall be permitted no more than one (1) sign per commercial development, or one sign per entry of a residential subdivision not to exceed two (2) signs.~~

~~D. *Duration.* Development signs shall be installed at any time after the issuance of the building permit for a commercial development or after approval of the final plat for a residential subdivision. The development sign must be removed within six (6) months or upon the issuance of a certificate of occupancy for commercial developments, and upon three (3) years or seventy five percent (75%) of development of a residential subdivision, whichever is less.~~

~~Sec. 21.11.19. Real Estate Signs.~~

~~A. *Applicability.* Real estate signs meeting the requirements of this section shall be exempt from the permitting requirements of this Article.~~

~~B. *Maximum Height.* The maximum height for commercial real estate signs shall not exceed five feet (5') for freestanding ground signs and must be below the roof line for wall signs.~~

~~C. *Maximum Area.* The maximum area of a commercial real estate sign shall not exceed thirty-two (32) square feet. Residential real estate signs shall not exceed four square feet in area.~~

~~D. *Maximum Number of Signs.* The maximum number of real estate signs shall be limited to one (1) per lot per street frontage.~~

Sec. 21.11.1420. Banners ~~o~~Over Public Rights-of-Way.

- A. *General.* Banners may be erected over predetermined public rights-of-way within the City with the approval of the City Manager or his/her designee. ~~The applicant shall be responsible for securing any and all necessary permits to erect a banner over a TxDOT right-of-way and shall provide such information to the City with the application for a banner permit.~~
- B. *Restrictions.* Banners over public rights-of-way shall be permitted only for non-commercial or charitable events that are of general interest to the community as a whole and shall be restricted to non-profit or governmental entities.
- C. *Responsibility.* The applicant shall be responsible for the erection of any banner over public rights-of-way. The banner shall be inspected by the City Manager or his/her designee to ensure the banner is adequately secured. The applicant shall be responsible for removal of any banner erected over public rights-of-way.
- D. *Maximum Banner Size.* The maximum area of a banner shall not exceed 144 square feet. The standard banner size shall be four feet (4') wide by thirty-six feet (36') long. Variations to the standard banner size may be approved by the City Manager or his/her designee when differing variations are necessary to contain the entire message within the banner. In no case shall the area exceed the maximum area identified in this section.

~~Sec. 21.11.21. Nonconforming Signs.~~

- A. *General.* A sign, including its supporting structure, shall be considered nonconforming when it does not conform to all or part of the provisions of this Article and
 - ~~1. was in existence and lawfully located prior to the adoption of this Article;~~
 - ~~2. was in existence and lawfully located and used in accordance with the provisions of the prior law, ordinance, code or regulation applicable thereto or which was considered legally nonconforming there under and has since been in continuous or regular use;~~
 - ~~3. was in existence, located and used on the premises at the time it was annexed into the City and has since been in continuous use; or~~
 - ~~4. was in existence and lawfully located and used as an off-premise sign prior to or on February 19, 2008.~~
- B. *Registration.* Except as to signs constructed before September 1, 2006, it shall be unlawful for any person to maintain any nonconforming or off-premise sign within the corporate limits of the City or its ETJ without having a valid registration number affixed thereto as required in this section as follows:
 - ~~1. *Application.* To register a nonconforming sign or off-premise sign, application shall be made to the City Manager or his/her designee on forms provided for that purpose. The application shall be accompanied by the payment of the established fees and shall contain the name and address of the owner of the sign, the exact location of the sign, the date of placement, and any other information reasonably required by the City Manager or his/her designee.~~
 - ~~2. *Issuance of Registration Number.* If the City Manager or his/her designee determines that the nonconforming or off-premise sign is a lawfully nonconforming or off-premise sign, he/she shall issue a~~

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registration number to the applicant. The owner of the sign shall cause the registration number to be affixed in a conspicuous place on the registered nonconforming or off-premise sign.

~~3. Invalidation of Registration. The City Manager or his/her designee shall invalidate any registration for a nonconforming or off-premise sign when:~~

- ~~a. it is removed from the premises for any reason;~~
- ~~b. it has been damaged or destroyed so as to lose its nonconforming sign status as provided in this Article;~~
- ~~c. it has become an abandoned sign.~~

Sec. 21.11.15. ~~Waivers~~ 22. Licenses.

A. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest.

B. In making their findings, the Planning and Zoning Commission shall take into account the following:

- a. The nature of the proposed use of the land involved.
- b. The location of the property in relation to roadway classification.
- c. The existing uses of land in the vicinity.

C. Waivers shall not be granted unless the Planning and Zoning Commission finds:

- 1. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
- 2. Strict interpretation of the provisions of the section would deprive the applicant of rights commonly enjoyed by other nearby properties with the same land use that would comply with the same provisions.

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

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

F. Planning and zoning commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

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

~~A. Licenses Required.~~

- ~~1. Required. It shall be unlawful for any person to erect, construct, place, locate, reconstruct, repair, replace or service any sign for compensation without first obtaining a license to do such work from the City Manager or his/her designee.~~

~~2. License.~~

- ~~a. It is unlawful for any person to perform construction work subject to this Article unless the person is licensed as a sign contractor or is exempt under b below.~~

~~b. A maintenance person who performs work upon a property with more than one property owner is deemed to be performing work for the general public and shall be licensed as a sign contractor.~~

~~B. It is unlawful for any person to:~~

- ~~1. display or cause a permit to be displayed or to have in one's possession any license for doing any construction work, knowing it to be fictitious or to have been canceled, suspended or altered;~~
- ~~2. lend or permit the use of any license for doing any construction work to any person not entitled to it;~~
- ~~3. fail or refuse to surrender to the City Manager or his/her designee any license for any construction work that has been suspended or canceled;~~
- ~~4. apply for or have in one's possession more than one current City construction license of the same type;~~
- ~~5. use a false or fictitious name or address in any application for any license or permit provided for in this Article or any renewal or duplicate, or make a false statement or conceal a material fact or otherwise commit fraud in making any application;~~
- ~~6. perform any construction work in the City or its ETJ for which a license is required without having the license or while the license is suspended, expired or canceled;~~
- ~~7. perform any construction work for which a permit is required without having the permit or after the permit has been suspended, canceled or expired;~~
- ~~8. fail or refuse to make the necessary repairs or changes as provided in a written notice issued by the City Manager or his/her designee. A separate offense is deemed to be committed each day after the expiration of the time for correction provided in the notice until the work is corrected; or~~
- ~~9. place or leave a property in such condition that it injures or endangers persons or property.~~

~~C. Insurance Required. It is the duty of all sign contractors who practice their craft within the City to show proof of general commercial liability insurance. A current copy of the insurance must be maintained on file with the building inspections division of the City or the sign contractor's license may be revoked. The insurance shall include a minimum of:~~

- ~~1. \$300,000 per occurrence (combined for property damage and bodily injury);~~
- ~~2. \$600,000 aggregated (total amount the policy will pay for property damage and bodily injury coverage); and~~
- ~~3. \$300,000 aggregate for products and completed operation.~~

~~A licensed applicant or licensee shall file with the Building Inspections Division a completed certificate of insurance when applying for an initial license, when changing a business name, or upon request by the City Manager or his/her designee.~~

~~D. The City Manager or his/her designee, within 30 days after the receipt of the completed application, shall issue the license or give a written refusal setting out the reasons for refusal.~~

- ~~1. Application. A written application for a sign contractor's license will be submitted to the Building Inspections Division on a form prescribed by the City along with the required initial fee and evidence of two (2) years experience to include the following:
 - ~~a. required initial fee (as established by City Council);~~
 - ~~b. renewal fee (as established by City Council);~~
 - ~~c. completed application;~~
 - ~~d. reference from one (1) financial institution;~~~~

- e. ~~reference from two (2) suppliers; and~~
- f. ~~reference from three (3) customers with work performed within the last two (2) years.~~
2. ~~Renewal. All renewals shall be due January 1st of each year. Failure to renew within thirty (30) days after the renewal date shall require the applicant to reapply for license at the initial fee rate.~~
3. ~~Revocation. Any license issued under this section may be suspended or revoked by the City Manager or his/her designee for the following:~~
- a. ~~The City Manager or his/her designee may suspend the license of a person who has been convicted two (2) times within a one-year period of any violation of this Article or other laws, ordinances, codes or regulations applicable hereto.~~
- b. ~~If the City Manager or his/her designee decides to suspend a sign contractor's license, the Director shall notify the licensee of the suspension by first class mail to the licensee's last address on record, or by hand delivery to the licensee. Notice by mail will be deemed received three (3) days after posting.~~
- c. ~~The licensee may appeal a suspension decision to the Building and Standards Commission by filing a written request within ten (10) days after receiving notice of the suspension. The Building and Standards Commission shall hold a hearing to determine whether the suspension decision should be sustained or reversed.~~
- d. ~~If a licensee's license has been suspended twice in a three (3) year period, and the licensee then commits another violation under this Article or other laws, ordinances, codes and regulations applicable hereto, the City Manager or his/her designee shall notify the Building and Standards Commission. The Building and Standards Commission shall then hold a hearing to consider cancellation of the license.~~
- e. ~~Enforcement actions taken under this section are not exclusive and do not affect any other remedies for violations of this Article or other applicable laws, ordinances, codes and regulations.~~
4. ~~Appeal. A person, whose license has been denied or revoked, may appeal in writing along with the filing fee then in effect to the Building and Standards Commission within ten (10) days.~~
5. ~~Electrical License. It shall be unlawful for any person to install and connect electrical systems for a sign within the City and its ETJ without first obtaining a license to do so from the Texas Department of Licensing and Regulation (TDLR) for such work. A sign contractor may subcontract the electrical portion of a project to someone licensed by TDLR. Someone so licensed shall obtain all electrical permits to do such work.~~
6. ~~Electrical License Registration. Electrical contractors shall register with the City's Inspection Department as follows:~~
- a. ~~Registration of Company. Each electrical company shall register with the Inspection Department and shall provide a copy of general liability insurance in the amount established by the Texas Department of Licensing and Regulation (TDLR) for electrical contractors.~~
- b. ~~Application. A written application to register an electrical company, along with the established filing fee, shall be submitted to the Director on a form prescribed by the City.~~
- c. ~~Renewal. All registered electrical companies shall renew their registrations annually. All renewals shall be due March 1st of each year.~~
- Exception: Licensed sign contractors who hold an electrical license issued by TDLR and who submit a copy of such license with their application, and do not work as an independent electrical company, shall not be required to register as an electrical company.

(Ord. No. 17-S-40, § 1(Exh. A), 10-24-2017)

Sec. 21.11.1623. Violations.

- A. *Unlawful Acts.* It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, or demolish a sign regulated by this Article, or cause the same to be done in conflict with or in violation of any of the provisions of this Article.
- B. *Notice of Violation.* The City Manager or his/her designee is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removing or demolition of a sign in violation of the provisions of this Article or in violation of a permit issued under the provisions of this Article. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

ARTICLE 11. SIGNS AND ADVERTISING DEVICES

Sec. 21.11.1. Purpose.

The City recognizes the safety, commercial, emergency, and informational needs for signs. This Article has been adopted to protect the health, safety, and welfare of the citizens in accordance with LGC Chapter 216. The City Manager or his/her designee is hereby authorized and directed to enforce and interpret the provisions of this Article and other laws, ordinances, codes and regulations applicable thereto in the City.

Sec. 21.11.2. Applicability.

All signs shall be erected, displayed, altered or reconstructed in conformity with this Article. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Sec. 21.11.3. Administration.

- A. *Applications.* The City Manager or his/her designee shall receive applications, review plans and documentation and issue permits for the erection, installation, enlargement, alteration, and repair of all signs within the City and its ETJ.
- B. *Inspection.* The City Manager or his/her designee shall make all inspections necessary to ensure compliance with all state and local requirements governing signage.
- C. *Notices and Orders.* The City Manager or his/her designee shall issue all necessary citations, notices or orders to ensure compliance with this Article.
- D. *Liability.* The City Manager or his/her designee, members of the Planning and Zoning Commission, or other City employees charged with the enforcement of this Article, while acting for the City in good faith and without malice in the discharge of the duties required by this Article or other pertinent laws, ordinances, codes or regulations shall not be rendered liable personally and are hereby relieved of personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Article shall be defended by a legal representative of the City until the final termination of the proceedings.

Sec. 21.11.4. General Requirements.

- A. *Permit Required.*
 - 1. No person shall erect, alter or display any sign without first obtaining a sign permit to do so from the City Manager or his/her designee. No sign permit shall be released by the City Manager or his/her designee until after the building permit for the principal building on the site has been issued.
 - 2. *Electrical Permit Required.* No person shall install and connect electrical systems for a sign within the City or its ETJ without first obtaining an electrical permit from the City Manager or his/her designee. The the City Manager or his/her designee shall not issue an electrical permit for a sign until after the principal sign permit for such work has been issued.
- B. *Application.* The following information shall be required for each application for a permit:
 - 1. Completed building permit application;

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2. Sign Plan Exhibits which include:
 - a. location of all buildings, structures or tracts to which or upon which the sign is to be attached or erected; and
 - b. position of the sign in relation to rights-of-way, property lines, easements, buildings or structures and other existing signs; and
 - c. plans that illustrate height, length, width and all other dimensions associated with the sign including all electrical elements of the sign.
 3. A copy of a contract with construction costs signed by the owner of the property stating that the applicant has permission to erect such sign.
- C. *Fees.* All fees for a sign permit shall be in accordance with the current fee schedule adopted by City Council.
1. A permit shall not be valid until such fee has been paid. An amendment to a permit shall not be released until the additional fees, if any, have been paid.
 2. An additional fee shall be assessed in accordance with the current fee schedule for work beginning prior to obtaining a permit as required by this Article. Payment of such fees shall not relieve any person(s) from any other penalties prescribed by this UDC or any other law, ordinance, code or regulation applicable thereto.
- D. *Action on Application.* The City Manager or his/her designee shall examine applications for permits and amendments in accordance with state law after a complete application is filed. If the application or the construction documents do not conform to the requirements of this Article and other pertinent laws, ordinances, codes or regulations, the City Manager or his/her designee shall reject such application in writing, stating the reasons therefore. If the City Manager or his/her designee is satisfied that the proposed work conforms to the requirements of this Article and other laws, ordinances, codes and regulations applicable thereto, the City Manager or his/her designee shall issue a permit.
- E. *Time Limitation of Application.* An application for a permit for any proposed work for which a permit has not been issued shall be deemed abandoned six (6) months after the date of filing. The City Manager or his/her designee may, at his/her discretion, grant one extension for additional time not exceeding ninety (90) days. The extension shall be requested in writing and justifiable cause demonstrated. Permits issued under this Article are non-transferable from one person to another.
- F. *Condition of Permit.* A permit issued under this Article shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of this Article or other law, ordinances, codes and regulations applicable thereto. Nor shall issuance of a permit prevent the City Manager or his/her designee from thereafter requiring correction of errors in plans, construction, or removing violations of this Article or other laws, ordinances, codes or regulations applicable thereto. Every permit issued shall become invalid six (6) months after its issuance if the work is not completed unless otherwise stated in this Article.
- G. *Suspension or Revocation.* The City Manager or his/her designee is authorized to suspend or revoke a permit issued under this Article whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of this Article or any other laws, ordinances, codes or regulations applicable thereto.
- H. *Public Rights-of-Way, Alleys and Easements.* A permit shall not be issued by the City Manager or his/her designee for the placement of a sign that will encroach upon any public right-of-way, alley or utility or drainage easement.
- I. *Placement of Permit.* The permit or copy thereof shall be kept on the site until the work permitted is completed.

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- J. *Appeal*. An individual who has been denied a permit or had a permit revoked may appeal in writing along with the established filing fee to the Planning and Zoning Commission within ten (10) days after the date of denial or revocation.

Sec. 21.11.5. Exempted Signs.

The following types of signs or sign work are exempt from the permit requirements of this Article provided exemptions does not violate any other provisions of this Article or this UDC:

- A. *Governmental Signs*. Any sign indicating public facilities, public works projects, public services, or other places, events, persons, products, goods, programs, activities or institutions conducted by the Federal, State or any local government.
- B. *Political Signs*. A sign pertaining to any national, state, county or local election, or issue and erected for the purpose of announcing a political candidate, political party or ballot measure, or a position on a political issue.
- C. *Railway Signs*. Any sign within the railway right-of-way placed and maintained in reference to the operation of such railway.
- D. *Utility Signs*. Any sign marking utility or underground communications or transmission lines.
- E. *Vehicle Signs*. Any sign placed on or affixed to vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer as a form of transportation and which identifies the business, products, or services with which the vehicle and/or trailer is related.
- F. *Flags*. Official flags of governmental jurisdictions or non-profit organizations. Nothing in this Article shall be construed to prevent the display of a national or state flag or to limit flags, insignias, or legal notices or informational, directional or traffic signs which are legally required and necessary to the essential functions of governmental agencies. Flag poles shall not exceed thirty-five (35) feet in height.
- G. *Warning Signs*. Signs warning the public of the existence of danger but containing no advertising material.
- H. *Street Address Signs*. Address signs containing only numeric addresses and street names.
- I. *Holiday Signs*. Any temporary sign promoting the celebration of a holiday and containing no commercial advertising.
- J. *Plaques*. Any commemorative sign of a recognized historical society or organization.
- K. *Menu Board Signs*. A maximum of two (2) menu board signs, each with a maximum of thirty-two (32) square feet in area, shall be allowed per drive through service restaurant or restaurant drive-up window or similar drive through business. Structural and electrical elements will still require review from the City Manager or his/her designee.
- L. *Minor Repairs and Maintenance*. Minor repair work to any sign, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles, painting or other similar exterior maintenance of a sign structure so long as no structural alterations are made to the sign.
- M. *Murals*. A graphic displayed on the exterior of a building for decoration or artistic expression. Shall not include text, logos, or images advertising or indicating a service or product.
- N. *Directional Signs*. Any on-premise sign that directs the movement of traffic on private property within developments. Directional signs shall be located in a manner where they will not interfere with the safe movement of vehicles or pedestrians and shall not be located within any visibility triangle. Cannot be greater than twelve (12) square feet in area.

Sec. 21.11.6. Prohibited Signs.

- A. *Obscene Signs.* No person shall erect or display a sign in which the dominant theme of material taken as a whole appeals to the prurient interest in sex, and is patently offensive because it affronts current community standards relating to the description or representation of sexual matters, and is utterly without redeeming social literary, artistic, political, and scientific value, according to contemporary community standards.
- B. *Obstructing Doors, Windows or Fire Escapes.* No person shall erect or display any sign that prevents free ingress to or egress from any door, window or fire escape.
- C. *Obstructing Vision/Sight Triangle.* No person shall erect or display any sign in such a manner as to obstruct free and clear vision of moving vehicles at any location, street intersection, or driveway. All signs placed at any intersection shall prevent such problem by observing a visibility triangle (see definition of visibility triangle).
- D. *Interference With Traffic.* No sign shall be permitted which interferes with vehicular or pedestrian traffic as a result of the position, size, shape, movement, color, fashion, manner, or intensity of illumination, or any other characteristics causing such interference. No person shall erect or allow to be displayed any sign in such a manner as to interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, including, signs making use of the words "stop", "go", "look", "slow", "danger", or any other similar word, phrase, symbol or character. No person shall employ any red, yellow, green, or other colored lamp or light in such a manner as to cause confusion or otherwise interfere with vehicular or pedestrian traffic.
- E. *Over Public Property or Public Right-of-Way.* It shall be prohibited to erect or display any type of sign on or over public ROW or other public property, unless the same is erected by the City, County, State or other authorized governmental agency, or with the permission of the City (in its sole discretion), for public purposes.
- F. *Signs on Utility Poles.* No person shall erect or display any sign except as specifically authorized by section 21.11.5 on any utility pole located upon any public right-of-way or utility easement.
- G. *Private Property.* No sign shall be located on private property without the consent of the owner of the premises, including signs located on trees, light poles or mail boxes.
- H. *Dilapidated Signs.* No sign shall be allowed which is deteriorated, dilapidated or in danger of falling or otherwise unsafe.
- I. *Signs in Violation.* No sign shall be allowed that does not comply with any applicable provisions of the building code, this UDC, or any other applicable laws, ordinances, codes or regulations of the City.
- J. *Home Occupation Signs.* No exterior home occupation signs shall be permitted.
- K. *Off Premise Signs.* Except as set forth elsewhere in this Article, all off premise signs are prohibited except that the following signs may be permitted provided they otherwise meet the applicable requirements of this Article:
 - 1. Community Service Signs;
 - 2. Garage Sale Signs;
 - 3. Official Government Signs;
 - 4. Historical Markers and Plaques;
 - 5. Political Signs;
 - 6. Real Estate Signs;

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- 7. Temporary Signs;
 - 8. Traffic Signs;
 - L. *Bandit Signs.*
 - M. *Painted Signs.* No sign advertising or indicating a service or product with text, logos, or images shall be permitted which is painted on the wall of any building or on any part of a building.
 - N. Balloon Signs including inflatable signs are prohibited regardless of size. Feather Flags are the only type of wind driven signs allowed.
 - O. *Other Signs.* Except as set forth elsewhere in this Article, any signs not specifically permitted by this Article are prohibited within the City.

Sec. 21.11.7. Removal of Signs.

- A. *Damaged Signs.* Signs which are determined by the City Manager or his/her designee to be a public hazard or in a state of disrepair shall be repaired or removed within ten (10) days after written notification to the property owner.
- B. *Abandoned Signs.* Signs which are determined by the City Manager or his/her designee to be abandoned shall be removed or otherwise painted over within thirty (30) days after written notification to the property owner by the City Manager or his/her designee.
- C. *Extensions.* The City Manager or his/her designee shall have the authority, to grant extensions as necessary to resolve a damaged or abandoned sign. The extension shall be requested in writing and justifiable cause demonstrated.
- D. *Signs in Right-of-Way and/or Public Property.* Any sign that is erected, constructed, or otherwise located within or upon public right-of-way or on public property may be removed by City personnel and disposed of immediately. The City is not required to notify the owner of the sign of its removal and disposal.
- E. *Relocation of Certain Detached On-Premise Signs.*
 - 1. Legal and non-conforming detached on-premise signs located on or overhanging a parcel of land acquired by a governmental entity may be relocated subject to the restrictions in this section. The owner of the sign and the governmental entity must sign an application requesting the relocation. The relocation must be completed within one (1) year after the date the governmental entity becomes the owner of the property. All relocated signs must fully comply with spacing, setbacks, and other restrictions in this section. All signs must relocate on the remainder of the tract from which the parcel of land was acquired unless:
 - a. There is no remainder; or
 - b. The remainder is not of sufficient size or suitable configuration to allow the relocated sign to fully comply with the spacing, setback, and other restrictions in this section.
 - 2. No relocated detached on-premise sign may have a greater effective area or increased height than it had at its original location, or contain new materials that are more than five feet (5') above grade.
 - 3. No detached on-premise sign may be relocated until demolition and other required permits have been applied for and approved by the City.
 - 4. No new electrical or mechanical properties may be added to a relocated detached on-premise sign. (For example, a non-illuminated sign may not be converted to an illuminated sign.)

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- F. *Illegally Erected Temporary Sign.* Any temporary sign that is erected, constructed or otherwise displayed, without a permit or in direct violation of this Article shall be removed by City personnel and disposed of immediately. The City is not required to notify the owner of the sign of its removal and disposal.
 - G. *Illegally Erected Permanent Sign.* Any permanent sign installed without a permit or in direct violation of this Article shall be removed by the owner of the sign or property within ten (10) days after written notification by the City Manager or his/her designee.
 - H. *Filing of Liens Against the Property.* The City is authorized to file a lien against any property which is not otherwise exempt to recover reasonable expenses incurred by the City for the removal of a sign or portion of a sign.
 - I. *Appeal.* Any decision rendered by the City Manager or his/her designee or other City personnel in the enforcement of this Article may be appealed to the Planning and Zoning Commission by any person, agent, or representative affected by such decision. Such appeal must be in writing and received within ten (10) days after a decision rendered along with the established fee.

Sec. 21.11.8. General Sign Provisions.

The provisions of this section shall be applicable to all signs hereafter erected, constructed, displayed, altered or repaired on any premise under the jurisdiction of the City.

- A. *Height of Signs.* The vertical height of a sign shall be measured from ground level to the highest part of the sign or its structure.
- B. *Wind and Dead Load Requirements.* All signs shall be designed and constructed to withstand wind loads and to receive dead loads as required by building codes adopted by the City. The sign application must include a statement signed or a letter with an engineer's seal that states compliance with this requirement.
- C. *Location of Business/Residential.* All business and residential locations shall be identified by an address, which is clearly visible from the street.
- D. *Illumination of Signs.* No sign shall be illuminated to such intensity to exceed a maximum of one (1) footcandle measured at the property line. No lighted sign shall be erected or displayed within 150 feet of a single-family residential zoned property unless the lighting is shielded from view.
- E. *Building and Electrical Codes Applicable.* All signs shall be constructed and maintained in conformity with all applicable provisions of the building code, electrical code or other applicable laws, ordinances, codes or regulations of the City.
- F. *Maintenance of Signs.* Every sign shall be maintained in good structural condition at all times. All signs shall be kept neatly painted including all metal parts and supports that are not galvanized or of rust resistant material. On undeveloped parcels of land, the area between any sign and the street or highway to which the sign is oriented and the area within twenty-five feet (25') of such sign must be kept free and clear of debris, trash, and weeds or other refuse and shall be maintained by mowing or trimming of any vegetation.
- G. *Structural Sign Elements.* The structural elements of permanent signs shall be constructed of materials that are noncombustible and may be supported by noncombustible materials only and finished in a presentable manner. Wood or unpainted steel supports are prohibited. Heavy timber and other materials may be used only if approved by the City Manager or his/her designee.
- H. *Sign Clearance.* Notwithstanding any other provisions of this UDC, all signs shall maintain a clearance of at least ten feet (10') when located over a public sidewalk and at least fourteen feet (14') when located over a driveway.

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- I. *Sign Area.* The maximum effective sign area shall be the total square footage of a single face specified for each type of sign within this Article.

Sec. 21.11.9. Wall Signs.

- A. Wall Sign Standards apply per façade. Wall signs may be one contiguous sign or have multiple separate components provided total allowable square footage is not exceeded.

Wall Sign Standards		
Roadway Classification	Max Area sq. ft.(per facade)	Maximum Number of façades with signage
Interstates & Farm to Market Roads	250	3 per building or tenant
All Others	100	3 per building or tenant

1. Roadway Classification is determined by the address of the building or unit and applies to each allowable sign.
2. Buildings over 100,000 square feet are allowed an additional 100 square feet of maximum signage area.
3. Wall signs shall not extend into the required building setback and may not be attached to light fixtures, poles, or trees.
4. In no case shall a wall sign project above the roofline of any building nor extend above the parapet wall if attached thereto.
5. Wall signs shall not be located on any facade (other than the main front of the building) which faces property zoned for single-family residential uses if the sign is within 150 feet of the property line of said residential property.
6. Properties on Main Street with a facade facing the railroad are allowed 250 square feet of signage facing FM 78.

- a. Shall not exceed maximum allowable number of facades with signage.

Sec. 21.11.10. Freestanding Signs.

- A. Freestanding Sign Standards.

Freestanding Sign Standards				
Roadway Classification	Setback ft.	Max Area sq. ft.	Max Height ft.	Maximum Number
Interstates & Farm to Market Roads	15	250	50	1 per lot per frontage
All Others	15	150	20	1 per lot per frontage

1. Roadway Classification is determined by the adjacent frontage the sign will be placed.
2. Developments consisting of shopping centers or other multi-tenant type developments shall provide adequate sign spaces for each tenant and no tenant shall have more than 50% of the allowable area.
3. A freestanding sign may include an electronic sign as a component of the permitted sign with the following additional standards:

- a. Limited to two (2) faces per sign.

- b. Limited to fifty (50) square feet per sign face.
- c. Electronic signage shall not exceed a maximum of one (1) footcandle illumination at the property line.
- d. Any change of pictures or information on the electronic sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.
- e. Any change of pictures or information on the message board sign shall not change more often than once every four (4) seconds.
- f. Any sign picture or information shall not have a solid white background between the time period of thirty (30) minutes after sunset and thirty (30) minutes before sunrise.

Sec. 21.11.11. Price-Per-Gallon Display .

- A. *General.* All price-per-gallon displays must be an integral part of the freestanding ground sign or wall sign for the site. Displays, whether electronic or manual, shall not scroll or flash.
- B. *Number of Signs.* Only one (1) price-per-gallon sign shall be permitted per site.
- C. *Illumination.* Only internal illumination may be utilized for fuel classification and price-per-gallon sign.

Sec. 21.11.12. Subdivision Entry Signs.

- A. Subdivision Entry Sign Standards

Subdivision Entry Sign Standards			
Roadway Classification	Max Area sq. ft.	Max Height ft.	Maximum Number
Interstates & Farm to Market Roads	50	10	2 per entry
All Others	32	6	2 per entry

- 1. *Subdivision Entry Feature.* A subdivision entry feature which incorporates masonry walls, berms and/or decorative fencing in combination with the subdivision entry sign may be constructed, however, the maximum area containing the subdivision sign shall not exceed standards.

Sec. 21.11.13. Temporary Signs.

- A. Temporary Sign Standards.

Temporary Sign Standards			
Setback ft.	Max Area sq. ft.	Max Height ft.	Maximum Number
15	24	6	3 per business or tenant
Feather Flag Standards			
Setback ft.	Max Area sq. ft.	Max Height ft.	Maximum Number
15	16	8	3 per business or tenant

- 1. Temporary signs shall be permitted for a maximum of 120 days per calendar year and Temporary Sign permits will be issued for thirty (30) day increments.

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- a. The cumulative total number of days for which all temporary sign permits issued for a property or business shall not exceed 120 calendar days.
 - b. Each individual sign will count towards the allotted 120 calendar days.
 - c. Feather Flags shall only be permitted for 14 days per calendar year.
 2. *Recurring Event Permit.* A Recurring Event Permit is for temporary signs that will be issued in two-day increments for up to fifteen (15) times per year. The applicant requesting a Recurring Event Permit must identify which 15 two day increments they intend to have the temporary signs when applying for the initial permit. The selected dates can be modified as dates change with prior approval.
 3. Exceptions:
 - a. Development signs may be installed at any time after the issuance of the building permit for a commercial development or after approval of the final plat for a residential subdivision. The development sign must be removed within six (6) months or upon the issuance of a certificate of occupancy for commercial developments, and within three (3) years of a residential subdivision.
 - b. Real estate signs shall be exempt from the permitting requirements of this section if they do not exceed six feet (6') in height and do not exceed thirty-two (32) square feet in area. Real estate signs shall be limited to one (1) per lot per street frontage.

Sec. 21.11.14. Banners Over Public Rights-of-Way.

- A. *General.* Banners may be erected over predetermined public rights-of-way within the City with the approval of the City Manager or his/her designee.
- B. *Restrictions.* Banners over public rights-of-way shall be permitted only for non-commercial or charitable events that are of general interest to the community as a whole and shall be restricted to non-profit or governmental entities.
- C. *Responsibility.* The applicant shall be responsible for the erection of any banner over public rights-of-way. The banner shall be inspected by the City Manager or his/her designee to ensure the banner is adequately secured. The applicant shall be responsible for removal of any banner erected over public rights-of-way.
- D. *Maximum Banner Size.* The maximum area of a banner shall not exceed 144 square feet. The standard banner size shall be four feet (4') wide by thirty-six feet (36') long. Variations to the standard banner size may be approved by the City Manager or his/her designee when differing variations are necessary to contain the entire message within the banner. In no case shall the area exceed the maximum area identified in this section.

Sec. 21.11.15. Waivers

- A. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest.
- B. In making their findings, the Planning and Zoning Commission shall take into account the following:
 - a. The nature of the proposed use of the land involved.
 - b. The location of the property in relation to roadway classification.

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- c. The existing uses of land in the vicinity.
 - C. Waivers shall not be granted unless the Planning and Zoning Commission finds:
 - 1. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
 - 2. Strict interpretation of the provisions of the section would deprive the applicant of rights commonly enjoyed by other nearby properties with the same land use that would comply with the same provisions.
 - D. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.
 - E. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.
 - F. Planning and Zoning Commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.
 - G. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

Sec. 21.11.16. Violations.

- A. *Unlawful Acts.* It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, or demolish a sign regulated by this Article, or cause the same to be done in conflict with or in violation of any of the provisions of this Article.
- B. *Notice of Violation.* The City Manager or his/her designee is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removing or demolition of a sign in violation of the provisions of this Article or in violation of a permit issued under the provisions of this Article. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Sec. 21.3.3. Planning and Zoning Commission.

- A. *Structure of the Commission.* The Planning and Zoning Commission is established in accordance with the City Charter and Commission members are appointed by the City Council.
- B. *Duties and Approval Authority.*
1. The Planning and Zoning Commission shall have the authority to review and make a recommendation to the City Council on the following applications:
 - a. amendment to the Comprehensive Land Plan;
 - b. establish or amend a zoning district map classification, including creation or amendment of an overlay district;
 - c. rezoning requests including an application for a Specific Use Permit.
 - d. amendment to the UDC; and
 - e. a Development Agreement as set forth in the LGC and this UDC;
 2. The Planning and Zoning Commission shall have final approval authority on the following applications:
 - a. Subdivision Master Plan, if forwarded by the City Manager or his/her designee.
 - b. Site Plan; if forwarded by the City Manager or his/her designee.
 - c. preliminary plat; if forwarded by the City Manager or his/her designee.
 - d. final plat; if forwarded by the City Manager or his/her designee.
 - e. amending plat; if forwarded by the City Manager or his/her designee.
 - f. minor plat; if forwarded by the City Manager or his/her designee.
 - g. replat; if forwarded by the City Manager or his/her designee; ~~and~~
 - h. waivers relating to Article 11, Signs and Advertising Devices, and
 - ~~ih.~~ waivers relating to Article 12, Subdivisions.
 3. The Planning and Zoning Commission shall have the authority to make final determinations relating to appeals of staff determinations on the following items:
 - a. Required Conditions for Home Occupations and denial of a Home Occupation permit.
 - b. Site Design Standards including Tree Preservation & Mitigation, Revisions to Approved Site Plans.
 - c. Signs & Advertising Devices including general requirements, removal of signs.
 - d. Additional Design Requirements including off street parking, building setback lines, and landscape buffers.
 - e. An appeal of a driveway waiver determination.

(Ord. No. 17-S-40, § 1(Exh. A), 10-24-2017; Ord. No. 19-S-22, § 1(Exh. A), 9-3-2019; Ord. No. 23-S-29, § 1(Exh. A), 12-5-2023)

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 - c. rezoning requests including an application for a Specific Use Permit.
 - d. amendment to the UDC; and
 - e. a Development Agreement as set forth in the LGC and this UDC;
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 - d. final plat; if forwarded by the City Manager or his/her designee.
 - e. amending plat; if forwarded by the City Manager or his/her designee.
 - f. minor plat; if forwarded by the City Manager or his/her designee.
 - g. replat; if forwarded by the City Manager or his/her designee.
 - h. waivers relating to Article 11, Signs and Advertising Devices, and
 - i. waivers relating to Article 12, Subdivisions.
 3. The Planning and Zoning Commission shall have the authority to make final determinations relating to appeals of staff determinations on the following items:
 - a. Required Conditions for Home Occupations and denial of a Home Occupation permit.
 - b. Site Design Standards including Tree Preservation & Mitigation, Revisions to Approved Site Plans.
 - c. Signs & Advertising Devices including general requirements, removal of signs.
 - d. Additional Design Requirements including off street parking, building setback lines, and landscape buffers.
 - e. An appeal of a driveway waiver determination.

(Ord. No. 17-S-40, § 1(Exh. A), 10-24-2017; Ord. No. 19-S-22, § 1(Exh. A), 9-3-2019; Ord. No. 23-S-29, § 1(Exh. A), 12-5-2023)

ARTICLE 7. NONCONFORMING USES, LOTS AND STRUCTURES

Sec. 21.7.1. Purpose and intent.

- A. Within the districts established by this UDC or amendments thereto, there may exist lots, structures, uses of land and structures, and characteristics of use which were lawfully in existence and operating before this UDC was enacted, amended or otherwise made applicable to such lots, structures or uses, but which do not now conform to the regulations of the district in which they are located. It is the intent of this UDC to permit such nonconforming uses to continue, as long as the conditions within this section and other applicable sections of this UDC are met.
- B. It is further the intent of this UDC that nonconforming uses, lots and structures shall not be enlarged upon, expanded or extended, and shall not be used as a basis for adding other structures or uses prohibited elsewhere in the same district.
- C. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.2. Nonconforming status.

- A. Except as provided in section 21.7.9 below, any use, platted lot or structure that does not conform with the regulations of this UDC on the effective date hereof or any amendment hereto, shall be deemed a nonconforming use, platted lot or structure provided that:
 - 1. Such use, platted lot or structure was in existence under, and in compliance with, the provisions of the immediately prior UDC or code;
 - 2. Such use, platted lot or structure was a lawful, nonconforming use, platted lot or structure under the immediately prior UDC or code; or
 - 3. Such use, platted lot or structure was in existence at the time of annexation into the City, was a legal use of the land at such time, and has been in regular and continuous use since such time.
- B. Except as provided in section 21.7.9 below, any other use, platted lot or structure which does not conform with the regulations of the zoning district in which it is located on the effective date of this UDC or any amendment hereto, shall be deemed to be in violation of this UDC, and the City shall be entitled to enforce fully the terms of this UDC with respect to such use, platted lot or structure.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.3. Continuing lawful use of land and structures.

- A. A nonconforming use or structure may continue to be used, operated or occupied in accordance with the terms of the zoning regulations by which it was established, or in the case of annexed property, in accordance with the regulations under which it was created.
- B. A nonconforming structure occupied by a nonconforming use may be re-occupied by a conforming use, following abandonment of the nonconforming use.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.4. Expansion of nonconforming uses and structures.

- A. A nonconforming use may be extended throughout the structure in which it is located, provided that:
 - 1. The structure or its premises shall not be enlarged or increased in height, in floor area or in land area to accommodate extension of the nonconforming use;
 - 2. No alteration shall be made to the structure occupied by the nonconforming use, except those alterations that are required by law to preserve the integrity of the structure and alterations that would upgrade the quality, safety or aesthetic appeal of the structure; and
 - 3. The number of dwelling units occupying the structure shall not exceed the number of dwelling units existing at the time the use became nonconforming.
- B. A nonconforming use occupying a structure shall not be extended to occupy land outside the structure.
- C. A nonconforming use or structure shall not be enlarged, increased or extended to occupy a greater area of land than was occupied at the time the use or structure became nonconforming, except to provide additional off-street parking or loading areas required by this UDC.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.5. Abandonment of nonconforming uses and structures, and cessation of use of structures or land.

- A. If a nonconforming use or structure is abandoned, any future use of the premises shall be in conformity with the provisions of this UDC, as amended, and with any other applicable City codes, ordinances or regulations that are in effect at the time the use is resumed or the structure is re-occupied.
- B. A nonconforming use or structure shall be deemed "abandoned" in the following circumstances:
 - 1. The use ceases to operate for a continuous period of 180 calendar days;
 - 2. The structure remains vacant for a continuous period of 180 calendar days; or
 - 3. In the case of a temporary use, the use is moved from the premises for any length of time.
- C. If the use of any lot, tract or property that does not have a building on it and that is used for open/outside storage as of the effective date of this UDC is made nonconforming by this UDC, as amended on the effective date, then such storage use shall cease within 180 calendar days following the effective date of this UDC. The lot, tract or property shall be cleaned up and all trash, debris, stored items and vehicles, and other materials shall be removed from the premises such that the property is not a physical or visual nuisance to the public or to surrounding property owners.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.6. Substitution of nonconforming uses.

- A. A nonconforming use shall not be changed to another nonconforming use.
- B. A nonconforming use may be changed to a conforming use provided that, once such change is made, the use shall not be changed back to a nonconforming use.

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- C. A conforming use located in a nonconforming structure may be changed to another conforming use, but shall not be changed to another nonconforming use.
 - D. Notwithstanding any of the provisions of this section, a nonconforming HUD-Code manufactured home may be exchanged or replaced by another HUD-Code manufactured home, provided the newly located residential unit is owner-occupied.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.7. Reconstruction or repair of nonconforming structure.

- A. If more than fifty percent (50%) of the total appraised value of a nonconforming structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, then the structure may be rebuilt only in conformity with the standards of this UDC.
- B. If less than fifty percent (50%) of the total appraised value of a nonconforming structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, then the structure may be reconstructed as it was before the partial destruction but only to its original dimensions and floor area, and provided that such reconstruction is completed within 365 calendar days following the event that caused the partial destruction. If reconstruction is delayed by contested insurance claims, litigation, or some other similar cause, then the 365 calendar day reconstruction period may be extended by the City Manager or his/her designee, at his/her sole discretion.
- C. If a nonconforming structure that is totally or partially destroyed was occupied by a nonconforming use at the time of such destruction, then the nonconforming use may be re-established subject to the limitations on expansion set forth in section 21.7.4 above.
- D. Any conforming structure that is totally or partially destroyed shall be reconstructed only in conformity with the standards of this UDC.
- E. Nothing in this UDC shall be construed to prohibit the upgrading, strengthening, repair or maintenance of any part of any structure, conforming or nonconforming, that is declared unsafe or uninhabitable by the proper authority, unless such repairs or maintenance exceeds fifty percent (50%) of the structure's appraised value, as determined by the applicable county appraisal district.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.8. Relocation of nonconforming structure.

No nonconforming structure or building shall be moved in whole or in part to any other location on the lot, or to any other location or lot, unless every portion of such structure is in compliance with all the regulations of the zoning district in which the structure is to be relocated. Such building relocation shall also require a structure relocation permit from the City, and may also require platting of the intended building site as well as Site Plan approval pursuant to this UDC.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.9. Nonconforming lots.

- A. The following types of platted lots shall be deemed in conformance with the provisions of this UDC, notwithstanding the fact that such lot does not meet the standards of this UDC in the zoning district in which it is located:

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1. Any vacant lot that conformed to the City's zoning district regulations at the time that it was platted; or
 2. Any lot occupied by a single-family dwelling authorized under the zoning district regulations in which the lot is located.
- B. Nothing in this UDC shall be construed to prohibit the use of a lot that does not meet the minimum lot standards of the zoning district in which it is located, provided that the lot is zoned for the land use(s) intended and the lot was platted as a lot of record prior to the effective date of this UDC.
- C. A lot of record located within the RA zoning district that is nonconforming may be occupied by a single-family dwelling provided that all applicable zoning standards with regard to building setbacks, building size and design criteria are met.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.10. Validation.

- A. Within the City, there exist on the following subdivisions: Belmont Park; Kramer Farm; Whisper Meadows; Northcliffe II; Tanglewood; Wynn Brook; Jonas Woods Unit 1 Lots 1-18, Block 3; Jonas Woods Unit 1 Lots 1-29, Block 2; Jonas Woods Unit 1 Lots 1-18 and 51-65, Block 1; Jonas Woods Unit 4; The Ridge at Scenic Hills; Fairhaven; The Links at Scenic Hills; and The Fairways at Scenic Hills (the "Subdivisions"), which include structural encroachments onto platted setbacks; plats with improperly designated setbacks or improper lot sizes; and improper master plans. It is the intent of this section to validate such improper encroachments, plats, and master plans in the subdivisions and to determine that such improper encroachments, plats, and master plans are deemed not to be in violation of this UDC, but only so long as the conditions within this section 21.7.10 of this UDC are met. The provisions of this section shall be limited to validate only the improper encroachments, plats, and master plans on February 24, 2009 in the subdivisions.
- B. The portions of existing structures encroaching onto platted setbacks in any of the subdivisions on the effective date of this UDC (validated encroaching structures) shall not be enlarged upon, expanded, or extended into the platted setback area.
- C. If more than fifty percent (50%) of (i) the total square footage of a validated encroaching structure or (ii) the total appraised value of the validated encroaching structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, the validated encroaching structure may not be rebuilt within the platted setback, except as may otherwise be permitted by this UDC (other than this section). If fifty percent (50%) or less of (i) the total square footage of a validated encroaching structure or (ii) the total appraised value of the validated encroaching structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, the validated encroaching structure may be reconstructed as it was before the partial destruction but only to its original dimensions and footprint area within the platted setback, and provided that such reconstruction is completed within 365 calendar days following the event that caused the partial destruction. If reconstruction is delayed by contested insurance claims, litigation, or some other similar cause, the three hundred sixty-five calendar day reconstruction period may be extended by the City Manager or his/her designee, at his/her sole discretion.
- D. No validated encroaching structure encroaching onto a platted setback shall be moved in whole or in part to any other location on the lot, unless every portion of such structure after such relocation is out of the platted setback and is in compliance with all the requirements of the zoning district for such lot and all other applicable requirements of this UDC and other applicable codes, ordinances or regulations of the City in effect at such time.
- E. If application is made to have plats with improper setbacks, plats with improper lot sizes, and/or existing master plans for any of the subdivisions replatted or amended, any such replats or amendments shall be

required to be in conformity with the provisions of this UDC (other than this section) and with all other applicable City codes, ordinances or regulations that are in effect at the time application for amendment or replatting is made.

- F. This section is subject in all events to the property owner's rights set forth in Local Government Code Chapter 245.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.11 Agricultural Operations.

- A. Within the City of Schertz, there exists properties that have been utilized for Agricultural Operations prior to being annexed into the City of Schertz. Agricultural Operations per H.B. No 1750 include cultivating the soil, producing crops or growing vegetation for human food, animal feed, livestock forage, forage for wildlife management, planting seed or fiber, floriculture, viticulture, horticulture, silviculture, wildlife management, raising or keeping livestock or poultry, including veterinary services, and planting cover crops or leaving land idle for the purpose of participating in any governmental program or normal crop of livestock rotation procedures. Per Texas Agriculture Code Chapter 251 Section 251.0055 a city may not impose a governmental requirement that directly or indirectly prohibits the use of a generally accepted agricultural practice.
- B. In order to ensure that properties within the City of Schertz that have been utilized for Agricultural Operations can continue the following are applicable:
- a. Land Use: Properties can be utilized for Agricultural Operations including alternating between growing crops and raising livestock regardless of the zoning designation for the property.
 - b. Expansion of Agricultural Operations: Existing Agricultural Operations can expand to include:
 - i. Increase of field crop area or increase of livestock or change in livestock species
 - ii. Construction of Maintenance Buildings or Equipment Sheds, Barns, Accessory Buildings, Animal Cages or Corrals, Feeders or Grain Storage, or any other miscellaneous Agricultural related structure.
 - 1. Issuance of building permits will not be required for any Maintenance Buildings or Equipment Sheds, Barns, Accessory Buildings, Animal Cages or Corrals, Feeders or Grain Storage, or any other miscellaneous Agricultural related structure that is less than 2,000 square feet.
 - 2. Platting of the property and connection to sanitary sewer will not be required for construction of Maintenance Buildings or Equipment Sheds, Barns, Accessory Buildings, Animal Cages or Corrals, Feeders or Grain Storage, or any other miscellaneous Agricultural related structure.
 - 3. This does not negate the requirement to obtain any necessary building permits or any Certificate of Occupancy requirements for a commercial business that will be occupied by or serves those that do not own or work for the agricultural operation.
 - iii. Construction of additional single family detached residential dwelling units which shall only be utilized for family members or employees of the Agricultural Operations on the same property with a minimum of 5 acres per unit, up to an additional four (4) units per property.
 - 1. Issuance of building permits will be required for any additional single family detached residential dwelling units.
 - 2. Platting of the property and connection to sanitary sewer will not be required for construction of additional single family detached residential dwelling units.

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- iv. Construction of new, or repair of existing agricultural fencing in conjunction with agricultural operations, including utilizing barbed wire, is permitted without obtaining a building permit as long as the proposed fencing is within the property boundaries and does not impede sight visibility.
 - c. Development Process: Agricultural Operations are subject to all City of Schertz development regulations and processes to include but not limited to Platting, Site Plan, and Building Permits and Inspections with the exceptions provided within this section.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.12 Nonconforming Signs.

A. General. A sign, including its supporting structure, shall be considered nonconforming when it does not conform to all or part of the provisions of this Article and

- 1. was in existence and lawfully located and used in accordance with the provisions of the prior law, ordinance, code or regulation applicable thereto or which was considered legally nonconforming there under and has since been in continuous or regular use;
- 2. was in existence, located and used on the premises at the time it was annexed into the City and has since been in continuous use; or
- 3. was in existence and lawfully located and used as an off-premise sign prior to or on February 19, 2008.

B. Signs shall lose nonconforming status when:

- 1. it is removed from the premises for any reason;
- 2. it has been blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign;
 - a. a sign or substantial part of it is considered to have been destroyed only if the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the same type at the same location
- 3. it has become an abandoned sign, a sign that no longer serves to direct attention to an event, person, product, good, service, or activity, which is no longer conducted; or
- 4. any structural changes are made not related to repair.

ARTICLE 7. NONCONFORMING USES, LOTS AND STRUCTURES

Sec. 21.7.1. Purpose and intent.

- A. Within the districts established by this UDC or amendments thereto, there may exist lots, structures, uses of land and structures, and characteristics of use which were lawfully in existence and operating before this UDC was enacted, amended or otherwise made applicable to such lots, structures or uses, but which do not now conform to the regulations of the district in which they are located. It is the intent of this UDC to permit such nonconforming uses to continue, as long as the conditions within this section and other applicable sections of this UDC are met.
- B. It is further the intent of this UDC that nonconforming uses, lots and structures shall not be enlarged upon, expanded or extended, and shall not be used as a basis for adding other structures or uses prohibited elsewhere in the same district.
- C. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.2. Nonconforming status.

- A. Except as provided in section 21.7.9 below, any use, platted lot or structure that does not conform with the regulations of this UDC on the effective date hereof or any amendment hereto, shall be deemed a nonconforming use, platted lot or structure provided that:
 - 1. Such use, platted lot or structure was in existence under, and in compliance with, the provisions of the immediately prior UDC or code;
 - 2. Such use, platted lot or structure was a lawful, nonconforming use, platted lot or structure under the immediately prior UDC or code; or
 - 3. Such use, platted lot or structure was in existence at the time of annexation into the City, was a legal use of the land at such time, and has been in regular and continuous use since such time.
- B. Except as provided in section 21.7.9 below, any other use, platted lot or structure which does not conform with the regulations of the zoning district in which it is located on the effective date of this UDC or any amendment hereto, shall be deemed to be in violation of this UDC, and the City shall be entitled to enforce fully the terms of this UDC with respect to such use, platted lot or structure.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.3. Continuing lawful use of land and structures.

- A. A nonconforming use or structure may continue to be used, operated or occupied in accordance with the terms of the zoning regulations by which it was established, or in the case of annexed property, in accordance with the regulations under which it was created.
- B. A nonconforming structure occupied by a nonconforming use may be re-occupied by a conforming use, following abandonment of the nonconforming use.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.4. Expansion of nonconforming uses and structures.

- A. A nonconforming use may be extended throughout the structure in which it is located, provided that:
 - 1. The structure or its premises shall not be enlarged or increased in height, in floor area or in land area to accommodate extension of the nonconforming use;
 - 2. No alteration shall be made to the structure occupied by the nonconforming use, except those alterations that are required by law to preserve the integrity of the structure and alterations that would upgrade the quality, safety or aesthetic appeal of the structure; and
 - 3. The number of dwelling units occupying the structure shall not exceed the number of dwelling units existing at the time the use became nonconforming.
- B. A nonconforming use occupying a structure shall not be extended to occupy land outside the structure.
- C. A nonconforming use or structure shall not be enlarged, increased or extended to occupy a greater area of land than was occupied at the time the use or structure became nonconforming, except to provide additional off-street parking or loading areas required by this UDC.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.5. Abandonment of nonconforming uses and structures, and cessation of use of structures or land.

- A. If a nonconforming use or structure is abandoned, any future use of the premises shall be in conformity with the provisions of this UDC, as amended, and with any other applicable City codes, ordinances or regulations that are in effect at the time the use is resumed or the structure is re-occupied.
- B. A nonconforming use or structure shall be deemed "abandoned" in the following circumstances:
 - 1. The use ceases to operate for a continuous period of 180 calendar days;
 - 2. The structure remains vacant for a continuous period of 180 calendar days; or
 - 3. In the case of a temporary use, the use is moved from the premises for any length of time.
- C. If the use of any lot, tract or property that does not have a building on it and that is used for open/outside storage as of the effective date of this UDC is made nonconforming by this UDC, as amended on the effective date, then such storage use shall cease within 180 calendar days following the effective date of this UDC. The lot, tract or property shall be cleaned up and all trash, debris, stored items and vehicles, and other materials shall be removed from the premises such that the property is not a physical or visual nuisance to the public or to surrounding property owners.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.6. Substitution of nonconforming uses.

- A. A nonconforming use shall not be changed to another nonconforming use.
- B. A nonconforming use may be changed to a conforming use provided that, once such change is made, the use shall not be changed back to a nonconforming use.

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- C. A conforming use located in a nonconforming structure may be changed to another conforming use, but shall not be changed to another nonconforming use.
 - D. Notwithstanding any of the provisions of this section, a nonconforming HUD-Code manufactured home may be exchanged or replaced by another HUD-Code manufactured home, provided the newly located residential unit is owner-occupied.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.7. Reconstruction or repair of nonconforming structure.

- A. If more than fifty percent (50%) of the total appraised value of a nonconforming structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, then the structure may be rebuilt only in conformity with the standards of this UDC.
- B. If less than fifty percent (50%) of the total appraised value of a nonconforming structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, then the structure may be reconstructed as it was before the partial destruction but only to its original dimensions and floor area, and provided that such reconstruction is completed within 365 calendar days following the event that caused the partial destruction. If reconstruction is delayed by contested insurance claims, litigation, or some other similar cause, then the 365 calendar day reconstruction period may be extended by the City Manager or his/her designee, at his/her sole discretion.
- C. If a nonconforming structure that is totally or partially destroyed was occupied by a nonconforming use at the time of such destruction, then the nonconforming use may be re-established subject to the limitations on expansion set forth in section 21.7.4 above.
- D. Any conforming structure that is totally or partially destroyed shall be reconstructed only in conformity with the standards of this UDC.
- E. Nothing in this UDC shall be construed to prohibit the upgrading, strengthening, repair or maintenance of any part of any structure, conforming or nonconforming, that is declared unsafe or uninhabitable by the proper authority, unless such repairs or maintenance exceeds fifty percent (50%) of the structure's appraised value, as determined by the applicable county appraisal district.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.8. Relocation of nonconforming structure.

No nonconforming structure or building shall be moved in whole or in part to any other location on the lot, or to any other location or lot, unless every portion of such structure is in compliance with all the regulations of the zoning district in which the structure is to be relocated. Such building relocation shall also require a structure relocation permit from the City, and may also require platting of the intended building site as well as Site Plan approval pursuant to this UDC.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.9. Nonconforming lots.

- A. The following types of platted lots shall be deemed in conformance with the provisions of this UDC, notwithstanding the fact that such lot does not meet the standards of this UDC in the zoning district in which it is located:

-
1. Any vacant lot that conformed to the City's zoning district regulations at the time that it was platted; or
 2. Any lot occupied by a single-family dwelling authorized under the zoning district regulations in which the lot is located.
- B. Nothing in this UDC shall be construed to prohibit the use of a lot that does not meet the minimum lot standards of the zoning district in which it is located, provided that the lot is zoned for the land use(s) intended and the lot was platted as a lot of record prior to the effective date of this UDC.
- C. A lot of record located within the RA zoning district that is nonconforming may be occupied by a single-family dwelling provided that all applicable zoning standards with regard to building setbacks, building size and design criteria are met.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.10. Validation.

- A. Within the City, there exist on the following subdivisions: Belmont Park; Kramer Farm; Whisper Meadows; Northcliffe II; Tanglewood; Wynn Brook; Jonas Woods Unit 1 Lots 1-18, Block 3; Jonas Woods Unit 1 Lots 1-29, Block 2; Jonas Woods Unit 1 Lots 1-18 and 51-65, Block 1; Jonas Woods Unit 4; The Ridge at Scenic Hills; Fairhaven; The Links at Scenic Hills; and The Fairways at Scenic Hills (the "Subdivisions"), which include structural encroachments onto platted setbacks; plats with improperly designated setbacks or improper lot sizes; and improper master plans. It is the intent of this section to validate such improper encroachments, plats, and master plans in the subdivisions and to determine that such improper encroachments, plats, and master plans are deemed not to be in violation of this UDC, but only so long as the conditions within this section 21.7.10 of this UDC are met. The provisions of this section shall be limited to validate only the improper encroachments, plats, and master plans on February 24, 2009 in the subdivisions.
- B. The portions of existing structures encroaching onto platted setbacks in any of the subdivisions on the effective date of this UDC (validated encroaching structures) shall not be enlarged upon, expanded, or extended into the platted setback area.
- C. If more than fifty percent (50%) of (i) the total square footage of a validated encroaching structure or (ii) the total appraised value of the validated encroaching structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, the validated encroaching structure may not be rebuilt within the platted setback, except as may otherwise be permitted by this UDC (other than this section). If fifty percent (50%) or less of (i) the total square footage of a validated encroaching structure or (ii) the total appraised value of the validated encroaching structure, as determined by the applicable county appraisal district, is destroyed by fire, the elements, or some other cause, the validated encroaching structure may be reconstructed as it was before the partial destruction but only to its original dimensions and footprint area within the platted setback, and provided that such reconstruction is completed within 365 calendar days following the event that caused the partial destruction. If reconstruction is delayed by contested insurance claims, litigation, or some other similar cause, the three hundred sixty-five calendar day reconstruction period may be extended by the City Manager or his/her designee, at his/her sole discretion.
- D. No validated encroaching structure encroaching onto a platted setback shall be moved in whole or in part to any other location on the lot, unless every portion of such structure after such relocation is out of the platted setback and is in compliance with all the requirements of the zoning district for such lot and all other applicable requirements of this UDC and other applicable codes, ordinances or regulations of the City in effect at such time.
- E. If application is made to have plats with improper setbacks, plats with improper lot sizes, and/or existing master plans for any of the subdivisions replatted or amended, any such replats or amendments shall be

required to be in conformity with the provisions of this UDC (other than this section) and with all other applicable City codes, ordinances or regulations that are in effect at the time application for amendment or replatting is made.

- F. This section is subject in all events to the property owner's rights set forth in Local Government Code Chapter 245.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.11 Agricultural Operations.

- A. Within the City of Schertz, there exists properties that have been utilized for Agricultural Operations prior to being annexed into the City of Schertz. Agricultural Operations per H.B. No 1750 include cultivating the soil, producing crops or growing vegetation for human food, animal feed, livestock forage, forage for wildlife management, planting seed or fiber, floriculture, viticulture, horticulture, silviculture, wildlife management, raising or keeping livestock or poultry, including veterinary services, and planting cover crops or leaving land idle for the purpose of participating in any governmental program or normal crop of livestock rotation procedures. Per Texas Agriculture Code Chapter 251 Section 251.0055 a city may not impose a governmental requirement that directly or indirectly prohibits the use of a generally accepted agricultural practice.
- B. In order to ensure that properties within the City of Schertz that have been utilized for Agricultural Operations can continue the following are applicable:
- a. Land Use: Properties can be utilized for Agricultural Operations including alternating between growing crops and raising livestock regardless of the zoning designation for the property.
 - b. Expansion of Agricultural Operations: Existing Agricultural Operations can expand to include:
 - i. Increase of field crop area or increase of livestock or change in livestock species
 - ii. Construction of Maintenance Buildings or Equipment Sheds, Barns, Accessory Buildings, Animal Cages or Corrals, Feeders or Grain Storage, or any other miscellaneous Agricultural related structure.
 1. Issuance of building permits will not be required for any Maintenance Buildings or Equipment Sheds, Barns, Accessory Buildings, Animal Cages or Corrals, Feeders or Grain Storage, or any other miscellaneous Agricultural related structure that is less than 2,000 square feet.
 2. Platting of the property and connection to sanitary sewer will not be required for construction of Maintenance Buildings or Equipment Sheds, Barns, Accessory Buildings, Animal Cages or Corrals, Feeders or Grain Storage, or any other miscellaneous Agricultural related structure.
 3. This does not negate the requirement to obtain any necessary building permits or any Certificate of Occupancy requirements for a commercial business that will be occupied by or serves those that do not own or work for the agricultural operation.
 - iii. Construction of additional single family detached residential dwelling units which shall only be utilized for family members or employees of the Agricultural Operations on the same property with a minimum of 5 acres per unit, up to an additional four (4) units per property.
 1. Issuance of building permits will be required for any additional single family detached residential dwelling units.
 2. Platting of the property and connection to sanitary sewer will not be required for construction of additional single family detached residential dwelling units.

-
- iv. Construction of new, or repair of existing agricultural fencing in conjunction with agricultural operations, including utilizing barbed wire, is permitted without obtaining a building permit as long as the proposed fencing is within the property boundaries and does not impede sight visibility.
 - c. Development Process: Agricultural Operations are subject to all City of Schertz development regulations and processes to include but not limited to Platting, Site Plan, and Building Permits and Inspections with the exceptions provided within this section.

(Ord. No. 24-S-20, § 1(Exh. A), 6-18-2024)

Sec. 21.7.12 Nonconforming Signs.

- A. *General.* A sign, including its supporting structure, shall be considered nonconforming when it does not conform to all or part of the provisions of this Article and
 - 1. was in existence and lawfully located and used in accordance with the provisions of the prior law, ordinance, code or regulation applicable thereto or which was considered legally nonconforming there under and has since been in continuous or regular use;
 - 2. was in existence, located and used on the premises at the time it was annexed into the City and has since been in continuous use; or
 - 3. was in existence and lawfully located and used as an off-premise sign prior to or on February 19, 2008.
- B. Signs shall lose nonconforming status when:
 - 1. it is removed from the premises for any reason;
 - 2. it has been blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign;
 - a. a sign or substantial part of it is considered to have been destroyed only if the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the same type at the same location
 - 3. it has become an abandoned sign, a sign that no longer serves to direct attention to an event, person, product, good, service, or activity, which is no longer conducted; or
 - 4. any structural changes are made not related to repair.

Article 16 Amendments

Proposed UDC Amendment

Article 16 - Definitions

Proposed changes to Article 16 - Definitions to add:

Façade: The portion of any exterior elevation of the building extending from grade to the top of the roof or parapet. Does not include structural or nonstructural elements which extend beyond roof or parapet.

Murals. A graphic displayed on the exterior of a building for decoration or artistic expression. Shall not include text, logos, or images advertising or indicating a service or product.

Subdivision Entry Signs: entry signs identifying a residential or mixed-use development.

Proposed changes to Article 16 - Definitions to replace/edit:

Balloon/Inflatable Signs: One or more inflatable devices filled with lighter-than-air gas used as a temporary sign for the purpose of directing attention to any location, event, person, product, good, service, activity, institution or business.

Bandit Sign: An illegally placed sign often used for advertising a service, business, or product.

Directional Signs: Any on-premise sign that directs the movement of traffic on private property within developments. Directional signs shall be located in a manner where they will not interfere with the safe movement of vehicles or pedestrians and shall not be located within any visibility triangle. Cannot be greater than twelve (12) square feet in area

Freestanding Sign: A sign that is not attached to a building and which is self-supported.

Temporary Signs: A sign constructed of a natural or man-made flexible material including, but not limited to, cloth, canvas, vinyl, engineered wood products not rated for outside use, or fabric which can be easily folded or rolled that is mounted with or without an enclosing framework that is attached or tethered to the building or structures. These signs are intended to be displayed for a limited period of time.

Wall Sign: Any sign attached to or projected from the exterior wall surface or facade of a building

Wind Sign: Any display or series of displays, banners, flags, pennants or other such objects designed and fashioned in such a manner as to move when subjected to wind pressure. Wind signs shall only be permitted as temporary signs. Feather Flags are the only type of wind driven signs allowed.

No other changes are proposed.



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLPP20250053 Waiver
SUBJECT: **PLPP20250053 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Burnette Subdivision, approximately 1.821 acres of land, located at 12396 Schaeffer Road, Schertz, Texas, 78108, more specifically known as Bexar County Parcel Identification Number 308385.

GENERAL INFORMATION:

Owner: Michael T Burnette
Applicant: Edward Campos, Plat Processing Services

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 1.821 acres of land in order to establish one lot. The subject property is currently zoned Single-Family Residential/Agricultural District (R-A). The applicant is seeking approval of a waiver to the UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines. The property is located within the City of Schertz sewer CCN.

GENERAL LOCATION AND SITE DESCRIPTION:

The site is a residence located at 12396 Schaeffer Road, approximately 4,800 feet east of the intersection of Schaeffer Road and FM 1518. The applicant is requesting a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines.

PUBLIC IMPROVEMENTS:

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

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

STAFF ANALYSIS AND RECOMMENDATION:

City of Schertz Engineering has conducted a review of the waiver and recommends approval of the request as the closest gravity sewer connection is over 4,000 feet away, and no new development is proposed on this plat.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Section 21.12.15- Waivers:

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.

Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
2. That the granting of the waiver will not have effect of preventing the orderly subdivision of land in the area in accordance with the provisions of this UDC.

Such findings of the Planning and Zoning Commission, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which the waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of this UDC so that the public health, safety, and welfare may be secured and justice done.

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

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

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

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

Attachments

Aerial Exhibit

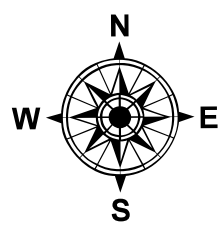
Waiver Request Letter

Engineering Memo

Plat Exhibit



Mapbox, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



SCHIERTZ
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PARCEL ID:
308385
PLPP20250053

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

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

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- 10"
- 12"
- 16"
- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown

- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- Hydrant
 - Manholes
 - CCMA Lift Station
 - Private Lift Station
 - Schertz Lift Station
 - CCMA Treatment Plant
 - Schertz Treatment Plant
 - County Boundaries
 - Schertz Municipal Boundary
 - ETJ
- 0 50 100 200 300 Feet

PLAT PROCESSING SERVICES 1603 MIDNIGHT DR. SAN ANTONIO, TX. 78260

Cell – 830-252-7412 EMAIL = email = camerc4219@gmail.com

Date: 12-05-2024

Re; Burnette Subdivision –Variance request

Plat application No. PLPPC2024205

Planning Community Development

City of Schertz

1400 Schertz Parkway

Schertz, TX. 78154

Attention: Ms. Daisy Marquez

We are hereby requesting a variance to allow the existing septic system which is located at 12396 Schaefer Rd. to remain. The closest existing sanitary Sewer line is located at the intersection of Schaefer Rd. and Hwy. 1518 is Approximately 4,000 ft. away. Due to extensive cost to extend a sewer line to this site the Owner of this property is requesting a variance to this requirement. In closing this system is currently registered with Bexar County.

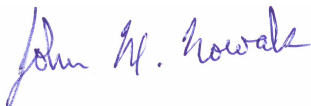
Thank you in advance for your consideration and approval regarding this request.

A handwritten signature in dark ink, appearing to read "Edward R. Campos", is written over a horizontal line.

Edward R. Campos

Owner: Plat Processing Services

Memo

To: Planning and Zoning Commission via William Willingham, Planner
From: John Nowak, P.E., Assistant City Engineer 
Date: April 11, 2025
Re: Recommendation for Waiver to Requirement to Extend and Connect to
Public Sanitary Sewer to Serve the Proposed Approximately 1.8 acre
Burnette Subdivision on Schaefer Road

The request for a waiver to the requirement to extend and connect to public sanitary sewer to serve the proposed approximately 1.8 acre Burnette Subdivision located at 12396 Schaefer Road is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in a reasonable distance to the proposed subdivision. From a sewer map perspective, the closest gravity sewer connection point is over 4,000 feet away. The proposed subdivision currently has a single family residence with an OSSF and no new development is proposed by the subdivision. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances.



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLPP20250053 Plat
SUBJECT: **PLPP20250053** - Consider and act upon a request for approval of a preliminary plat of the Burnette Subdivision, approximately 1.89 acres of land located at 12396 Schaeffer Road, Schertz, Texas, 78108, more specifically known as Bexar County Property Identification Number 308385.

GENERAL INFORMATION:

Owner: Michael T Burnette
Applicant: Edward Campos, Plat Processing Services

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
April 11, 2025	Preliminary Plat Application

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 1.89 acres of land to establish one buildable lot. The subject property is currently zoned Single-Family Residential/Agricultural District (R-A).

An existing residence is already developed on the property and there is no new development being proposed by the applicant. Any additional developments must adhere to the design requirements as dictated by the Unified Development Code.

Single-Family Residential/Agricultural District (R-A) Design Requirements

Area sq. ft.	Width	Depth	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Imp. Coverage
21,780	NA	NA	25	25	25	50%

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently used as a residence located at 12396 Schaeffer Road, Schertz, Texas, otherwise generally located approximately 4,800 feet east of the intersection of FM 1518 and Schaeffer Road.

ACCESS AND CIRCULATION:

The property will have access and frontage to Schaeffer Road.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. At this time the applicant has indicated no intention of removing trees.

PUBLIC SERVICES:

The proposed Burnette subdivision will be serviced by City of Schertz for water, CPS, and AT&T. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF).

PUBLIC IMPROVEMENTS:

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

Water: This subdivision will be serviced by the City of Schertz through a 6-inch water line that runs along Schaeffer Road

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed Burnette Subdivision and to bring the already existing on-site sewer facility (OSSF) into compliance with the UDC. The Engineering Department has reviewed the waiver request and recommends approval of the waiver given the closest possible sewer connection is 4,000 feet away, and there are no proposals for development in addition to the existing home. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. Until that time, per approval of the waiver request, the property will continue to utilize the existing on-site sewer facility (OSSF).

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

Sidewalks, Hike and Bike Trails: No sidewalks or hike and bike trails are required to be constructed by the applicant at this time.

Road Improvements: No road improvements will be required to be completed by the applicant.

STAFF ANALYSIS AND RECOMMENDATION:

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

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

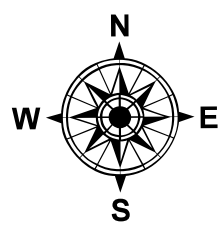
The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit
Plat Exhibit



Mapbox, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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PARCEL ID:
308385
PLPP20250053

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

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

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- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown

- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- Hydrant
 - Manholes
 - CCMA Lift Station
 - Private Lift Station
 - Schertz Lift Station
 - CCMA Treatment Plant
 - Schertz Treatment Plant
 - County Boundaries
 - Schertz Municipal Boundary
 - ETJ
- 0 50 100 200 300 Feet



PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 6 C

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLFP20250091 Waiver
SUBJECT: **PLFP20250091 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the final plat of the Monroe Subdivision Block 1 Lot 2, approximately 12.39 acres of land, located approximately 750 feet east of the intersection of Ware-Seguín Road and Boenig Drive, more specifically known as Bexar County Property Identification Number 619166.

GENERAL INFORMATION:

Owner: Joe Monroe
Applicant: Jaime Noriega, Young Professional Resources

ITEM SUMMARY:

The applicant is requesting to final plat approximately 12.39 acres of land in order to establish one lot. The subject property is currently zoned Single-Family Residential/Agricultural District (R-A). The applicant is seeking approval of a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines. The property is located with both the City of Schertz sewer CCN and the San Antonio River Authority sewer CCN.

GENERAL LOCATION AND SITE DESCRIPTION:

The site is an undeveloped lot located approximately 750 feet east of the intersection of Ware-Seguín Road and Boenig Drive. The applicant is requesting a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines to instead connect to an on-site septic facility (OSSF).

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of a waiver to the Unified Development Code Section 21.15.3: Wastewater Systems on their property zoned Single-Family Residential/Agricultural District (R-A) and connect to a privately owned on-site sewer facility (OSSF). In accordance with UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, all lots within a subdivision are required to extend across the property frontage and to connect to public sanitary sewer systems unless otherwise approved by the City.

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

STAFF ANALYSIS AND RECOMMENDATION:

City of Schertz Engineering has conducted a review of the waiver and recommends approval of the request as the closest possible sewer connection is approximately 2,000 feet from this property. The proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system through a 16-foot easement that connects the property to the Ware-Seguín Road Right of Way. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system in accordance with Section 90-78 of the Code of Ordinances.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Section 21.12.15- Waivers:

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

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

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

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

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

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

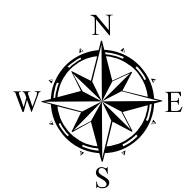
Attachments

Aerial Exhibit

Waiver Request Letter

Engineering Memo

Plat Exhibit



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Monroe Subdivision Plat
Lot 2
PLFP20250091

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

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

- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial

- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A

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- 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





March 9, 2023

Planning & Community Development
City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

Re: Plat Waiver Request
Monroe Subdivision- Plat
21.99 Acres (Residential & Commercial)

Dear Reviewer:

This plat waiver request by Young Professional Resources (YPR) is for the purpose of the Preliminary Plat application for the Monroe Subdivision Subdivision Plat.

The above referenced project is located approximately 390 feet from the intersection of Ware Seguin Road and Boenig Drive. The BCAD parcel ID for the plat to be developed is 619166. The plat consists of approximately 21.99 acres that includes the construction of a residential house and a commercial building for business. The proposed development is to be completed in two phases. Both phases are going to be operated and maintained by one owner. The subdivision plat is currently zoned as GB (General Business) and R-A (Single-Family Residential/Agricultural).

We are requesting the following waivers:

1. *"Lot 2 is not provided road frontage. Without frontage this would be discretionary per P&Z."*

The plat shows an existing 30' ingress/egress easement that provides access. The proposed plat is not removing and amending the existing easement. City Staff stated that they would recommend approval therefore this is a no action item.

2. *"Required by city to connect to sewer where it is within 1,500 feet of commercial or 500 feet residential."*

Extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare. If the subdivision is not adjacent to a thoroughfare, the extension of utilities shall be accomplished in such a manner as to allow future connections to said utilities by new subdivisions. If new subdivisions will never be constructed beyond a developing subdivision due to physical constraints, the Public Works Director may waive the requirement for adjacent utility line construction at the time of final plat approval and prior to construction of the subdivision."

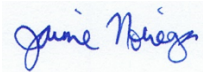
We are requesting a waiver for this requirement. The owner was required to plat both properties because it was contiguous property. The owner has no immediate plans for the commercial development (Lot 1). The owner will be developing the residential lot (Lot 2) to

construct a residential home as his primary residence. The owner will install a septic system for the residential home until the commercial development is developed.

In addition, the cost to extend the sewer services is approximately \$585,000. We have included a preliminary cost estimate. This cost would not be feasible at this time.

If you have comments or questions, please contact me or Leonard D. Young at (210) 590-9215.

Sincerely,
Young Professional Resources

A handwritten signature in blue ink that reads "Jaime Noriega".


Jaime Noriega, PE
Vice President

Attachments:

MONROE SUBDIVISION
SANITARY SEWER IMPROVEMENTS
100% SUBMITTAL - OPINION OF PROBABLE COST
August 22, 2024

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	QTY	TOTAL
COSA 100.1	MOBILIZATION	LS	11%	1	\$ 50,879.00
COSA 101.1	PREPARATION OF RIGHT-OF-WAY	LS	4%	1	\$ 18,501.00
COSA 103.3	REMOVE SIDEWALKS AND DRIVEWAYS (<1000 SF)	SF	\$6.00	5	\$ 30.00
COSA 413.1	FLOWABLE FILL	CY	\$175.00	420	\$ 73,500.00
COSA 502.1	CONCRETE SIDEWALKS (< 150 SY)	SY	\$70.00	1	\$ 70.00
COSA 511.3	HMAC - TYPE D (2" COMPACTED DEPTH)	SY	\$50.00	840	\$ 42,000.00
COSA 1000.3	REMOVE AND REPLACE WOOD FENCE (6' HIGH)	LF	\$80.00	8	\$ 640.00
SAWS 530.1	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	\$80,000.00	1	\$ 80,000.00
SAWS 550	SAN SWR TRENCH EXCAVATION PROTECTION	LF	\$2.00	2090	\$ 4,180.00
SAWS 848	SAN SWR (8 IN)(PVC)(ALL DEPTHS)(PRESSURE RATED)	LF	\$85.00	2090	\$ 177,650.00
SAWS 852.1	SAN SWR MANHOLE (0'-6')(4' I.D)	EA	\$5,000.00	6	\$ 30,000.00
SAWS 854	SANITARY SEWER LATERALS	LF	\$80.00	390	\$ 31,200.00
SAWS 854.1	TWO-WAY SANITARY SEWER CLEAN-OUT	EA	\$500.00	4	\$ 2,000.00
SAWS 864	BYPASS PUMPING	LS	\$15,000.00	1	\$ 15,000.00
SAWS 866	SEWER MAIN TELEVISION INSPECTION (8"-15") (POST-CONSTRUCTION)	LF	\$3.00	2090	\$ 6,270.00
			TOTAL	=	\$ 531,920.00
TOTAL W/ 10% CONTINGENCY					= \$ 585,200.00

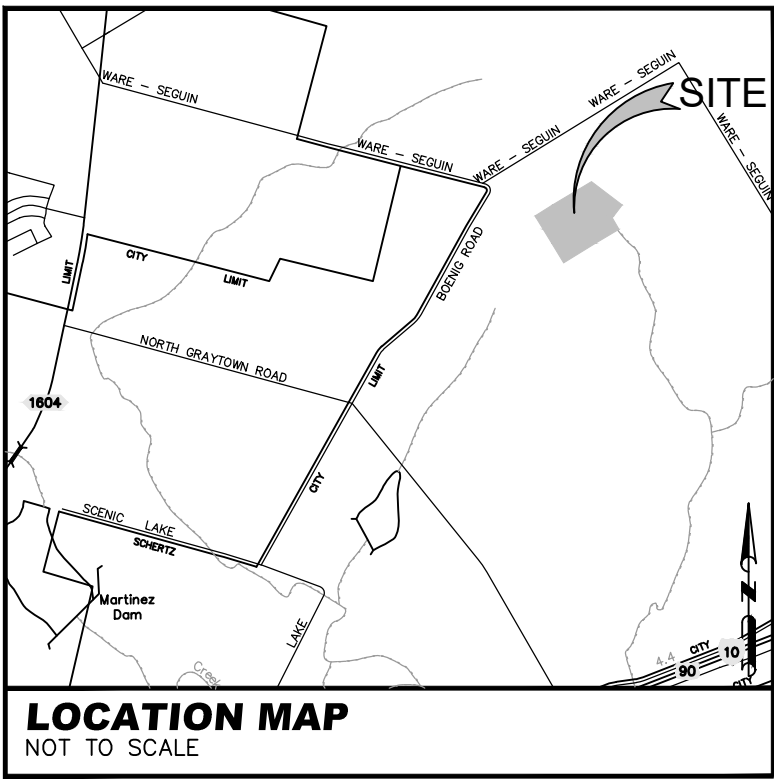
Memo

To: Planning and Zoning Commission via William Willingham, Planner
From: Eric Schulze, P.E., Engineer 
Date: April 18, 2025
Re: Recommendation for Waiver to Requirement to Extend Public Sanitary
Sewer to Serve the Monroe Subdivision - Lot 2

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed Monroe Subdivision – Lot 2 (on Ware Seguin Road about 1 ¼ miles east of Loop 1604) is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is approximately 2,000 feet away from the single family residential lot. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

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

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



LEGEND:

- CALCULATED POINT
- FOUND 1/2" REBAR W/ NO IDENTIFICATION
- ⊗ SET 1/2" REBAR W/ CAP STAMPED "OPEN RANGE FS10194069"
- FOUND 1" PIPE
- FOUND 1/2" REBAR W/ CAP STAMPED "BRIONES"
- FOUND 1/2" REBAR W/ CAP STAMPED "SURVEY ASSOC"

DPRBCT DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPRBCT OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
GETCATV CENTERPOINT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(1) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL (4204). DISTANCES SHOWN ARE REPORTED AS GROUND.
(2) VERTICAL DATUM IS NAVD88.

CPS NOTES:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) — IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CITY OF SCHERTZ STANDARD NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.

2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER, 2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR/ ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

4. BUILDABLE LOTS: 1

STATE OF TEXAS
COUNTY OF BEXAR

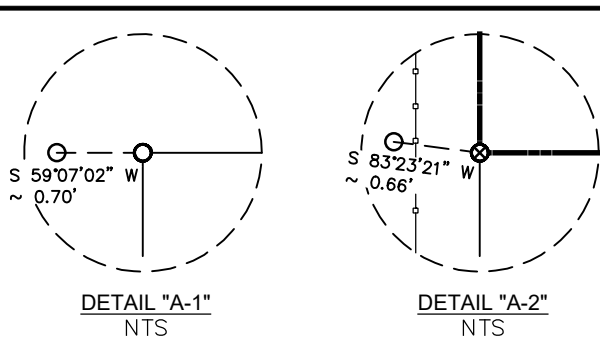
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SCHERTZ PLANNING & ZONING COMMISSION.

JAIME NORIEGA, P.E. DATE
P.E. REGISTRATION NO. 93788
YOUNG PROFESSIONAL RESOURCES F-8635
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
(210) 590-9215

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORT BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

W. ANDREW MCLAUGHLIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6473
OPEN RANGE FIELD SERVICES, LLC
39350 IH-10 W, SUITE 1
BOERNE, TX 78006
PH: (210) 830-428-0290
TBPLS No. 10194069



OWNER/DEVELOPER:
JOE & REGINA MONROE
7815 FOREST PATH
LIVE OAK, TX 78233
210-387-0097

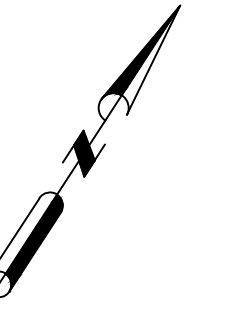
SURVEYOR:
OPEN RANGE FIELD
SERVICES, LLC
39350 IH-10 W, STE 1
BOERNE, TX 78006

DRAINAGE NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE [9/29/2010]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGEND

- Guy Wire
- ⊗ Power Pole
- ⊗ Electric Transformer
- WM Water Meter
- CB Cable Box
- WV Water Valve
- ⊗ Fire Hydrant
- Sign

PLAT NO.



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOE & REGINA MONROE
7815 FOREST PATH
LIVE OAK, TX 78233
PH: (210) 387-0097

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED JOE MONROE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF , 20__.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATION BY CITY ENGINEER

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

CITY ENGINEER _____

PLANNING AND ZONING COMMISSION

THIS PLAT OF MONROE SUBDIVISION — LOT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20__ AT _____, M. AND DULY RECORDED THE AT _____, M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D. 20__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

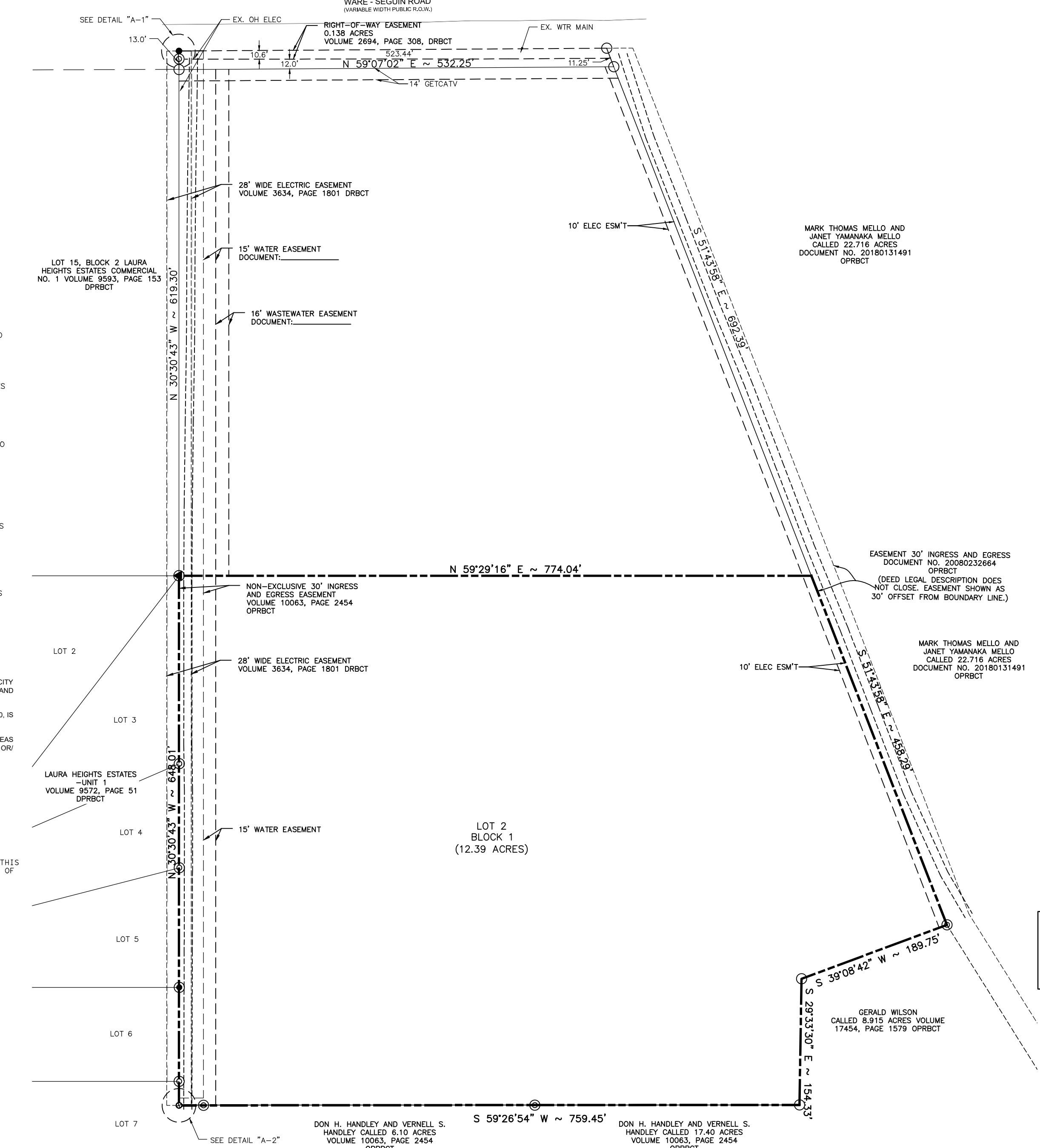
BY: _____, DEPUTY

Certified By: *William Willingham*
William Willingham, Planner
Planning and Community Development
02/19/2025 8:15:15 AM

YOUNG PROFESSIONAL RESOURCES
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
C: (210) 590-9215
YOUNG PROFESSIONAL RESOURCES ©
REGISTRATION NO. F-8635

PLAT ESTABLISHING
MONROE SUBDIVISION
PLAT - LOT 2

BEING A 12.39 ACRE TRACT OUT OF STACEY B. LEWIS, SURVEY NUMBER 317, ABSTRACT NUMBER 433, BEXAR COUNTY, TEXAS, AND BEING DESIGNATED AS TRACT 3, OF THE SUBDIVISION OF THE HAROLD W. KNIGHT 149.042 ACRES, COUNTY BLOCK 5068, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO TERRY JEAN GODWIN, RECORDED IN VOLUME 14599, PAGE 319, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.





PLANNING AND ZONING COMMISSION MEETING: 05/07/2025
Agenda Item 6 D

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLFP20250091 Plat
SUBJECT: **PLFP20250091** - Consider and act upon a request for approval of a final plat of the Monroe Subdivision Lot 2 Block 1, approximately 12.39 acres of land located approximately 750 feet east of the intersection of Ware-Seguin Road and Boenig Drive, more specifically known as Bexar County Property Identification Number 619166.

GENERAL INFORMATION:

Owner: Joe Monroe
Applicant: Jaime Noriega, Young Professional Services

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
April 17, 2025	Final Plat Application

ITEM SUMMARY:

The applicant is proposing to final plat approximately 12.39 acres of land for one buildable lot. The property is zoned as Single-Family Residential/Agricultural District (R-A) and is located within the Joint Base San Antonio-Randolph Accident Potential Zone II.

The Planning and Zoning Commission approved the preliminary plat for the subject site on October 2, 2024. The preliminary plat required discretionary approval from the Planning and Zoning Commission because the property does not have direct frontage onto a public street but instead takes access onto Ware-Seguin Road through a non-exclusive 30-foot ingress and egress easement. UDC Section 21.9.3.J requires that each lot be provided with adequate access to a public street, either by direct frontage or by public access easement approved by the commission. Thus, the preliminary plat for the subject property was brought forth to the commission and was approved under case PLPP20240175.

Per the letter of intent, the applicant proposes to develop a residence on the currently undeveloped lot. The proposed development will adhere to the design requirements as dictated by the Unified Development Code.

Single-Family Residential/Agricultural District (R-A) Design Requirements

Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Imp. Coverage
21,780	NA	NA	25	25	25	50%

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located approximately 750 feet east of the intersection of Ware-Seguin Road and Boenig Drive.

ACCESS AND CIRCULATION:

The subject property takes access onto Ware-Seguin Road through a non-exclusive 30-foot ingress and egress easement along the western boundary of Lot 1, Block 1 per the approved preliminary plat of the Monroe Subdivision. The lot through which the subject property takes access is owned by the same owner as the subject property of Lot 2, Block 1. According to the Master Thoroughfare Plan, Ware-Seguin Road is Residential Collector and currently has a 70-foot Right of Way.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC) Section 21.9.9. Tree Preservation and Mitigation. A signed tree affidavit was submitted indicating that there will be no damage to or removal of Protected and Heritage class trees located on the subject property. The Tree Preservation and Mitigation will be evaluated with any subsequent applications.

PUBLIC SERVICES:

The site will be serviced by the City of Schertz for water, and CPS energy. The applicant is requesting a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the subject property will be serviced by an on-site sewer facility (OSSF).

PUBLIC IMPROVEMENTS:

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

Water: The City of Schertz is the water provider for this site. There is an 8-inch water line along Ware-Seguin Road

Sewer: The City of Schertz and the San Antonio River Authority (SARA) are the sanitary sewer providers for this site. Per UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, the applicant would be required to extend sanitary sewer service to their property and connect to the system. The applicant has provided a waiver request to the requirement to extend and connect to the sanitary sewer system and instead be serviced by an on-site sewer facility (OSSF). The Engineering Department has reviewed the waiver request and supports granting the waiver as the closest possible sewer connection point is approximately 2,000 feet away from the subject residential lot. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances. Any new on-site sewer facility (OSSF) will be reviewed and permitted through Bexar County. A building permit will not be issued without a Bexar County Approved OSSF or extension of and connection to the public system.

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

Sidewalks, Hike and Bike Trails: No improvements are required at this time.

Road Improvements: Ware-Seguin Road is currently identified as a Residential Collector with 70-feet of Right-of-Way in the Master Thoroughfare Plan. The subject site does not have direct frontage onto Ware-Seguin Road and is not required to make improvements at this time.

STAFF ANALYSIS AND RECOMMENDATION:

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

Planning Department Recommendation	
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X	Approve as submitted
	Approve with conditions*
	Denial

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

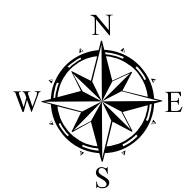
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.9 D.

Attachments

Aerial Exhibit

Plat Exhibit



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Monroe Subdivision Plat
Lot 2
PLFP20250091

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

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

- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial

- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A

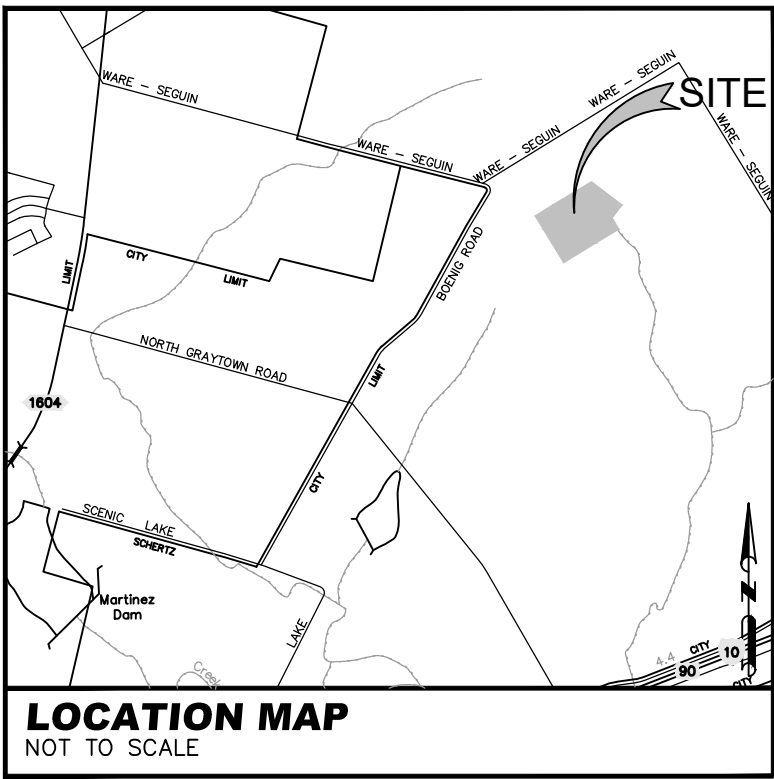
- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown

- 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





- LEGEND:**
- CALCULATED POINT
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STATE OF TEXAS
COUNTY OF BEXAR

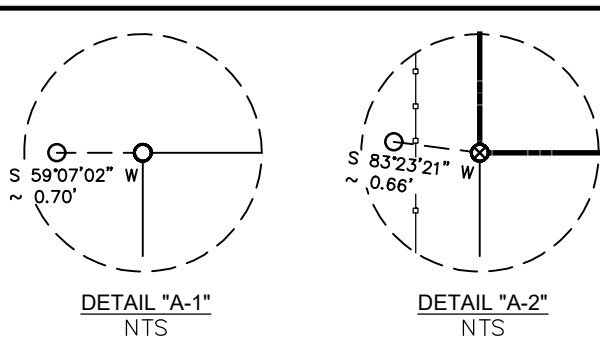
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SCHERTZ PLANNING & ZONING COMMISSION.

JAIME NORIEGA, P.E. DATE
P.E. REGISTRATION NO. 93788
YOUNG PROFESSIONAL RESOURCES F-8635
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
(210) 590-9215

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORT BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

W. ANDREW MCLAUGHLIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6473
OPEN RANGE FIELD SERVICES, LLC
39350 IH-10 W, SUITE 1
BOERNE, TX 78006
PH: (210) 830-428-0290
TBPLS No. 10194069



OWNER/DEVELOPER:
JOE & REGINA MONROE
7815 FOREST PATH
LIVE OAK, TX 78233
210-387-0097

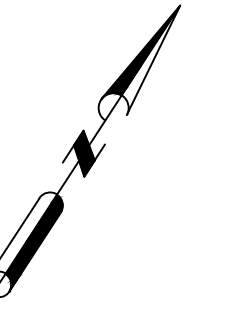
SURVEYOR:
OPEN RANGE FIELD
SERVICES, LLC
39350 IH-10 W, STE 1
BOERNE, TX 78006

DRAINAGE NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE [9/29/2010]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- LEGEND**
- Guy Wire
 - ⊗ Power Pole
 - ⊗ Electric Transformer
 - WM Water Meter
 - CB Cable Box
 - WV Water Valve
 - ⊗ Fire Hydrant
 - ⊗ Sign

PLAT NO.



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOE & REGINA MONROE
7815 FOREST PATH
LIVE OAK, TX 78233
PH: (210) 387-0097

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE MONROE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF , 20__.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATION BY CITY ENGINEER

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

CITY ENGINEER

PLANNING AND ZONING COMMISSION

THIS PLAT OF MONROE SUBDIVISION — LOT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20__ AT _____, M. AND DULY RECORDED THE AT _____, M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____.

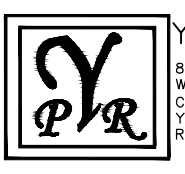
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D. 20__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



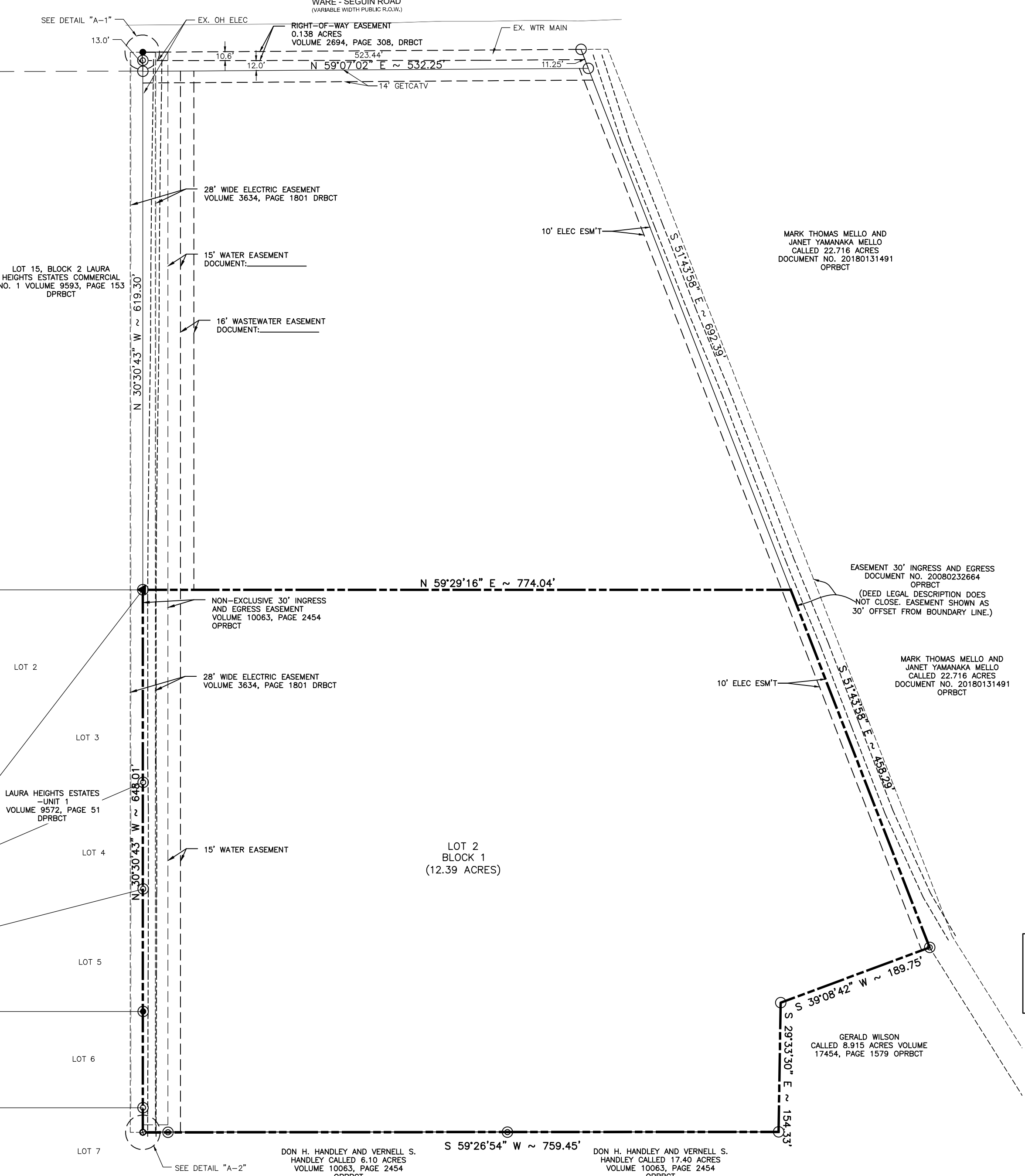
Certified By: *William Willingham*
William Willingham, Planner
Planning and Community Development
02/19/2025 8:15:15 AM



YOUNG PROFESSIONAL RESOURCES
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
C: (210) 590-9215
YOUNG PROFESSIONAL RESOURCES ©
REGISTRATION NO. F-8635

PLAT ESTABLISHING MONROE SUBDIVISION PLAT - LOT 2

BEING A 12.39 ACRE TRACT OUT OF STACEY B. LEWIS, SURVEY NUMBER 317, ABSTRACT NUMBER 433, BEXAR COUNTY, TEXAS, AND BEING DESIGNATED AS TRACT 3, OF THE SUBDIVISION OF THE HAROLD W. KNIGHT 149.042 ACRES, COUNTY BLOCK 5068, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO TERRY JEAN GODWIN, RECORDED IN VOLUME 14599, PAGE 319, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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: No new Site Plan Applications were submitted from March 26, 2025, to May 1, 2025.

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

- Ordinance 25-S-012 - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.4. - Zoning Change.
 - Approved at the April 1, 2025, City Council meeting.
- Ordinance 25-S-011 - Conduct a public hearing and consider 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.
 - Approved at the April 15, 2025, City Council meeting.
- Ordinance 24-S-019 - Conduct a public hearing and consider a request to rezone approximately 3.5 acres of land from Pre-Development District (PRE) to General Business District-II (GB-2), generally located 1,700 feet west of the intersection of IH-10 E Access Road and Trainer Hale Road, more specifically known as Bexar County Property Identification Number 339775, City of Schertz, Bexar County, Texas.
 - Recommended for Denial by the Planning and Zoning Commission on April 2, 2025
 - Scheduled for City Council action on May 6, 2025
- Ordinance 24-S-020 - Conduct a public hearing and consider a request to rezone approximately 1.38 acres of land from Pre-Development District (PRE) to Single-Family Residential/Agricultural District (R-A), more specifically known as Bexar County Property Identification Number 310235, also known as 9126 Trainer Hale Rd, City of Schertz, Bexar County, Texas
 - Recommended for Approval by the Planning and Zoning Commission on April 2, 2025
 - Scheduled for City Council action on May 6, 2025

ADMINISTRATIVELY APPROVED PROJECTS:

The following projects were administratively approved from March 27, 2025, to May 1, 2025:

- Schertz Station Lot 1 - Portillos
 - 18678 IH-35 N
 - A proposed 6,160-square-foot restaurant with patio, dining area, and drive-through.
- Las Palapas Schertz
 - 16846 IH-35 N
 - A proposed 7,626-square-foot restaurant with patio, dining area, and drive-thru.
- Burger King - FM 78
 - 1008 FM 78

- A proposed approximately 14,000-square-foot building with a convenience store with gas pumps, fast food restaurant, and retail space.
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