



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

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

- 1. CALL TO ORDER**
- 2. SEAT ALTERNATE TO ACT IF REQUIRED**
- 3. HEARING OF RESIDENTS**
This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.
- 4. PLANNING AND ZONING COMMISSION ELECTIONS**
 - A. Election of Planning and Zoning Commission Chair and Vice Chair**
- 5. CONSENT AGENDA:**
 - A. Minutes for the July 2, 2025 Regular Meeting.**

6. 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. PLSPU20250139-** Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.14 acres, located along the IH-35 North access road, approximately 900 feet west of the intersection of IH-35 and Cibolo Valley Drive, more specifically known as a portion of Guadalupe County Property Identification Number 62840, City of Schertz, Guadalupe County, Texas

- B. PLCPA20250165-** Hold a public hearing and make a recommendation on a request to amend the Comprehensive Land Use Plan- Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub on approximately 96-acres of land, known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County.

- C. PLPDD20250164-** Hold a public hearing and make a recommendation on a zone change request from General Business District (GB) and Manufacturing (Light) District (M-1) to Planned Development District (PDD) on approximately 96 acres of land known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas.

- D. PLZC20250140 -** Hold a public hearing and make a recommendation on a request to rezone approximately 3.2 acres of land from General Business District (GB) to Apartment / Multi-family Residential District (R-4), generally known as 1116 FM 78, approximately 100 feet to the east of the FM 78 and River Road intersection, more specifically known as Guadalupe County Property Identification Number 38177, City of Schertz, Guadalupe County, Texas.

- E. PLPDD20250125 -** Hold a public hearing and make a recommendation on a request to rezone approximately 36.2 acres of land from Planned Development District (PDD) to Planned Development District (PDD), generally known as 13011 Lower Seguin Road, at the intersection of Lower Seguin Road and Red Bud Canyon, more specifically known as Bexar County Property Identification Numbers 310011, 1436811, 1437570, 1394925 City of Schertz, Bexar County, Texas.

- F. PLSPU20250174 -** Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, known as 11185 IH 10 E, Bexar County Property Identification Number 619232, City of Schertz, Bexar County, Texas.

7. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20250179 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Graytown Commercial Subdivision, approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, known as 11185 IH 10 E, Bexar County Property Identification Number: 619232, City of Schertz, Bexar County, Texas.
- B. PLPP20250179** - Consider and act upon a request for approval of a preliminary plat of the Graytown Commercial Subdivision, approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, known as 11185 IH 10 E, Bexar County Property Identification Number: 619232, City of Schertz, Bexar County, Texas.

8. WORKSHOP AND DISCUSSION:

- A.** Workshop / Presentation / Discussion from the City of Schertz Economic Development Corporation

9. 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.

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

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

11. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, William Willingham, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 1st day of August, 2025 at 10:00 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

William Willingham

William Willingham, Planner

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

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

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

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



PLANNING AND ZONING COMMISSION MEETING: 08/06/2025

Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Election of Planning and Zoning Commission Chair and Vice Chair

BACKGROUND

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

Attachments

24-R-79 Planning and Zoning Bylaws-Revised

RESOLUTION NO. 24-R-79

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED, this 16th of July, 2024

CITY OF SCHERTZ, TEXAS



Ralph Gutierrez, Mayor

ATTEST:



Sheila Edmondson, City Secretary



Exhibit "A"

Planning and Zoning Commission Bylaws

Planning and Zoning Commission Bylaws

Section 1- Purpose

The Planning and Zoning Commission shall:

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

Section 2 - Membership and Officers

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

Section 3 - Meetings

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

CITIZENS' RIGHTS

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

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

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

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

F. Motions and Meeting Procedures are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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



PLANNING AND ZONING COMMISSION MEETING: 08/06/2025

Agenda Item 5 A

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

Attachments

Draft Minutes for the July 02, 2025 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

July 2, 2025

The Schertz Planning and Zoning Commission convened on July 2, 2025 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Roderick Hector, Commissioner; Clayton Wallace, Commissioner; Judy Goldick, Commissioner; David Hughes, Commissioner; Patrick McMaster, Commissioner

Absent: Tamara Brown, Commissioner; John Carbon, Commissioner

Staff present: Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Daisy Marquez, Planner; William Willingham, Planner; Sarah Rodriguez, Administrative Assistant

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Judy Goldick 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.

No one spoke.

4. CONSENT AGENDA:

- A. Minutes for the June 04, 2025 Regular Meeting.
There was no discussion.

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

Vote: 6 - 0 Passed

5. PUBLIC HEARING:

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

- A. PLZC20250094** - Hold a public hearing and make a recommendation on a request to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2), generally known as 36 Maske Road and 40 Maske Road, Lots 1 and 2, Block 1 of the Maske Road Business Park Subdivision, more specifically known as Guadalupe County Property Identification Numbers 199114, and 199115.

Mr. Willingham gave a presentation on PLZC20250094.

Chairman Outlaw opened the Public Hearing at 6:08 PM.

No one spoke.

Chairman Outlaw closed the Public Hearing at 6:08 PM.

Motioned by Commissioner Judy Goldick to recommend approval of PLZC20250094 to City Council, seconded by Commissioner Clayton Wallace

Vote: 6 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLVAR20250144 Sign Waiver** - Consider and act upon a request for a waiver in relation to wall signage for the Home Depot on Lot 10 Block 1 of the Schertz Station Subdivision, approximately 18.709 acres of land, located at 18541 Ripss-Kreusler Road, Schertz, Texas, 78154, more specifically known as Guadalupe County Parcel Identification Number 68313.

Mr. Haas gave a presentation on PLVAR20250144.

Motioned by Commissioner Clayton Wallace to approval with conditions recommended by staff, seconded by Commissioner Patrick McMaster

Vote: 3 - 3 Failed

NAY: Commissioner Roderick Hector

Commissioner Judy Goldick

Commissioner David Hughes

Motioned by Commissioner David Hughes for the approval of the applicant's request, seconded by Commissioner Judy Goldick

Vote: 3 - 3 Failed

NAY: Chairman Glen Outlaw

Commissioner Clayton Wallace
Commissioner Patrick McMaster

Motioned by Commissioner Clayton Wallace to postpone item PLVAR20250144,
seconded by Commissioner Patrick McMaster

Vote: 1 - 5 Failed

NAY: Chairman Glen Outlaw
Commissioner Roderick Hector
Commissioner Clayton Wallace
Commissioner Judy Goldick
Commissioner David Hughes

7. WORKSHOP AND DISCUSSION:

- A.** Workshop and Discussion on the City of Schertz Development Process- Requested by
Chairman Outlaw November 6, 2024

Mrs. Marquez gave a presentation on the Development Process.

- B.** Workshop and Discussion on distance requirements between car washes- Requested by
Commissioner Wallace on May 7, 2025

Mr. Haas gave a presentation on distance requirements between car washes.
There was discussion.

8. REQUESTS AND ANNOUNCEMENTS:

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

There was discussion on elections.

- B.** Announcements by Commissioners

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

There were announcements by commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no staff announcements made.

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

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

10. ADJOURNMENT OF THE REGULAR MEETING

Chairman Outlaw adjourned the regular meeting at 8:17 PM.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 08/06/2025
Agenda Item 6 A

TO: Planning and Zoning Commission
 PREPARED BY: William Willingham, Planner
 SUBJECT: **PLSPU20250139**- Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.14 acres, located along the IH-35 North access road, approximately 900 feet west of the intersection of IH-35 and Cibolo Valley Drive, more specifically known as a portion of Guadalupe County Property Identification Number 62840, City of Schertz, Guadalupe County, Texas

BACKGROUND

The applicant is requesting a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.14 acres of land. The subject property is currently undeveloped and not platted. Unified Development Code Article 16 defines Mixed-Use Self-Storage as a climate-controlled building containing ground floor retail, service, or office space with separate, individual storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within the individual storage units and such buildings shall be a minimum of 45 feet in height.

As per UDC Section 21.5.8, a Specific Use Permit is required for Mixed-Use Self-Storage in General Business District (GB). More specifically, the applicant is proposing a four-story Mixed-Use Self-Storage building to include approximately 4,230 square feet of retail/office flex space as part of the ground floor of the building.

On July 25, 2025, four (4) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, one (1) notification sign was placed on the property along the IH-35 access road.

Subject Property:

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

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB)	Undeveloped
South	Right-of-Way	IH-35
East	General Business District (GB)	Undeveloped
West	Manufacturing District-Light (M-1)	Electric Substation

GOAL

The proposed Specific Use Permit is to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.14 acres of land.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

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

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

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

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

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

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

The subject property is surrounded by other General Business District (GB) properties and is compatible with the surrounding properties. To the east of the subject property exists undeveloped property zoned as (GB) while approximately 300 feet north of the property exists an electrical substation. The parcel of land to the north and east of this property is also zoned as Manufacturing District-Light (M-1) further north from the IH-35 frontage.

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City.

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. Due to the existing General Business District (GB) zoning of the surrounding properties and the location of the subject property on IH-35, the proposed Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) would not pose an adverse impact on adjacent properties.

The City of Schertz Fire, EMS, and Police Departments have been notified of the specific use permit and have not provided any specific concerns relating to this request.

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

Staff has ensured all Unified Development Code requirements have been met for the proposed Specific Use Permit. The public hearing and Planning and Zoning Commission discussion is an environment where the Planning and Zoning Commission can discuss other criteria relevant to the consideration of the Specific Use Permit.

RECOMMENDATION

Staff recommends approval of PLSPU20250139, the Specific Use Permit to allow Mixed-Use Self-Storage at the subject property, conditioned upon the following:

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

Attachments

Public Hearing Notice Map

Aerial Exhibit

Metes and Bounds

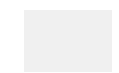


City of Schertz

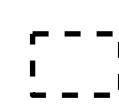
Parcel ID:
62840



Project Boundary



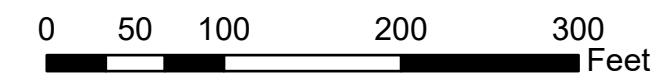
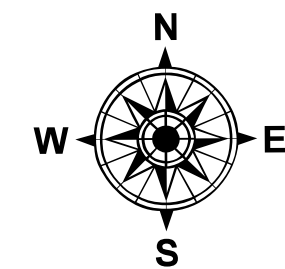
City Limits



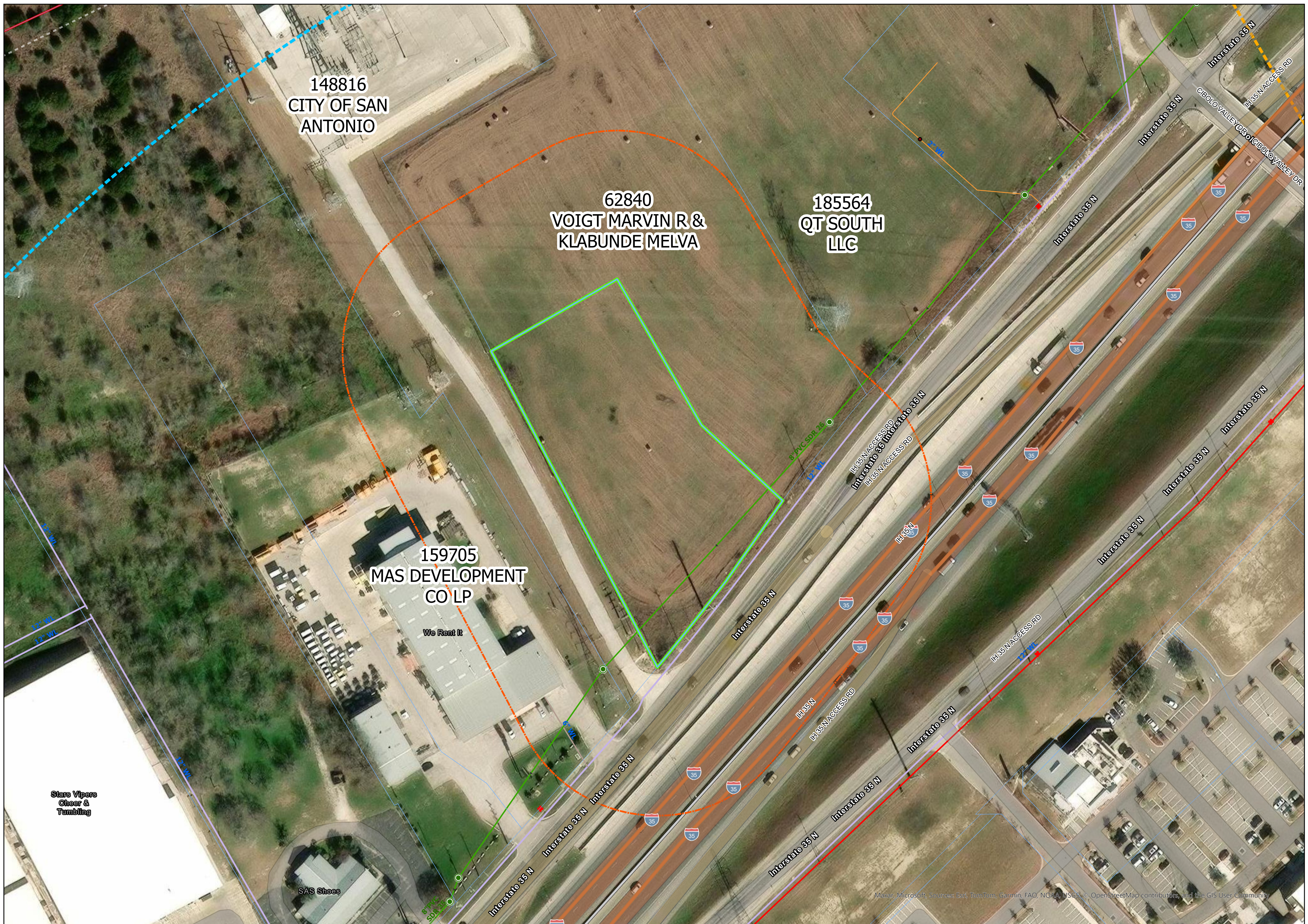
Schertz ETJ
Boundary



200' Buffer



Property ID	Owner	Mailing Address
148816	CITY OF SAN ANTONIO	145 NAVARRO ST, SAN ANTONIO TX 78205-2934
159705	MAS DEVELOPMENT CO LP	8326 W STATE HIGHWAY 21, BRYAN TX 77807-4935
185564	QT SOUTH LLC	4705 S 129TH EAST AVE, TULSA OK 74134-7005



148816
CITY OF SAN
ANTONIO

62840
VOIGT MARVIN R &
KLABUNDE MELVA

185564
QT SOUTH
LLC

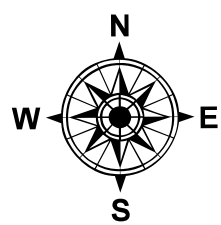
159705
MAS DEVELOPMENT
CO LP

We Rent It

Stars Vipers
Cheer &
Tumbling

SAS Shoes

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



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
62840

- | | | | | | | | | | |
|-------------|----------------------------|----------------------------------|--|--|---------|---------------------|----------------------|-------------------------|----------------------------|
| Highways | Freeway | Planned Secondary Rural Arterial | | | | Schertz Gravity | Hydrant | Schertz Lift Station | County Boundaries |
| Major Roads | Principal Arterial | Residential Collector | | | | Schertz Pressure | Manholes | CCMA Treatment Plant | Schertz Municipal Boundary |
| Minor Roads | Planned Principal Arterial | Planned Residential Collector | | | | Neighboring Gravity | CCMA Lift Station | Schertz Treatment Plant | ETJ |
| | Secondary Arterial | Planned Commercial Collector B | | | | Private Pressure | Private Lift Station | | |
| | Planned Secondary Arterial | Commercial Collector A | | | Unknown | | | | |
| | Secondary Rural Arterial | Planned Commercial Collector A | | | | | | | |





PLANNING AND ZONING COMMISSION MEETING: 08/06/2025
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: **PLCPA20250165-** Hold a public hearing and make a recommendation on a request to amend the Comprehensive Land Use Plan- Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub on approximately 96-acres of land, known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County.

BACKGROUND

The applicant is proposing to amend approximately 96-acres of the Comprehensive Land Use Plan- Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub.

On July 24, 2025, four (4) public hearing notices were mailed to the surrounding property owners within two hundred (200) feet of the subject property. At the time of this report, staff received zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses opposed to the proposed Comprehensive Land Use Plan Amendment. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Hearing.

Subject Property:

	Future Land Use Designation
Existing	Regional Corridor and Complete Neighborhood
Proposed	Industrial Hub

Adjacent Properties:

	Future Land Use Designation
North	Complete Neighborhood
South	IH-10 Access Road
East	Regional Corridor and Complete Neighborhood
West	Regional Corridor and Complete Neighborhood

GOAL

The goal is to amend the Comprehensive Land Use Plan for approximately 96 acres of the Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub.

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

The Comprehensive Land Plan Amendment Criteria for approval are listed in the Unified Development Code Section 21.4.6.D. The Criteria are listed below:

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

The comprehensive plan has objectives to create a rational and reasonable basis for making decisions about the community. The Comprehensive Plan is meant to be a living document to remain relevant with the desires of the community. When the Comprehensive Plan was initially done industrial hub was confined to a specific area. However, the Industrial Hub Land Use Designation was meant to create an employment center along IH-10 ,within proximity to Loop 1604, and the subject property. The proposed Industrial Hub is an extension of that desire. Additionally, the Strategic Plan calls for the goal to create a thriving economy by supporting business retention and recruitment, thus this Comprehensive Plan Amendment promotes the health, safety, and general welfare of the City.

2. An amendment to the text is consistent with the goals, objectives, and other policies of the Comprehensive Land Plan;

The policies of the Comprehensive Plan include encouraging economic diversity by promoting a diversity of businesses, industries, and employment opportunities. The proposed Comprehensive Plan Amendment, is an extension of the existing Industrial Hub, which further promotes employment opportunities within this area. The intent of the Industrial Hub Land Use Designation is for light and heavy industrial activities, including manufacturing, warehouses, processing, and distribution centers. These areas should be located near major roads, highways, and railways. The subject property promotes the intent of the proposed Industrial Hub Land Use Designation as it is located near the 1604 Loop and IH-10, major highways that connect to the larger San Antonio Metropolitan Area.

3. An amendment to the Future Land Use Map, Master Thoroughfare Plan or any other applicable maps contained in the Comprehensive Land Plan is consistent with the policies of the Comprehensive Land Plan that apply to the map being amended;

The Comprehensive Land Use Plan lists best practices for implementation of the plan. One of those best practices includes keeping the plan updated. The Comprehensive Land Use Plan is intended to be a living document that allows for flexibility to ensure its elements are appropriate and remain consistent and relevant to the community with normal updates.

The subject area is within proximity to Focus Area 2 of the Comprehensive Plan. The strategies, as a result of the study, recommend strategically planning development to serve the adjacent residential areas and tap into the business potential along the highway. The proposed amendment is consistent with the recommended strategies as the subject property is located along IH-10, is within proximity to Loop 1604, and is within proximity to the potential workforce.

4. Any proposed amendment addresses circumstances that have changed since the last time the plan map or text was considered, implements plan policies better than the current plan map or text, corrects a mapping error, or addresses a deficiency in the plan; and

The subject property is located within a pocket of Southern Schertz that contains the only existing Manufacturing (Light) District (M-1) zoning. Additionally, the property is nestled between the 1604 Loop and IH-10. The proposed Comprehensive Plan Amendment to Industrial Hub is compatible with what is in the existing area and the existing transportation network.

During the Comprehensive Land Use Plan Amendment, the existing zoning within this pocket of Southern Schertz should have been considered. With this amendment, the Future Land Use Map can reflect the development character of this area.

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

Staff has reviewed the Comprehensive Plan Amendment, and has ensured it has met all the UDC requirements. The proposed Comprehensive Plan Amendment was sent to the City of Schertz Fire, EMS, and Police Departments for review and have not provided objections to the proposed Comprehensive Plan Amendment.

RECOMMENDATION

Due to the unique location of the property within proximity of 1604 Loop and IH-10, the existing industrial zoning in the subject area, Staff recommends approval of PLCPA20250165.

Attachments

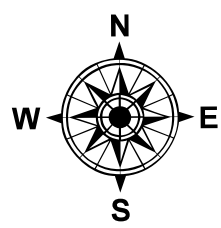
Aerial

Comprehensive Land Use Plan Exhibit

Notification Map

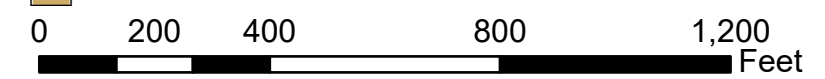
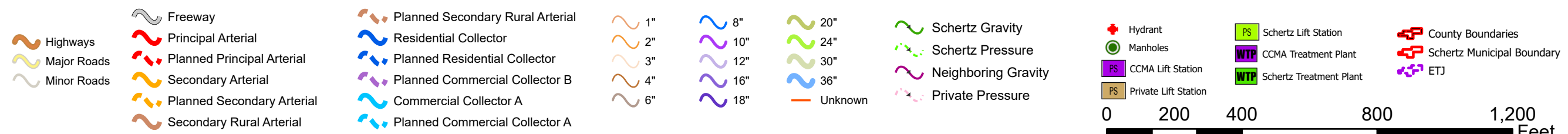


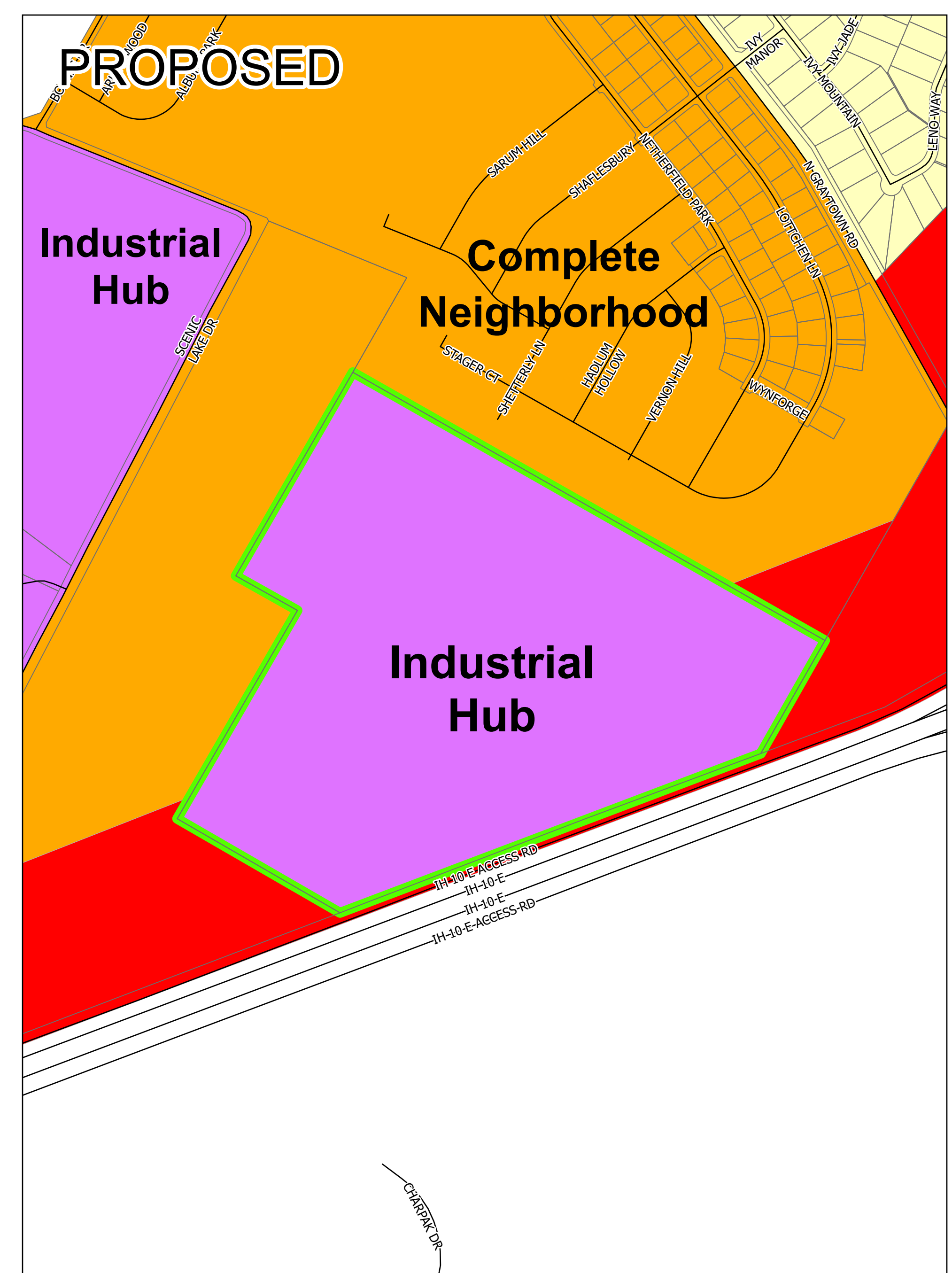
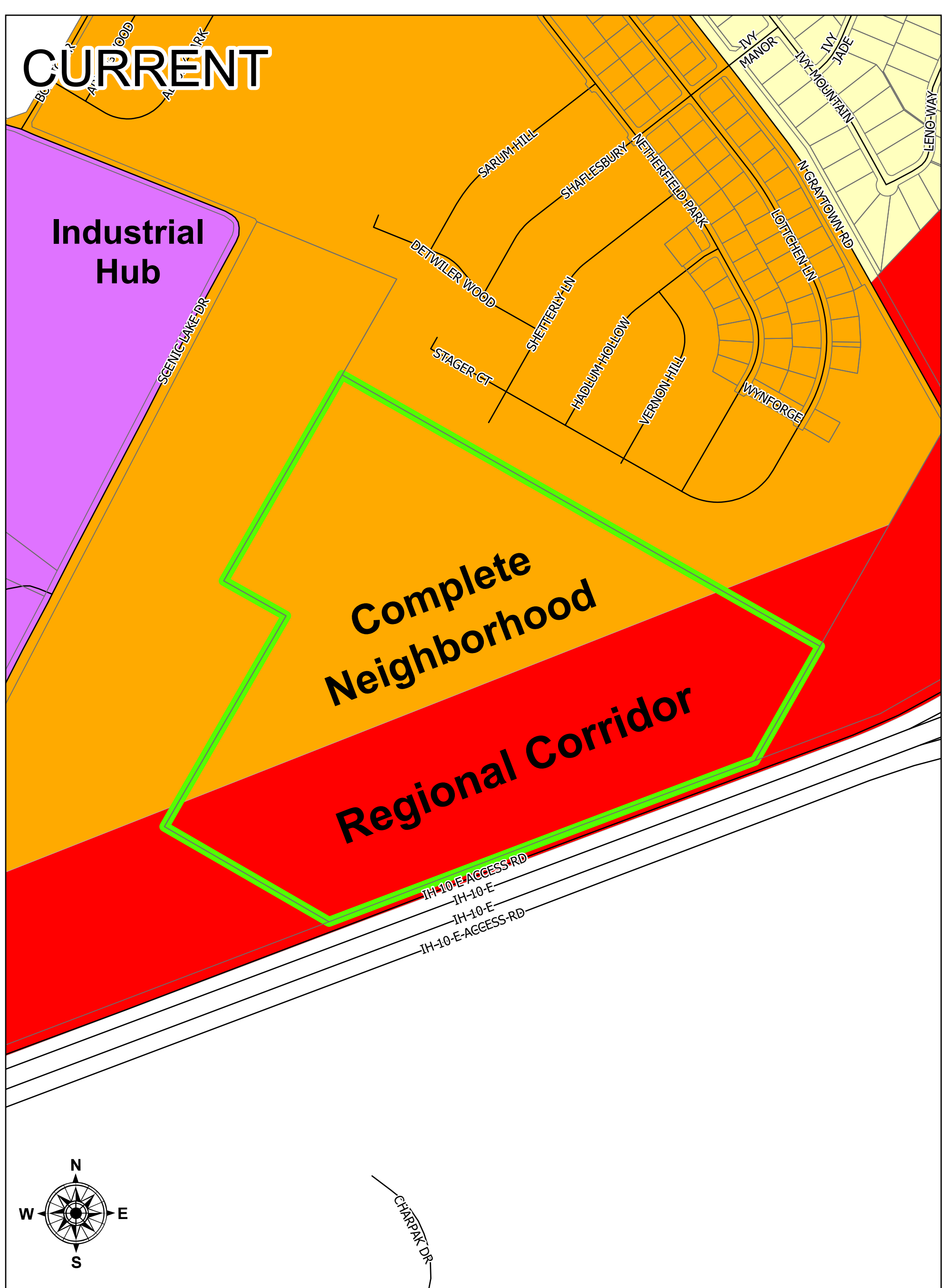
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Maxar



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PARCEL ID:
619206





SCHERTZ
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Last update: July 8th, 2025
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

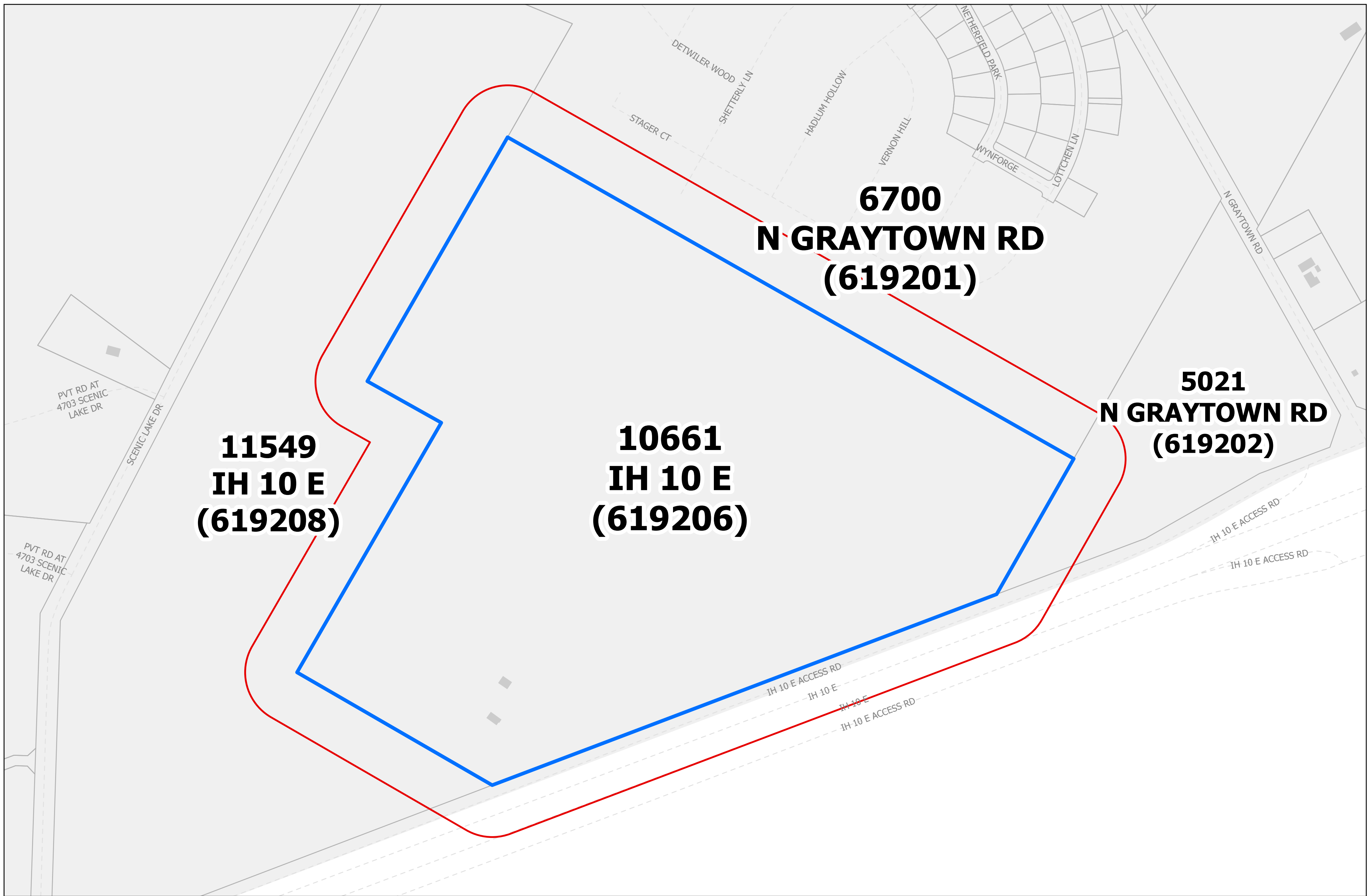
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

**PROPOSED COMPREHENSIVE
LAND USE CHANGE**

**BEXAR COUNTY
PARCEL ID:
619206**

- Complete Neighborhood
- Local Corridor
- Public Use
- Development Deferment
- Main Street
- Regional Corridor
- Industrial Hub
- Mixed Use Center
- Rural Living



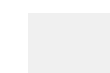


City of Schertz

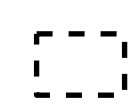
Parcel ID:
619206



Project Boundary



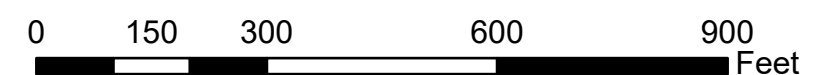
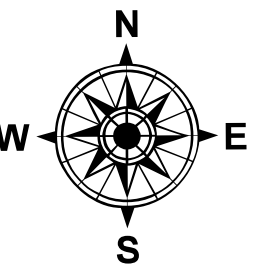
City Limits



Schertz ETJ
Boundary



200' Buffer



Existing	GB	General Business District	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Existing	M-1	Manufacturing (Light) District	10,000	100	100	25	0 Non-Res/ 50 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Proposed Base Zoning	GB-2	General Business District-II	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%

Proposed Planned Development District (PDD):

The applicant is proposing a light industrial development that allows for logistics and warehousing. The 96-acre PDD is proposing to utilize General Business District-II (GB-2) as the base zoning district.

Section 21.5.8- Permitted Use Table

The proposed PDD amends the uses permitted in General Business District-II (GB-2) as per Table 21.5.8- Permitted Uses.

Uses that require an approved Specific Use Permit per Table 21.5.8 in GB-2 are not permitted. Additionally, Truck Sales, Heavy Equipment and Trailer/ Manufactured Home Sales are not allowed.

All other uses listed in the permitted use table 21.5.8 shown as permitted in General Business District-II (GB-2), would be allowed within the PDD area.

Examples of Uses Allowed in the PDD and Allowed in GB-2
Automobile Parking Structure; Automobile Repairs and Service, Minor; Automobile Repairs and Service, Office / Showroom; Office-Warehouse/ Distribution Center; Packaging/ Mailing; Truck Terminal; General Manufacturing/ Industrial Use
*This is not an exhaustive list of permitted uses. Please reference the permitted use table in UDC section 21.5.8.

Section 21.9.7- Landscaping

The PDD amends UDC Section 21.9.7.D.5 that requires all trees to have a Diameter at Breast Height (DBH) of two inches caliper at the time of planting and instead requires that all trees to have a DBH of three caliper inches at the time of planting.

The PDD requires that the subject property follow all landscaping requirements for commercial development instead of industrial development. The PDD amends UDC Section 21.9.7.D.11, and will be required to plant trees at a ratio of nine (9) trees per acre as required of commercial properties instead of the six trees per acre ratio for industrial properties, which results in increased landscaping.

Drainage Easement Development Restrictions (100-Year Floodplain)

A large portion of the property is encumbered by the 100-year floodplain at the rear of the property. In the proposed Preliminary Plat, which is conceptual and not approved, it designates the area that is most of the 100-year Floodplain as a 900-lot drainage easement. As per the PDD, those approximately 68 acres shall not be developed other than for public infrastructure and the required screening and landscaping for non-residential to residential properties, which requires an eight-foot masonry wall and a twenty-foot landscape buffer with one shade tree every 30-linear feet. Without the proposed PDD, the property within the 100-year floodplain could potentially be developed. With the 68 acres being left undeveloped with only drainage and screening, it provides for a larger buffer to the residential areas than would be required without the PDD.

GOAL

The proposed zone change is for approximately 96 acres of land to Planned Development District (PDD). Per the letter of intent submitted with the application, the applicant desires to use the space for logistics-oriented uses such as warehousing and distribution.

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

The Planned Development District criteria for approval are listed in UDC Section 21.5.10.F. The criteria are listed below:

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan;

The proposed zone change is accompanied by a Comprehensive Land Use Plan- Future Land Use Map Amendment. The subject property is currently designated as Complete Neighborhood at the rear and Regional Corridor along IH-10. Complete Neighborhood is intended for a mix of residential uses with commercial activity appropriate for the adjacent neighborhoods. Regional Corridor is intended for commercial and entertainment along major thoroughfares that typically contain "big box" stores. Complete Neighborhood and Regional Corridor do not support industrial uses that are allowed within the base zoning of General Business District (GB-2). Ultimately, General Business District-II (GB-2) does not implement the policies of the Land Use Designations of Complete Neighborhood and Regional Corridor.

However, the applicant is also proposing a Comprehensive Land Use Plan- Future Land Use Map Amendment that requests the land use designation be amended to Industrial Hub. The proposed Future Land Use Map Amendment to Industrial Hub is appropriate for the immediate area as this area of Southern Schertz consists of the only existing Manufacturing (Light) District (M-1) and industrial development due to its proximity to 1604 Loop and IH-10.

The Industrial Hub Land Use Designation is intended for light and heavy industrial activities that include manufacturing, warehousing, processing, and distribution, which is buffered from surrounding development with transitional uses to mitigate the potential impacts to other lower-intensity commercial and residential areas. Optimizing transportation and supply chain logistics, industrial hubs should be located near major roads, highways, and railways. The proposed PDD is compatible with the proposed Land Use Designation of Industrial Hub, as it proposes warehousing and logistics uses. The subject property is uniquely situated in an area with access to Loop 1604 and IH-10, which meets the intent of the Industrial Hub Land Use Designation.

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses, utilizing standards and transitional uses to alleviate negative impacts.

The subject property is approximately 96 acres of land, and approximately 76 acres of that land are within the current 100-year floodplain. The 100-year floodplain encumbers the property within the existing General Business District (GB) zoning and most of the existing Manufacturing (Light) District (M-1) zoning. The PDD is proposing to place most of the 100-year floodplain in an approximately 69-acre 900 lot dedicated for drainage, as shown in the conceptual preliminary plat. Additionally, the PDD does not permit development within the 900 lot, which allows for the preservation of the floodplain and naturally creates a buffer of land from the proposed industrial development area to the residential PDD to the northeast. Although the City of Schertz does not prohibit development within the floodplain, UDC Section 21.13.3- Flood Damage Prevention is in place to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions. Without the PDD, it would not be possible to restrict development within the floodplain, and it would not be possible to create an approximately 500-foot building setback to the residential PDD to the northeast.

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;

The subject property is currently zoned as Manufacturing (Light) District (M-1) and General Business District (GB). The existing M-1 zoning would allow for the development of industrial uses immediately adjacent to residential areas and within the floodplain. As per UDC Section 21.5.7.B, M-1 zoning is only required to implement a 50-foot building setback adjacent to residential uses or zoning. With the PDD, there will be at least a 500-foot building setback from the residential zoning of the Graytown PDD. The buffering created by PDD, ensures there is appropriate buffering between the proposed industrial uses of the subject property and the immediate area of the land to be reclassified.

The applicant is proposing General Business District-II (GB-2) as the base zoning of the PDD, with restrictions on the permitted uses, to ensure higher-intensity industrial uses are not permitted.

The PDD prohibits uses within General Business District-II (GB-2) that require an approved Specific Use Permit. The uses are listed below.

- Antenna and/or Antenna Support Structure
- Athletic Stadium (Private)
- Automobile Sales
- Convenience Store with Gas Pumps
- Gasoline Station/ Fuel Pumps
- Mini-Warehouse Public-Storage
- Portable Building Sales

Additional prohibited uses are listed below.

- Truck Sales, Heavy Equipment
- Trailer/ Manufactured Homes Sales

Example of Uses Allowed in the PDD and Allowed in GB-2

Automobile Parking Structure; Automobile Repairs and Service, Minor; Automobile Repairs and Service, Office / Showroom; Office-Warehouse/ Distribution Center; Packaging/ Mailing; Truck Terminal; General Manufacturing/ Industrial Use
--

*This is not an exhaustive list of permitted uses. Please reference the permitted use table in UDC section 21.5.8.
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The buffering from the proposed industrial uses to the adjacent properties, and the restriction of permitted uses to less than what would be allowed in the existing Manufacturing (Light) District (M-1) zoning per the PDD, ensure the proposed PDD is appropriate within the immediate area.

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

The subject property has direct access to IH-10 E Access Road, which is a major thoroughfare that provides access to IH-10. The subject property is within the Schertz and SSLGC Dual CCN for water, Schertz and SARA Dual CCN for sewer, and CPS for electric. During the development process, the City of Schertz Fire, Planning, and Engineering Departments will review the development and any public infrastructure improvements for water, wastewater, and roadways.

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning.

The property is currently zoned General Business District (GB) and Manufacturing (Light) District (M-1). The Manufacturing (Light) District (M-1) allows for light industrial, assembly and manufacturing, warehousing, and distribution. Currently, the subject property is permitted, by right, to use the property for all uses allowed in Manufacturing (Light) District (M-1) and General Business District (GB). The uses allowed in Manufacturing (Light) District (M-1) are not appropriate immediately adjacent to residential. Additionally, UDC

Section 21.5.7.B, General Business District (GB) requires a 25-foot building setback adjacent to residential, and Manufacturing (Light) District (M-1) requires a 50-foot building setback adjacent to residential. The proposed PDD utilizes a base zoning district of General Business District-II (GB-2). Although General Business District-II (GB-2) is more intense than the existing General Business District (GB), it is less intense than the existing Manufacturing (Light) District (M-1) which is immediately adjacent to residential.

General Business District-II (GB-2) is intended for non-residential and light industrial uses alongside retail and service establishments. Although General Business District-II (GB-2) allows for lighter industrial uses, the PDD ensures a significant buffer area is maintained between the buildable area of the subject property and the adjacent residential uses. Through the PDD, the drainage area, approximately 64 acres and shown on the proposed 900 lot on the conceptual preliminary plat, is restricted from being developed for industrial uses, which ensures a transitional buffer for the residential area to the east. The restriction of development on the 64-acre 900 lot cannot be enforced through conventional zoning.

Additionally, the proposed PDD proposes to increase the landscaping requirements more than what a conventional General Business District (GB-2) requires.

Landscaping Requirements	Required per General Business District-II (GB-2)	Proposed Planned Development District (PDD)
UDC Section 21.9.7.D.5	Trees are required to be two (2) caliper inches at Diameter at Breast Height (DBH).	Tree will be required to be three (3) caliper inches Diameter at Breast Height (DBH).
UDC Section 21.9.7.D.11	Industrial properties are required to provide shade trees at a ratio of six (6) trees per acre. Example: For 96 acres (of potential development), 576 trees total trees would be required.	The property shall provide shade trees at a ratio of nine (9) trees per acre. Example: For 96 acres (of potential development), 864 total trees would be required.

Through the proposed PDD, development of the floodplain can be prevented, permitted uses can be limited, the building setback can be increased to adjacent properties, and landscaping requirements can be increased. This would not be possible with the existing conventional zoning.

6. Whether all the applicant's back taxes owed to the City have been paid in full; and

This does not impact the Planning and Zoning Commission recommendation to the City Council.

7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.

Staff has ensured all UDC requirements have been met for the proposed zone change.

The zoning application was sent to the City of Schertz Fire, Ems, and Police Departments.

- EMS indicated that there are existing response time delays down FM 1518 and into Bexar County.
- PD expressed that individually, the zone change does not have impact, but the increase in development within the City as a whole will have an impact.

RECOMMENDATION

Due to the proposed amended Future Land Use Map Designation to Industrial Hub, the increased screening to residential uses, restriction of uses allowed in the proposed PDD, and the increase of landscaping requirements, Staff recommends approval of PLPDD20250164.

Attachments

- Aerial Exhibit
- Notification Map
- Zoning Exhibit

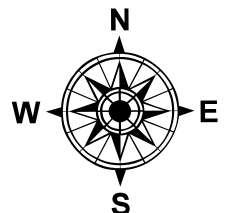


619208
BRYCAP FARM
PROPERTIES LLC

619206
FLOTEX
DEVELOPERS LLC

619201
2020 FI
GRAYTOWN LLC

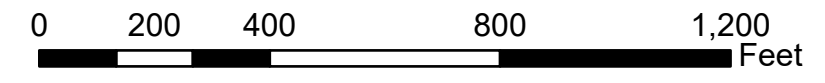
619202
2020 FI
GRAYTOWN LLC

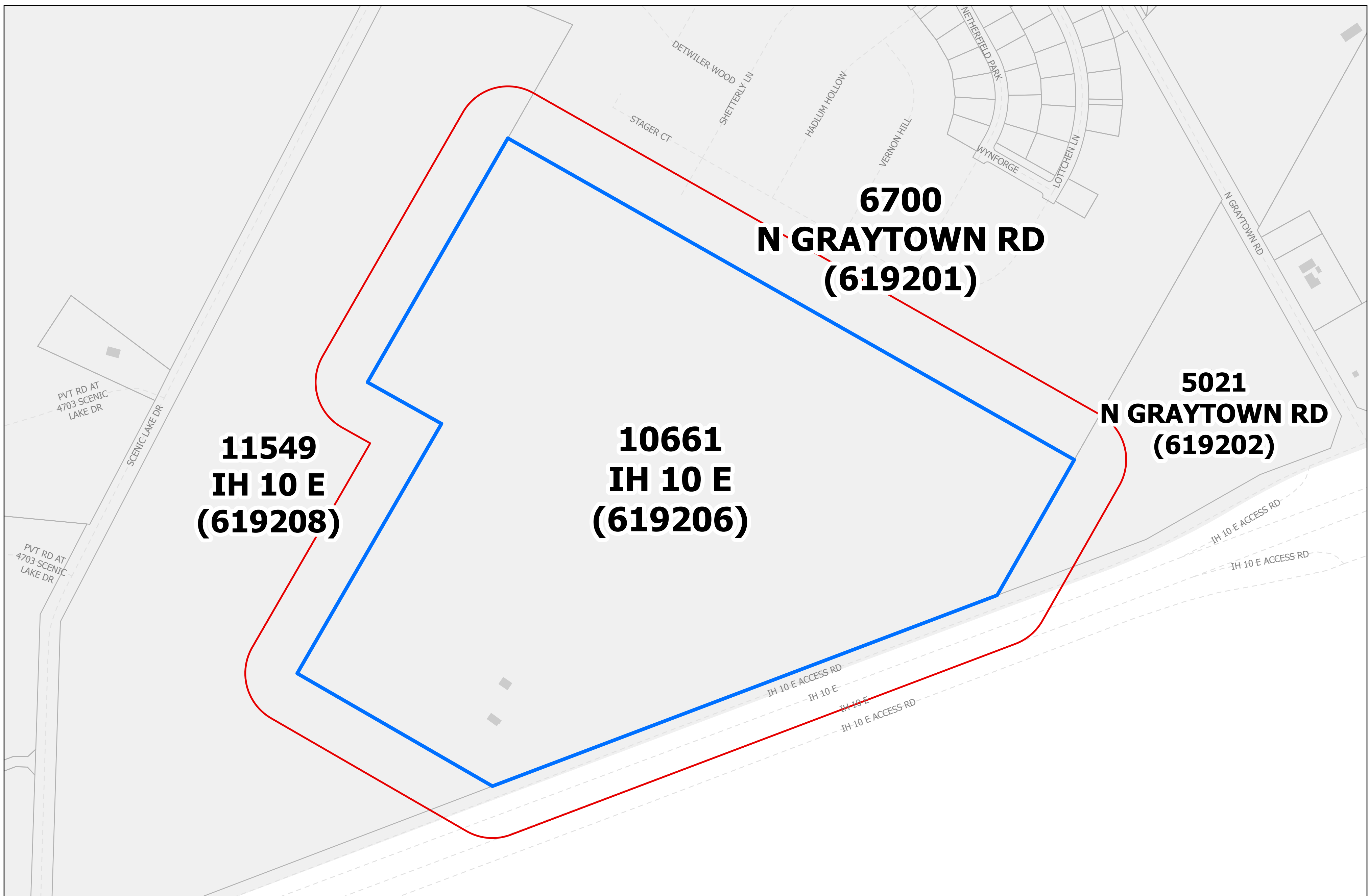


SCHIEERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
619206

<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 8" 10" 12" 16" 18" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant 	<ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ
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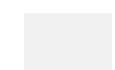


City of Schertz

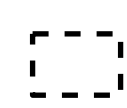
Parcel ID:
619206



Project Boundary



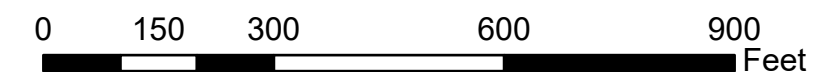
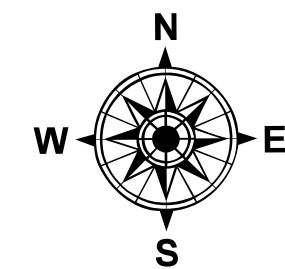
City Limits

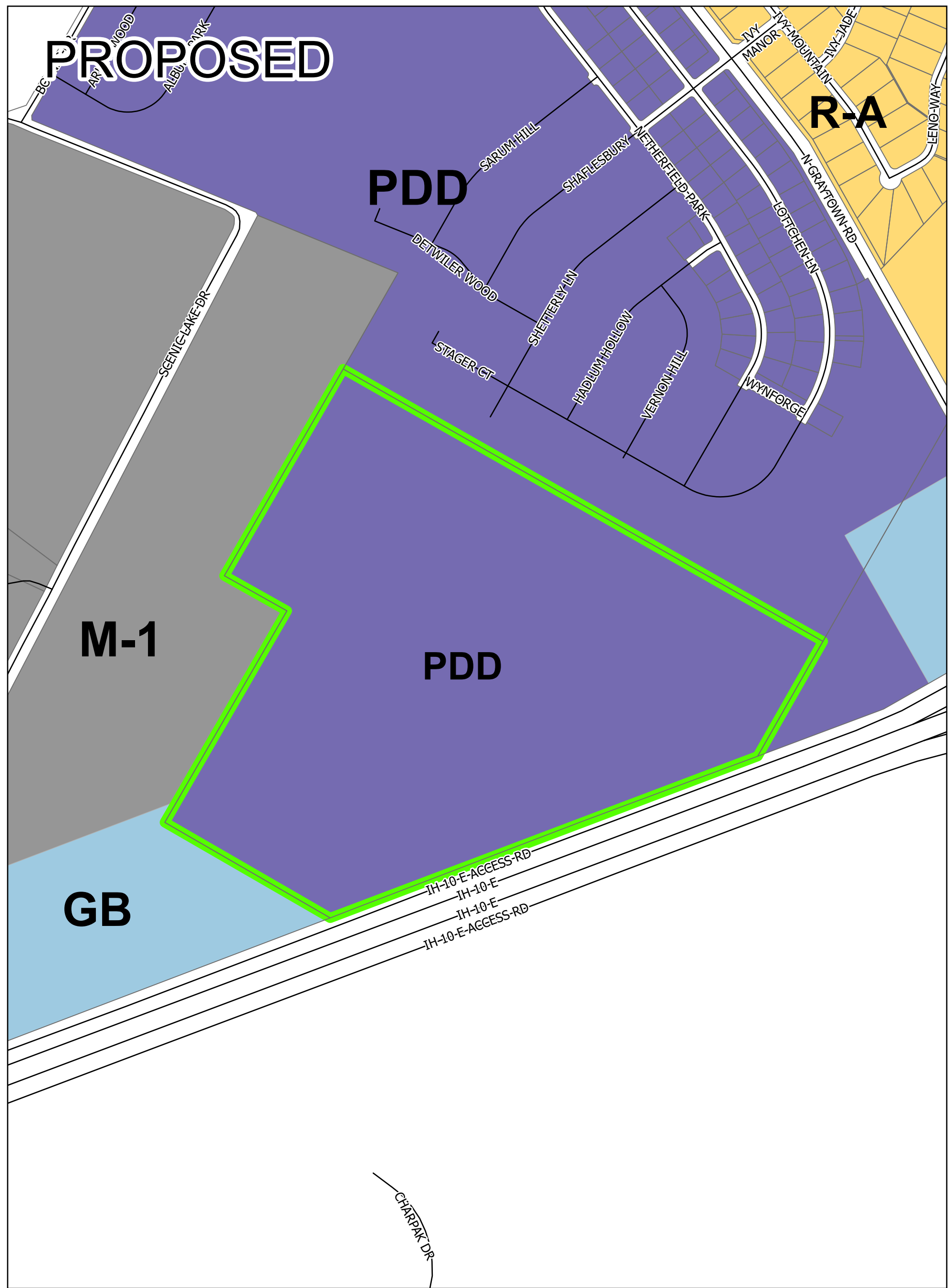
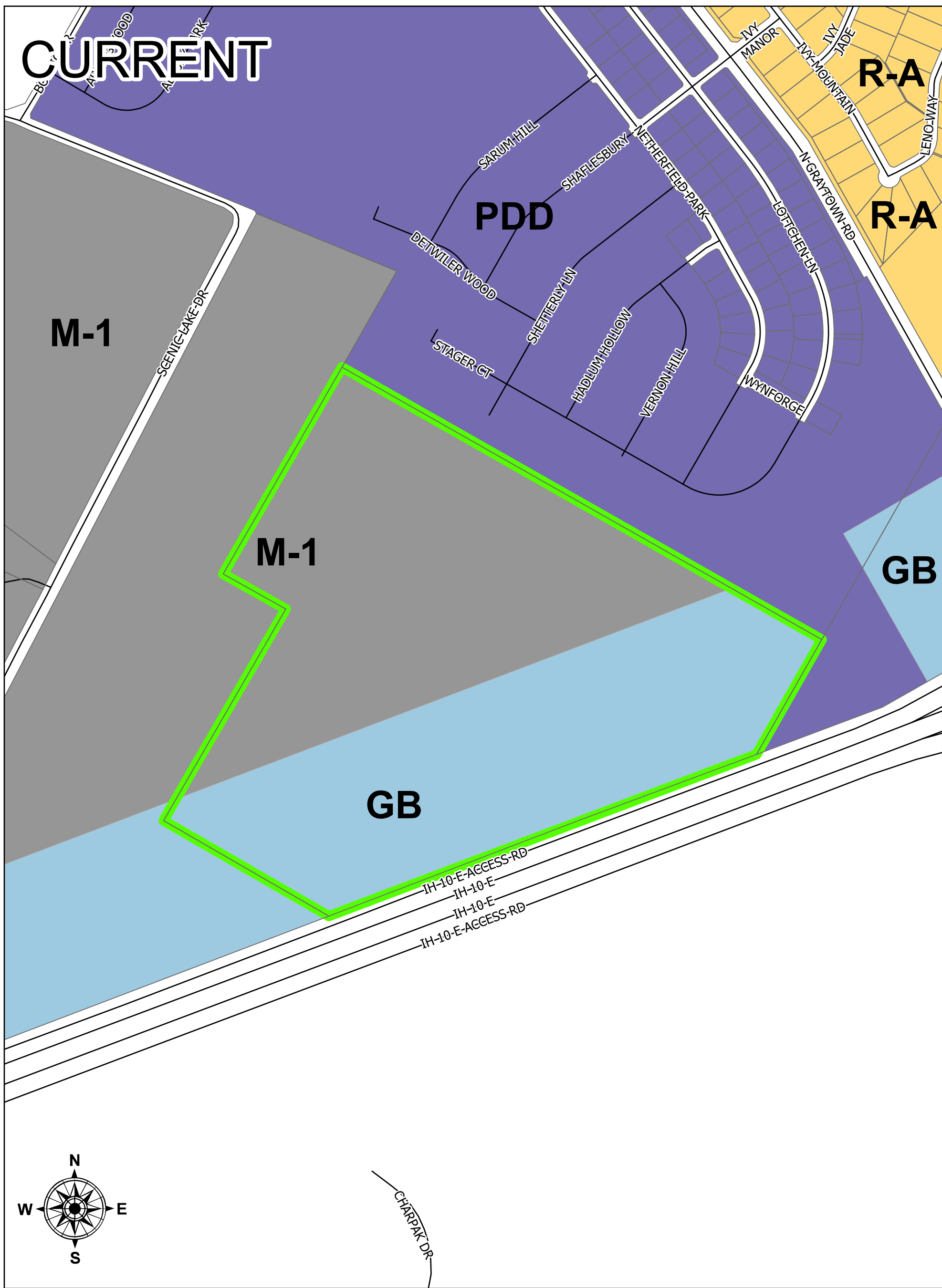


Schertz ETJ
Boundary



200' Buffer





SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

Last update: July 8th, 2025
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

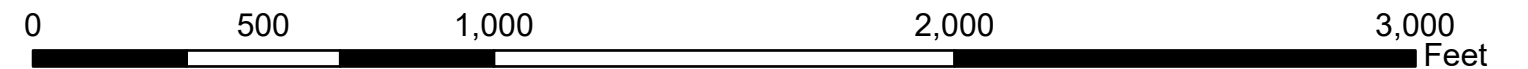
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

PROPOSED ZONING CHANGE

BEXAR COUNTY
PARCEL ID:
619206

Classification

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



Planned Development District (“PDD”) Conditions for the Property Located at 10661 Interstate 10 E, Schertz, Texas 78154

Development of the Property will comply with all City of Schertz (“City”) Unified Development Code (“UDC”) requirements. The development of the tract will be subject to the additional requirements listed below. These standards are intended to enhance development of the site and provide additional buffering of adjacent residential uses.

Property Address: 10661 Interstate 10 E, Schertz, Texas, 78154

Base Zoning District: GB-2 (General Business-2 District)

Conditions:

1. Zoning and Permitted Uses – The PDD shall be based on the GB-2 zoning district with specific restrictions on the allowed uses to align with the goals of the development and the City’s vision for the site.
2. Prohibited Uses – Any uses allowed in the GB-2 zoning district that require a Special Use Permit (SUP) shall be prohibited within this PDD, in accordance with UDC Section 21.5.8 - Permitted Use Table. Additionally, the following uses shall also be prohibited in under this PDD:
 - i. Truck Sales, Heavy Equipment
 - ii. Trailer/Manufactured Home Sales
3. Permitted Uses – All other uses permitted within GB-2 as identified in UDC Section 21.5.8 - Permitted Use Table shall be allowed within the PDD. Additionally, commercial uses that align with the Project’s intended function as warehousing, distribution, business park, and associated commercial development shall be permitted within the PDD.
4. Site Design – The PDD shall follow the City’s Commercial Use Site Design Standards as identified in Table 21.5.7.B – Dimensional Requirements for Non-Residential Zoning Districts for GB-2 zoning.
 - i. **Section 21.8.9. - Outdoor Display and Storage.** The PDD shall follow the Outdoor Display and Storage requirements for General Business District-II (GB-2).”
5. Landscaping Buffer – In addition to the requirements contained in UDC Section 21.9.7.D for landscaping for commercial development (UDC Section 21.9.7.D.11), the minimum size for all required trees shall be three (3) caliper inches.

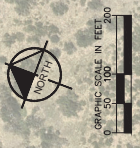
6. Drainage Easement – No buildings or structures shall be permitted on the 900 series lot, identified as a drainage easement on the preliminary plat. This restriction will be enforced through the PDD. Provided, however, this restriction shall not limit utilities or other public infrastructure within this area. Development of the Property shall comply with the requirements of UDC Section 21.9.7.D.14.B (i & ii). For clarify, one (1) shade tree shall be planted for every 30’ adjacent to single-family use and an 8’ masonry wall erected (excepting where adjacent to existing right-of-way or future right-of-way shown on the City’s Master Thoroughfare Plan).
7. Amendments to the PDD – Any significant changes to the established standards for the approved PDD, or changes that alter the concept of the PDD, shall require the plan to be resubmitted for approval by the Planning and Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes, which do not alter the concept or intent of the development, such as changes to the quantity, size, or location of buildings or access driveways, may be approved administratively by the City.
8. Appendices and Attachments
 - i. Conceptual Plan attached as Exhibit “A”
 - ii. Preliminary Plat attached as Exhibit “B”

Exhibit A – Conceptual Site Plan



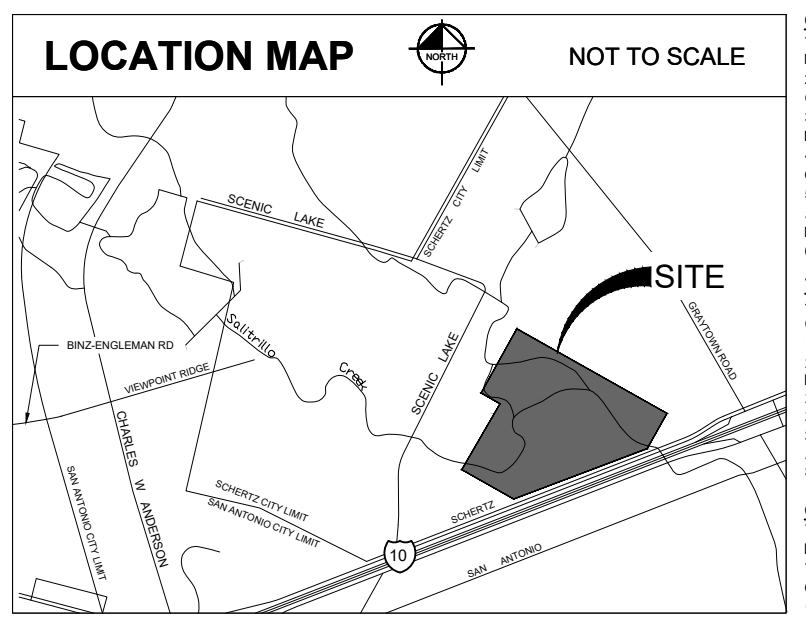
Conceptual Site Plan

*location, number, and size of buildings subject to change



I-10

Exhibit B – Preliminary Plat



LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
635	EXISTING CONTOUR
	RIGHT OF WAY CENTERLINE

CITY OF SCHERTZ STANDARD NOTES:

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND PERMITS
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE A AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
- THERE ARE A TOTAL OF 3 BUILDABLE LOTS.

TXDOT

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINT(S) ALONG INTERSTATE 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,085.02 LF.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 3, BLOCK 1, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

INGRESS/ EGRESS

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-3, BLOCK 1.

OPEN SPACE

LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. (NOTE: LIST ALL APPLICABLE EASEMENTS THAT FALL WITHIN THE OPEN SPACE AREA)

LEGAL INSTRUMENT

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK; 3. DIMENSIONS SHOWN ARE SURFACE, AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STORM WATER NOTES

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

DRAINAGE EASEMENTS ENCROACHMENTS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEDOM CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

CLOMRS PENDING FEMA APPROVAL

LOTS THRU BLOCK CB OR NCB, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0435G, DATED 09/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY _____ AND WAS APPROVED BY THE CITY OF SCHERTZ AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. _____) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SCHERTZ ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ.

CPS/SAWS/COSA/UTILITY

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

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

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

SAN ANTONIO RIVER AUTHORITY

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SCHERTZ FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS AND THE SCHERTZ FIRE DEPARTMENT FIRE MARSHAL.

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JLJ	12/23/2024	065012900

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
20155 NE 38TH COURT
AVENTURA, FLORIDA, 33180
CONTACT: DAVID BEJAR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATE THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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

DATE THIS _____ DAY OF _____ A.D. 20____

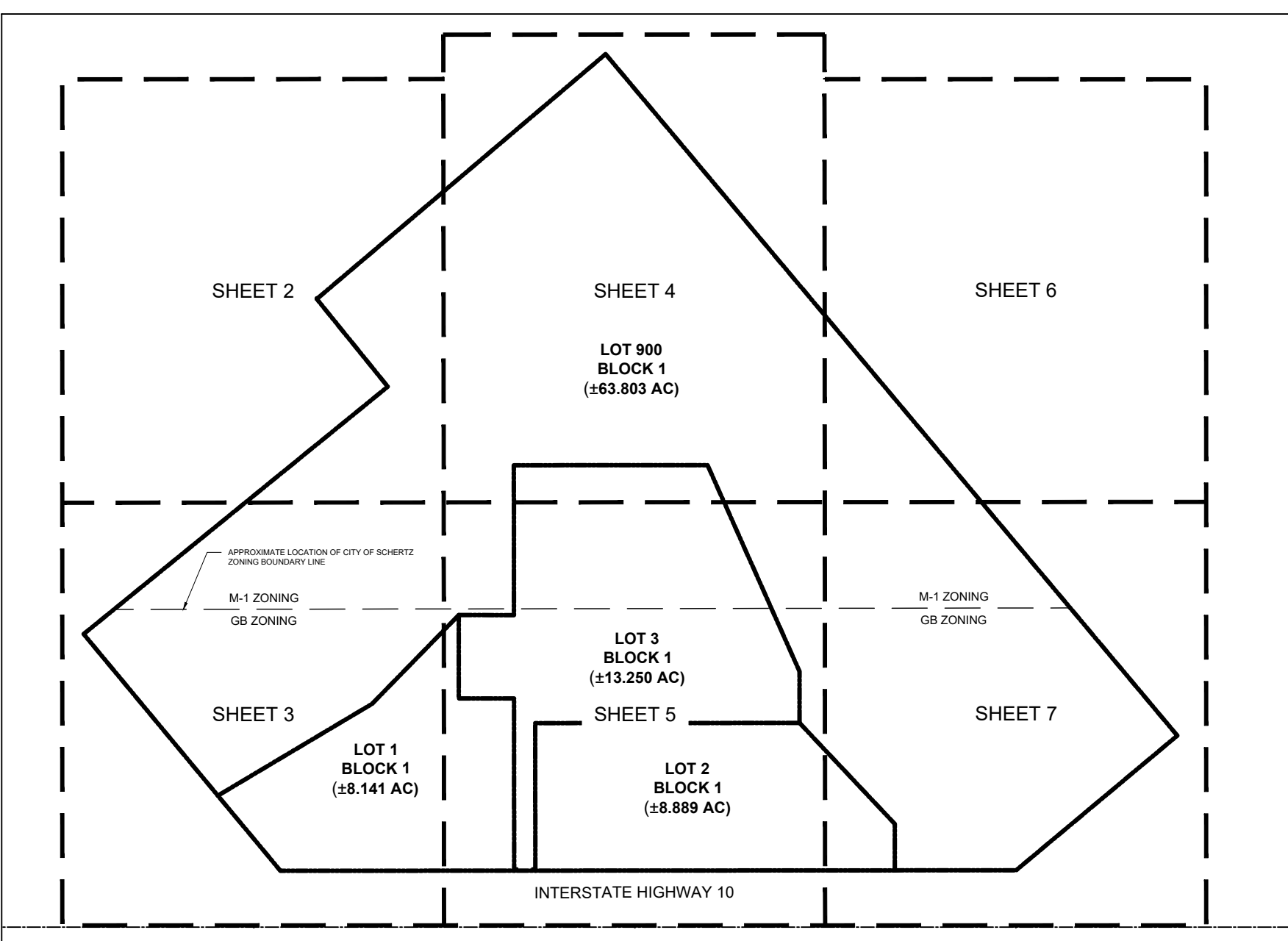
BY: _____
CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND OR VARIANCE(S) HAVE BEEN GRANTED.

DATE THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

STATE OF TEXAS
COUNTY OF BEXAR

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

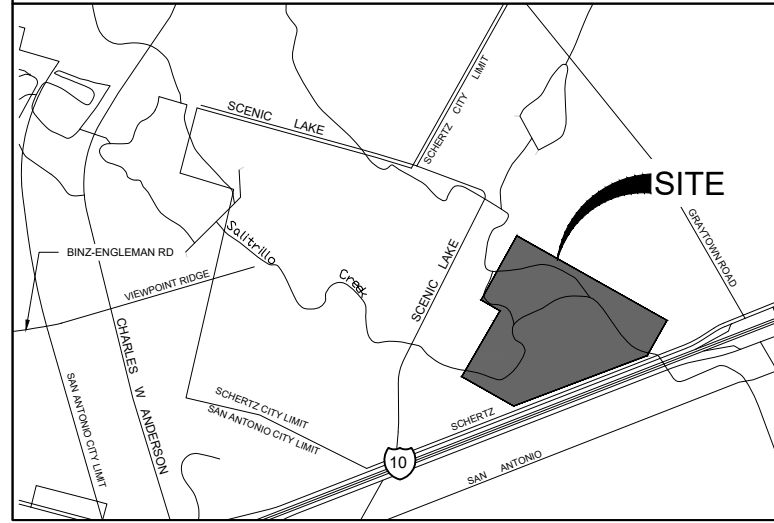
BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

Conceptual Preliminary Plat

INDEX MAP
N.T.S.

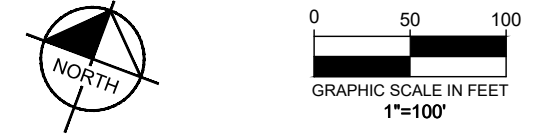
DWG NAME: K:\ISNA_CIVIL\065012900-GLEITZ I-10 SCHERTZ\CAD\PLAT\GLEITZ I-10 SCHERTZ.PRELIM PLAT.DWG PLOTTED BY: SANCHEZ, JARED 12/23/2024 8:40 AM LAST SAVED 12/23/2024 8:38 AM

LOCATION MAP NOT TO SCALE



LEGEND

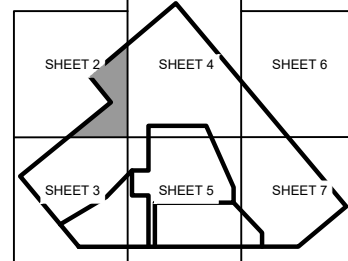
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
— 635 —	EXISTING CONTOUR RIGHT OF WAY CENTERLINE



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
 San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JLJ	12/23/2024	065012900



INDEX MAP
N.T.S.

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

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

OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
 20155 NE 38TH COURT
 AVENTURA, FLORIDA, 33180
 CONTACT: DAVID BEJAR

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20____

 NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
 CITY ENGINEER

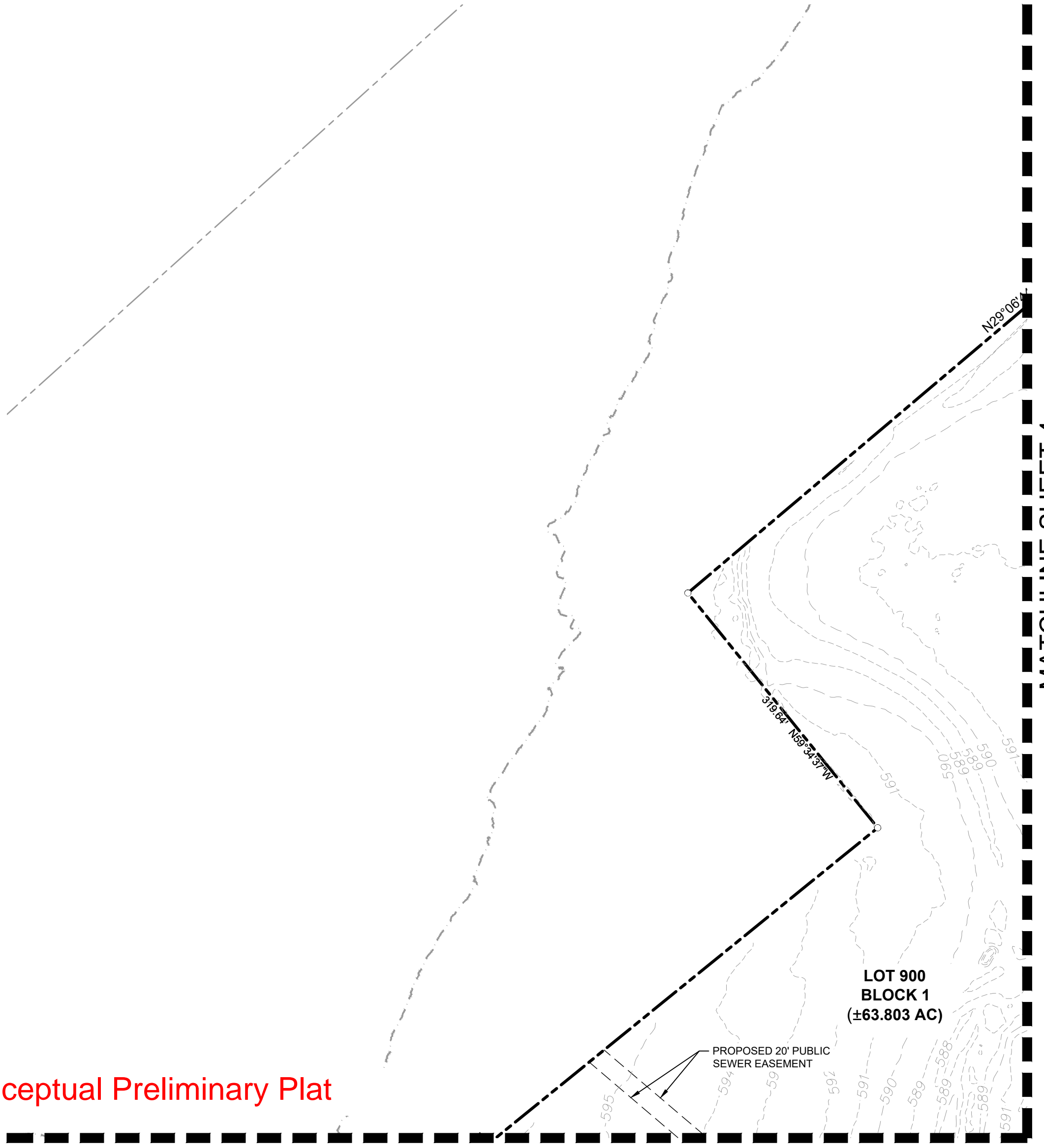
THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
 CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
 GLEITZ I-10 SCHERTZ**

BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY



Conceptual Preliminary Plat

SURVEYOR'S NOTES

- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

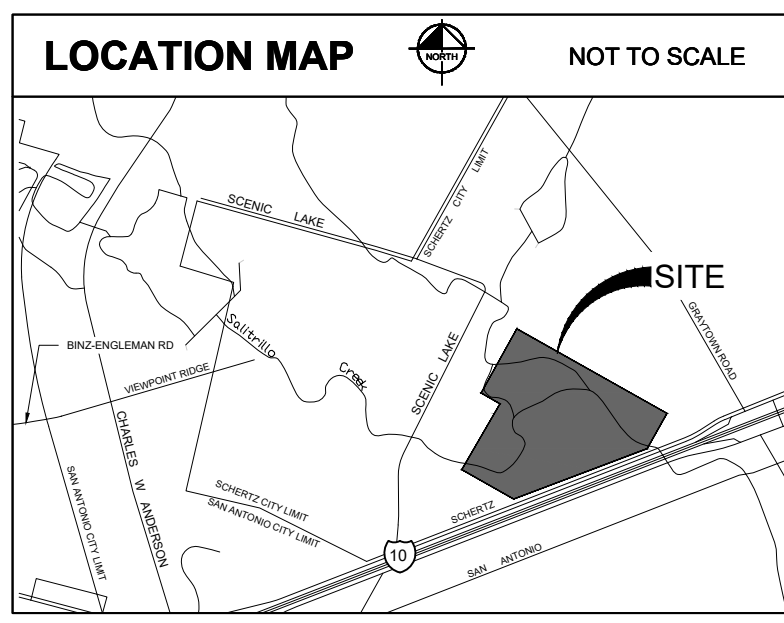
STATE OF TEXAS
 COUNTY OF BEXAR

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

BENJAMIN R. RUBY
 LICENSED PROFESSIONAL ENGINEER NO. 140366
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
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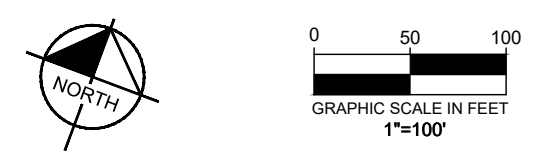
MATCHLINE SHEET 3

MATCHLINE SHEET 4



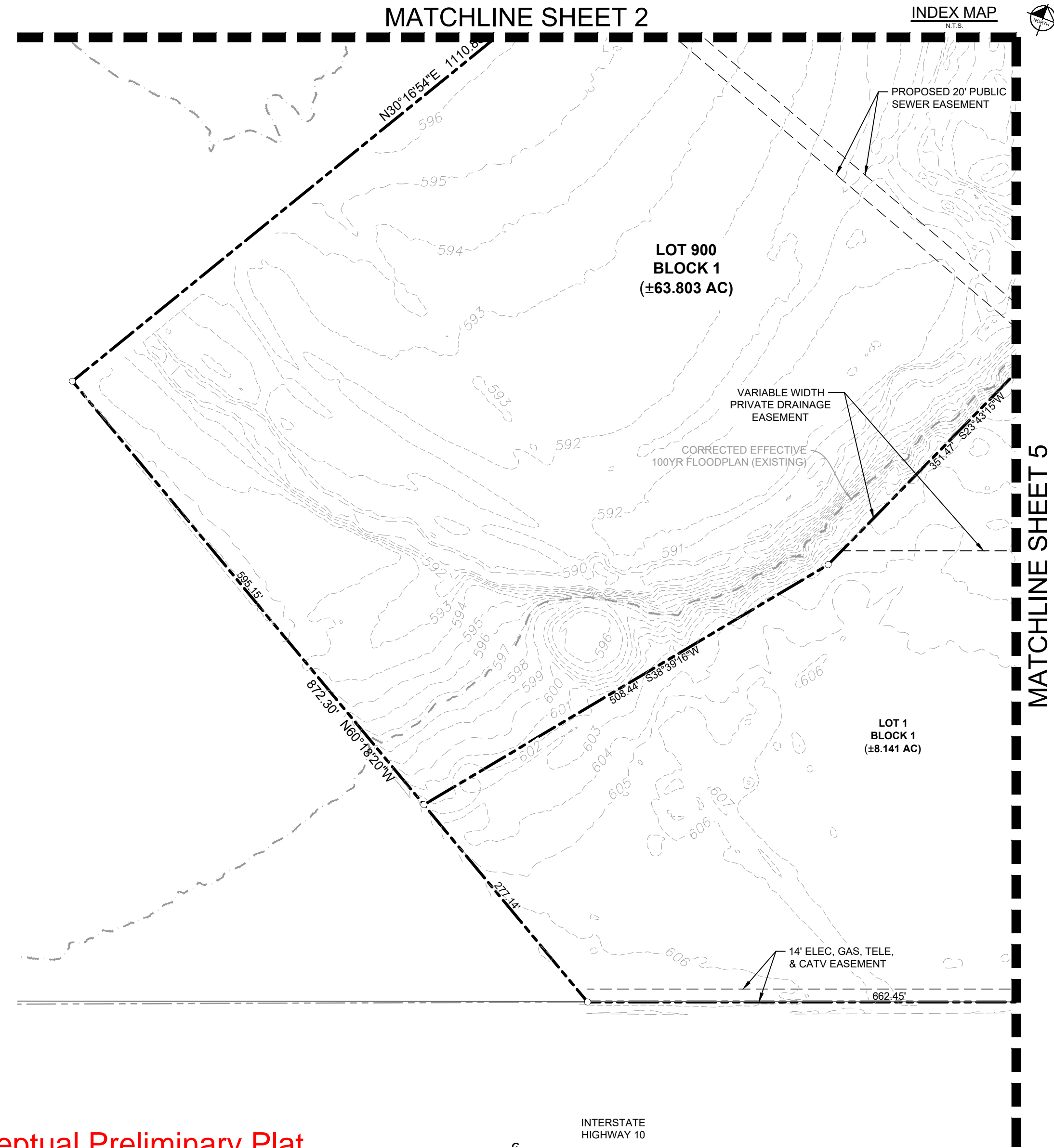
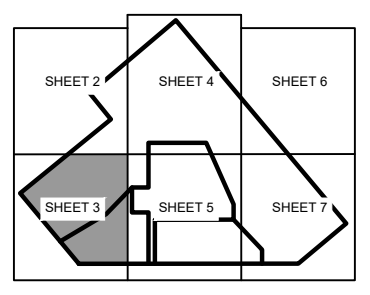
LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
635	EXISTING CONTOUR RIGHT OF WAY CENTERLINE



Kimley»Horn
 10101 Reunion Place, Suite 400 San Antonio, Texas 78216
 Tel. No. (210) 541-9166 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JGM	12/23/2024	065012900



- SURVEYOR'S NOTES**
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 - THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**STATE OF TEXAS
 COUNTY OF BEXAR**
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 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

**STATE OF TEXAS
 COUNTY OF BEXAR**
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BENJAMIN R. RUBY
 LICENSED PROFESSIONAL ENGINEER NO. 140366
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

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

OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
 20155 NE 38TH COURT
 AVENTURA, FLORIDA, 33180
 CONTACT: DAVID BEJAR

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 DATED THIS _____ DAY OF _____ A.D. 20____

 NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
 DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
 CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.
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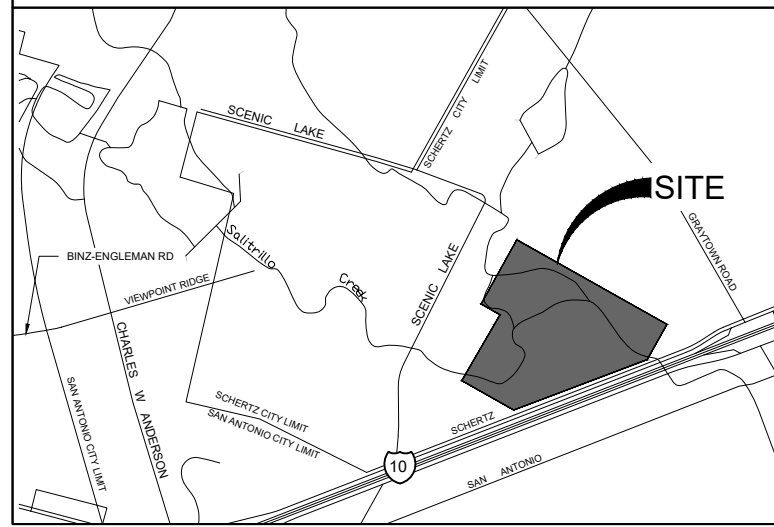
BY: _____
 CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
 GLEITZ I-10 SCHERTZ**
 BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

Conceptual Preliminary Plat

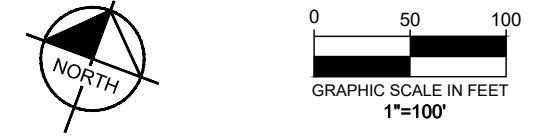
DWG NAME: K:\ISNA_CIVIL\065012900-GLEITZ I-10 SCHERTZ\CAD\PLAT\GLEITZ I-10 SCHERTZ.PRELIM PLAT.DWG PLOTTED BY: SANCHEZ, JARED 12/23/2024 8:40 AM LAST SAVED 12/23/2024 8:38 AM

LOCATION MAP NOT TO SCALE



LEGEND

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ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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— 635 —	EXISTING CONTOUR RIGHT OF WAY CENTERLINE



Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216
 Tel. No. (210) 541-9166 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JGM	12/23/2024	065012900

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
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OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
 20155 NE 38TH COURT
 AVENTURA, FLORIDA, 33180
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STATE OF FLORIDA
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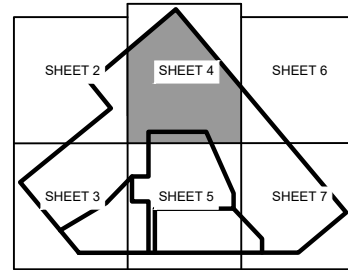
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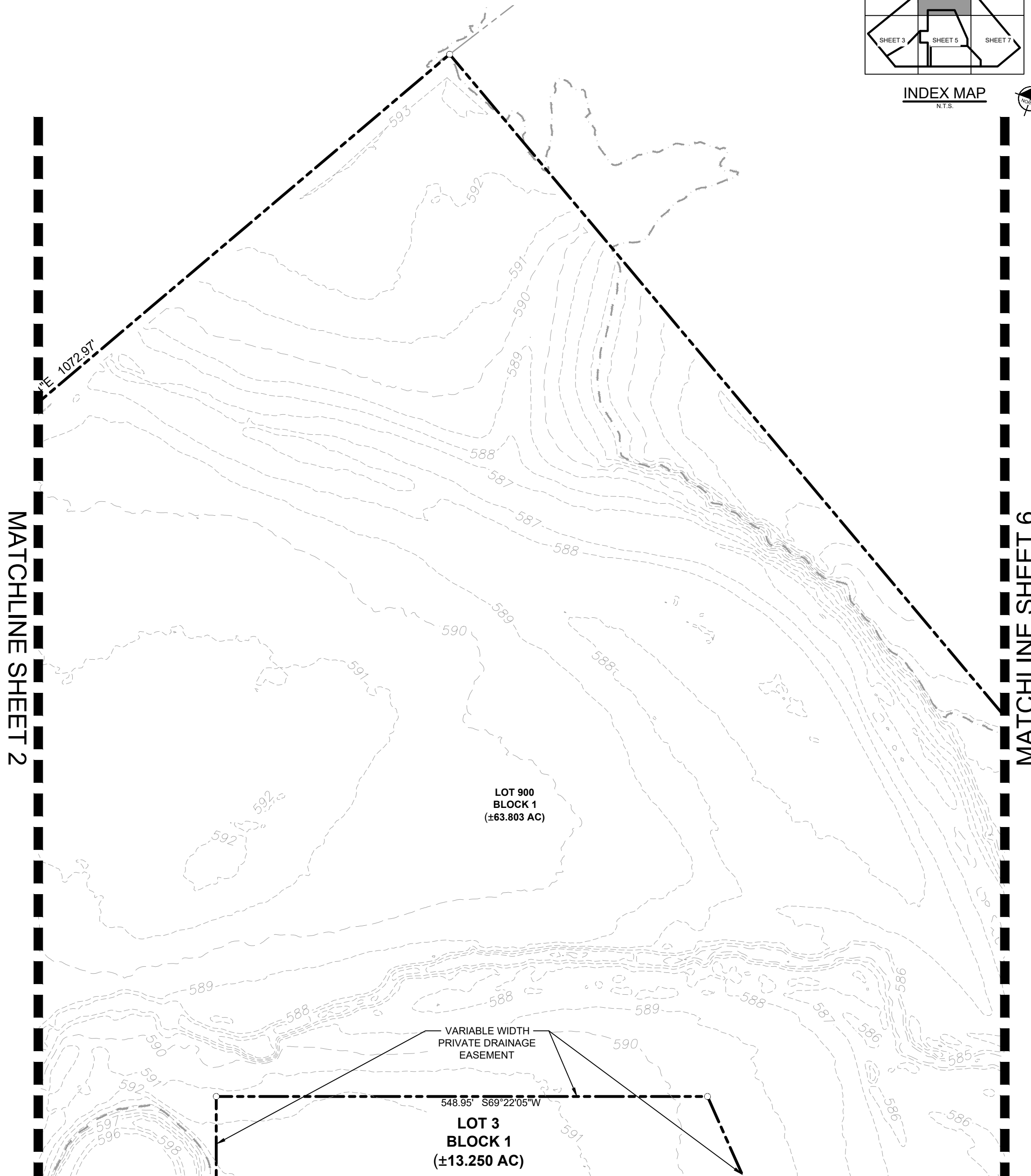
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**SUBDIVISION PLAT ESTABLISHING
 GLEITZ I-10 SCHERTZ**
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INDEX MAP
 N.T.S.



Conceptual Preliminary Plat

MATCHLINE SHEET 5

SURVEYOR'S NOTES

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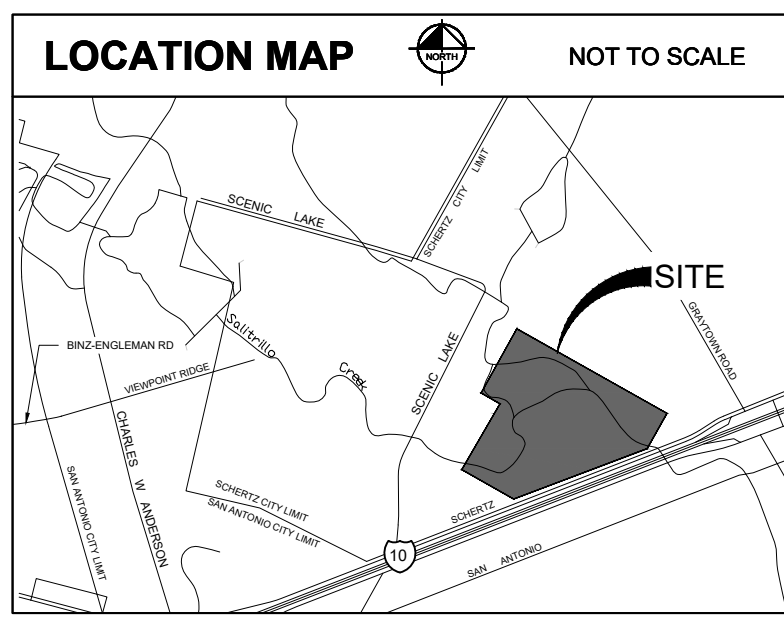
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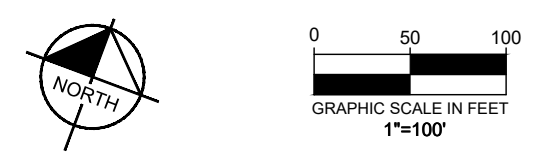
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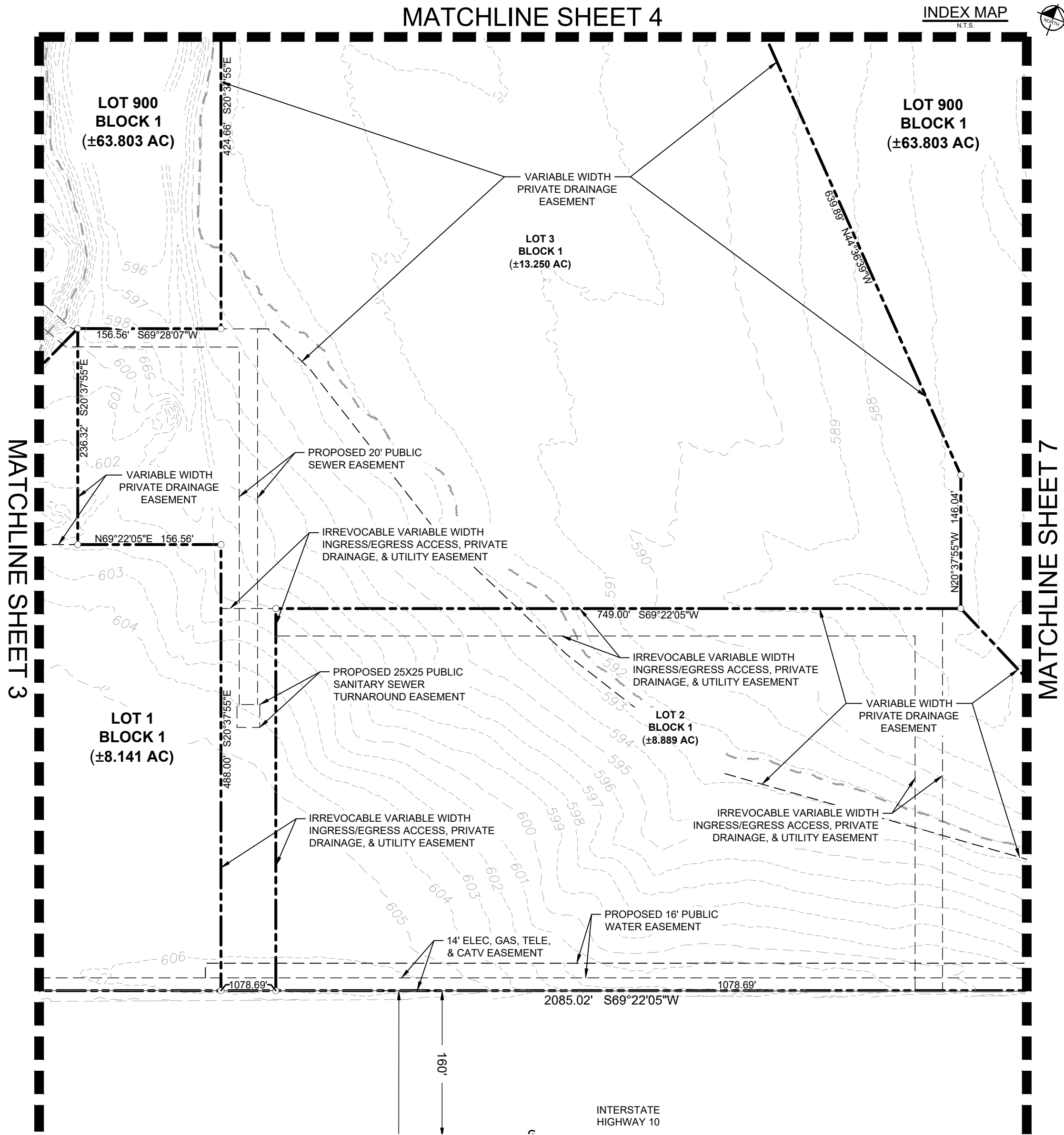
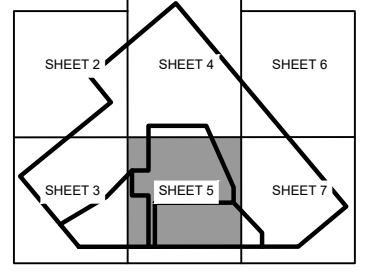
LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
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NCB	NEW CITY BLOCK
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PG	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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**STATE OF TEXAS
COUNTY OF BEXAR**

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JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
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**STATE OF TEXAS
COUNTY OF BEXAR**

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

BENJAMIN R. RUBY
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 SAN ANTONIO, TEXAS 78216
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**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

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OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
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**STATE OF FLORIDA
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 CITY ENGINEER

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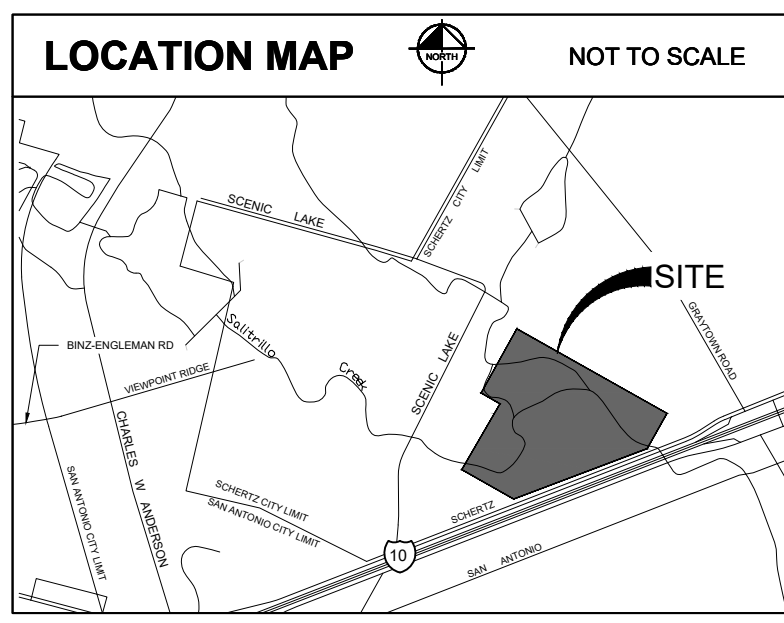
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**SUBDIVISION PLAT ESTABLISHING
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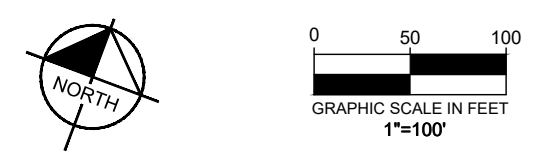
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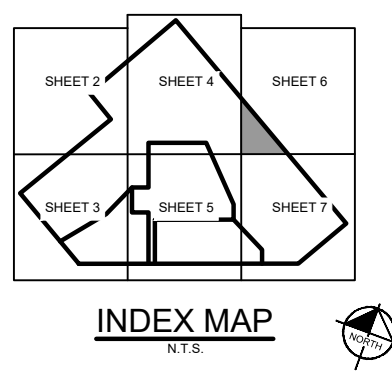
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STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER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

OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
 20155 NE 38TH COURT
 AVENTURA, FLORIDA, 33180
 CONTACT: DAVID BEJAR

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 DATED THIS _____ DAY OF _____ A.D. 20____

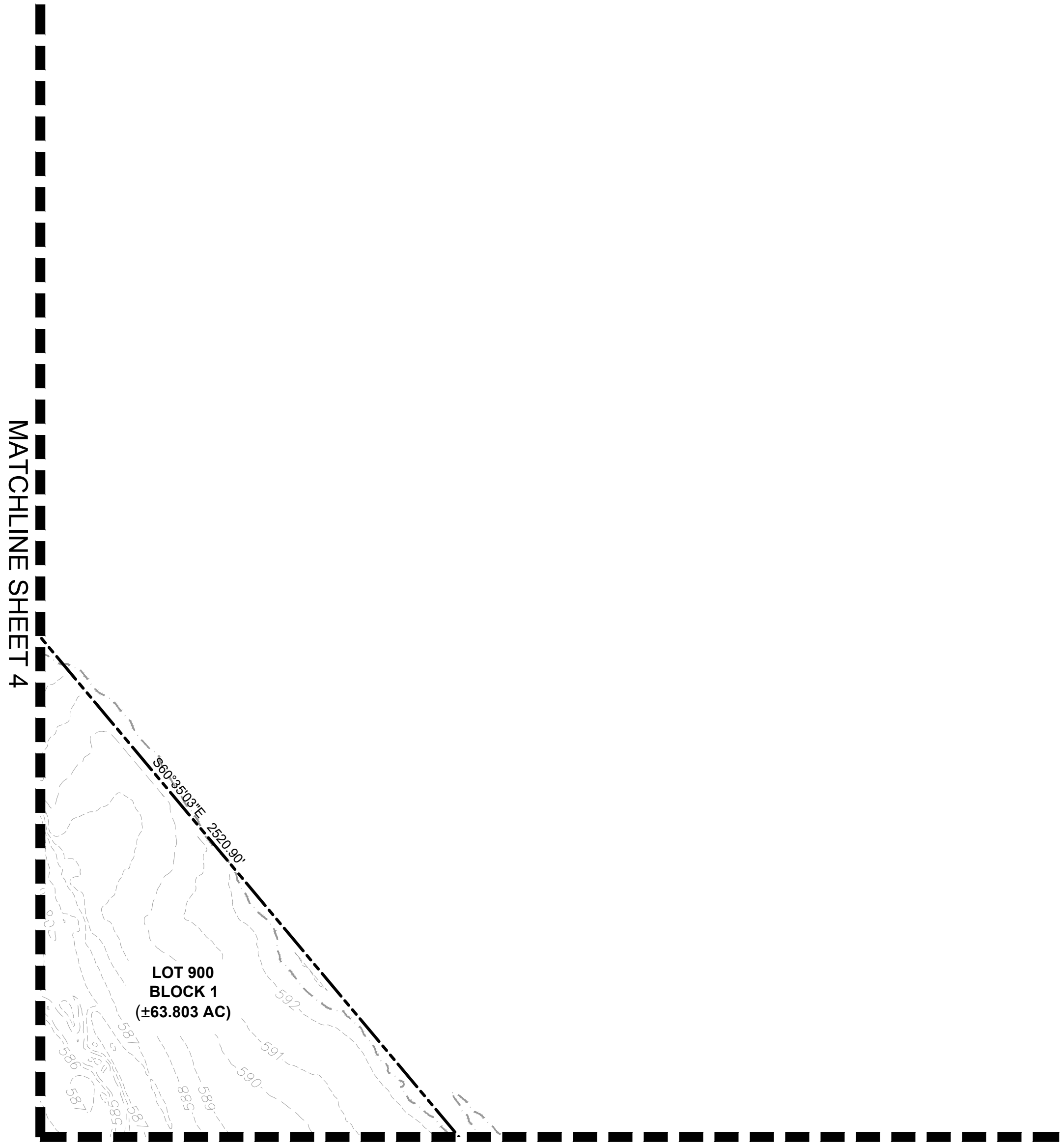
 NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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

DATED THIS _____ DAY OF _____ A.D. 20____
 BY: _____
 CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.
 DATED THIS _____ DAY OF _____ A.D. 20____
 BY: _____
 CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
 GLEITZ I-10 SCHERTZ**
 BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY



- SURVEYOR'S NOTES**
- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
 - THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

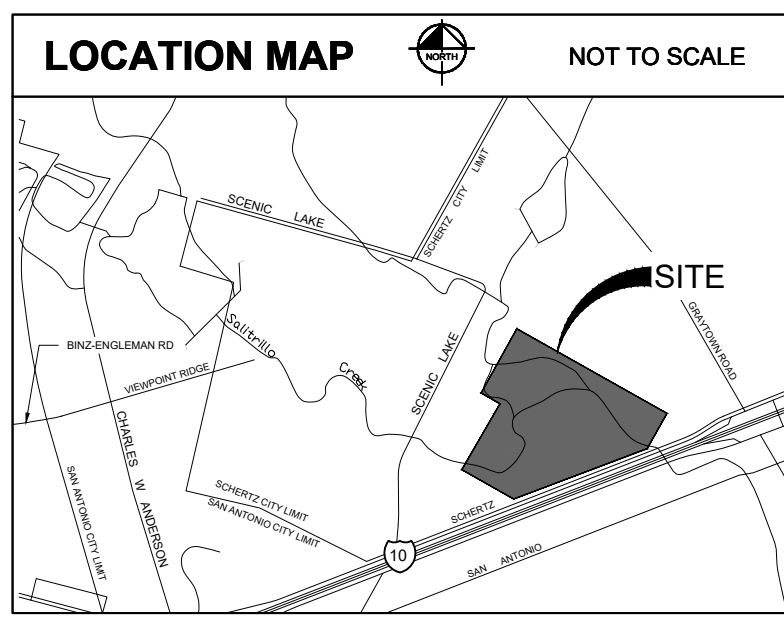
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

BENJAMIN R. RUBY
 LICENSED PROFESSIONAL ENGINEER NO. 140366
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

Conceptual Preliminary Plat

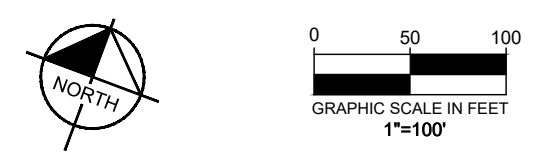
MATCHLINE SHEET 7

DWG NAME: K:\ISNA_CIVIL\065012900-GLEITZ I-10 SCHERTZ\CAD\PLAT\GLEITZ I-10 SCHERTZ.PRELIM PLAT.DWG PLOTTED BY: SANCHEZ, JARED 12/23/2024 8:40 AM LAST SAVED 12/23/2024 8:38 AM



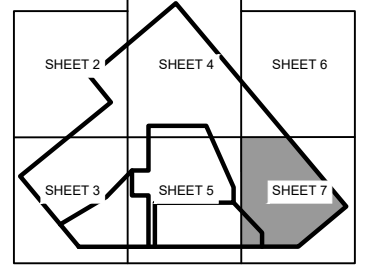
LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
— 635 —	EXISTING CONTOUR
—	RIGHT OF WAY CENTERLINE



Kimley»Horn
10101 Reunion Place, Suite 400 San Antonio, Texas 78216
Tel. No. (210) 541-9166
FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JGM	12/23/2024	065012900



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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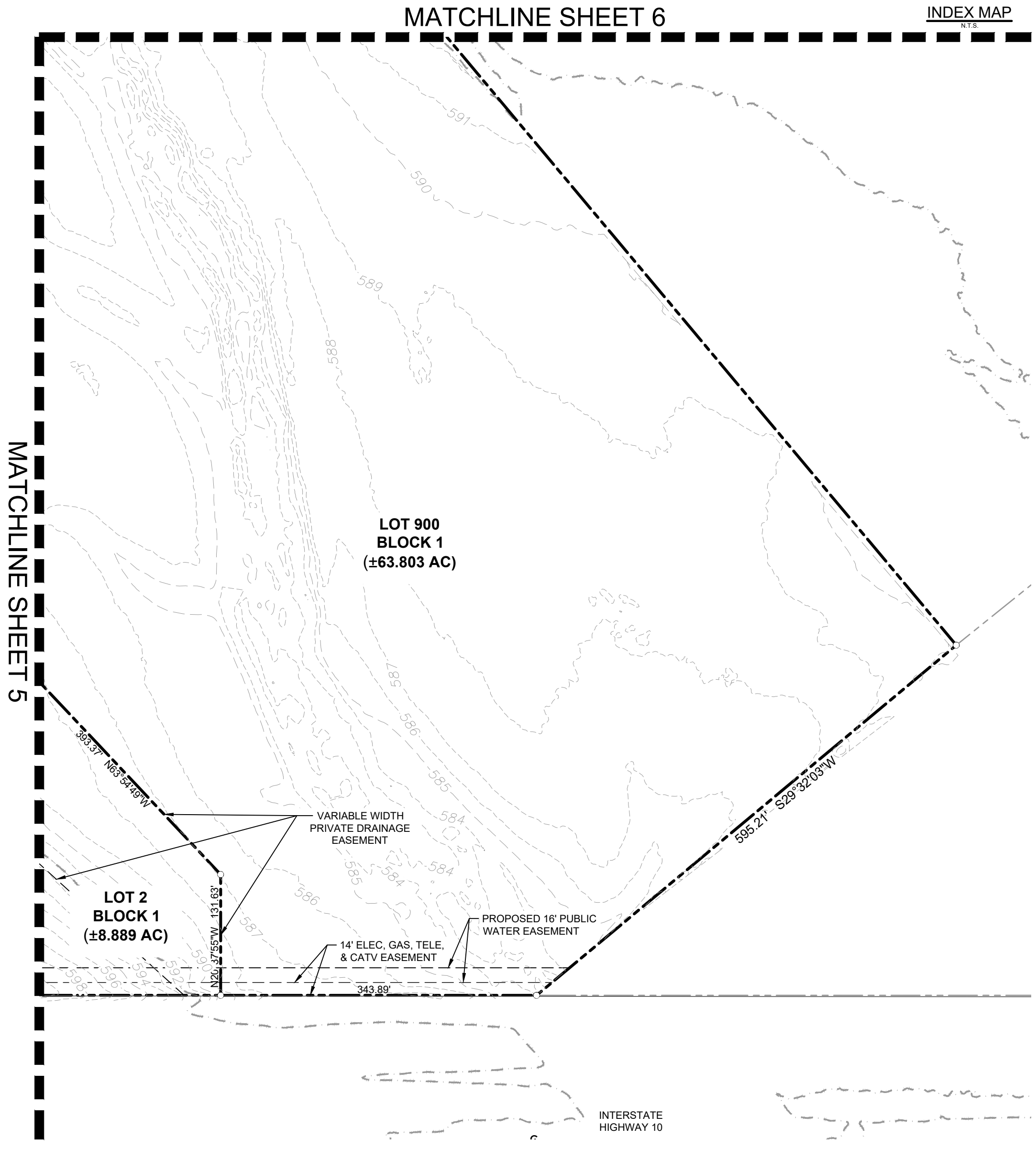
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PLANNING AND ZONING COMMISSION MEETING: 08/06/2025
Agenda Item 6 D

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 SUBJECT: **PLZC20250140** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.2 acres of land from General Business District (GB) to Apartment / Multi-family Residential District (R-4), generally known as 1116 FM 78, approximately 100 feet to the east of the FM 78 and River Road intersection, more specifically known as Guadalupe County Property Identification Number 38177, City of Schertz, Guadalupe County, Texas.

BACKGROUND

The subject property is Lot 24 Block 1 of the Rio Vista Subdivision located at the intersection of River Road and FM 78 and has been platted since the 1960s. It is approximately 3.2 acres and is currently zoned General Business District (GB). The lot has a non-conforming multi-family residential use and portions of the lot are undeveloped. According to the Certificate of Occupancy issued by the city in 2000, this property has had 55 multifamily units on approximately 2 acres since 1968.

The applicant is requesting a zone change to Apartment / Multi-Family Residential District (R-4) in order to bring the property into conforming status and potentially develop the empty portions of the lot.

On July 25, 2025, twenty-two (22) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) response in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council meeting. Additionally, two (2) signs was placed on the subject property.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Multi-family residential
Proposed	Apartment / Multi-Family Residential District (R-4)	Multi-family residential

Adjacent Properties:

	Zoning	Land Use
North	Right of Way (ROW)	FM 78
South	Single Family Residential (R-2)	Rio Vista Subdivision
East	Right of Way (ROW)	Bubbling Springs Road
West	Right of Way (ROW)	River Road

GOAL

The applicant is requesting a zone change to Apartment / Multi-Family Residential District (R-4) in order to bring the property into conforming status and potentially develop the empty portions of the lot.

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 Local Corridor. This designation is intended to provide a mixture of smaller-scale commercial and multifamily developments, typically along medium-to-high-volume roads on the perimeter of neighborhoods. By requesting Apartment / Multifamily District (R-4), the applicant is meeting that specific multifamily 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 the health, safety, and general welfare, the City should encourage development that is compatible with the surrounding uses. The UDC states the explicit purpose to "minimize the conflicts among the uses of land and buildings". The subject property's frontage along FM 78 helps create a buffer and a transitional use between the thoroughfare and the single-family subdivision behind the property. Additionally, multifamily developments tend to be more compatible adjacent to the commercial uses along the FM 78 corridor. Finally, Article 9 - Site Design Requirements in the UDC is in place to help mitigate any potential conflicts more intense land uses have with adjacent residential properties.

As part of this proposed zoning request, the applicant submitted a Traffic Impact Analysis (TIA) determination form which stated that even if the applicant built-out the property to the maximum possible density, the added peak-hour trips would still be below 100 - the city's requirement for a Traffic Impact Analysis. In other words, the added traffic from this development is negligible.

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

The subject property already has 55 multifamily units since 1968. The applicant's intent is to add more units on the undeveloped portions of the property. Adding additional multifamily units to a property that already has them creates consistency. Also, the immediate area consists of a mixture of commercial uses along the FM 78 corridor, undeveloped land, and a single-family subdivision. The uses permitted by right and by specific use permit in Apartment / Multifamily Residential District (R-4) are listed below:

UDC Section 21.5.8 Permitted Uses	
Apartment / Multifamily Residential District (R-4)	
Permitted by Right	Permitted with SUP
<p style="text-align: center;">Family or Group Home 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</p>	<p style="text-align: center;">Bed and Breakfast Inn Church, Temple, Synagogue, Mosque, or Other Place of Worship New and Unlisted Uses</p>

These uses show a focus on residential, which is not only consistent with the existing development on the subject property, but also 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 the following comments:

- Fire: Rio Vista will be a challenge during planning and review beyond plat. The current buildings do not meet current code due to age and period built. Any new construction will have to meet the intent of code.
- EMS: No issues from EMS
- Police: We don't see an issue currently.

SCUCISD has also been notified of the zone change request.

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

RECOMMENDATION

The request adheres to the policies of the adopted Comprehensive Plan, and is compatible and consistent with the surrounding uses. Therefore, Staff is recommending approval of PLZC20250140.

Attachments

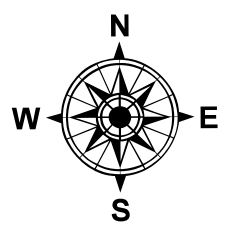
Aerial Exhibit

Public Hearing Notice Map

Zoning Exhibit

SCUC ISD 10- Year Forecasting

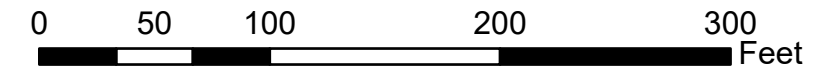
SCUC ISD Demographic Report



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
38177

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



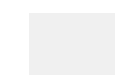


City of Schertz

Parcel ID:
38177



Project Boundary



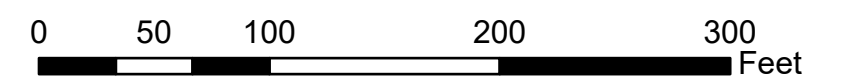
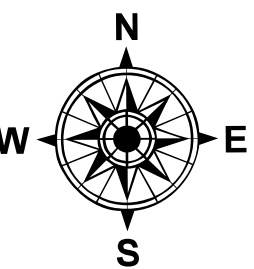
City Limits



Schertz ETJ
Boundary

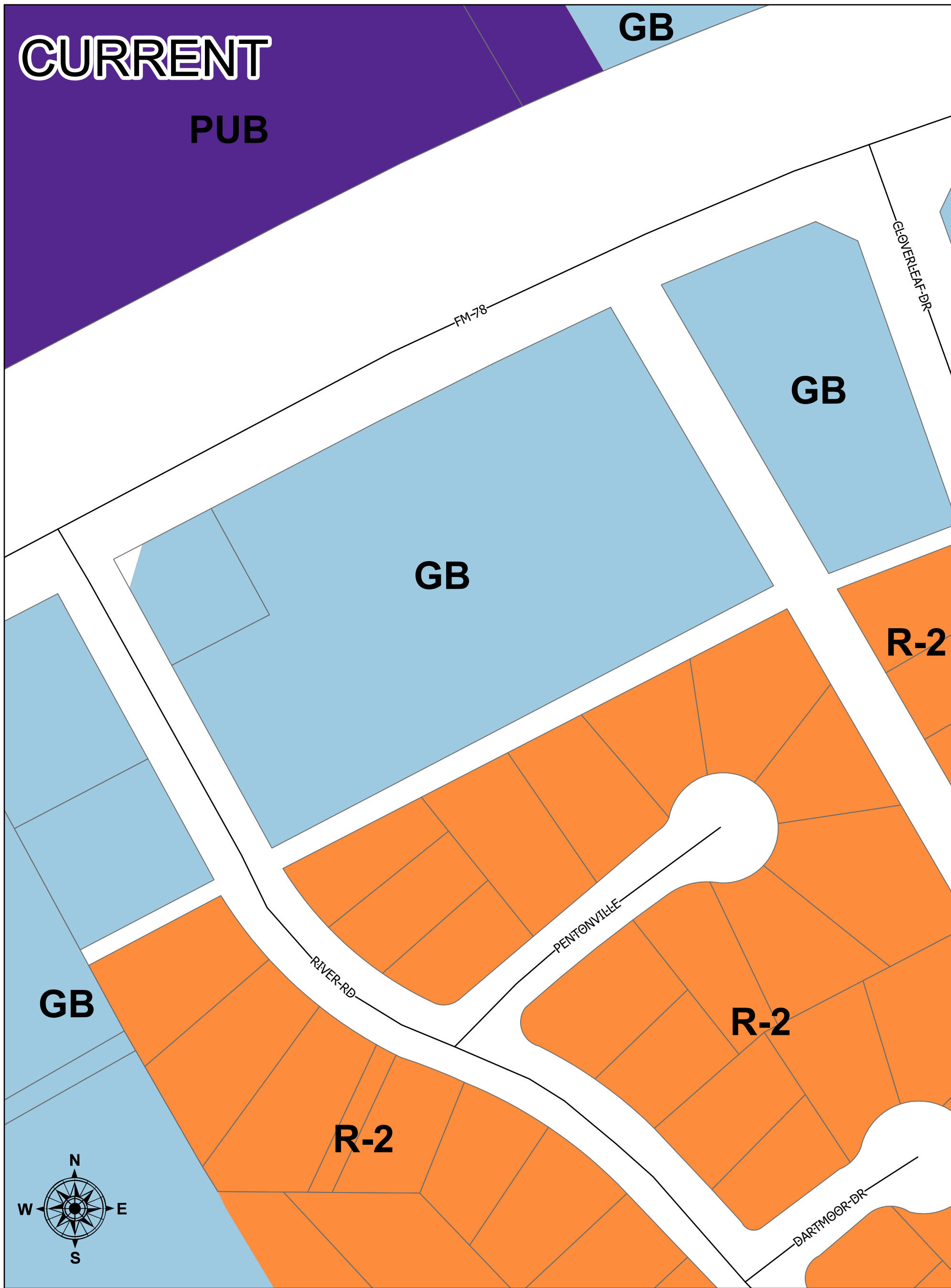


200' Buffer



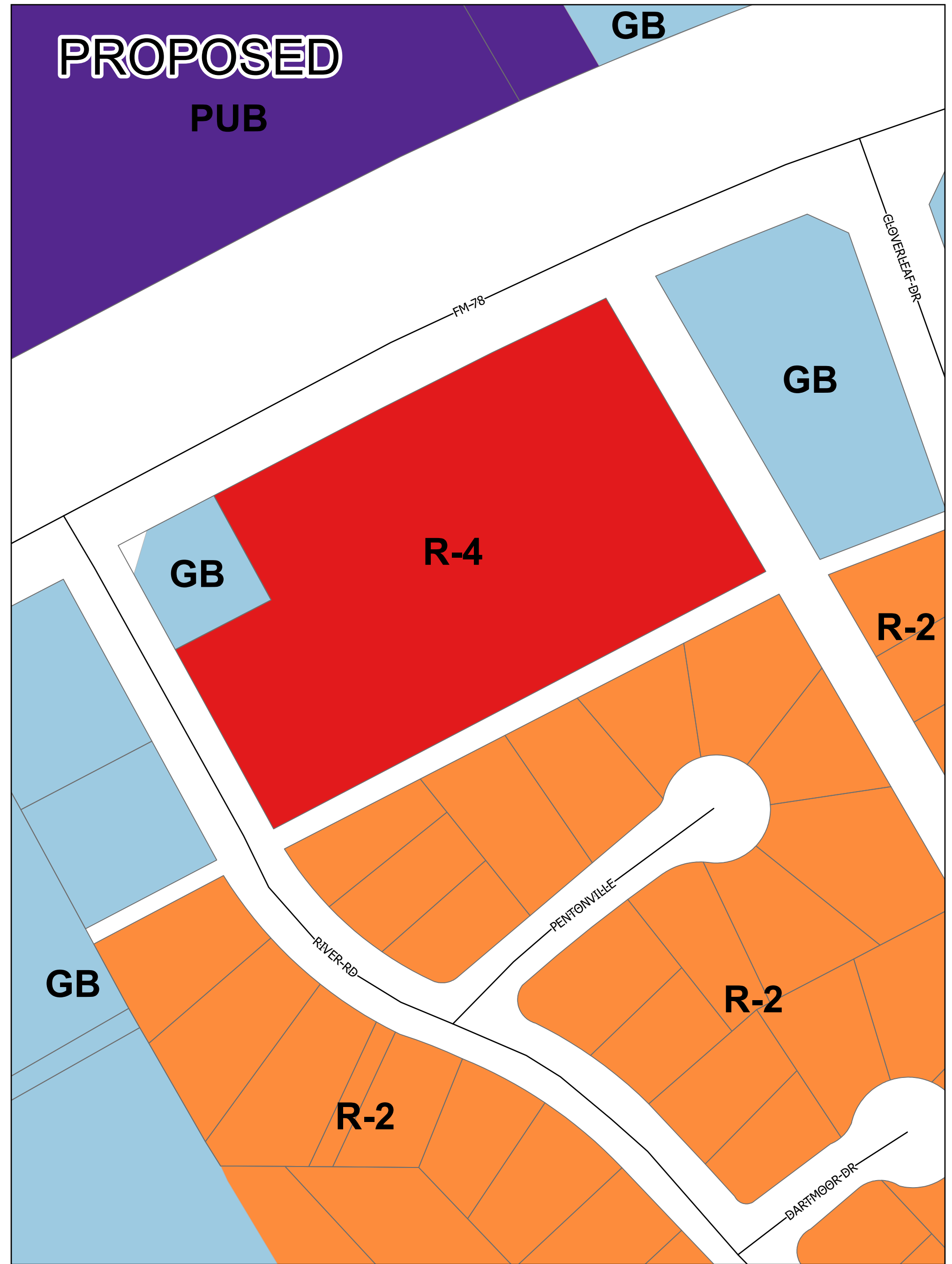
CURRENT

PUB



PROPOSED

PUB



SCHERTZ
 COMMUNITY * SERVICE * OPPORTUNITY

Last Update: Jul 24, 2025

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PROPOSED ZONE CHANGE

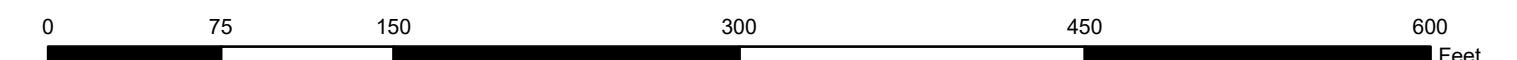
GUADALUPE COUNTY

PARCEL ID:

38177

Zoning District

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





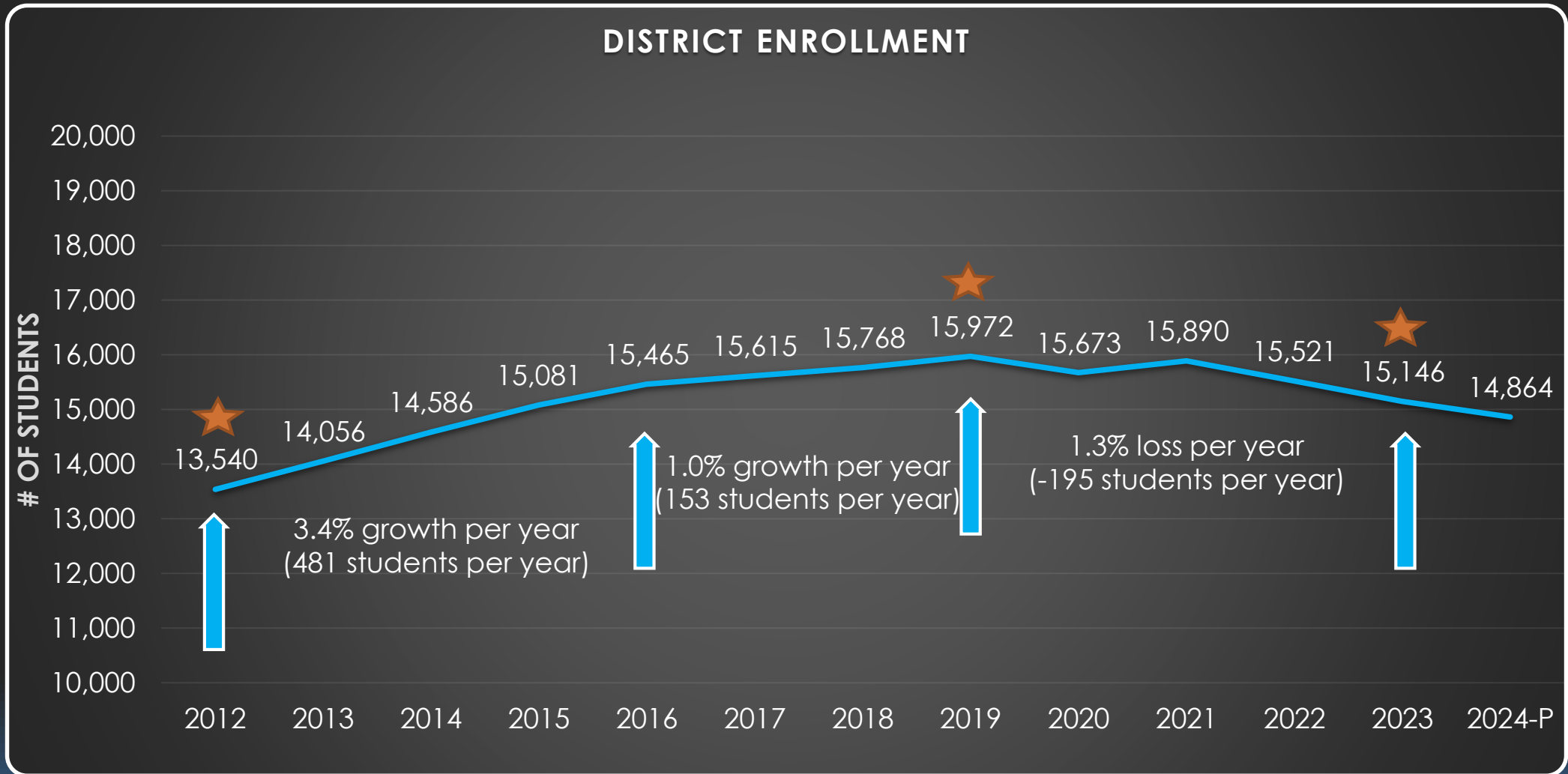
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

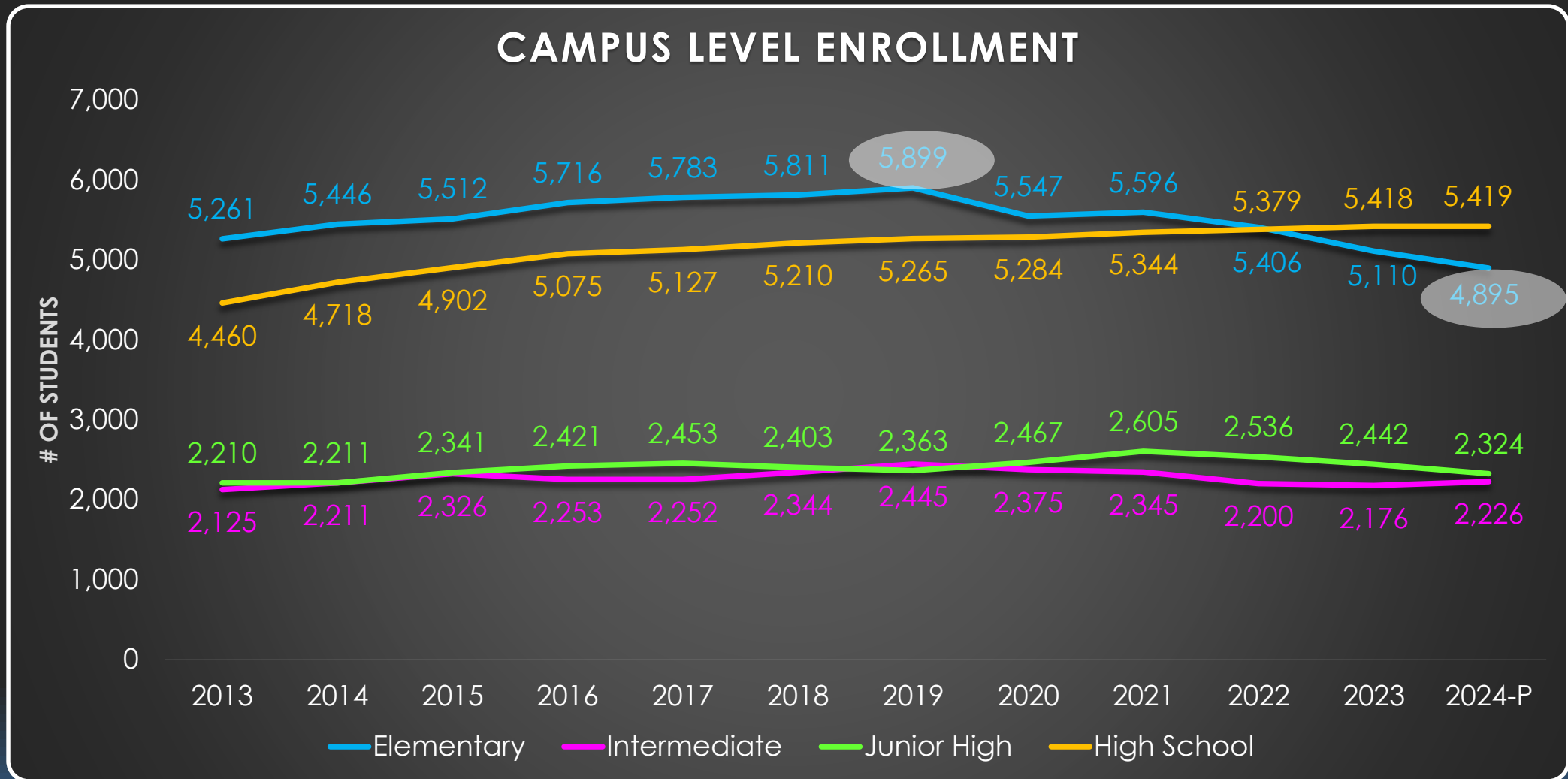
FORECASTING CONSIDERATIONS

- 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

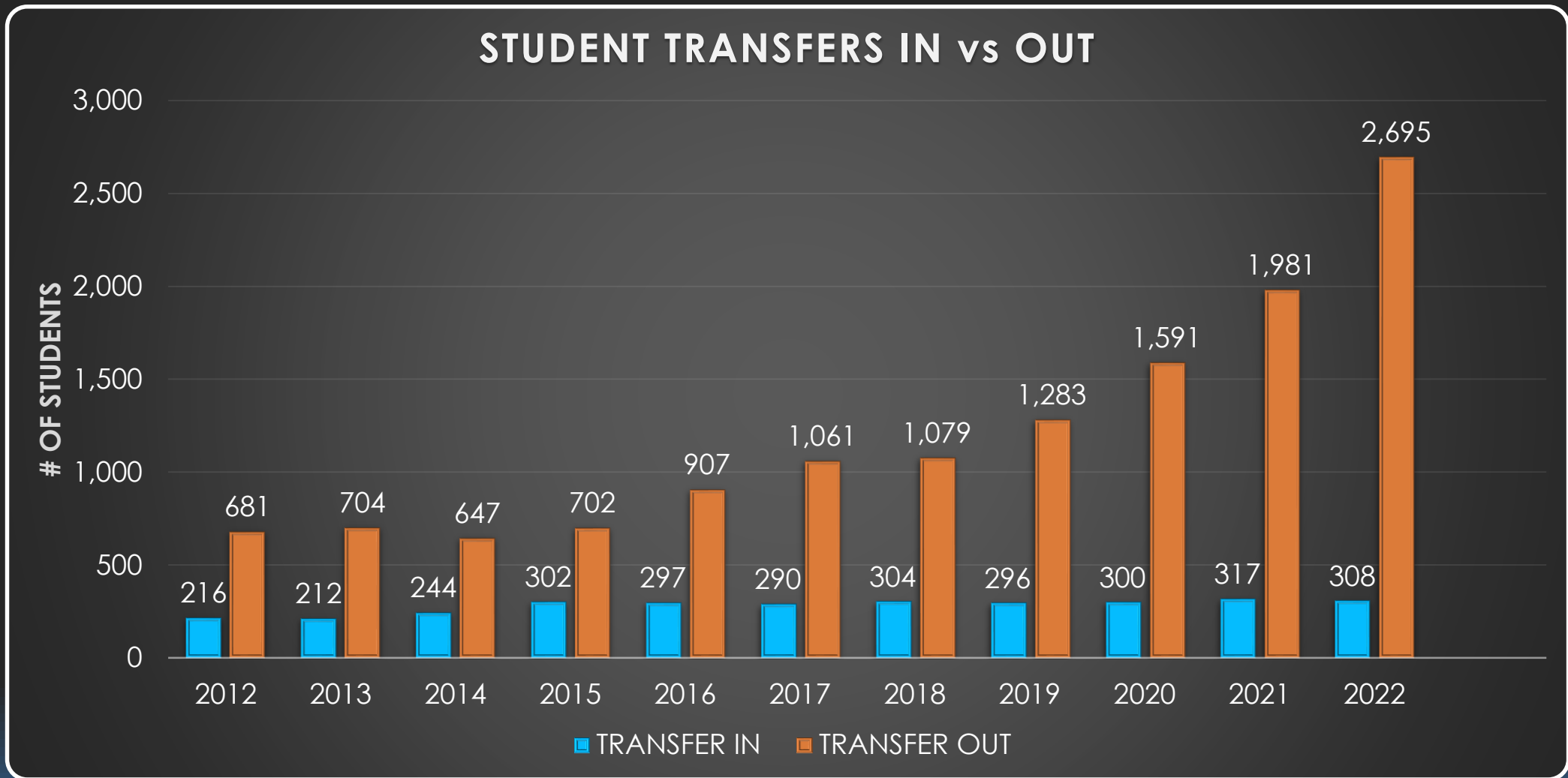
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

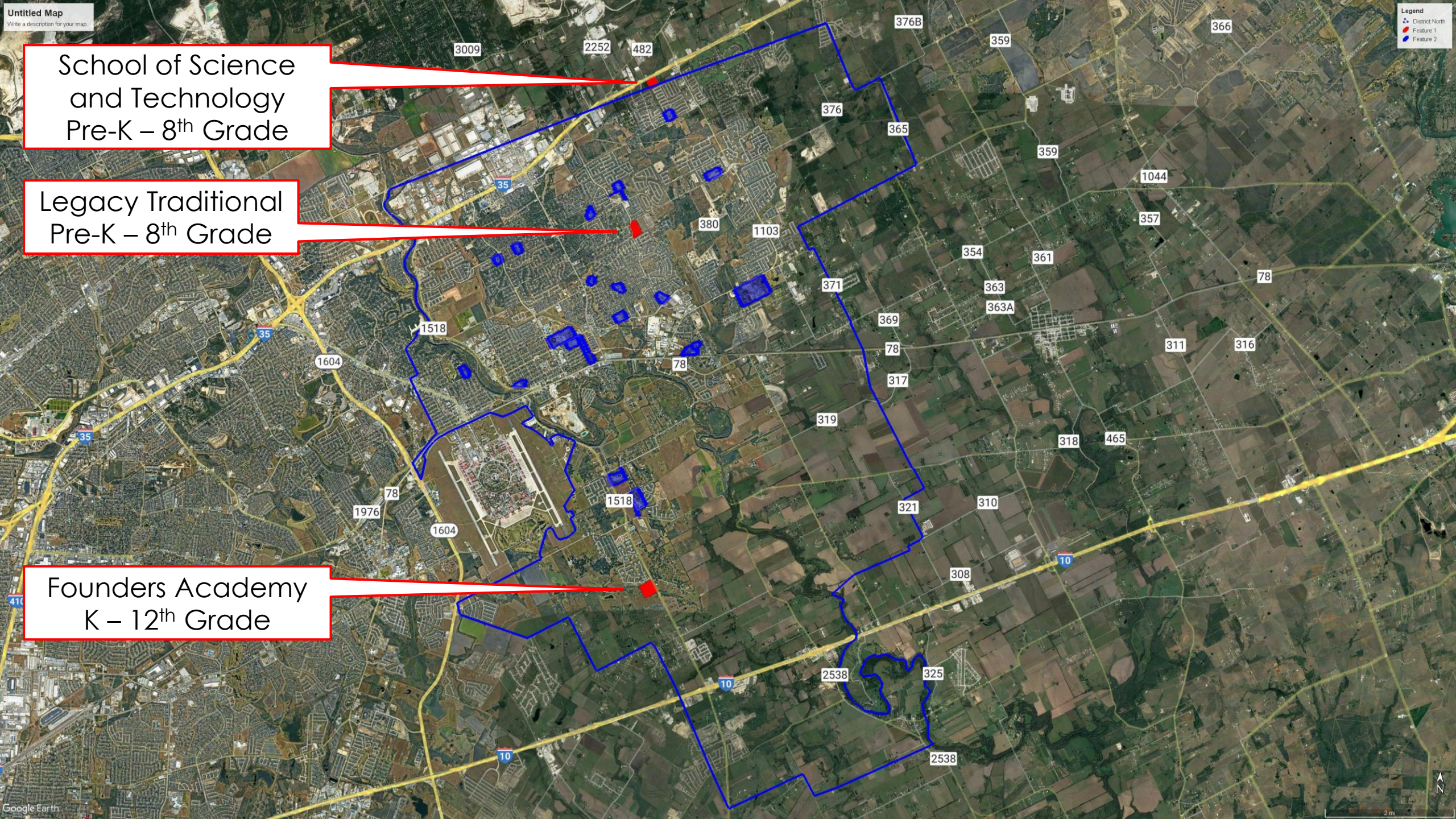
STUDENT TRANSFERS IN VS. OUT



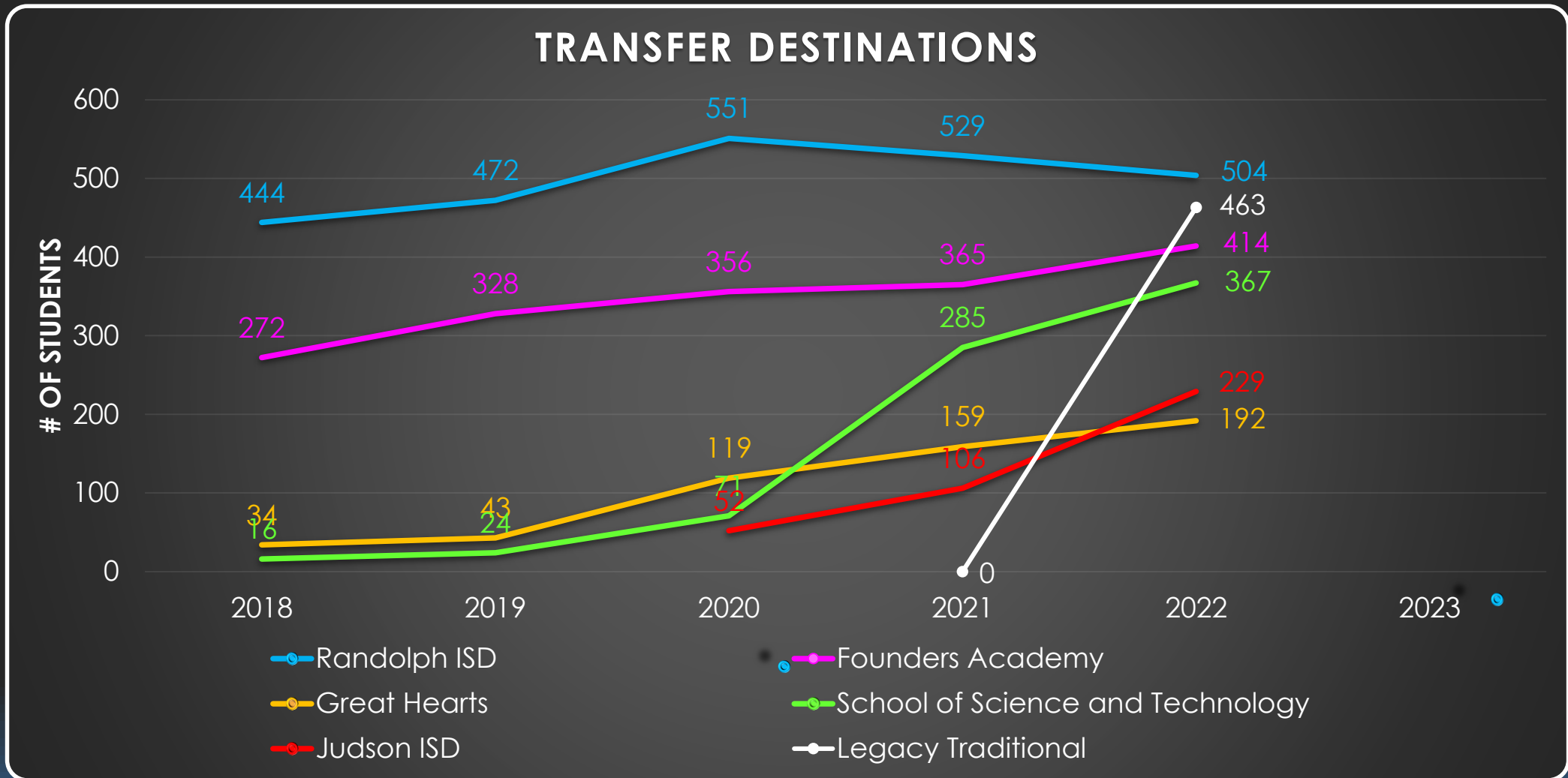
School of Science and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

Founders Academy
K – 12th Grade

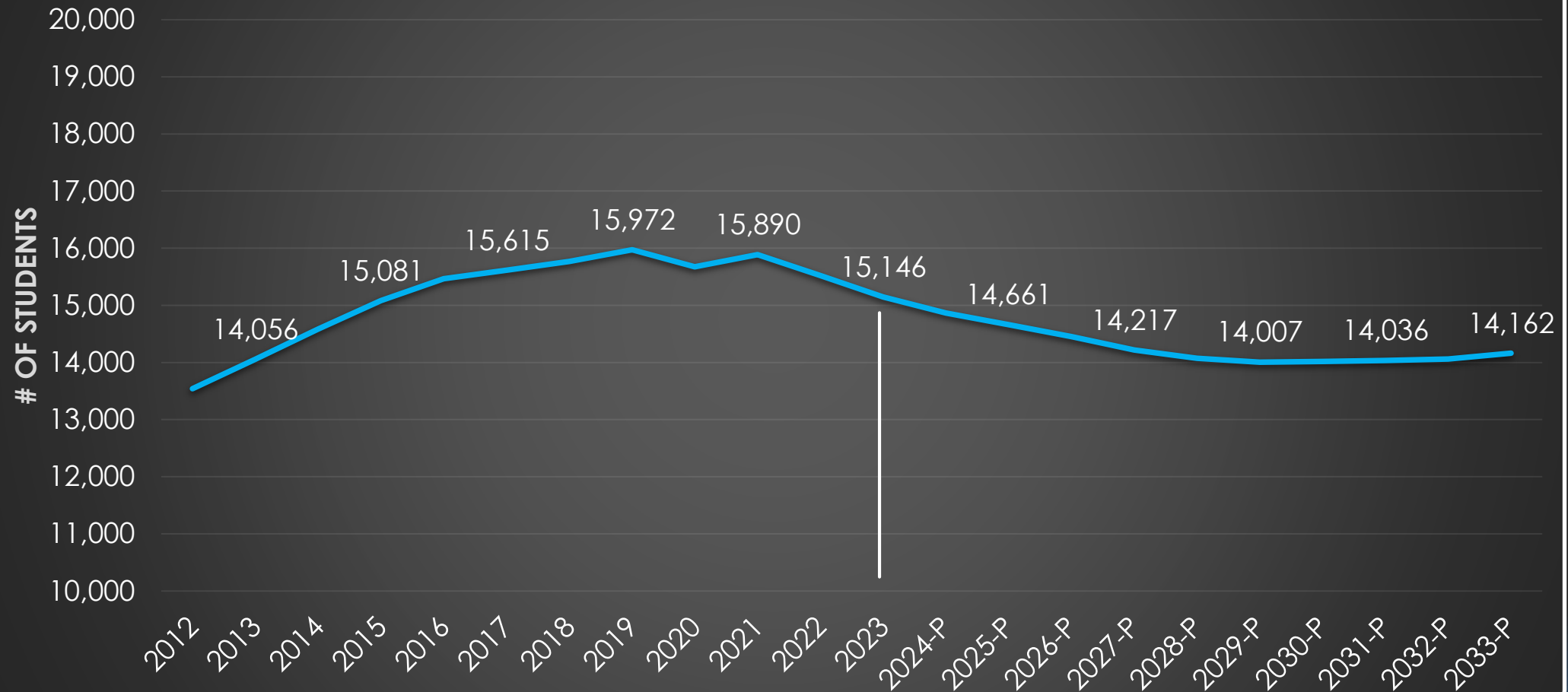


MAIN DESTINATIONS FOR TRANSFERS OUT



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%
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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

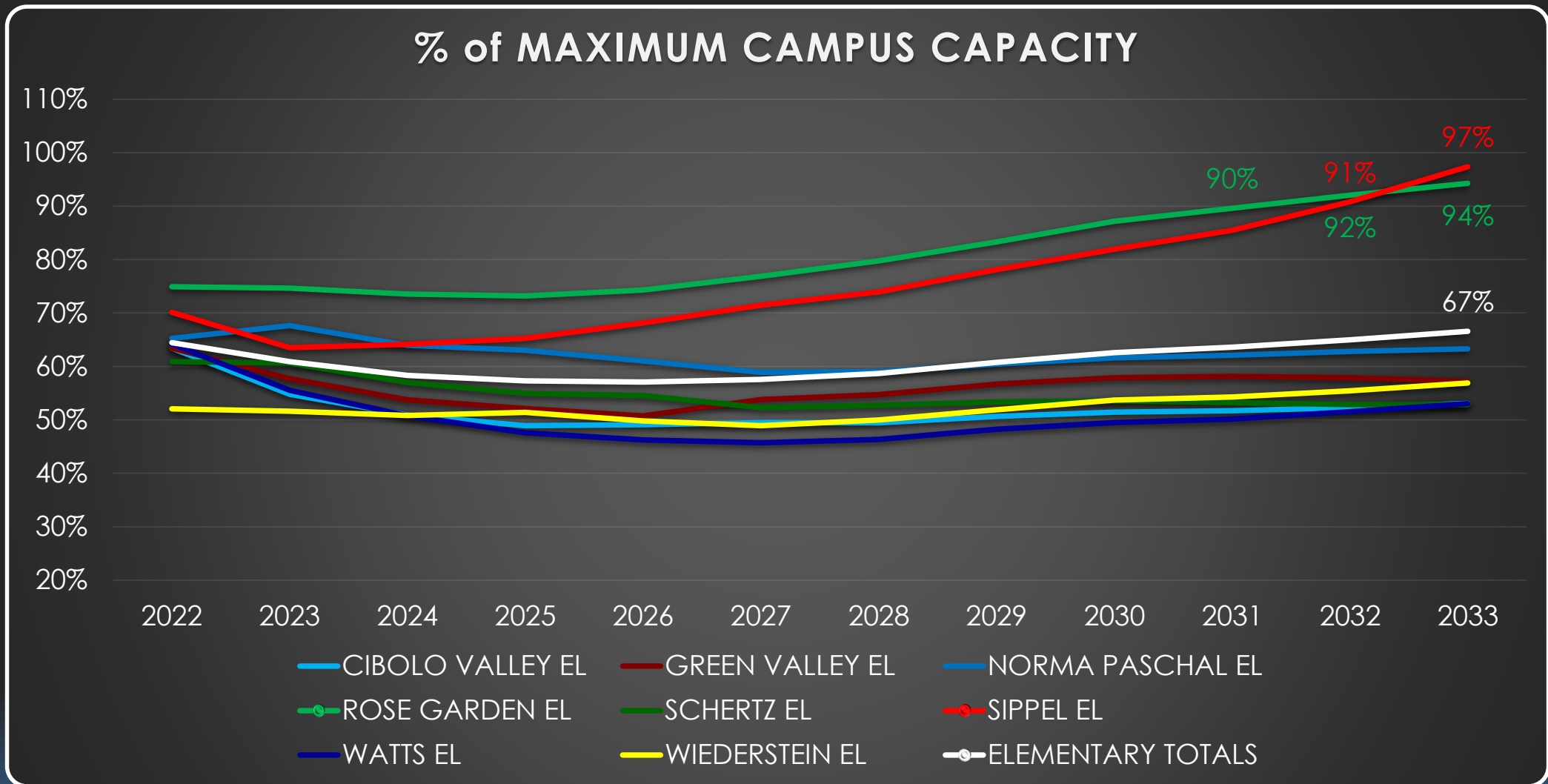
PLANNING USING OUR MAXIMUM CAPACITY

- 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

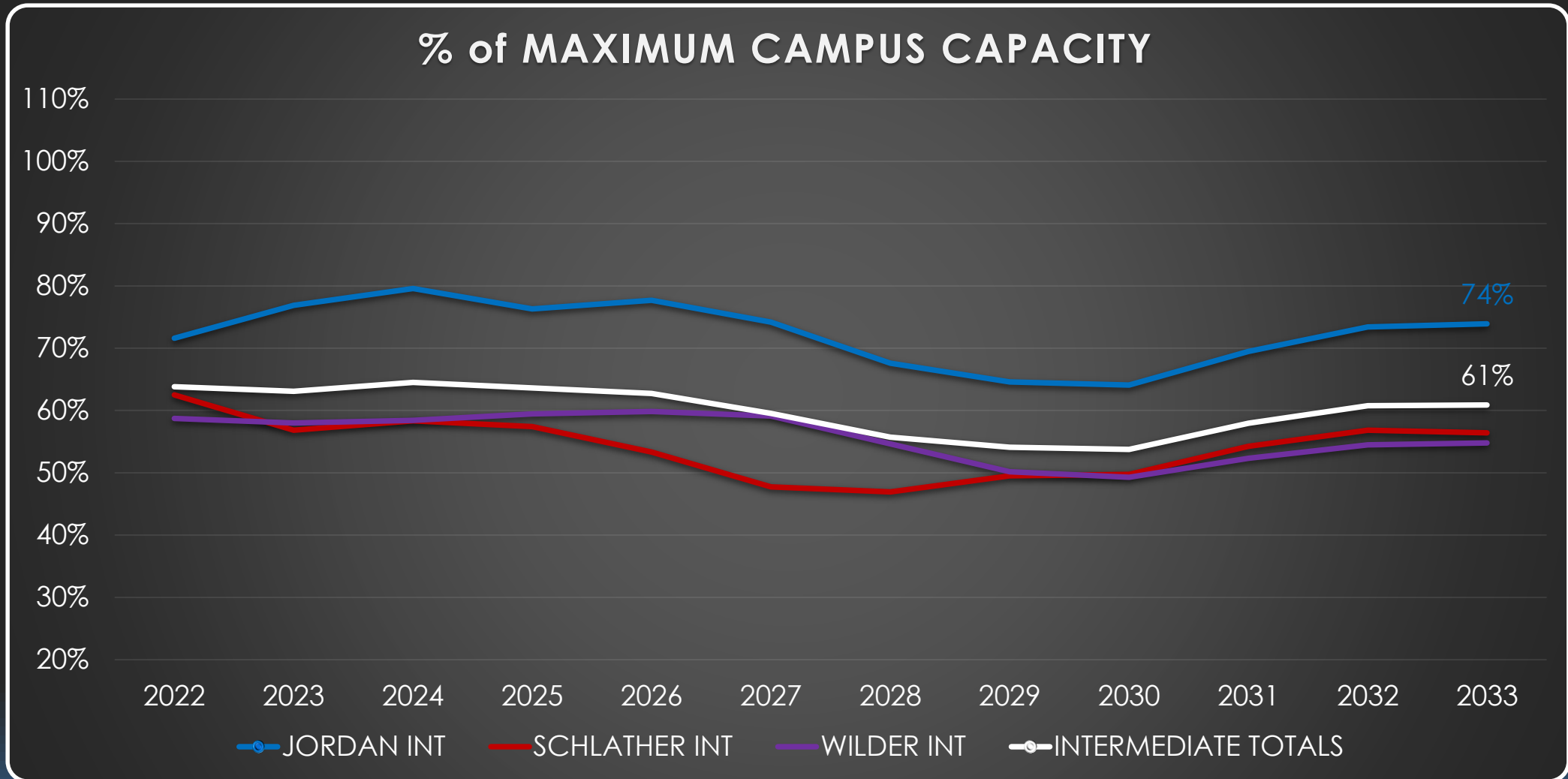
ELEMENTARY CAPACITIES



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

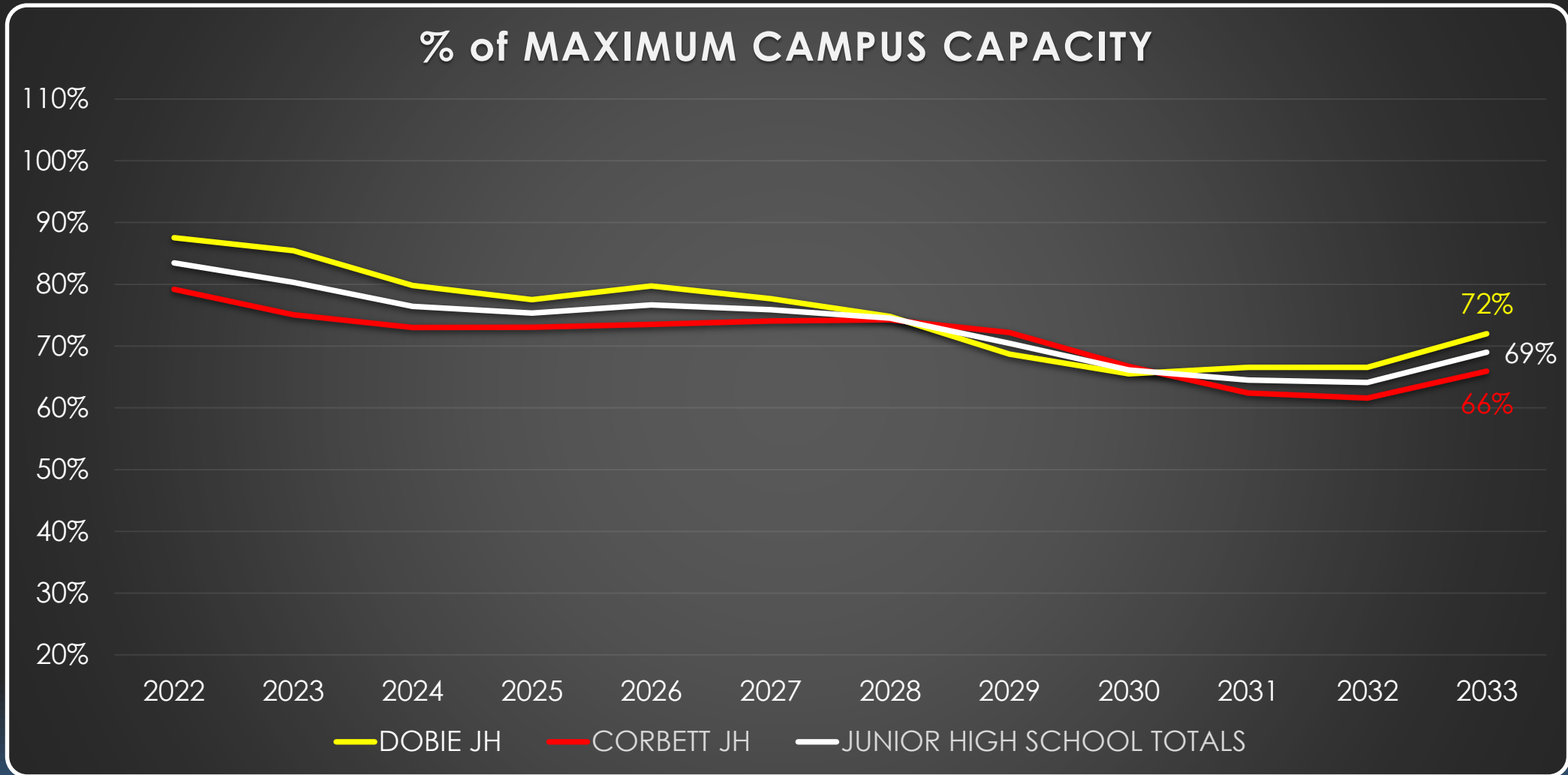
INTERMEDIATE CAPACITIES



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

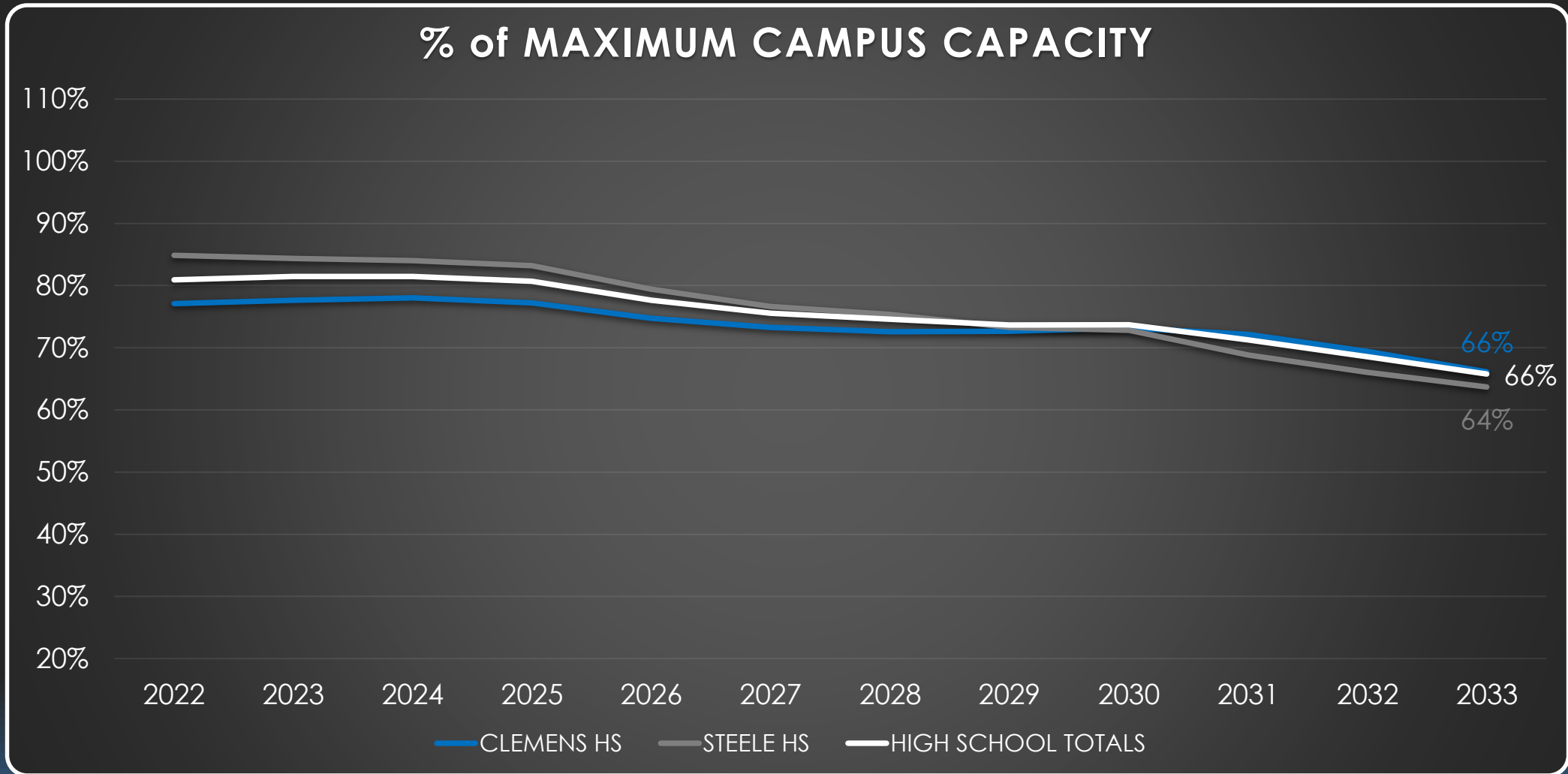
JUNIOR HIGH CAPACITIES



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

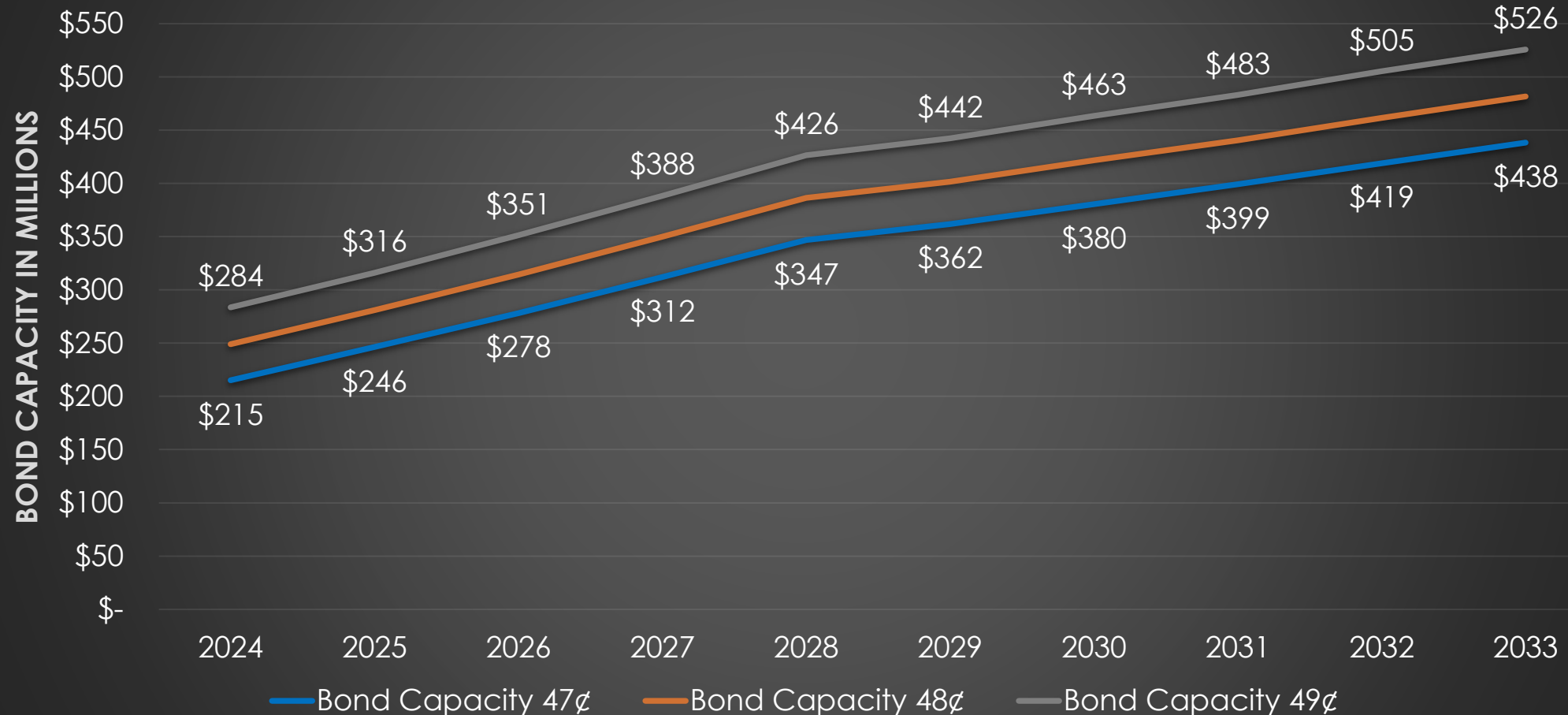
- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

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

SCUC Bond Capacity by Year & Rate



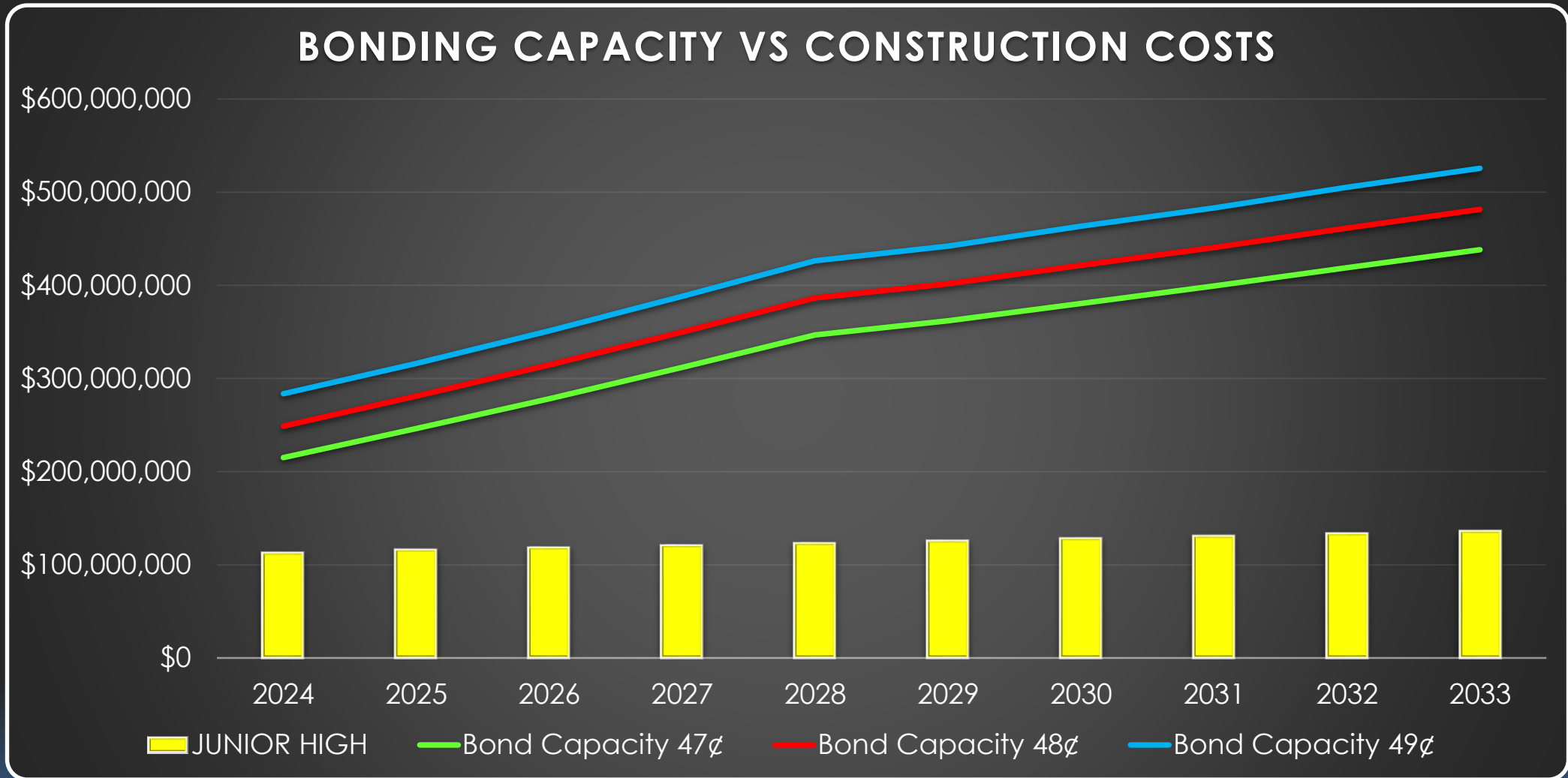
PROJECTING FACILITY COSTS - SCUC

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

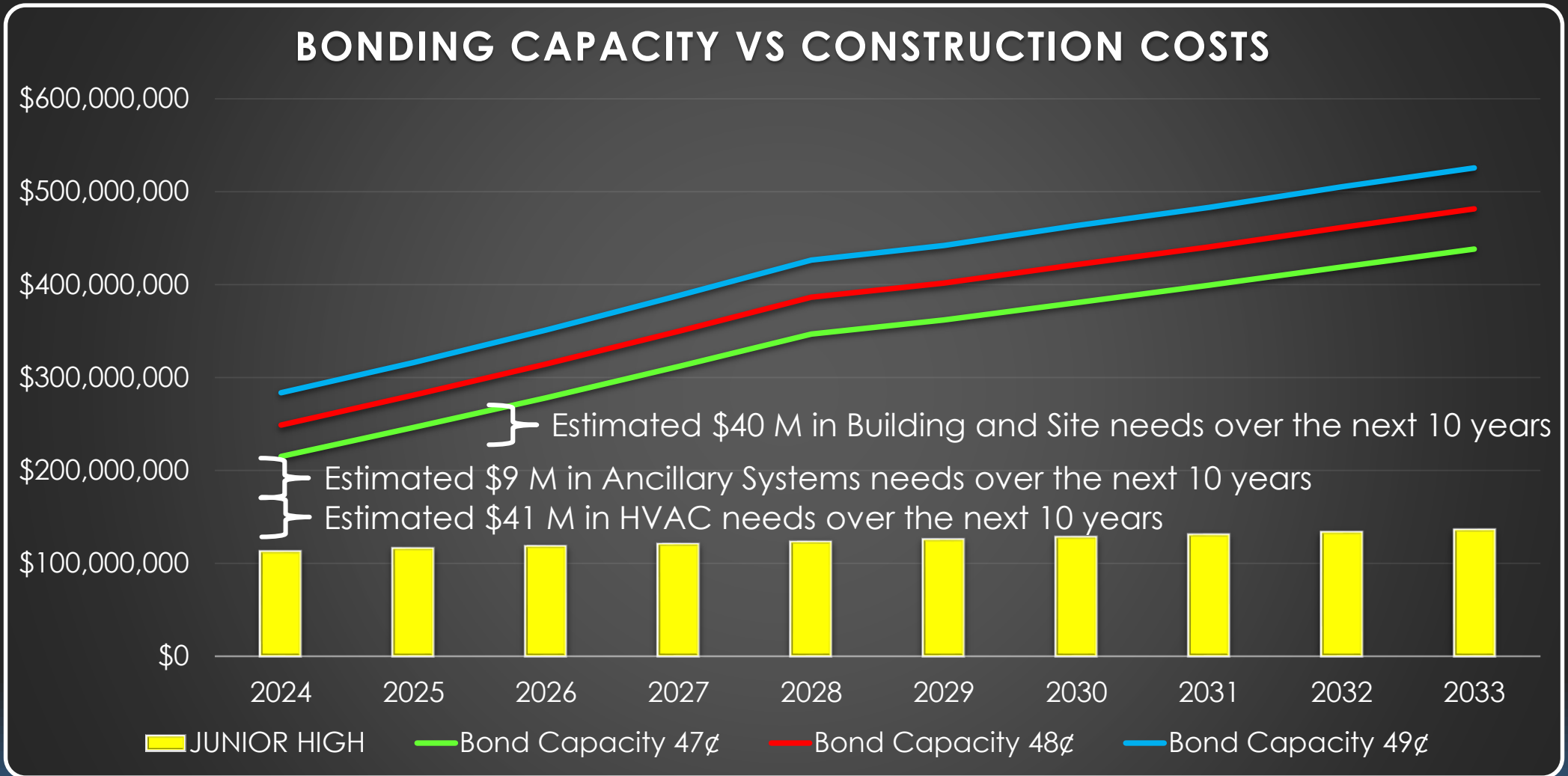
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS....

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

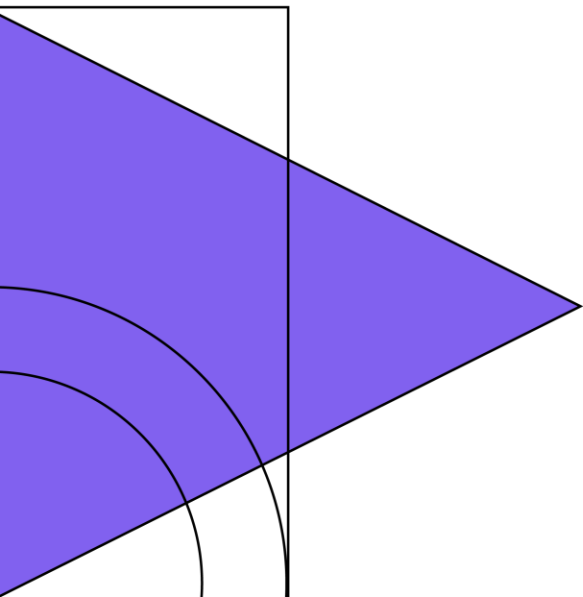
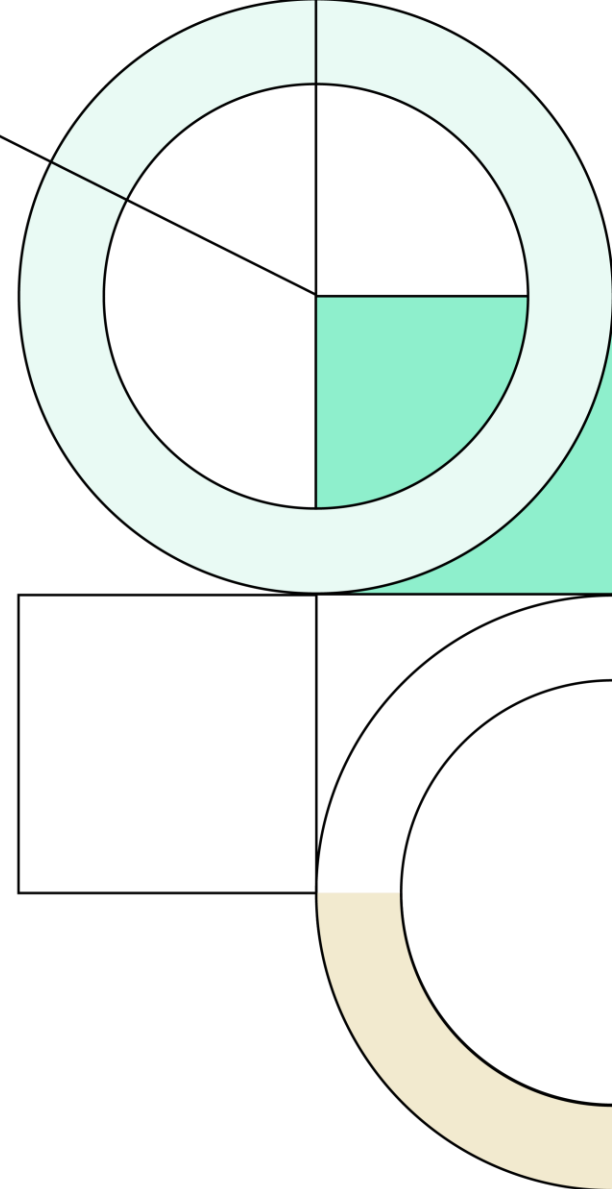
QUESTIONS/COMMENTS





3Q24

Demographic Report





Annual Enrollment Change

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

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

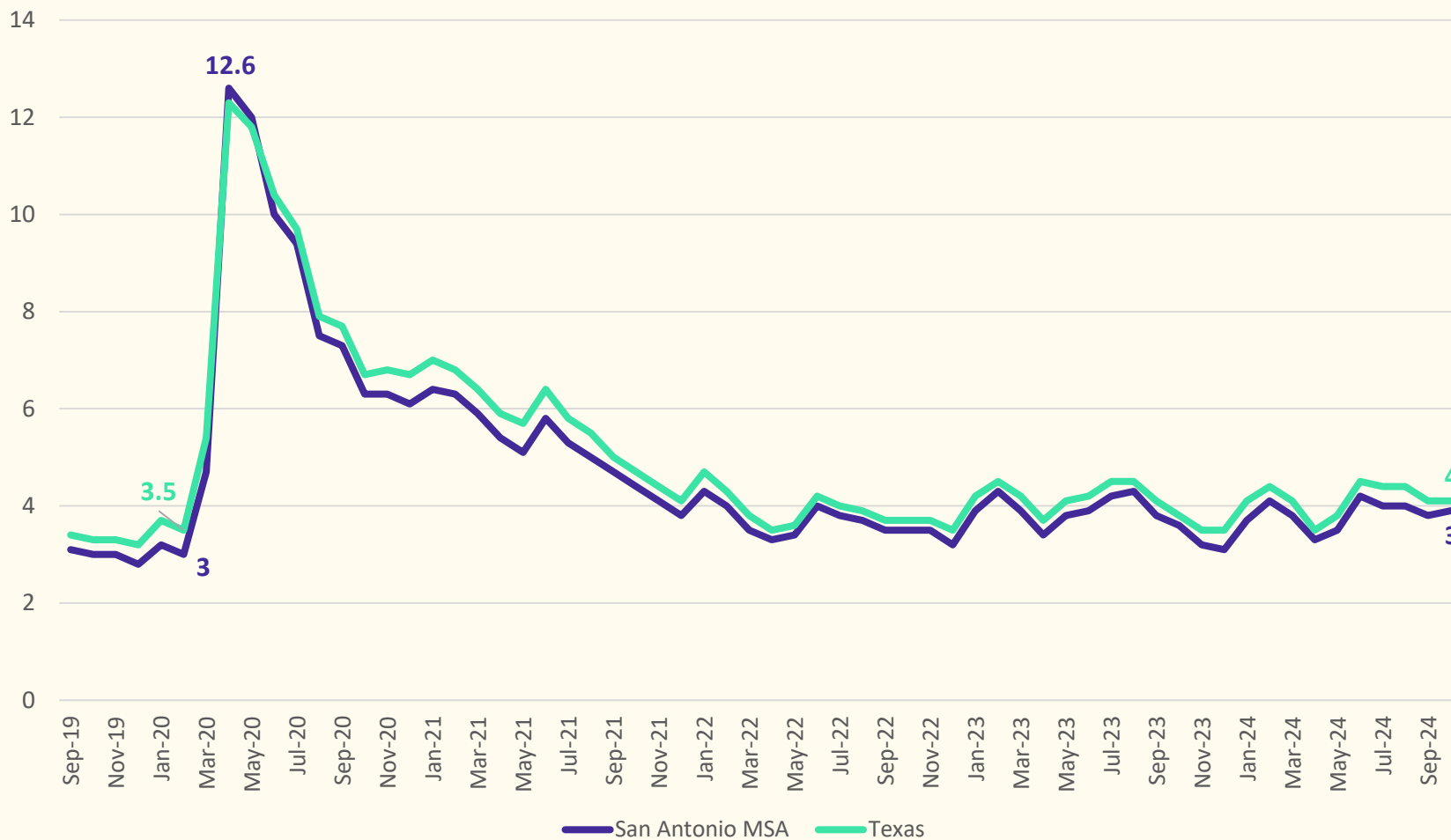
2024/25	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864		
Difference	60	-10	-35	29	-17	-25	13	-2	-14	34	56	-24	40	-23	82		
	18.5%	-1.1%	-3.4%	2.8%	-1.6%	-2.2%	1.1%	-0.2%	-1.1%	2.8%	4.3%	-1.7%	3.1%	-1.8%	0.5%		

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

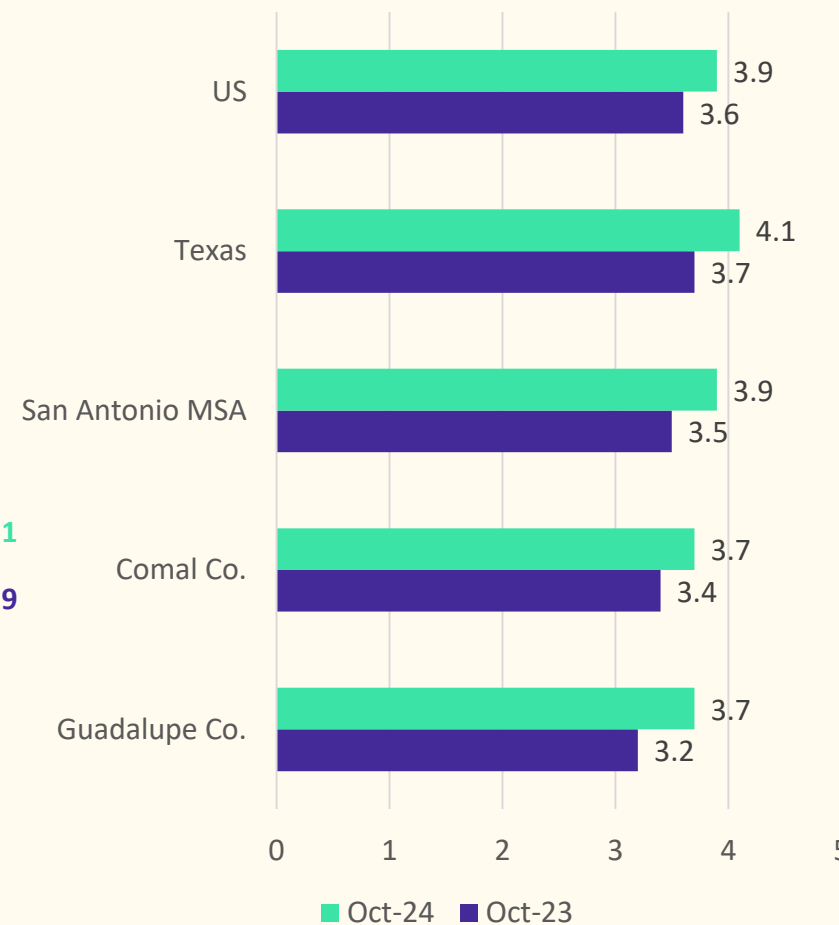


Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year





Housing Activity by MSA



Top 25 Housing Starts Markets (3Q2024)

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

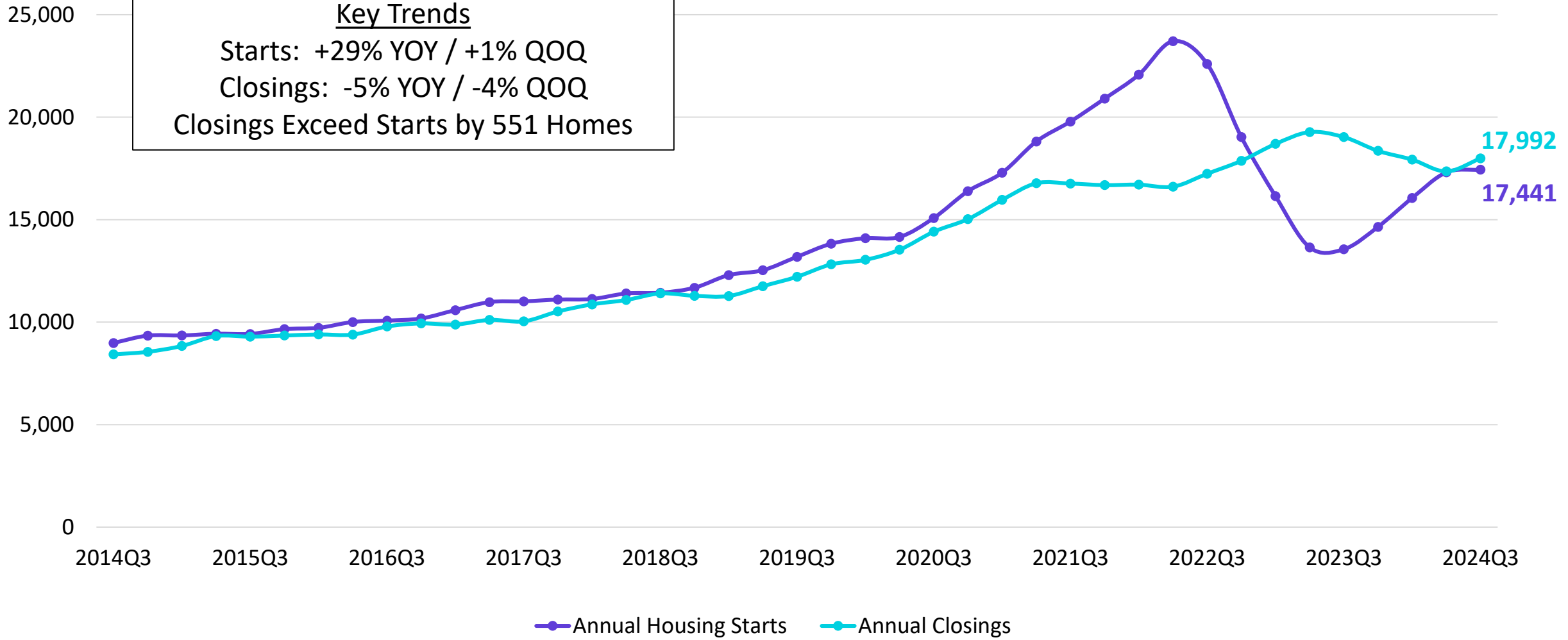
Source: Zonda



San Antonio New Home Closings

Annual Housing Starts vs. Annual Closings

Key Trends
 Starts: +29% YOY / +1% QOQ
 Closings: -5% YOY / -4% QOQ
 Closings Exceed Starts by 551 Homes



● Annual Housing Starts ● Annual Closings



San Antonio New Home Ranking Report

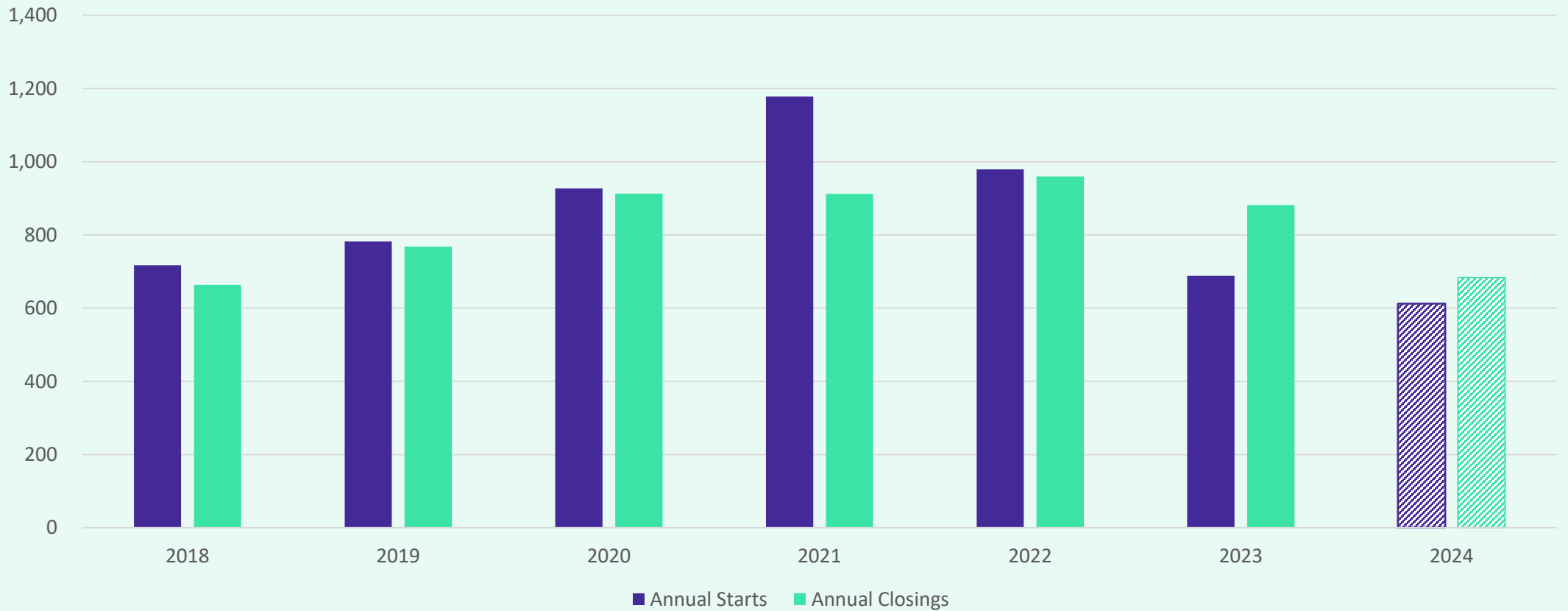
ISD Ranked by Annual Closings – 3Q24

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

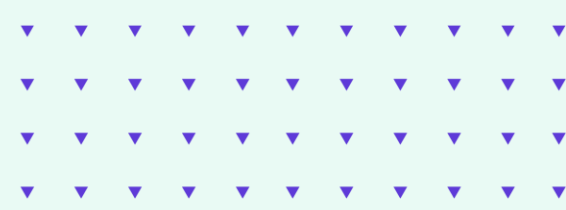


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	
Total	717	782	927	1,178	979	688	612




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

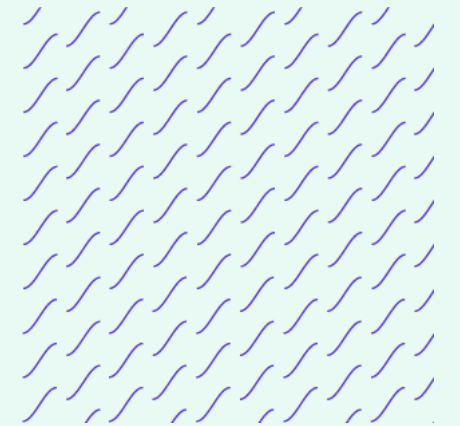


District Housing Overview by Elementary Zone



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

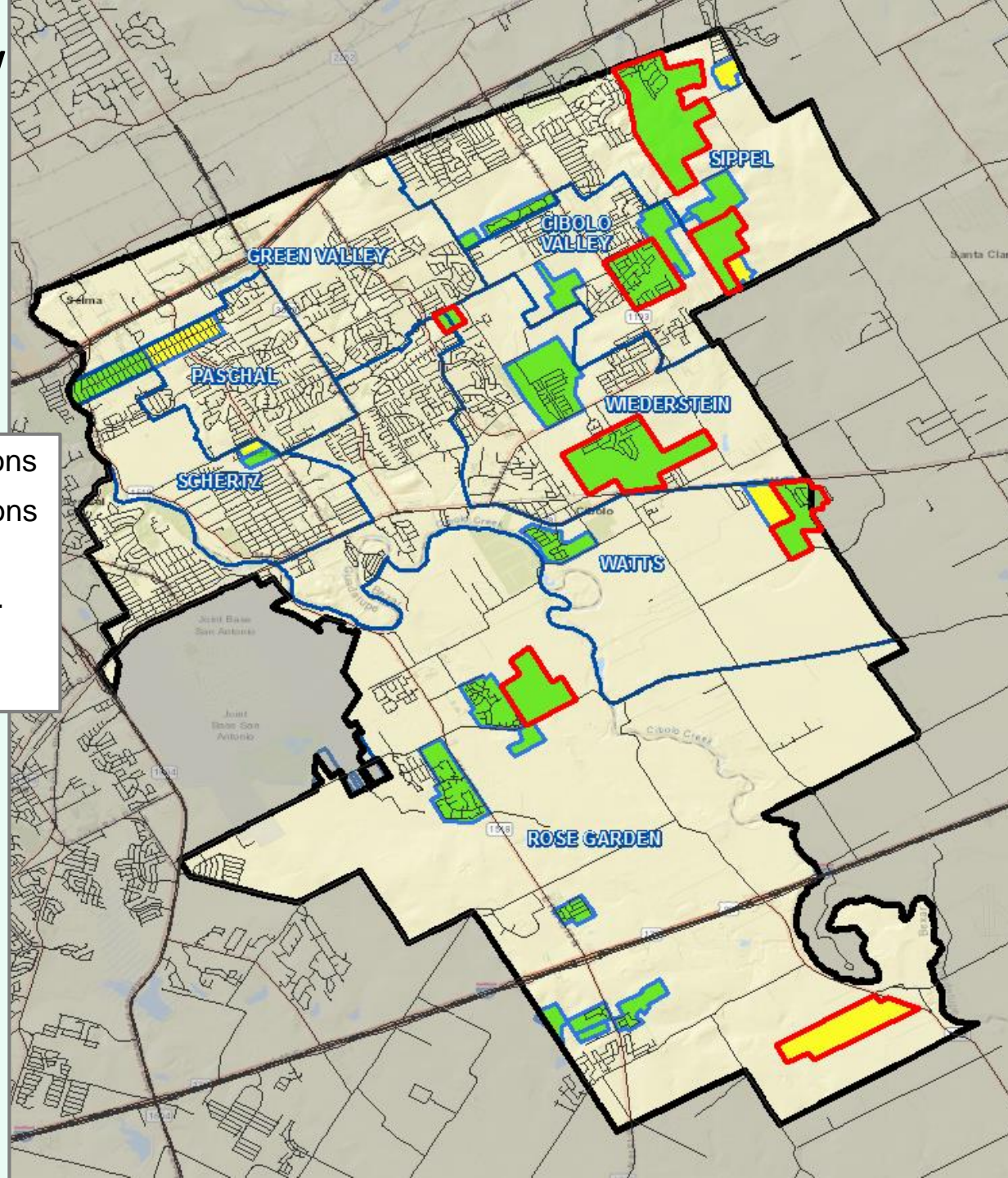




District Housing Overview

- 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

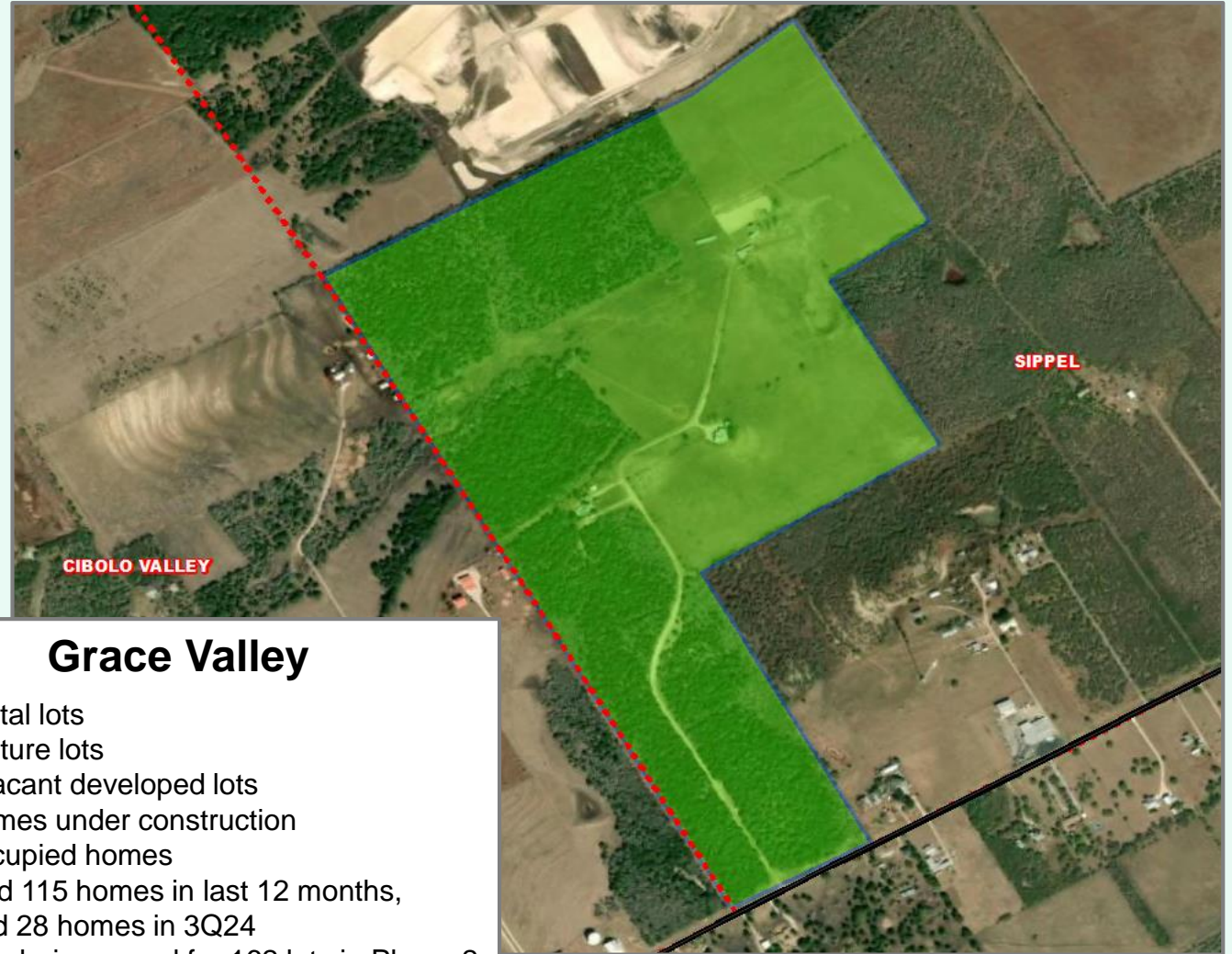
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





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

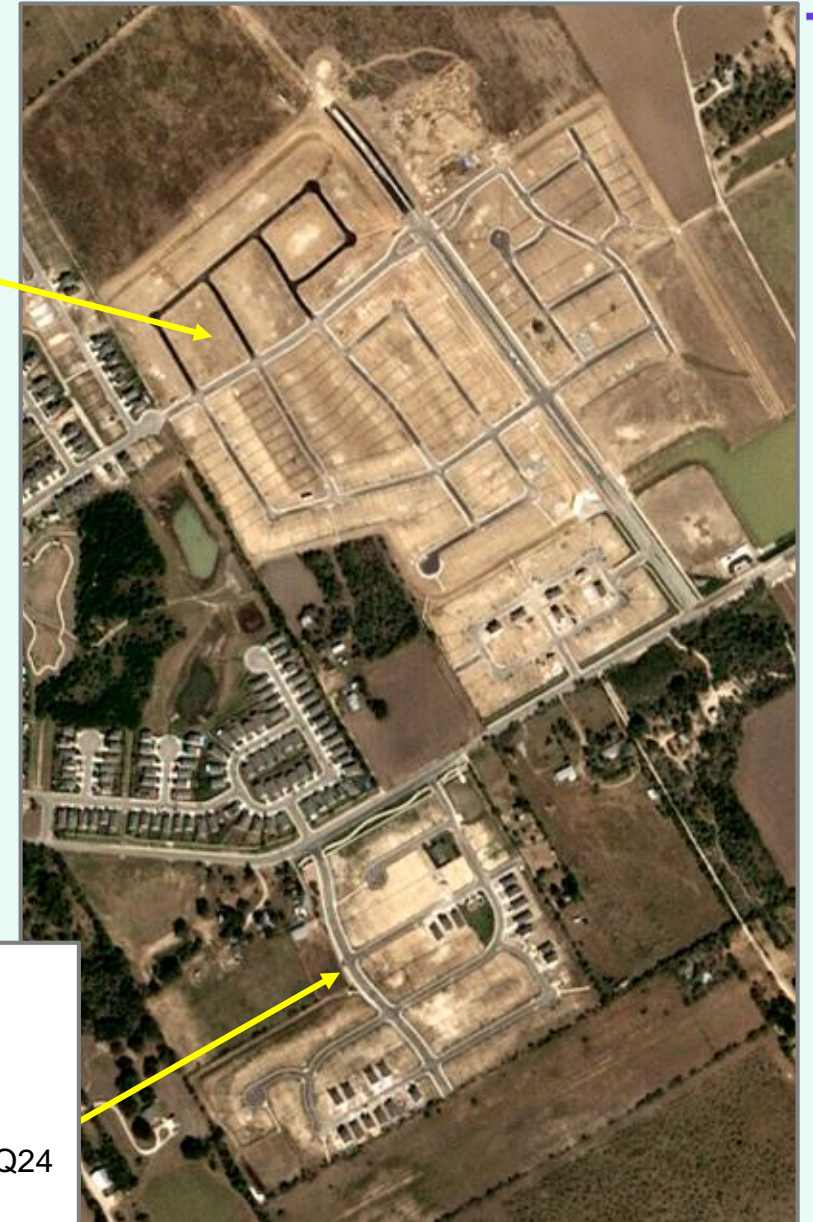


Residential Activity

Saddlebrook Ranch

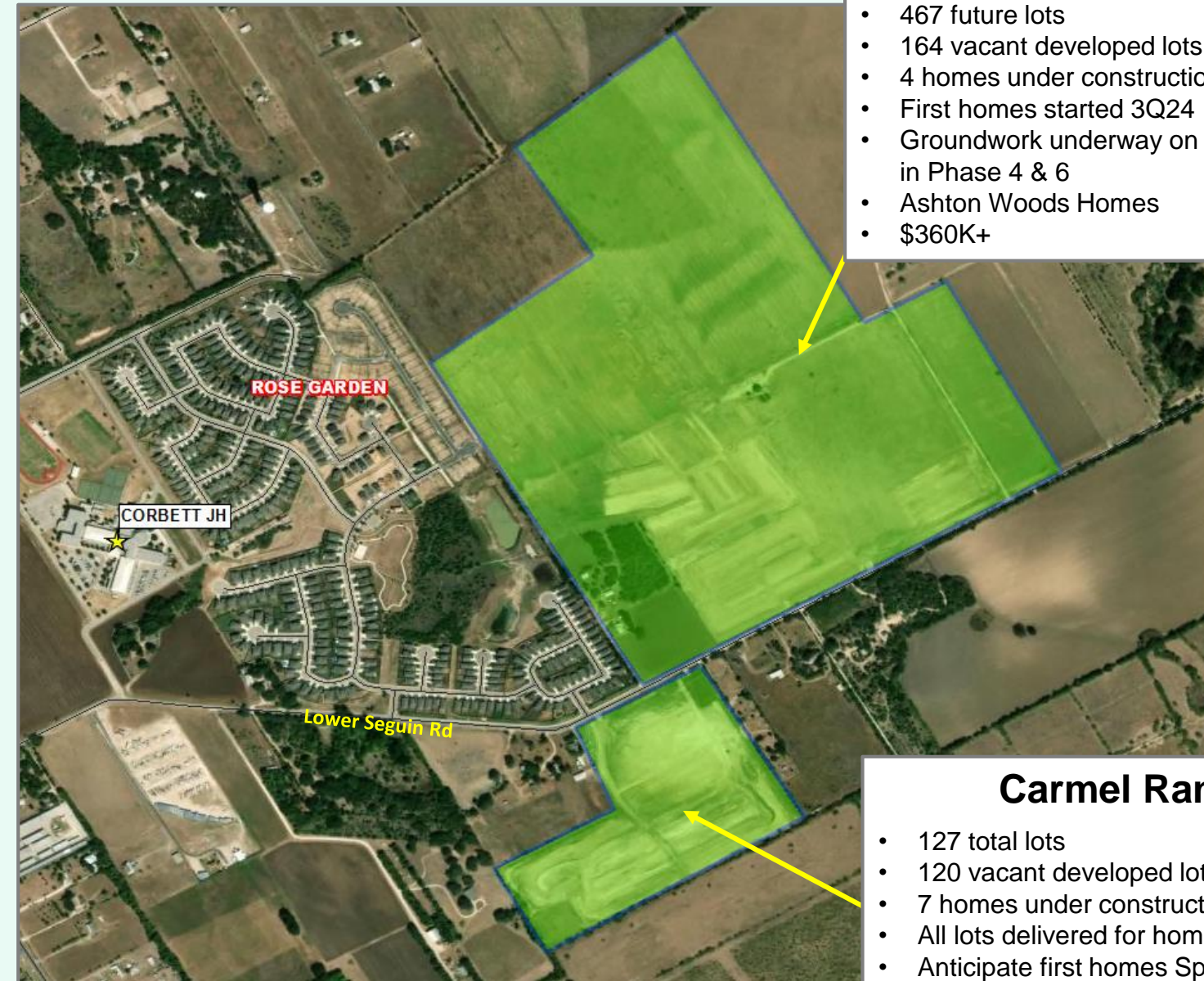
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

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



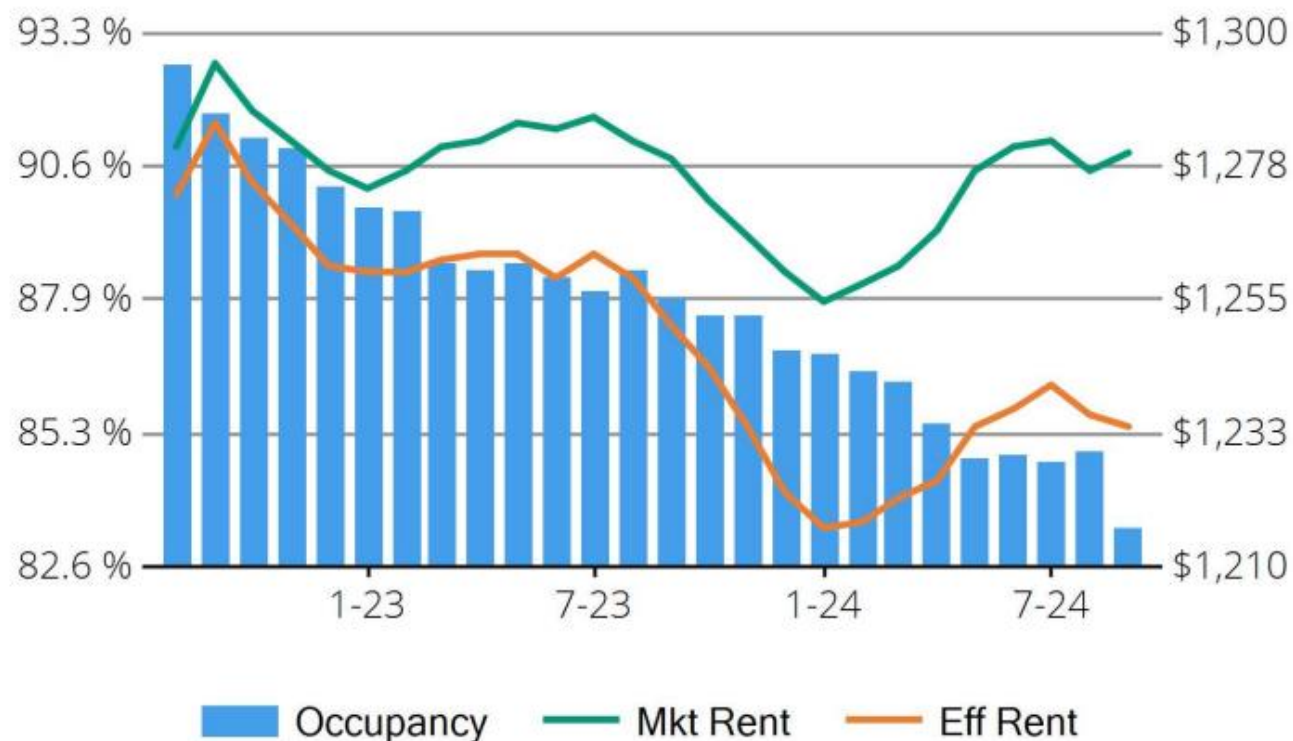
Housing Market Trends: Multi-family Market- September 2024



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%

San Antonio, TX



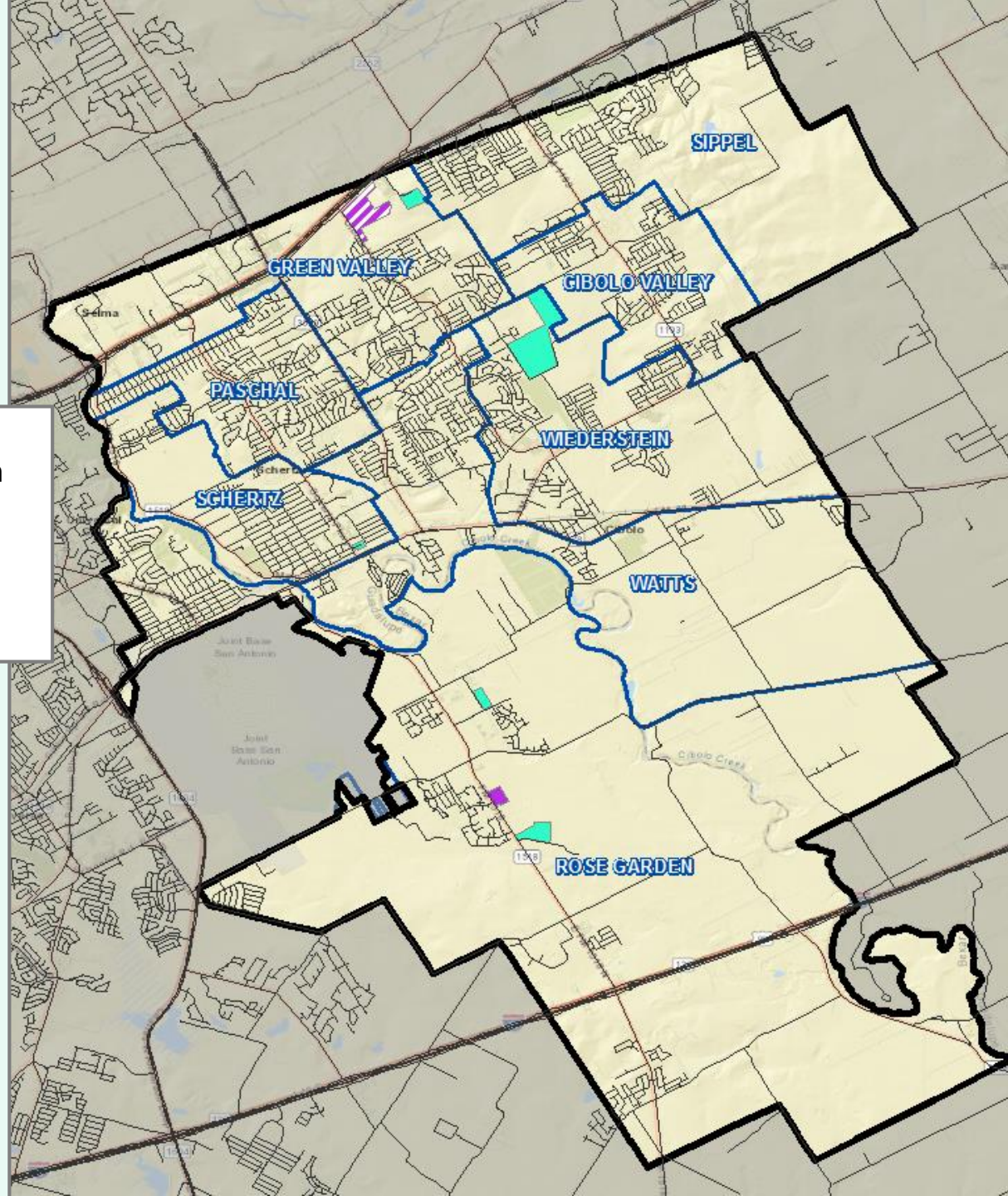


District Multifamily Overview

- 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

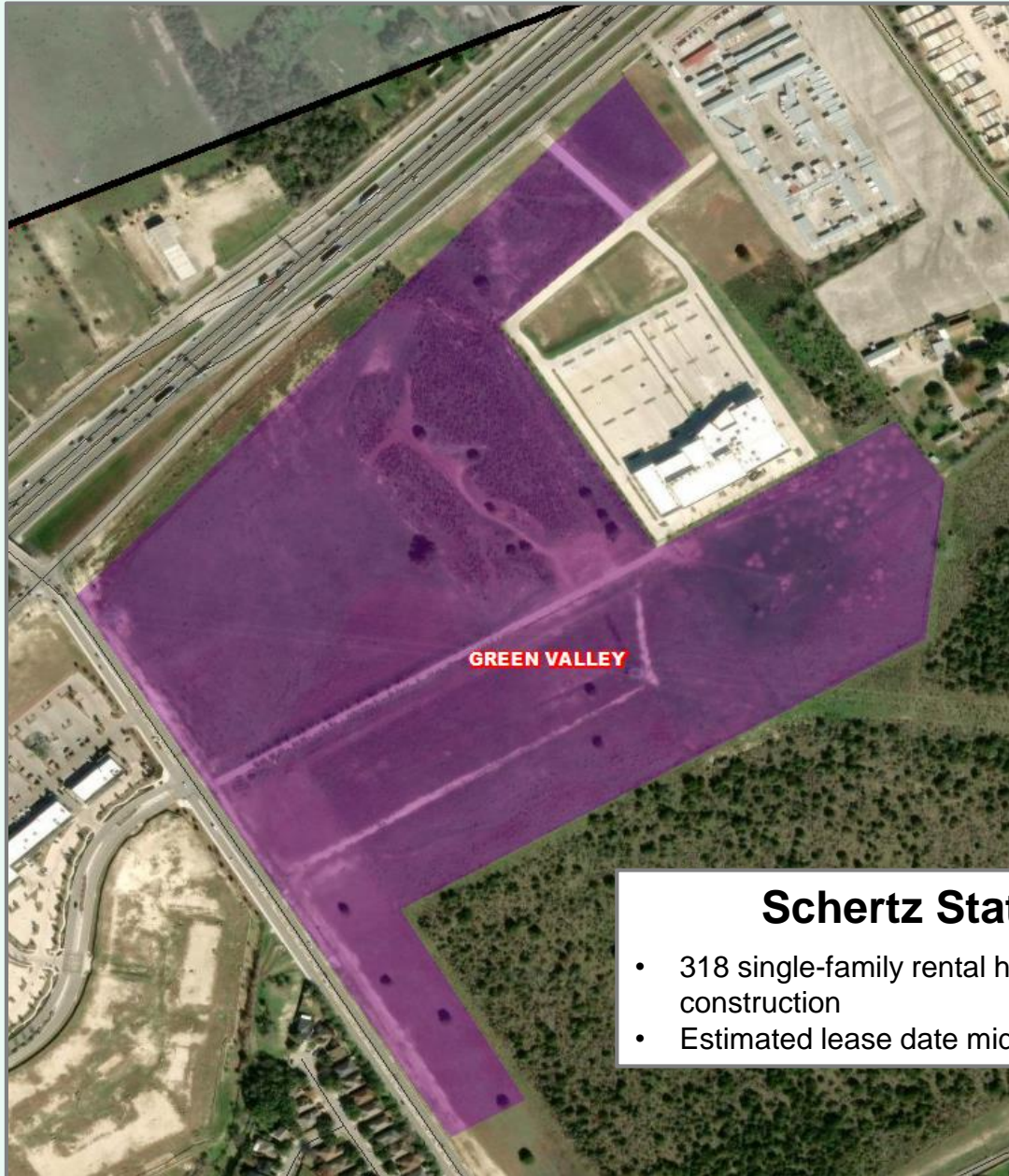
Multifamily Developments

-  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

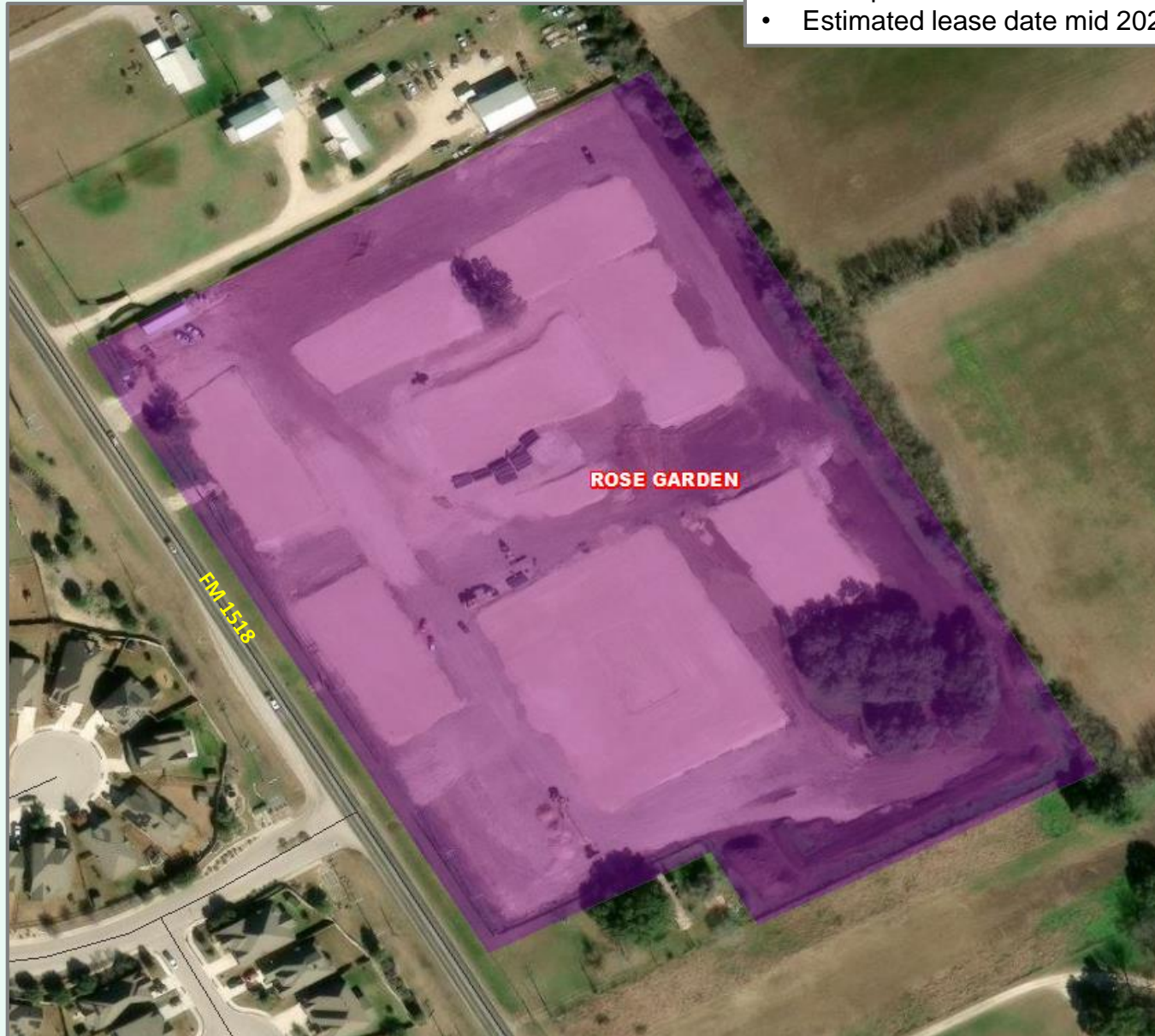




Residential Activity

Aviator 1518

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



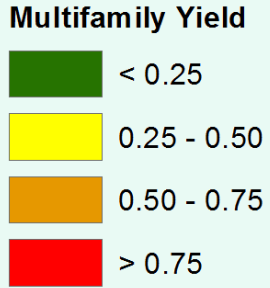
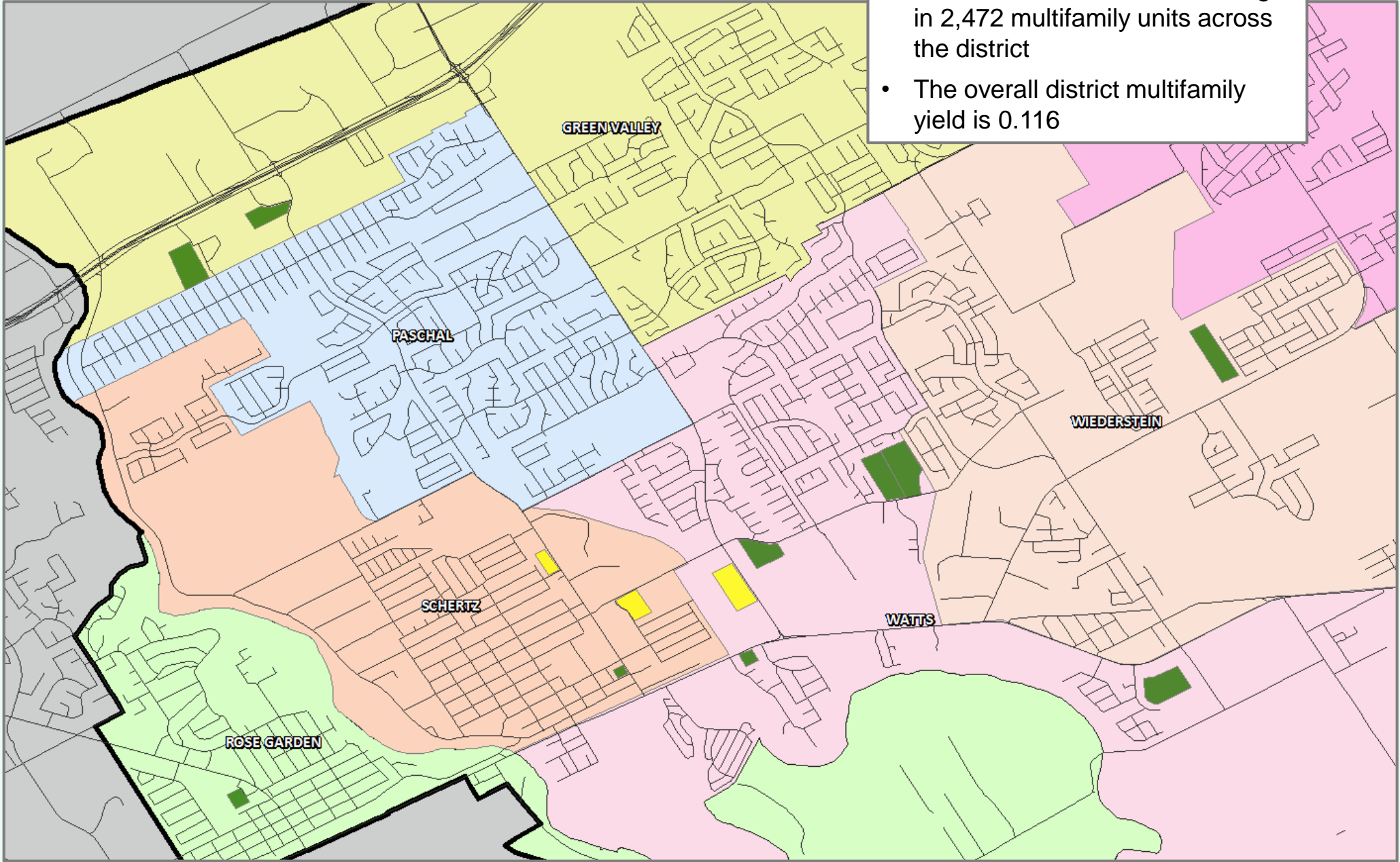
Nov 2024





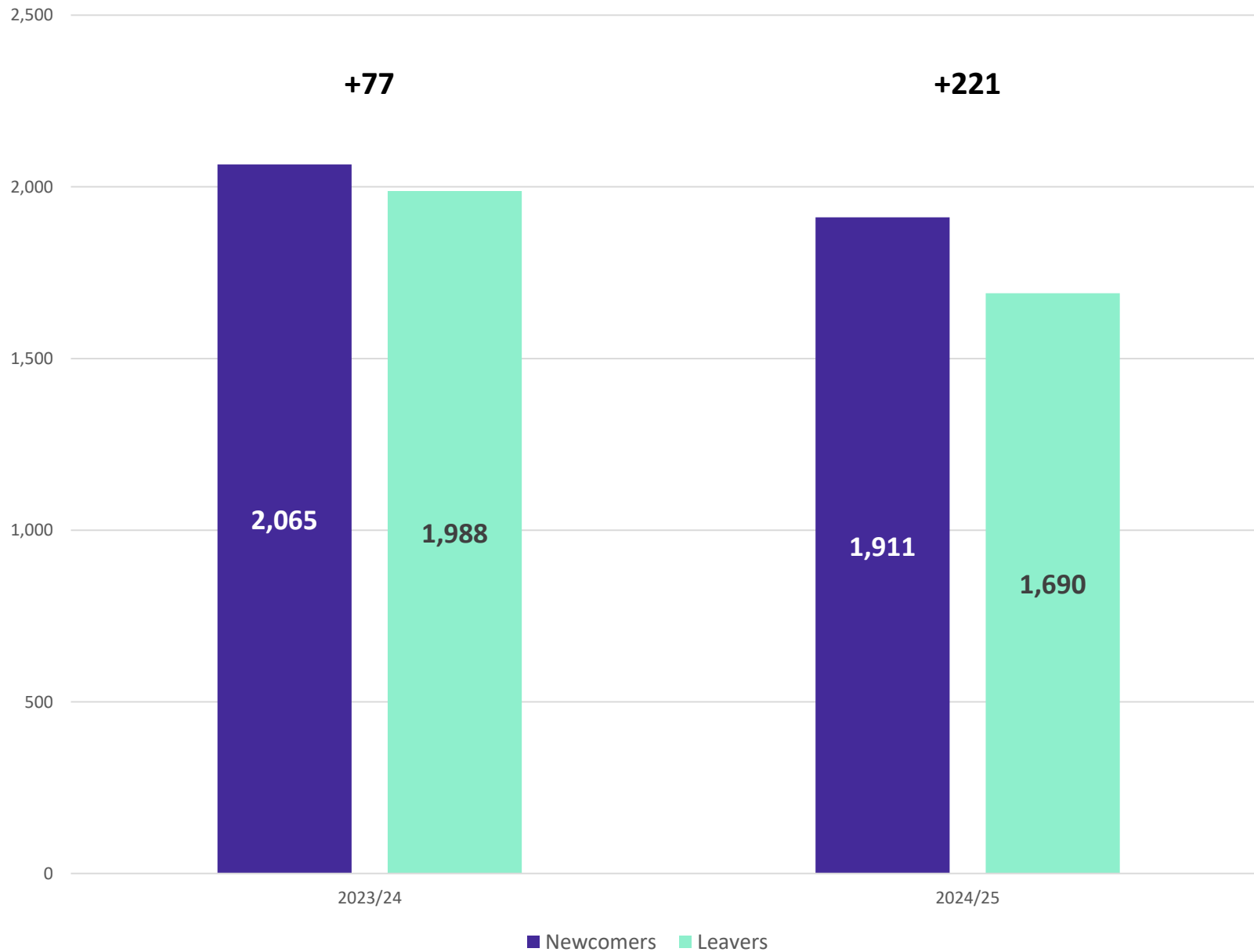
District Multifamily Yield

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



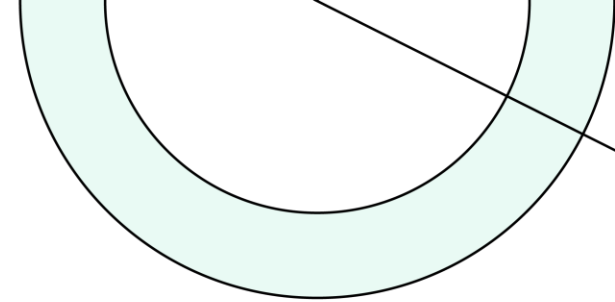


Newcomers and Leavers

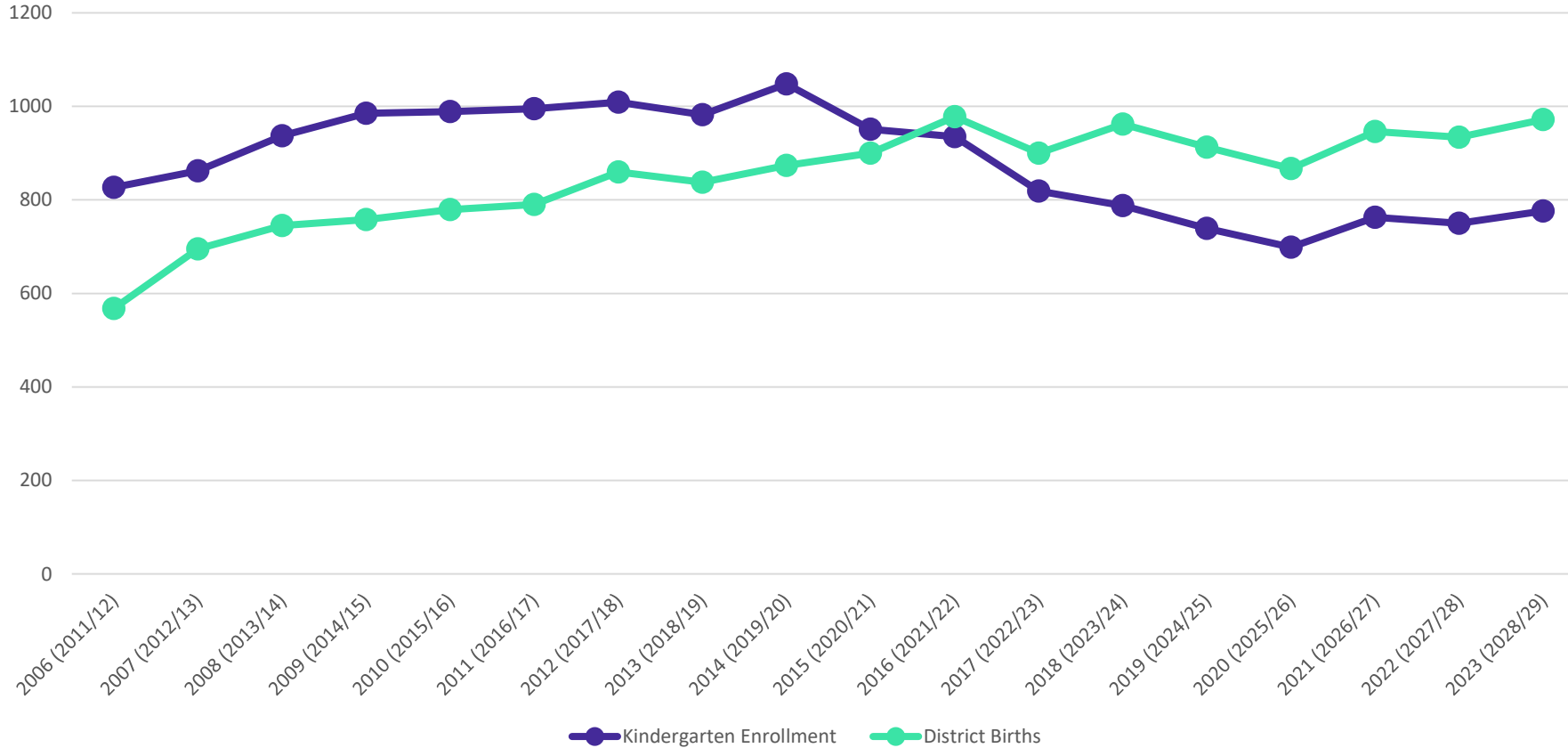




Birth Rate Analysis



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

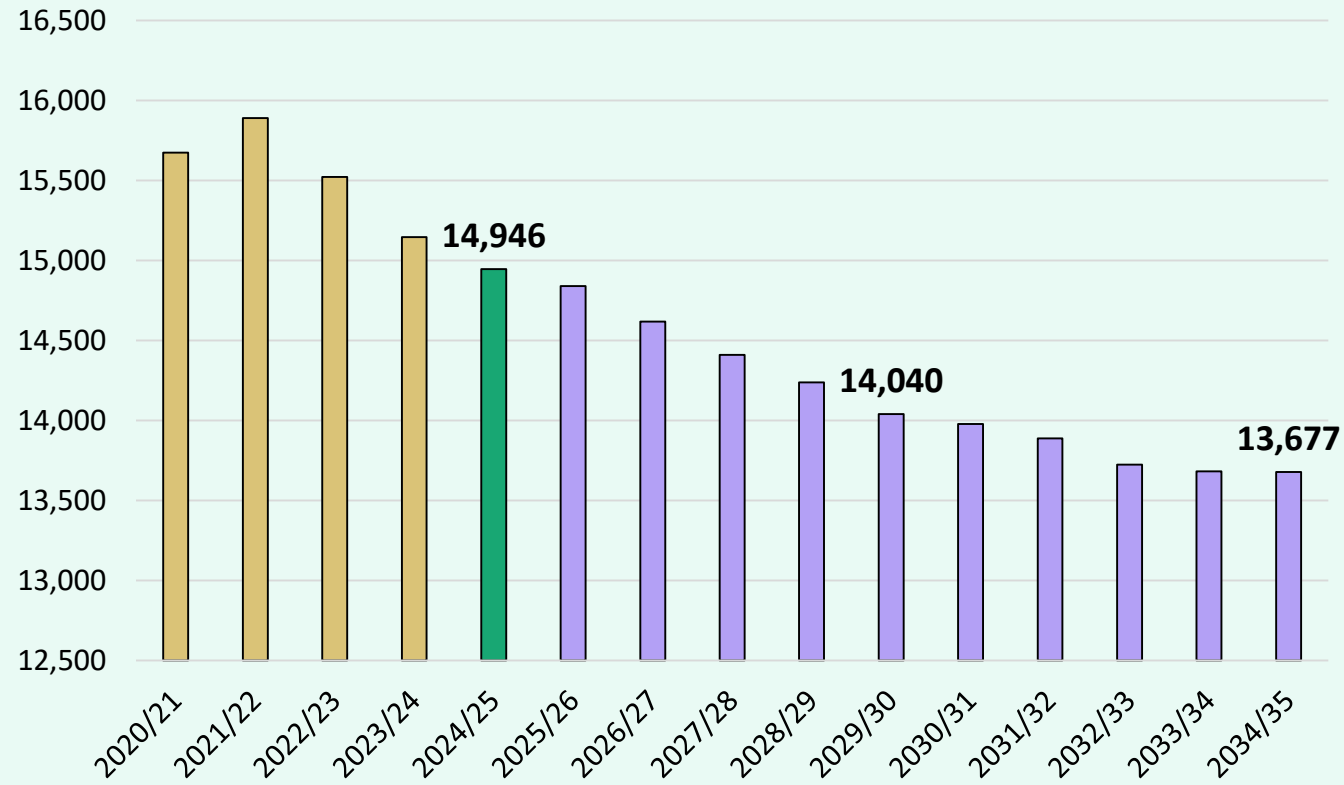
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	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: 08/06/2025

Agenda Item 6 E

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: **PLPDD20250125** - Hold a public hearing and make a recommendation on a request to rezone approximately 36.2 acres of land from Planned Development District (PDD) to Planned Development District (PDD), generally known as 13011 Lower Seguin Road, at the intersection of Lower Seguin Road and Red Bud Canyon, more specifically known as Bexar County Property Identification Numbers 310011, 1436811, 1437570, 1394925 City of Schertz, Bexar County, Texas.

BACKGROUND

The Saddlebrook Ranch development is a large Planned Development located east of FM 1518 along Lower Seguin Road. The original Planned Development District (PDD) zoning request was approved as Ordinance 21-S-06 on March 21, 2021, and consists of approximately 229 acres of mixed lot sizes, housing types, and uses, including an approximately 3.3 acre site designated for commercial uses along the frontage of Lower Seguin Road. Currently, this development is in various stages of planning, permitting, and construction.

The Saddlebrook Ranch II PDD will adhere to the requirements of the original PDD (Ord. 21-S-06) with some minor changes.

The original PDD, which was a mixture of commercial and various single-family residential lot sizes, outlines modifications for residential lots, including a single-story height restriction for 75% of lots abutting arterial roadways; modified width requirements for lots on cul-de-sacs, knuckles, or curves (39' at lot frontage line and 50' at the building setback line); and driveway location restrictions that prevent side orientation and access of lots on street corners. The original PDD also proposes to modify the regulations for subdivision entry signs and development signs by increasing the maximum area and maximum number of subdivision entry signs. Also, there are specific provisions for signage related to the builder's Model Home, identifying the builder's name and to clearly designate that the home is a model home. These specific signs may be monument signs and may be made of wood, masonry, or metal. The original PDD also modifies UDC Sec. 21.14.1 Streets, to increase the pavement width for a 'Paved Alley' from 20 feet to 24 feet. The remainder of the thoroughfare classifications within the Saddlebrook subdivision will remain consistent with the Unified Development Code.

The applicant has requested a new Planned Development District for an approximately 36.2 acre portion of the original request to remove the commercial site from the original planned development, and create more single-family lots and rearrange drainage. Other than removing the commercial portion, the Planned Development standards are not changing. The Saddlebrook Ranch II PDD will consist of a base zoning district of Single-Family Residential (R-2). This is in the PDD design standards document as a corresponding lot code of 'SF 70'. This indicates a lot width of 70 feet. The width is the same as the base district of Single Family Residential (R-2). However, the Saddlebrook Ranch II PDD requests a reduction in the depth from 120 feet to 118 feet, a variation that is allowed through the PDD process.

In summary, the Saddlebrook Ranch II PDD will be the same as Ord. 21-S-06 with the request to remove the commercial portion of the original development and request slightly smaller Single Family Residential District (R-2) lots.

On July 25, 2025, five (5) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) response in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council meeting. Additionally, one (1) sign was placed on the

subject property.

Subject Property:

	Zoning	Land Use
Existing	Planned Development District (PDD)	Mixed-Use Development
Proposed	Planned Development District (PDD)	Single-Family Development

Adjacent Properties:

	Zoning	Land Use
North	Planned Development District (PDD), Single Family Residential District (R-2), Single Family Residential District (R-6)	Undeveloped
South	Right of Way (ROW)	Lower Seguin Road
East	Single Family Residential District (R-6)	Undeveloped
West	Right of Way (ROW), Planned Development District (PDD)	Red Bud Canyon, Single Family Residential (Under Construction)

GOAL

The applicant has requested a new Planned Development District for an approximately 36.2 acre portion of the original request (Ord. 21-S-06) to remove the commercial site from the development, and create more single-family lots and rearrange drainage.

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 Planned Development District requests, staff utilizes UDC Section 21.5.10.F Criteria for Approval.

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan.

The Comprehensive Plan designates this area as Complete Neighborhood. The Complete Neighborhood Land Use Designation is intended for a mix of residential housing types with complimentary neighborhood commercial to create a complete neighborhood. The proposed request to remove the commercial portions of the Saddlebrook Ranch Development, a small 3.3 acre tract in an overall development of 229 acres, does not meet the policies of the adopted Comprehensive Plan and is less appropriate than what was originally approved.

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

The Lower Seguin Corridor is quickly becoming a dense stretch of the city with several developments being planned, built, or recently approved:

- Rhine Valley - 447 lots
- Carmel Ranch - 131 lots
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots, R-2 and R-6 zoning districts
- Judah Ranch - Ord. 25-S-029 - 173 acre tract with R-1,R-2, and R-6 zoning districts.

The original Saddlebrook Ranch PDD calls for 633 lots of various widths and sizes. By removing the commercial portion and rearranging the detention pond, this new PDD request effectively increases the lot count of the development to 657. While adding more residential lots might not work against promoting health, safety, and general welfare per se, staff must also consider orderly, efficient and healthful development as well as the aspirations for Southern Schertz. When the corridor is fully built out, there will be thousands of homes in this

area. South Schertz residents, City Council, and the Planning and Zoning Commission, have all expressly desired to see commercial services in this area to serve existing and future residents. The potential loss of the commercial portion of the Saddlebrook Ranch Development works against expressly stated goals and policy decisions and is not an orderly, efficient, or healthful development for South Schertz.

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

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

UDC Section 21.5.8 Permitted Uses	
Single-Family Residential Districts (R-1)	
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. However, having commercial uses at the corner of two major thoroughfares identified in our Master Thoroughfare Plan, Red Bud Canyon and Lower Seguin, is more appropriate.

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area.

SCUCISD has been notified of the zone change request and the Saddlebrook Ranch project has been under development for several years. This project has already made improvements to water and wastewater infrastructure, as well as improvements to Lower Seguin Road and constructed a portion of the FM 3009 extension identified in the Master Thoroughfare Plan which is identified as Redbud Canyon. The development is required to continue these improvements regardless of the outcome of this zoning request.

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning.

This request is not superior to conventional zoning. What this request effectively does is reduce the lot depth of the Single-Family Residential District (R-2) from 120-feet to 118-feet. The original request that included a commercial portion was considered superior and is evident from Staff's City Council Memorandum from the March 5, 2021 City Council meeting. In this memorandum, Staff originally recommended approval for the Saddlebrook Ranch PDD explicitly because of "limited commercial development at the intersection of two arterial roadways on our Master Thoroughfare Plan in order to support the surrounding neighborhood".

6. Whether all of the applicant's back taxed owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full).

This does not affect the recommendation of the Planning and Zoning Commission nor does this affect City Council's decision.

7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, 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

The request does not implement the policies of the Comprehensive Plan, does not promote orderly and efficient development, and removes the unique and superior element of the original PDD request.

Therefore, Staff is recommending denial of PLPDD20250125.

Attachments

Aerial Exhibit

Public Hearing Notice Map

Zoning Exhibit

PDD Design Standards

SCUC ISD 10- Year Forecasting

SCUC ISD Demographic Report

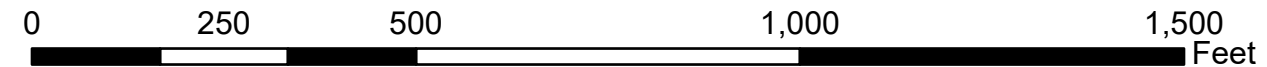


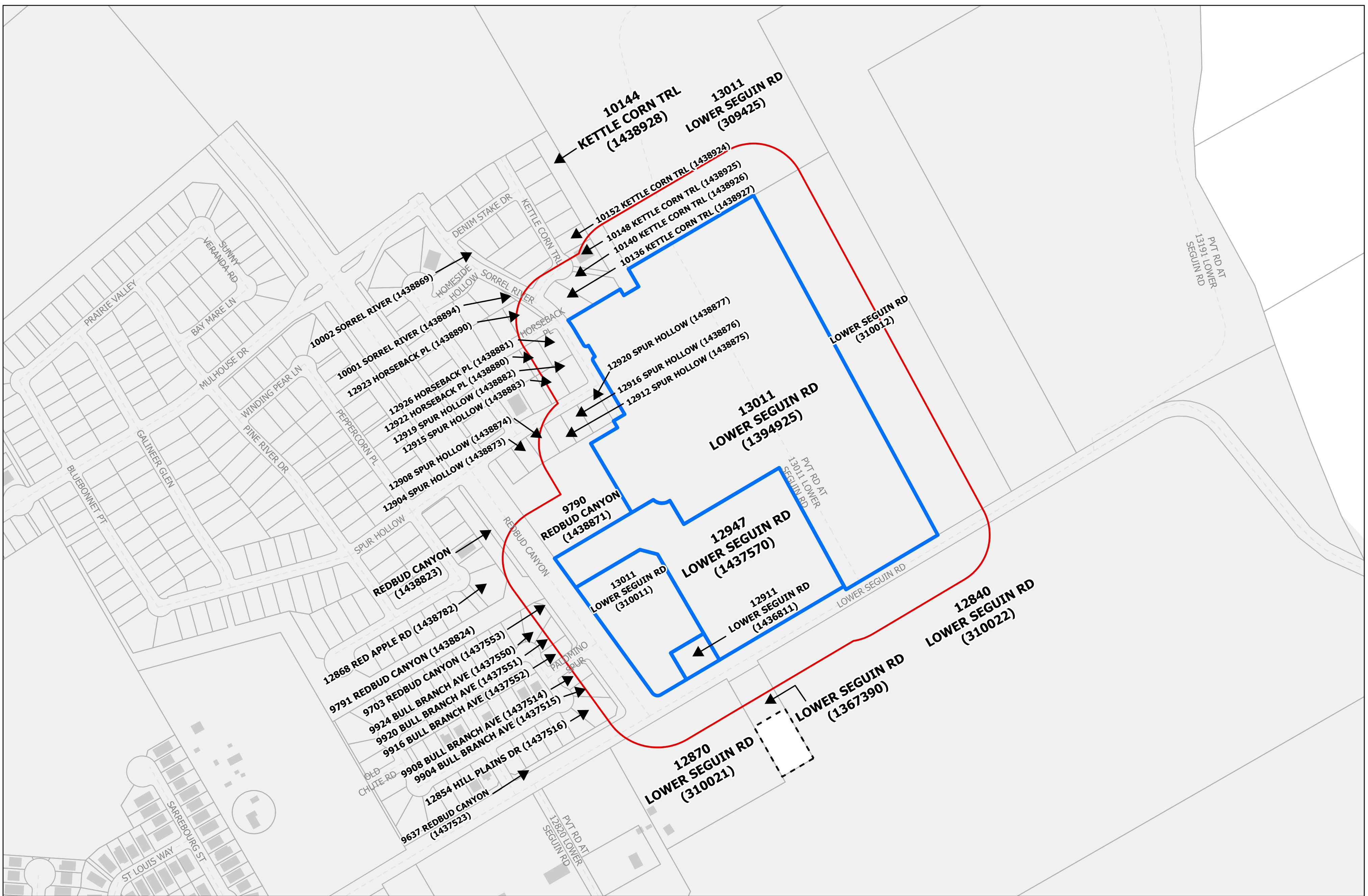
Mapbox, Microsoft, Sources: Esri, TomTom, Garmin, FRO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL IDs:
310011, 1436811, 1437570, &
1394925

<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial 	<ul style="list-style-type: none"> Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 200' Buffer 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Schertz Lift Station Private Lift Station 	<ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ
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City of Schertz

Last update: July 11th, 2025

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

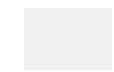
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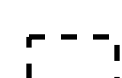
310011, 1436811, 1437570, & 1394925



Project Boundary



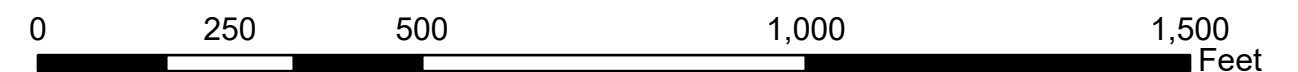
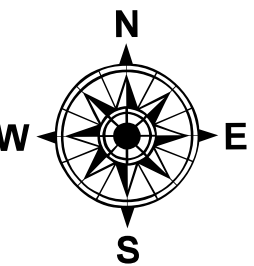
City Limits



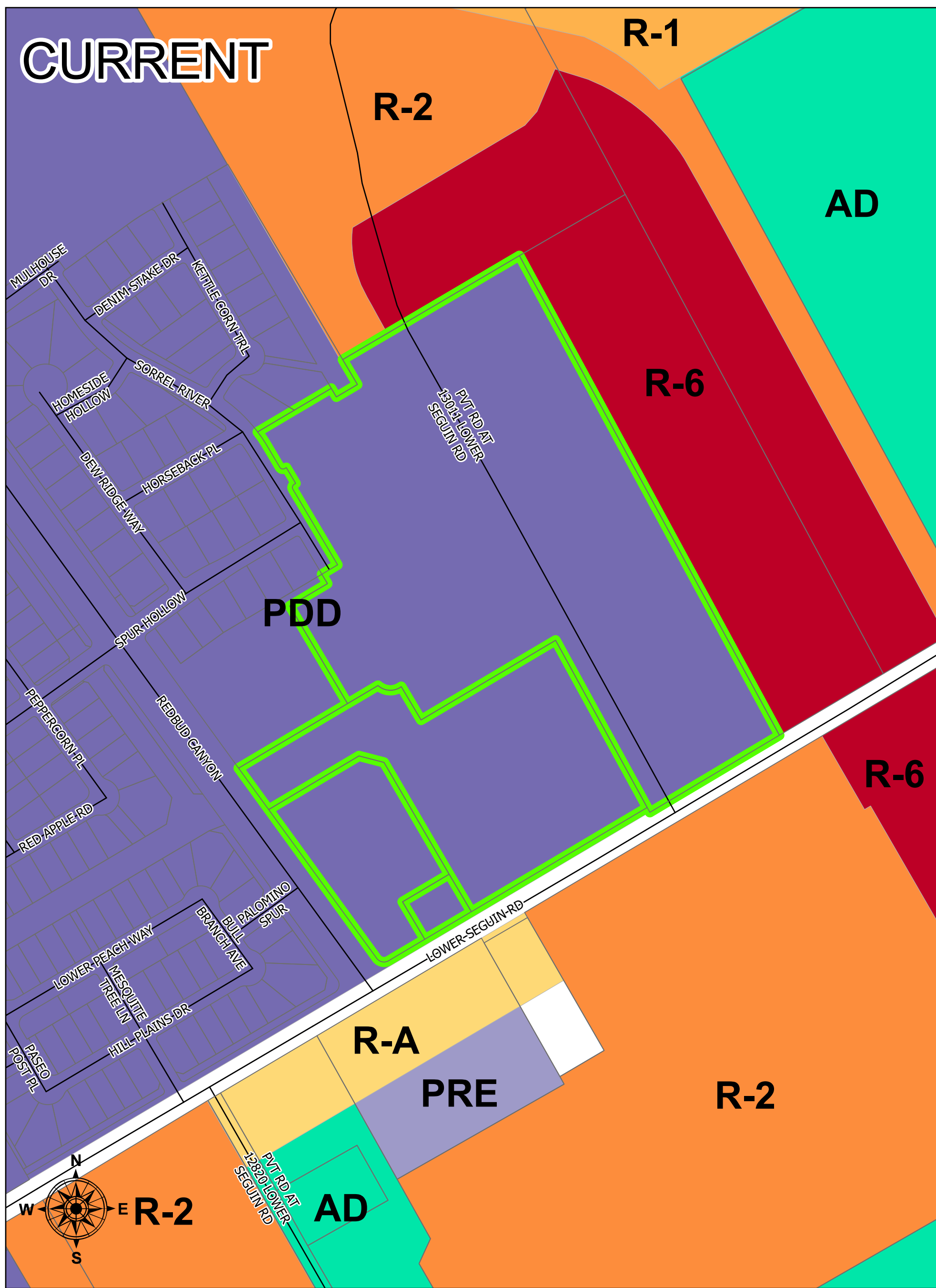
Schertz ETJ Boundary



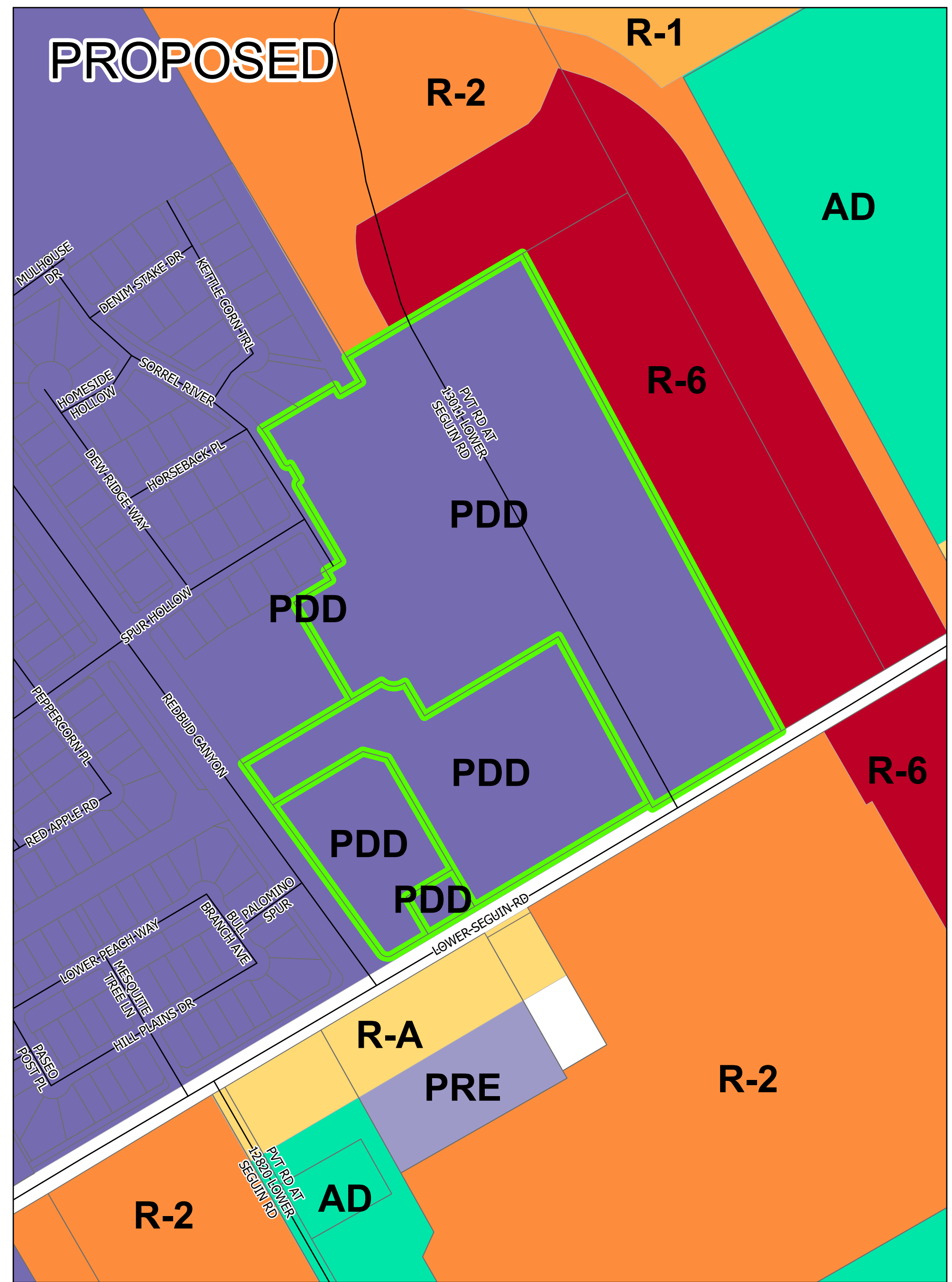
200' Buffer



CURRENT



PROPOSED



PROPOSED ZONE CHANGE BEXAR COUNTY PARCEL IDs: 310011, 1436811, 1437570, & 1394925

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



City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174
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SADDLEBROOK RANCH II

A Planned Development District
Schertz, Texas

July. 2025

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SADDLEBROOK RANCH

A Planned Development District
Schertz, Texas

I. General

A. Introduction

Understanding that there would be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, Section 21.5.10, a Planned Development District (**PDD**), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

B. Purpose and Intent

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as Saddlebrook Ranch II ("**Saddlebrook Ranch II**").

C. The Property

The property is located within the corporate limits of the City of Schertz and Bexar County, Texas. The property is bounded on the north by Raf Burnette Road and on the south by Lower Seguin Road and intersected by the extension of Redbud Canyon. The property contains 36.21 acres of land.

Analysis of the property does not reveal any physical constraints or potential health or safety hazards. Further evaluation of the tract reveals that utilities are available and that the property's demands can be served.

The Overall Recreation and Open Space Master Plan (exhibit "A") are proposed. Such amenities will include both passive and active areas, as well as pathways and hike and bike trails. Multi-purpose walkways will provide links between park areas, open spaces, neighborhood units, a school site, and such amenities as playscapes, sports courts, picnic tables, and natural water features. All of which to promote a safe and pedestrian friendly environment and overall livable community.

Table One – Units and Land Use	
Unit	Land Use
5	SF - 70' Lots

Affected UDC Articles

II. Zoning Districts (Article 5)

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Plan (Exhibit “A”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are residential in character as well as shows parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

A. Single-Family Residential District per the PDD

Each area, as shown and identified on the PDD Master Plan, is comprised of a single-family residential dwelling on one (1) minimum size lots of 8,260 sf for 70-foot wide lots. The SF 70 residential district areas will be subject to the same zoning regulations as the Single Family Residential District (R-2) in the Schertz UDC.

B. Dimensional and Developmental Standards (Section 21.5.7)

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

1. Additional Standards

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two. Such lots designated as residential will have at least the minimum area and width and depth indicated in Table Two of this proposal.

No portion of the main or primary structure on a residential lot may be located any closer to any lot line or to the street right-of-way line than is authorized in Table Two. The front yard setback shall be measured from the property line to the front face of the main or primary building. Eaves and roof line of the main structure may project into any setback line by no more than two (2) feet.

2. Double Frontage Lots

Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side. Access in this case shall mean, but not limited to any opening or gate for use by vehicles or pedestrians.

Table Two – Dimensional Requirements

		Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max. Ht.	Max. Cover	Keys
SF 70	Single Family	8,260	70	118	25(d)	10	15	2	35	65%(f) 50%(g)	a. b, c, d

Key:

- a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the street side
- b. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.
- c. One-story homes to have a maximum impervious coverage at 65%.
- d. Two-story homes to have a maximum impervious coverage at 50%.

3. Height Restriction for Lots abutting the Principal Arterial (Redbud Canyon) and Lower Seguin Road.

Only 25% of the Lots that abut the Principal Arterial and Lower Seguin Road may be two-story homes.

III. Special Uses (Article 8)

A. Home Owners Association - Section 21.8.1(C)

Even though Saddlebrook is not proposed as a gated community, a Homeowners Association (**HOA**) will be established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hiking trails and multi-use paths within the development's common areas.

B. Architectural Review Committee

The Developer will establish an Architectural Review Committee (**ARC**) which will be responsible for reviewing and approving construction plans for all residential construction within the Saddlebrook PDD II. The ARC will consist of members appointed by the Developer until all of the property within the Saddlebrook PDD II has been transferred to an independent third party purchaser or to the HOA.

Construction of residential and community amenities within the Saddlebrook PDD II shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

IV. Site Design Standards (Article 9)

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

A. Lots (Section 21.9.3)

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD. In addition, the following requirements will apply to this PDD:

- On a residential corner lot, orientation of the dwelling will be forward facing and in similar physical orientation with the other houses next-door and on the same street. Side orientation will not be permitted;
- No driveway cuts or garage access will be permitted from a side orientation of a corner lot;
- The width of a residential lot located on a cul-de-sac, knuckle or curve will be no less than thirty-nine (39) feet wide at the property line, and at least fifty (50) feet wide at the building line.

V. Signs (Article 11)

A. Subdivision Entry Signs (Section 21.11.15)

The provisions of this section shall only apply to entry signs that identify the residential development associated with this PDD and include the Subdivision Entry Signs, Wayfinding Signs, and Park ID Signs.

1. Subdivision Entry Signs (Section 21.11.15)

Subdivision Entry Signs are two types, being Primary Subdivision Entry Signs and Secondary Entry Signs. Primary Subdivision Entry Signs may be located at both sides of the primary entrance into the subdivision located on Redbud Canyon which meets up with the connecting road into Rhine Valley. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy-five percent (75%) of the size of the primary entrance sign.

2. Maximum Area

i. Project Entry Signs:

Primary Subdivision Entry Signs will allow for a maximum area not to exceed one-hundred and eighty-seven (187) square feet per sign face and may consist of a surface with lettering and logo or a combination of both.

3. Subdivision Entry Feature

An entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with the Primary Subdivision Entry Signs, may be constructed at the primary subdivision entrance on Redbud Canyon and the Secondary Entry locations provided the maximum area per entry sign(s) shall not exceed the square footage noted above.

B. Development Signs (Section 21.11.18)

Development Signs are typically wood, durable plastic, or metal and advertise the community, builders, land uses within the community, and communities within the development. The signs may also be used for providing traffic direction to specific internal destinations. Development signs may be categorized into two types, being Wayfinding Signs and Model ID Signs.

Wayfinding signs will give directional cues to drivers to locate the Parks, trailheads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home.

1. Maximum Area

Wayfinding Signs: Wayfinding Signs are internal to the community, and shall not exceed thirty-two (32) square feet per sign face. These signs will be double-faced and placed perpendicular to the street

2. Maximum Height

Wayfinding Signs: Wayfinding Signs shall not exceed eight (8) feet in height.

Model ID Signs: The Model ID Signs, will allow for a maximum face height of six (6) feet.

3. Number of Signs

Wayfinding Signs: One Wayfinding Signs is allowed per the number of recorded Units.

Model ID Signs: One Model ID Sign may be installed at each Model Home.

4. Duration

Wayfinding Signs: Wayfinding Signs per Unit may be installed at any time after approval and recordation of the Final Plat for each Unit identified on the Master Development Plan.

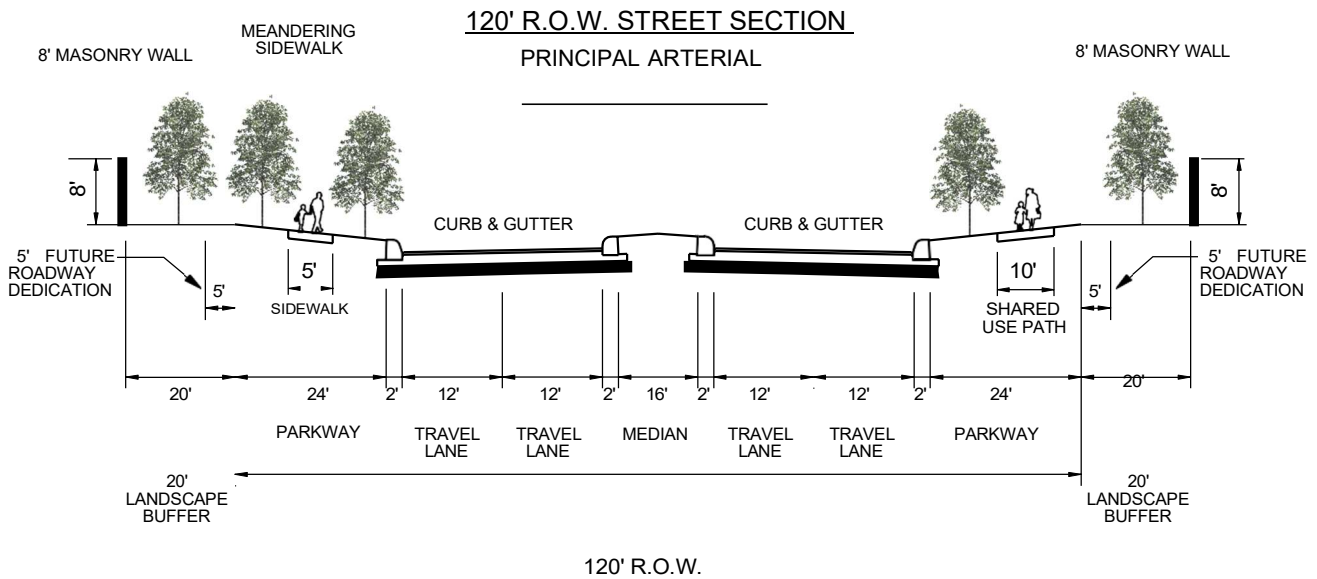
Model ID Signs: The Model ID Signs may be installed at any time after the approval and recordation of the Final Plat of the Unit in which the Model Home resides. The Model ID Signs must be removed when a model home is sold and closes.

VI. Transportation (Article 14)

A. Street Improvement Standards (Section 21.14.1)

Street Improvement Standards for the Saddlebrook master development plan are described in Table Three.

Table Three – Street Improvement Standards					
Classification	ROW	Pavement	Drainage Width	Sidewalk Width	Hike/Bike Trail
Principal Arterial – w/ 10' Future Roadway Dedication	120 feet	48 feet (see Section Drawing)	Curb or Curb and Gutter	5 feet one side	10 feet other side
Collector – Local B Residential	60 feet	42 feet	Curb or Curb and Gutter	5 feet both sides	-
Local Street – Local A Residential	50 feet	30 feet	Curb or Curb and Gutter	5 feet both sides	-
Paved Alley	30 feet	24 feet Rear Ingress/Egress	Curb or Curb and Gutter	None	-



Note: Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story homes.

VII. Amendments to the Planned Development District (PDD)

Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.


**SADDLEBROOK RANCH PDD II
SCHERTZ, TEXAS**

MASTER PLAN

TOTAL PROJECT AREA 36.21 ± AC

EXHIBIT "A"
CONCEPTUAL
Overall Recreation
and Open Space Plan

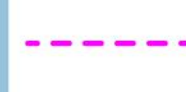
Legend Lot Count Typ Size

 **86 Lots 70' X 118'** **See Note

TOTALS 86 Lots

Average Lot Size - 8,456 SF - Excluding Garden Lots

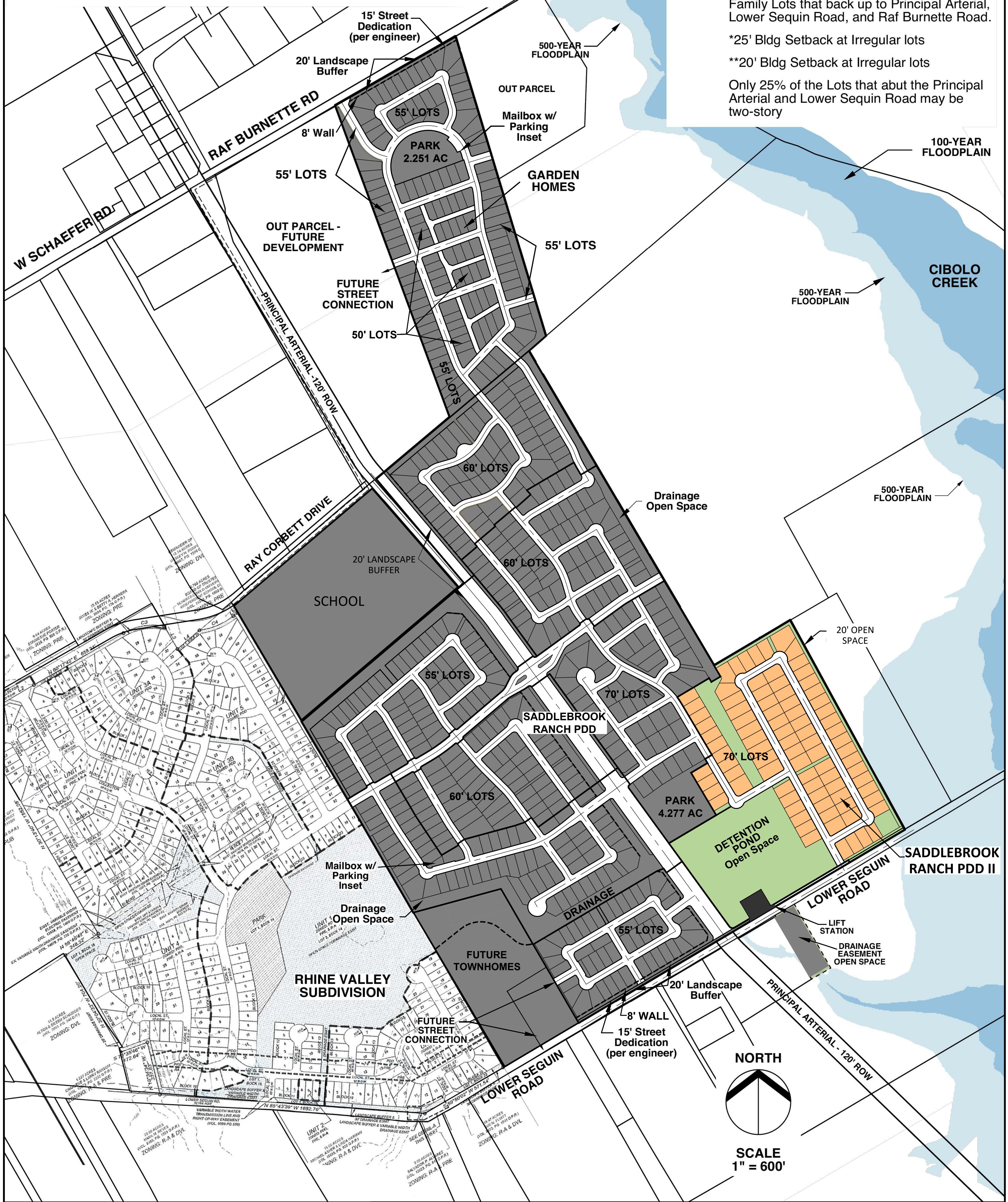
 **Drainage - Open Space - 12.32 Acres**

 8-Foot Masonry Wall at rear of all Single Family Lots that back up to Principal Arterial, Lower Sequin Road, and Raf Burnette Road.

*25' Bldg Setback at Irregular lots

**20' Bldg Setback at Irregular lots

Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story



SCALE
1" = 600'



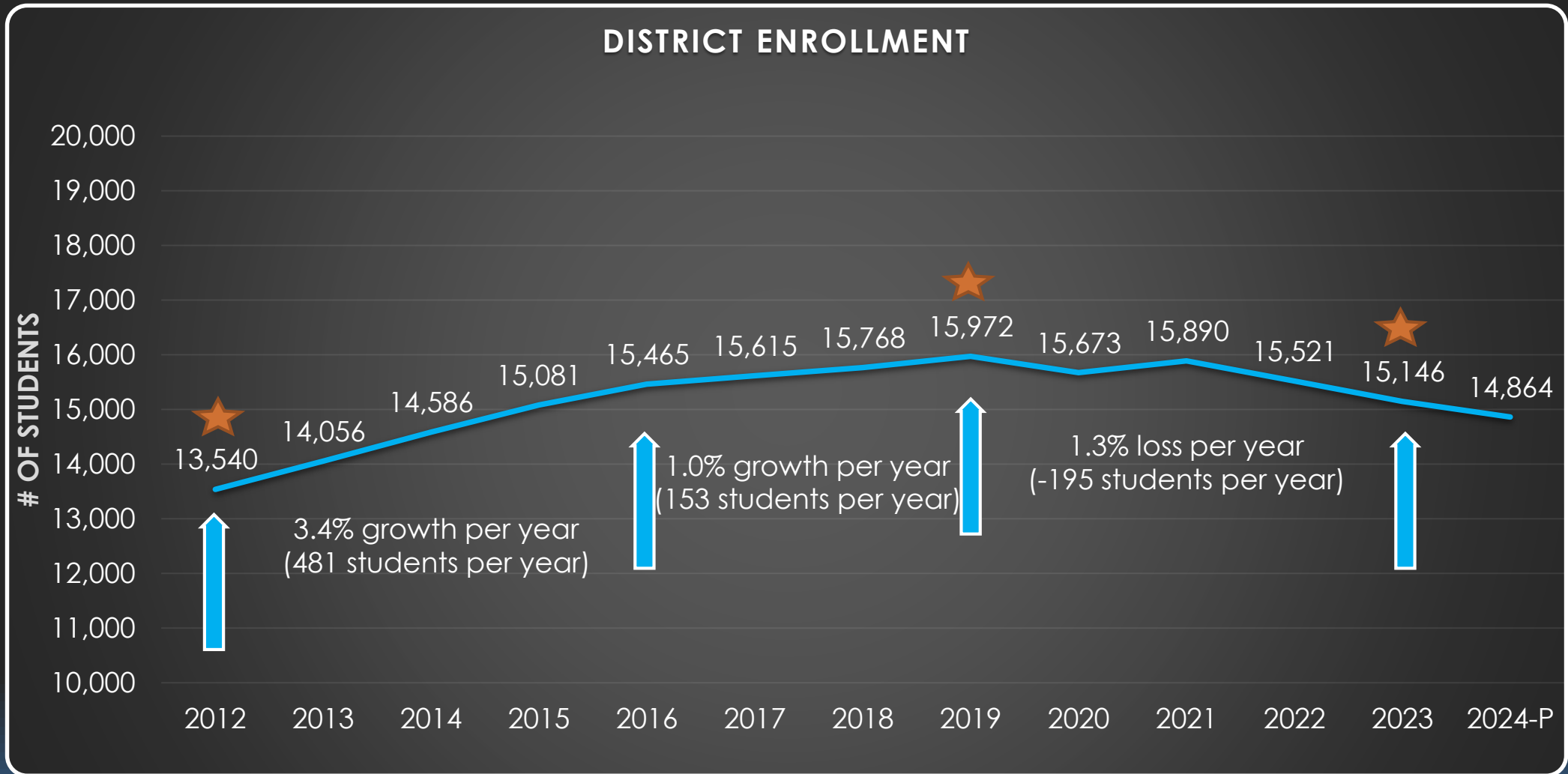
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

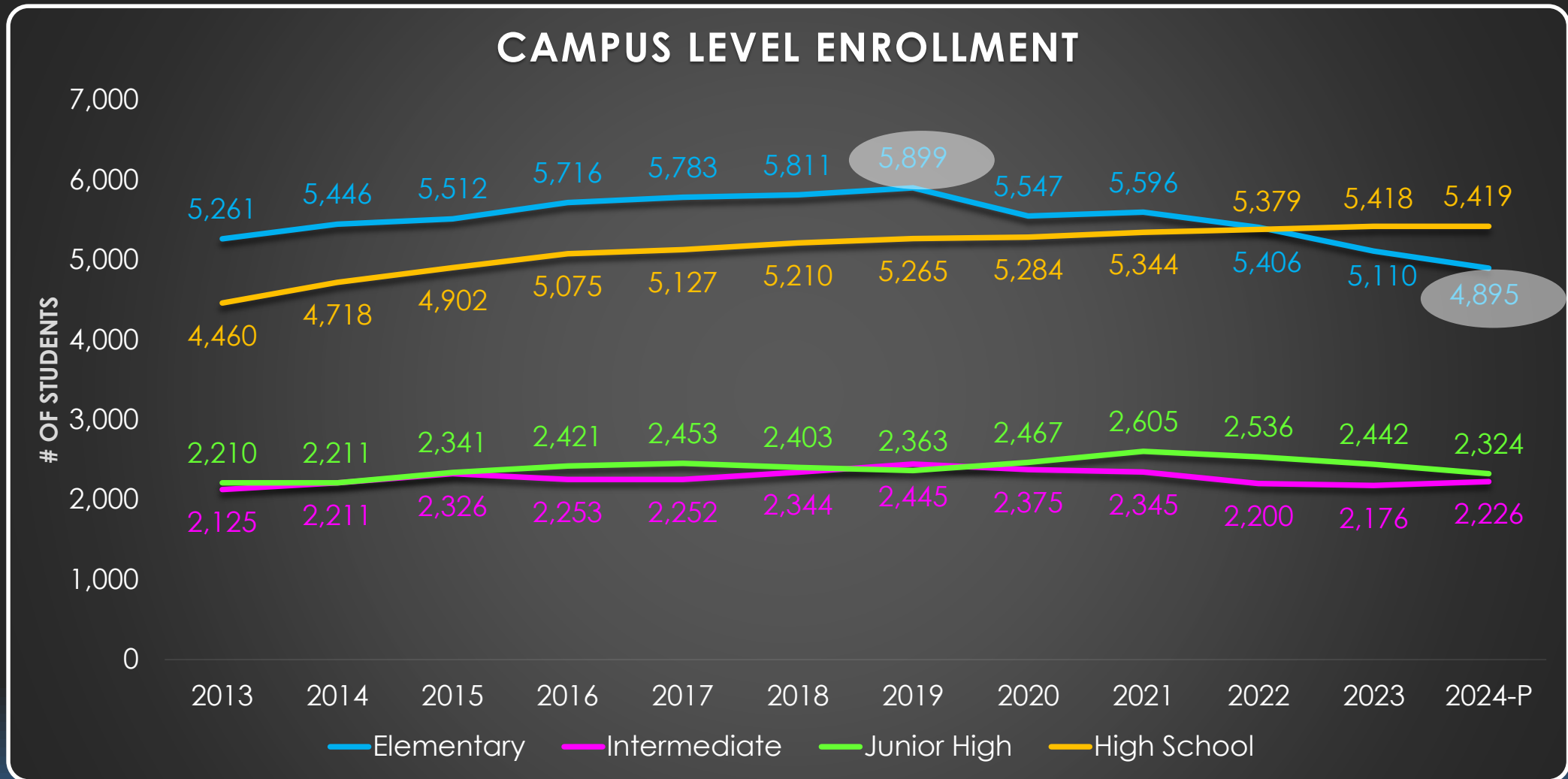
FORECASTING CONSIDERATIONS

- 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

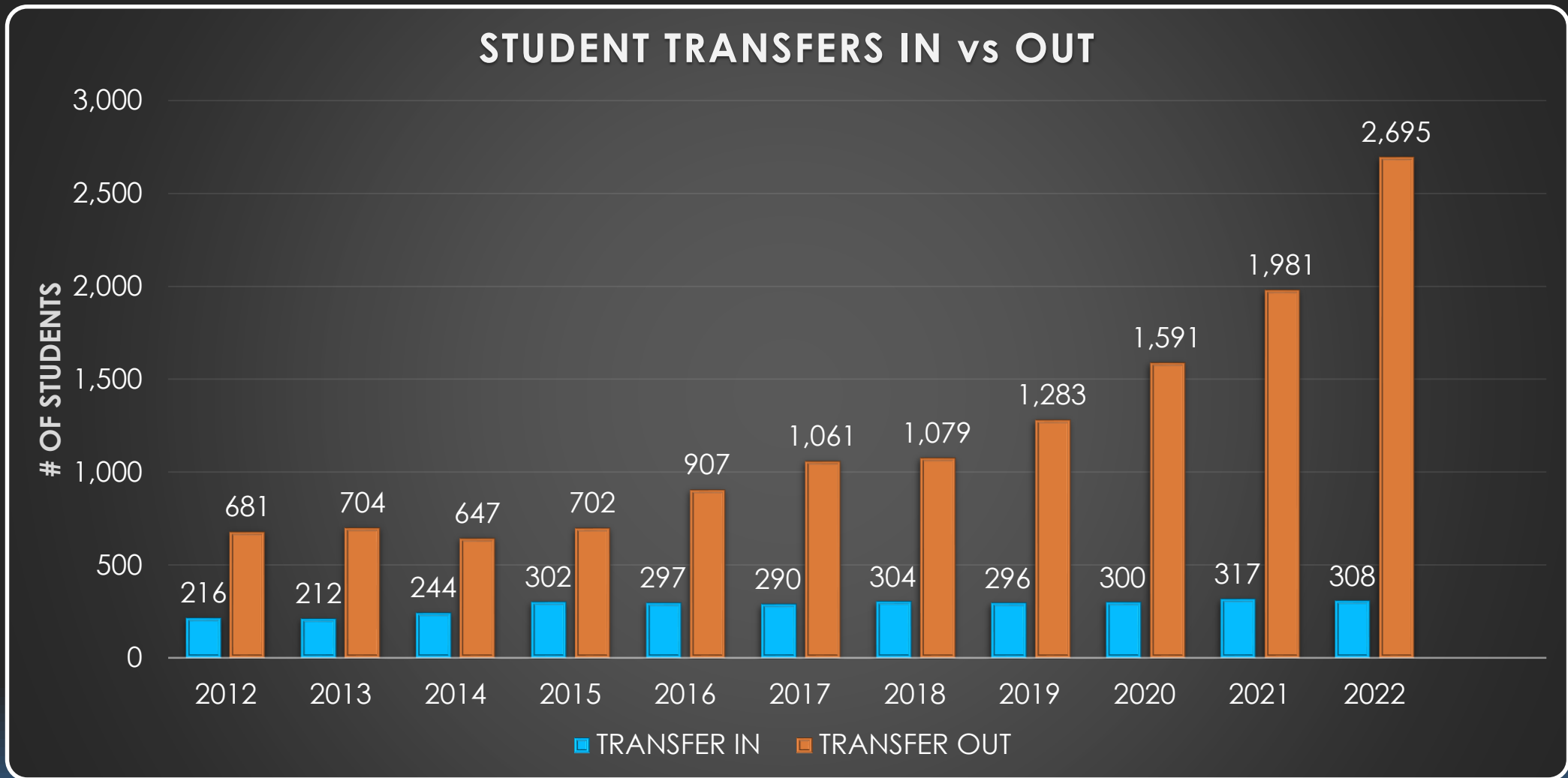
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

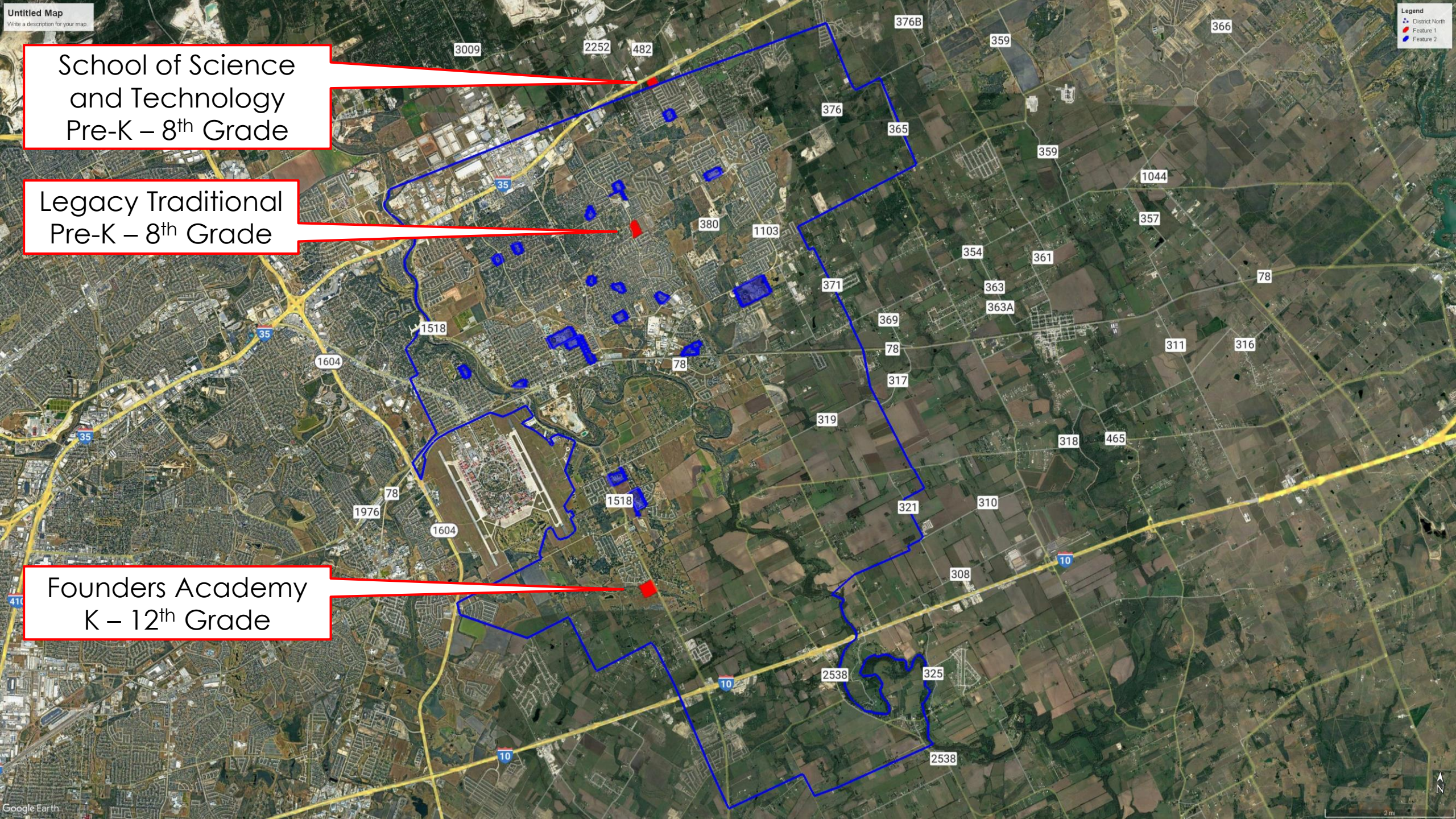
STUDENT TRANSFERS IN VS. OUT



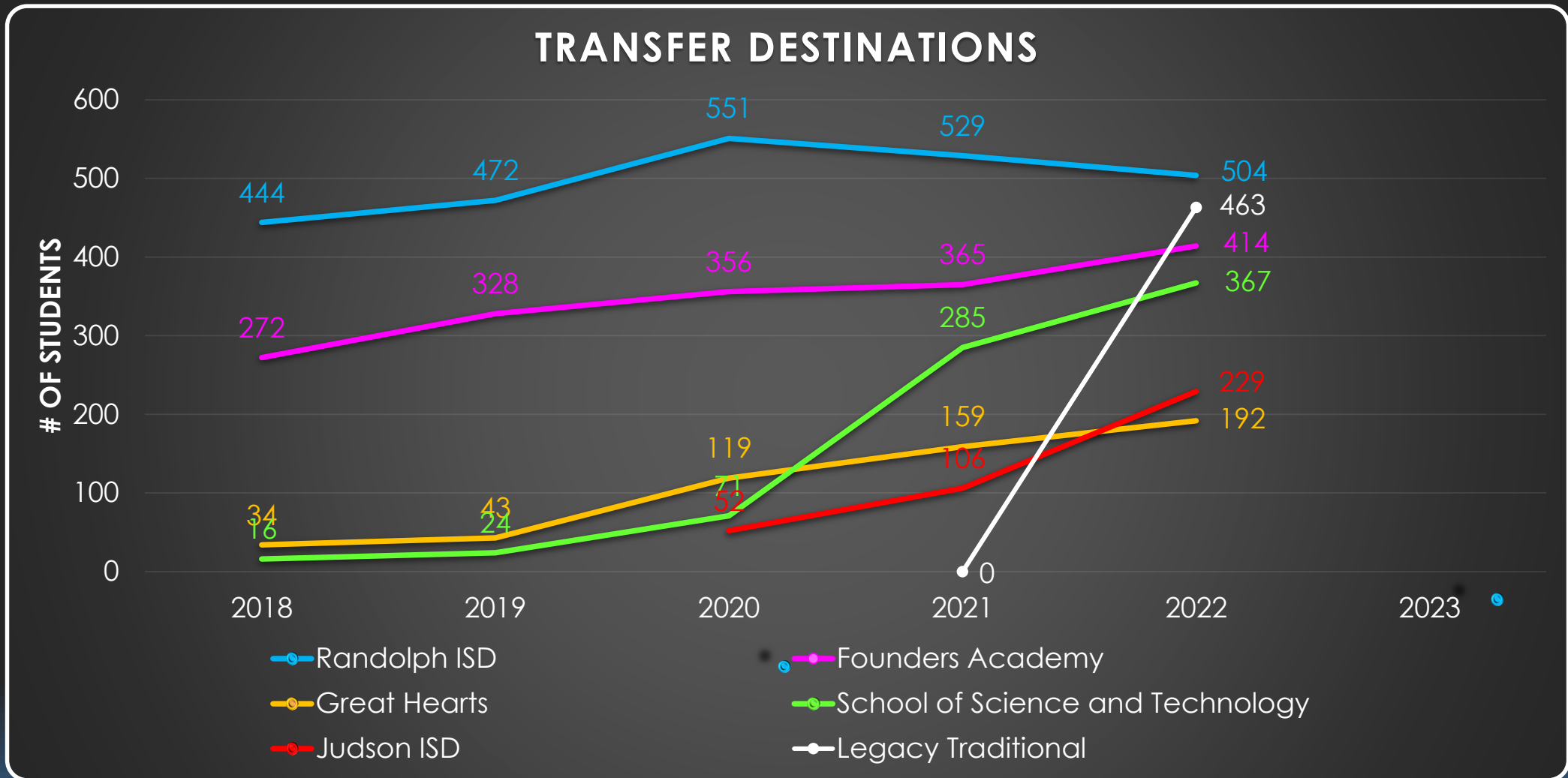
School of Science and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

Founders Academy
K – 12th Grade

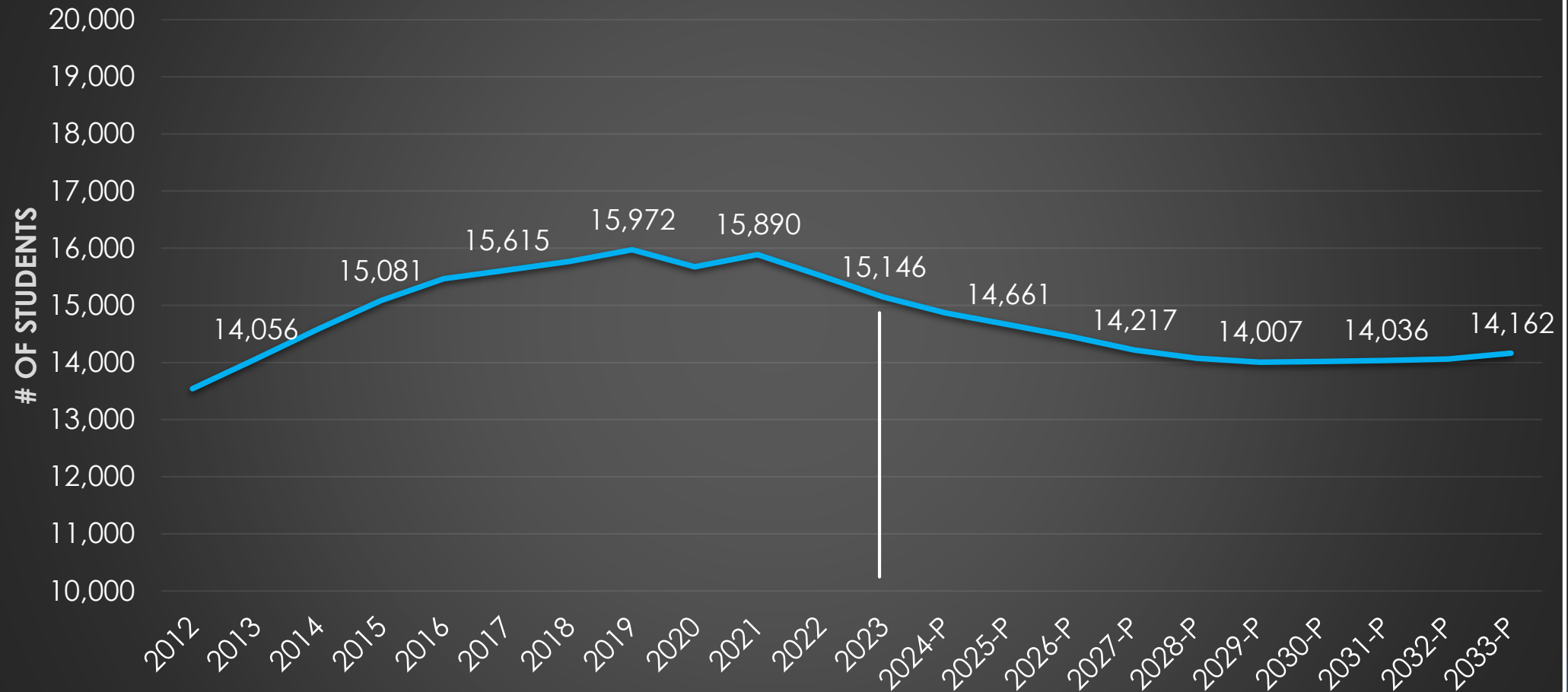


MAIN DESTINATIONS FOR TRANSFERS OUT



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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2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

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

FORECASTING CONSIDERATIONS

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

UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

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

- FUNCTIONAL CAPACITY

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

- MAXIMUM CAPACITY

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

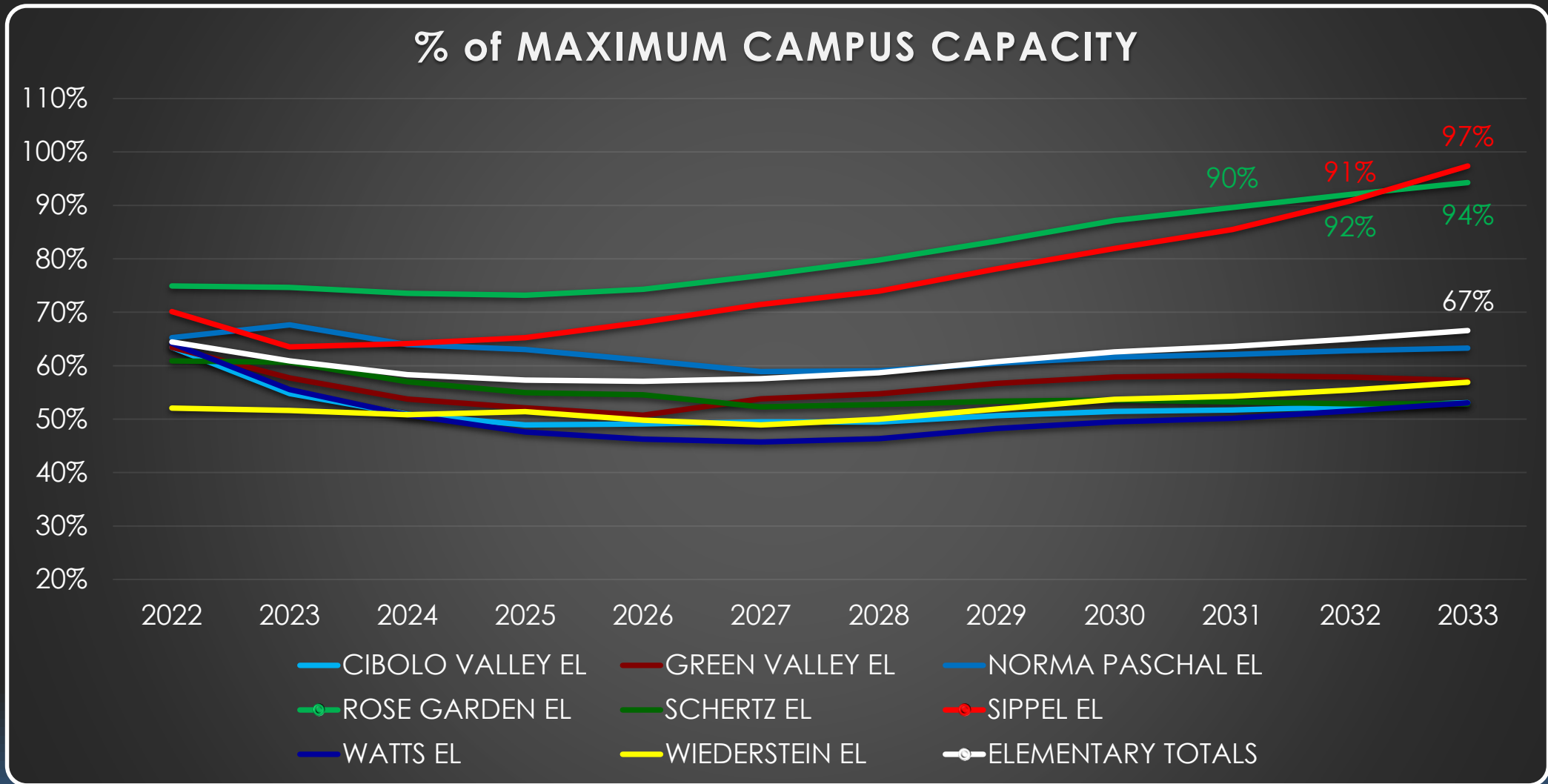
PLANNING USING OUR MAXIMUM CAPACITY

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

ELEMENTARY CAPACITIES

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

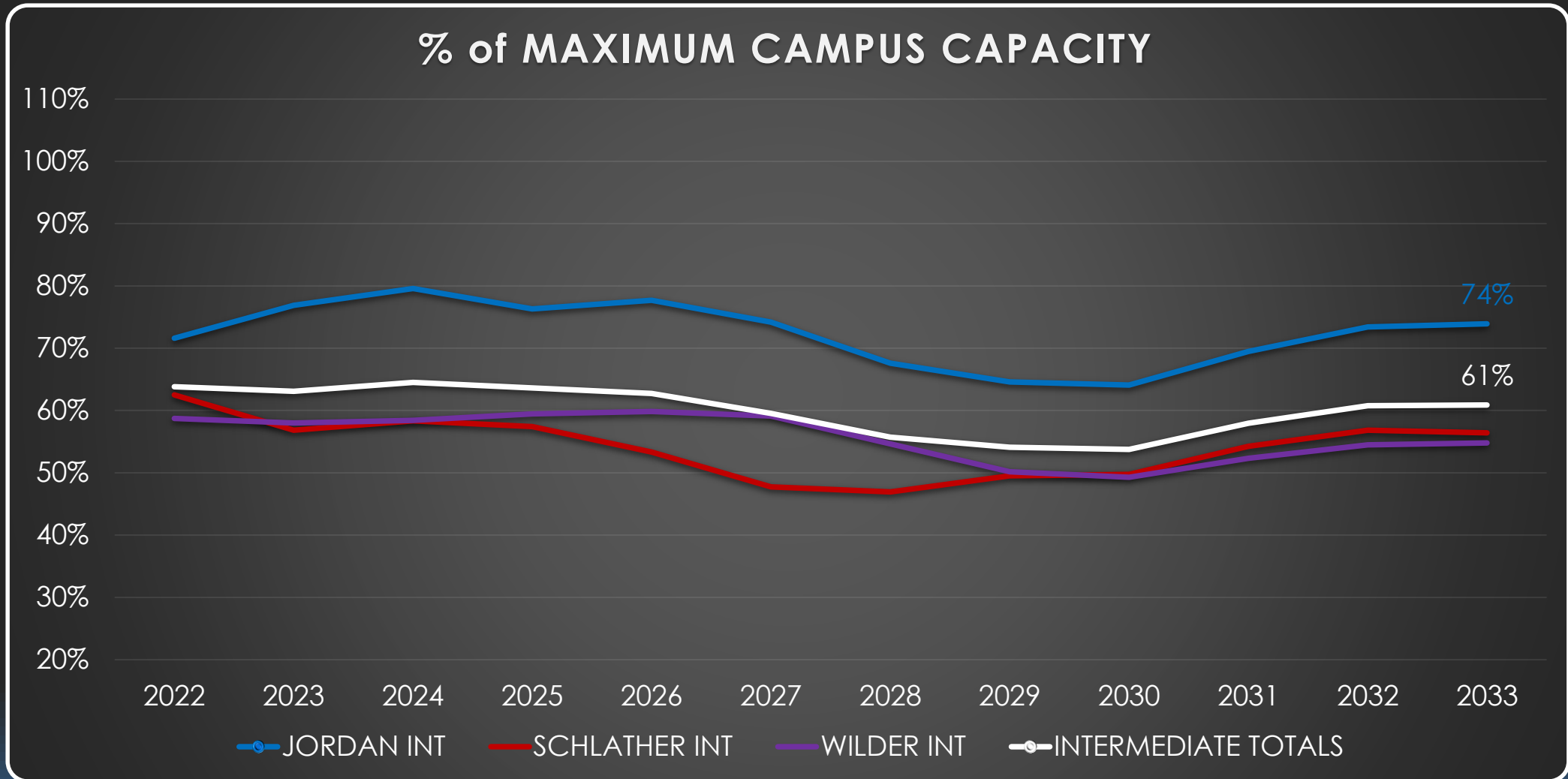
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

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

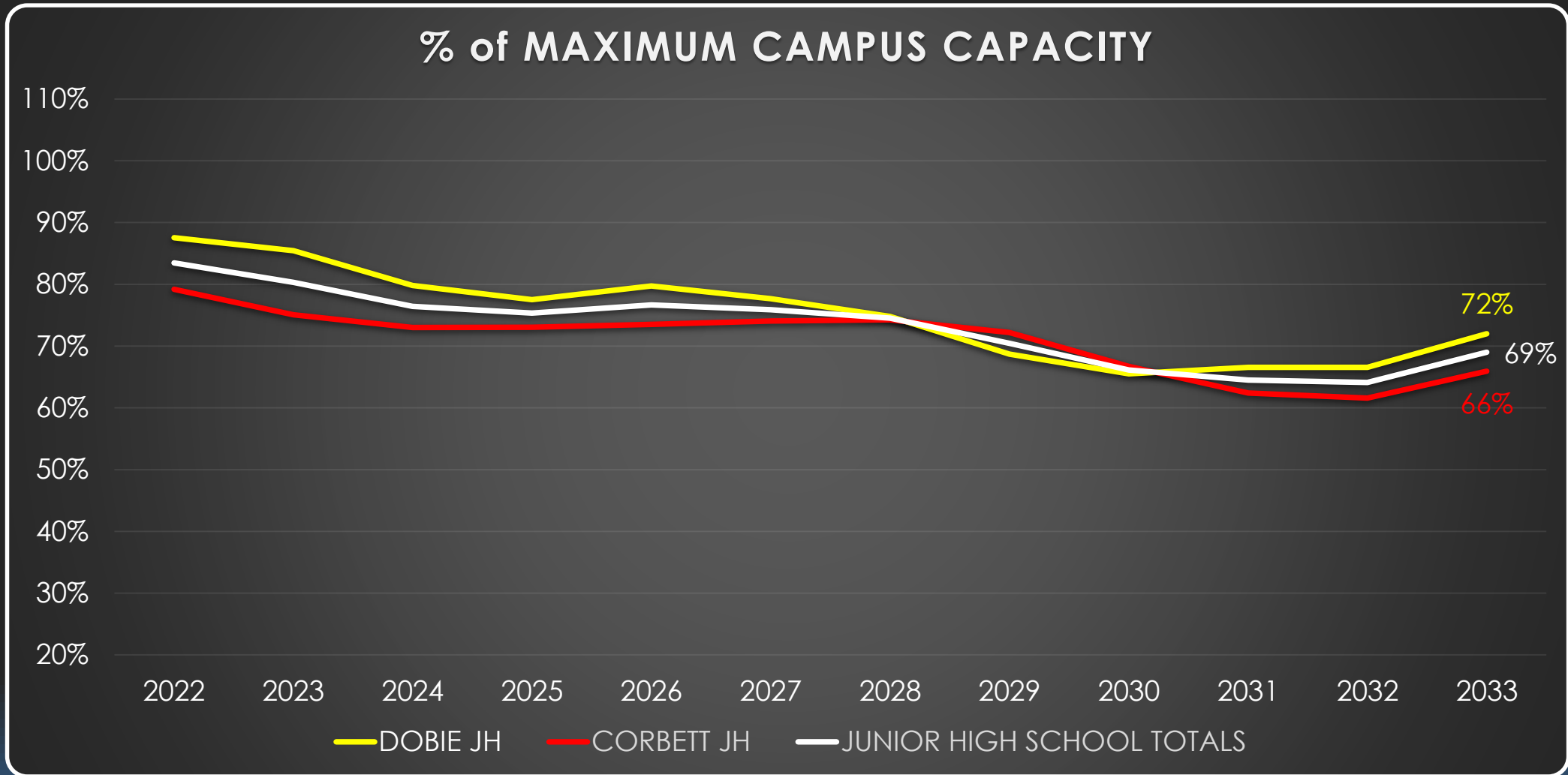
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

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

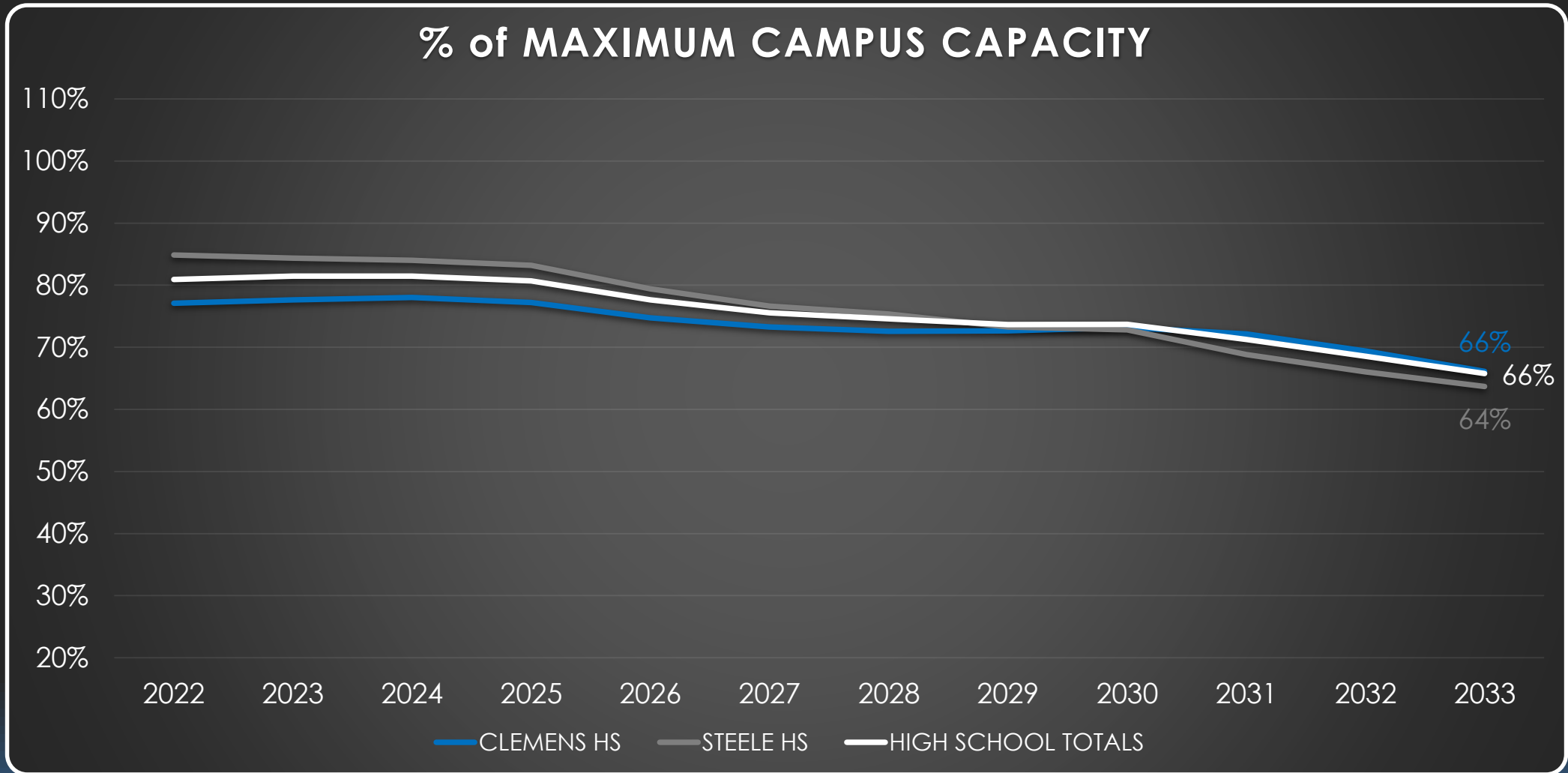
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

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

HIGH SCHOOL CAPACITIES



FORECASTING CONSIDERATIONS

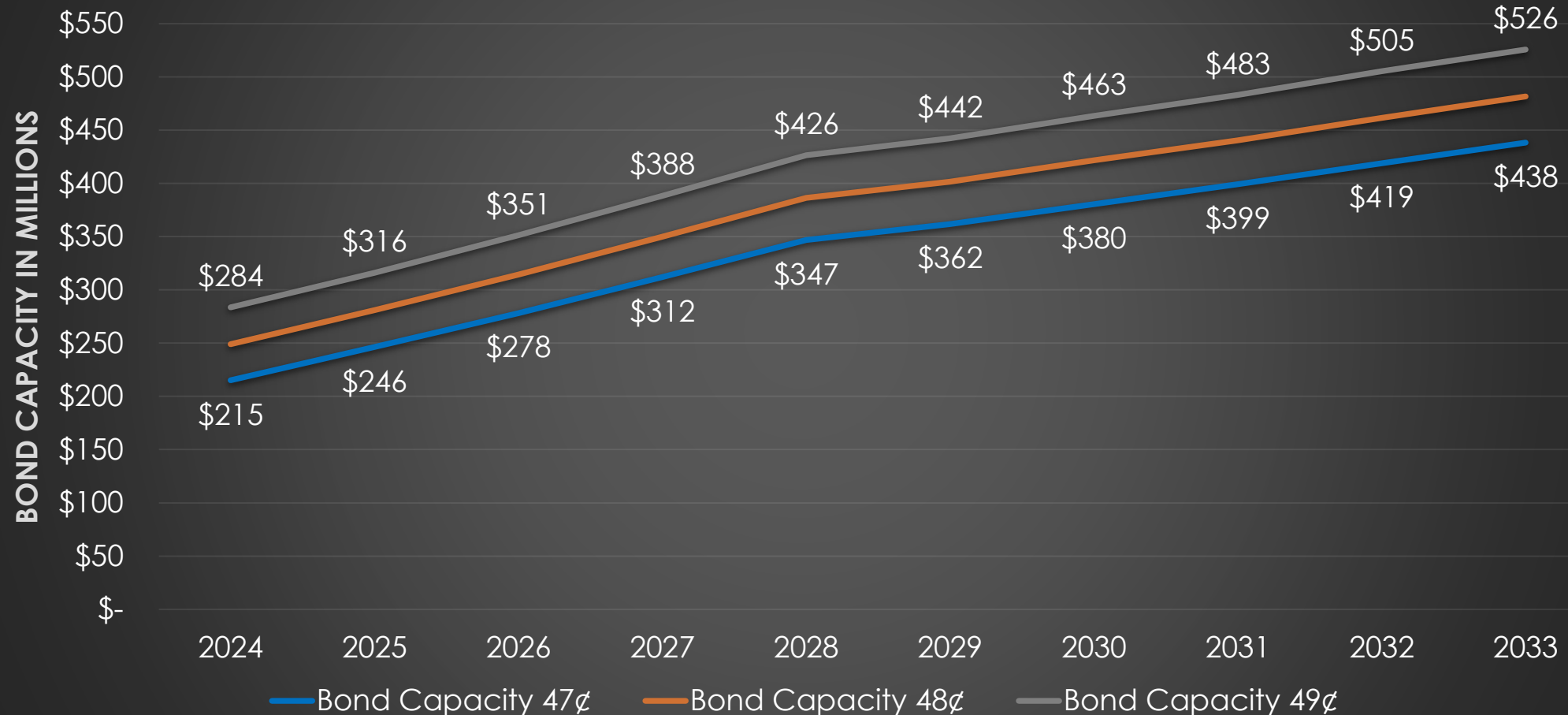
- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

PROJECTING BONDING CAPACITY - SCUC

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

PROJECTED AVAILABLE BOND DOLLARS

SCUC Bond Capacity by Year & Rate



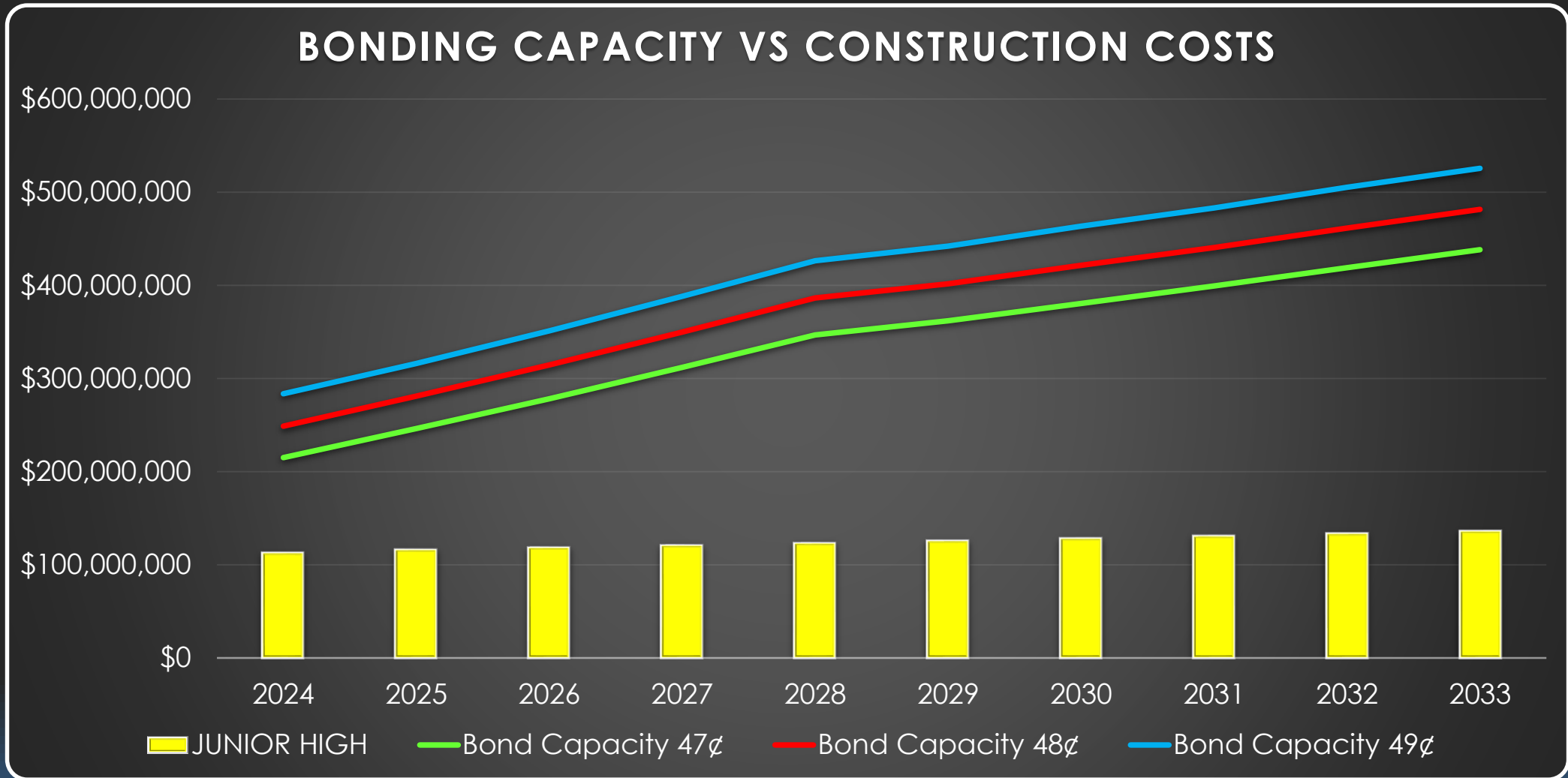
PROJECTING FACILITY COSTS - SCUC

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

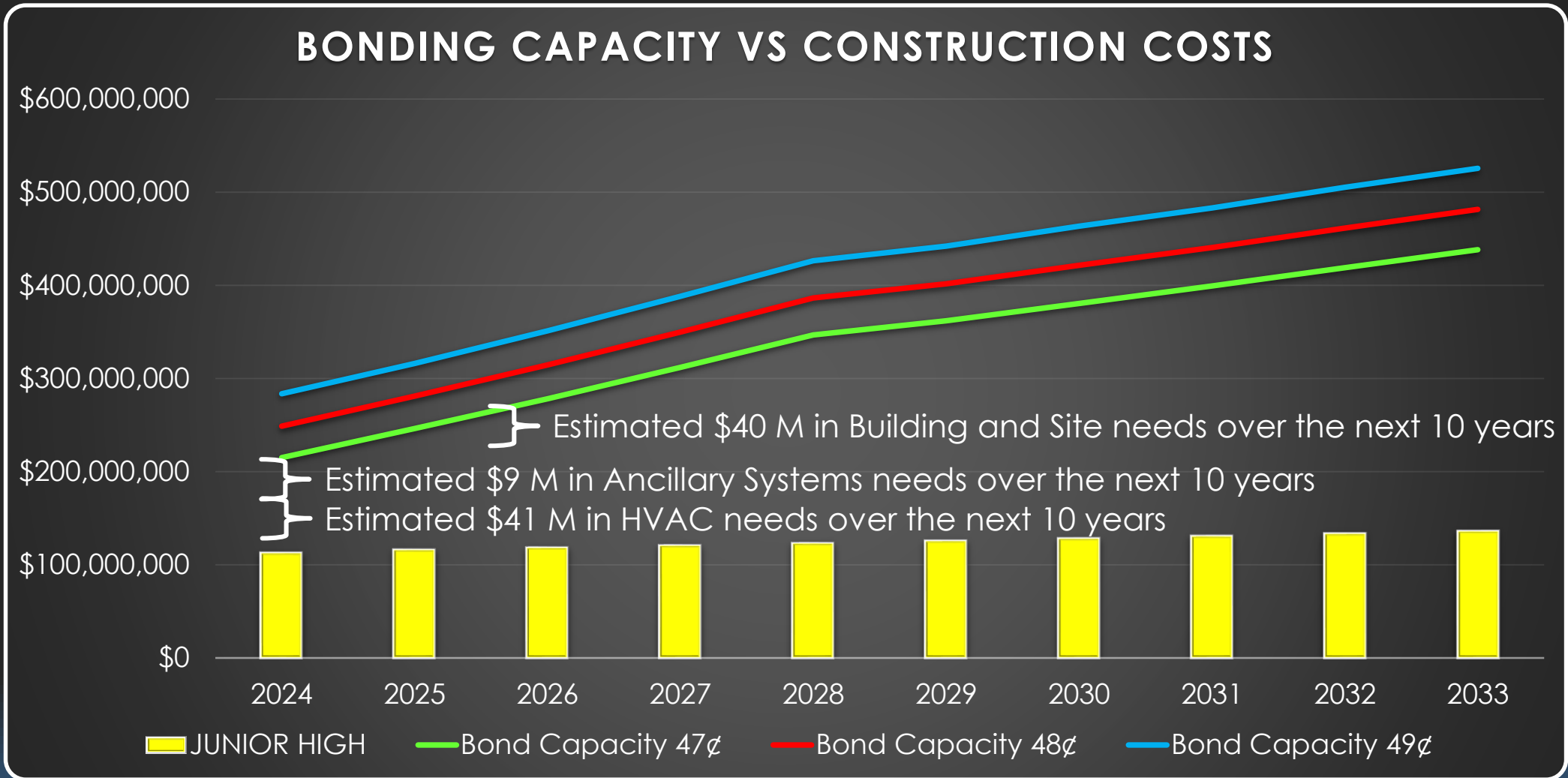
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS....

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

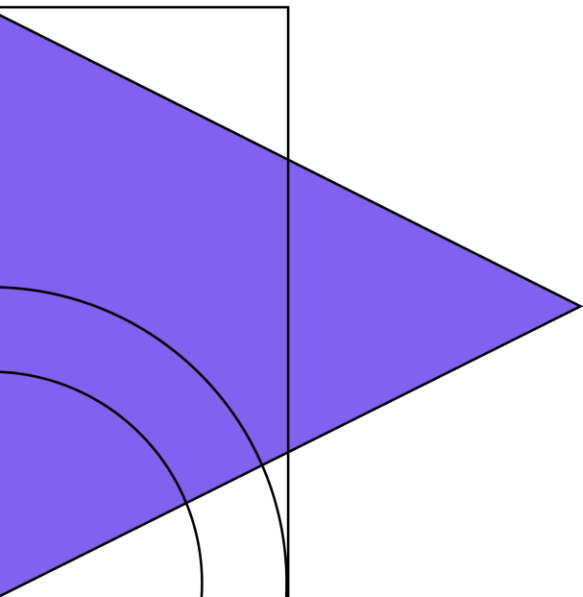
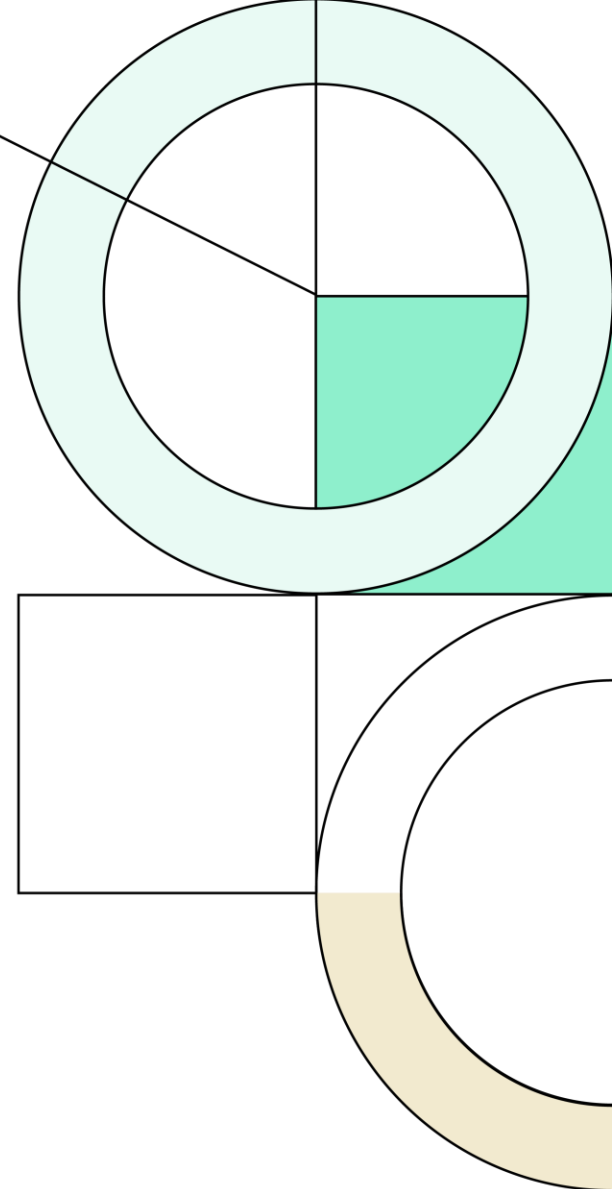
QUESTIONS/COMMENTS





3Q24

Demographic Report





Annual Enrollment Change

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

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

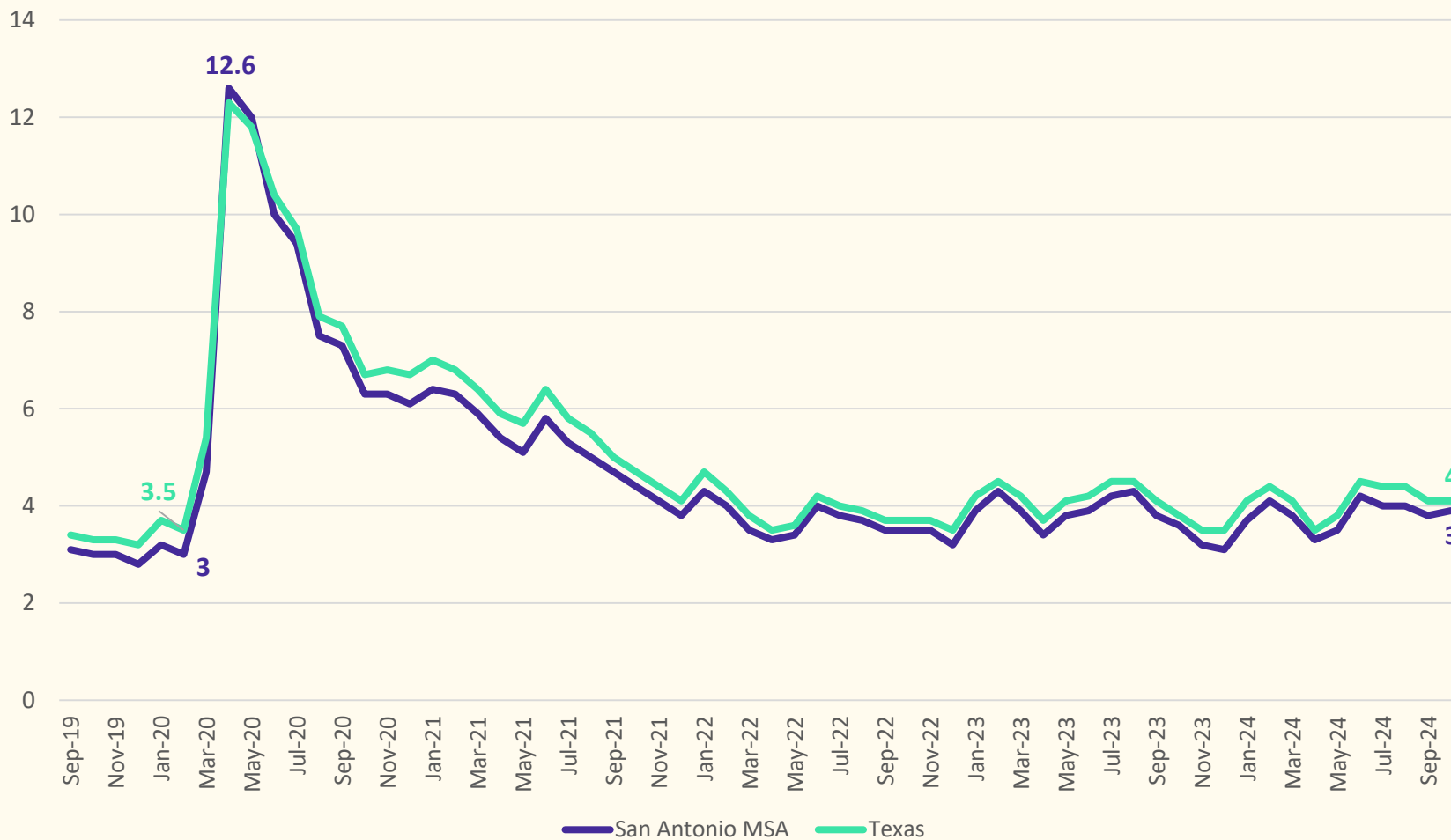
2024/25	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864		
Difference	60	-10	-35	29	-17	-25	13	-2	-14	34	56	-24	40	-23	82		
	18.5%	-1.1%	-3.4%	2.8%	-1.6%	-2.2%	1.1%	-0.2%	-1.1%	2.8%	4.3%	-1.7%	3.1%	-1.8%	0.5%		

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

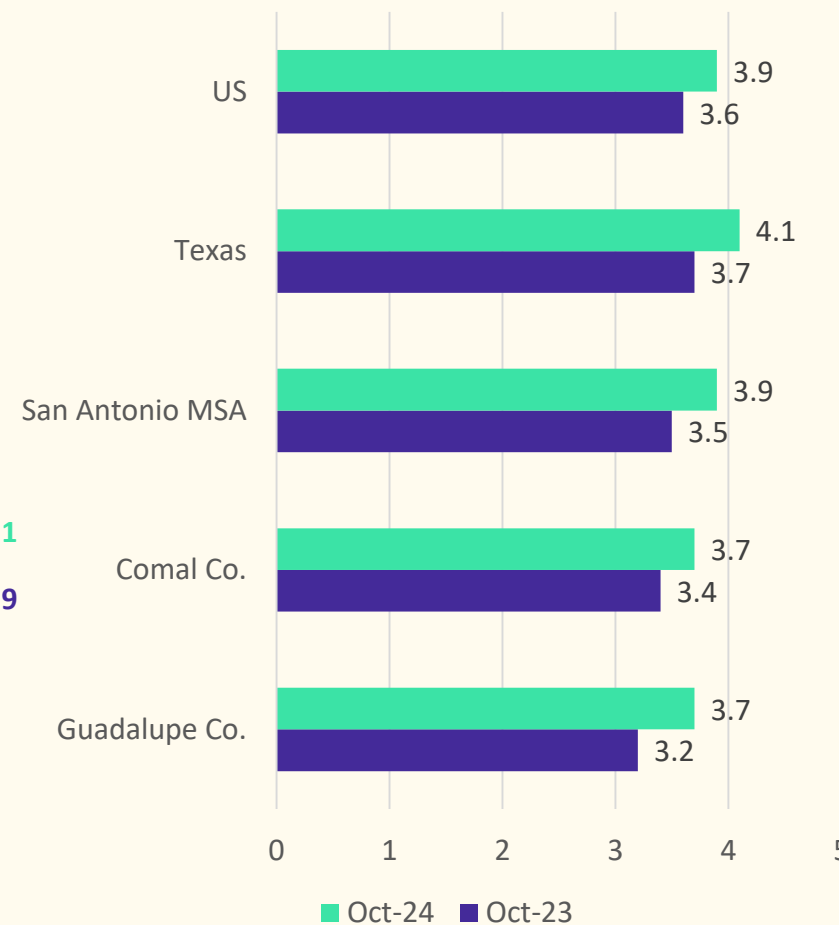


Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year





Housing Activity by MSA



Top 25 Housing Starts Markets (3Q2024)

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

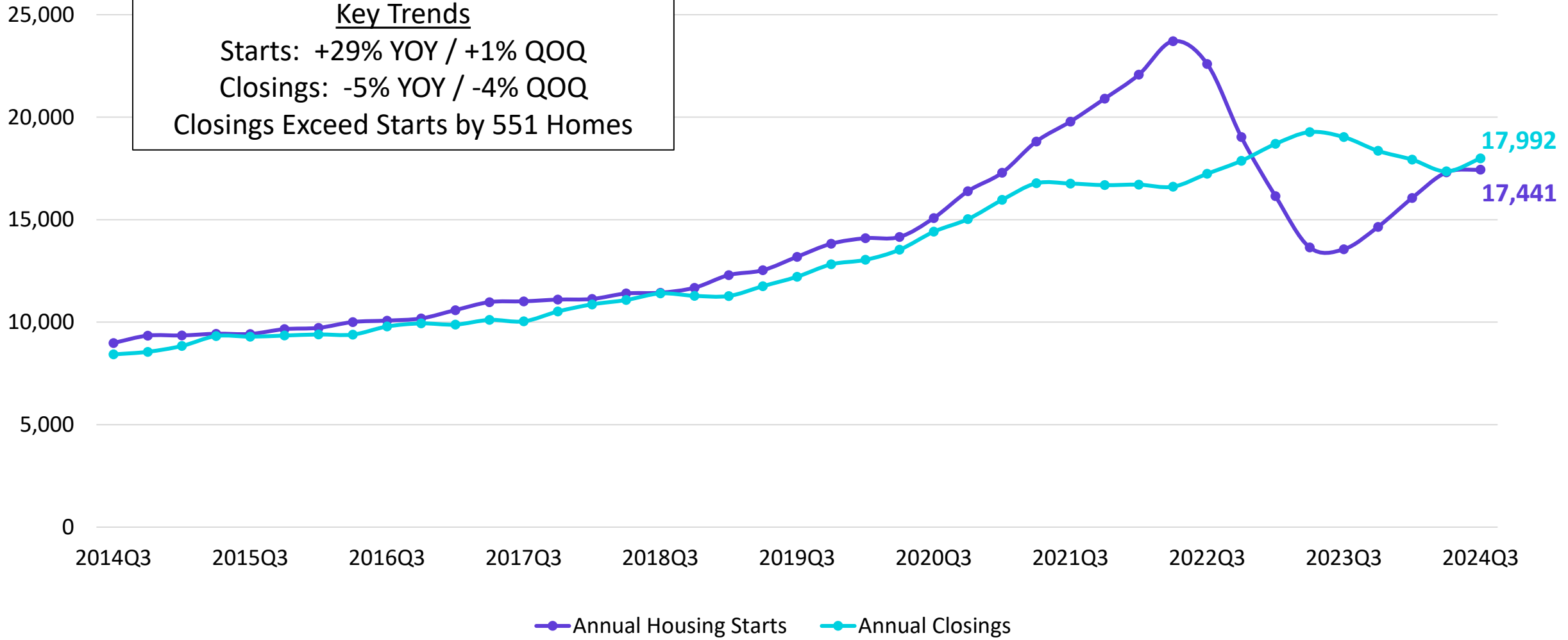
Source: Zonda



San Antonio New Home Closings

Annual Housing Starts vs. Annual Closings

Key Trends
 Starts: +29% YOY / +1% QOQ
 Closings: -5% YOY / -4% QOQ
 Closings Exceed Starts by 551 Homes



Annual Housing Starts Annual Closings



San Antonio New Home Ranking Report

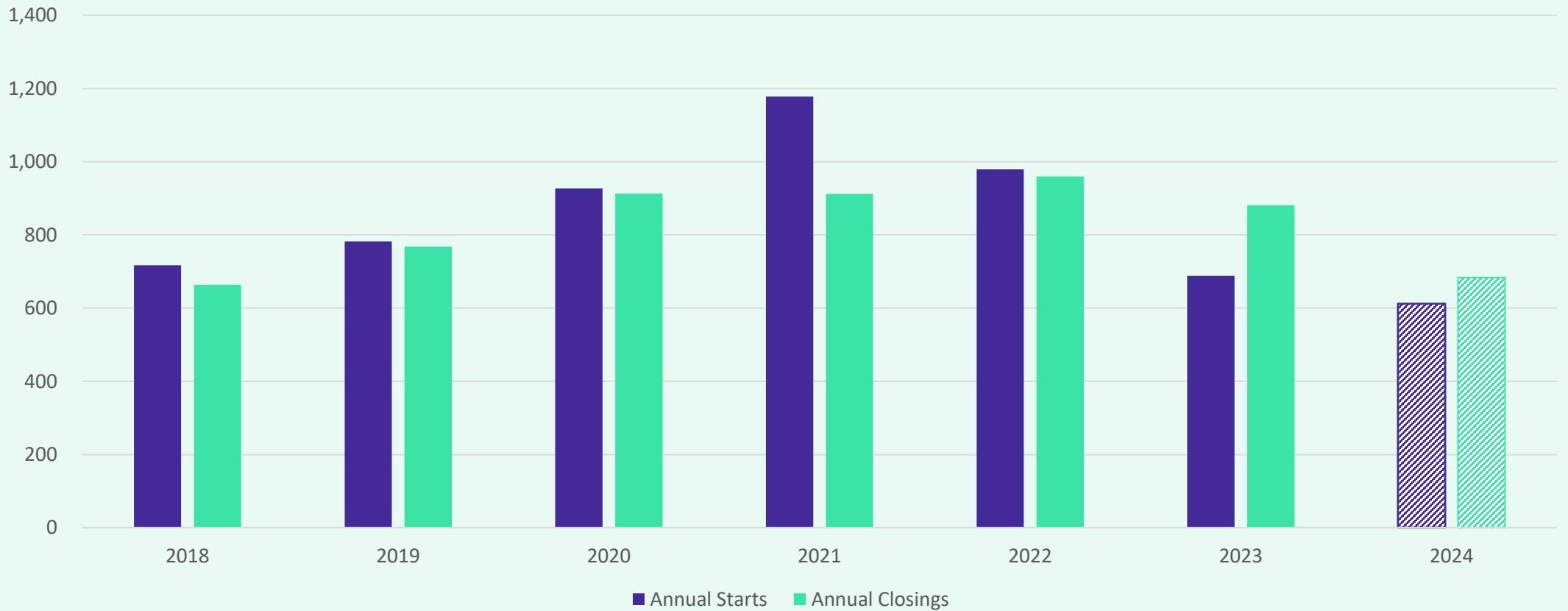
ISD Ranked by Annual Closings – 3Q24

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

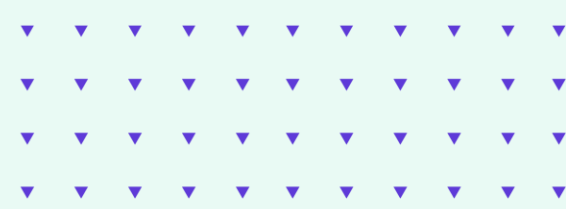


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	
Total	717	782	927	1,178	979	688	612

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

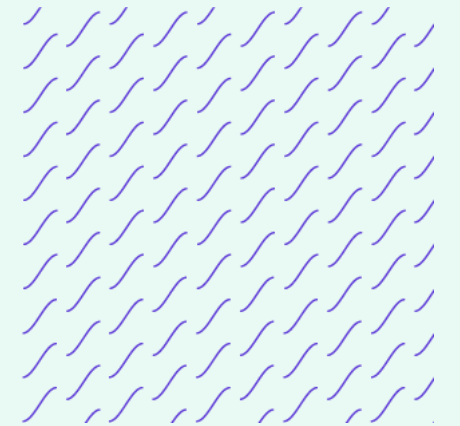


District Housing Overview by Elementary Zone



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

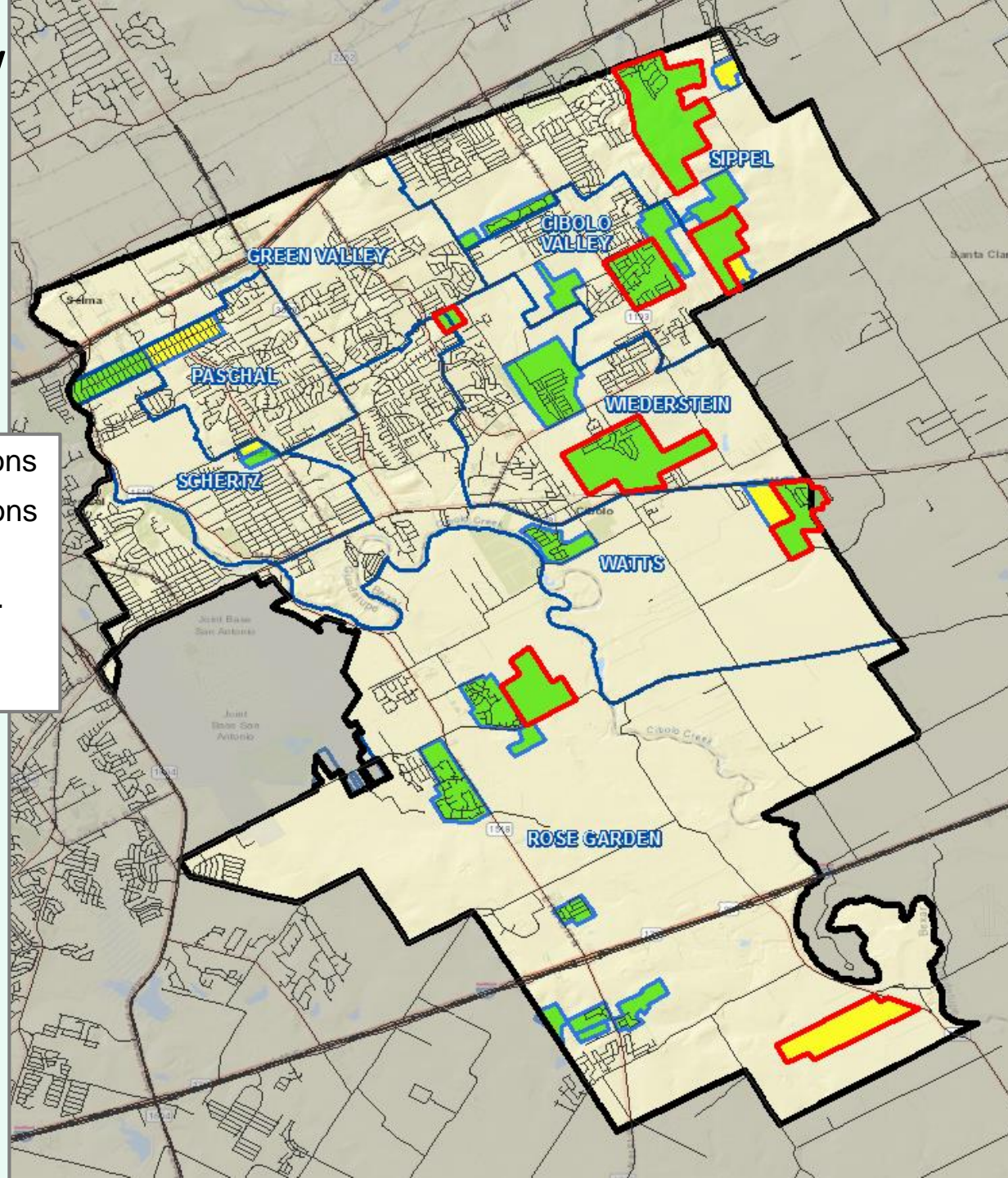




District Housing Overview

- 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

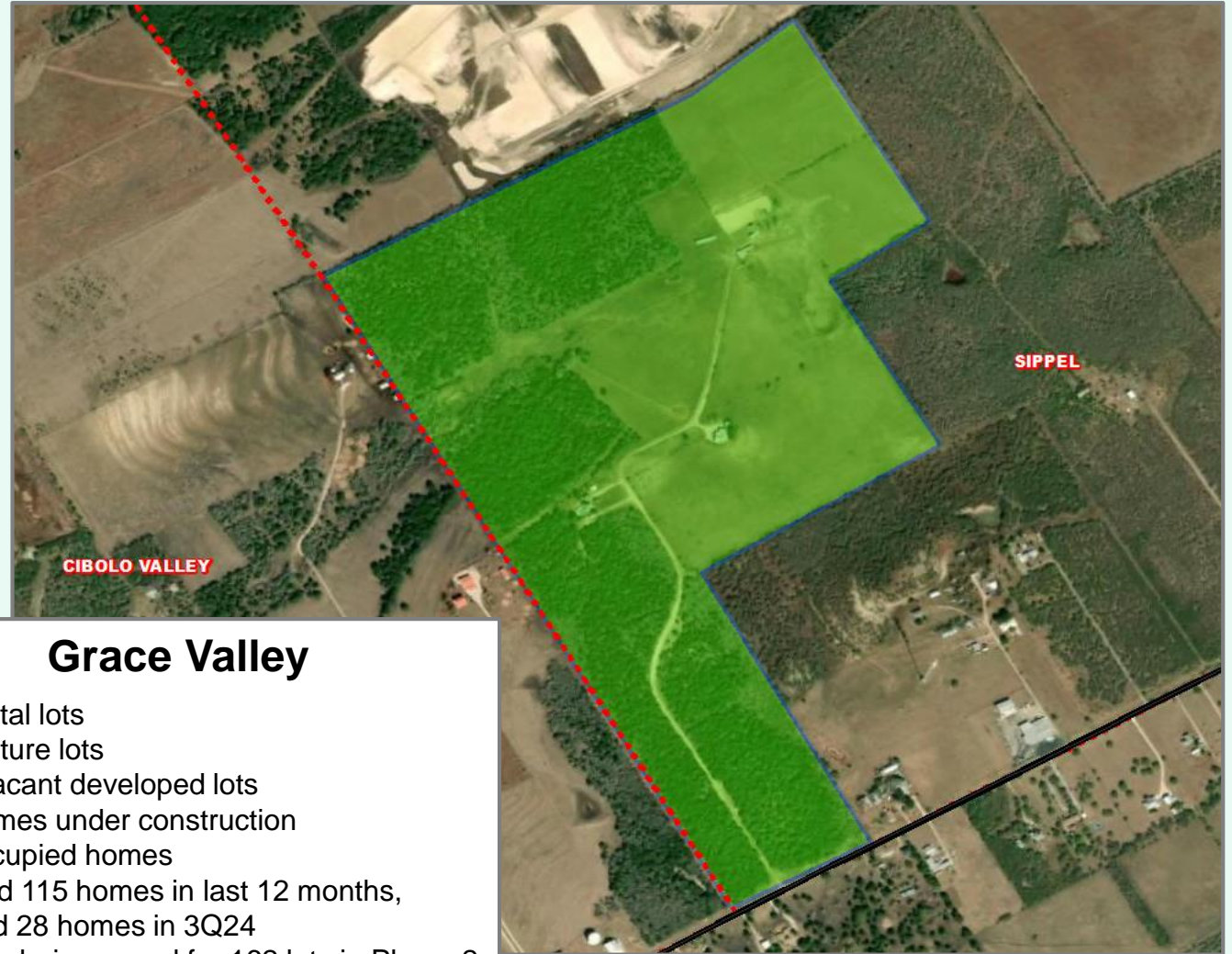
-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





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

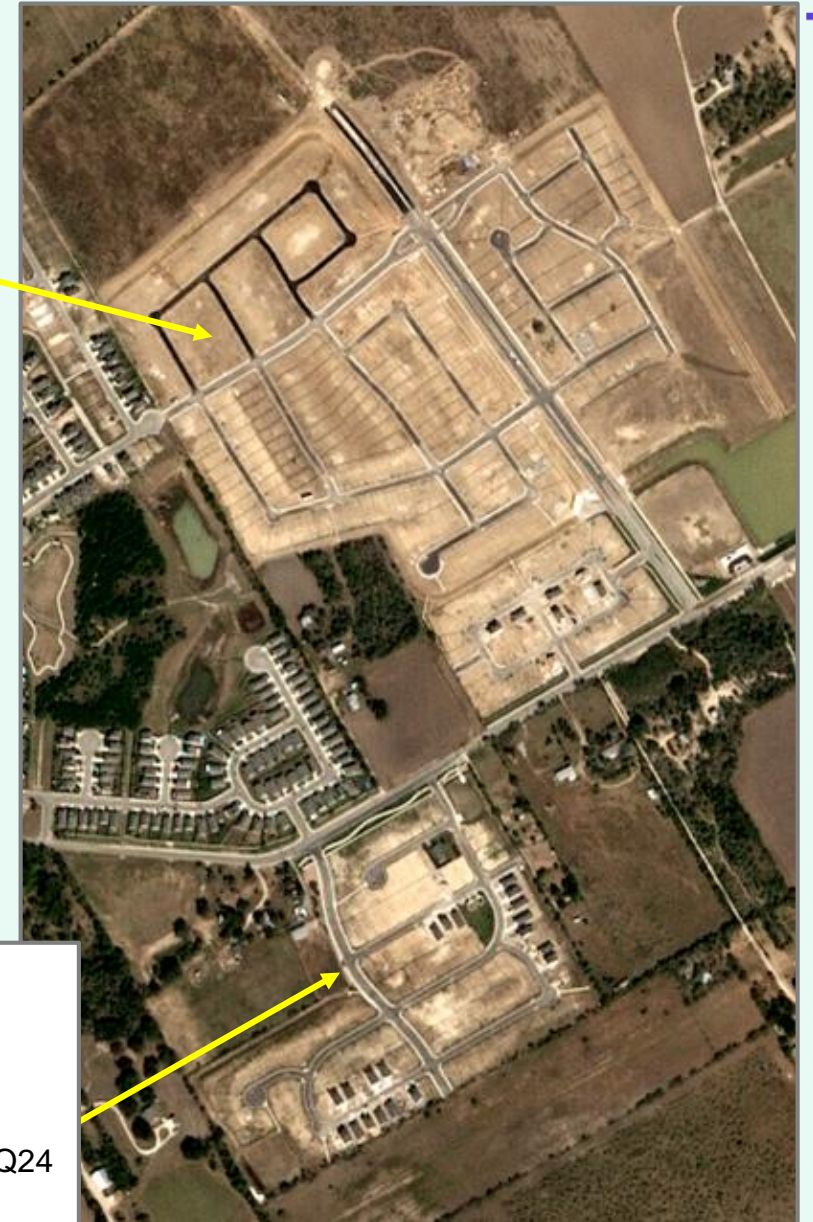


Residential Activity

Saddlebrook Ranch

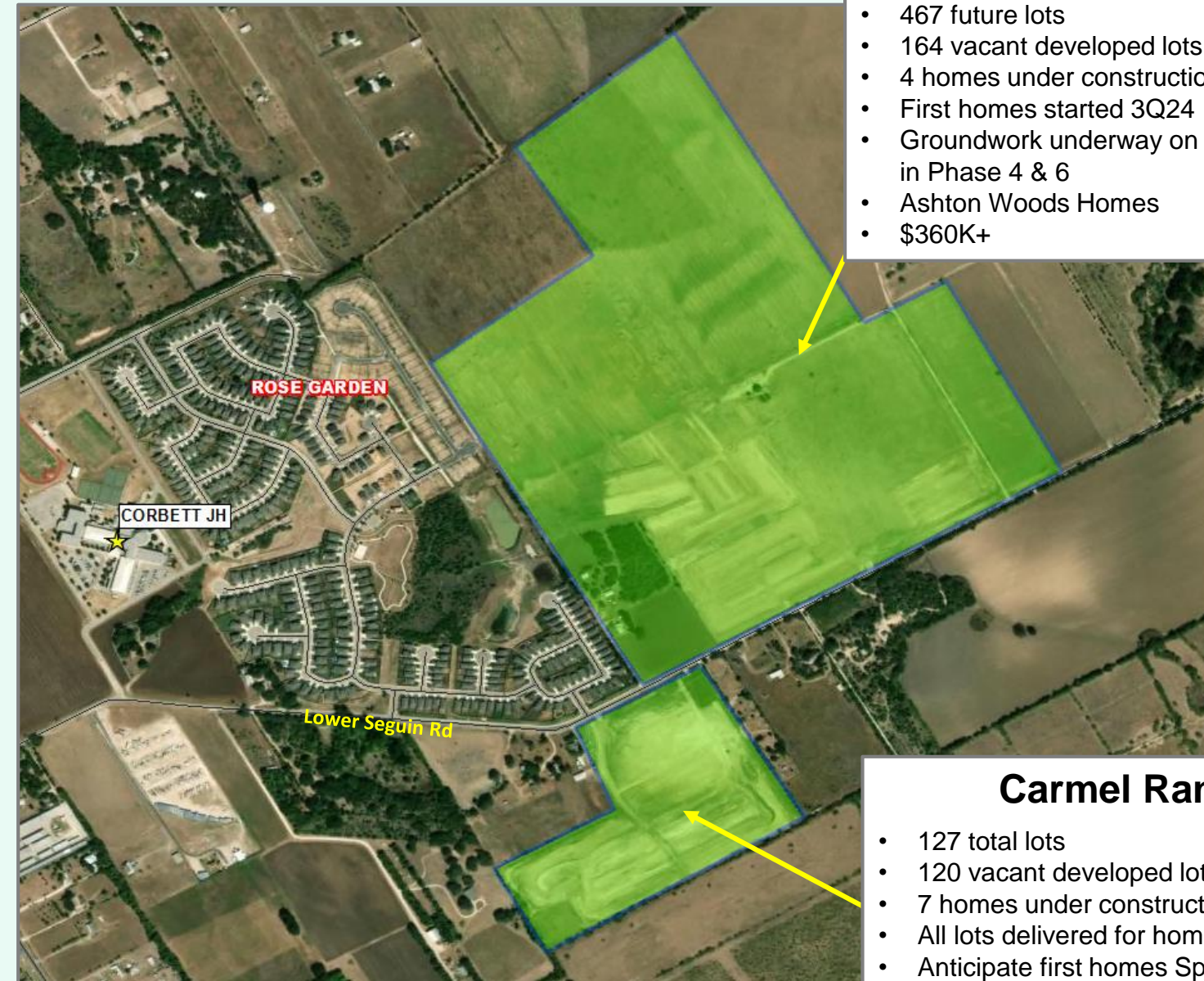
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- \$360K+

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



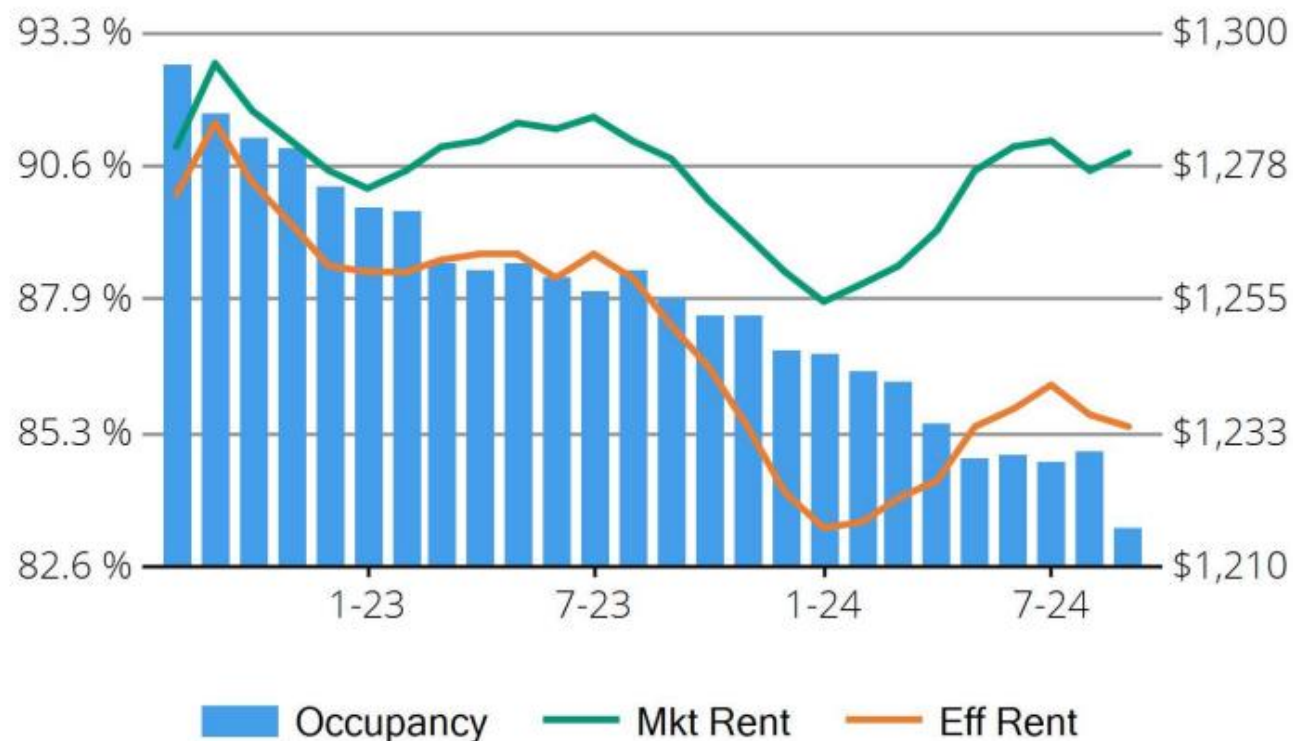
Housing Market Trends: Multi-family Market- September 2024



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%

San Antonio, TX



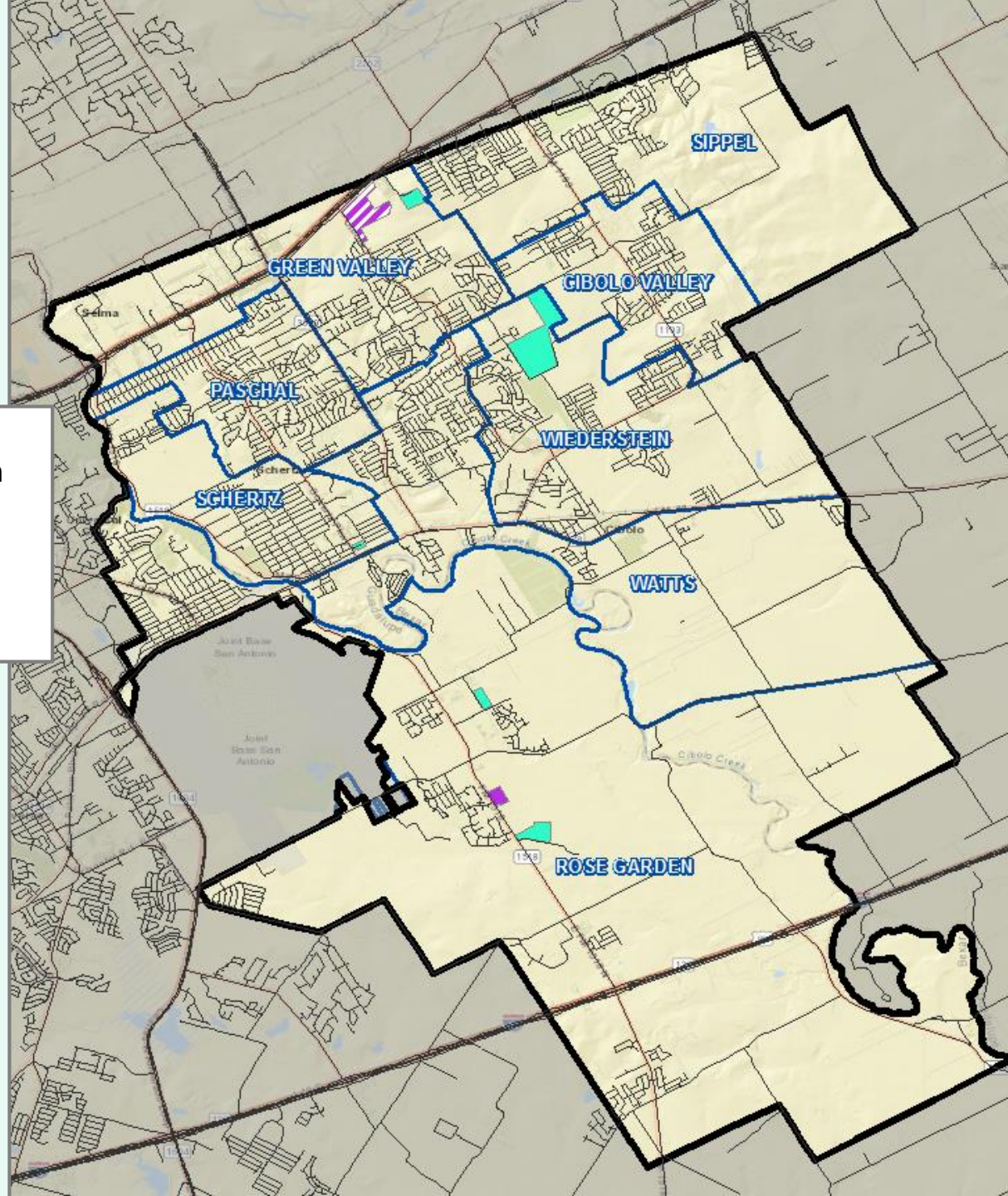


District Multifamily Overview

- 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

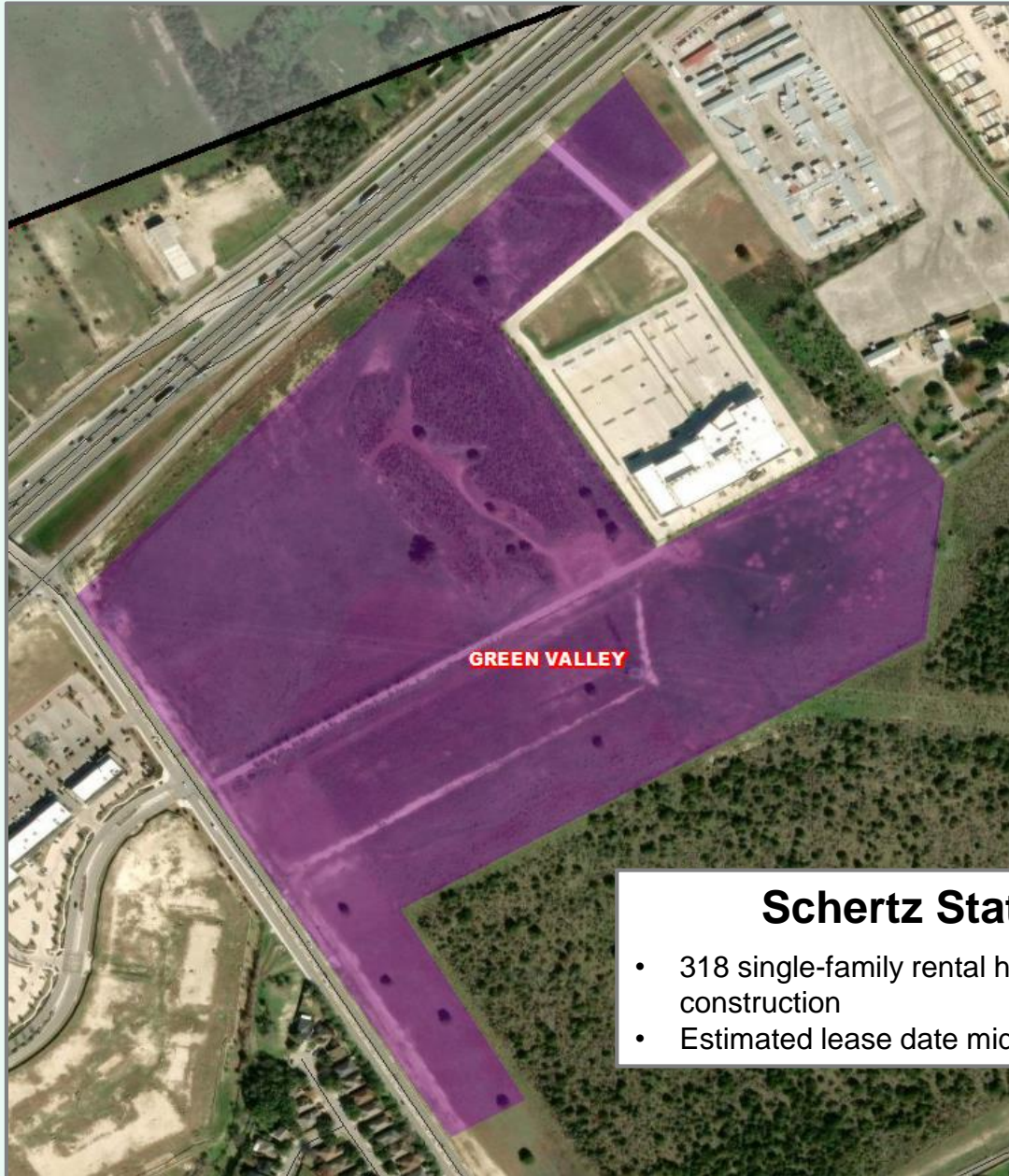
Multifamily Developments

-  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

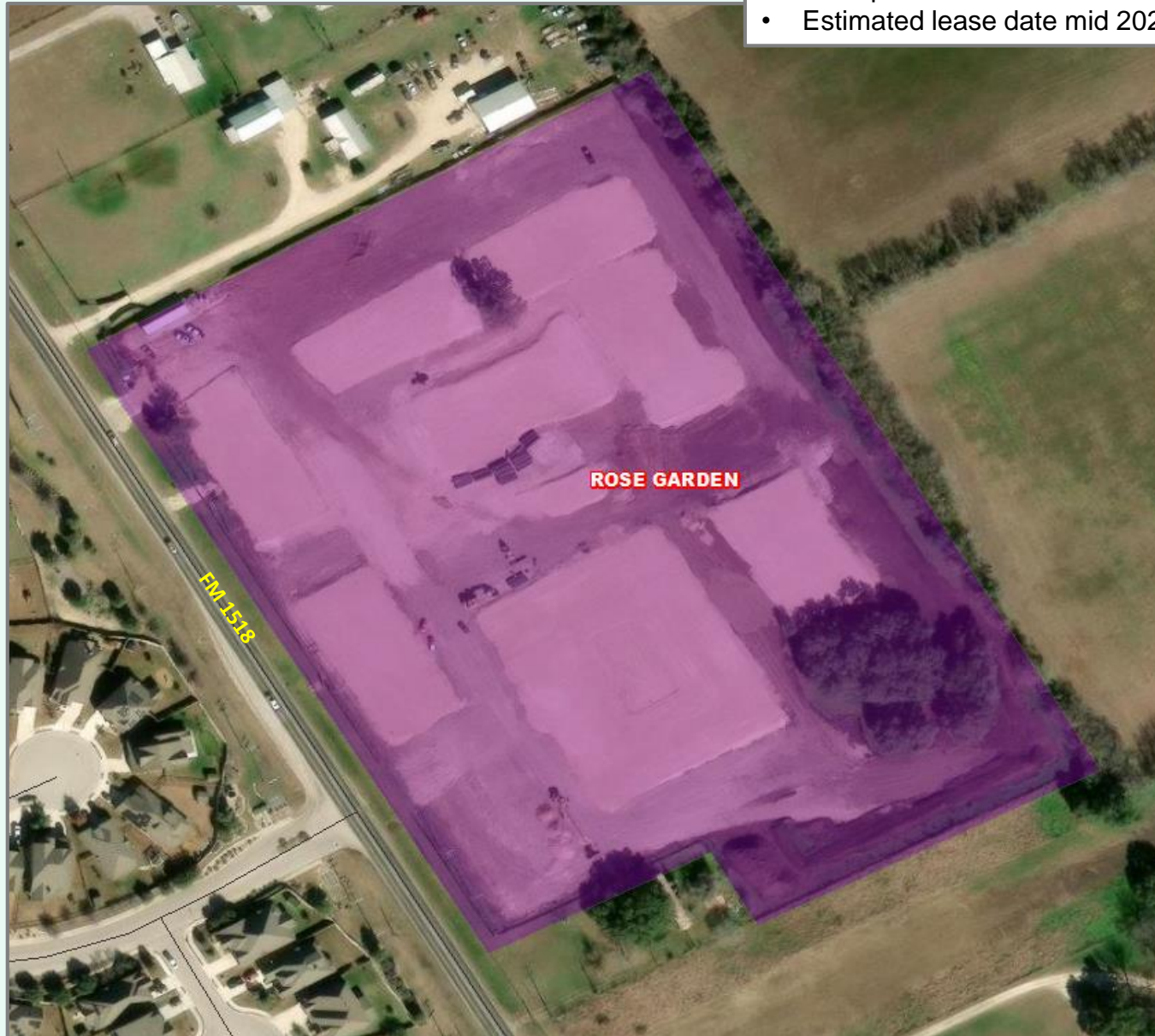




Residential Activity

Aviator 1518

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



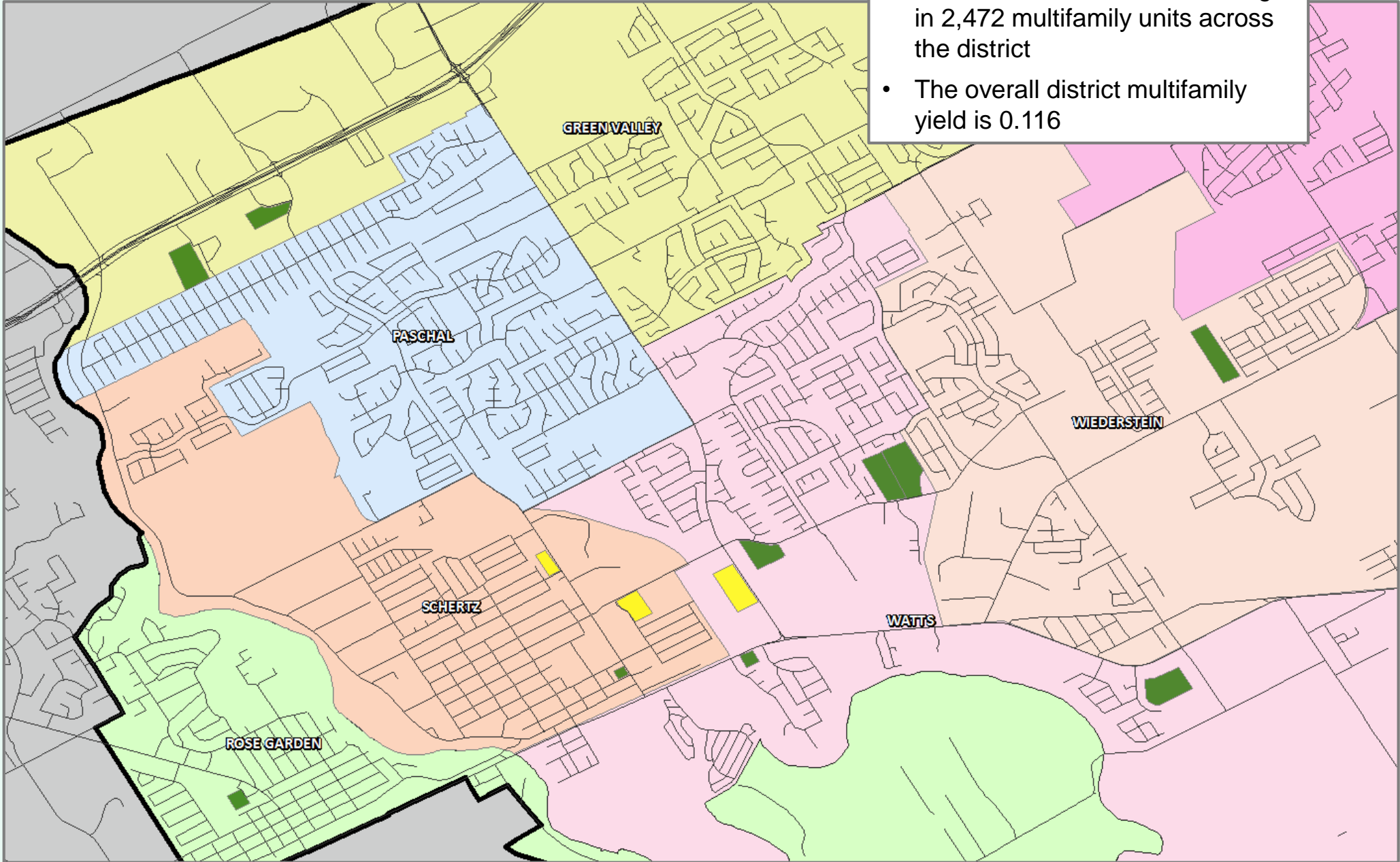
Nov 2024





District Multifamily Yield

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

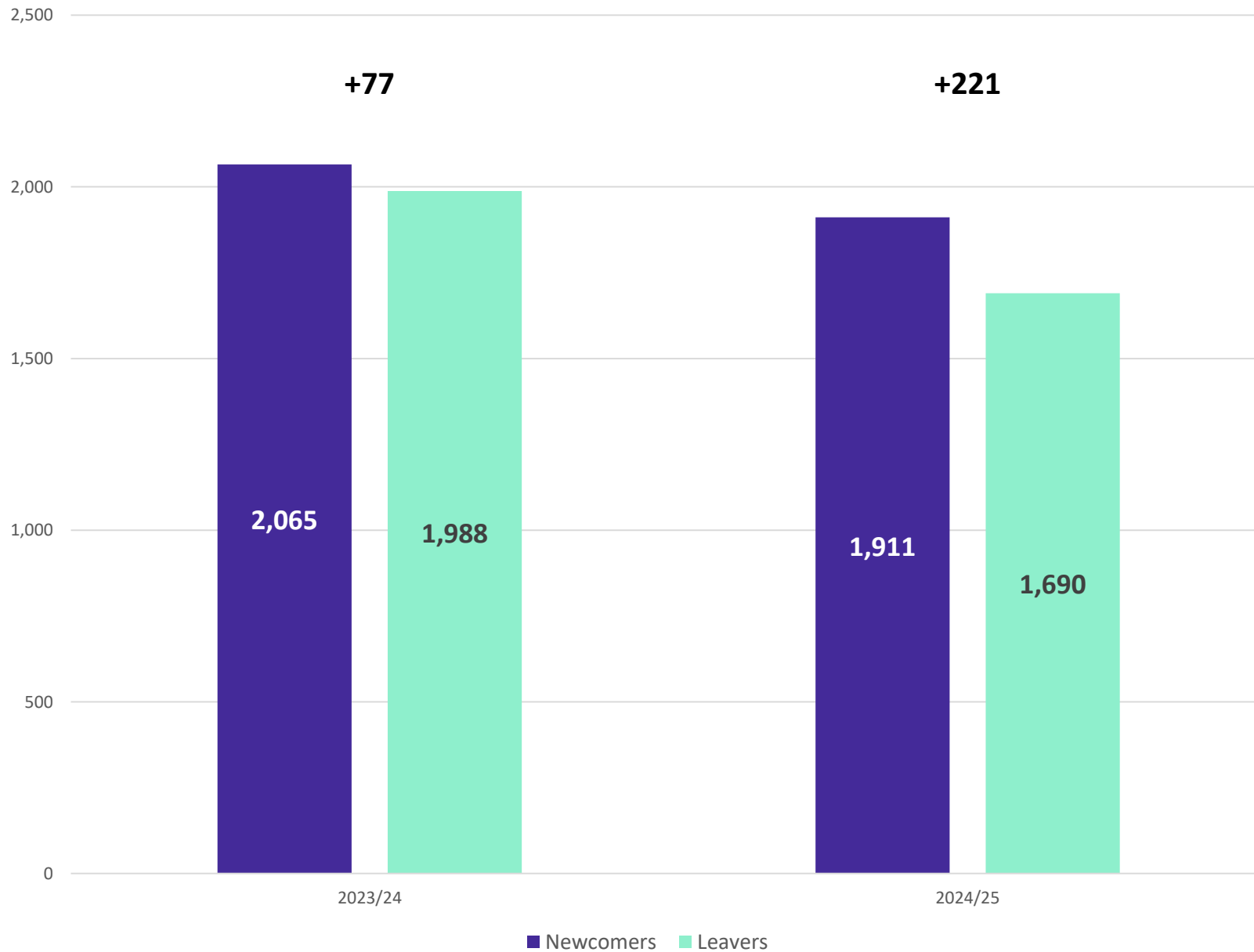


Multifamily Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

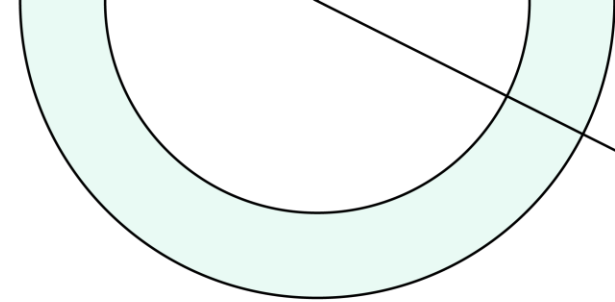


Newcomers and Leavers

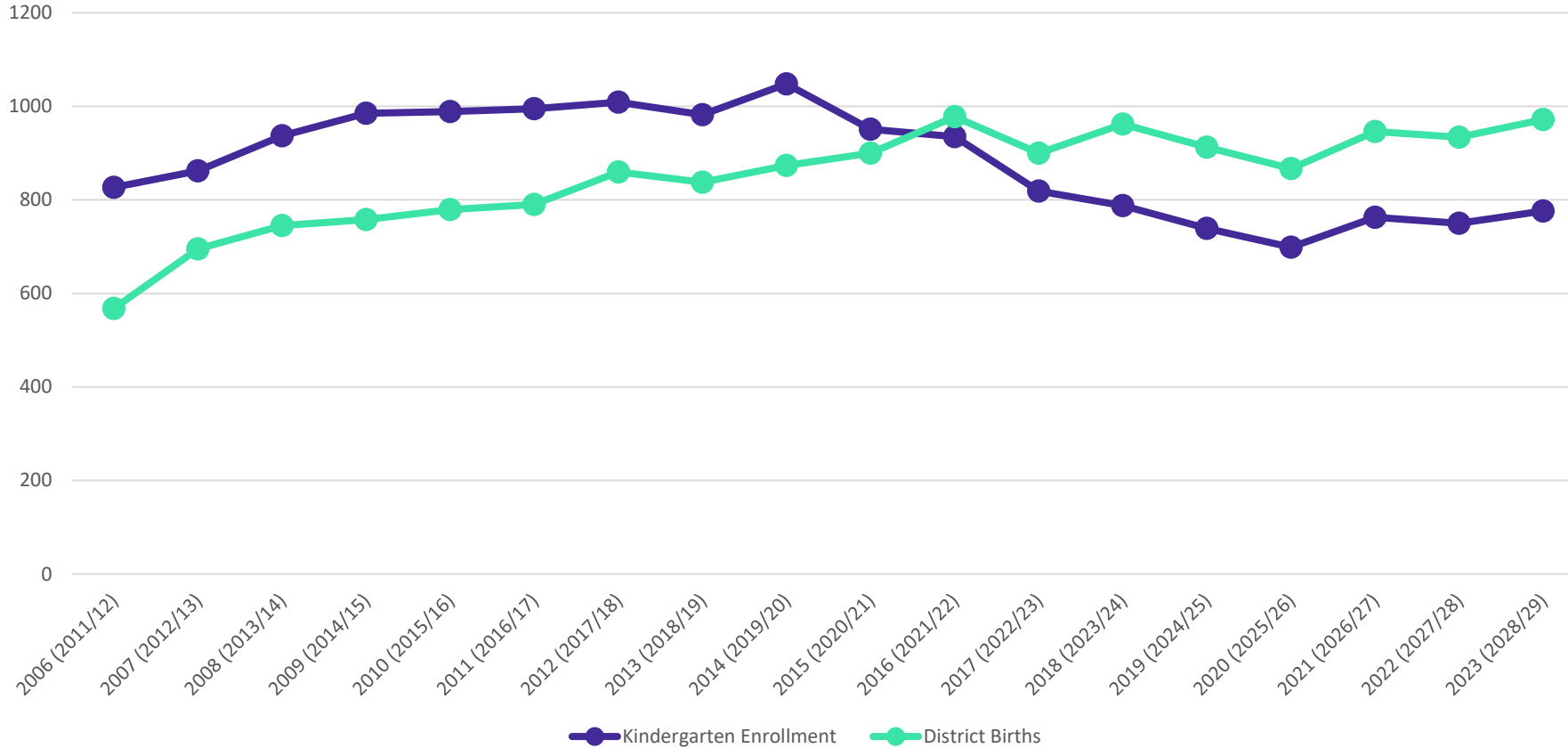




Birth Rate Analysis



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

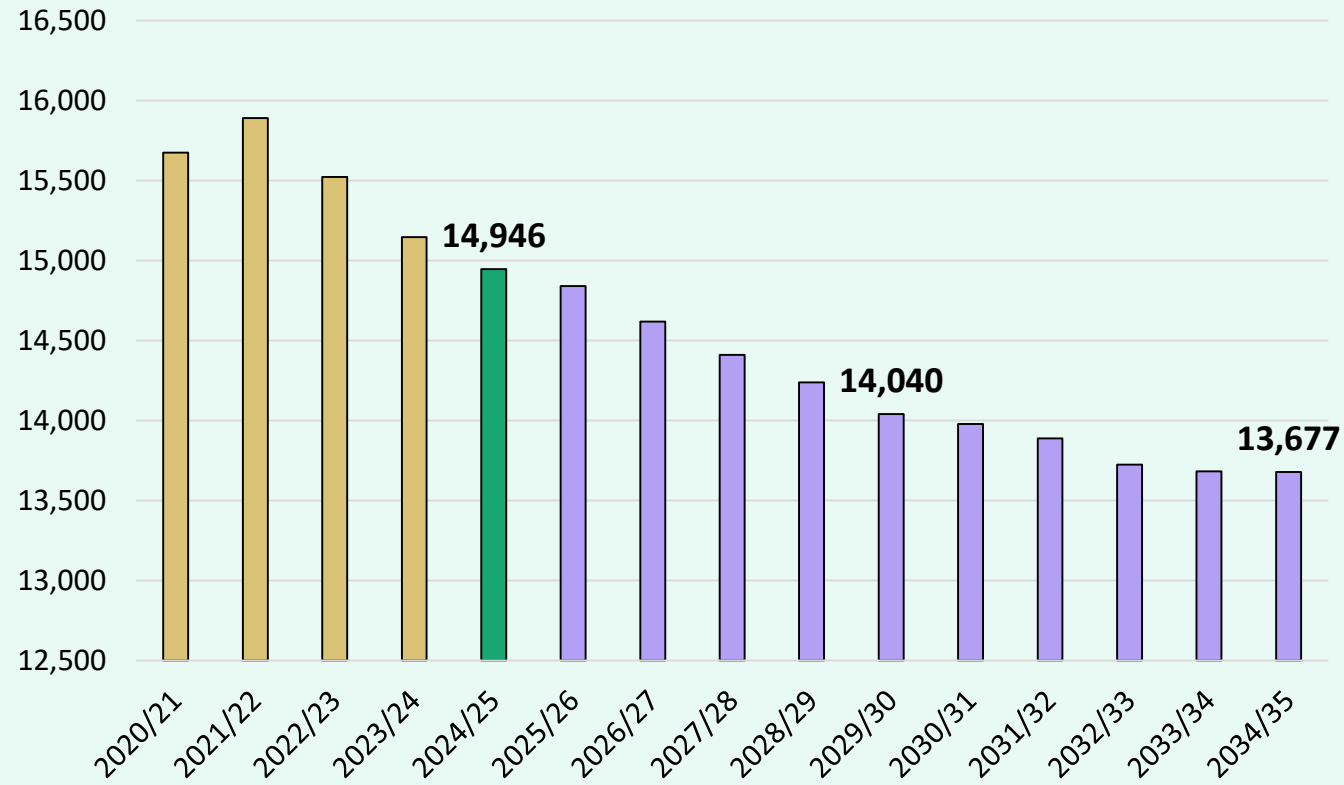
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	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: 08/06/2025
Agenda Item 6 F

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 SUBJECT: **PLSPU202050174** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, known as 11185 IH 10 E, Bexar County Property Identification Number 619232, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow a convenience store with covered gas pumps on approximately 4.2 acres of land. This Specific Use Permit was approved on June 20, 2023, as Ordinance 23-S-12. A condition of that approval was "a building permit is approved within two years of the adoption of the SUP Ordinance."

To date, a building permit has not been approved for the property and the SUP expired on June 20, 2025. The applicant has requested another SUP for the same proposed use: Convenience Store with Gas Pumps.

The subject property is currently vacant and undeveloped. Per the letter of intent and the conceptual site plan, the applicant is proposing a 6,500 square foot convenience store with a fuel canopy for both passenger cars and diesel trucks. The property is currently zoned General Business District (GB), for which the proposed use requires a Specific Use Permit.

On July 25, 2025, four (4) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) response in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council meeting. Additionally, one (1) sign was placed on the subject property.

Subject Property:

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

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB)	Vacant / Empty Structure
South	Right of Way (ROW)	IH 10
East	General Business District (GB)	Vacant / Undeveloped
West	Right of Way (ROW)	North Graytown Road

GOAL

The applicant is requesting a Specific Use Permit to allow a convenience store with covered gas pumps on approximately 4.2 acres of land, located at 11185 IH 10 E.

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

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

The Comprehensive Plan designates this area as Regional Corridor, which is intended to accommodate multifamily developments, regional destinations (like "big box" stores) and other complimentary commercial uses. The designation allows for a variety of commercial uses, and the requested SUP is consistent with Comprehensive Plan.

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

The subject property is currently zoned General Business District (GB). This district is "intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on principal transportation corridors." The specific use and location is consistent with the zoning district.

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

The subject property lies at the intersection of N. Graytown Road and the IH 10 access road, and is currently zoned General Business District (GB). Other properties along IH 10 are similarly zoned. Directly to the north is a vacant residential structure, while the property to the east and to the west across Graytown Road are also vacant/undeveloped. Directly to the south is the IH 10 corridor. This business can take advantage of its proximity to IH 10, as it is a highway/transportation-oriented business and is dependent on the traffic generated from the highway. With the proposed convenience store being surrounded by mostly vacant land, and being directly adjacent to IH 10 the proposed Specific Use Permit is compatible with and preserves the character and integrity of adjacent developments.

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City.

Staff has determined that with the proposed convenience store being surrounded by mostly vacant land, and being directly adjacent to IH 10 the proposed Specific Use Permit would not adversely impact the overall health, safety, and general welfare of the City.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit. Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.

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

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

RECOMMENDATION

The request is consistent with the Comprehensive Plan, conforms to the intent of the General Business District (GB), and has no adverse impact. Therefore, Staff is recommending approval of PLSPU20250174.

Attachments

Aerial Exhibit

Public Hearing Notice Map
SUP Exhibit



619202
2020 FI
GRAYTOWN LLC

619229
MELLO MARK T
& MELLO JANET

619230
MUZNY ALAN G
& BARBARA K

619232
QUALCO OPPORTUNITY
FUND LLC

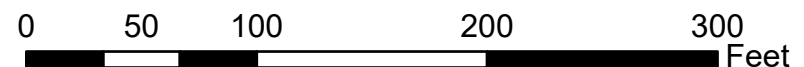
619236
GARZA HOLLY
PFANNSTIEL & RENE

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



PARCEL ID:
619232

<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant 	<ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ
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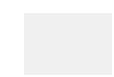


City of Schertz

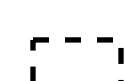
Parcel ID:
619232



Project Boundary



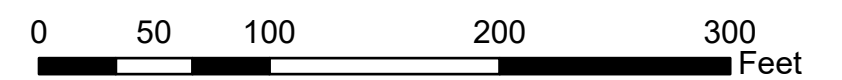
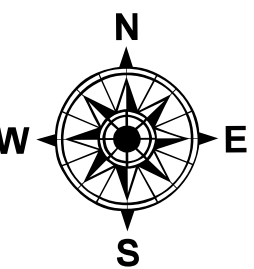
City Limits

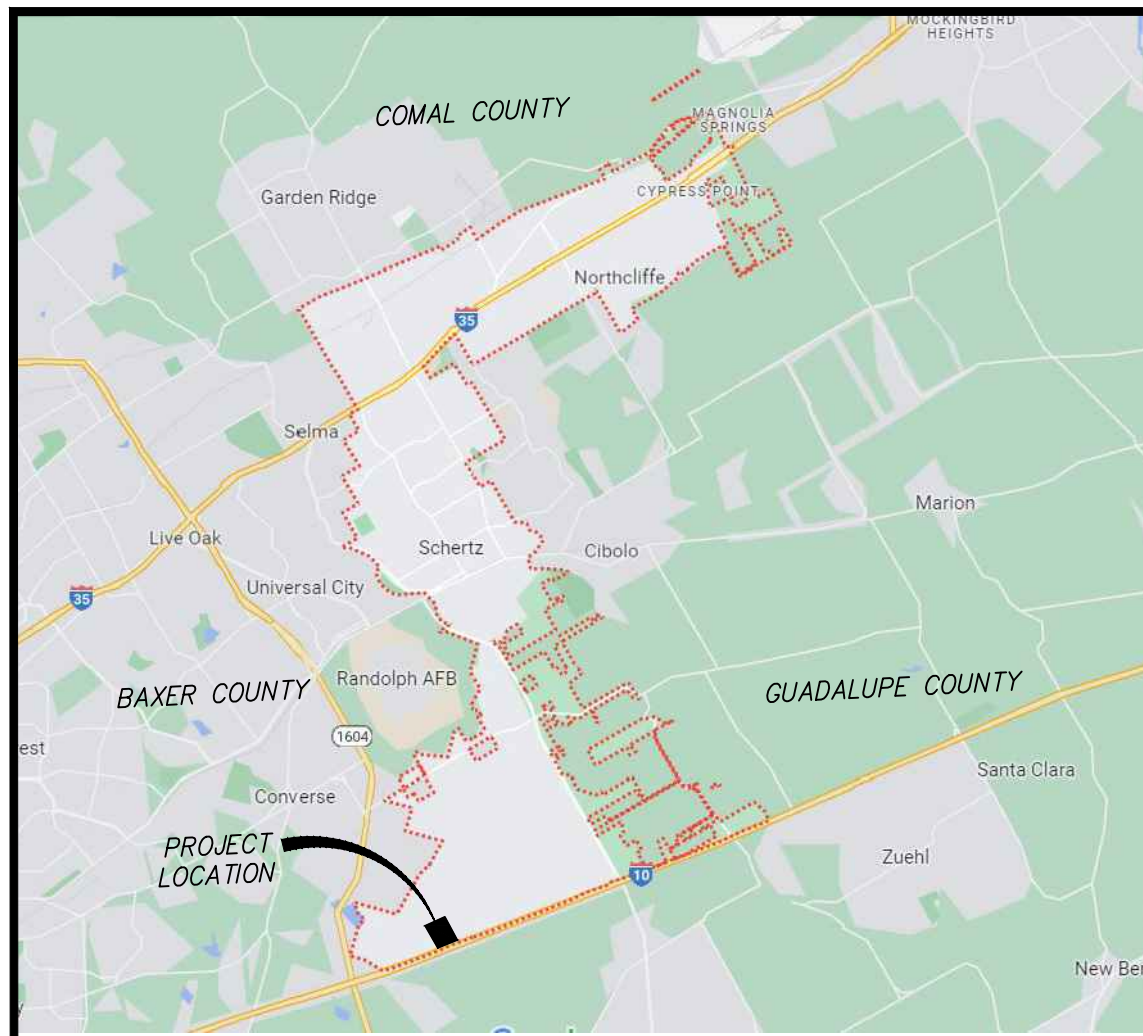


Schertz ETJ
Boundary

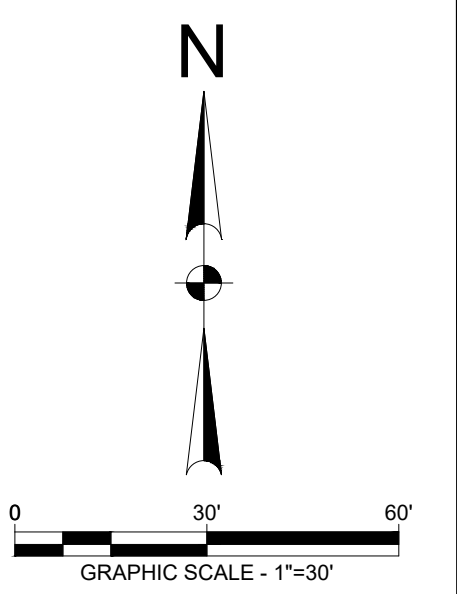


200' Buffer





VICINITY MAP
N.T.S.



Property Information: 619230
 Land Use: Vacant
 Zoning: GB
 Subdivision: NCB 16565 Block Lot P-8B
 Owner: Muzny Alan & Barbara K
 Property ID: 619230
 Address: 11403 Interstate 10 E, Schertz, TX 78154
 Recording Info: Vol. 4762, Pg. 1292 O.P.R.

Property Information: 619229
 Land Use: Residential
 Zoning: GB
 Subdivision: NCB 16565 P-8E, Abs. 828
 Owner: Mark & Janet Mello
 4051 Fossil Forest, San Antonio, TX 78218
 Property ID: 619229
 Address: 5190 Graytown Rd., Schertz, TX 78154
 Recording Info: Vol. 10923, Pg. 1465 O.P.R.

Property Information: 619236
 Land Use: Salvage Yard
 Zoning: GB
 Subdivision: NCB 16565 Block Lot P-8G & P-8M
 Owner: Holly & Rene Plannstiel Garza
 P.O. Box 215, Marion, TX 78124-0215
 Property ID: 619236
 Address: 11239 Interstate 10 E, Schertz, TX 78154
 Recording Info:

Property Information: 619232
 Land Use: Storage Yard
 Zoning: GB
 Subdivision: NCB 16565 P-8D ABS 828
 (DEANNEXED 6/19/06)
 Owner: Qualco Opportunity Fund LLC
 17171 Park Row Dr., Ste 295,
 Houston, TX 77064
 Property ID: 619232
 Address: 11185 Interstate 10 E, Schertz, TX 78154
 Recording Info:

Property Information: 619202
 Land Use: Vacant
 Zoning: GB
 Subdivision: NCB 16564 Parcel-14B, ABS. 828
 Owner: 2020 FI Graytown LLC
 11 Lynn Batts Ln. #100, San Antonio, TX 78218
 Property ID: 619202
 Address: 5021 N Graytown Rd., Schertz, TX 78154
 Recording Info:

UNSHADED
ZONE "X"

ZONE "A"

UNSHADED
ZONE "X"

LAND USE COMMERCIAL
(Iron Horse Mobile Storage)
EXIST. ZONING: GB
PROP. ZONING: GB

(4.167 ACRES)
TOTAL GROSS EXISTING ACREAGE: 4.167 ACRES
TOTAL NET PROPOSED ACREAGE: 4.167 ACRES

- LEGEND**
- PROPERTY LINE
 - NOTIFICATION BOUNDARY
 - OFFSITE PROPERTY LINE

OWNER INFORMATION:
NORTHWEST PETROLEUM, LP
 FRANK MALIK
 17171 PARK ROW , # 295
 HOUSTON, TEXAS 77084
 tel: 281-942-9555
 email: frank@nwpgroup.com

SURVEYOR INFORMATION:
DVJ CIVIL ENGINEERING & LAND SURVEYING
 Daniel Villa, JR.
 8118 FRY RD., STE. 402
 CYPRESS, TEXAS 77443
 tel: 832-518-9910
 email: daniel@dvjlandsurveying.com



BOVAY ENGINEERS, INC
 11757 Katy Freeway, Suite 700A
 Houston, Texas 77079
 ph. 713.777.8400
 www.bovayengineers.com
 Texas Registration No. F-2130

THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DON SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

FLOODPLAIN INFORMATION:
 According to Flood Insurance Rate Map, Panel 48029C0435G, dated Sept 29, 2010, is located in zone(s) A & X and is partially within the 100-year floodplain.

REVISIONS	
NO.	DESCRIPTION
12/06/2022	SUP SUBMITTAL
03/29/2023	SUP RE-SUBMITTAL
04/10/2023	SUP RE-SUBMITTAL
07/10/2025	SUP RE-SUBMITTAL

11185 IH-10 AT N. GRAYTOWN RD
Schertz, Texas 78154
 ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828,
 COUNTY BLOCK NO. 5083, BEXAR COUNTY, TEXAS.
 SUP EXHIBIT

H:\NORTH2425-100 TRUCK STOP, 11185 IH 10 & N. GRAYTOWN SCHERTZ, TX\DRAWINGS\CDS\SUP DRAWINGS\SUP EXHIBIT.DWG 7/10/2025 2:57 PM



PLANNING AND ZONING COMMISSION MEETING: 08/06/2025

Agenda Item 7 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20250179 Waiver
SUBJECT: **PLPP20250179 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Graytown Commercial Subdivision, approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, known as 11185 IH 10 E, Bexar County Property Identification Number: 619232, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: QUALCO OPPORTUNITY FUND LLC
Applicant: Mario Ipina, Bovay Engineering.

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 4.2 acres of land to establish one buildable lot. The applicant is seeking approval of a waiver to the UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines. The property is located within the dual sewer CCN of the San Antonio River Authority and the City of Schertz.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located at 11185 IH 10 E at the intersection of N. Graytown Road and the IH 10 frontage road and is currently vacant and undeveloped.

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of a waiver to the requirements to connect to sanitary sewer and construct an on-site sewer facility (OSSF).

In accordance with UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, all lots within a subdivision are required to extend across the property frontage and to connect to public sanitary sewer systems unless otherwise approved by the City. Based on the requirements of the UDC, not connecting to a public sanitary sewer system, not extending a wastewater line across the frontage of the property, and installation of an on-site sewer facility (OSSF) requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

City of Schertz Engineering has conducted a review of the waiver and recommends conditional approval of the waiver given the closest possible sewer connection is a San Antonio River Authority (SARA) facility across IH 10. The City does have a planned 2030 Capital Improvement Project (CIP) for an 8-inch gravity sewer line along IH 10E and Graytown Road to connect to the SARA collection system once that is extended across the highway. Because of the timeframe of the CIP project and the fact that SARA also needs to extend sewer to this side of IH 10 before it is even available, the Engineering Department has concluded that a conditional waiver of the requirement to connect to and extend sanitary sewer would be appropriate. The conditions that should be attached to the waiver approval are as follows:

1. The development provides an easement of appropriate width for the 2030 8” CIP sewer line across the rear of the parcel,
2. The developer executes an Escrow Agreement with the City of Schertz to provide funding for the extension of the sanitary sewer main across the subdivision.
3. Once the sanitary sewer main CIP is constructed to within 1,500 of the property, the owner will cease OSSF operations and connect to the sanitary sewer.

Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. Until that time, per approval of the waiver request, the property will be allowed to construct an on-site sewer facility (OSSF) that will be permitted by Bexar County.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Section 21.12.15- Waivers:

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

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

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

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

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

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

Attachments

Aerial Exhibit

Plat Exhibit

Engineering MEMO



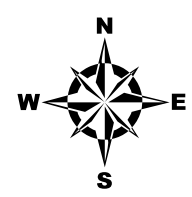
619202
2020 F1
GRAYTOWN LLC

619229
MELLO MARK T
& MELLO JANET

619230
MUZNY ALAN G
& BARBARA K

619232
QUALCO OPPORTUNITY
FUND LLC

619236
GARZA HOLLY
& RENE
PFANNSTIEL & RENE

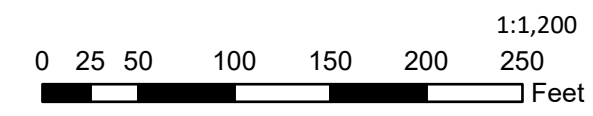


SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

QMart C-Store and Truck Stop
(PLPP20250179)

- | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|-----|-----|-----|---------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1" | 8" | 20" | Schertz Gravity |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | 2" | 10" | 24" | Schertz Pressure |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3" | 12" | 30" | Neighboring Gravity |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | 4" | 16" | 36" | Private Pressure |
| Other Cities | Secondary Arterial | Planned Residential Collector | 6" | 18" | | | |

- Hydrant
- Manholes
- 200' Buffer
- Schertz Municipal Boundary
- County Boundaries



STATE OF TEXAS
COUNTY OF BEXAR

WE, the undersigned Owner(s) of the land shown on this plat, and designated herein as GRAYTOWN COMMERCIAL subdivision of the City of Schertz, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer:
QUALCO OPPURTUNITY FUND, LLC
17171 Park Row Drive Suite 295, Houston, TX 77084
281-944-3831

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

We, COMMUNITY BANK OF TEXAS, N.A., owners and holders of a lien against the property described in the plat known as GRAYTOWN COMMERCIAL, against the property described in an instrument of record under Bexar County Clerk's File Numbers 20220162115, 20220162117 and 20230227630, of the Official Records of Brazoria County, Texas, do hereby in all things subordinate to said plat and said lien and we confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

COMMUNITY BANK OF TEXAS, N.A.

By: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2024

Notary Public in Harris County and for the State of Texas
Print Name

My Commission expires: _____

STATE OF TEXAS
COUNTY OF BEXAR

I, Hereby certify that proper engineering consideration has been given this plat to the matters of street, lots and drainage layout. To the best of my knowledge this plat conforms to all the requirements of the unified Development Code, except for those waivers granted by the City of Schertz Planning and Zoning Commission.

Mario Iplina, P.E.,
Licensed Professional Engineer
Texas Registration No. _____
11757 Katy Fwy., Suite 1000
713-777-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared

Mario Iplina, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I, Hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Daniel Villa, Jr. PE, RPLS
Texas Registration No. 6751
8118 Fry Rd, Suite 402
Cypress, TX 77433
281-213-2517

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL VILLA, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

GENERAL NOTES:

- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and state law and is subject to fines and withholding of utilities and permits.
- According to Flood Insurance Rate Map, Panel 48029C0435G, Community Panel No. 0435G, dated September 29, 2010 is located in Zones X and A.
- Development shall be in accordance with floodplain ordinance in effect at the same time of construction application.
- All open spaces, common areas, greenbelts, drainage easements or other areas identified as private shall be the responsibility of owner or owners successors and/or assigns provided such successor or assign is approved by the city.
- The subdivision is wholly within the city limits of the City of Schertz.
- There is one (1) buildable lot.
- The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at the time of the final plat.

TxDOT NOTES:

- For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT prior to construction within state right-of-way. Locations of sidewalks within state right-of-way shall be directed by TxDOT.
- Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of one (1) access point along Interstate I-10 Frontage Road based on the overall platted highway frontage of 308.03'.

SURVEY NOTE:

- Basis of bearings is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.

SEWER WAIVER NOTE:

- A waiver to forego immediate connection to a public wastewater system at the time of platting (require in UDC Sec. 21.15.3) is required for a plat to meet the city's subdivision requirements. The waiver is discretionary for the Planning and Zoning Commission to either approve/deny, and it will be heard as a separate item right before the preliminary plat.

C.P.S. NOTES:

- City Public Service Board (CPS Energy) - is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling and erecting utility infrastructure and service facilities for the reasons described above. CPS energy shall also have the right to relocate said infrastructure and service facilities within easement or right-of-way areas, together with the right of ingress and egress over grantor's adjacent lands for the purpose of accessing such infrastructure and service facilities and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of gas, and/or electric infrastructure and service facilities. No building, structure, concrete slabs, or walls will be placed within easement areas without an encroachment agreement with the respective utility.
- Any CPS Energy monetary loss resulting from modifications required of CPS energy infrastructure and service facilities, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, drainage, telephone, cable TV easements or any other easements for utilities unless the changes to such easements are described hereon.
- Concrete driveway approaches are allowed within the five (5) and ten (10) electrical and gas easements when lots are served only by underground electric and gas facilities.
- Roof Overhangs are allowed within the five (5) and ten (10) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

ABBREVIATIONS LEGEND

A	ABSTRACT
DOC.	DOCUMENT
No.	NUMBER
FND.	FOUND
O.P.R.	OFFICIAL PUBLIC RECORDS
B.C.O.P.R.	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE

SYMBOLS LEGEND

○	IRON ROD FOUND
●	5/8" I.R. W/ "VILLA 6751" CAP SET
⊕	CITY LIMITS

CURVE TABLE: (SHARED ACCESS EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.80'	8.28'	7.60'	S 10°20'40" W	81°48'28"
C2	76.00'	52.75'	51.70'	N 50°29'35" W	39°46'09"
C3	10.82'	8.56'	8.34'	N 89°45'28" E	45°20'36"
C4	15.00'	23.15'	20.92'	N 23°04'37" E	88°26'10"
C5	15.00'	26.53'	23.21'	S 60°24'37" E	101°21'04"
C6	35.00'	24.87'	24.35'	N 89°16'06" E	40°42'30"
C7	100.00'	69.41'	68.03'	S 50°29'35" E	39°46'09"
C8	10.00'	12.40'	11.62'	N 66°06'34" W	71°02'49"

LINE TABLE: (SHARED ACCESS EASEMENT)

LINE	BEARING	DISTANCE
L1	S 59°11'02" W	11.04'
L2	S 30°33'33" E	17.52'
L3	S 59°24'51" W	24.02'
L4	N 30°35'56" W	235.43'
L5	N 70°22'39" W	80.22'
L6	S 69°32'59" W	278.98'
L7	N 30°35'09" W	24.39'
L8	N 21°08'28" W	2.11'
L9	N 69°32'54" E	208.65'
L10	S 70°22'39" E	80.68'
L11	S 30°36'30" E	217.14'

ZONING NOTE:

THIS PROPERTY IS CURRENTLY ZONE "GB", GENERAL BUSINESS

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

CITY ENGINEER _____

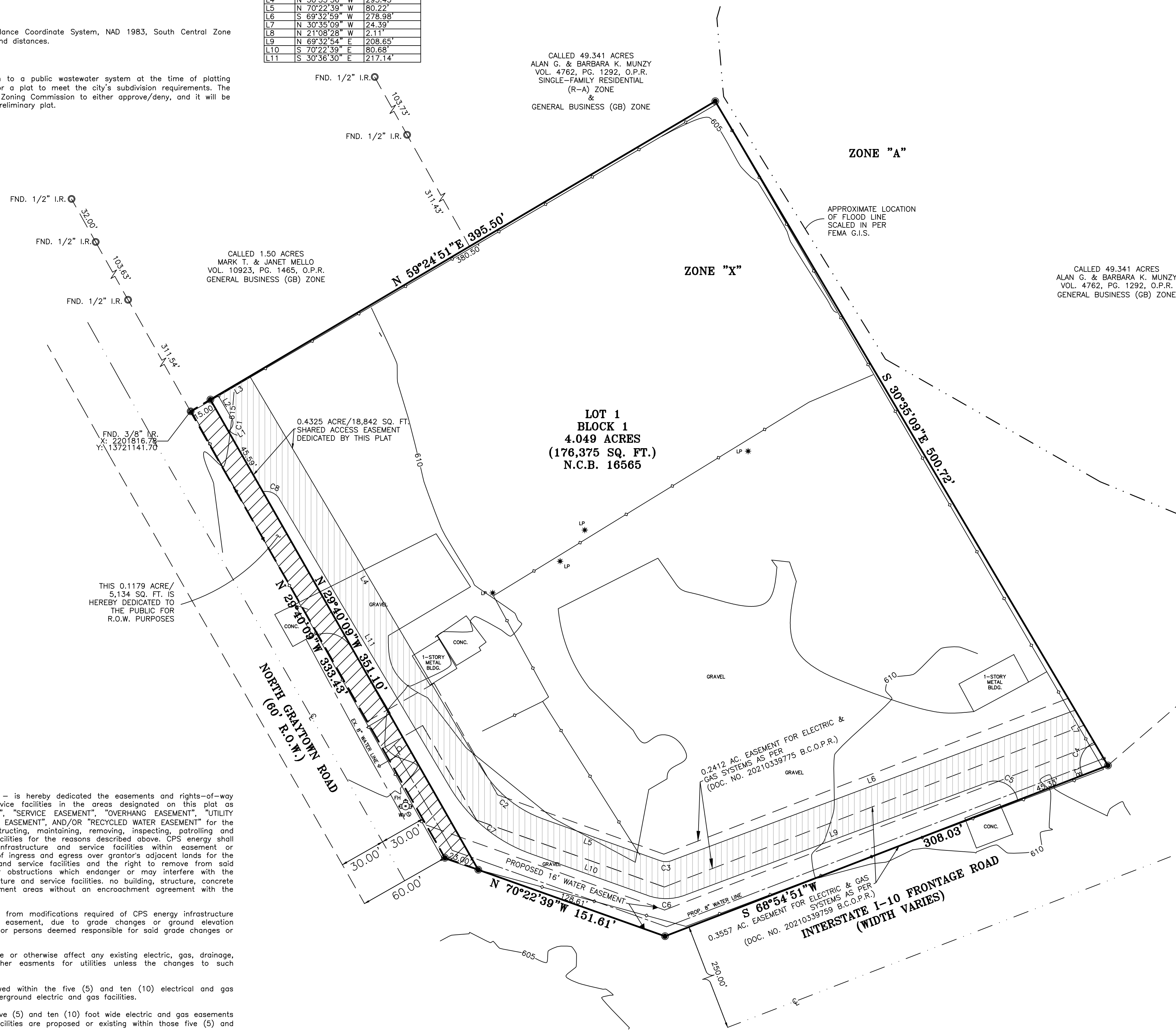
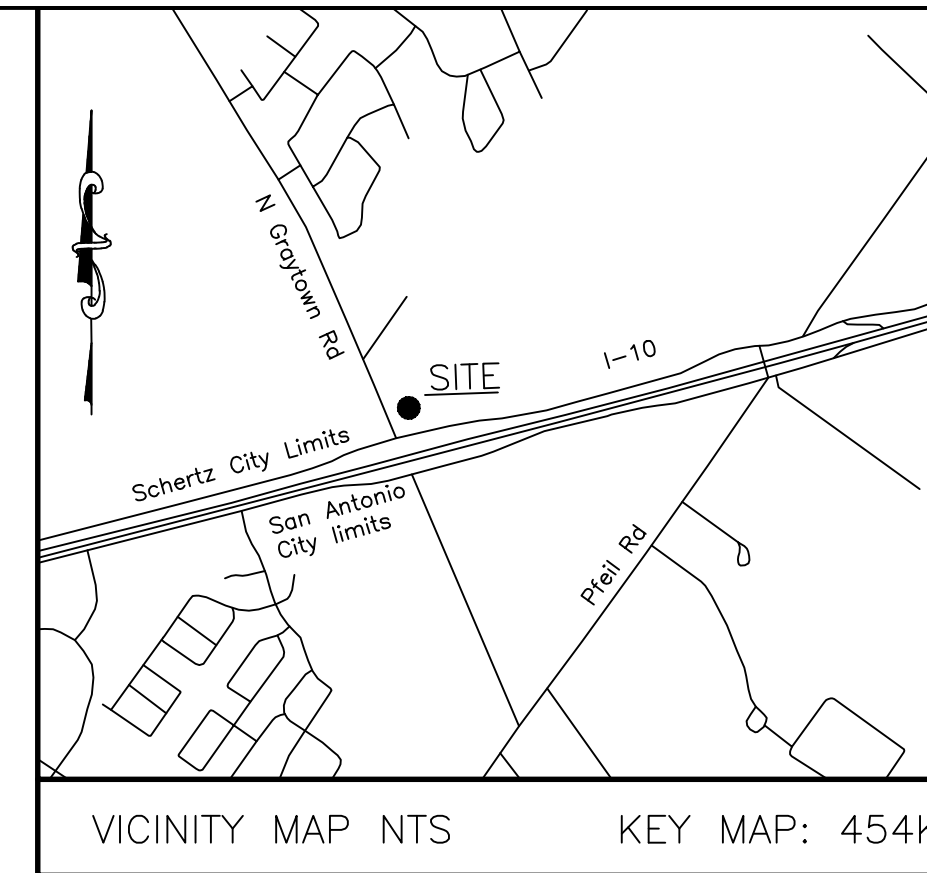
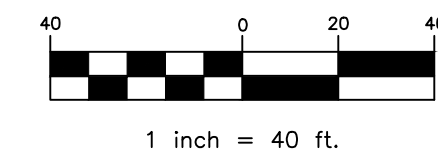
THIS PLAT OF GRAYTOWN COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

GRAPHIC SCALE



GRAYTOWN COMMERCIAL
A SUBDIVISION OF 4.167 ACRES OF LAND,
LOCATED IN THE
ANTONIO ZAMORA SURVEY No. 36,
ABSTRACT No. 828,
COUNTY BLOCK No. 5083,
CITY OF SCHERTZ,
BEXAR COUNTY, TEXAS

SCALE: 1"=40' MARCH 2024
1 BLOCK 1 LOT

OWNER:
QUALCO OPPURTUNITY FUND, LLC
17171 PARK ROW DRIVE, STE. 295
HOUSTON, TEXAS 77084
281-944-3831

DVJ
CIVIL ENGINEERING &
LAND SURVEYING

TX ENGINEERING FIRM NO. F-23232
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0128

Memo

To: Planning and Zoning Commission

From: Eric Schulze, PE, Senior Engineer



Date: July 30, 2025

Re: Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed QMART C-Store and Truck Stop on IH 10

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed approximately 4-acre QMART C-Store and Truck Stop located at the intersection of IH 10 and Graytown Rd is recommended for conditional approval. Conditional approval is recommended due to no existing sewer infrastructure being adjacent to this parcel. The closest is a San Antonio River Authority (SARA) line located across IH 10. The City does have a planned 2030 Capital Improvement Project (CIP) for an 8" gravity sewer line along IH 10E and Graytown Rd to connect to the SARA collection system once that is extended across the highway.

Because of the timeframe of the CIP project and the fact that the SARA also needs to extend sewer to this side of IH 10 before it is even available, the Engineering Department has concluded that a conditional waiver of the requirement to connect to and extend sanitary sewer would be appropriate. The conditions that should be attached to the waiver approval are as follows:

1. The development provides an easement of appropriate width for the 2030 8" CIP sewer line across the rear of the parcel,
2. The developer executes an Escrow Agreement with the City of Schertz to provide funding for the extension of the sanitary sewer main across the subdivision.
3. Once the sanitary sewer main CIP is constructed to within 1,500 of the property, the owner will cease OSSF operations and connect to the sanitary sewer.

Any new OSSF needed to serve the proposed Plat will be reviewed and permitted through Bexar County. A building permit will not be issued without either a Bexar County OSSF approved permit or extension of and connection to the public sewer system. When sewer is available to the proposed subdivision, then it would be required to connect to the sewer system and be in compliance with Section 90-78 of the Code of Ordinances.



PLANNING AND ZONING COMMISSION MEETING: 08/06/2025
Agenda Item 7 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20250179
SUBJECT: **PLPP20250179** - Consider and act upon a request for approval of a preliminary plat of the Graytown Commercial Subdivision, approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, known as 11185 IH 10 E, Bexar County Property Identification Number: 619232, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: QUALCO OPPORTUNITY FUND LLC
Applicant: Mario Ipina, Bovay Engineering.

APPLICATION SUBMITTAL DATE:

Date: 7/15/2025 Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 4.2 acres of land to establish one buildable lot.

The subject property is currently zoned General Business District (GB) and is currently vacant. Any additional developments must adhere to the design requirements as dictated by the Unified Development Code.

General Business District (GB) Dimensional and Design Requirements							
Area sq. ft.	Width	Depth	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Max Height	Imp. Coverage
10,000	100	100	25	25 (0 feet adj non-residential)	25 (0 feet adj non-residential)	120 feet	80%

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located at 11185 IH 10 E at the intersection of N Graytown Road and the IH 10 frontage road and is currently vacant and undeveloped.

ACCESS AND CIRCULATION:

The property will have access and frontage to N Graytown Road and the IH10 frontage road.

TREE MITIGATION AND PRESERVATION:

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

PUBLIC SERVICES:

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

PUBLIC IMPROVEMENTS:

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

Water: This subdivision will be serviced by the City of Schertz through a 8-inch water line that runs along the frontage of the property.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed Graytown Commercial Subdivision and to construct a on-site sewer facility (OSSF). The Engineering Department has reviewed the waiver request and recommends conditional approval of the waiver given the closest possible sewer connection is a San Antonio River Authority (SARA) facility across IH 10. The City does have a planned 2030 Capital Improvement Project (CIP) for an 8-inch gravity sewer line along IH 10E and Graytown Road to connect to the SARA collection system once that is extended across the highway. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. Until that time, per approval of the waiver request, the property will be allowed to construct an on-site sewer facility (OSSF) that will be permitted by Bexar County.

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

Road Improvements: The applicant is dedicating Right of Way on N. Graytown Road as it is designated as a Secondary Rural Arterial on the Master Thoroughfare Plan.

STAFF ANALYSIS AND RECOMMENDATION:

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

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

- Aerial Exhibit
- Plat Exhibit



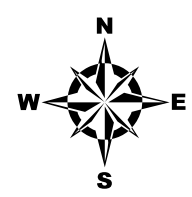
619202
2020 F1
GRAYTOWN LLC

619229
MELLO MARK T
& MELLO JANET

619230
MUZNY ALAN G
& BARBARA K

619232
QUALCO OPPORTUNITY
FUND LLC

619236
GARZA HOLLY
& RENE
PFANNSTIEL & RENE

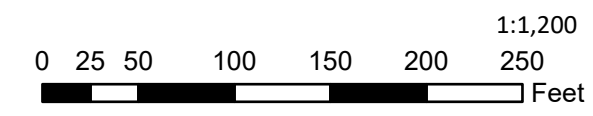


SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

QMart C-Store and Truck Stop
(PLPP20250179)

- | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|-----|-----|-----|---------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1" | 8" | 20" | Schertz Gravity |
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| Other Cities | Secondary Arterial | Planned Residential Collector | 6" | 18" | | | |

- Hydrant
- Manholes
- 200' Buffer
- Schertz Municipal Boundary
- County Boundaries



STATE OF TEXAS
COUNTY OF BEXAR

WE, the undersigned Owner(s) of the land shown on this plat, and designated herein as GRAYTOWN COMMERCIAL subdivision of the City of Schertz, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer:
QUALCO OPPURTUNITY FUND, LLC
17171 Park Row Drive Suite 295, Houston, TX 77084
281-944-3831

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

We, COMMUNITY BANK OF TEXAS, N.A., owners and holders of a lien against the property described in the plat known as GRAYTOWN COMMERCIAL, against the property described in an instrument of record under Bexar County Clerk's File Numbers 20220162115, 20220162117 and 20230227630, of the Official Records of Brazoria County, Texas, do hereby in all things subordinate to said plat and said lien and we confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

COMMUNITY BANK OF TEXAS, N.A.

By: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2024

Notary Public in Harris County and for the State of Texas
Print Name

My Commission expires: _____

STATE OF TEXAS
COUNTY OF BEXAR

I, Hereby certify that proper engineering consideration has been given this plat to the matters of street, lots and drainage layout. To the best of my knowledge this plat conforms to all the requirements of the unified Development Code, except for those waivers granted by the City of Schertz Planning and Zoning Commission.

Mario Iplina, P.E.,
Licensed Professional Engineer
Texas Registration No. _____
11757 Katy Fwy., Suite 1000
713-777-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared

Mario Iplina, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I, Hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Daniel Villa, Jr. PE, RPLS
Texas Registration No. 6751
8118 Fry Rd, Suite 402
Cypress, TX 77433
281-213-2517

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL VILLA, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

GENERAL NOTES:

- 1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and state law and is subject to fines and withholding of utilities and permits.
- 2. According to Flood Insurance Rate Map, Panel 48029C0435G, Community Panel No. 0435G, dated September 29, 2010 is located in Zones X and A.
- 3. Development shall be in accordance with floodplain ordinance in effect at the same time of construction application.
- 4. All open spaces, common areas, greenbelts, drainage easements or other areas identified as private shall be the responsibility of owner or owners successors and/or assigns provided such successor or assign is approved by the city.
- 5. The subdivision is wholly within the city limits of the City of Schertz.
- 6. There is one (1) buildable lot.
- 7. The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at the time of the final plat.

TxDOT NOTES:

- 1. For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- 2. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT prior to construction within state right-of-way. Locations of sidewalks within state right-of-way shall be directed by TxDOT.
- 3. Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of one (1) access point along Interstate I-10 Frontage Road based on the overall platted highway frontage of 308.03'.

SURVEY NOTE:

- 1. Basis of bearings is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.

SEWER WAIVER NOTE:

- 1. A waiver to forego immediate connection to a public wastewater system at the time of platting (require in UDC Sec. 21.15.3) is required for a plat to meet the city's subdivision requirements. The waiver is discretionary for the Planning and Zoning Commission to either approve/deny, and it will be heard as a separate item right before the preliminary plat.

C.P.S. NOTES:

- 1. City Public Service Board (CPS Energy) - is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling and erecting utility infrastructure and service facilities for the reasons described above. CPS energy shall also have the right to relocate said infrastructure and service facilities within easement or right-of-way areas, together with the right of ingress and egress over grantor's adjacent lands for the purpose of accessing such infrastructure and service facilities and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of gas, and/or electric infrastructure and service facilities. No building, structure, concrete slabs, or walls will be placed within easement areas without an encroachment agreement with the respective utility.
- 2. Any CPS Energy monetary loss resulting from modifications required of CPS energy infrastructure and service facilities, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
- 3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, drainage, telephone, cable TV easements or any other easements for utilities unless the changes to such easements are described hereon.
- 4. Concrete driveway approaches are allowed within the five (5) and ten (10) electrical and gas easements when lots are served only by underground electric and gas facilities.
- 5. Roof Overhangs are allowed within the five (5) and ten (10) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

ABBREVIATIONS LEGEND

A	ABSTRACT
DOC.	DOCUMENT
No.	NUMBER
FND.	FOUND
O.P.R.	OFFICIAL PUBLIC RECORDS
B.C.O.P.R.	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE

SYMBOLS LEGEND

○	IRON ROD FOUND
●	5/8" I.R. W/ "VILLA 6751" CAP SET
⊕	CITY LIMITS

CURVE TABLE: (SHARED ACCESS EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.80'	8.28'	7.60'	S 10°20'40" W	81°48'28"
C2	76.00'	52.75'	51.70'	N 50°29'35" W	39°46'09"
C3	10.82'	8.56'	8.34'	N 89°45'28" E	45°20'36"
C4	15.00'	23.15'	20.92'	N 23°04'37" E	88°26'10"
C5	15.00'	26.53'	23.21'	S 60°24'37" E	101°21'04"
C6	35.00'	24.87'	24.35'	N 89°16'06" E	40°42'30"
C7	100.00'	69.41'	68.03'	S 50°29'35" E	39°46'09"
C8	10.00'	12.40'	11.62'	N 66°06'34" W	71°02'49"

LINE TABLE: (SHARED ACCESS EASEMENT)

LINE	BEARING	DISTANCE
L1	S 59°11'02" W	11.04'
L2	S 30°33'33" E	17.52'
L3	S 59°24'51" W	24.02'
L4	N 30°35'56" W	235.43'
L5	N 70°22'39" W	80.22'
L6	S 69°32'59" W	278.98'
L7	N 30°35'09" W	24.39'
L8	N 21°08'28" W	2.11'
L9	N 69°32'54" E	208.65'
L10	S 70°22'39" E	80.68'
L11	S 30°36'30" E	217.14'

ZONING NOTE:

THIS PROPERTY IS CURRENTLY ZONE "GB", GENERAL BUSINESS
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER _____

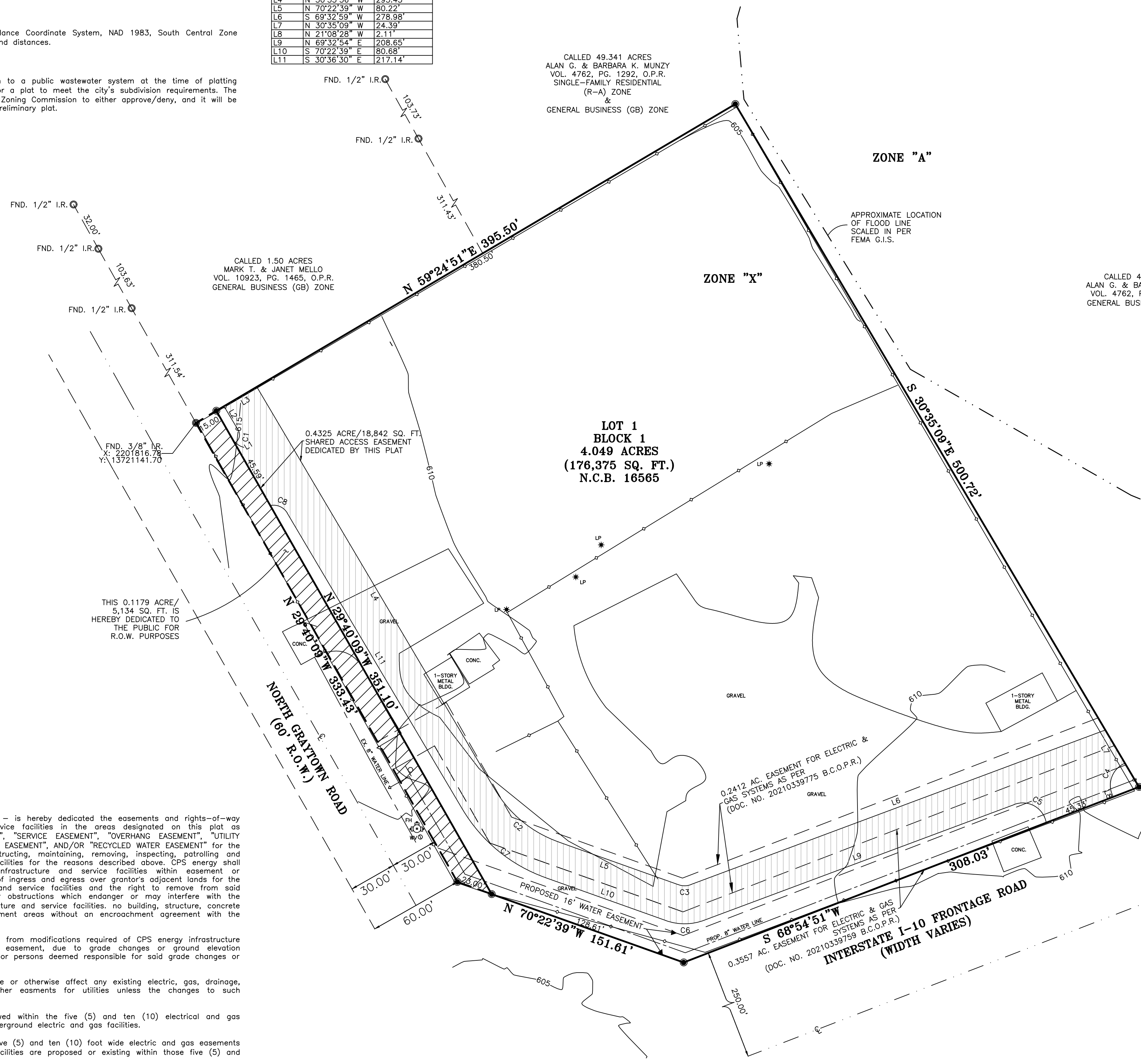
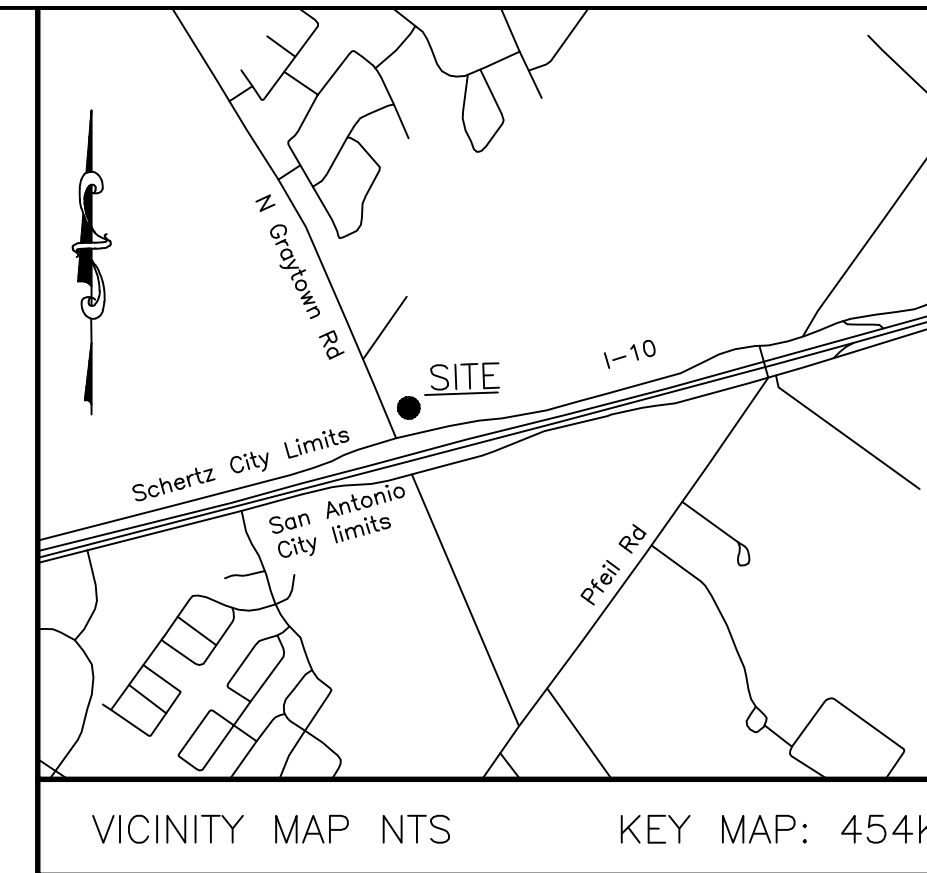
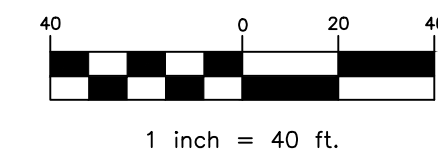
THIS PLAT OF GRAYTOWN COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

GRAPHIC SCALE



GRAYTOWN COMMERCIAL
A SUBDIVISION OF 4.167 ACRES OF LAND,
LOCATED IN THE
ANTONIO ZAMORA SURVEY No. 36,
ABSTRACT No. 828,
COUNTY BLOCK No. 5083,
CITY OF SCHERTZ,
BEXAR COUNTY, TEXAS
SCALE: 1"=40' MARCH 2024
1 BLOCK 1 LOT
OWNER:
QUALCO OPPURTUNITY FUND, LLC
17171 PARK ROW DRIVE, STE. 295
HOUSTON, TEXAS 77084
281-944-3831
DVJ
CIVIL ENGINEERING &
LAND SURVEYING
TX ENGINEERING FIRM NO. F-23232
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0128



PLANNING AND ZONING COMMISSION MEETING: 08/06/2025

Agenda Item 8 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Workshop / Presentation / Discussion from the City of Schertz Economic Development Corporation

BACKGROUND

Per the request of the Planning and Zoning Commissioners from the July 2, 2025 meeting, Scott Wayman, Executive Director for the Schertz Economic Development Corporation will be providing a presentation.

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 June 25, 2025 to July 30, 2025.

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

- Ordinance 25-S-024- Conduct a public hearing and consider 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.
 - Approved at the June 17, 2025, City Council Meeting.
- Ordinance 25-S-026- Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances Unified Development Code (UDC), to Article 8 Section 21.8.9 - Outdoor Display and Storage.
 - Approved at the July 1, 2025, City Council Meeting.
- Ordinance 25-S-027-Conduct a public hearing and consider 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.
 - Approved at the July 1, 2025, City Council Meeting.
- Ordinance 25-S-029-Conduct a public hearing and consider 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.
 - Approved at the July 1, 2025, City Council Meeting.
- Ordinance 25-S-030- Conduct a public hearing and consider a request to rezone approximately 4.64 acres of land from General Business District (GB) to General Business District-2 (GB-2), more specifically known as Guadalupe County Property Identification Numbers 199114 and 199115, also known as 36 Maske Road and 40 Maske Road, Lots 1 and 2, Block 1 of the Maske Road Business Park Subdivision, City of Schertz, Guadalupe County, Texas.
 - Recommendation of approval at the July 2, 2025, Planning and Zoning Commission Meeting.
 - Scheduled for the August 5, 2025, City Council Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

The following projects were administratively approved from June 25, 2025 to July 30, 2025:

- Riata Lift Station Subdivision

- An administratively approved Site Plan for the Riata Lift Station.
 - Burnette Subdivision
 - An administratively approved Final Plat to establish Lot 1 Block 1 of the Burnette Subdivision, an approximately 1.9-acre residential lot zoned Single-Family Residential/ Agricultural District (R-A).
 - Graytown Unit 3A
 - An administratively approved Final Plat of Unit 3A of the Graytown Subdivision, approximately 31 acres consisting of 69 residential homes, zoned Planned Development District (PDD).
 - SA Transnational
 - An administratively approved Preliminary Plat of the SA Transnational Subdivision to Establish Lot 1 Block 1, an approximately 10-acre lot zoned General Business District (GB) and Manufacturing (Light) District (M-1).
-