



MEETING AGENDA
Schertz Capital Improvement Advisory Committee
AND
Planning & Zoning Commission
June 4, 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, JUNE 4, 2025 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, June 4, 2025, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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

4. PUBLIC HEARING:

- A.** Hold a public hearing, consider, and file the past two semi-annual reports evaluating the progress of the City on achieving the capital improvements program and identifying any problems in implementing the plans or administering the capital recovery fees.

5. ADJOURNMENT OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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

4. CONSENT AGENDA:

- A. Minutes for the May 7, 2025 Regular Meeting.

5. PUBLIC HEARING:

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

- A. **PLZC20250105** - Hold a public hearing and make a recommendation on a request to rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (R-A) to Middle Density Residential District (R-5) known as Guadalupe County Property Identification Number 68302, and 68303, also known as 19018 Old Wiederstein Road, City of Schertz, Guadalupe County, Texas
- B. **PLZC20240315** - Hold a public hearing and make a recommendation on a request to rezone approximately 173 acres of land from Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A) to Single-Family Residential District (R-1), Single-Family Residential District (R-2), and Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310012, 309425, 309427, generally located 1,000 feet to the west of Cibolo Creek on Lower Seguin Road, City of Schertz, Bexar County, Texas
- C. **PLUDC20250123**- Conduct a public hearing, workshop, and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8 Section 21.8.9 - Outdoor Display and Storage.

6. REQUESTS AND ANNOUNCEMENTS:

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

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

A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Daisy Marquez, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 29th day of May, 2025 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.



Daisy Marquez, Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on _____ day of _____, 2025. _____ title: _____

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

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

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



CAPITAL IMPROVEMENT ADVISORY COMMITTEE: 06/04/2025

Agenda Item 4 A

TO: Capital Improvement Advisory Committee
PREPARED BY: Kathryn Woodlee, City Engineer
SUBJECT: Hold a public hearing, consider, and file the past two semi-annual reports evaluating the progress of the City on achieving the capital improvements program and identifying any problems in implementing the plans or administering the capital recovery fees.

GENERAL INFORMATION

Section 395.058 (c) (4) of the Texas Local Government Code requires the Capital Improvements Advisory Committee (CIAC) to file semi-annual reports with respect to the progress of the capital improvement plan and report to City Council any perceived inequities in implementing the plan or imposing impact fees. Section 90-158 of the City's Code of Ordinances includes the same requirement.

Active projects and associated expenses that are funded at least in part using Impact Fee Funds the periods of the second half of fiscal year 2023-2024 and the first half of fiscal year 2024-2025 were as follows:

Water

- Corbett Ground Storage Tank
 - 2nd Half FY24
 - Expenses: \$2,902,306.94
 - Professional services - \$11,971.71
 - Construction - \$2,890,335.23
 - Status: Construction ongoing
 - 1st Half FY25:
 - Expenses: \$2,255,047.44
 - Professional services - \$5,120.00
 - Construction - \$2,249,927.44
 - Status: Construction ongoing - Completion expected Fall 2025
- City-wide Water Master Plan and Impact Fee Update Study
 - 2nd half FY24
 - Expenses: \$25,789.18
 - Computer Fees & Licenses - \$5,640.00
 - Professional services - \$20,149.18
 - Status: Capital Improvement Plan finalized and cost estimates prepared
 - 1st Half FY25
 - Expenses: Professional services - \$11,739.40
 - Status: Financial analyses, calculation of maximum assessable rates, first presentations of Land Use Assumptions, Capital Improvement Plans, and maximum rates and rates to be charged
- Ware Seguin to Lower Seguin and Graytown to Pfeil Loop Lines
 - 2nd Half FY24
 - Expenses: Professional Services - \$7,300.77
 - Status: Design and easement acquisition efforts continuing
 - 1st Half FY25
 - Expenses: Professional Services - \$14,334.56
 - Status: Easement acquisition efforts continuing - several parcel payments pending

Sewer

- Woman Hollering Creek Wastewater Project
 - 2nd Half FY24
 - Expenses: \$1,002,285.95
 - Professional services - \$119,253.91
 - Construction - \$883,032.04
 - Status: Construction nearing completion - lift station testing occurring - startup projected 1st half FY25
 - 1st Half FY25
 - Expenses: \$622,023.69
 - Professional services - \$50,020.38
 - Construction - \$572,003.31

- Status: Lift station put into operation March 3, 2025 - Final completion of project expected Summer/Fall 2025
- City-wide Wastewater Master Plan and Impact Fee Update Study
 - 2nd half FY24
 - Expenses: \$25,789.17
 - Computer Fees & Licenses - \$5,640.00
 - Professional services - \$20,149.17
 - Status: Capital Improvement Plan finalized and cost estimates prepared
 - 1st Half FY25
 - Expenses: Professional services - \$11,739.40
 - Status: Financial analyses, calculation of maximum assessable rates, first presentations of Land Use Assumptions, Capital Improvement Plans, and maximum rates and rates to be charged
- Cibolo West Wastewater Trunk Main
 - 2nd Half FY24 - No Expenses - project not started
 - 1st Half FY25
 - Expenses: Professional services - \$27,943.00
 - Status: Route Study underway

Roadway

- Service Area 1
 - 2nd Half FY24 - No Expenses
 - 1st Half FY25 - No Expenses
- Service Area 2
 - Expenses 1st Half FY24 - \$54,976.89 annual partial reimbursement to Babcock Road 165, Ltd., for cost of Ripps Kreusler extension (\$92,794.75 remaining to be paid)
- Service Areas 3 and 4
 - 2nd Half FY24 - No Expenses
 - 1st Half FY25 - No Expenses

STAFF ANALYSIS AND RECOMMENDATION

Staff recommends the CIAC accept this report and file the semi-annual reports for the 2nd half of FY24 and the 1st half of FY25 with City Council. The semi-annual reports will consist of the items presented to the CIAC and draft minutes from this meeting.

Attachments

Capital Recovery Financials 2nd Half FY24
 Capital Recovery Financials 1st Half FY25

CITY OF SCHERTZ
CAPITAL RECOVERY IMPACT FEE REPORT
April 1, 2024 TO September 30, 2024

	***** IMPACTS FEES *****		
	Water	Sewer	Total
Beginning Allocated Impact Fee Balance ¹	3,000,909.18	972,867.57	3,973,776.75
Net Change in Allocated Impact Fees	<u>(2,902,306.94)</u>	<u>(64,220.81) #</u>	<u>(3,888,462.61)</u>
Ending Allocated Impact Fee Balance	98,602.24	908,646.76 #	1,007,249.00
Beginning Unallocated Impact Fee Balance	6,103,989.08	1,445,725.97	7,549,715.05
Revenues:			
Impact Fees	683,074.00	635,932.68	1,319,006.68
Transfer In	0.00	0.00	0.00
Interest Earned	1,165.90	8,153.03	9,318.93
Investments Income	173,899.71	125,507.99	299,407.70
Expenses:			
Computer Fees & Licenses	5,640.00	5,640.00	
Professional Services	20,149.18	20,149.18	40,298.36
Auditor/Accounting Services	1,000.00	1,000.00	2,000.00
Investment Mgt Fee - Sewer	0.00	0.00	0.00
Transferred Out	0.00	1,444,222.00	1,444,222.00
Construction	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	<u>831,350.43</u>	<u>(701,417.48)</u>	<u>129,932.95</u>
Ending Unallocated Impact Fee Balance	6,935,339.51	744,308.49	7,679,648.00
Estimated Cost of Unfunded Projects			
Loop Lines	1,125,000.00		
Capital Impact Fee Study	11,739.40	25,093.25	
Cibolo West Trunk Line		16,213,000.00	
Total Unfunded Project Costs	<u>1,136,739.40</u>	<u>16,238,093.25</u>	<u>17,374,832.65</u>
Unfunded Projects to Ending Unallocated Impact Fee Balance ²	5,798,600.11	(15,493,784.76)	(9,695,184.65)

¹ Allocated Impact Fee Balances only include Capital Recovery funds and not funds from any other source. It also assumes Capital Recovery Funds are used first when allocated.

² Negative Unfunded Projects to Ending Impact Fee Balance to be funded by future revenues or through other sources

Capital Recovery Water Projects

Capital Improvements Program	SE Quad Pump Station	SE Quad GST	SE Quad Elevated Tank	SE Quad Distribution Mains	NE Quad Distribution Mains	IH10 Corridor Distribution Mains
Original Cost Estimate	\$ 1,688,289	\$ 1,100,000	\$ 1,250,000	\$ 1,700,000	\$ 1,600,000	\$ 1,000,000
Current Project Designation	Corbett Ground Storage Tank	Corbett Ground Storage Tank- RL2	Corbett Elevated Tank - RL1	Loop Lines - WA1		
Current Cost Estimate		\$ 5,000,000	\$ 5,650,000	\$ 4,641,302		

Capital Recovery Funding/Allocation

2011						
2012						
2013			\$ 12,251.14			
2014			\$ 500.00			
2015			\$ 86,166.10			
2016			\$ 3,050,000.00			
2017						
2018						
2019			\$ 1,375,000.00			
2020						
2021		\$ 512,000.00				
2022		\$ 4,230,818.70				

Capital Recovery Funding Balance	\$ -	\$ 4,742,818.70	\$ 4,523,917.24	\$ -	\$ -	\$ -
Other Funding Sources	\$ -	\$ 364,092.72	\$ 633,024.89	\$ 1,146,643.35	\$ -	\$ -
Total Project Funding Sources	\$ -	\$ 5,106,911.42	\$ 5,156,942.13	\$ 1,146,643.35	\$ -	\$ -

Project Annual Expenses

Second Half 2013			\$ 12,251.14			
First Half 2014			\$ 6.77			
Second Half 2014			\$ 2,081.13			
First Half 2015			\$ 980.00			
Second Half 2015			\$ 120,233.32			
First Half 2016			\$ 87,843.28			
Second Half 2016			\$ 22,763.75			
First Half 2017			\$ -			
Second Half 2017			\$ 40,403.20			
First Half 2018			\$ 6,248.00			
Second Half 2018			\$ 7,485.13			
First Half 2019			\$ 50,510.63			
Second Half 2019			\$ 1,994,741.24			
First Half 2020			\$ 1,385,858.48			
Second Half 2020			\$ 1,161,122.42			
First Half 2021			\$ 172,980.16			
Second Half 2021		\$ 114,254.48	\$ 91,433.48			
First Half 2022		\$ 154,707.22				
Second Half 2022		\$ 124,820.80				
First Half 2023		\$ 21,629.11		\$ 40,455.00		
Second Half 2023		\$ 641,187.27		\$ 80,810.00		
First Half 2024		\$ 685,310.64		\$ 5,823.00		
Second Half 2024		\$ 2,902,306.94		\$ 7,300.77		
Total Expenses	\$ -	\$ 4,644,216.46	\$ 5,156,942.13	\$ 134,388.77	\$ -	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ 98,602.24	\$ -	\$ -	\$ -	\$ -
Project Balance	\$ -	\$ 462,694.96	\$ -	\$ 1,012,254.58	\$ -	\$ -

Project Status	Future	On Going	Complete	On Going	Future	Future
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Capital Recovery Sewer Projects

Capital Improvements Program	Final South Sewershed Master Plan	Town Creek Phase III	Town Creek Phase IV	Woman Hollering Creek STP PH II	South Schertz Trunk Lines and Lift Station	South Schertz Trunk Lines and Lift Station
Original Cost Estimate	\$ 15,000	\$ 659,126	\$ 1,000,000	\$ 600,000	\$ 9,600,000	
Current Project Designation		Town Creek Phase III - QA3		Crossvines Batch Plant Expansion - QA4	Woman Hollering Trunk Line - QA2/Q01	Cibolo West Trunk Line - WA1
Current Cost Estimate		\$ 931,740		\$ 487,848	\$ 12,000,000	\$ 16,213,000.0

Capital Recovery Funding/Allocation

2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018				\$ 487,848.00		
2019				\$ -		
2020						
2021					\$ 7,795,000.00	
2022						
2024				\$ 138,980.54	\$ 1,860,000.00	

Capital Recovery Funding Balance	\$ -	\$ -	\$ -	\$ 626,828.54	\$ 9,655,000.00	\$ -
Other Funding Sources		Bond 2007 \$ 931,739.74			Bond 2013 \$ 3,069,305.46	
Total Project Funding Sources	\$ -	\$ 931,739.74	\$ -	\$ 626,828.54	\$ 12,724,305.46	\$ -

Project Annual Expenses

First Half 2012						
Second Half 2012					\$ -	
First Half 2013				\$ 82,262.17	\$ -	
Second Half 2013		\$ 980.00		\$ 50,676.07	\$ -	
First Half 2014		\$ 28,743.00		\$ 6,642.30	\$ -	
Second Half 2014		\$ 46,690.62		\$ 74,054.70	\$ -	
First Half 2015		\$ 5,858.72			\$ -	
Second Half 2015		\$ 815,683.00		\$ 26,911.24	\$ -	
First Half 2016		\$ 33,784.40		\$ 27,210.41	\$ 11,105.00	
Second Half 2016					\$ 121,481.22	
First Half 2017					\$ 83,940.36	
Second Half 2017					\$ 10,268.18	
First Half 2018					\$ 247,870.62	
Second Half 2018				\$ 157,004.53	\$ 212,479.83	
First Half 2019				\$ 10,175.48	\$ 56,860.59	
Second Half 2019					\$ 235,360.91	
First Half 2020				\$ 6,000.00	\$ 85,555.02	
Second Half 2020					\$ 143,307.30	
First Half 2021				\$ -	\$ -	
Second Half 2021				\$ -	\$ 16,123.52	
First Half 2022				\$ -	\$ 6,615.06	
Second Half 2022				\$ -	\$ 3,886,885.47	
First Half 2023				\$ -	\$ 3,715,891.65	
Second Half 2023				\$ -	\$ 1,703,004.22	
First Half 2024				\$ -	\$ 462,515.44	
Second Half 2024				\$ -	\$ 1,002,285.95	
Total Expenses	\$ -	\$ 931,739.74	\$ -	\$ 440,936.90	\$ 12,001,550.34	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ -	\$ -	\$ 185,891.64	\$ 722,755.12	\$ -
Project Balance	\$ -	\$ -	\$ -	\$ 185,891.64	\$ 722,755.12	\$ -
Project Status	Future	Complete	Future	On Going	On Going	Future

CITY OF SCHERTZ
ROADWAY IMPACT FEE REPORT
April 1, 2024 TO September 30, 2024

	***** ROADWAY IMPACTS FEES *****				
	Area 1	Area 2	Area 3	Area 4	Total
Beginning Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Net Change in Allocated Impact Fees	0.00	0.00	0.00	0.00	0.00
Ending Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Beginning Unallocated Impact Fee Balance	1,294,044.60	753,948.21	2,042,470.20	6,584.23	4,097,047.24
Revenues:					
Impact Fees	244,305.76	72,736.78	124,690.00	0.00	441,732.54
Transfer In	0.00	0.00	0.00	0.00	0.00
Interest Earned	432.79	136.03	430.19	0.05	999.06
Investments Income	36,964.82	21,240.79	56,629.77	180.81	115,016.19
Expenses:					
Development Incentive Fund	0.00	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	0.00	0.00	0.00
Auditor/Accounting Services	0.00	0.00	0.00	0.00	0.00
Transferred Out	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00	0.00	0.00
RightOfWay/Easements	0.00	0.00	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	281,703.37	94,113.60	181,749.96	180.86	557,747.79
Ending Unallocated Impact Fee Balance	1,575,747.97	848,061.81	2,224,220.16	6,765.09	4,654,795.03

CITY OF SCHERTZ
CAPITAL RECOVERY IMPACT FEE REPORT
October 1, 2024 TO March 31, 2025

	***** IMPACTS FEES *****		
	Water	Sewer	Total
Beginning Allocated Impact Fee Balance ¹	1,806,249.76	908,646.76	2,714,896.52
Net Change in Allocated Impact Fees	<u>(98,602.24)</u>	<u>(349,966.69)</u>	<u>(448,568.93)</u>
Ending Allocated Impact Fee Balance	1,707,647.52	558,680.07 #	2,266,327.59
Beginning Unallocated Impact Fee Balance	6,935,339.51	744,308.49	7,549,715.05
Revenues:			
Impact Fees	746,981.38	370,296.00	1,117,277.38
Transfer In	0.00	0.00	0.00
Interest Earned	1,794.53	31,605.37	33,399.90
Investments Income	167,350.76	61,944.78	229,295.54
Expenses:			
Computer Fees & Licenses	0.00	0.00	
Professional Services	11,739.40	11,739.40	23,478.80
Auditor/Accounting Services	0.00	0.00	0.00
Investment Mgt Fee - Sewer	0.00	0.00	0.00
Transferred Out	50,000.00	0.00	50,000.00
Construction	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	<u>854,387.27</u>	<u>452,106.75</u>	<u>1,306,494.02</u>
Ending Unallocated Impact Fee Balance	7,789,726.78	1,196,415.24	8,986,142.02
Estimated Cost of Unfunded Projects			
Loop Lines	1,125,000.00		
Cibolo West Trunk Line		15,913,000.00	
Total Unfunded Project Costs	<u>1,125,000.00</u>	<u>15,913,000.00</u>	<u>17,038,000.00</u>
Unfunded Projects to Ending Unallocated Impact Fee Balance ²	6,664,726.78	(14,716,584.76)	(8,051,857.98)

¹ Allocated Impact Fee Balances only include Capital Recovery funds and not funds from any other source. It also assumes Capital Recovery Funds are used first when allocated.

² Negative Unfunded Projects to Ending Impact Fee Balance to be funded by future revenues or through other sources

Capital Recovery Water Projects

Capital Improvements Program	SE Quad Pump Station	SE Quad GST	SE Quad Elevated Tank	SE Quad Distribution Mains	NE Quad Distribution Mains	IH10 Corridor Distribution Mains
Original Cost Estimate	\$ 1,688,289	\$ 1,100,000	\$ 1,250,000	\$ 1,700,000	\$ 1,600,000	\$ 1,000,000
Current Project Designation	Corbett Ground Storage Tank	Corbett Ground Storage Tank- RL2	Corbett Elevated Tank - RL1	Loop Lines - WA1		
Current Cost Estimate		\$ 5,000,000	\$ 5,650,000	\$ 4,641,302		

Capital Recovery Funding/Allocation

2011						
2012						
2013			\$ 12,251.14			
2014			\$ 500.00			
2015			\$ 86,166.10			
2016			\$ 3,050,000.00			
2017						
2018						
2019			\$ 1,375,000.00			
2020						
2021		\$ 512,000.00				
2022		\$ 4,230,818.70				

Capital Recovery Funding Balance	\$ -	\$ 4,742,818.70	\$ 4,523,917.24	\$ -	\$ -	\$ -
Grants	\$ -	\$ 3,500,000.00	\$ -	\$ -	\$ -	\$ -
Other Funding Sources	\$ -	\$ 364,092.72	\$ 633,024.89	\$ 1,181,593.09	\$ -	\$ -
Total Project Funding Sources	\$ -	\$ 8,606,911.42	\$ 5,156,942.13	\$ 1,181,593.09	\$ -	\$ -

Project Annual Expenses

Second Half 2013			\$ 12,251.14			
First Half 2014			\$ 6.77			
Second Half 2014			\$ 2,081.13			
First Half 2015			\$ 980.00			
Second Half 2015			\$ 120,233.32			
First Half 2016			\$ 87,843.28			
Second Half 2016			\$ 22,763.75			
First Half 2017			\$ -			
Second Half 2017			\$ 40,403.20			
First Half 2018			\$ 6,248.00			
Second Half 2018			\$ 7,485.13			
First Half 2019			\$ 50,510.63			
Second Half 2019			\$ 1,994,741.24			
First Half 2020			\$ 1,385,858.48			
Second Half 2020			\$ 1,161,122.42			
First Half 2021			\$ 172,980.16			
Second Half 2021		\$ 114,254.48	\$ 91,433.48			
First Half 2022		\$ 154,707.22				
Second Half 2022		\$ 124,820.80				
First Half 2023		\$ 21,629.11		\$ 40,455.00		
Second Half 2023		\$ 641,187.27		\$ 80,810.00		
First Half 2024		\$ 685,310.64		\$ 5,823.00		
Second Half 2024		\$ 2,902,306.94		\$ 7,300.77		
First Half 2025		\$ 2,255,047.44		\$ 14,334.56		
Total Expenses	\$ -	\$ 6,899,263.90	\$ 5,156,942.13	\$ 148,723.33	\$ -	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ 1,707,647.52	\$ -	\$ -	\$ -	\$ -
Project Balance	\$ -	\$ -	\$ -	\$ 1,032,869.76	\$ -	\$ -
Project Status	Future	On Going	Complete	On Going	Future	Future

Capital Recovery Sewer Projects

Capital Improvements Program	Final South Sewershed Master Plan	Town Creek Phase III	Town Creek Phase IV	Woman Hollering Creek STP PH II	South Schertz Trunk Lines and Lift Station	South Schertz Trunk Lines and Lift Station
Original Cost Estimate	\$ 15,000	\$ 659,126	\$ 1,000,000	\$ 600,000	\$ 9,600,000	
Current Project Designation		Town Creek Phase III - QA3		Crossvines Batch Plant Expansion - QA4	Woman Hollering Trunk Line - QA2/Q01	Cibolo West Trunk Line - WA1
Current Cost Estimate		\$ 931,740		\$ 440,937	\$ 12,000,000	\$ 16,213,000.0

Capital Recovery Funding/Allocation

2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018				\$ 487,848.00		
2019				\$ -		
2020						
2021					\$ 7,795,000.00	
2022						
2024				\$ 138,980.54	\$ 1,860,000.00	
2025				\$ (185,891.64)	\$ 185,891.64	\$ 300,000.00

Capital Recovery Funding Balance	\$ -	\$ -	\$ -	\$ 440,936.90	\$ 9,840,891.64	\$ 300,000.00
Other Funding Sources		Bond 2007 \$ 931,739.74			Bond 2013 \$ 3,069,305.46	
Total Project Funding Sources	\$ -	\$ 931,739.74	\$ -	\$ 440,936.90	\$ 12,910,197.10	\$ 300,000.00

Project Annual Expenses

First Half 2012						
Second Half 2012					\$ -	
First Half 2013				\$ 82,262.17	\$ -	
Second Half 2013		\$ 980.00		\$ 50,676.07	\$ -	
First Half 2014		\$ 28,743.00		\$ 6,642.30	\$ -	
Second Half 2014		\$ 46,690.62		\$ 74,054.70	\$ -	
First Half 2015		\$ 5,858.72			\$ -	
Second Half 2015		\$ 815,683.00		\$ 26,911.24	\$ -	
First Half 2016		\$ 33,784.40		\$ 27,210.41	\$ 11,105.00	
Second Half 2016					\$ 121,481.22	
First Half 2017					\$ 83,940.36	
Second Half 2017					\$ 10,268.18	
First Half 2018					\$ 247,870.62	
Second Half 2018				\$ 157,004.53	\$ 212,479.83	
First Half 2019				\$ 10,175.48	\$ 56,860.59	
Second Half 2019					\$ 235,360.91	
First Half 2020				\$ 6,000.00	\$ 85,555.02	
Second Half 2020					\$ 143,307.30	
First Half 2021				\$ -	\$ -	
Second Half 2021				\$ -	\$ 16,123.52	
First Half 2022				\$ -	\$ 6,615.06	
Second Half 2022				\$ -	\$ 3,886,885.47	
First Half 2023				\$ -	\$ 3,715,891.65	
Second Half 2023				\$ -	\$ 1,703,004.22	
First Half 2024				\$ -	\$ 462,515.44	
Second Half 2024				\$ -	\$ 1,002,285.95	
First Half 2025				\$ -	\$ 622,023.69	\$ 27,943.00
Total Expenses	\$ -	\$ 931,739.74	\$ -	\$ 440,936.90	\$ 12,623,574.03	\$ 27,943.00

Allocated Impact Project Fee Balance	\$ -	\$ -	\$ -	\$ 0.00	\$ 286,623.07	\$ 272,057.00
Project Balance	\$ -	\$ -	\$ -	\$ -	\$ 286,623.07	\$ 272,057.00
Project Status	Future	Complete	Future	Complete	On Going	On Going

CITY OF SCHERTZ
ROADWAY IMPACT FEE REPORT
October 1, 2024 TO March 31, 2025

	***** ROADWAY IMPACTS FEES *****				
	Area 1	Area 2	Area 3	Area 4	Total
Beginning Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Net Change in Allocated Impact Fees	0.00	0.00	0.00	0.00	0.00
Ending Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Beginning Unallocated Impact Fee Balance	1,575,747.97	848,061.81	2,224,220.16	6,765.09	4,654,795.03
Revenues:					
Impact Fees	120,814.74	3,370.00	225,790.00	0.00	349,974.74
Transfer In	0.00	0.00	0.00	0.00	0.00
Interest Earned	308.72	81.49	201.05	0.06	591.32
Investments Income	38,748.79	19,439.00	54,268.83	160.73	112,617.35
Expenses:					
Development Incentive Fund	0.00	54,976.89	0.00	0.00	54,976.89
Professional Services	0.00	0.00	0.00	0.00	0.00
Auditor/Accounting Services	0.00	0.00	0.00	0.00	0.00
Transferred Out	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00	0.00	0.00
RightOfWay/Easements	0.00	0.00	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	159,872.25	(32,086.40)	280,259.88	160.79	408,206.52
Ending Unallocated Impact Fee Balance	1,735,620.22	815,975.41	2,504,480.04	6,925.88	5,063,001.55



PLANNING AND ZONING COMMISSION MEETING: 06/04/2025
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: Minutes for the May 7, 2025 Regular Meeting.

Attachments

Minutes for the May 7, 2025

DRAFT

PLANNING AND ZONING MINUTES

May 7, 2025

The Schertz Planning and Zoning Commission convened on May 7, 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; John Carbon, Commissioner; Patrick McMaster, Commissioner; Judy Goldick, Commissioner; Clayton Wallace, Commissioner

Absent: Tamara Brown, Commissioner; David Hughes, Commissioner

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

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

Clayton Wallace was seated as an alternate.

3. HEARING OF RESIDENTS

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

There were no residents who spoke.

4. CONSENT AGENDA:

A. Minutes for the April 2, 2025 Regular Meeting.

There was no discussion.

Motioned by Commissioner Patrick McMaster to approve, seconded by Commissioner John Carbon

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. 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.

Mr. Willingham gave a presentation on PLZC20250055. The applicant spoke, Jesus Lozano.

Chairman Outlaw opened up the Public Hearing at 6:14 P.M.

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:14 P.M.

Motioned by Commissioner Clayton Wallace to recommend approval to City Council, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- 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.

Mrs. Marquez gave a presentation on PLZC20250080.

Chairman Outlaw opened the Public Hearing at 6:27 P.M.

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:27 P.M.

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

Vote: 7 - 0 Passed

- 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.

Mrs. Marquez gave a presentation on PLZC20250043. The applicant spoke, Ashley Fairmond.

Chairman Outlaw opened the Public Hearing at 6:38 P.M.

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:39 P.M.

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

Vote: 7 - 0 Passed

- 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.

Mr. Haas gave a presentation on PLUDC20250090.

Chairman Outlaw opened the Public Hearing at 7:14 P.M.

No one spoke.

Chairman Outlaw closed the Public Hearing at 7:15 P.M.

Motioned by Commissioner Clayton Wallace to recommend approval to City Council with changes as discussed, seconded by Commissioner Patrick McMaster

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

Items 6A-6D were heard prior to action on 5D. PLUDC20250090.

- 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.

Mr. Willingham gave a presentation on PLPP20250053 Waiver.

Motioned by Commissioner Clayton Wallace to approve PLPP20250053 Waiver, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- 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.

Mr. Willingham gave a presentation on PLPP20250053.

Motioned by Commissioner Clayton Wallace to approve PLPP20250053, seconded by Commissioner Patrick McMaster

Vote: 7 - 0 Passed

- 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.

Mr. Willingham gave a presentation on PLFP20250091 Waiver.

Motioned by Commissioner John Carbon to approve PLFP20250091 Waiver, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- 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.

Mr. Willingham gave a presentation on PLFP20250091.

Motioned by Commissioner Judy Goldick to approve PLFP20250091, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

Commissioner Wallace requested a workshop / discussion on the July Planning and Zoning Commission Meeting in relation tot a UDC Amendment requiring car washes to be 2-3 miles from each other.

- B.** Announcements by Commissioners

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

There were announcements by Commissioners.

C. Announcements by City Staff.

- City and community events attended and to be attended.

No announcements were made by staff.

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

A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Outlaw adjourned the regular meeting at 7:43 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 06/04/2025
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLZC20250105** - Hold a public hearing and make a recommendation on a request to rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (R-A) to Middle Density Residential District (R-5) known as Guadalupe County Property Identification Number 68302, and 68303, also known as 19018 Old Wiederstein Road, City of Schertz, Guadalupe County, Texas

BACKGROUND

Per the applicant letter of intent, the property requesting a rezone is approximately 19 acres of land from Single Family Residential / Agricultural District (R-A) to Middle Density Residential District (R-5), with a proposal to be developed into multifamily style senior housing with a proposed density of 7.65 DU (dwelling units) per acre.

On May 23, 2025, nineteen (19) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property and the Schertz-Cibolo-Universal School District (SCUCISD). At the time of the Staff Report, two (2) response in favor, zero (0) responses neutral, and three (3) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, a sign was placed on the subject property by the applicant.

Subject Property:

	Zoning	Land Use
Existing	Single-Family Residential / Agricultural District (R-A)	Residence / Open Space
Proposed	Middle Denisty Residential District (R-5)	Multi-Family Apartment Dwelling

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB), Public Use District (PUB) Single-Family Residential / Agricultural (R-A)	Undeveloped and Elevated Water Storage Tank (Civic Use)
South	Right-of-Way	Old Wiederstein Road
East	Single-Family Residential / Agricultural District (R-A) and General Business District (GB)	Residence and Undeveloped
West	Single-Family Residential / Agricultural District (R-A)	Residence

GOAL

The goal is to rezone this property to Middle Density Residential District (R-5) to be developed into multifamily style senior housing with a proposed density of 7.65 DU (dwelling units) per acre.

However, it should be noted that while the applicant intends to develop this property with a 7.65 dwelling units per acre, the zoning district does allow up to 12 dwelling units per acre for a development of this size. The zoning district also allows for attached or detached residential dwelling units and that multifamily site design requirements in Article 9 of the UDC be adhered to. Finally, the applicant must provide ten percent (10%) of the total platted area as common, usable open space.

Table 21.5.7.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	R-A	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%

Proposed	R-5	Middle Density Residential District	10,890	N/A	N/A	25	10	10	2	35	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

When evaluating zone changes, Staff utilizes 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 Comprehensive Plan designates this area as Mixed Use Center. This designation is intended to provide a mixture of commercial and residential, with specific call-outs for higher densities. By requesting Middle Density Residential District (R-5), the applicant is meeting that higher density provision and thus implementing the policies of the Comprehensive Plan.

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

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. The Schertz strategic plan has stated goals and objectives for a thriving economy. Among these are to "support strategic development" and "effectively plan and manage land use". This zone change request builds on the development occurring in the wider area. To the west is a large mixed-use development called Schertz Station currently under construction. This development consists of multifamily housing and several commercial options ranging from restaurants to retail. Additionally, the Comprehensive Plan details the need for Complete Communities, which "is a concept built on the premise that people should be able to go about all of their essential daily activities and needs within a short distance of their home". "Strategies to achieve this include more dense development, diversity of housing choices and land uses", the proposed zone change for the subject property helps the City achieve this goal based on what is occurring in the wider area.

Finally, the UDC states the explicit purpose to "minimize the conflicts among the uses of land and buildings". The density that is provided by Middle Density Residential District (R-5) helps create a transitional use between the properties that are more open, rural, and less dense to the east, and the denser development occurring to the west in Schertz Station.

As part of this proposed zoning request, the applicant submitted a preliminary Traffic Impact Analysis (TIA) memo which the City of Schertz Engineering Department reviewed and provided the following:

A preliminary traffic analysis has been done to evaluate the potential impact the adjacent streets by the proposed zone change. The analysis compared the maximum number of peak hour vehicle trips that could be generated from this property based on the current zoning and the maximum number of peak hour vehicle trips that could be generated from this property if the zoning was changed to the requested zoning. The difference between these two peak hour trip totals is 54 vehicle trips. This amount of proposed additional trips is well below the threshold for triggering a full Traffic Impact Analysis for the proposed development. Additionally, the increased amount is generally considered a very small increase relative to the street capacity and existing traffic volumes.

Therefore, the proposed impact to the City's transportation system by the proposed zone change would be considered negligible.

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

The immediate area consists of open space, rural residences, single-family subdivisions, and a large mixed-use development. The uses permitted in Middle Density Residential District (R-5) are detailed below.

UDC Section 21.5.8 Permitted Uses	
Middle Density Residential District (R-5)	
Permitted by Right	Permitted with SUP
Accessory Building, Residential Gated Community Golf Course and/or Country Club Multi-Family Apartment Dwelling Municipal Uses Operated by the City of Schertz One-Family Dwelling Attached One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private Two-Family Dwelling	Church, Temple, Synagogue, Mosque, or Other Place of Worship New and Unlisted Uses

These uses show a focus on residential which is consistent with the immediate area.

4. Whether other factors 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. SCUCISD has also been notified of the zone change request.

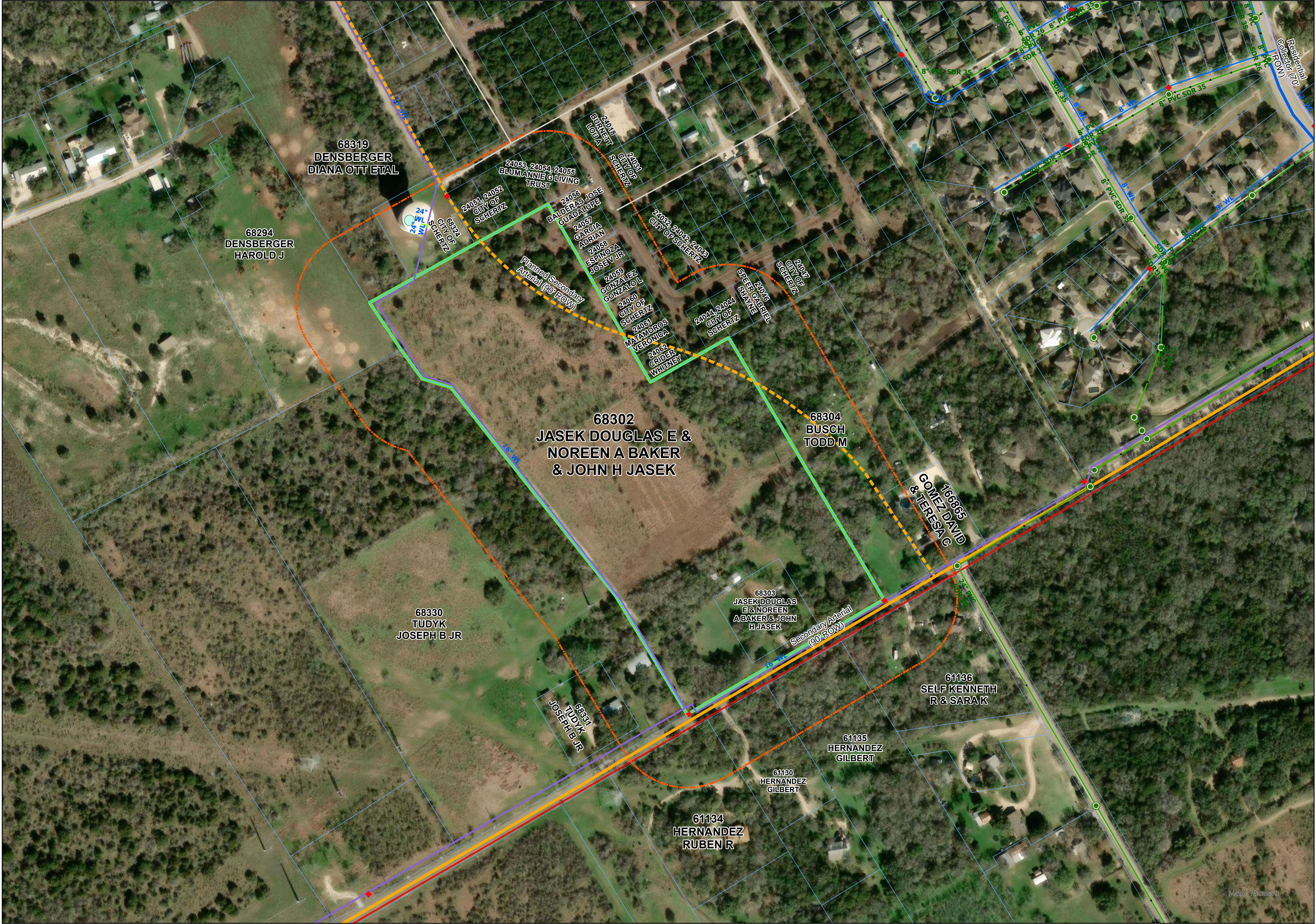
The scheduled public hearing provides the opportunity to introduce additional considerations.

RECOMMENDATION

Due to the conformance with the Comprehensive Plan, the proposal's alignment with the UDC and city policy, and its consistency with the immediate area, Staff is recommending approval of PLZC20250105.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Public Hearing Responses
Zoning Exhibit
SCUC ISD 10- Year Forecasting
SCUC ISD Demographic Report



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

19018 OLD
WIEDERSTEIN RD
(PLZC20250105)

Streets

Highways

Major Roads

Minor Roads

Railroads

Freeway

Principal Arterial

Planned Principal Arterial

Secondary Arterial

Planned Secondary Arterial

Water Main

1"

2"

3"

4"

6"

Planned Commercial Collector B

Commercial Collector A

Planned Commercial Collector A

Planned Residential Collector

Commercial Collector B

<all other values>

Water Main

8"

10"

12"

16"

18"

20"

24"

30"

36"

Unknown

Sewer Structures

Lift Station (Active)

Lift Station (Private)

Lift Station (Schertz)

Split Manhole

Hydrant

Manholes

Sewer Main

Schertz Pressure

Neighboring Gravity

Private Pressure

Treatment Plant (CCMA)

Treatment Plant (Schertz)

Schertz Gravity

Project Boundary

200' Buffer

City

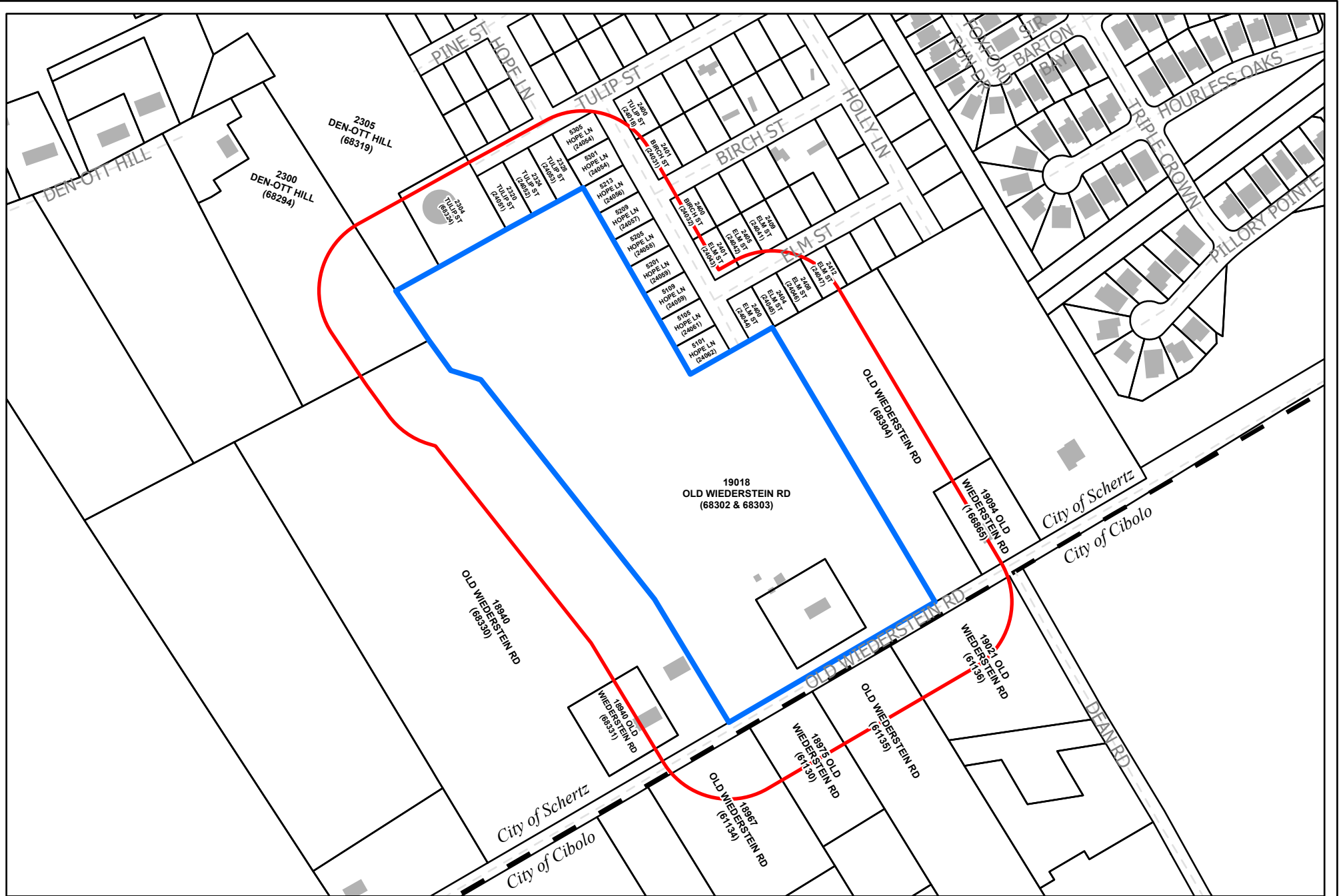
ETJ

Parcels

County Boundaries

0100200400600

Feet



City of Schertz

19018 OLD WIEDERSTEIN RD (PLZC20250105)



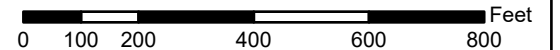
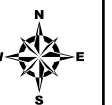
Project Area



200' Buffer



Municipal Boundaries



NOTICE OF PUBLIC HEARING

May 23, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 4th, 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:

PLZC20250105 - Hold a public hearing and make a recommendation on a request to rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (RA) to Middle Density Residential District (R-5) known as Guadalupe County Property Identification Number 68302, and 68303, also known as 19018 Old Wiederstein Road, City of Schertz, Guadalupe County, Texas

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

Sincerely,

Samuel Haas
Senior Planner

Reply Form:

City Council will have one reading 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 consideration 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 PLZC20250105

COMMENTS: R34188 (TX ID) 2345 DEN-OTT HILL (ONE OF 3 OWNERS)

NAME: GLORIA OTT DENSBARGER SIGNATURE: Gloria Densbarger
(PLEASE PRINT)

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

DATE: 5/28/25



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

May 23, 2025

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Samuel Haas
Senior Planner

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I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLZC20250105**

COMMENTS: I am (1/4 owner) of property ID 68319 - 2305 Denot Hill

NAME: Diana Ott-Densbergen SIGNATURE: Diana Ott-Densbergen
(PLEASE PRINT)

STREET ADDRESS: Po Box 18155 Corpus Christi, TX 78430

DATE: 5-28-2025

NOTICE OF PUBLIC HEARING

May 23, 2025

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Sincerely,



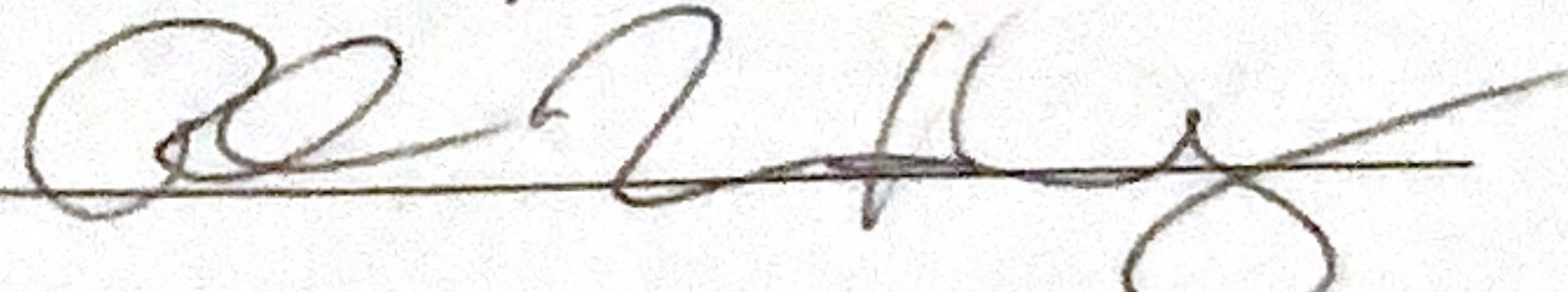
Samuel Haas
Senior Planner

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250105**

COMMENTS: Old Wiederstein Rd is not structurally sufficient for more traffic.

NAME: Ruben R. Hernandez SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 18967 Old Wiederstein Rd. Cibola, Tx 78108

DATE: 5-27-25

NOTICE OF PUBLIC HEARING

May 23, 2025

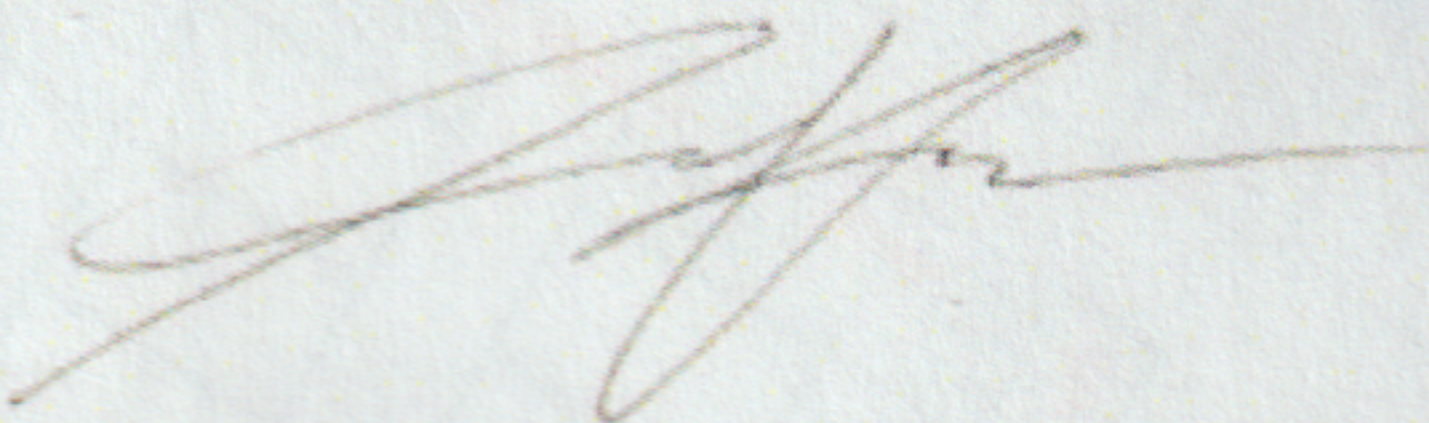
To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 4th, 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:

PLZC20250105 - Hold a public hearing and make a recommendation on a request to rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (RA) to Middle Density Residential District (R-5) known as Guadalupe County Property Identification Number 68302, and 68303, also known as 19018 Old Wiederstein Road, City of Schertz, Guadalupe County, Texas

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

Sincerely,



Samuel Haas
Senior Planner

Reply Form:

City Council will have one reading 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 consideration 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 **PLZC20250105**

COMMENTS: Prop. J.D. 68294

NAME: HAROLD J. Densbergen SIGNATURE: Harold J. Densbergen
(PLEASE PRINT)

STREET ADDRESS: 13834 Jolly Roger St. Corpus Christi, Tx. 78418

DATE: 5/28/2025

NOTICE OF PUBLIC HEARING

May 23, 2025

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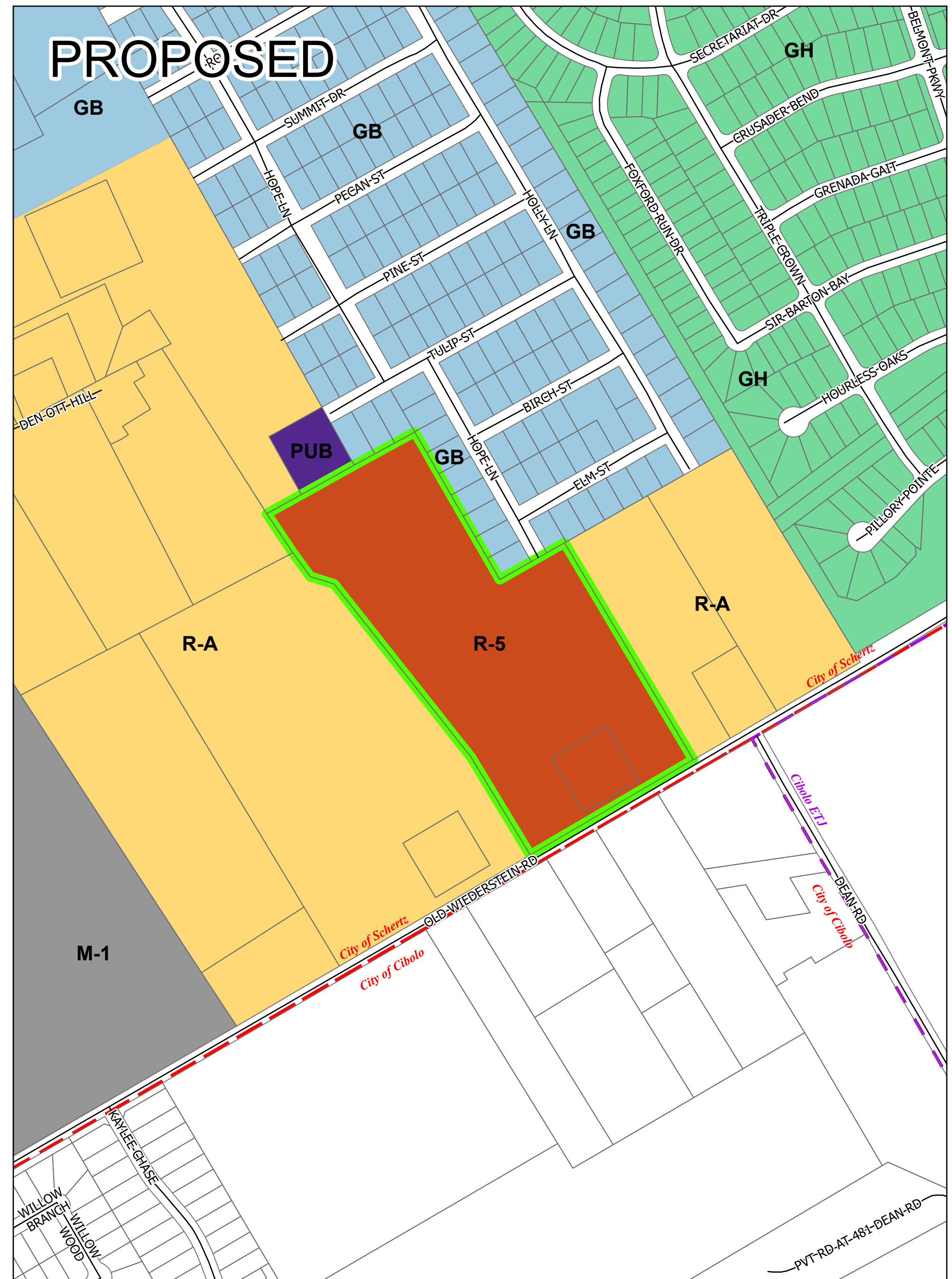
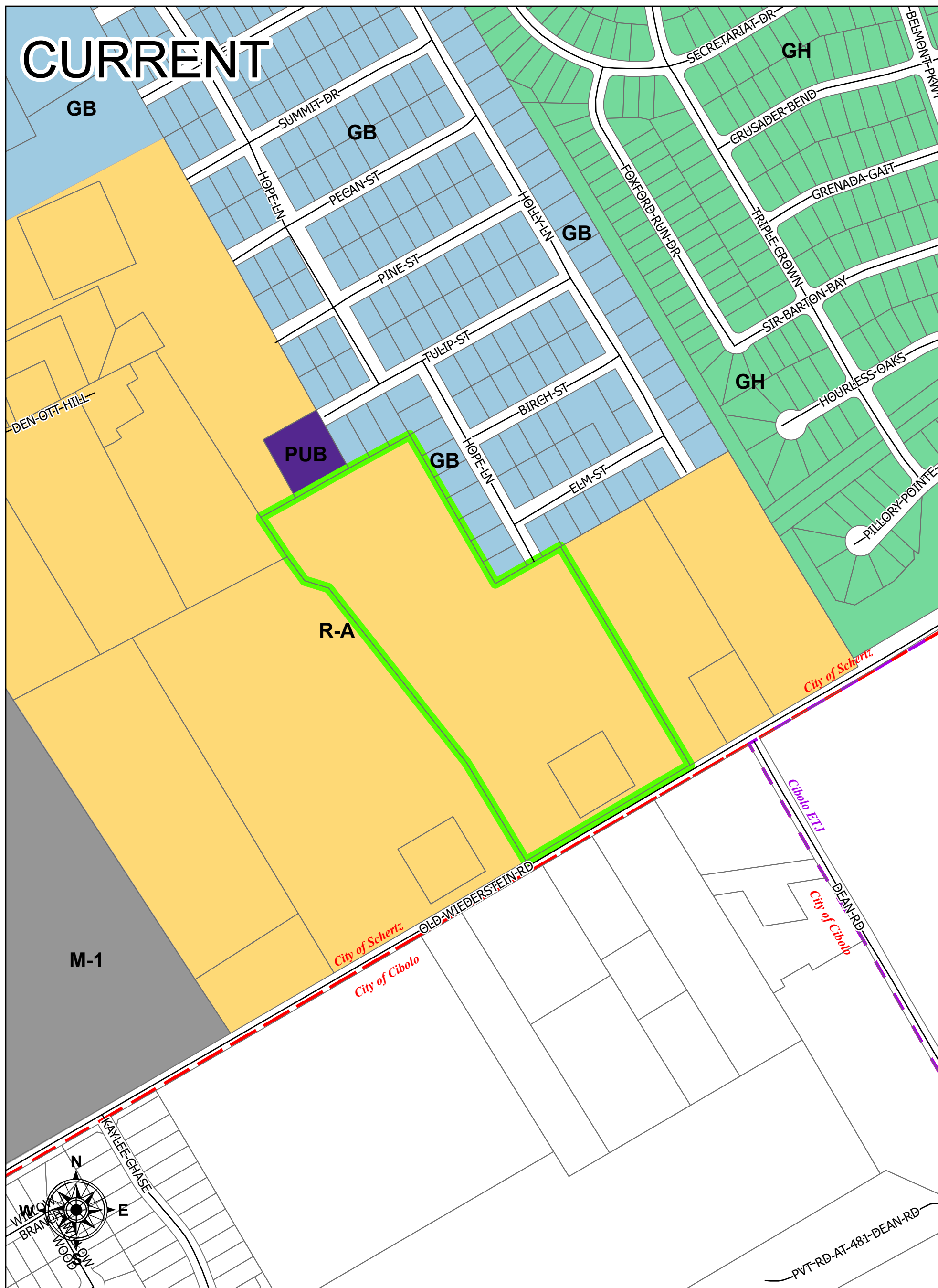
I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLZC20250105

COMMENTS: _____

NAME: Joseph B. Tudyk JR SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 18940 Old Wiederstein Rd 68330 68331

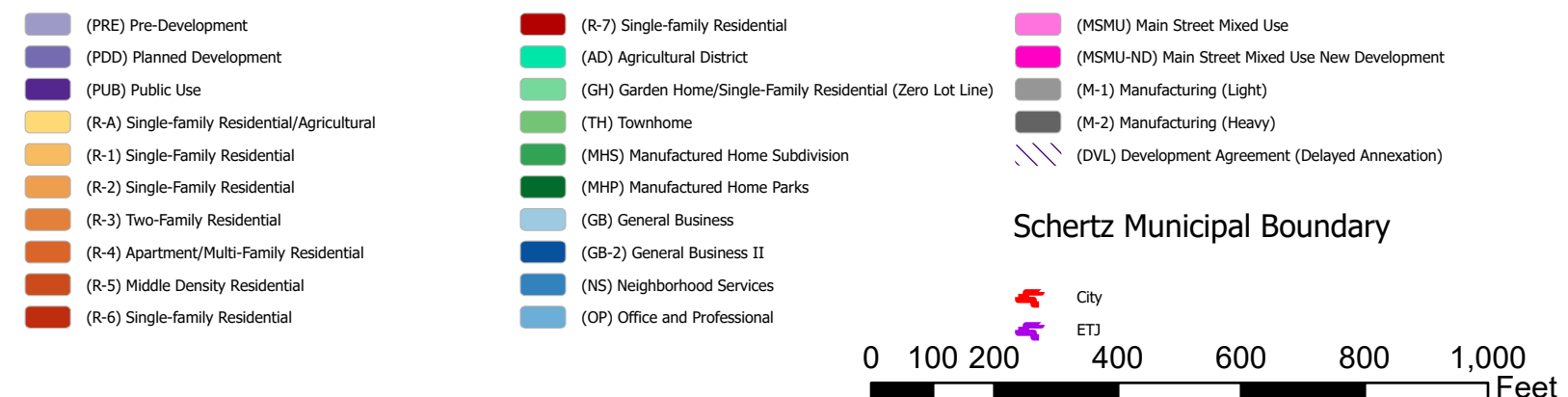
DATE: May 28, 2025



PROPOSED ZONING CHANGE

GUADALUPE COUNTY

PARCEL ID: 68301 & 68302





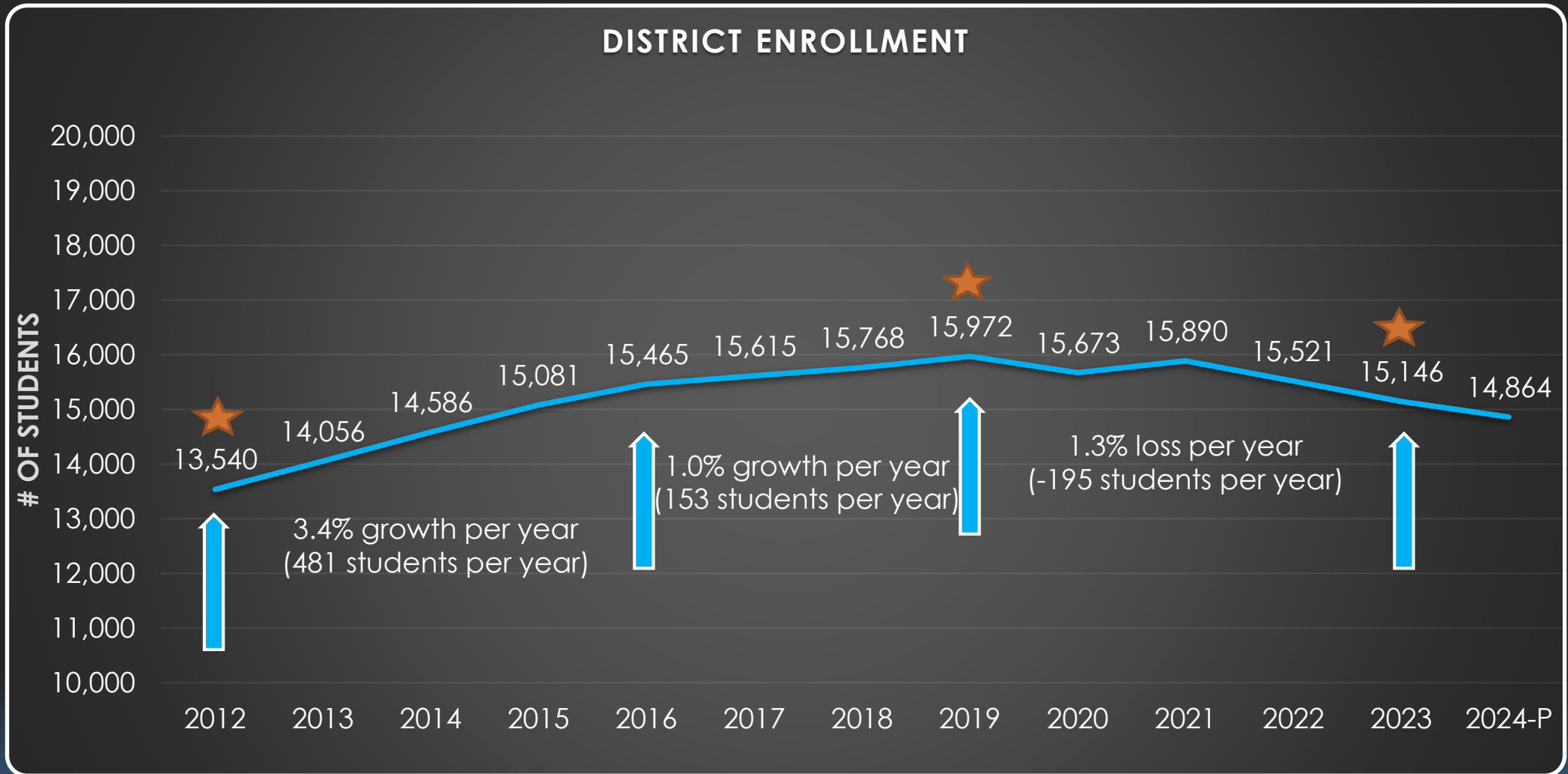
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

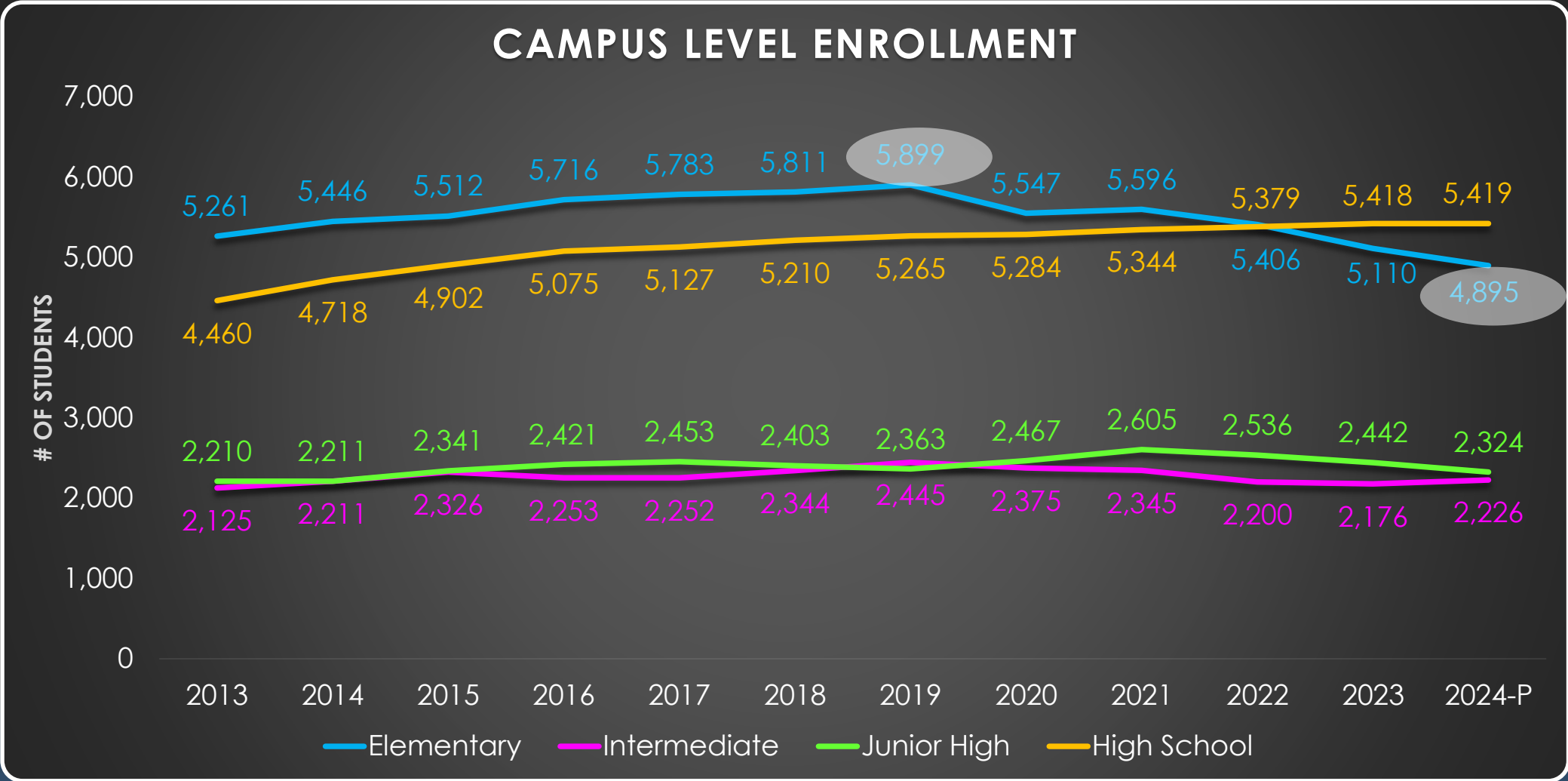
FORECASTING CONSIDERATIONS

- 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



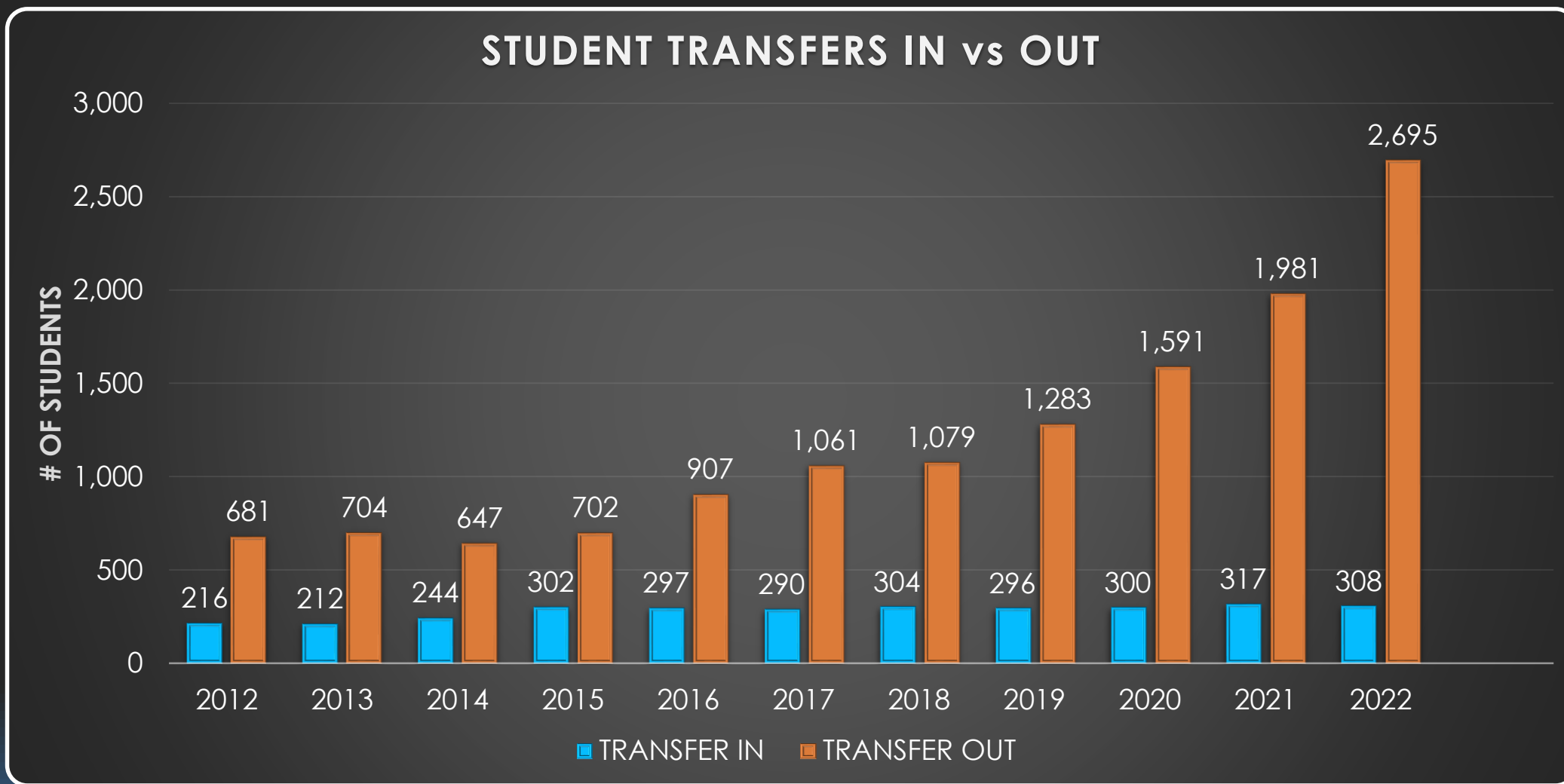
First Year of School of Science and Technology



First Year of Legacy Traditional School



STUDENT TRANSFERS IN VS. OUT

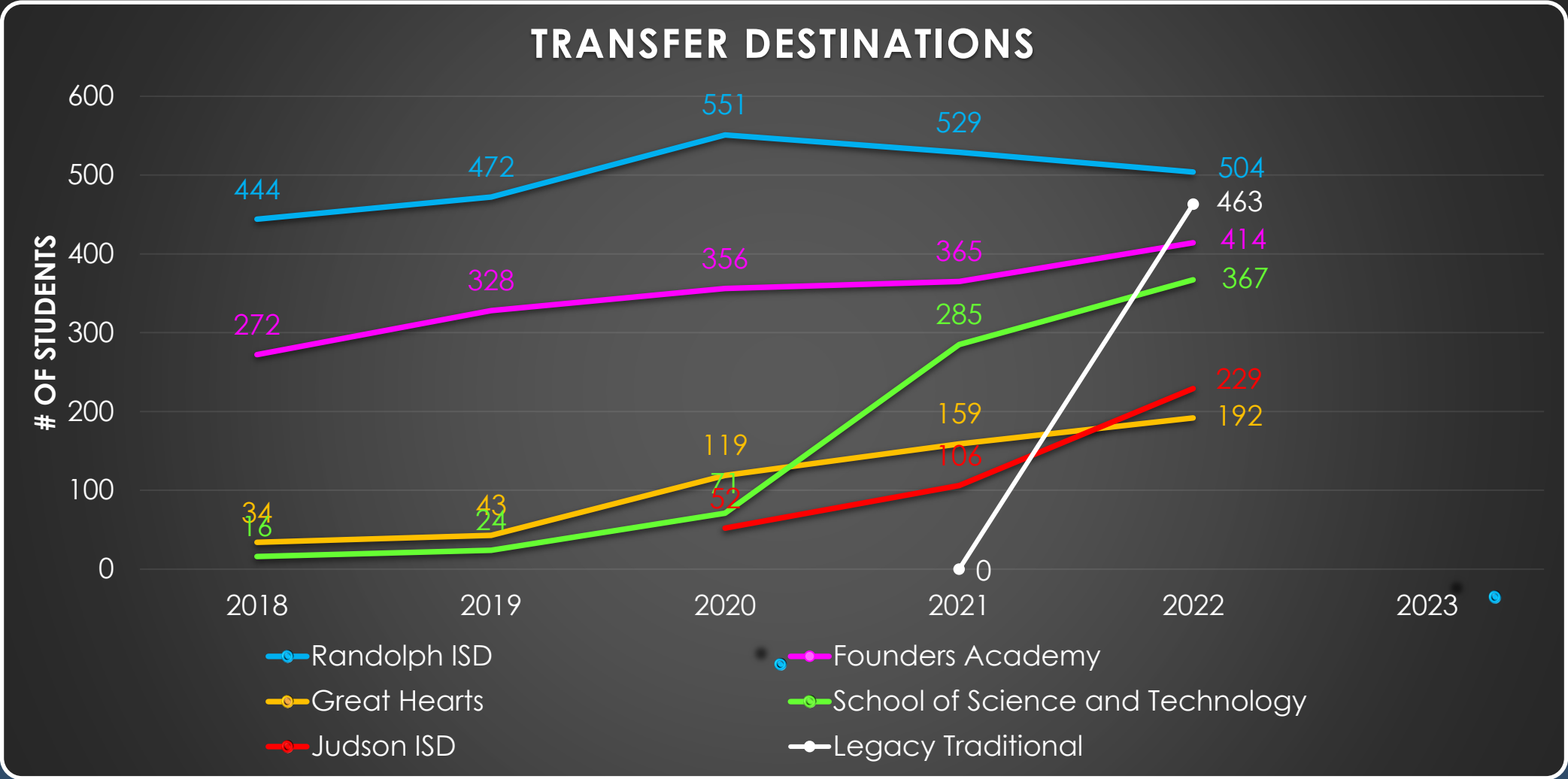


School of Science
and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

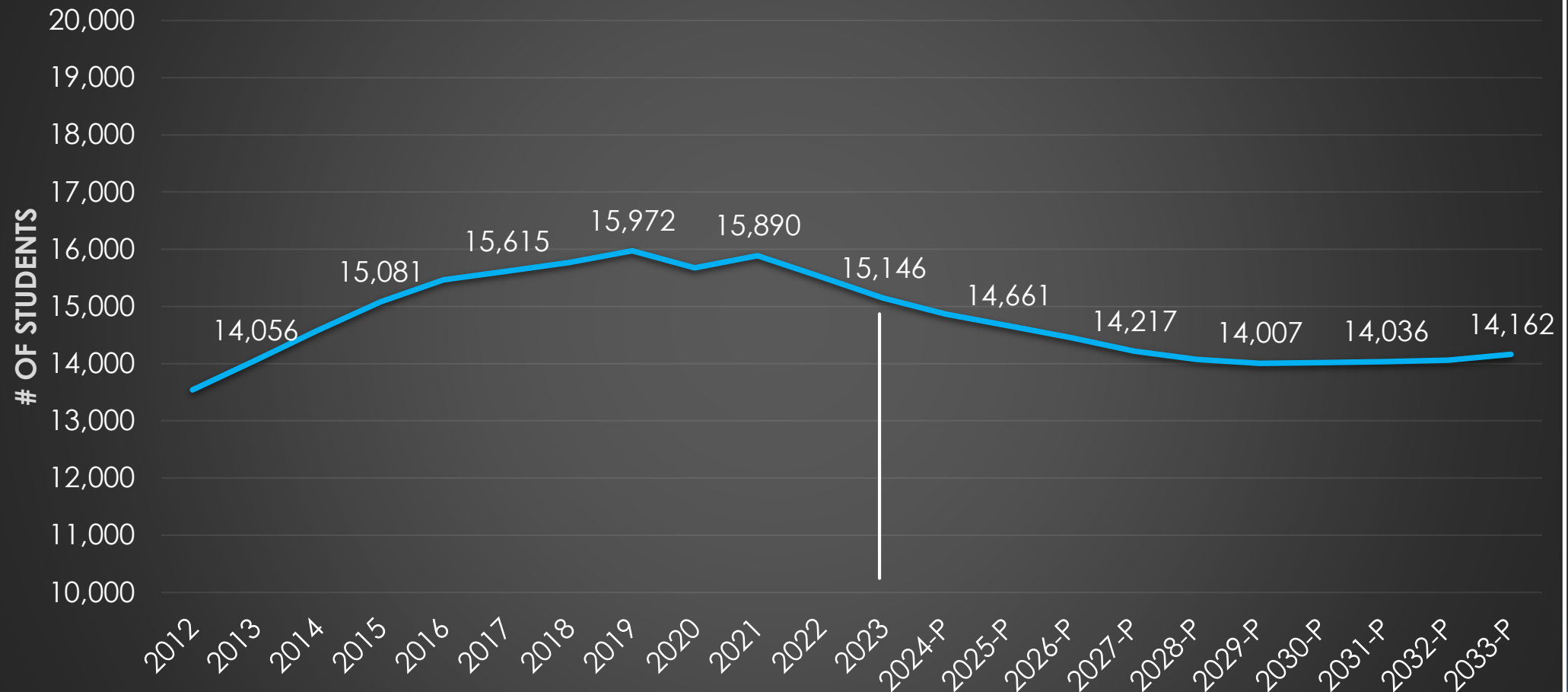
Founders Academy
K – 12th Grade

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%
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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

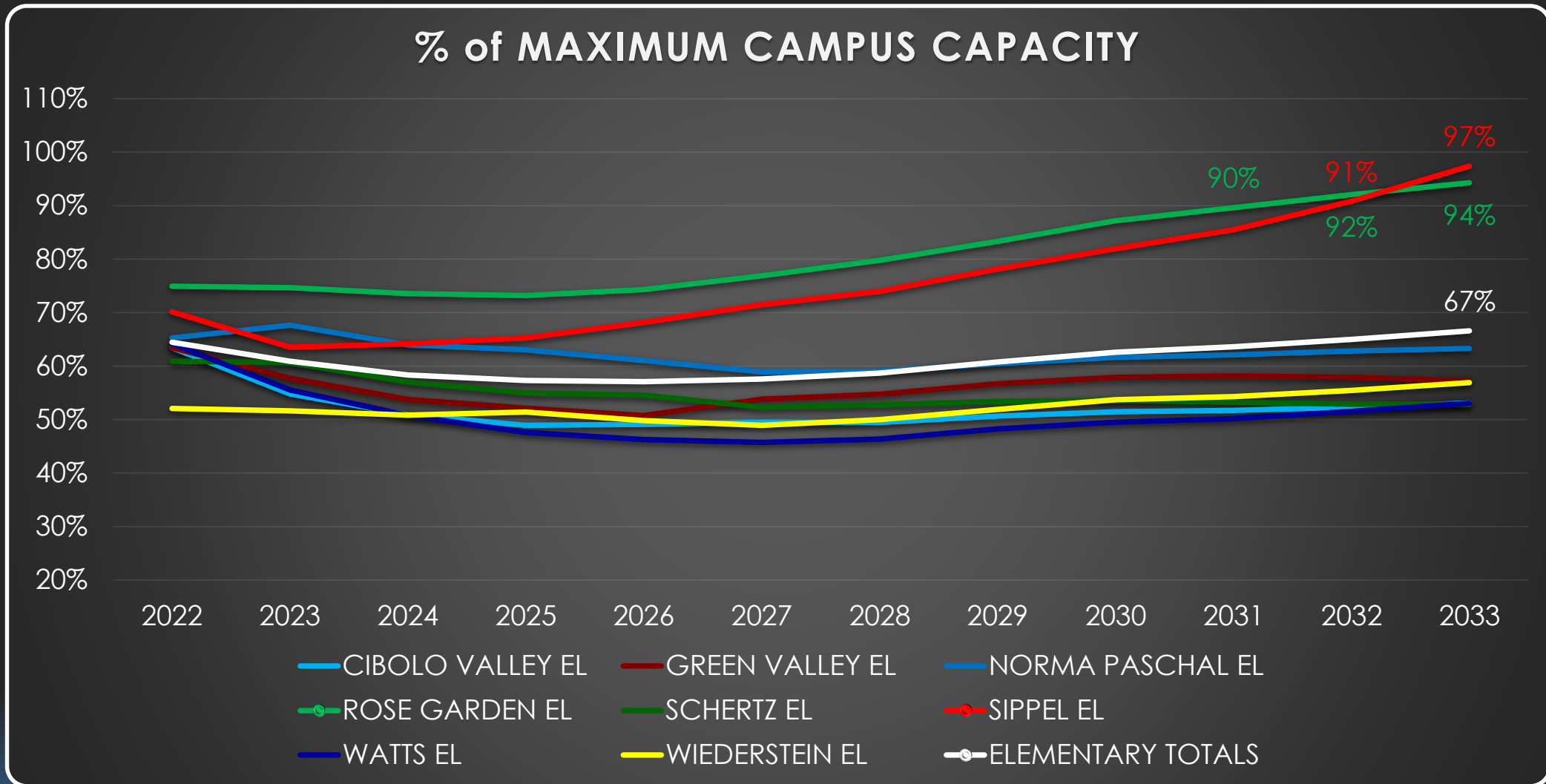
PLANNING USING OUR MAXIMUM CAPACITY

- 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

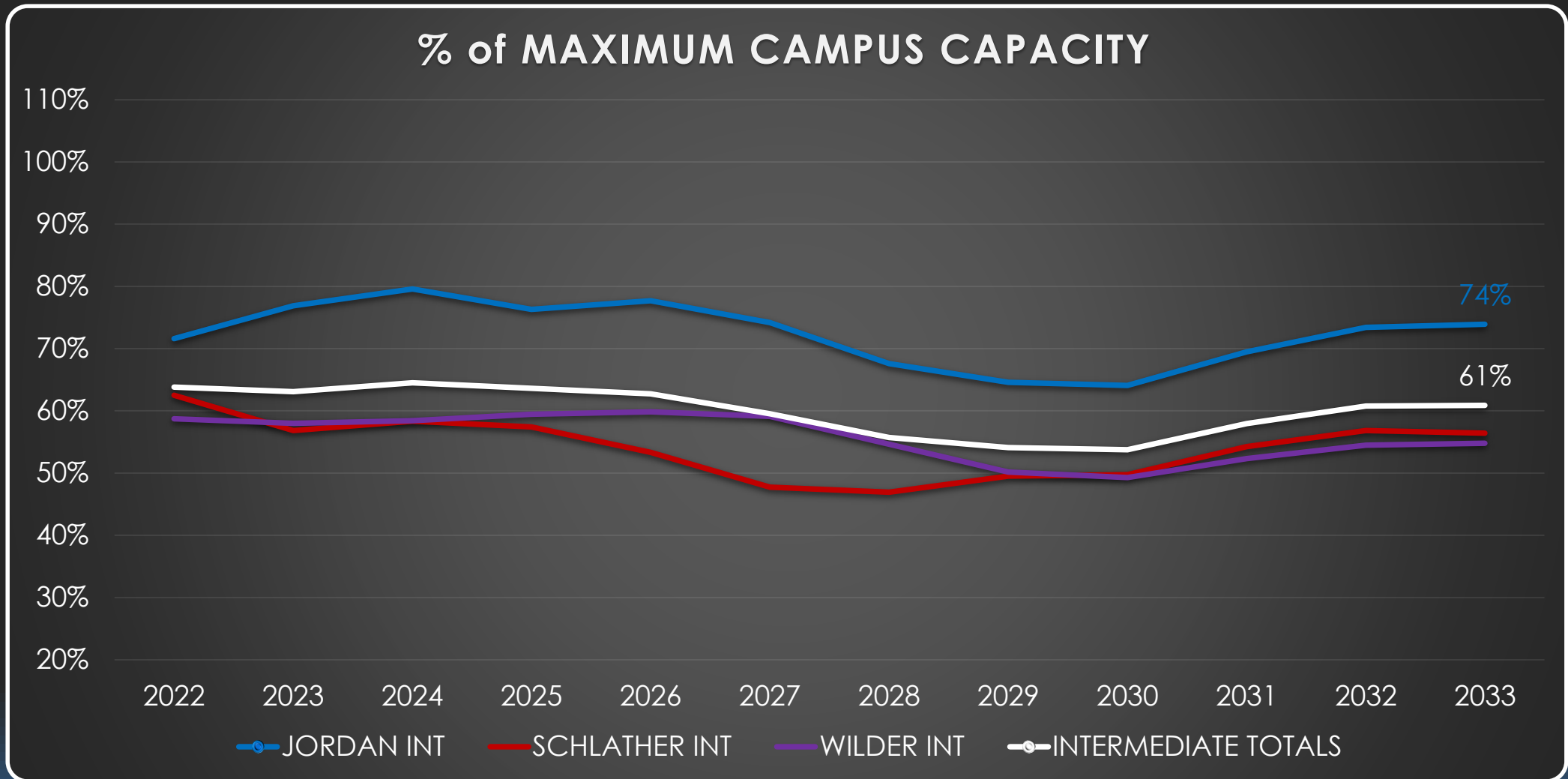
ELEMENTARY CAPACITIES



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

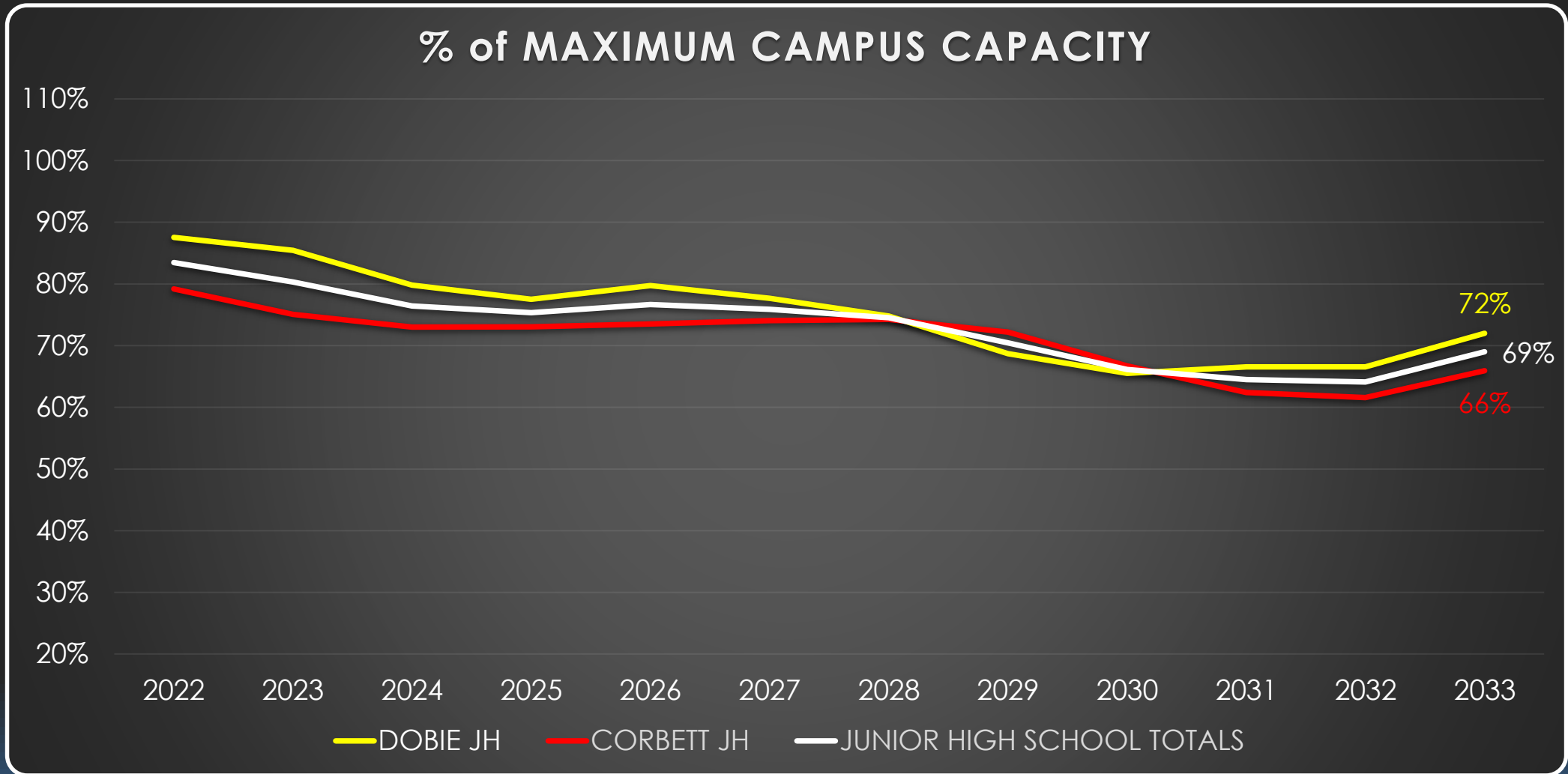
INTERMEDIATE CAPACITIES



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

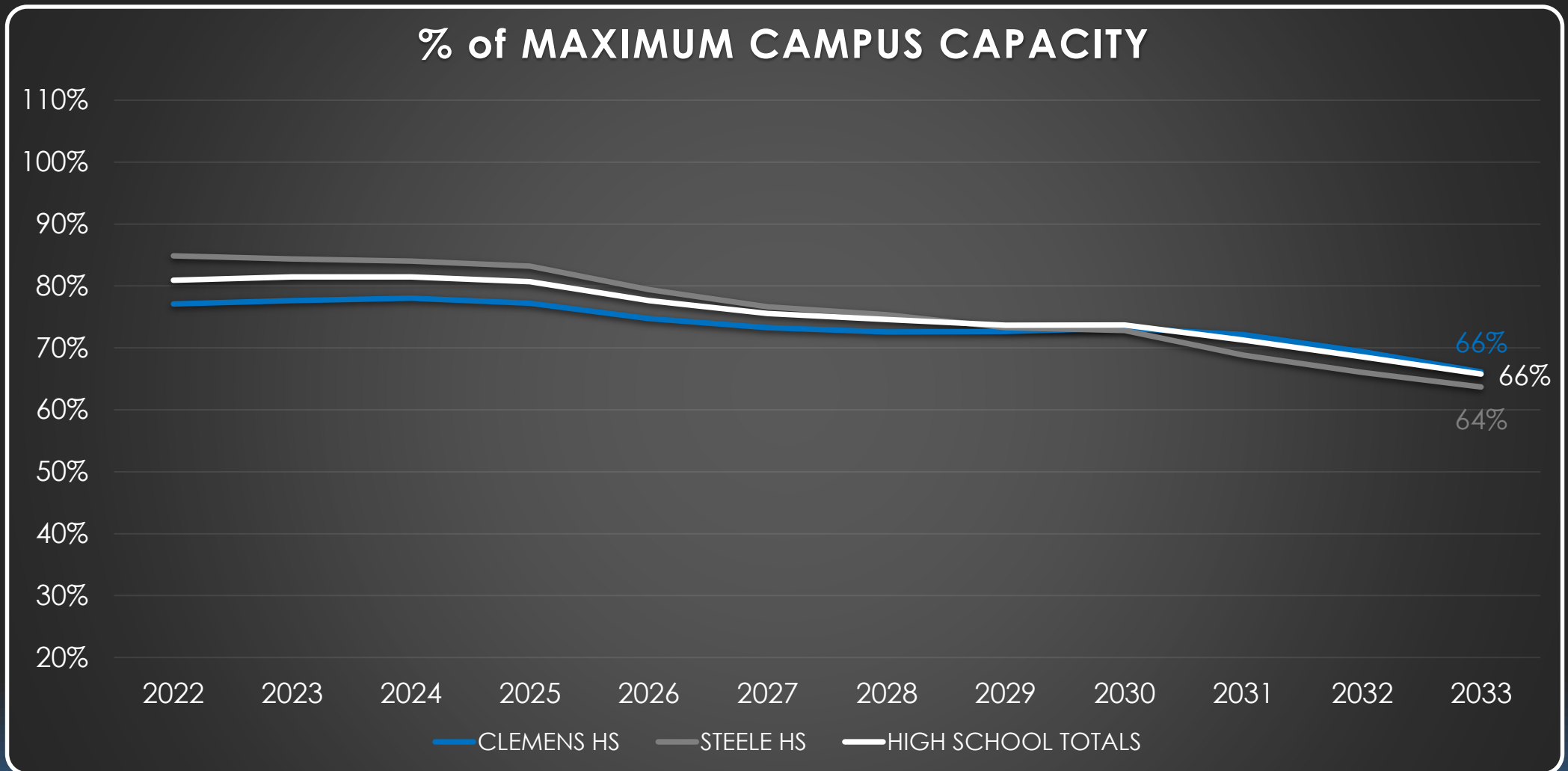
JUNIOR HIGH CAPACITIES



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



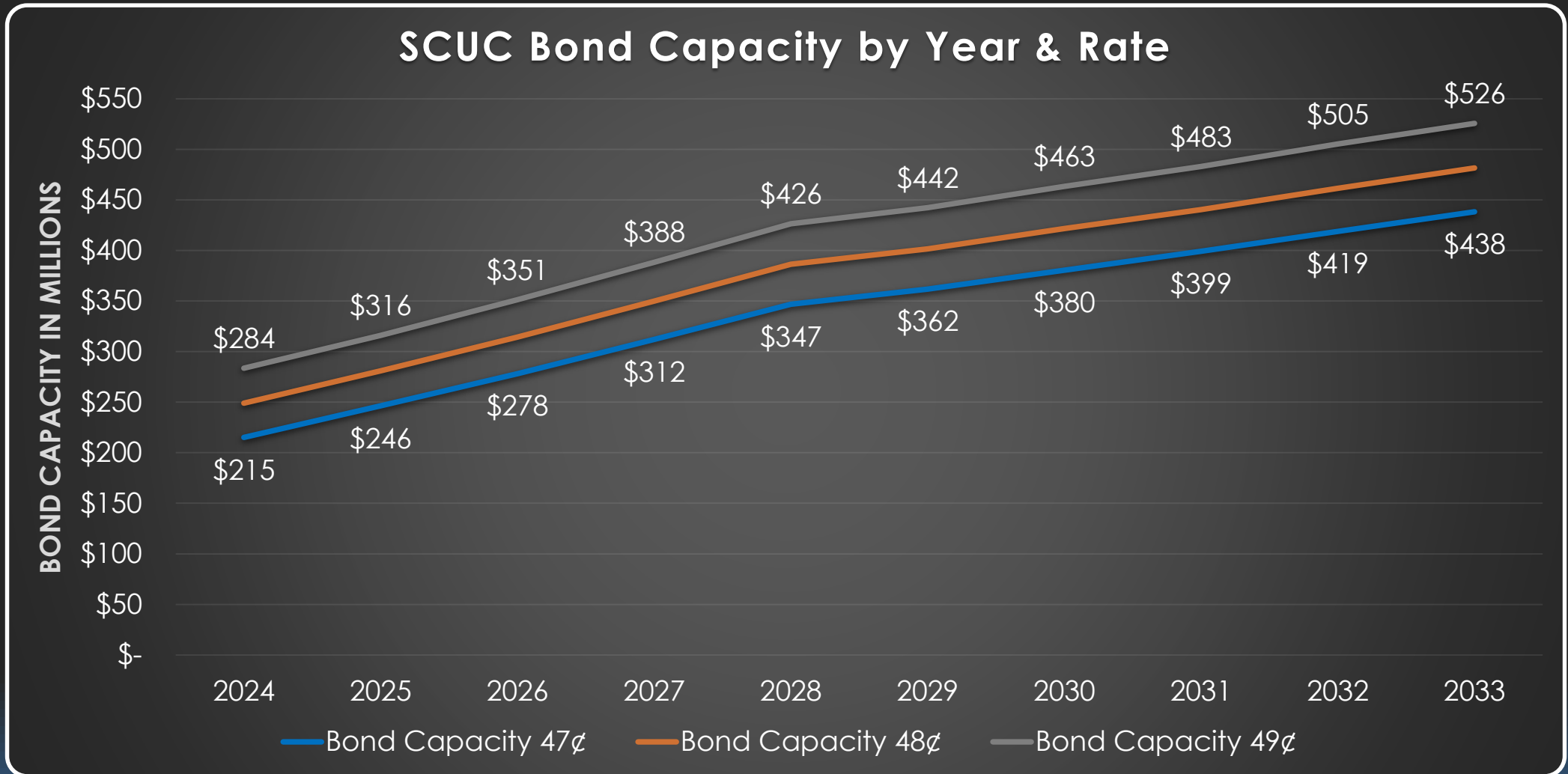
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- ENROLLMENT
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- CAMPUS CAPACITY
- BONDING CAPACITY

PROJECTING BONDING CAPACITY - SCUC

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

PROJECTED AVAILABLE BOND DOLLARS



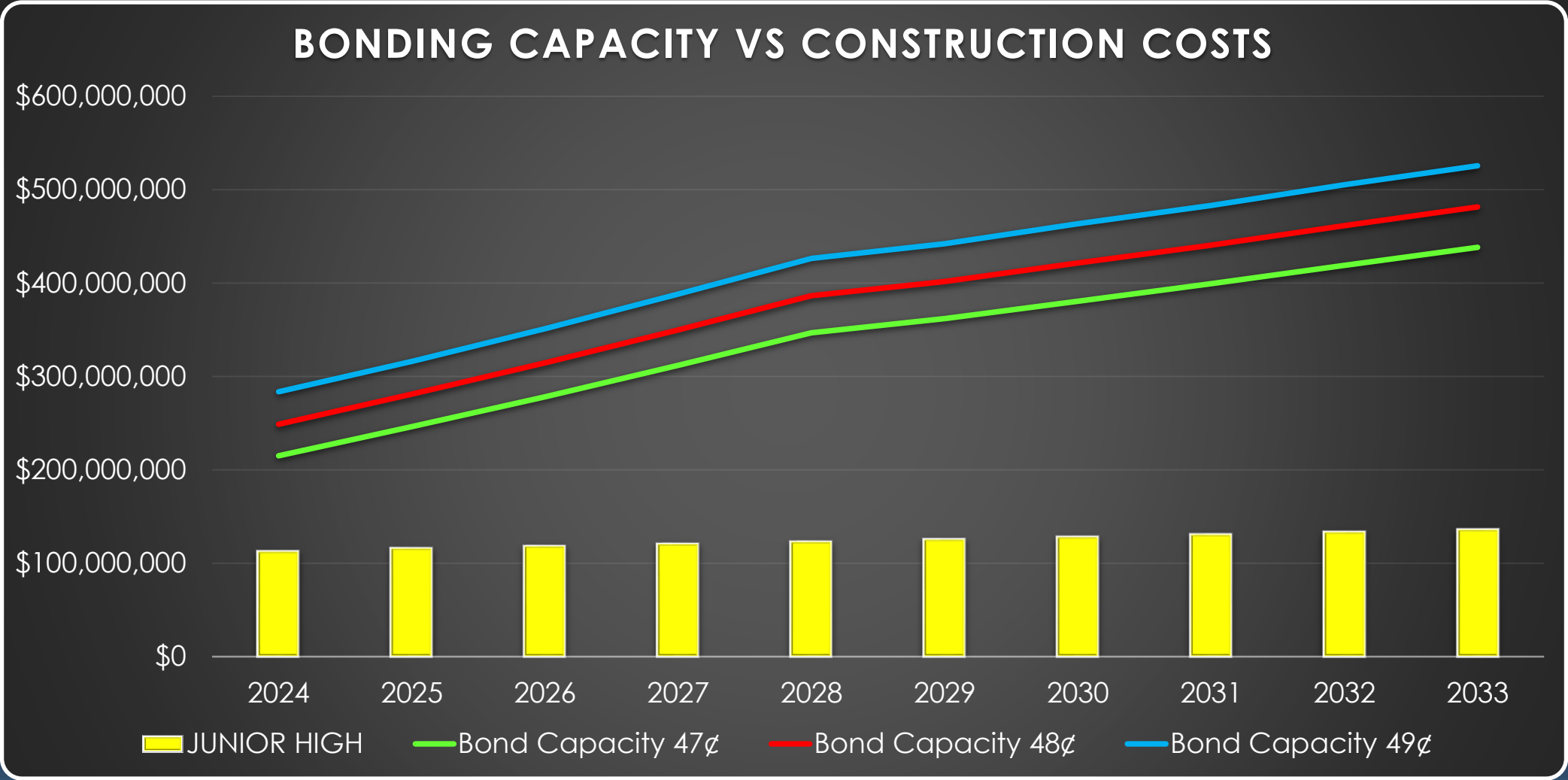
PROJECTING FACILITY COSTS - SCUC

- 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

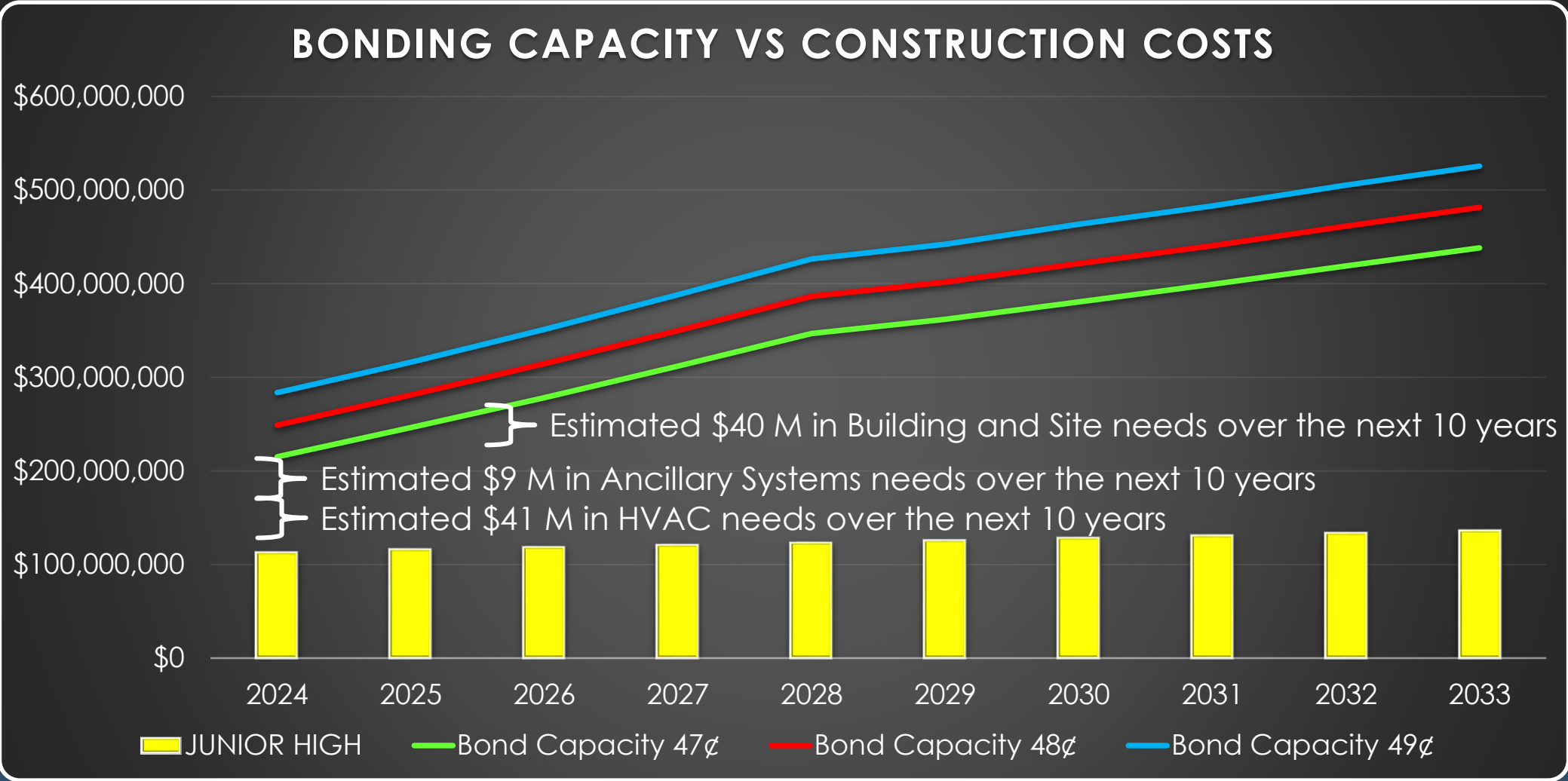
PROJECTING FACILITY COSTS - SCUC

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

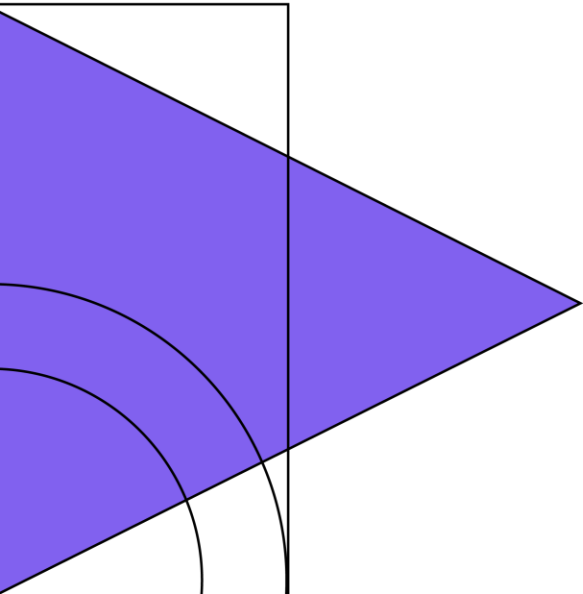
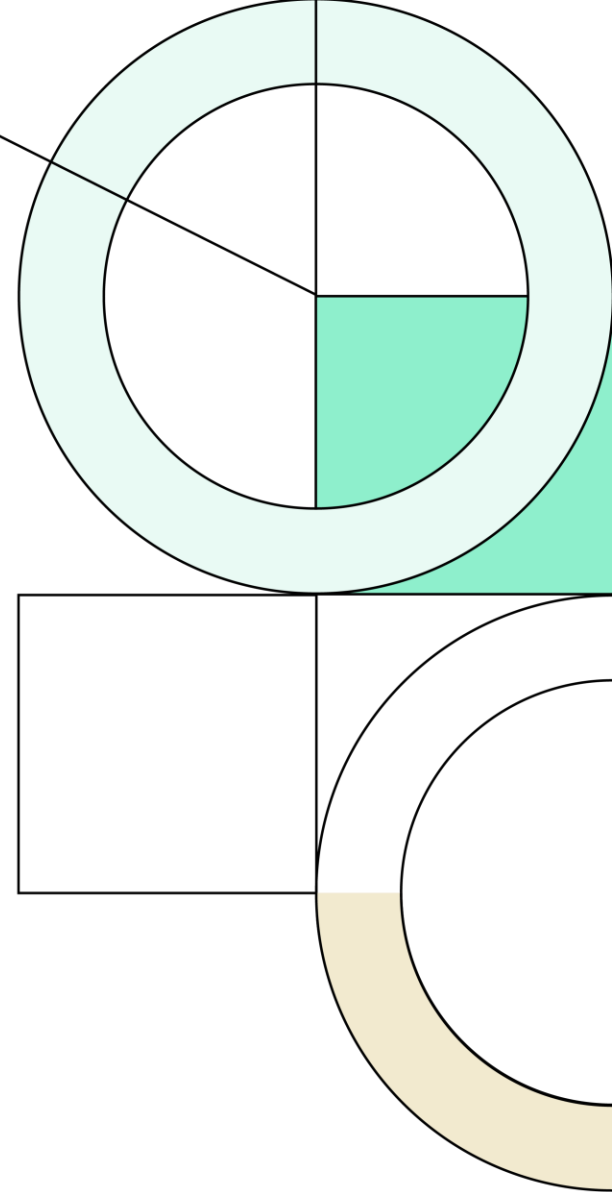
QUESTIONS/COMMENTS





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%

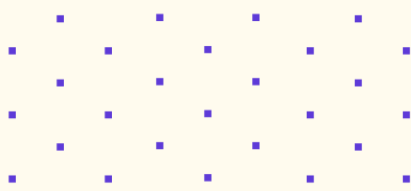
*Yellow Box = largest grade per year
Green Box = second largest grade per year

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%

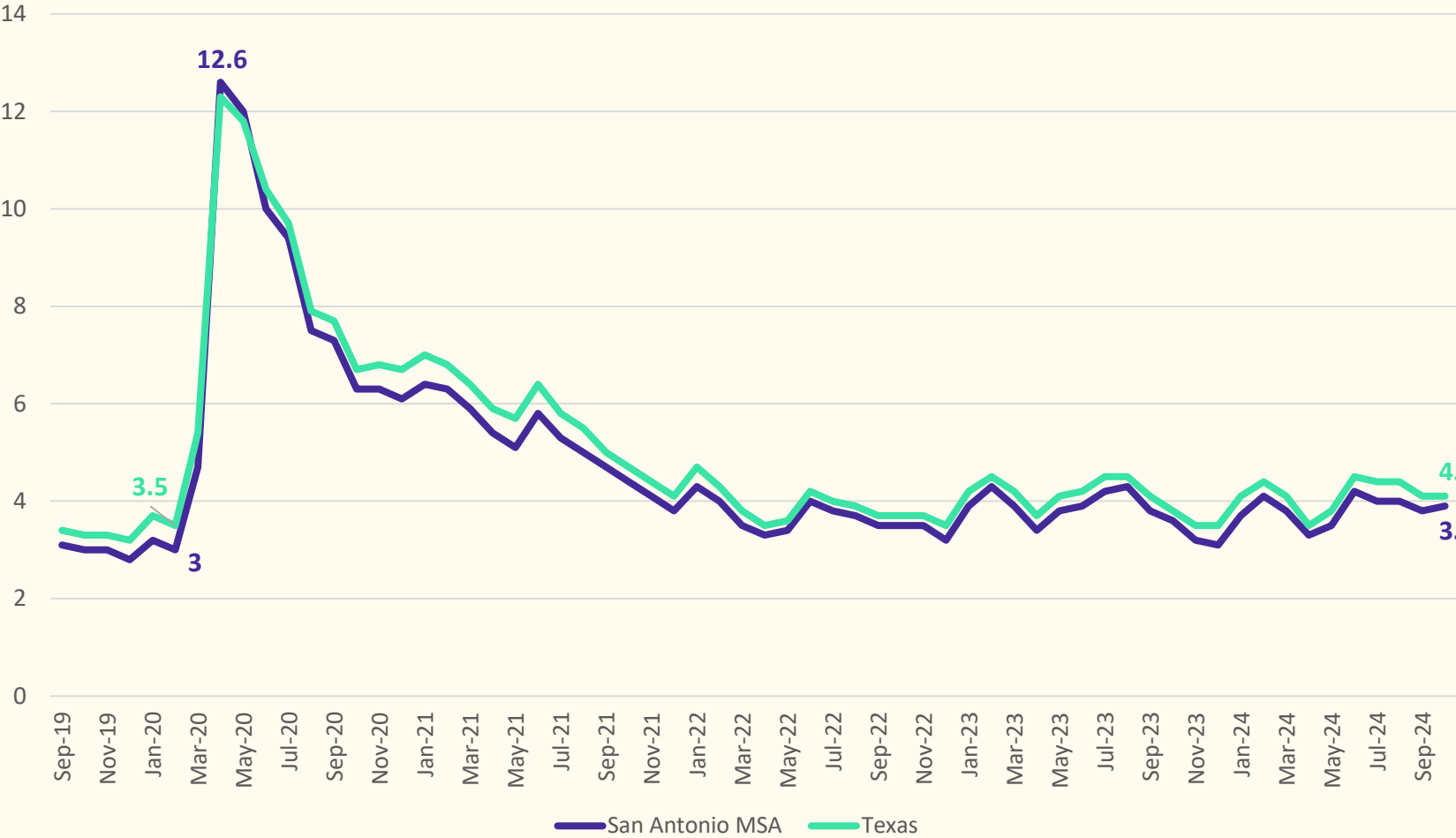
3-year avg.	0.992	0.924	1.028	1.025	1.026	1.023	0.984	1.023	1.020	1.029	1.127	0.975	0.928	0.995	1.005	1.004	1.025	1.006
Cohorts	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	Mid	High
2021/22	1.400	0.983	1.048	1.000	1.033	1.036	0.990	1.068	1.045	1.056	1.171	1.042	0.936	0.969	1.020	1.029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



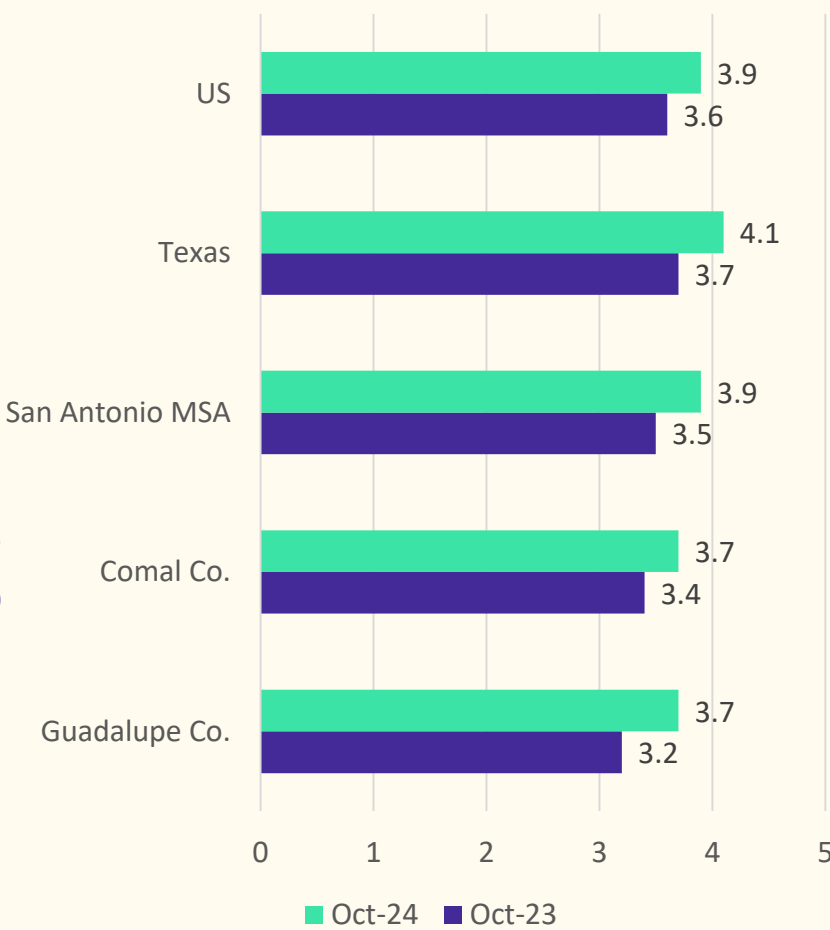
Local Economic Conditions



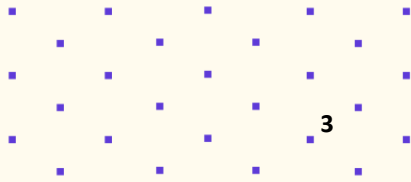
Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year



■ Oct-24 ■ Oct-23





Housing Activity by MSA



Top 25 Housing Starts Markets (3Q2024)

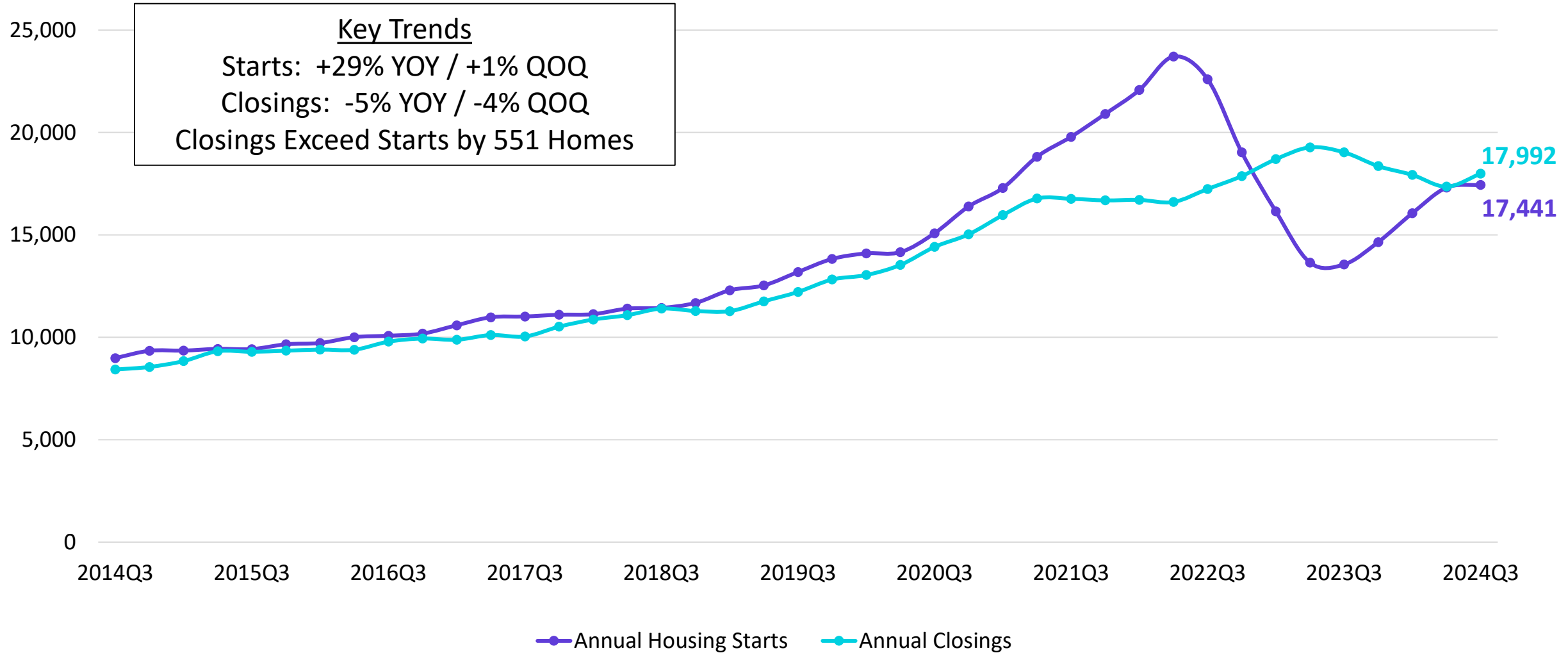
Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595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

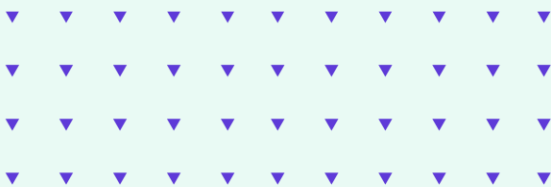


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	
Total	717	782	927	1,178	979	688	612

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

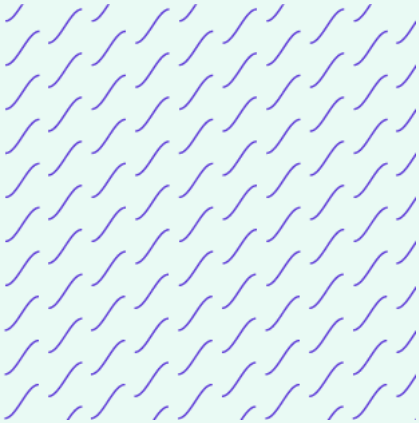


District Housing Overview by Elementary Zone



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

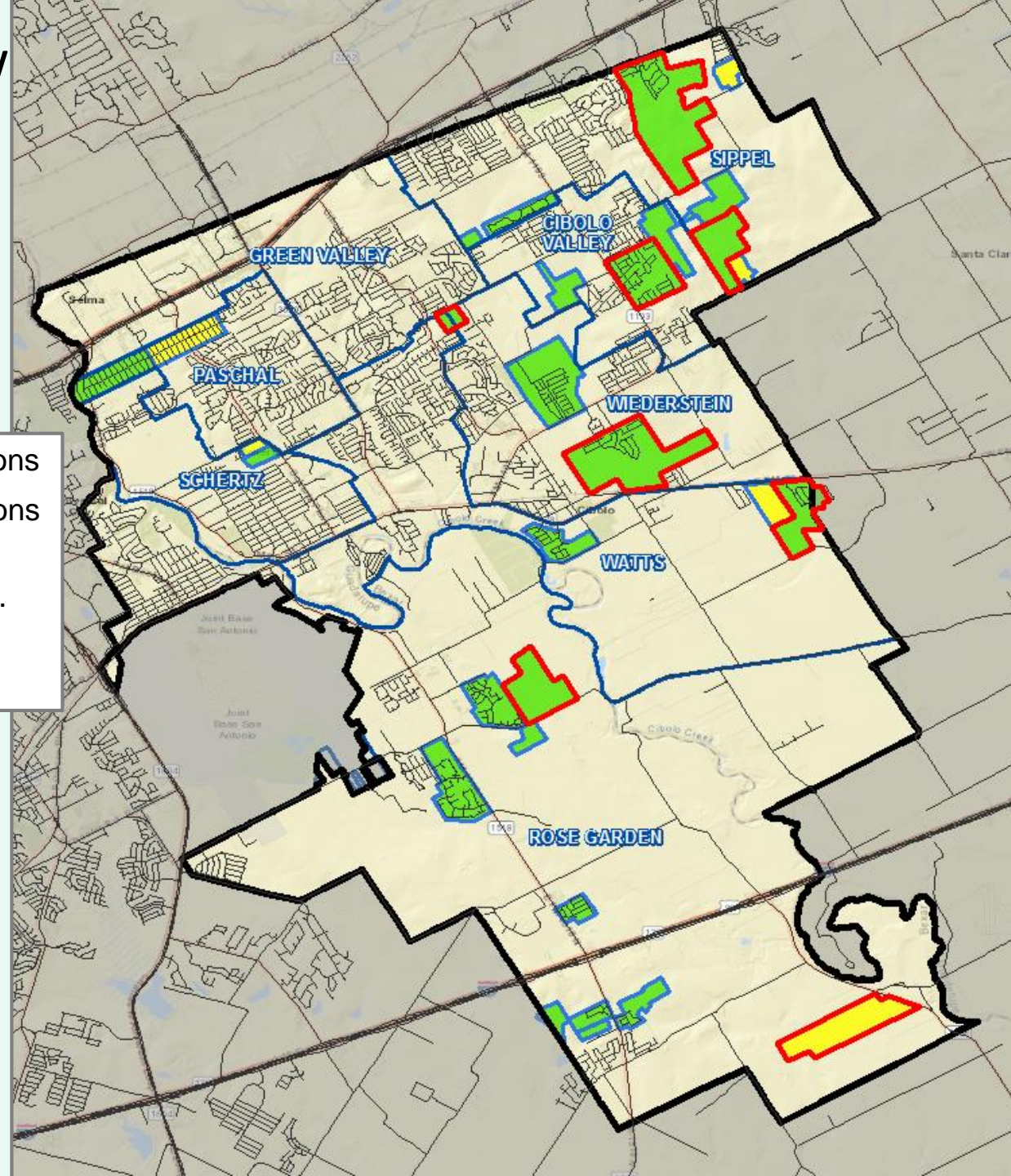




District Housing Overview

- 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

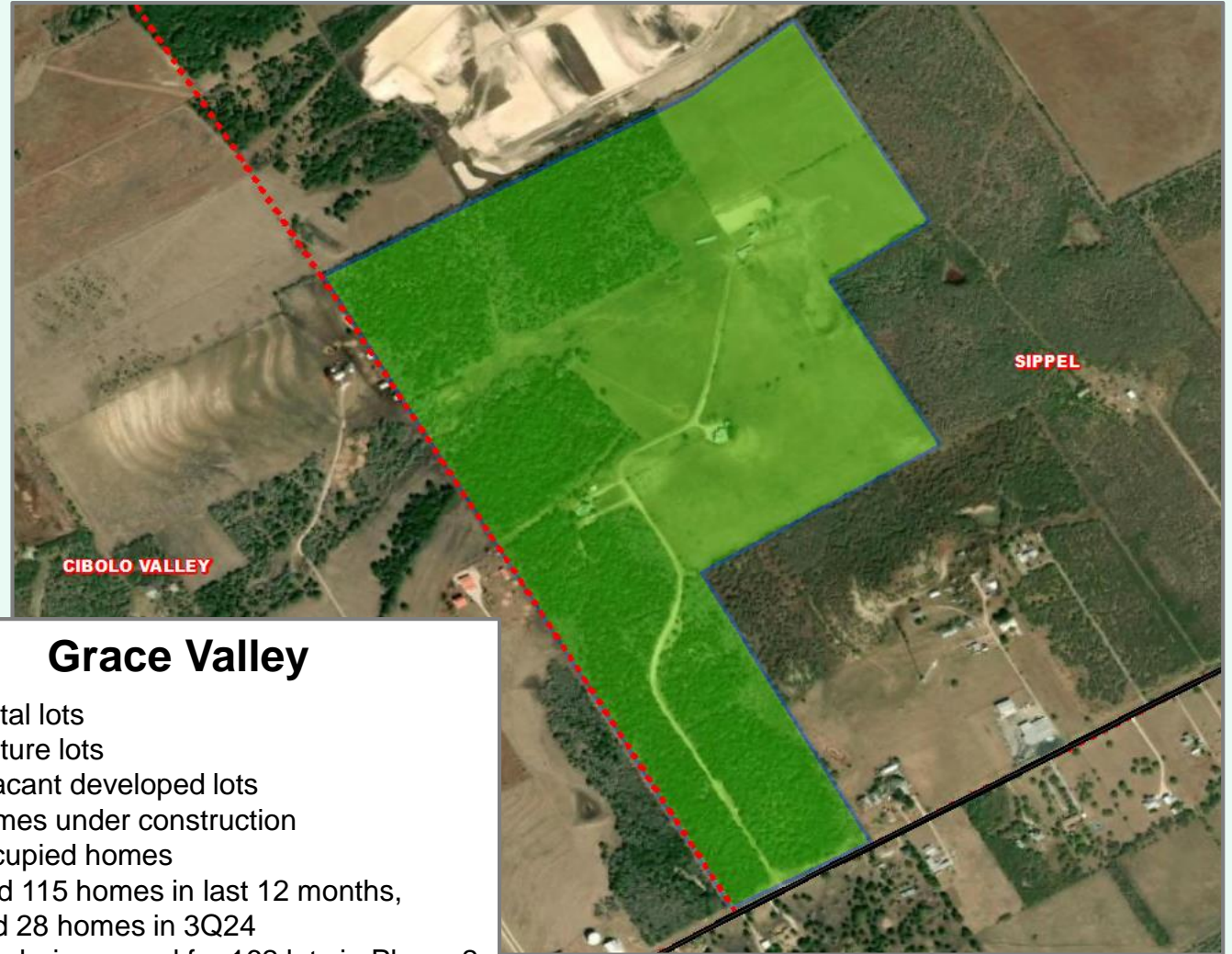
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





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

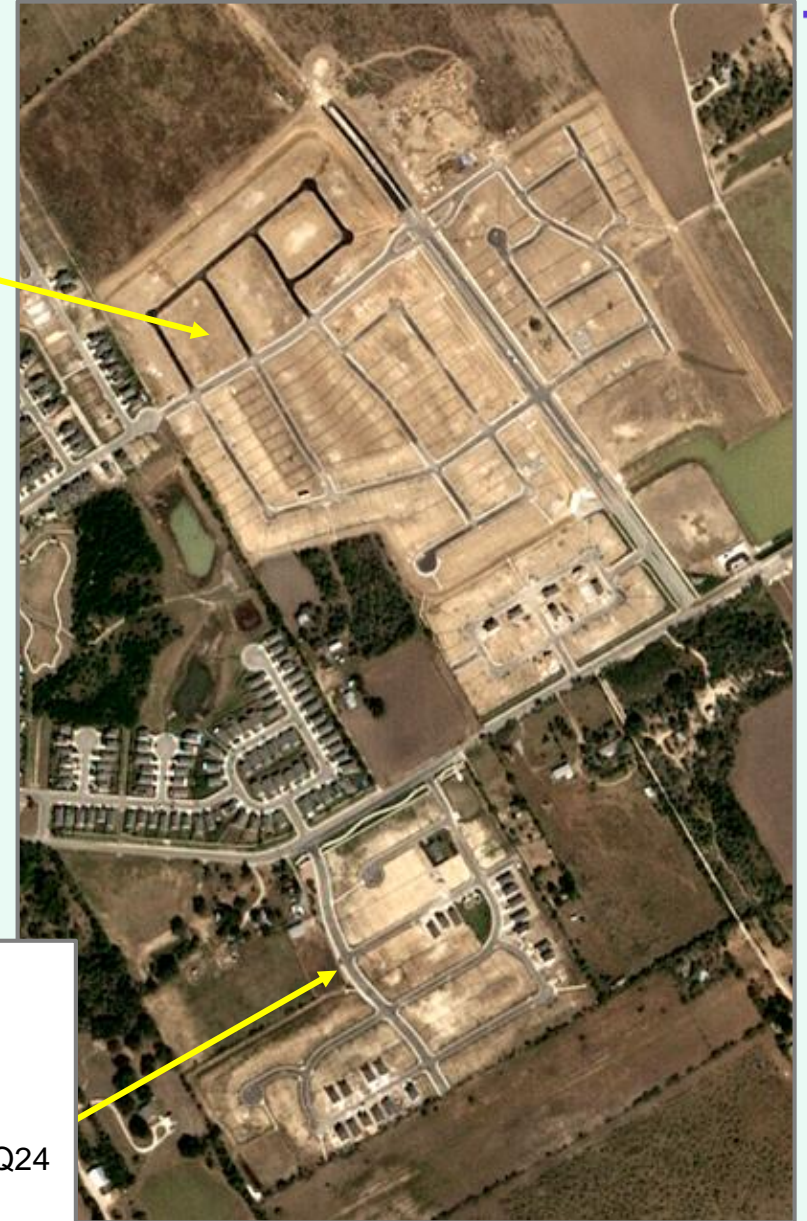


Residential Activity

Saddlebrook Ranch

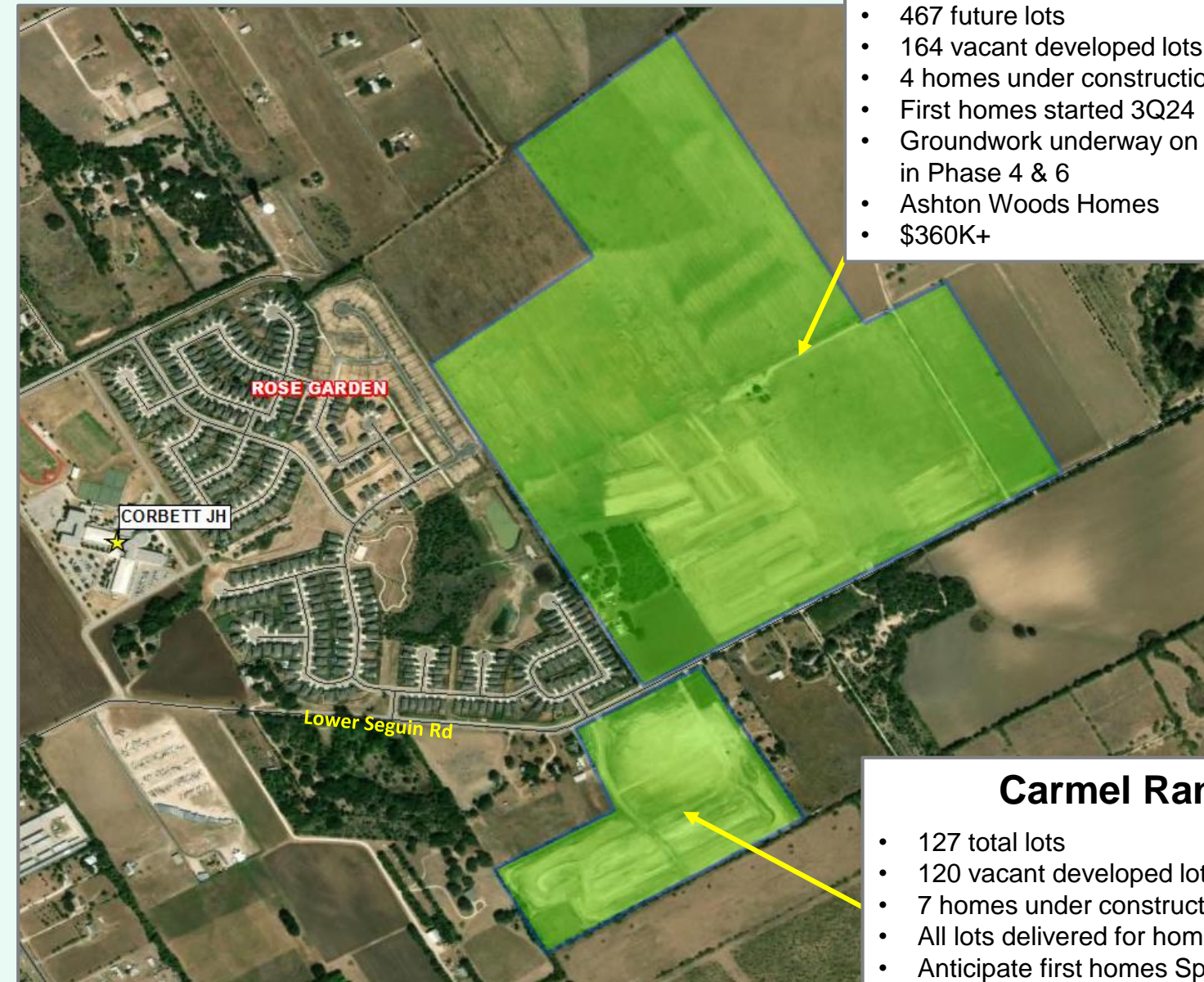
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

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

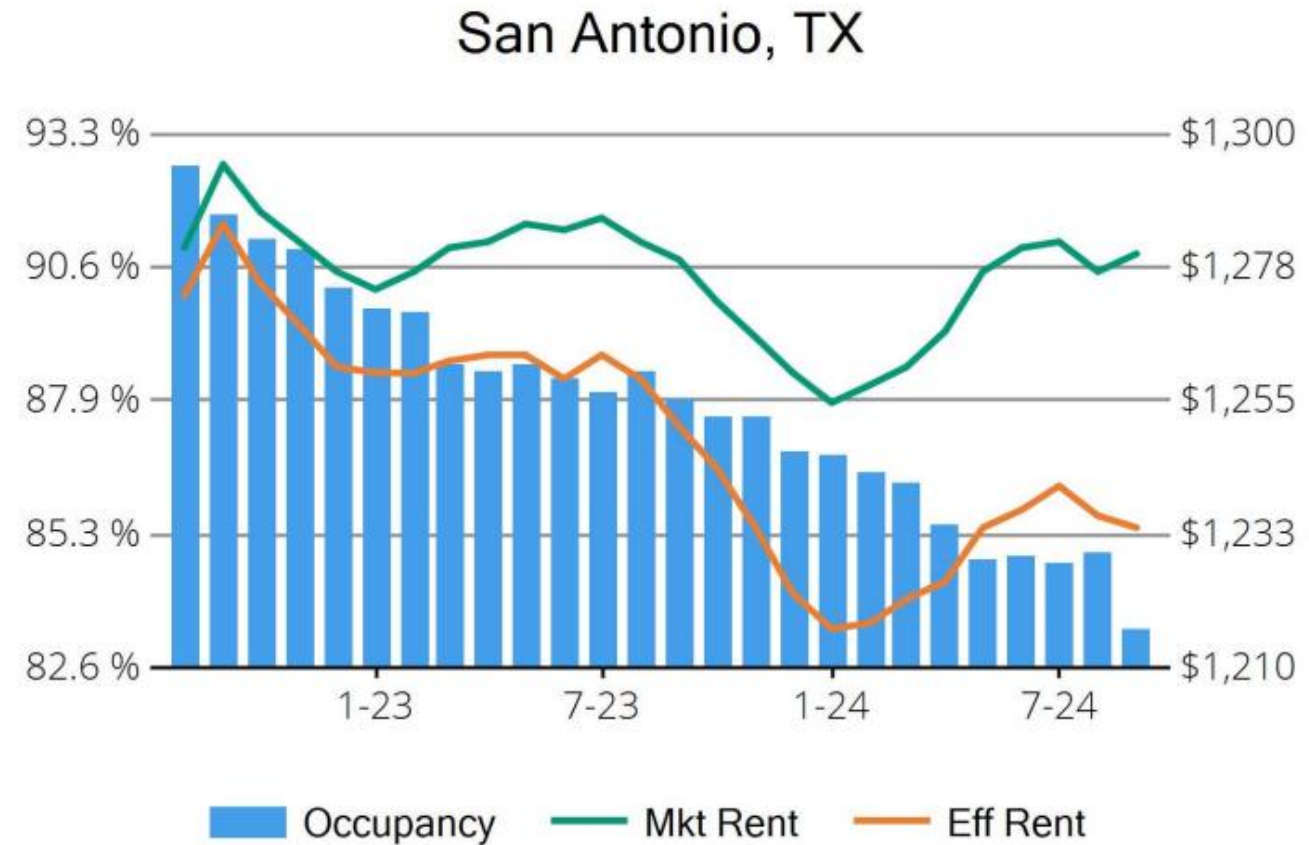


Housing Market Trends: Multi-family Market- September 2024



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%




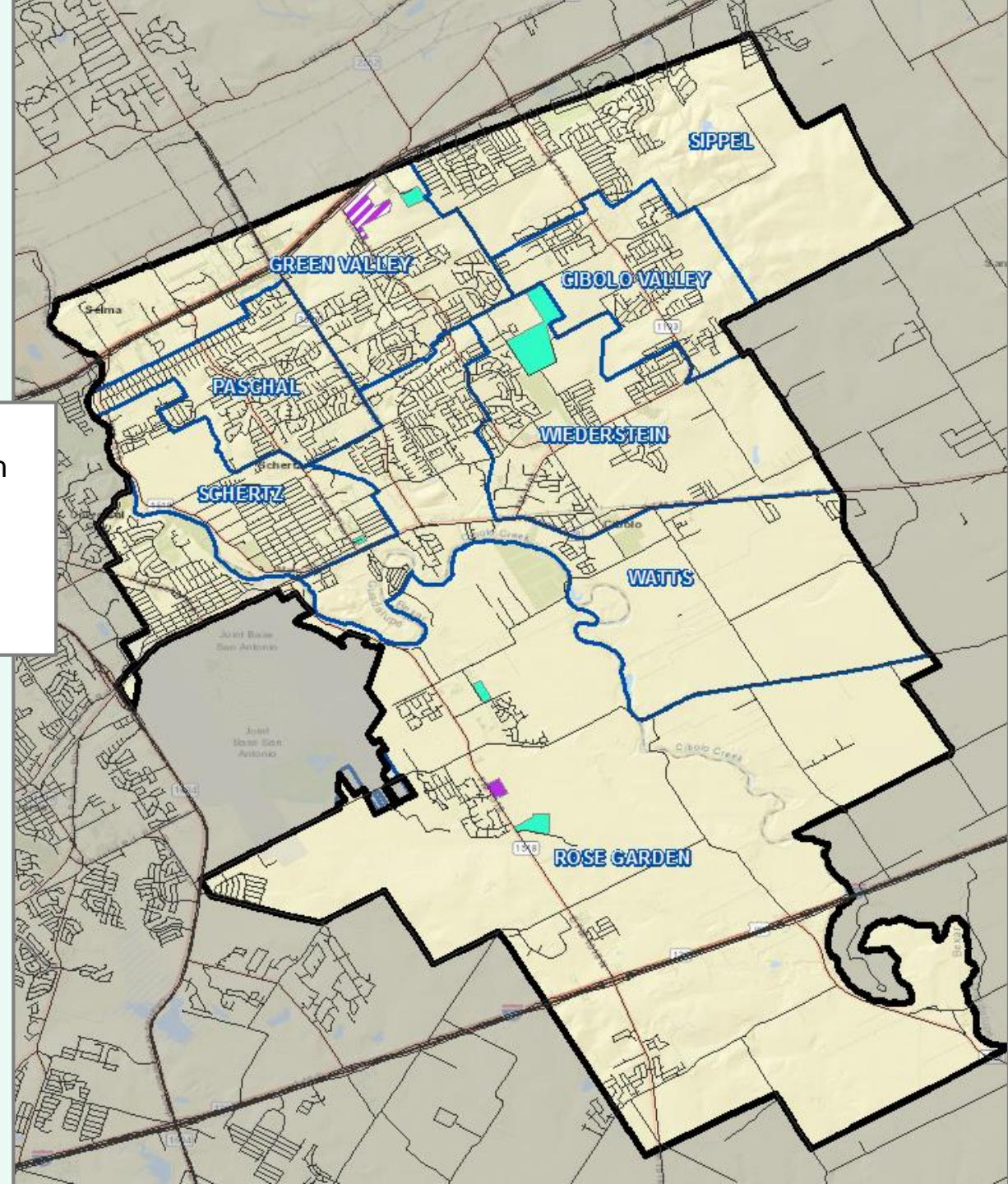


District Multifamily Overview

- 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

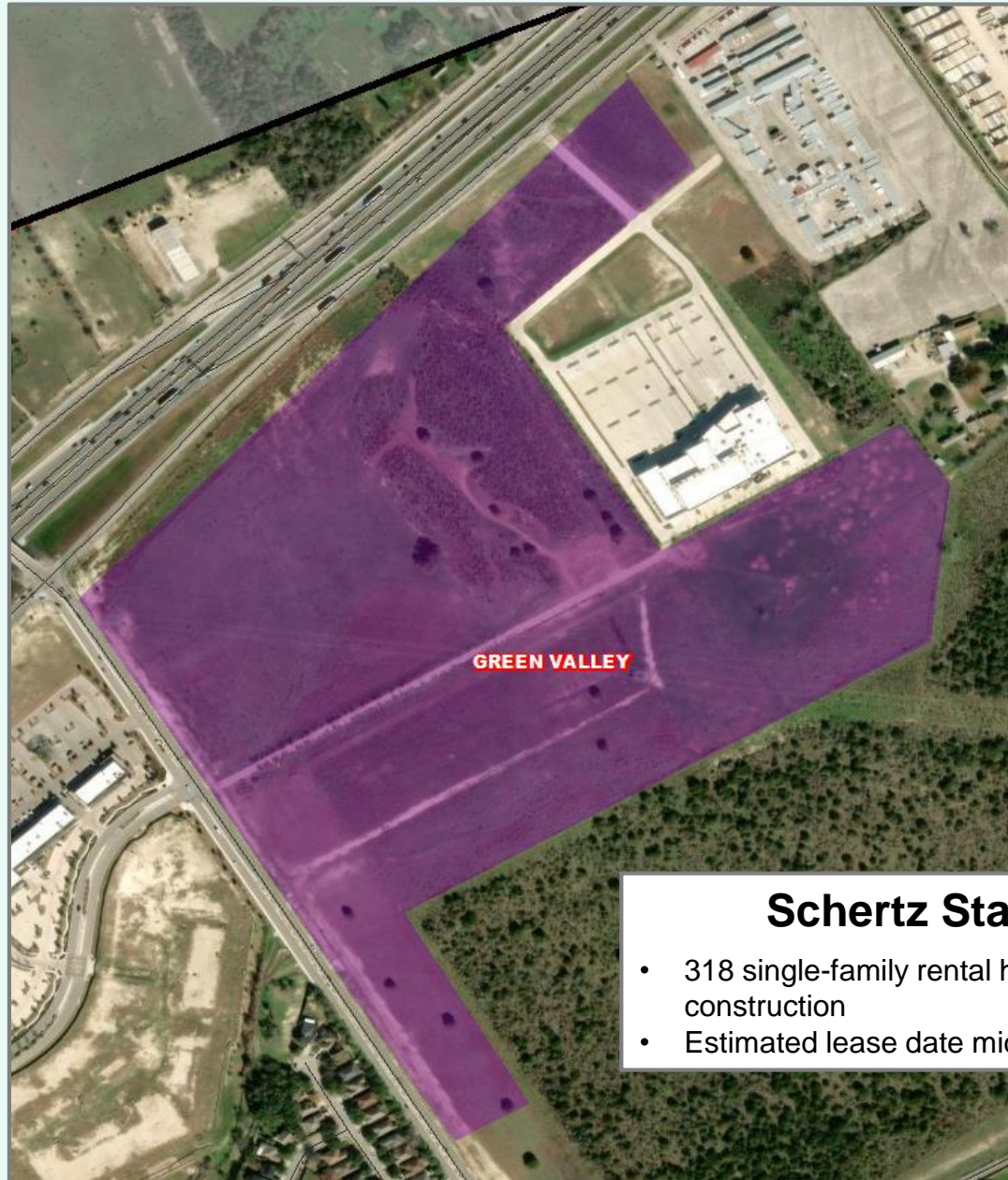
Multifamily Developments

-  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

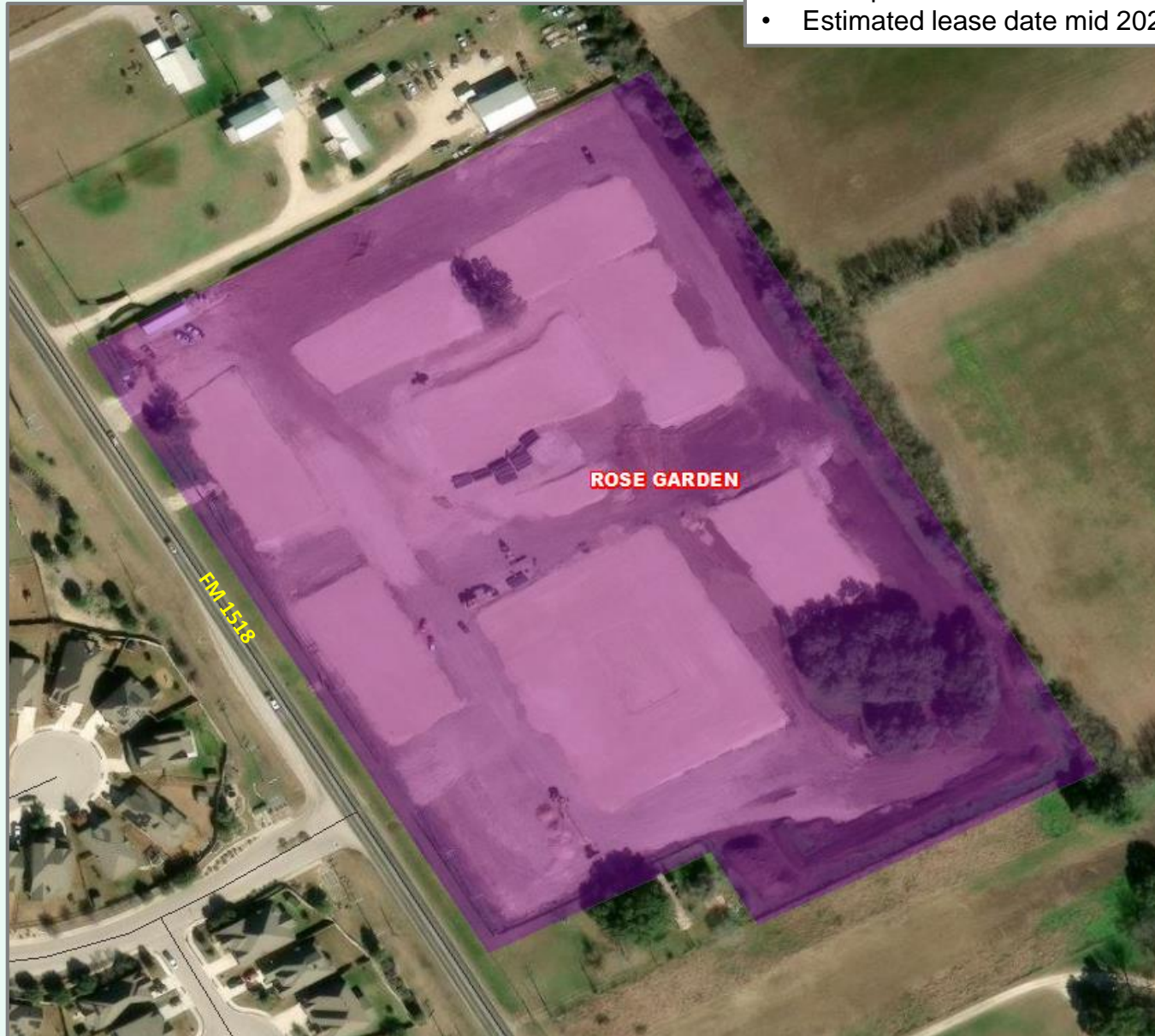




Residential Activity

Aviator 1518

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



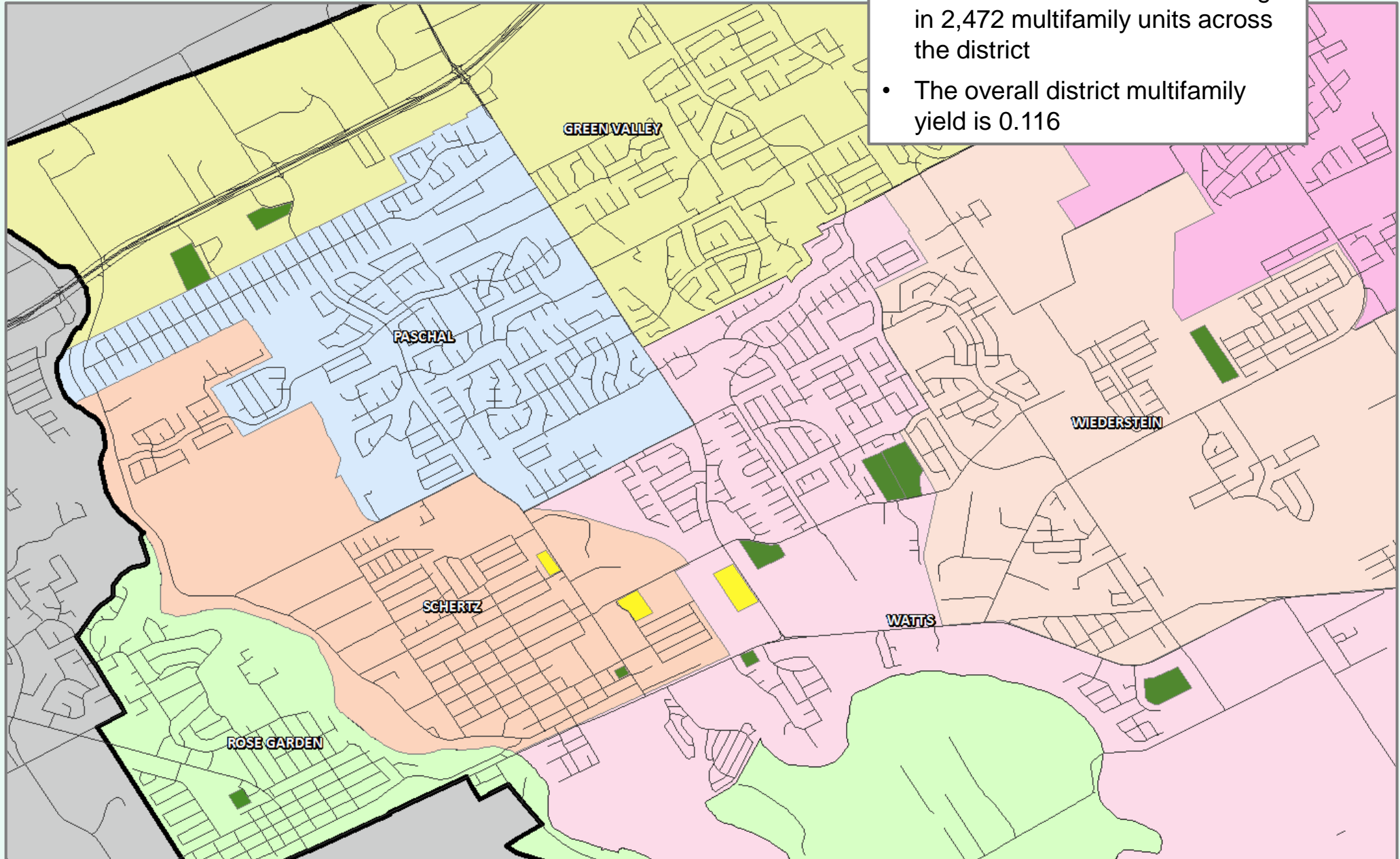
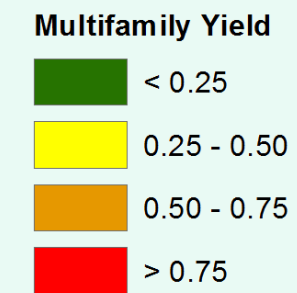
Nov 2024





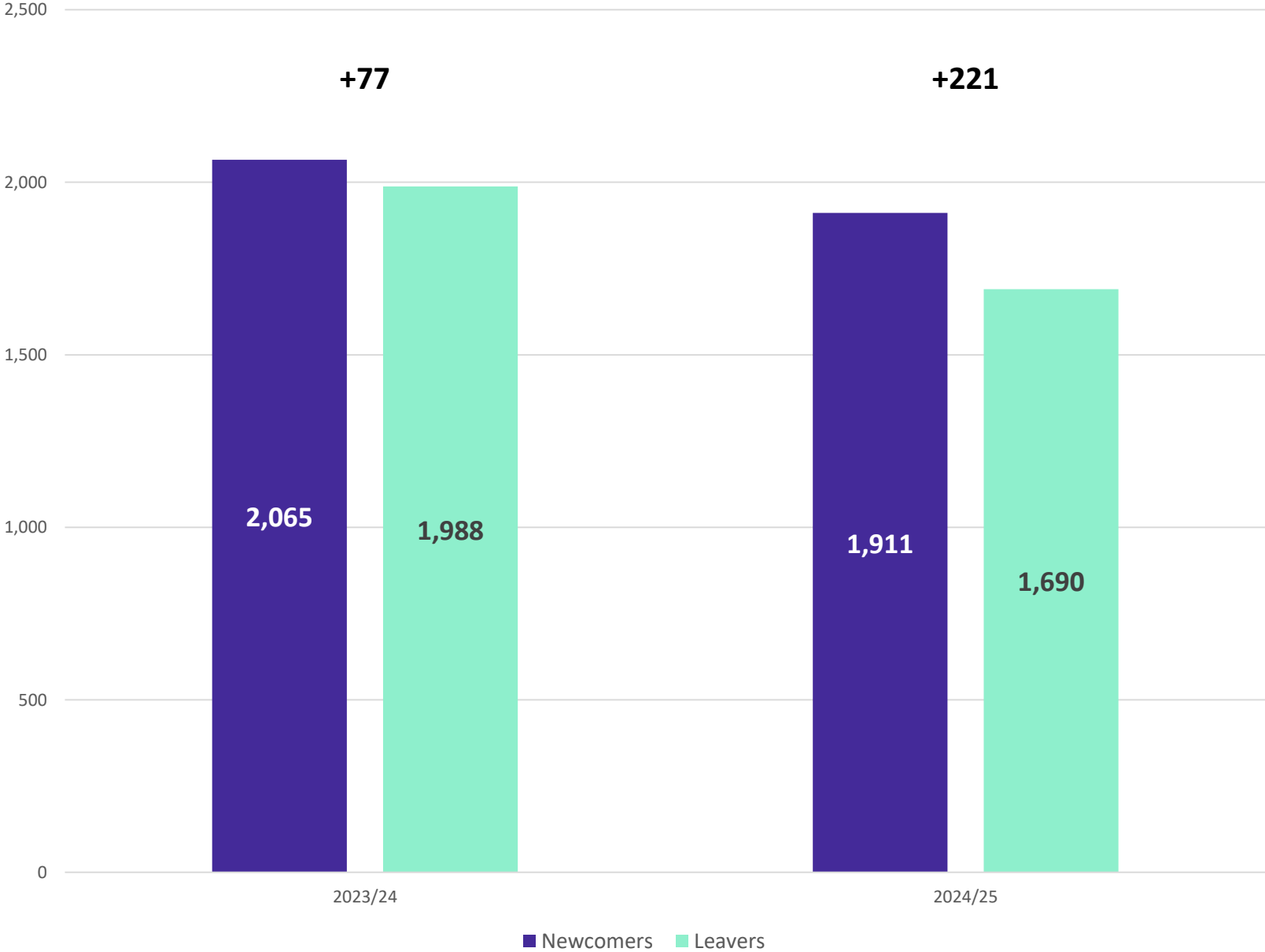
District Multifamily Yield

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



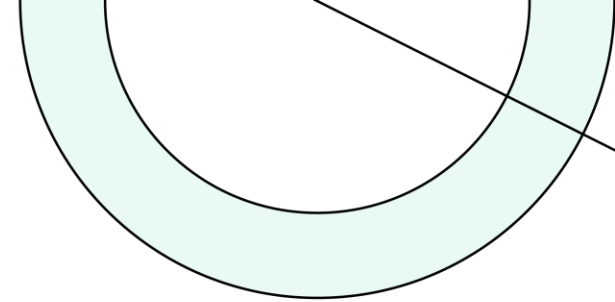


Newcomers and Leavers

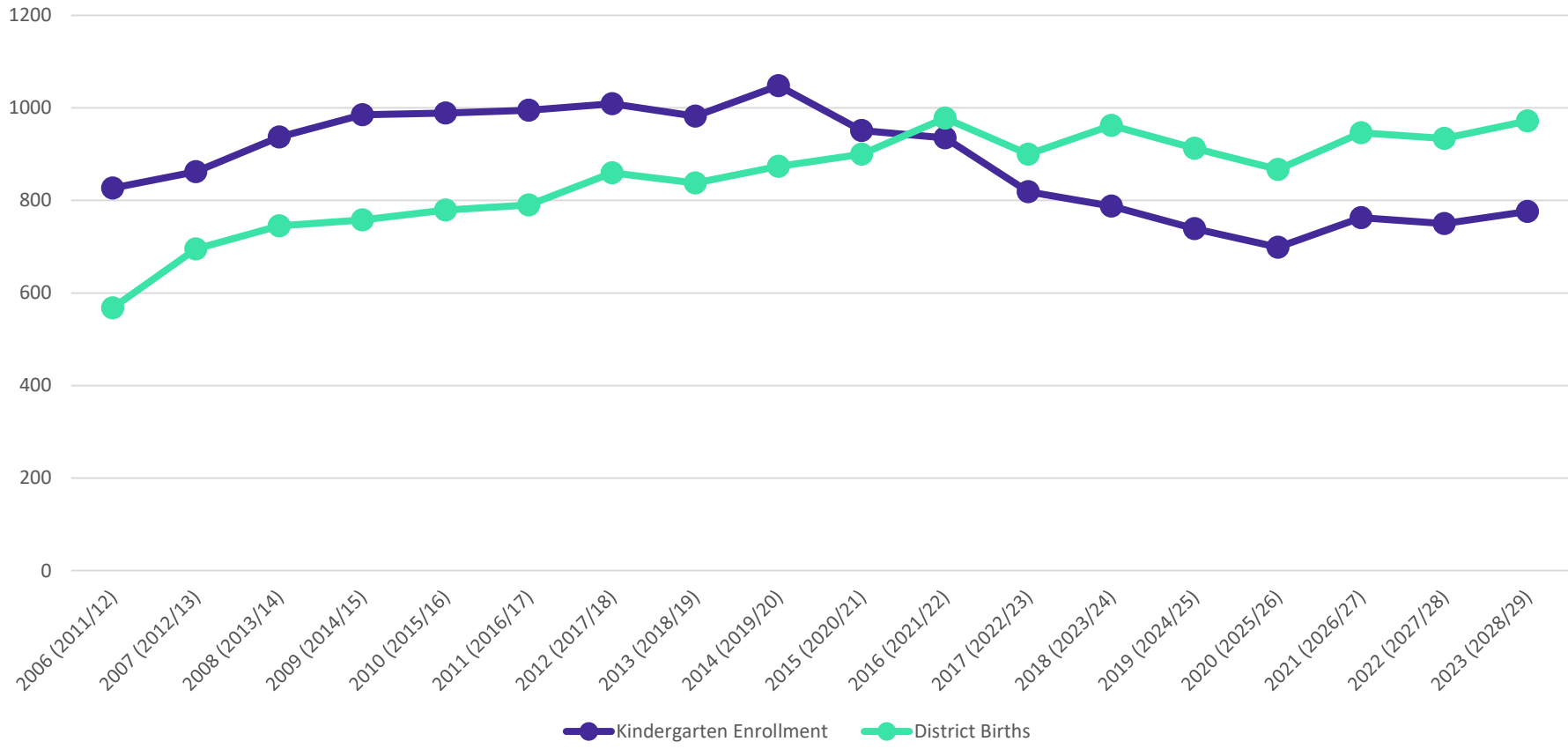




Birth Rate Analysis



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

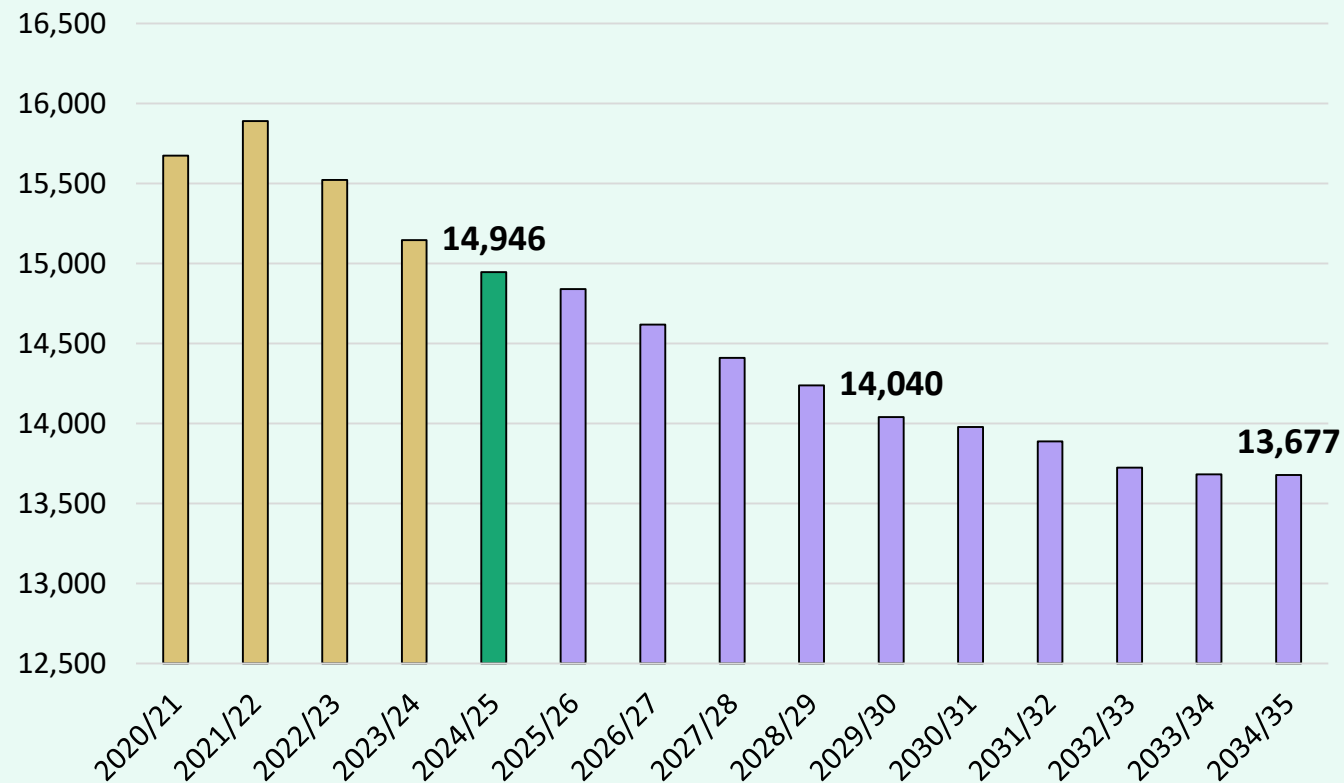
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450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



PLANNING AND ZONING COMMISSION MEETING: 06/04/2025
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLZC20240315** - Hold a public hearing and make a recommendation on a request to rezone approximately 173 acres of land from Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A) to Single-Family Residential District (R-1), Single-Family Residential District (R-2), and Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310012, 309425, 309427, generally located 1,000 feet to the west of Cibolo Creek on Lower Seguin Road, City of Schertz, Bexar County, Texas

BACKGROUND

Per the applicant's letter of intent, the applicant is proposing to rezone three separate tracts. The first is an approximately 95-acre tract from Agricultural District (AD) to Single-Family Residential District (R-1), the second is an approximately 51-acre tract from Agricultural District (AD) to Single-Family Residential District (R-2), and the final tract is an approximately 27-acre tract from Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A) to Single-Family Residential District (R-6). The purpose of this rezone is to develop a single family subdivision with a mixture of housing types and lot sizes.

The property is not platted and is currently undeveloped. On May 23, 2025, eight (8) 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) responses neutral, and zero (0) responses in opposition were 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	Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A)	Undeveloped / Rural Residence
Proposed	Single-Family Residential District (R-1, R-2, & R-6)	Single-Family Subdivision

Adjacent Properties:

	Zoning	Land Use
North	Agricultural District (AD)	Undeveloped
South	Right-of-Way	Lower Seguin Road
East	N/A - City Limits - Waterway, Agricultural District (AD), and Single Family Residential / Agricultural District (R-A)	Cibolo Creek & Rural Residence
West	Planned Development District (PDD)	Single-Family Subdivision (Saddlebrook Ranch)

GOAL

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 173 acres to develop a single-family subdivision with a mixture of housing types and lot sizes.

Table 21.5.7.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	AD	Agricultural	217,800	100	100	25	25	25	2	35	30%
Existing	R-A	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%

Proposed	R-1	Single-Family Residential	9,600	80	120	25	10	20	2	35	50%
Proposed	R-2	Single-Family Residential	8,400	70	120	25	10	20	2	35	50%
Proposed	R-6	Single-Family Residential	7,200	60	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

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

The Comprehensive Plan designates this area as Complete Neighborhood. The Complete Neighborhood Land Use Designation is intended for a mix of residential lot sizes with neighborhood commercial to create a complete neighborhood. The proposed zone change to multiple Single-Family Residential Districts (R-1, R-2, and R-6) implements the policies of the Comprehensive Land Use Plan by providing a different lot sizes and a mix of residential properties. Specifically, the proposed rezone would create approximately 94.86 acres of Single Family Residential District (R-1), approximately 51.11 acres of Single Family Residential District (R-2), and approximately 26.78 acres of Single Family Residential District (R-6).

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. Among these policies is the explicit purpose to "minimize the conflicts among the uses of land and buildings". There are several single-family subdivisions either in development or constructed along the Lower Seguin Road corridor, including:

- Rhine Valley - 447 lots, Planned Development District zoning, Lot sizes range from 45 feet by 120 feet to 60 feet by 120 feet
- Carmel Ranch - 131 lots, Planned Development District zoning, Lot sizes range from 55 feet by 125 feet to 70 feet by 120 feet
- Saddlebrook Ranch - 633 lots, Planned Development District zoning, Lot sizes range from 50 feet by 100 feet to 70 feet by 118 feet
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots, R-2 and R-6 zoning districts

The proposed rezoning is consistent with and similar to existing and currently in development residential subdivisions in the area.

Furthermore, one of the UDC's goals is to "lessen congestion in the streets and provide convenient, safe and efficient circulation for vehicular and pedestrian traffic". As part of this proposed zoning, the applicant submitted a preliminary Traffic Impact Analysis (TIA) detailing the impact the proposed development will have on the transportation system in the immediate area. The City of Schertz Engineering Department reviewed this preliminary TIA and provided the following:

A preliminary traffic analysis has been done to evaluate the potential impact the adjacent streets by the proposed zone change. The existing zoning allows for some residential development which would generate a maximum number of peak hour vehicle trips if the property were developed to the maximum density allowed. A comparison was done comparing this maximum peak hour trip to the peak hour trips the property would generate based on the requested zoning. The difference between these two peak values is significant. If the proposed zoning is approved, the site could generate approximately 311 more peak hour vehicle trips. This increase in the peak hour trips would require a full Traffic Impact Analysis (TIA) by the developer as the proposed project progresses through the City's development process. For this zone change application, the developer did a preliminary TIA to analyze the effects of this additional traffic to the adjacent streets. This preliminary TIA shows that certain improvements to Lower Seguin Road will need to be provided to mitigate these additional peak hour vehicle trips. Such improvements include: a right turn/deceleration lane and left turn lane at the entrance to the proposed development. Further analysis will be required via a Final TIA for the development as it progresses through the development process, should the zone change request be approved. The developer will be required to construct all mitigation measure identified in the Final TIA to mitigate the effects of the additional traffic being generated.

In addition to any improvements identified in the TIA, the developer will also be responsible for some widening of Lower Seguin Road along the development's frontage. This widening, along with the widening done by the Saddlebrook development to the west and the widening that the Monterey Meadows proposed development is required to do on the south side of Lower Seguin Road across from this proposed development, will also add some additional traffic volume capacity to Lower Seguin Road in the vicinity of this proposed development. The Monterey Meadows development is further ahead of this development in the development process and is expected to be constructed slightly in advance of, or at the same time, as this development. The Preliminary TIA analysis did not rely on any of these improvements in its analysis. Instead it assumed a "worst case scenario" and analyzed the effects of the additional traffic with Lower Seguin Road remained in its current width. The required street widening by the proposed developments will increase the positive effect of the mitigation improvements identified in the Preliminary TIA for this development.

In summary, the proposed zone change will increase traffic on the City's transportation system, but that traffic increase can be successfully mitigated by street improvements the developer will be required to construct.

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

The immediate area consists of undeveloped land, rural residences, and several single-family subdivisions currently being developed. The uses permitted in Single-Family Residential Districts (R-1, R-2, and R-6) are as follows:

UDC Section 21.5.8 Permitted Uses	
Single-Family Residential Districts (R-1, R-2, and R-6)	
Permitted by Right	Permitted with SUP
Accessory Building, Residential Family or Group Home Gated Community Golf Course and/or Country Club Municipal Uses Operated by the City of Schertz One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private	Bed and Breakfast Inn Church, Temple, Synagogue, Mosque, or Other Place of Worship In-Home Day Care New and Unlisted Uses

The uses allowed by right and by Specific Use Permit are consistent with the current immediate area and consistent with the trajectory of the Lower Seguin Corridor.

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.

SCUC ISD has also been notified of the zone change request.

The scheduled public hearing provides the opportunity to introduce additional considerations.

RECOMMENDATION

Due to the conformance with the Comprehensive Plan, and the compatibility and consistency of potential land uses staff is recommending approval of PLZC20240315.

Attachments

Aerial Exhibit

Public Hearing Notice Map

Public Hearing Responses

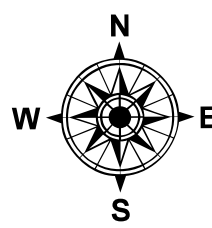
Zoning Exhibit

SCUC ISD 10- Year Forecasting

SCUC ISD Demographic Report

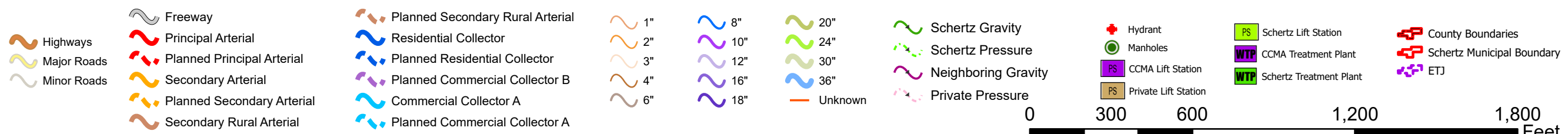


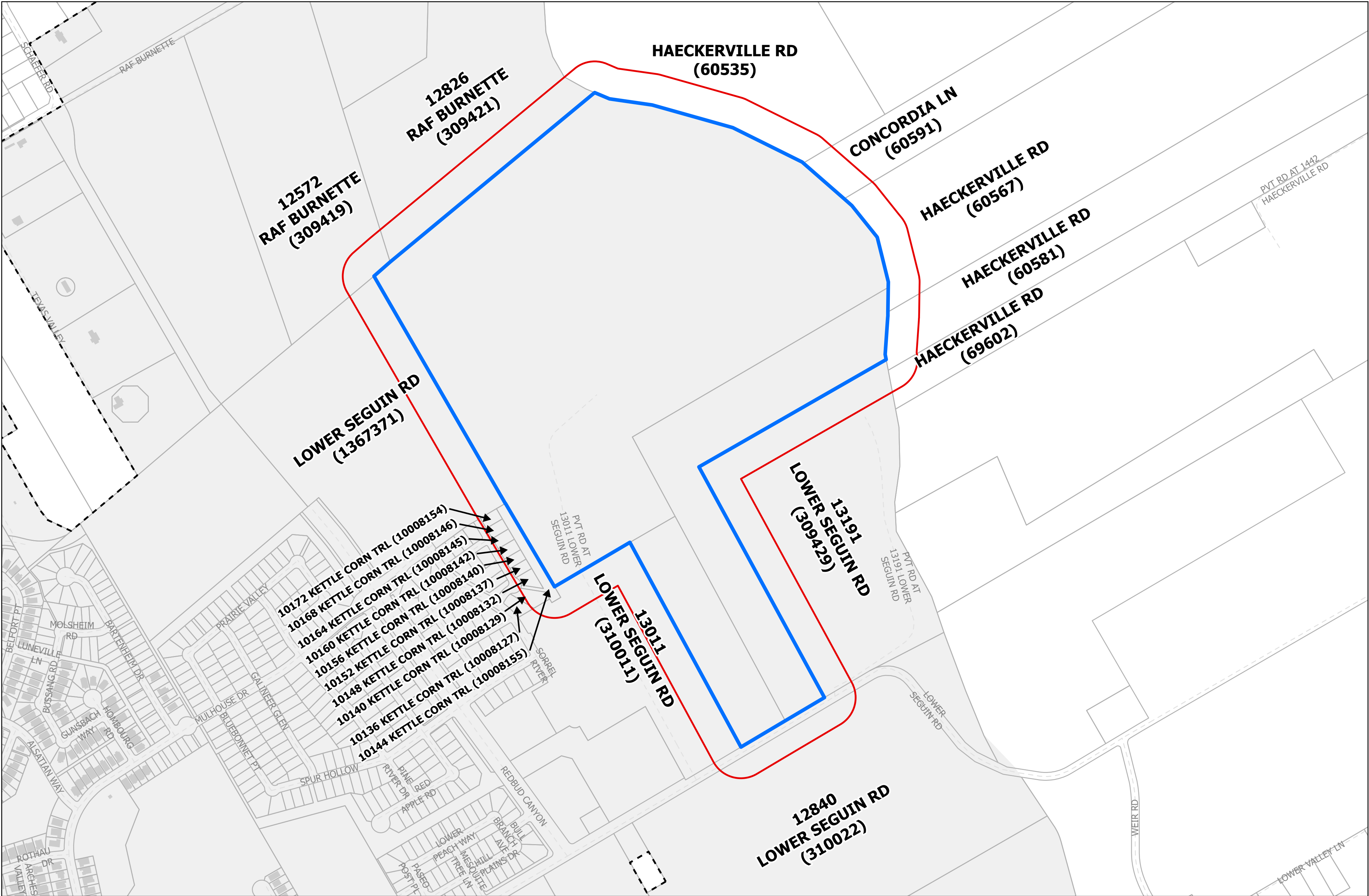
Sources: Esri, TerraMetrics, Garmin, FDOT, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL IDs:
310012, 309425, 309427
PLZC20240315





City of Schertz

PARCEL IDs:
310012, 309425, 309427



Project Boundary



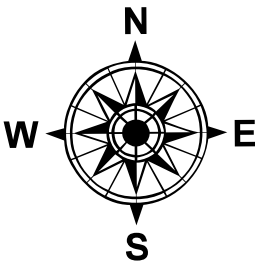
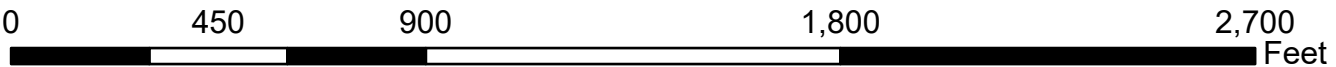
City Limits



Schertz ETJ
Boundary



200' Buffer



NOTICE OF PUBLIC HEARING

May 23, 2025

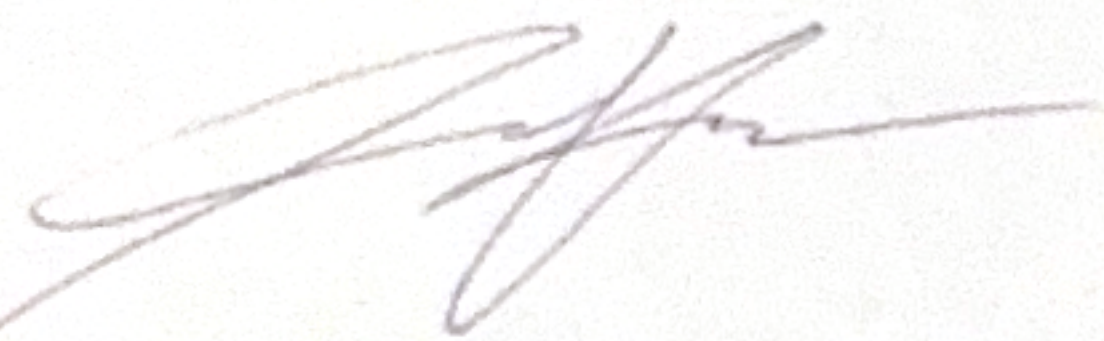
To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 4th, 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:

PLZC20240315 - Hold a public hearing and make a recommendation on a request to rezone approximately 173 acres of land from Agricultural District (AD) and Single-Family Residential / Agricultural District (RA) to Single-Family Residential District (R-1), Single-Family Residential District (R-2), and Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310012, 309425, 309427, generally located 1,000 feet to the west of Cibolo Creek on Lower Seguin Road, City of Schertz, Bexar County, Texas

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

Sincerely,

Samuel Haas
Senior Planner

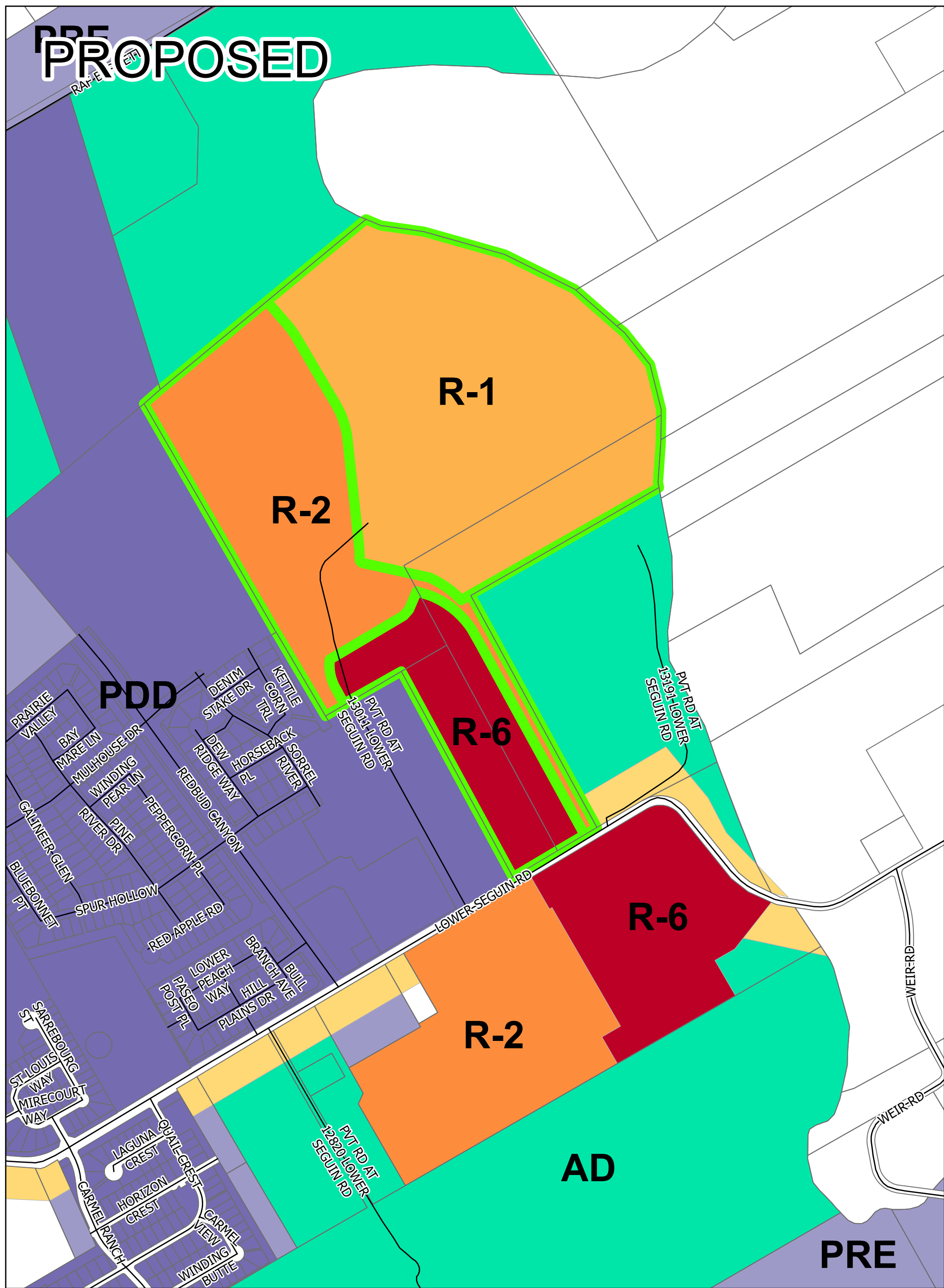
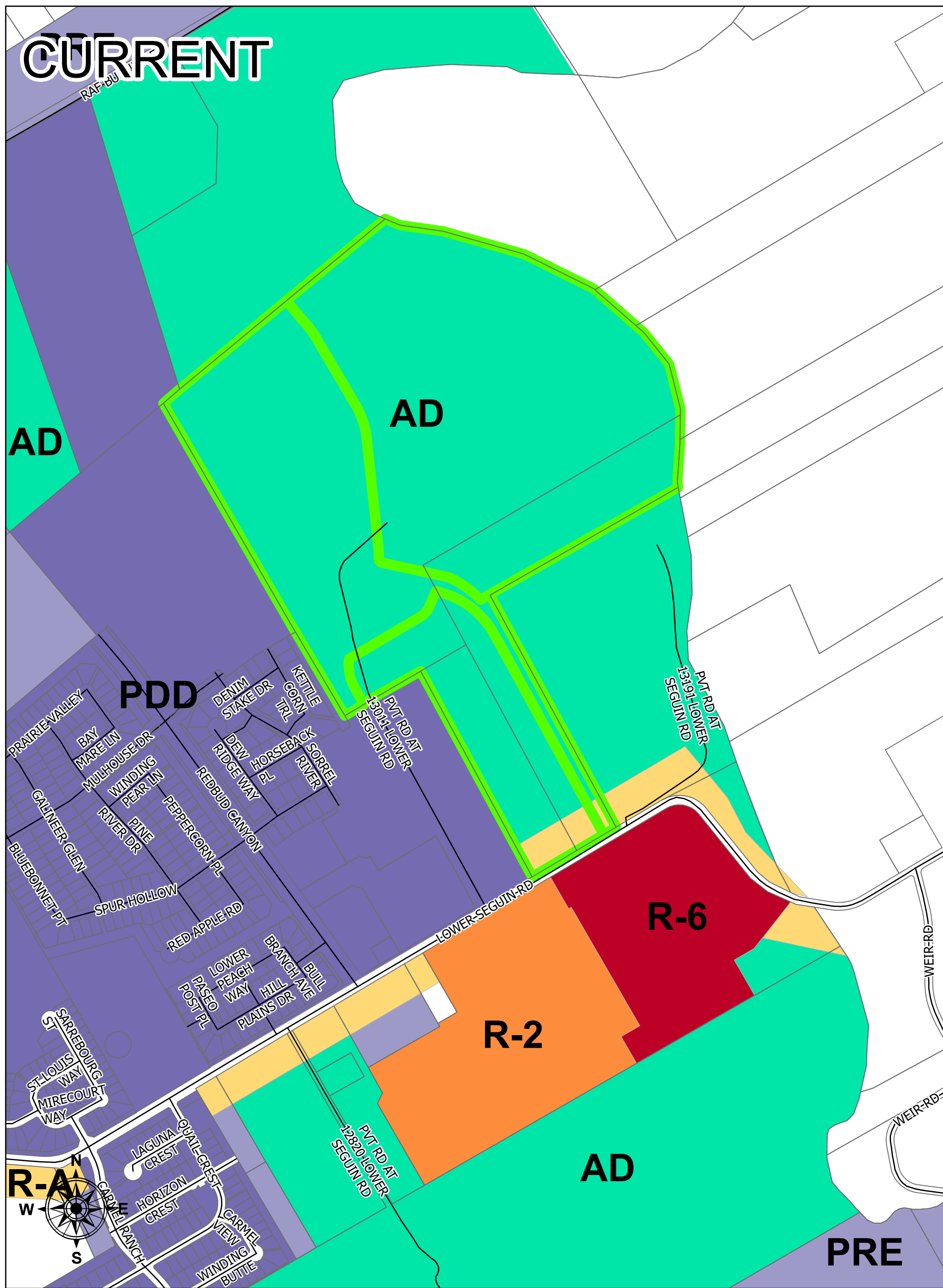
Reply Form:

City Council will have one reading 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 consideration 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 **PLZC20240315**COMMENTS: PLEASE PROCEED WITH REZONINGNAME: ROBERT NATA/ALLISON MINNE

(PLEASE PRINT)

SIGNATURE: [Handwritten Signature]STREET ADDRESS: 1392 WACKERVILLE RDDATE: 5.27.25



PROPOSED ZONING CHANGE

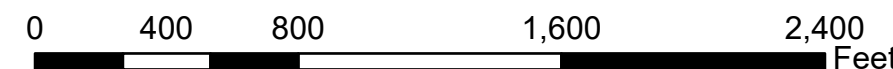
**BEXAR COUNTY
PARCEL IDs:
310012, 309425, 309427**

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-5) Middle Density District
- (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)





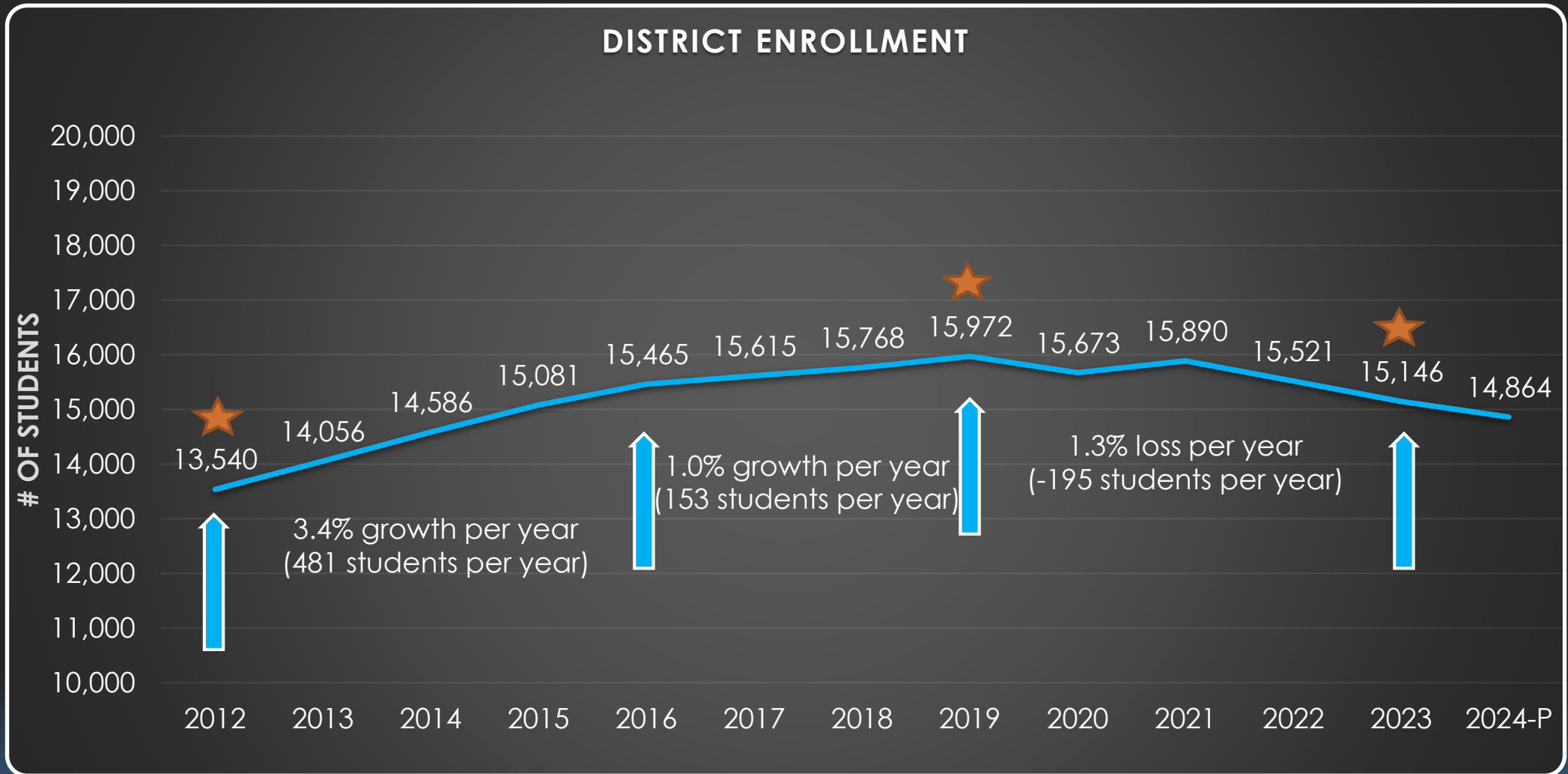
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

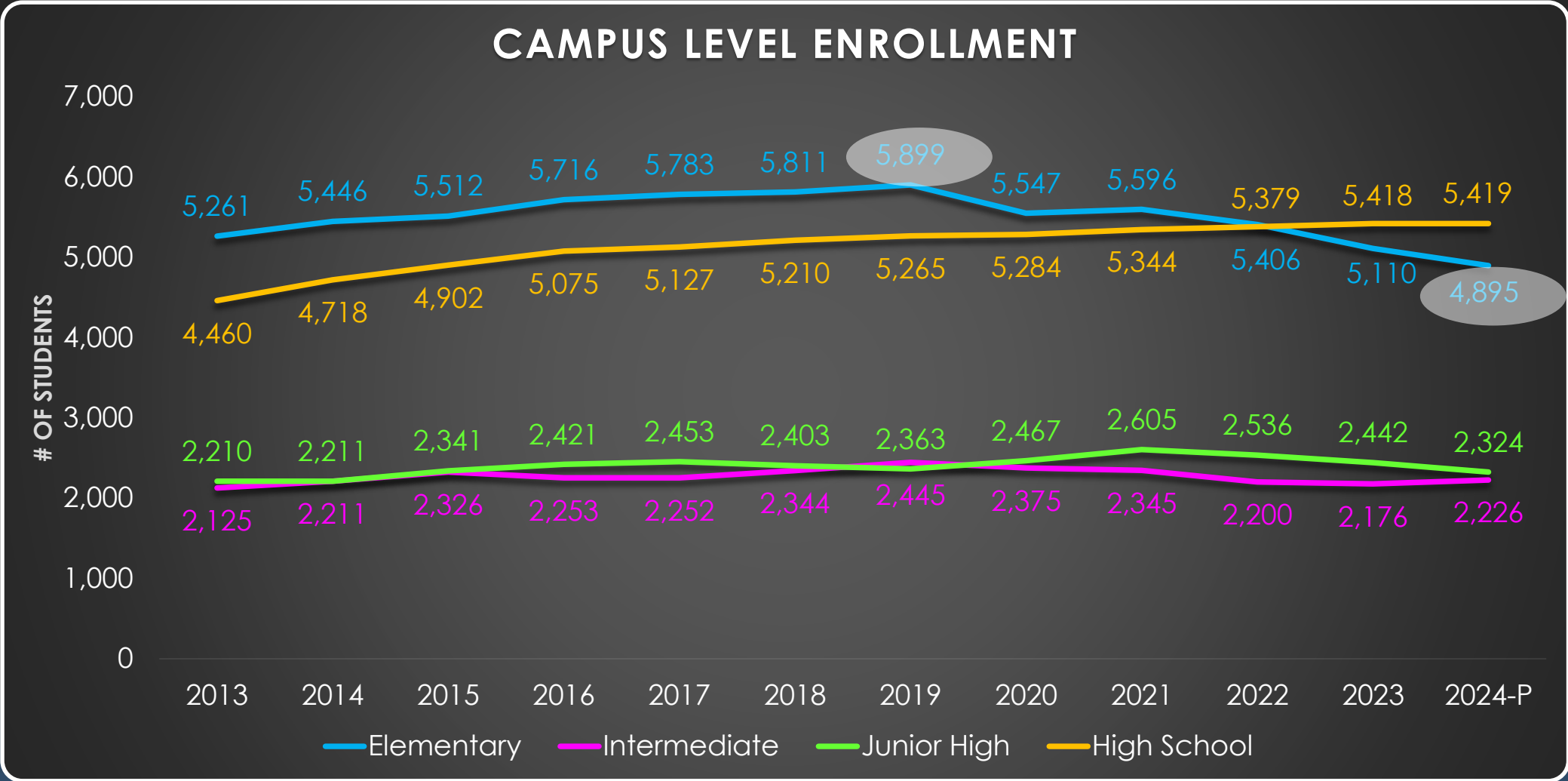
FORECASTING CONSIDERATIONS

- 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



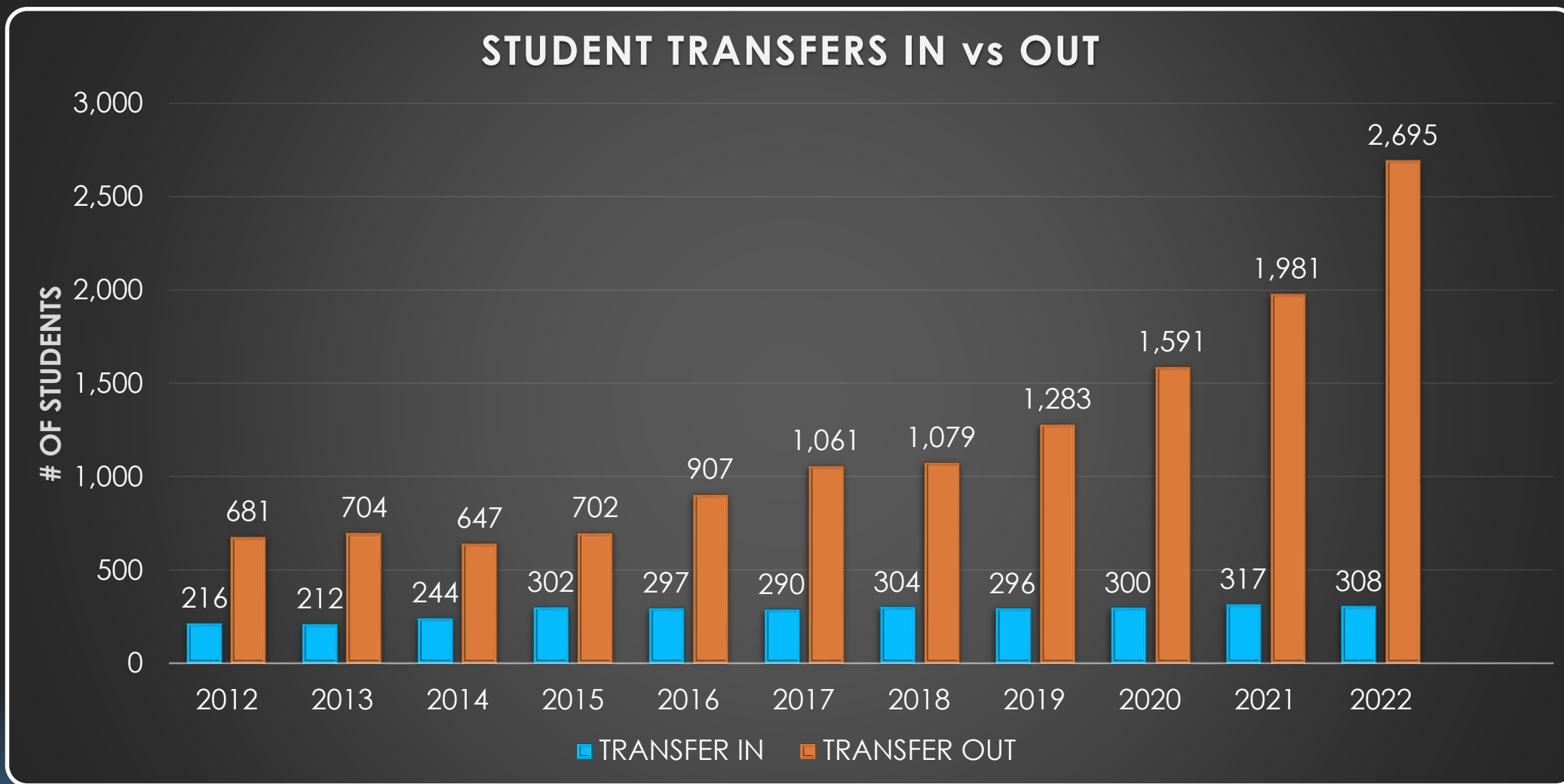
First Year of School of Science and Technology



First Year of Legacy Traditional School



STUDENT TRANSFERS IN VS. OUT

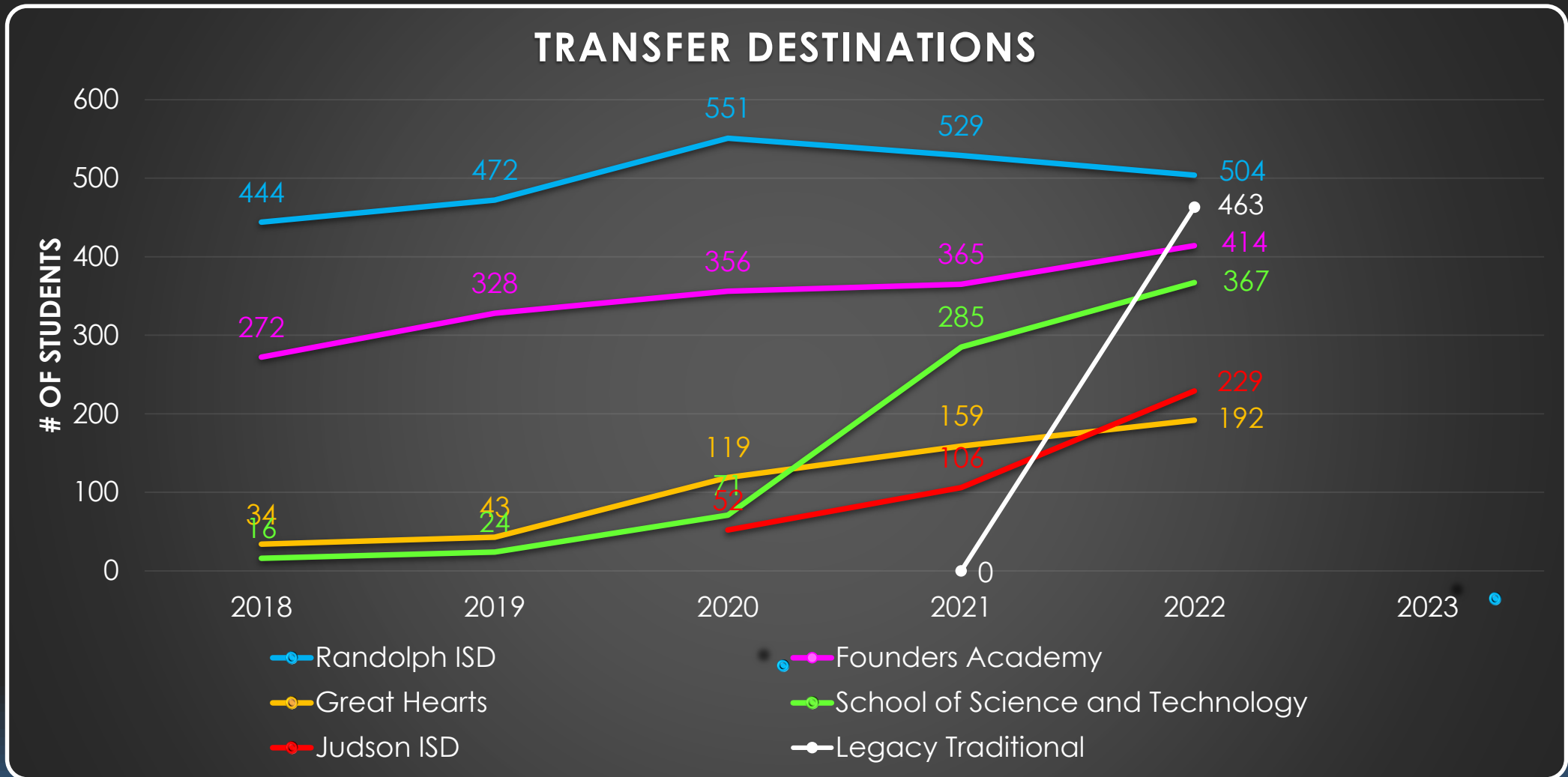


School of Science
and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

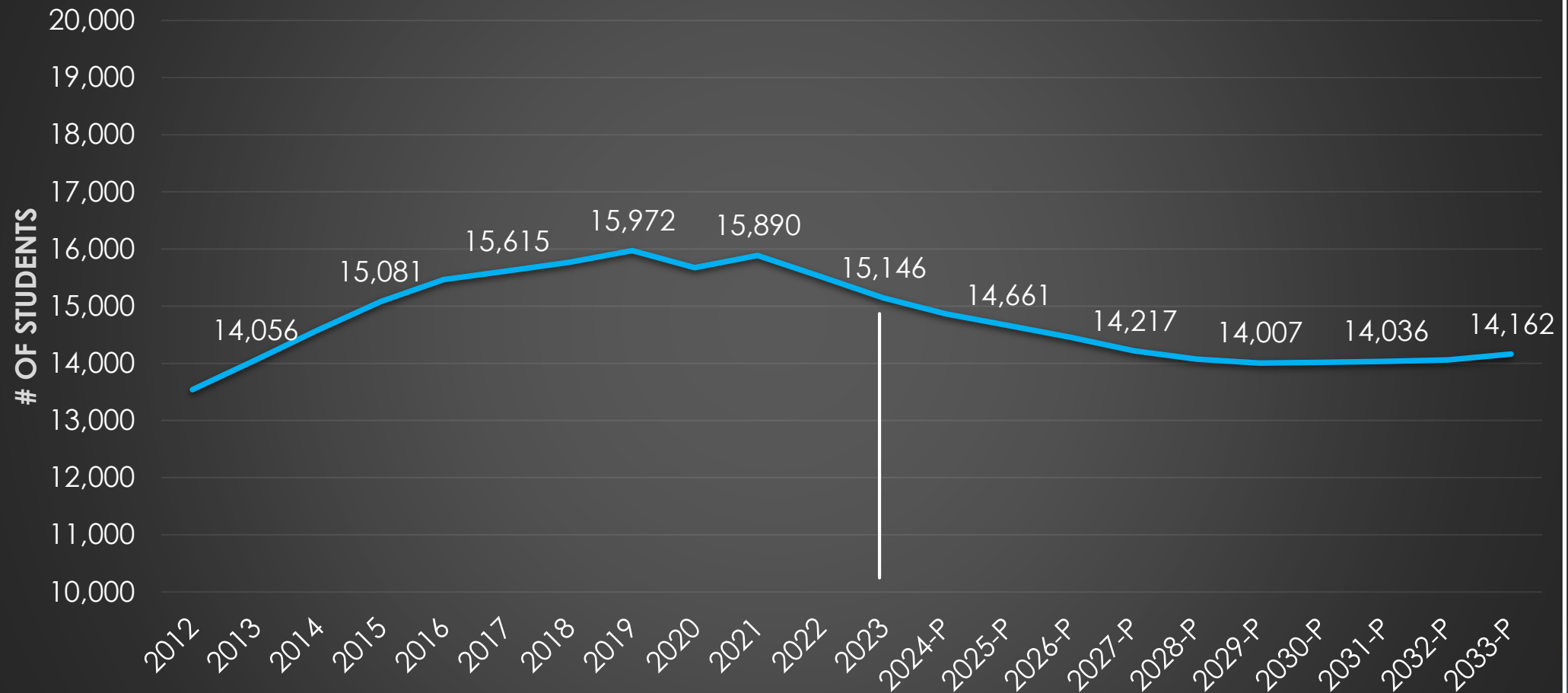
Founders Academy
K – 12th Grade

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%
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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

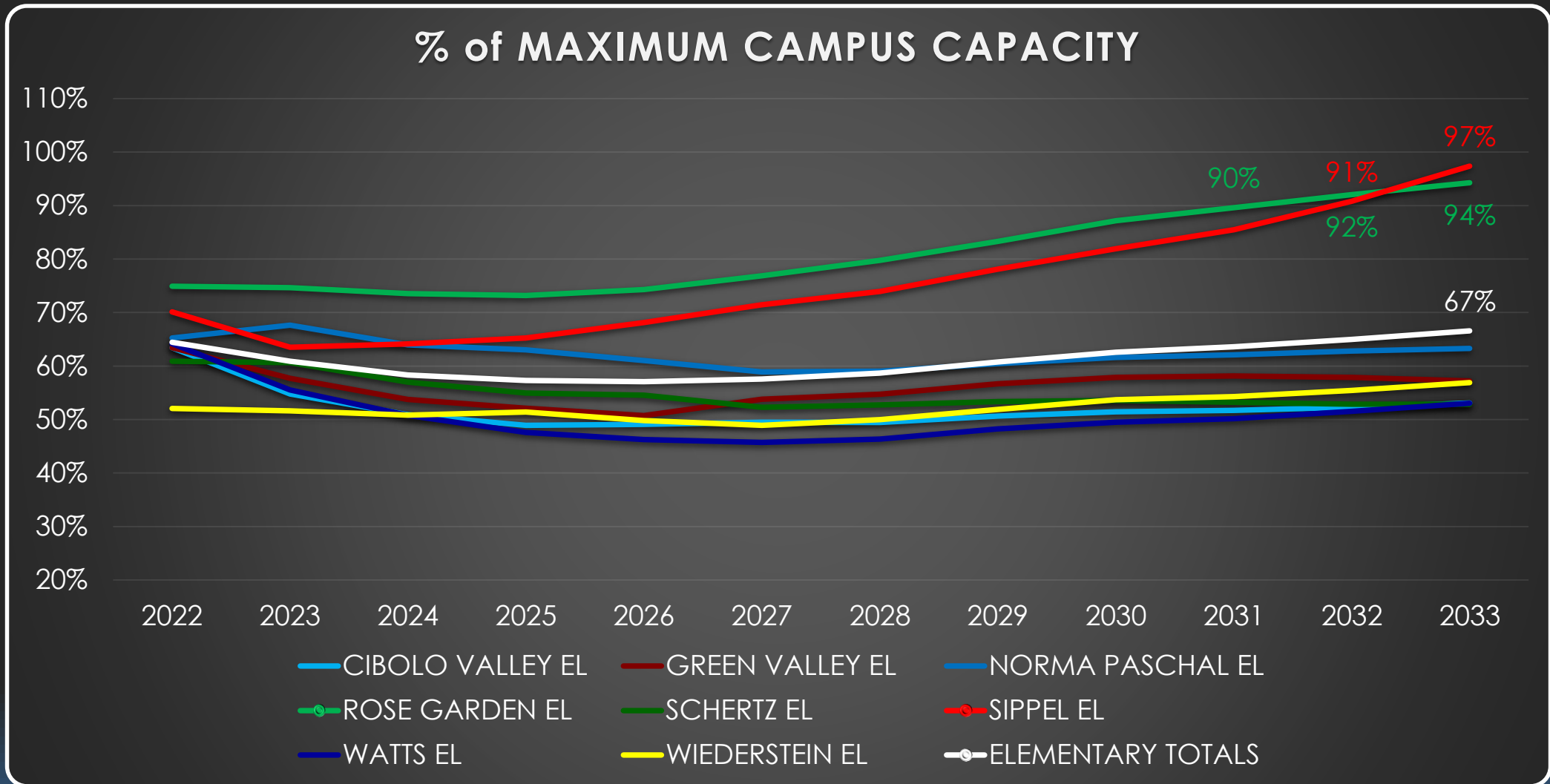
PLANNING USING OUR MAXIMUM CAPACITY

- 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

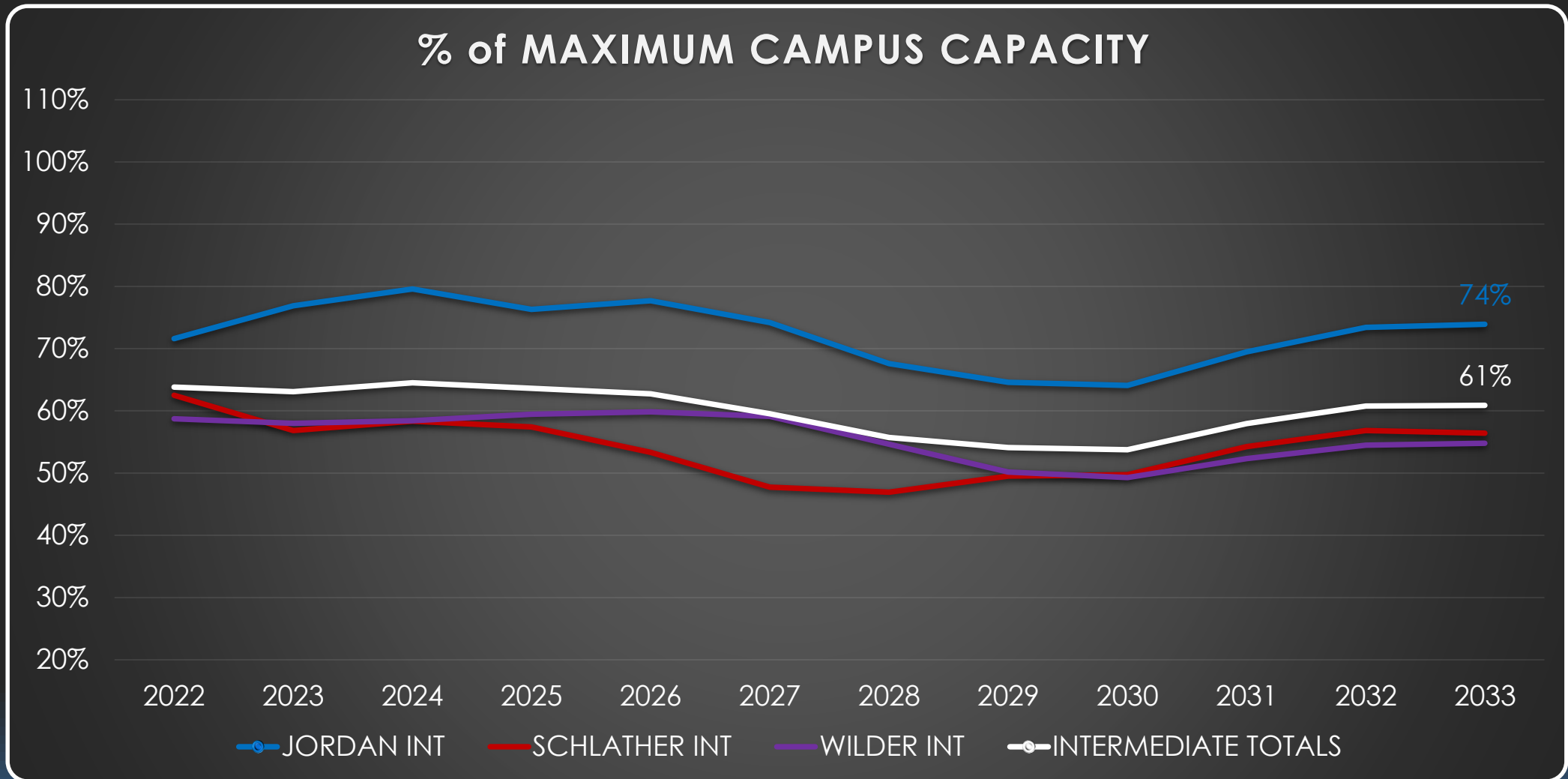
ELEMENTARY CAPACITIES



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

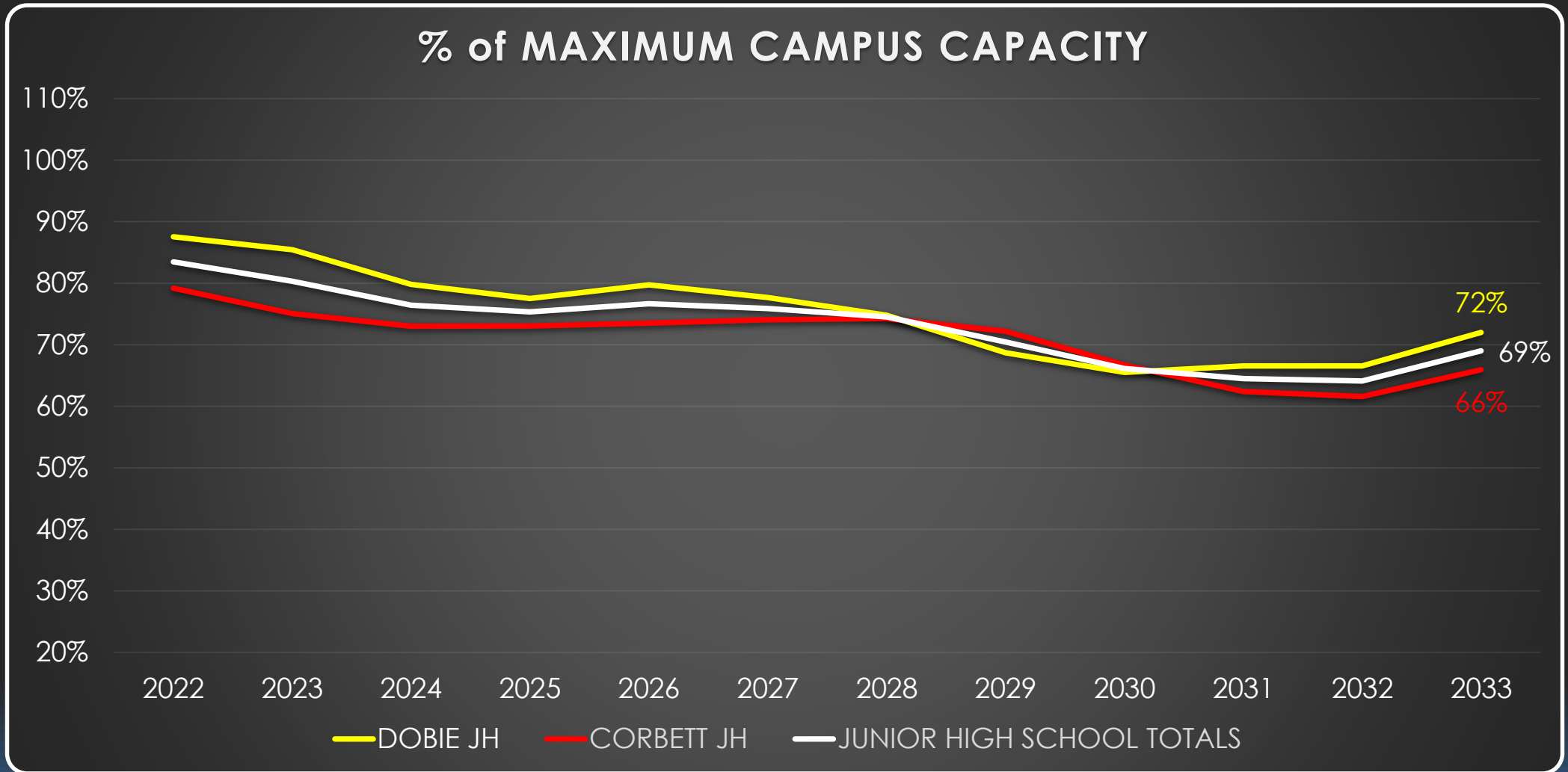
INTERMEDIATE CAPACITIES



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

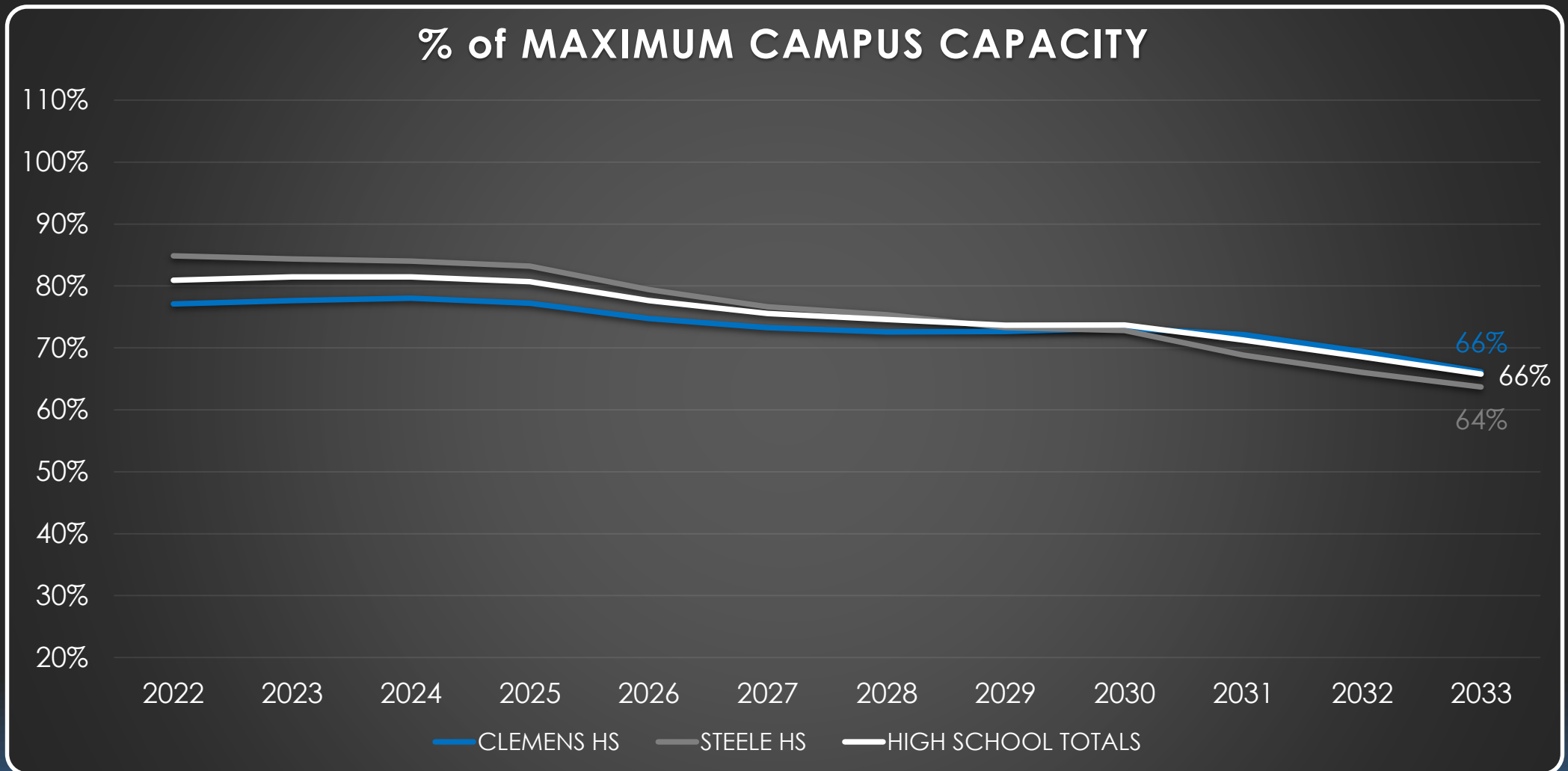
JUNIOR HIGH CAPACITIES



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



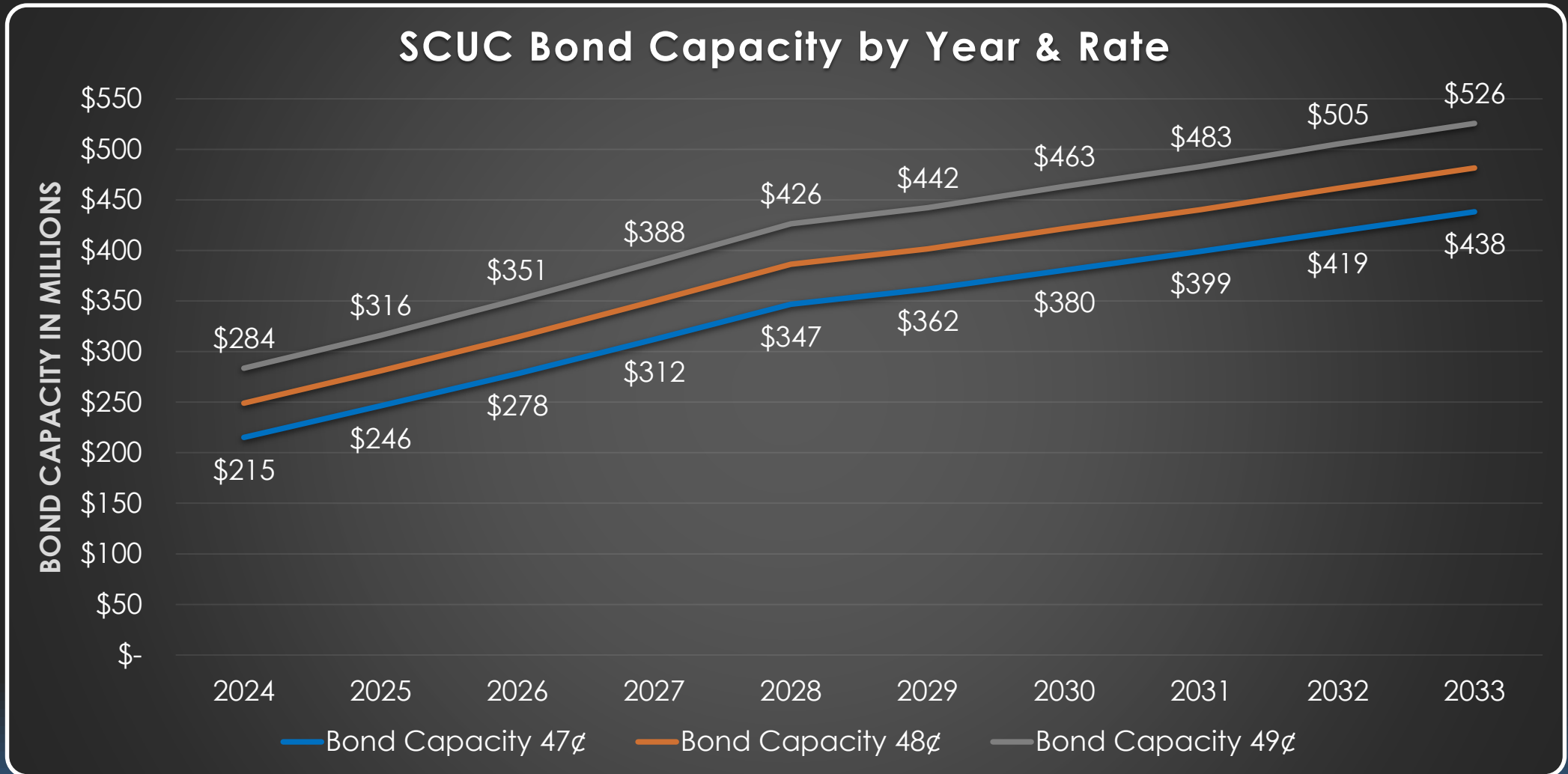
FORECASTING CONSIDERATIONS

- 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



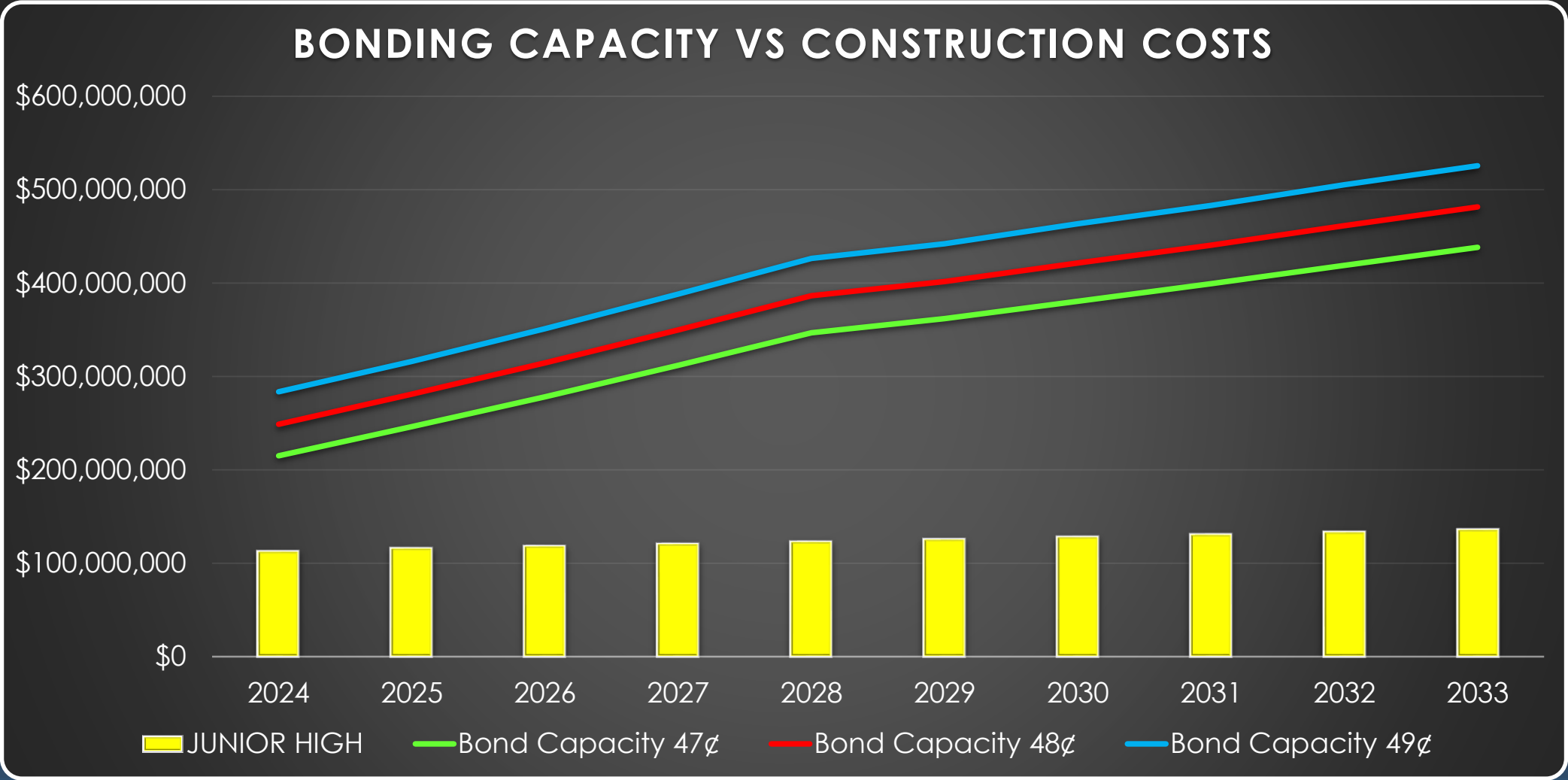
PROJECTING FACILITY COSTS - SCUC

- 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

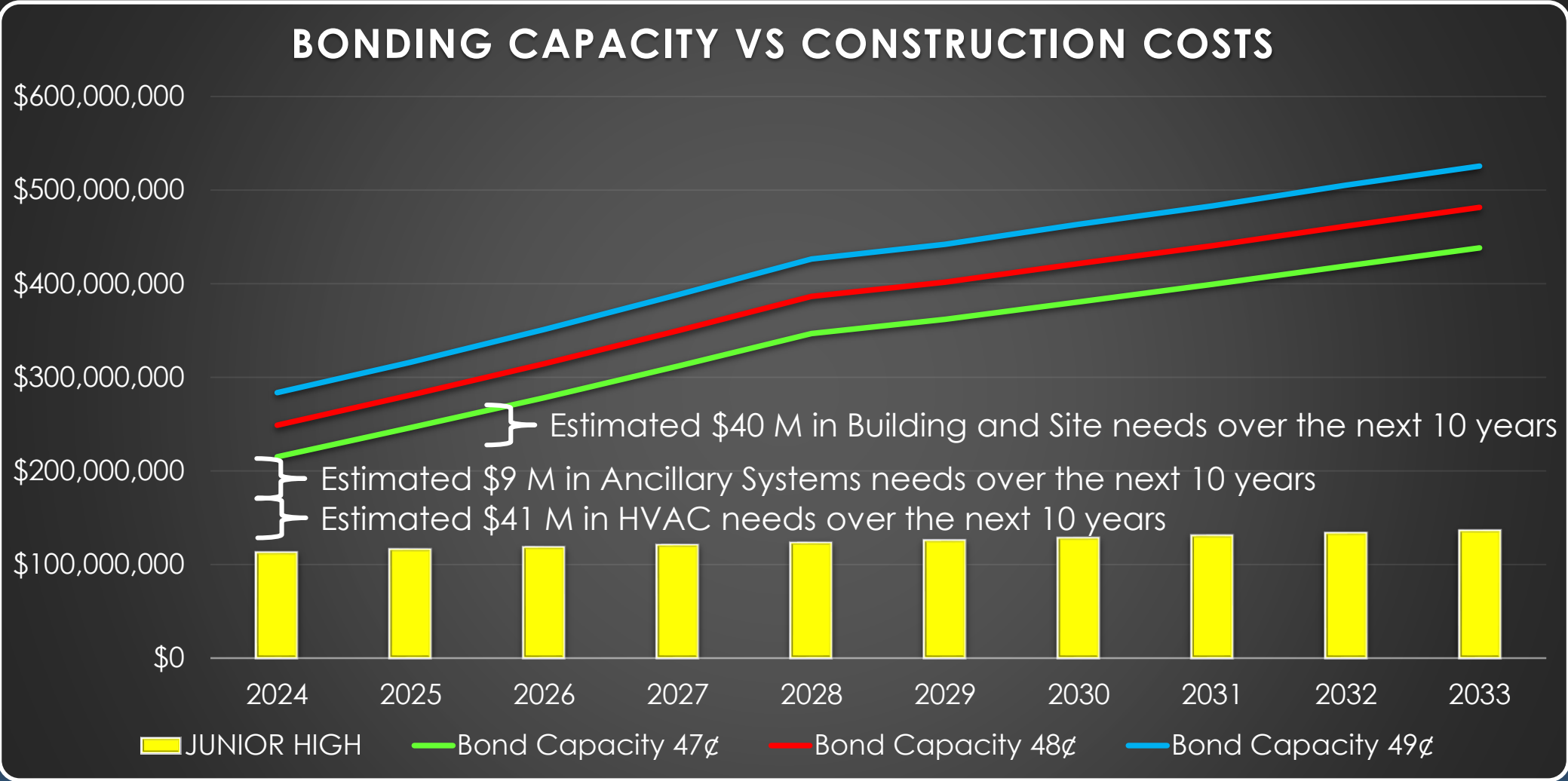
PROJECTING FACILITY COSTS - SCUC

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

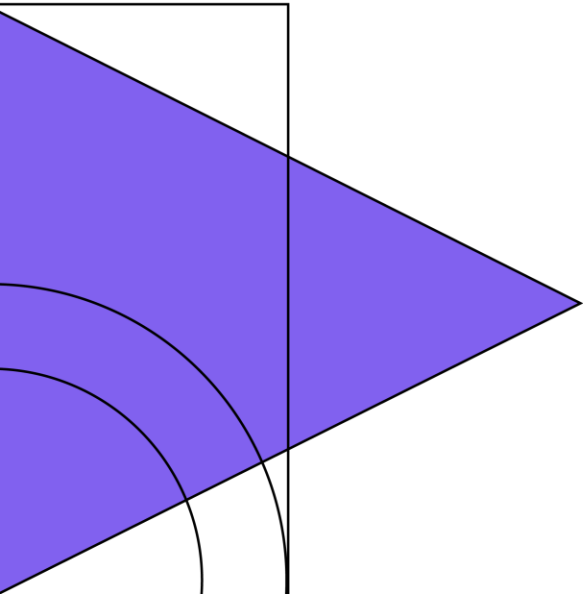
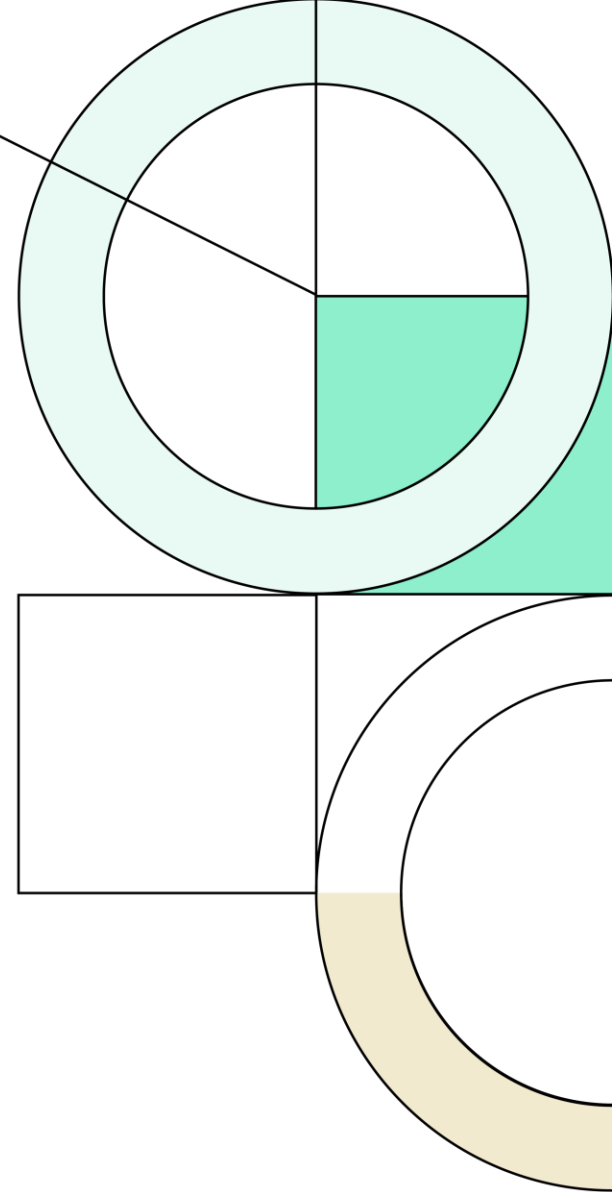
QUESTIONS/COMMENTS





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%

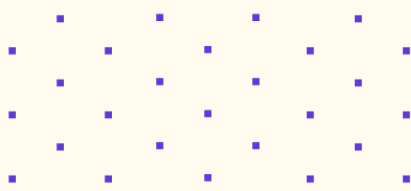
*Yellow Box = largest grade per year
Green Box = second largest grade per year

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

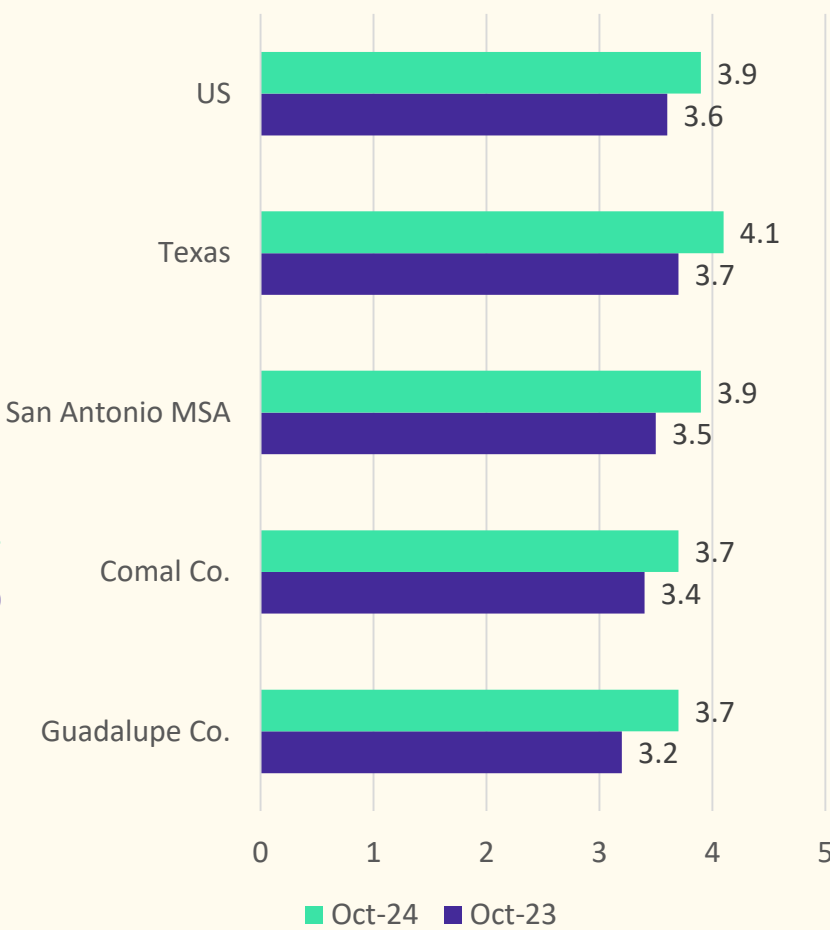
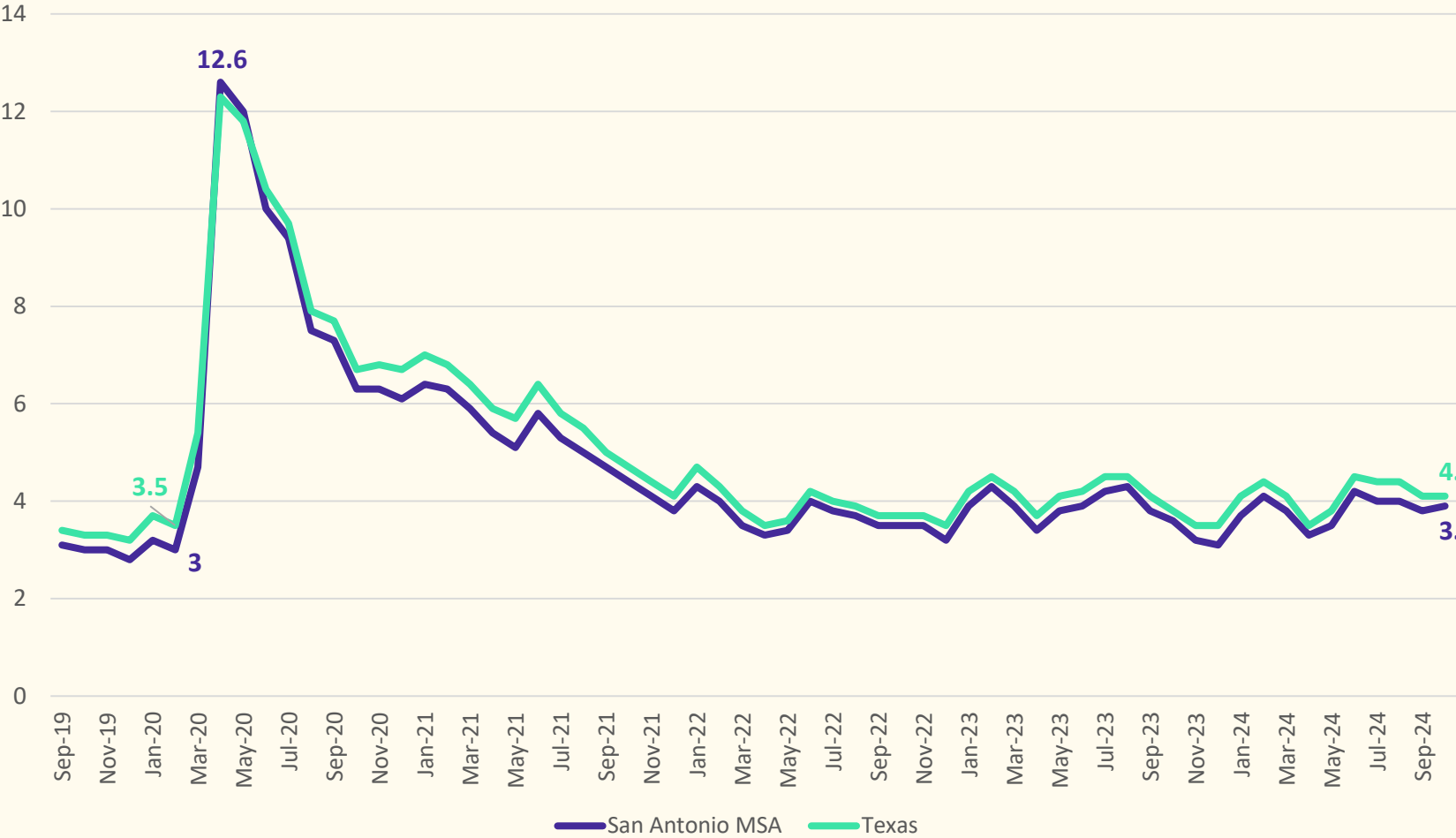


Local Economic Conditions

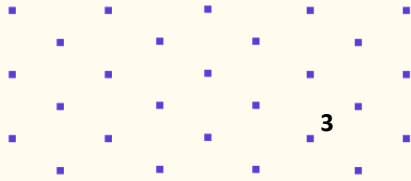


Unemployment Rate, Sept 2019 – Oct 2024

Unemployment Rate, Year Over Year



■ Oct-24 ■ Oct-23





Housing Activity by MSA



Top 25 Housing Starts Markets (3Q2024)

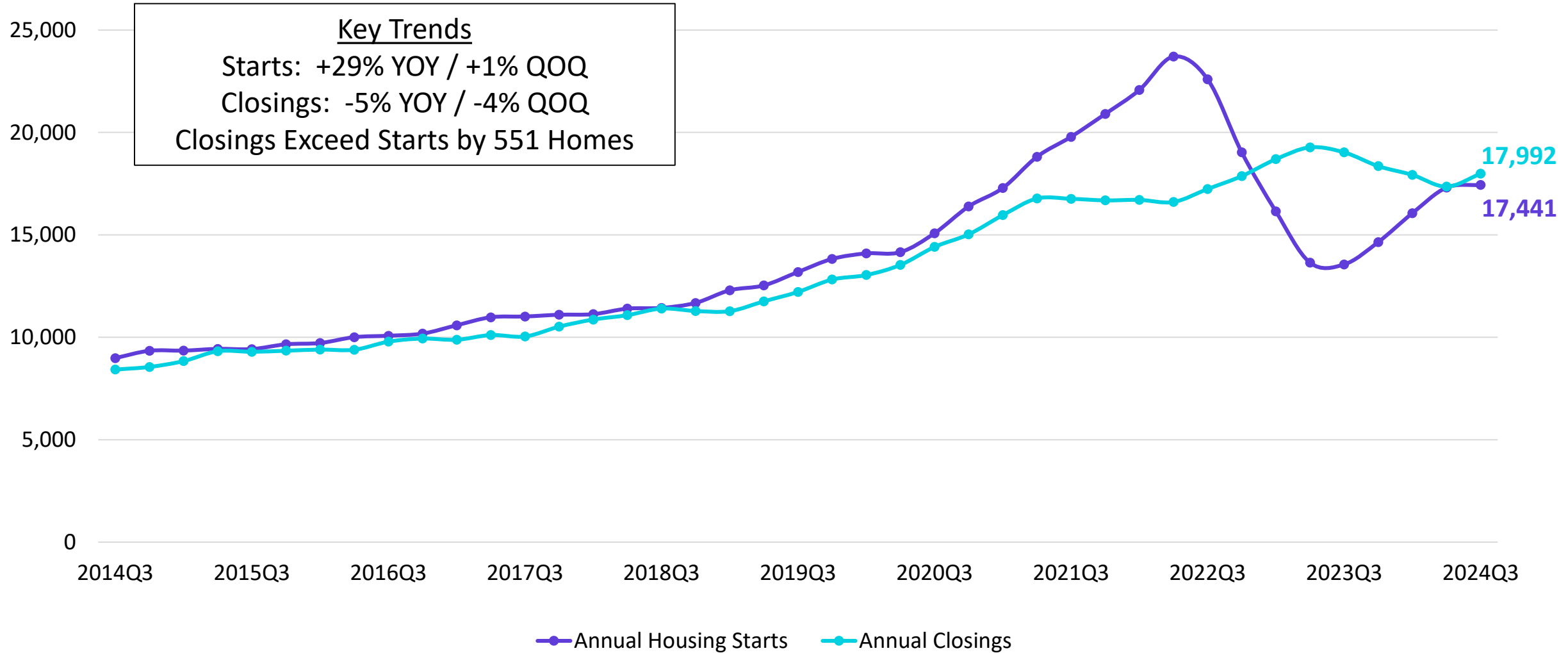
Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595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

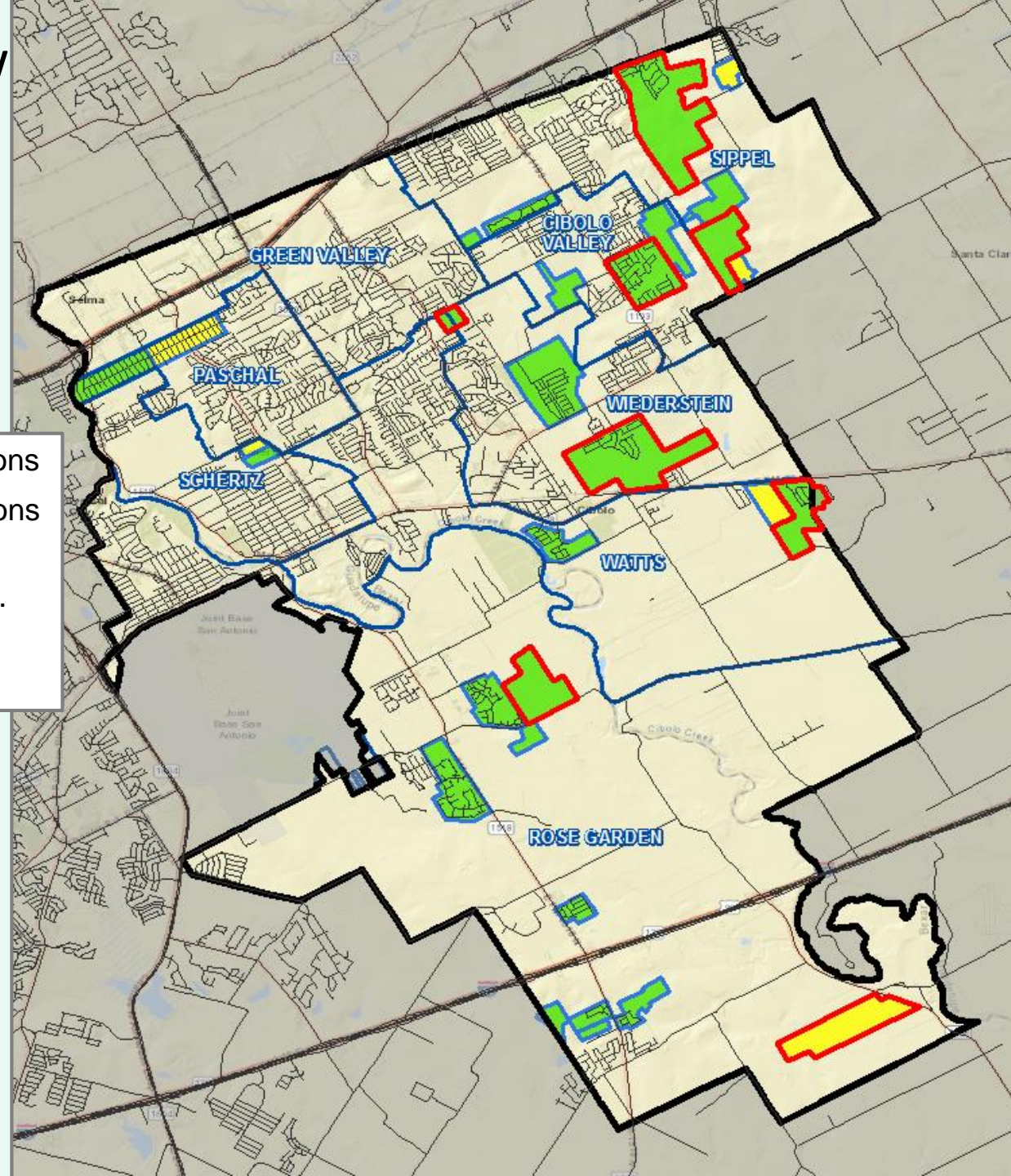
 Third highest activity in the category



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

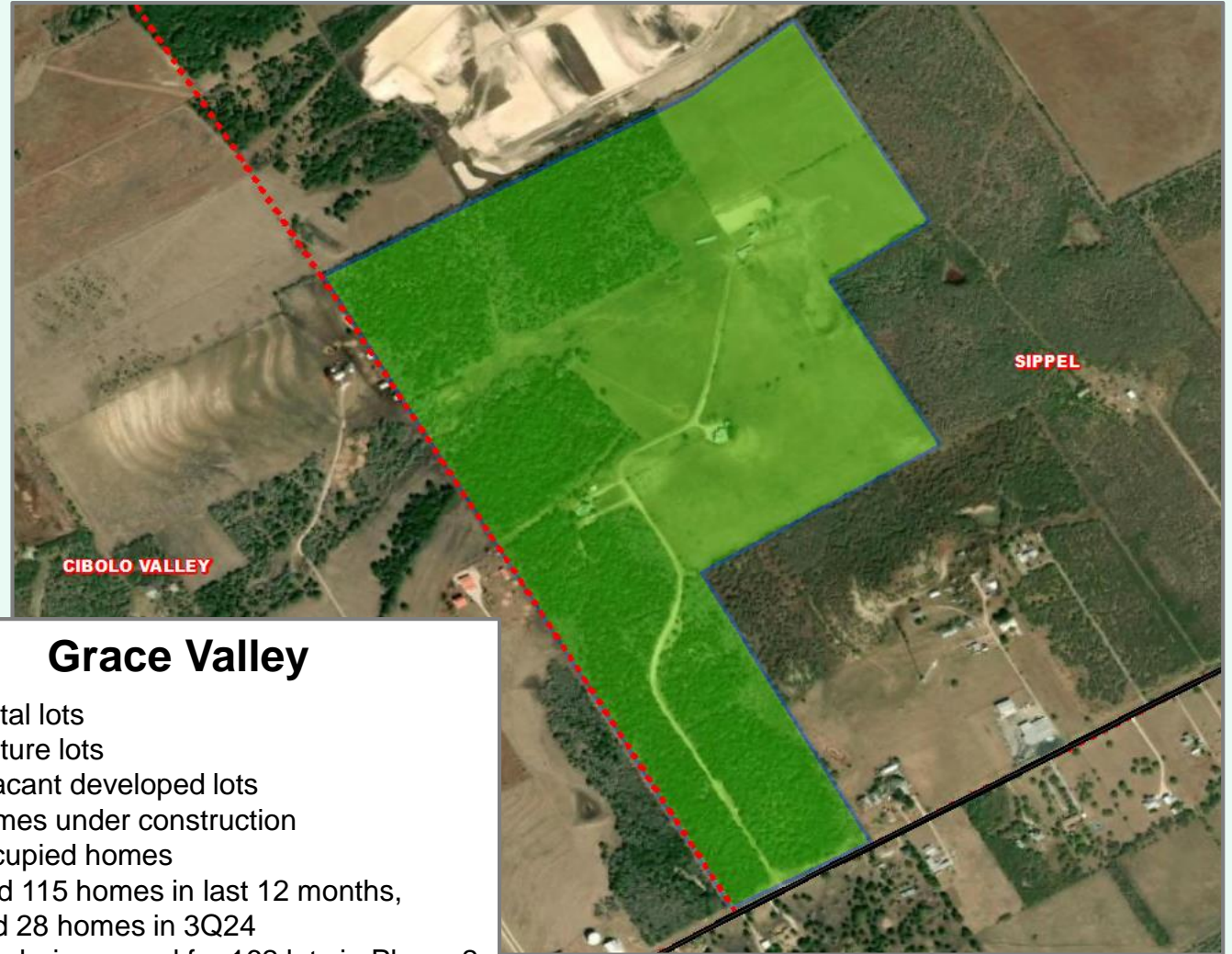
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





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

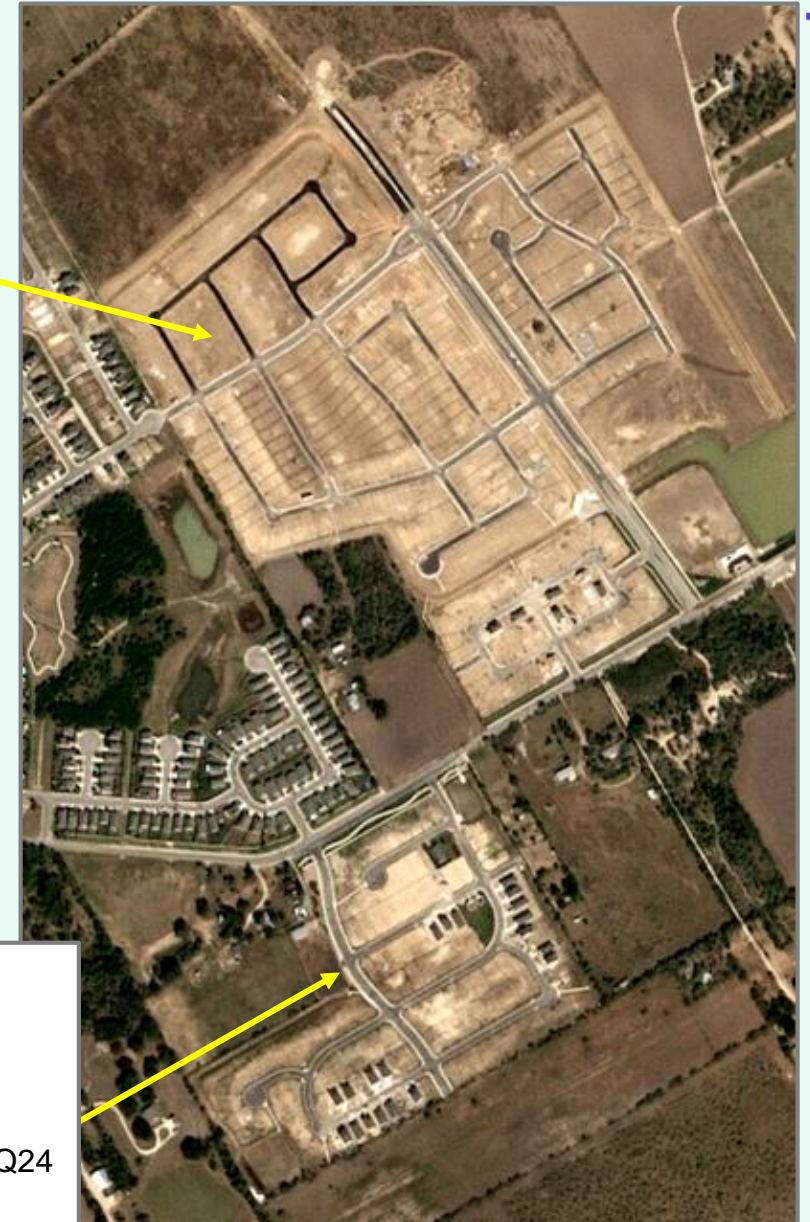


Residential Activity

Saddlebrook Ranch

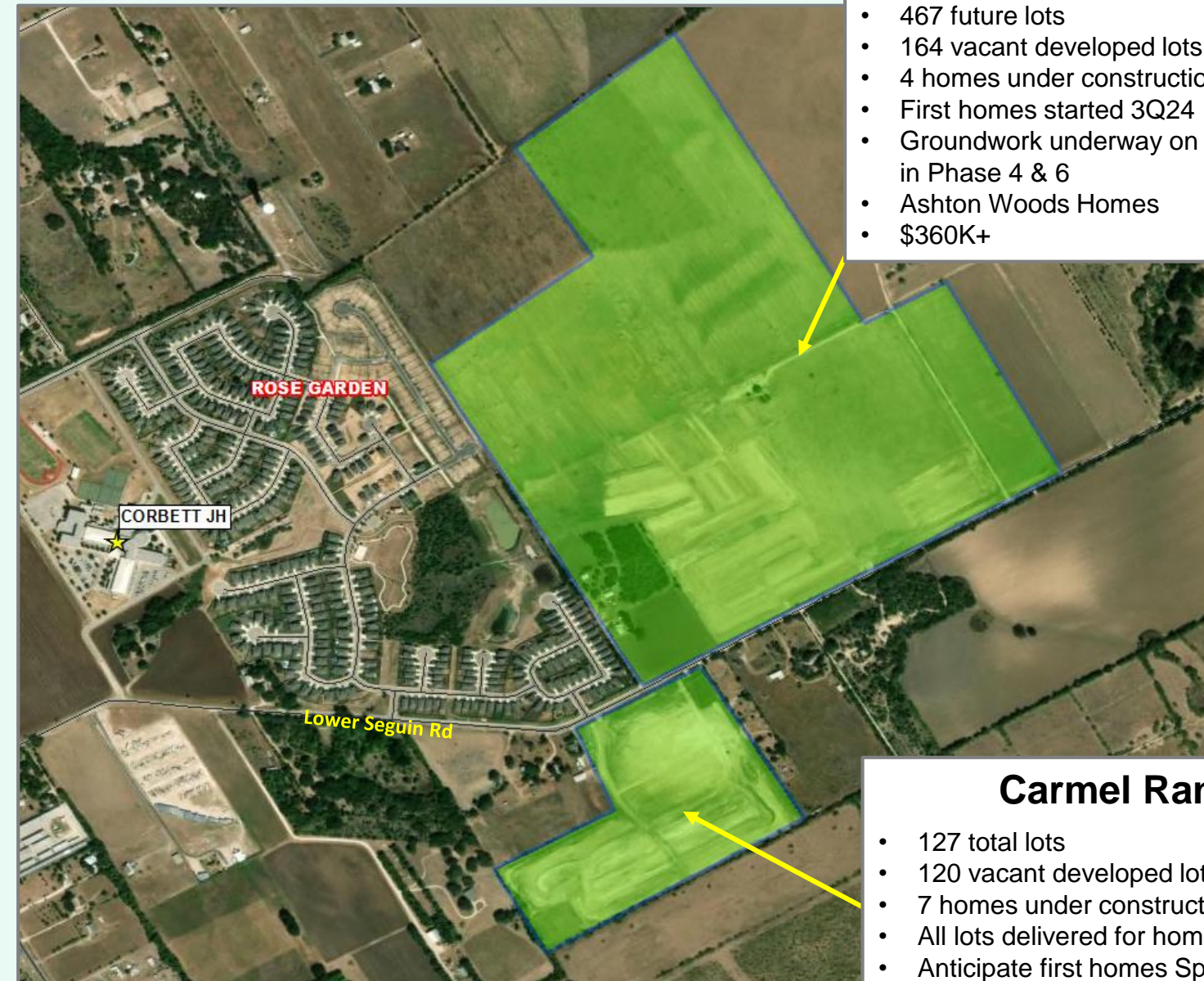
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

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

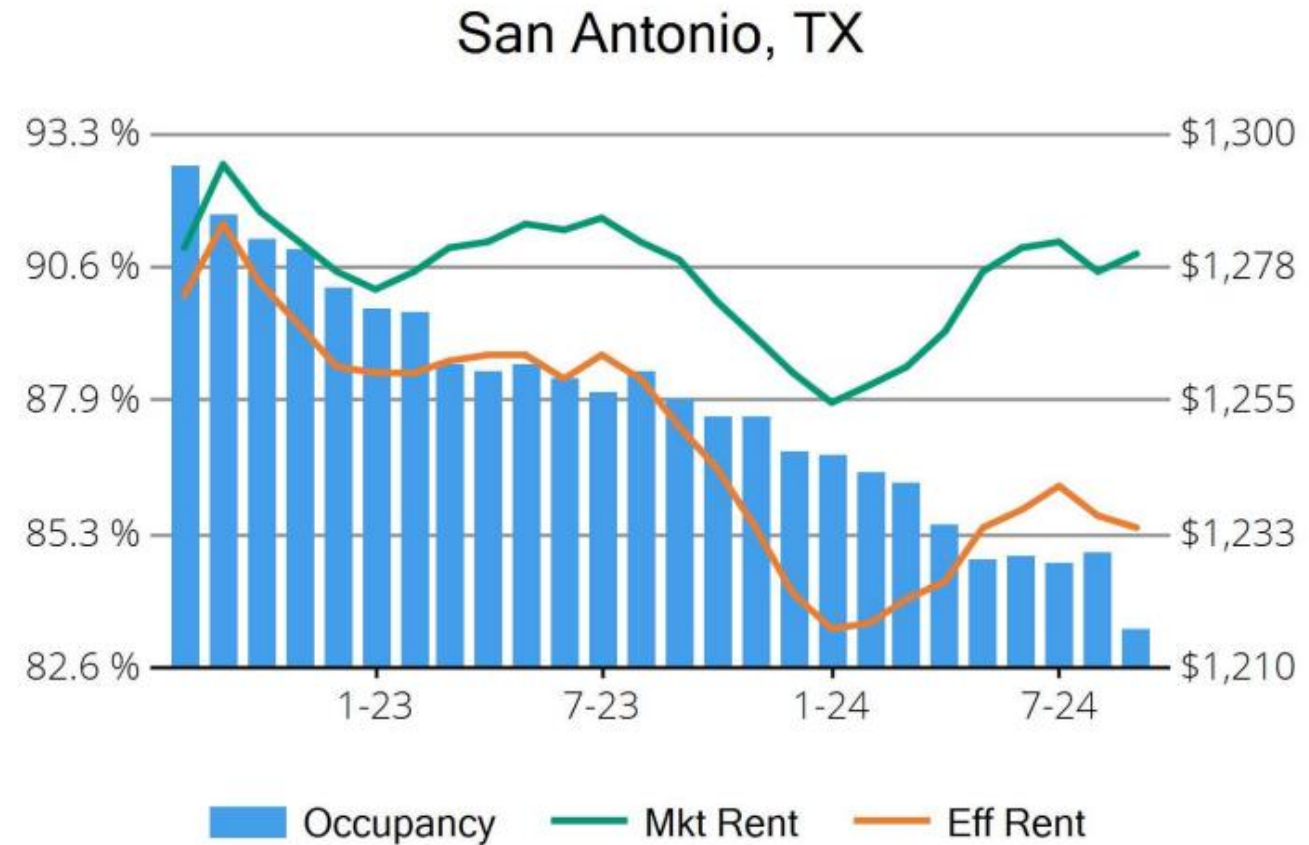


Housing Market Trends: Multi-family Market- September 2024



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%




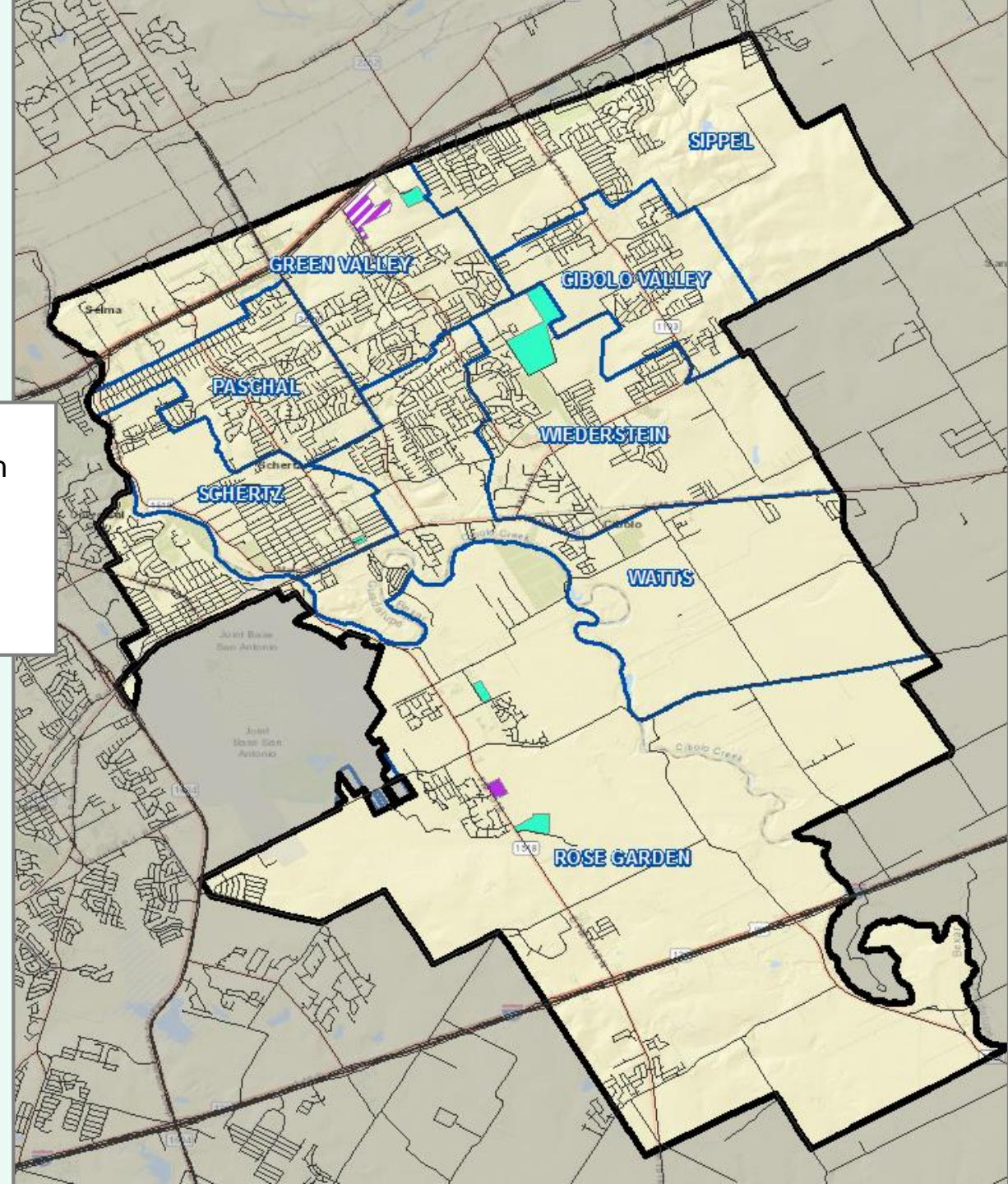


District Multifamily Overview

- 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

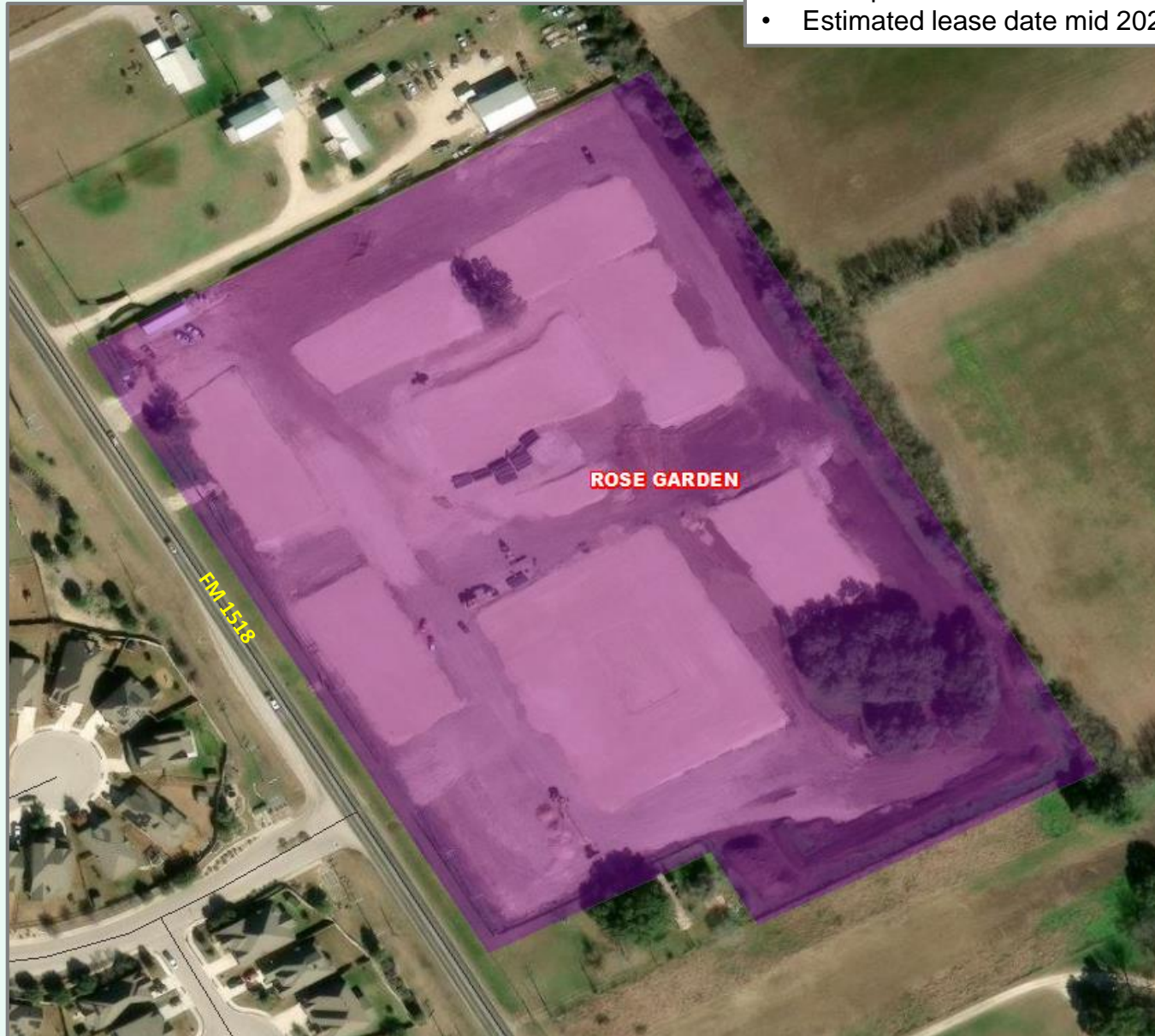




Residential Activity

Aviator 1518

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



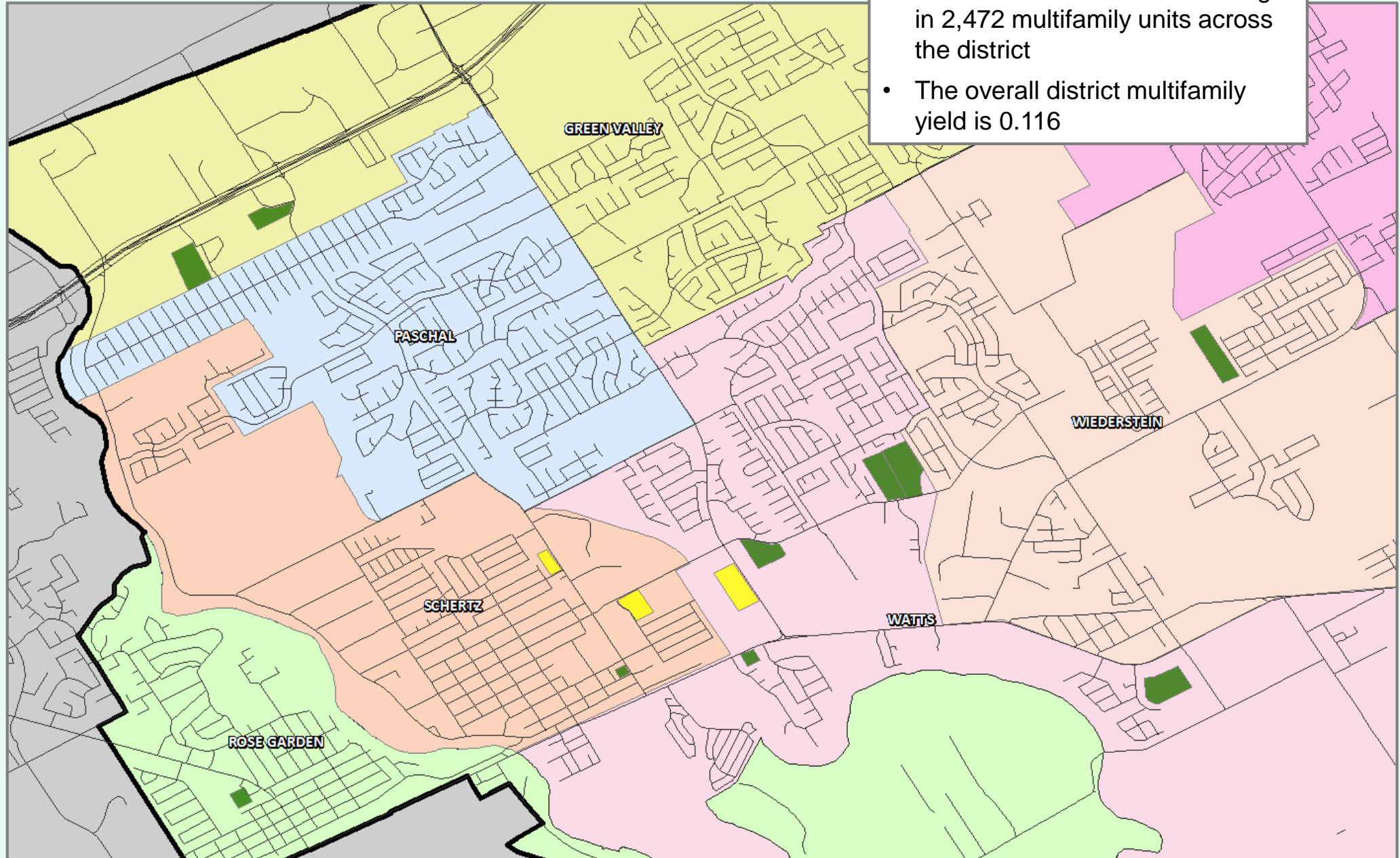
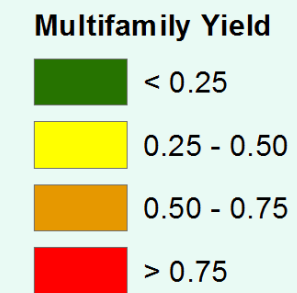
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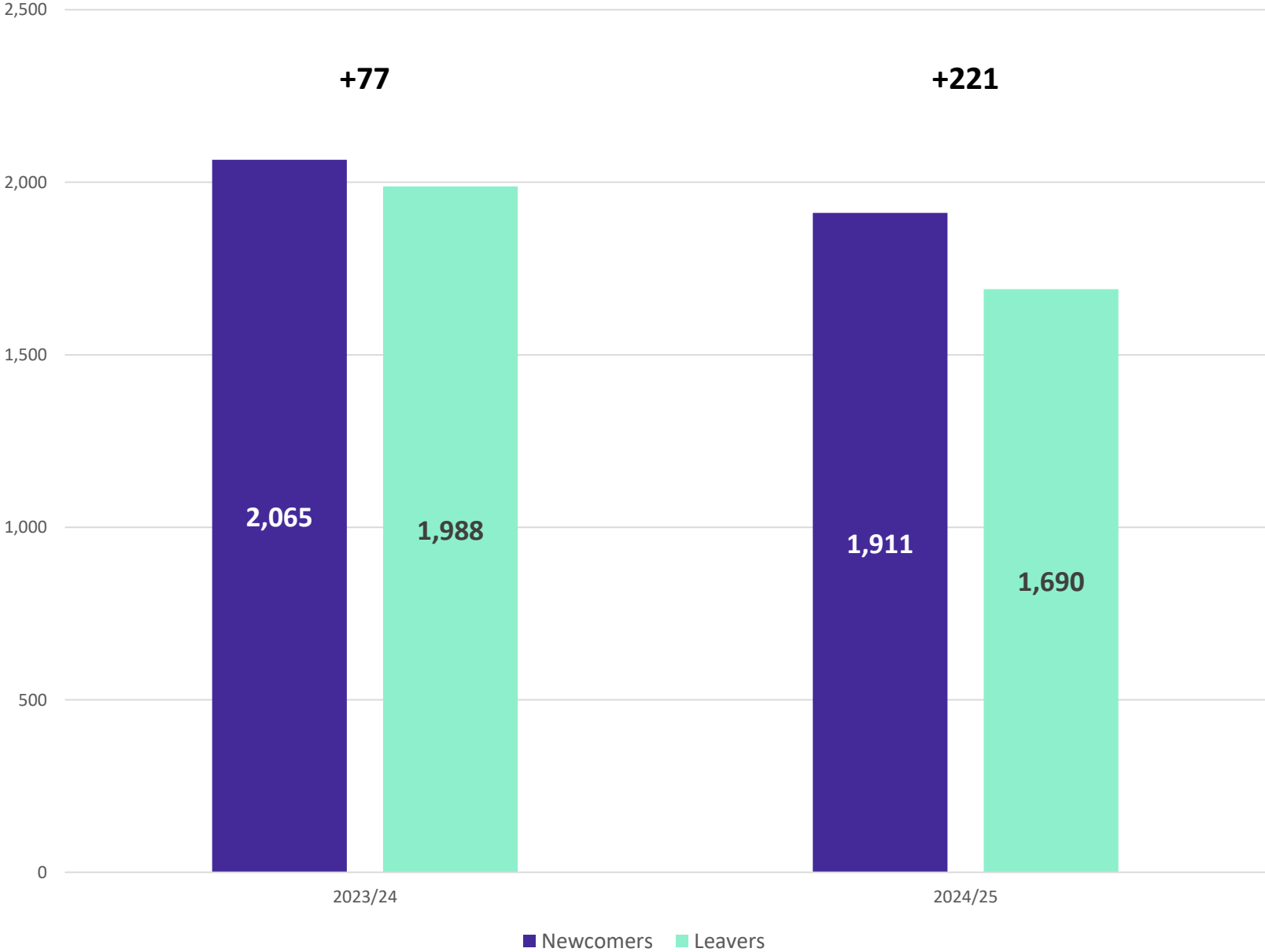
District Multifamily Yield

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



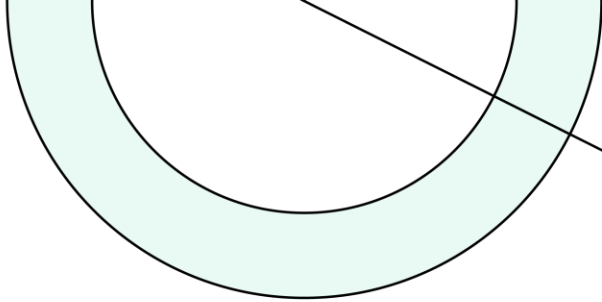


Newcomers and Leavers

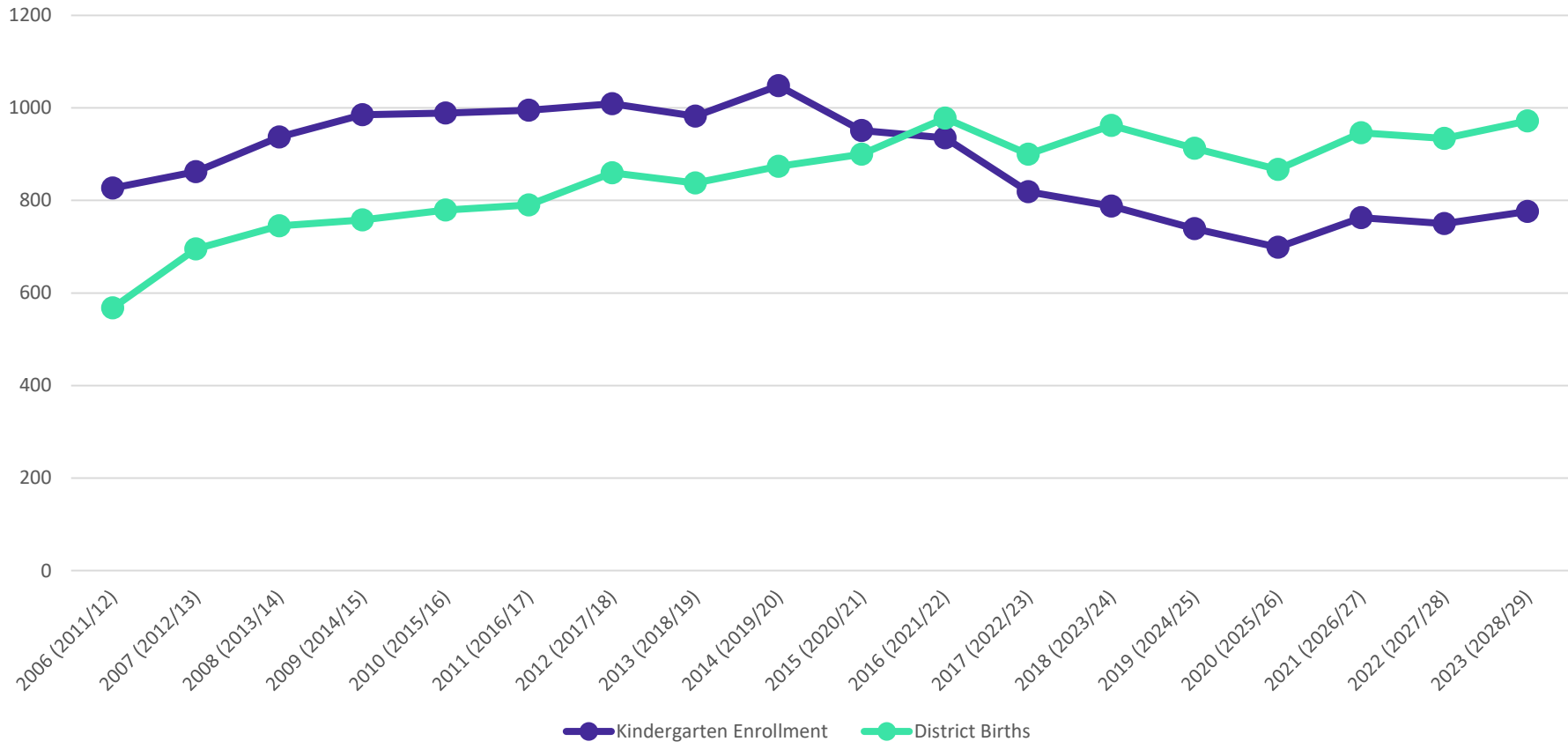




Birth Rate Analysis



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

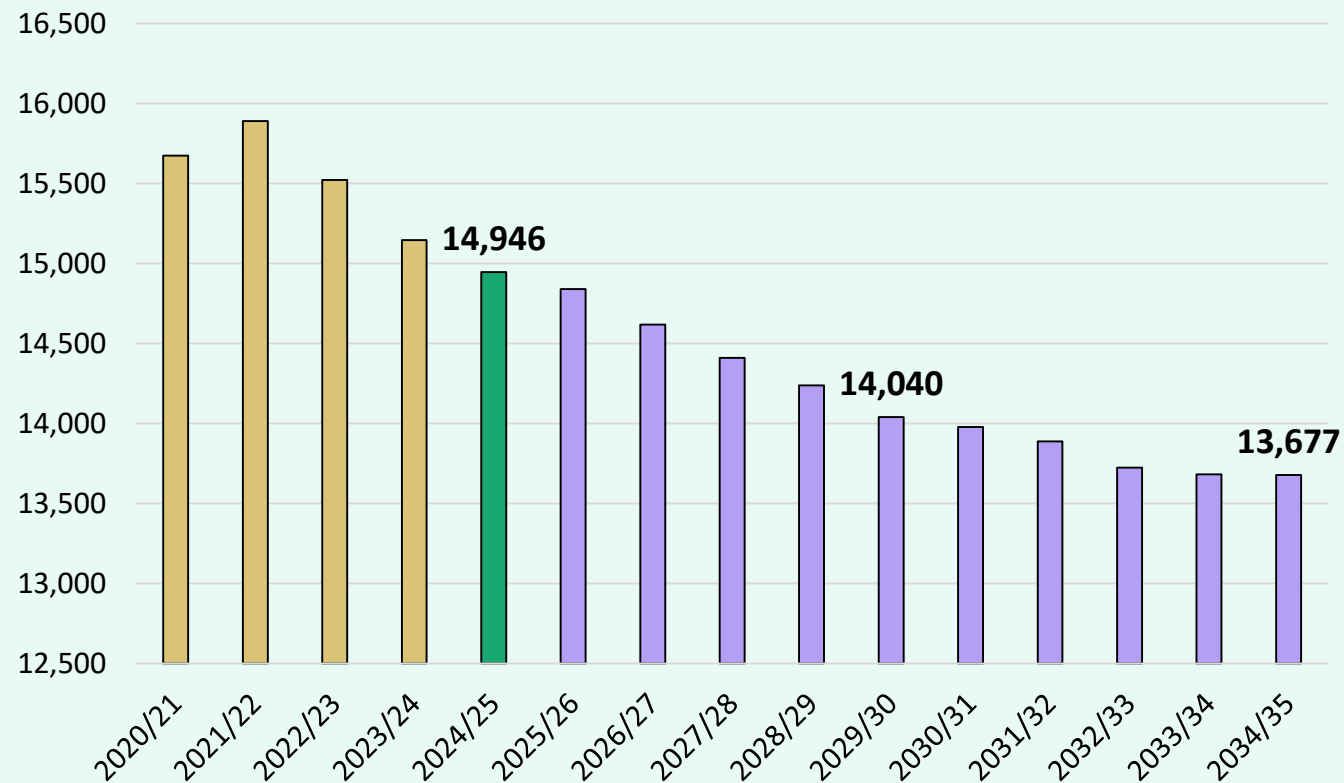
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	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: 06/04/2025
Agenda Item 5 C

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Planner
 SUBJECT: **PLUDC20250123**- Conduct a public hearing, workshop, and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8 Section 21.8.9 - Outdoor Display and Storage.

BACKGROUND

Per Unified Development Code (UDC), Section 21.4.7, City Council may, from time to time, on its own motion, or at the request of the City Manager or his/her designee, may change or modify the UDC in order to establish and maintain sound, stable, and desirable development. The proposed UDC amendments, which were initiated by the Planning Division Staff, are meant to simplify the categories of outdoor display and storage by amending the definitions and expanding the exceptions.

The proposed UDC amendments include modifications to Article 8, Section 21.8.9- Outdoor Display and Outdoor Storage; to create new categories of Outdoor Display and Storage, amend definitions, clarify general requirements, and expand exceptions.

Proposed Amendments

Staff is proposing modifications to the following UDC Article 8, Section 21.8.9 subsections:

Article	UDC Section	Current UDC	Proposed Amendment
Article 8	Section 21.8.9; Specifically Table 21.8.9	Permitted Outdoor Display and Temporary Outdoor Storage Zoning Districts	Change the classification names to Outdoor Display and Outdoor Storage. <ul style="list-style-type: none"> • Outdoor Display is permitted in NS, MSMU, GB, GB-2, M-1, and M-2. • Outdoor Storage is permitted in GB-2, M-1, and M-2, and requires an SUP in PUB
Article 8	Section 21.8.9; Specifically 21.8.9.B.1	Outdoor display and temporary outdoor storage of goods in individual packaging and not in storage containers which are associated with the primary business on the site may be allowed adjacent to a front principal building wall and may not extend into the public right-of-way. Such storage shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the building.	Modifying the definition of Outdoor display to include items actively for sale or lease typically seen at home improvement businesses which include: <ul style="list-style-type: none"> • pallets of mulch; • sod; and • prefabricated sheds.
Article 8	Section 21.8.9; Specifically 21.8.9.B.2	General outdoor storage consists of all remaining forms of outdoor storage not classified as outdoor display including items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck.	Modifying the definition of Outdoor Storage to expand on the types of items that would not fall under Outdoor Display, which include the items from the previous definition in addition to: <ul style="list-style-type: none"> • unpackaged dirt; • landscape materials; and • other items sold in bulk associated with wholesale business. <p>Outdoor Storage items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.</p>
Article 8	Section 21.8.9.; Specifically 21.8.9.B.4.	Exceptions included vehicles for sale, flea markets, and special provisions for vehicles/ food trucks for material delays during the pandemic.	Exceptions expanded to include Garden Centers, Lumber Yards, Outdoor Sales, and Sidewalk Sales.

Article 8	Section 21.8.9; Specifically 21.8.9.B.3.	3. Outdoor Display and Storage Requirements a. All outdoor display and storage areas must be clearly shown on the Site Plan submitted for the property. b. Unless specifically authorized elsewhere in the City's ordinances, all outdoor display and storage areas shall be located outside the public right-of-way.	Moved to the top of the UDC Section and placed under General Requirements. 1. Be paved and painted to distinguish them from required off-street parking areas; 2. Be clearly shown on the Site Plan submitted for the property, additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require an Amended Site Plan; 3. Not be located within a required landscape buffer; and 4. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.
Article 8	Section 21.8.9; Section 21.8.9.C.	Effective Dates	Removal of the effective dates section. Article 7 of the UDC lists the nonconforming uses, lots, and structures regulations.

GOAL

To amend Part III of the Schertz Code of Ordinance, Unified Development Code (UDC) Article 8- Outdoor Display and Storage.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When considering UDC amendments, staff considers the criteria listed in UDC Section 21.4.7.D. The criteria are listed below:

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

Staff proposes UDC amendments from time to time to proactively better the Unified Development Code that governs development within the City of Schertz. UDC Section 21.8.9- Outdoor Display and Storage has not been reviewed since the pandemic to implement pandemic-specific regulations, and before that, it had not been reviewed since its implementation in 2010.

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

The purpose and intent of the UDC is to ensure the safe, orderly, and efficient development and expansion of the City. By being proactive with these proposed UDC amendments, Staff can provide clarification on questions and issues that have arisen over the years with the interpretation of the ordinance.

The UDC must be amended to keep up with the changing retail and commercial environments. The Main-Street Mixed-Use (MSMU) zoning district was adopted after the adoption of the Outdoor Display and Storage section, which resulted in exclusion from opportunities that can come from outdoor display in commercial areas. With the proposed UDC amendments, MSMU zoning is included in the permitted use table for Outdoor Display and Outdoor Storage. Additionally, the expansion of the exclusions within Section 21.8.9 further clarifies what falls under Outdoor Display versus Outdoor Storage, which is a frequent question businesses have. Commercial businesses have also indicated a desire to have the ability to include Outdoor Display, which is not allowed with the current UDC language for Outdoor Display and Outdoor Storage.

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

Section 21.8.9 was last amended in 2022, with Ordinance 22-S-19, in response to the pandemic. The proposed UDC changes meet the needs of the changing commercial environment by adding garden centers and sidewalk sales to the exclusions and providing clarity to the definitions of Outdoor Display and Outdoor Storage, which in turn allows for businesses that may not have been allowed before per our UDC.

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

Staff has ensured all UDC requirements have been met for the proposed Unified Development Code Amendments.

RECOMMENDATION

Staff recommends approval of PLUDC20250123.

Attachments

21.8.9- Outdoor Display and Storage- Proposed Amendments

21.8.9- Outdoor Display and Storage- Redlines

Sec. 21.8.9. Outdoor Display and Storage.

- A. Outdoor display and outdoor storage shall be allowed in Non-residential Districts ancillary to a primary use in accordance with this section. Any merchandise, material or equipment situated outdoors in Non-residential Districts shall be subject to the requirements of this section. For the purpose of this section, outdoor display and outdoor storage shall be classified into two (2) categories enumerated as shown below.

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS & MSMU	GB and PUB	GB-2, M-1 and M-2
Outdoor Display	-	P	P	P
Outdoor Storage	-	-	* Not Permitted in GB * Requires a SUP in PUB	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

B. General Requirements for all Outdoor Display and Outdoor Storage Items

1. All areas storing merchandise, equipment, materials, or any other Outdoor Display and Outdoor Storage items shall:
 - a. Be paved and painted to distinguish them from required off-street parking areas;
 - b. Be clearly shown on the Site Plan submitted for the property additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require an Amended Site Plan;
 - c. Not be located within a required landscape buffer; and
 - d. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

C. Categories of Outdoor Storage and Outdoor Display.

1. **Outdoor Display.** Outdoor display are items actively for sale or lease that can be perused by the public. Outdoor Display includes items typically seen at home improvement businesses or similar type retail / commercial businesses. Outdoor Display includes items such as pallets of mulch or sod and prefabricated sheds or trailers.
 - a. Individual items for Outdoor Display cannot exceed fifteen feet (15') in height.
 - b. Stacked items for Outdoor Display cannot exceed five feet (5') in height.
 - c. The Outdoor Display area shall not exceed twenty-five percent (25%) of the primary building square footage.
2. **Outdoor Storage.** Outdoor storage consists of all remaining forms of outdoor storage not classified as Outdoor Display. Outdoor Storage includes, but is not limited to, items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck. Outdoor Storage also consists of items for sale to include items sold in bulk such as unpackaged dirt, landscape materials, or items associated with a wholesale business. Outdoor Storage

items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.

- a. Outdoor storage is prohibited within public right-of-way or fire lanes.
- b. Outdoor storage shall not be allowed in off-street parking spaces.
- c. Outdoor storage items shall not exceed a maximum of 20 feet (20') in height.
- d. Outdoor storage items shall be enclosed or shall be located at the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.

3. *Exceptions.*

- a. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this section.
- b. Such vehicles must be located and displayed on a paved vehicle use area and clearly indicated on the Site Plan.
- c. Flea markets, open air markets, farmer's markets with a permanent Certificate of Occupancy for such use are not subject to the restrictions of this section.
- d. Vehicles awaiting repair, food trucks and trailers associated with a business may apply for a permit to allow parking on an unpaved area for a period not to exceed six months during construction or unique circumstances.
 - 1) The City Manager or his/her designee shall receive applications, documentation and issue permits for the temporary parking on unpaved areas during construction or other unique circumstances such as parts shortages as the result of a pandemic.
- e. Garden Centers, Lumber Yards, and Outdoor Sales Areas are not considered Outdoor Display or Outdoor Storage if the area
 - 1) is attached to and accessible through the primary building;
 - 2) is enclosed utilizing a metal or steel fence material such as wrought iron with masonry columns, chain link fence is not permitted; and
 - 3) is identified on an approved site plan.
- f. Sidewalk Sales are not considered Outdoor Display or Outdoor Storage if
 - 1) the items for sale are located in front of or adjacent to the primary building and on the pedestrian walkway; and
 - 2) all items for sale are stored inside the primary building overnight.

Proposed UDC Amendments- Red Line Version

Sec. 21.8.9. Outdoor Display and Storage.

- A. Outdoor display and ~~temporary~~ outdoor storage shall be allowed in Non-residential Districts ancillary to a primary use in accordance with this section. Any merchandise, material or equipment situated outdoors in Non-residential Districts shall be subject to the requirements of this section. For the purpose of this section, outdoor ~~storage and display~~ display and outdoor storage shall be classified into two (2) categories enumerated as shown below.

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS & MSMU	GB and PUB	GB-2, M-1 and M-2
Outdoor Display and Temporary Outdoor Storage	-	P	P	P
General Outdoor Storage	-	-	* Not Permitted in GB * Requires a SUP in PUB-	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

B. General Requirements for all Outdoor Display and Outdoor Storage Items

1. All areas storing merchandise, equipment, materials, or any other Outdoor Display and Outdoor Storage items shall:

- Be paved and painted to distinguish them from required off-street parking areas;
- Be clearly shown on the Site Plan submitted for the property additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require an Amended Site Plan;
- Not be located within a required landscape buffer; and
- Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

BC. Categories of ~~Outdoor Storage~~ and ~~Outdoor Display~~.

- Outdoor Display ~~and Temporary Outdoor Storage~~. Outdoor display ~~and temporary outdoor storage~~ are displays of items actively for sale or lease that can be perused by the public. Outdoor Display includes items typically seen at home improvement businesses or similar type retail / commercial businesses. Outdoor Display includes items such as pallets of mulch or sod and prefabricated sheds or trailers, that are lightweight and that individually can be easily moved without a mechanical lifting device.
 - Individual items for Outdoor Display cannot exceed fifteen feet (15') in height.
 - Stacked items for Outdoor Display cannot exceed five feet (5') in height.
 - The Outdoor Display area shall not exceed twenty-five percent (25%) of the primary building square footage.

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~~a. Outdoor display and temporary outdoor storage of goods in individual packaging and not in storage containers which are associated with the primary business on the site may be allowed adjacent to a front principal building wall and may not extend into the public right-of-way. Such storage shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the building.~~

~~b. Areas intended for outdoor display must be paved and painted to distinguish them from required off-street parking areas. No outdoor displays shall be allowed in off-street parking areas or fire lanes.~~

2. ~~General Outdoor Storage.~~

~~a. General Outdoor storage consists of all remaining forms of outdoor storage not classified as Outdoor Display, including Outdoor Storage includes, but is not limited to, items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck. Outdoor Storage also consists of items for sale to include items sold in bulk such as unpackaged dirt, landscape materials, or items associated with a wholesale business. Outdoor Storage items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.~~

~~a.b. General Outdoor storage is prohibited within the public right-of-way or fire lanes.~~

~~b.c. General Outdoor storage shall not be allowed in off-street parking spaces.~~

~~c.d. General Outdoor storage items shall not exceed a maximum of 20 feet (20') in height.~~

~~d.e. General Outdoor storage items shall be completely enclosed or shall be located at moved to the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.~~

3. ~~Outdoor Display and Storage Requirements.~~

~~a. All outdoor display and storage areas must be clearly shown on the Site Plan submitted for the property.~~

~~b. Unless specifically authorized elsewhere in the City's ordinances, all outdoor display and storage areas shall be located outside the public right-of-way.~~

3.4. ~~Exceptions.~~

- a. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this section.
- b. Such vehicles must be located and displayed on a paved vehicle use area and clearly indicated on the Site Plan.
- c. Flea markets, open air markets, farmer's markets with a permanent Certificate of Occupancy for such use are not subject to the restrictions of this section.
- d. Vehicles awaiting repair, food trucks and trailers associated with a business may apply for a permit to allow parking on an unpaved area for a period not to exceed six months during construction or unique circumstances.

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- 1) The City Manager or his/her designee shall receive applications, documentation and issue permits for the temporary parking on unpaved areas during construction or other unique circumstances such as parts shortages as the result of a pandemic.

e. Garden Centers, Lumber Yards, and Outdoor Sales Areas are not considered Outdoor Display or Outdoor Storage if the area

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1) is attached to and accessible through the primary building;

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2) is enclosed utilizing a metal or steel fence material such as wrought iron with masonry columns, chain link fence is not permitted; and

3) is identified on an approved site plan.

f. Sidewalk Sales are not considered Outdoor Display or Outdoor Storage if

1) the items for sale are located in front of or adjacent to the primary building and on the pedestrian walkway; and

2) all items for sale are stored inside the primary building overnight.

C. Effective Dates.

1. Temporary Limited Non-Conforming Use. Outdoor displays or outdoor storage (temporary or general) described in subsection 21.8.9.B. located on a site on April 30, 2010; in compliance with the provisions of this UDC as in effect on April 12, 2010; and in good working order and actively being used for its intended display or storage purpose on April 30, 2010 may remain in the same location on such site, notwithstanding the provisions of subsection 21.8.9.B. until the earliest to occur of the following:
 - a. the removal of such display or storage from its precise location on April 30, 2010; or
 - b. the failure of the property owner or lessee or the owner of such display or storage to operate or use such display or storage in the manner intended and in effect on April 30, 2010 for a period of three (3) consecutive business days; or
 - c. the reduction in height of any such display or storage that would be governed by subsection 21.8.9.B.2.d. to less than 20 feet (20'); or
 - d. the destruction or damage of such display or storage to the extent of twenty-five (25%) or more of its area or value; or
 - e. December 31, 2013. During such period, the property owner or lessee or the owner of such display or storage may perform minor repair or maintenance of such display or storage and may replace any unit of such display offered for sale or lease that is sold or leased with a like unit offered for sale or lease but shall not substitute other types of items for sale or lease in such display, and shall not replace, enlarge or substitute storage facilities or storage areas that do not comply with subsection 21.8.9.B. In all events, none of such displays or storage shall be in a condition of disrepair or non-operation.
2. Other Outdoor Displays or Outdoor Storage. Outdoor displays and outdoor storage not described in subsection 21.8.9.C.1. shall be in compliance with the provisions of subsection 21.8.9.B. on and after May 1, 2010. Outdoor displays and outdoor storage described in subsection 21.8.9.C.1. shall be discontinued within thirty (30) days after the earliest to occur of the condition described in subsections 21.8.9.C.1.a.—e.

(Ord. No. 22-S-19, § 1(Exh. A), 4-26-2022)

(Supp. No. 9)

Created: 2024-11-27 10:11:33 (EST)

PLANNING AND ZONING COMMISSION MEETING: 06/04/2025

Agenda Item 7 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS: No new Site Plan Applications were submitted from May 1, 2025, to May 28, 2025.

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

- 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.
 - Denied at the City Council meeting 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
 - Approved at the City Council meeting on May 6, 2025
- Ordinance 25-S-022- Conduct a public hearing and consider 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.
 - Recommended for Approval by the Planning and Zoning Commission on May 7, 2025
 - Scheduled for City Council to take action on June 3, 2025
- Ordinance 25-S-023- Conduct a public hearing and consider 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.
 - Recommended for Approval by the Planning and Zoning Commission on May 7, 2025
 - Scheduled for City Council to take action on June 3, 2025
- Ordinance 25-S-021- Conduct a public hearing and consider a request to rezone approximately 4.15 acres of land from General Business District (GB) to General Business District-2 (GB-2), generally located approximately 900 feet east of the intersection of FM 1518 and Maske Road, 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, City of Schertz, Guadalupe County, Texas.
 - Recommended for Approval by the Planning and Zoning Commission on May 7, 2025
 - Scheduled for City Council to take action on June 3, 2025

ADMINISTRATIVELY APPROVED PROJECTS:

The following projects were administratively approved from May 1, 2025, to May 28, 2025:

- Live Oak Hills Subdivision
 - A proposed replat of the 41.15-acre Live Oak Hills Subdivision Unit 1, to establish 118 buildable residential lots zoned PDD.
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