



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
September 3, 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, SEPTEMBER 3, 2025 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, September 3, 2025, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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

4. CONSENT AGENDA:

A. Minutes for the August 6, 2025 Regular Meeting.

5. PUBLIC HEARING:

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

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

- A. **PLZC20250170** - Hold a public hearing and make a recommendation on a zone change request to Public Use District (PUB) on approximately 4.7 acres of land, known as 8890 E Fm 1518 N, more specifically known as a Bexar County Property Identification Numbers 310108 and 1061511, City of Schertz, Bexar County, Texas.

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. **PLCPA20250165**- Consider 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. **Continued from the August 6, 2025 Planning and Zoning Commission Meeting**
- B. **PLPDD20250164**- Consider 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. **Continued from the August 6, 2025, Planning and Zoning Commission Meeting**

7. REQUESTS AND ANNOUNCEMENTS:

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

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

- A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Daisy Marquez, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 26th 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.



Daisy Marquez, Planner

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

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

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

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



PLANNING AND ZONING COMMISSION MEETING: 09/03/2025
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the August 6, 2025 Regular Meeting.

Attachments

Draft minutes for the August 6, 2025 Planning and Zoning Commission Meeting

DRAFT

PLANNING AND ZONING MINUTES

August 6, 2025

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

Present: Glen Outlaw, Commissioner; Roderick Hector, Commissioner; Clayton Wallace, Chairman; David Hughes, Commissioner; John Carbon, Commissioner; Patrick McMaster, Vice Chairman

Absent: Judy Goldick, Commissioner; Tamara Brown, Commissioner

Staff present: Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Scott Wayman, Executive Director of Economic Development Corporation; 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

No one was seated as an alternate.

3. HEARING OF RESIDENTS

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

There were no residents who spoke.

4. PLANNING AND ZONING COMMISSION ELECTIONS

A. Election of Planning and Zoning Commission Chairman and Vice Chairman.

Commissioner John Carbon nominated Commissioner Clayton Wallace as Chairman.

- No other nominations were made. No vote was held.
- Commissioner Clayton Wallace was appointed Chairman.

Commissioner Clayton Wallace nominated Commissioner Patrick McMaster as Vice Chairman.

- No other nominations were made. No vote was held.

- Commissioner McMaster was appointed Vice Chairman.

Following the elections, Chairman Wallace presided over the meeting.

5. CONSENT AGENDA:

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

There was no discussion.

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

Vote: 6 - 0 Passed

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

Mr. Willingham gave a presentation on PLSPU20250139. Ashley Farrmond, the applicant, gave a presentation.

Chairman Wallace opened up the Public Hearing at 6:13 P.M.

No one spoke.

Chairman Wallace closed the Public Hearing at 6:13 P.M.

Motioned by Commissioner John Carbon to recommend approval of PLSPU20250139 to City Council with conditions as presented by staff, seconded by Vice Chairman Patrick McMaster

Vote: 6 - 0 Passed

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.

Mrs. Marquez gave a presentation on PLCPA20250165. Ashley Farrmond, the applicant,

gave a presentation.

Chairman Wallace opened up the Public Hearing at 6:25 P.M.

- George Welch-120 River Road

Chairman Wallace closed the Public Hearing at 6:26 P.M.

Motioned by Vice Chairman Patrick McMaster to recommend approval of PLCPA20250165 to City Council, seconded by Commissioner John Carbon

Vote: 3 - 3 Failed

NAY: Commissioner Glen Outlaw
Commissioner Roderick Hector
Commissioner David Hughes

Motioned by Commissioner Glen Outlaw to recommend denial of PLCPA20250165 to City Council, seconded by Commissioner David Hughes

Vote: 3 - 3 Failed

NAY: Chairman Clayton Wallace
Commissioner John Carbon
Vice Chairman Patrick McMaster

Motioned by Commissioner Glen Outlaw for a continuance of PLCPA20250165 to the September meeting, seconded by Commissioner John Carbon

Vote: 6 - 0 Passed

- 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.

Mrs. Marquez gave a presentation for PLPDD20250164. Ashley Farrmond, the applicant, gave a presentation on PLPDD20250164.

Chairman Wallace opened up the Public Hearing at 6:45 P.M.

No one spoke

Chairman Wallace closed the Public Hearing at 6:45 P.M.

Motioned by Commissioner Glen Outlaw for a continuance to the September meeting, seconded by Vice Chairman Patrick McMaster

Vote: 6 - 0 Passed

- 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.

Mr. Haas gave a presentation on PLZC20250140.

Chairman Wallace opened the Public Hearing at 6:54 P.M.

- George Welch - 122 River Road
- Mike Rodriguez - 514 River Road
- Mary Alexander - 103 Pentonville Dr.
- Rebecca Flores - 119 River Road
- Daniel Carr - 123 River Road
- Steve Flores - 119 River Road
- Felix Lopez - 118 River Road

Chairman Wallace closed the Public Hearing at 7:08 P.M.

Motioned by Commissioner Glen Outlaw to recommend denial of PLZC20250140 to the City Council, seconded by Commissioner John Carbon

Vote: 5 - 1 Passed

NAY: Chairman Clayton Wallace

- 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.

Mr. Haas gave a presentation on PLPDD20250125. Buck Benson, the applicant, gave a presentation.

Chairman Wallace opened up the Public Hearing at 7:29 P.M.

No one spoke.

Chairman Wallace closed the Public Hearing at 7:30 P.M.

Motioned by Commissioner John Carbon to recommend approval of PLPDD20250125 to City Council, seconded by Commissioner Glen Outlaw

Vote: 3 - 3 Failed

NAY: Commissioner Roderick Hector

Chairman Clayton Wallace

Commissioner David Hughes

Motioned by Vice Chairman Patrick McMaster for a continuance of PLPDD20250125 to the September meeting, seconded by Commissioner John Carbon

Vote: 6 - 0 Passed

Chairman Wallace called a 5-minute recess at 7:39 P.M.

Chairman Wallace reconvened the meeting at 7:43 P.M.

Motioned by Commissioner Glen Outlaw to reconsider the continuance of PLPDD20250125, seconded by Vice Chairman Patrick McMaster

Vote: 2 - 4 Failed

NAY: Commissioner Glen Outlaw
Commissioner Roderick Hector
Commissioner David Hughes
Vice Chairman Patrick McMaster

Motioned by Commissioner Glen Outlaw to reconsider the continuance of PLPDD20250125, seconded by Commissioner John Carbon

Vote: 4 - 2 Passed

NAY: Commissioner Roderick Hector
Commissioner David Hughes

Motioned by Commissioner John Carbon to recommend denial of PLPDD20250125 to the City Council, seconded by Commissioner Roderick Hector

Vote: 5 - 1 Passed

NAY: Commissioner Glen Outlaw

- 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.

Mr. Haas gave a presentation on PLSPU20250174.

Chairman Wallace opened up the Public Hearing at 7:52 P.M.

No one spoke

Chairman Wallace closed the Public Hearing at 7:52 P.M.

Motioned by Commissioner John Carbon to recommend approval of PLSPU20250174 to the City Council, seconded by Vice Chairman Patrick McMaster

Vote: 6 - 0 Passed

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.

Mr. Haas gave a presentation on PLPP20250179 Waiver.

Motioned by Commissioner Glen Outlaw to approve PLPP20250179 Waiver with the conditions recommended by staff, seconded by Vice Chairman Patrick McMaster

Vote: 6 - 0 Passed

- 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.

Mr. Haas gave a presentation on PLPP20250179.

Motioned by Commissioner John Carbon to approve PLPP20250179, seconded by Vice Chairman Patrick McMaster

Vote: 6 - 0 Passed

8. WORKSHOP AND DISCUSSION:

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

Scott Wayman, Executive Director of the Economic Development Corporation, gave a presentation on the City of Schertz Economic Development Corporation (EDC).

9. REQUESTS AND ANNOUNCEMENTS:

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda
No request were made.

- B.** Announcements by Commissioners

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

No announcements were made.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements made by staff.

**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

Chairman Wallace adjourned the regular meeting at 8:23 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 09/03/2025
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Planner
 SUBJECT: **PLZC20250170** - Hold a public hearing and make a recommendation on a zone change request to Public Use District (PUB) on approximately 4.7 acres of land, known as 8890 E Fm 1518 N, more specifically known as a Bexar County Property Identification Numbers 310108 and 1061511, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is proposing to zone approximately 4.7 acres of land to Public Use District (PUB). The subject property is not platted and is currently a residence. The zone change applicant is accompanied by a petition for annexation. The resolution to accept the annexation petition went to City Council on August 19, 2025, and was approved. The ordinance for annexation will be heard at the October 14, 2025, City Council Meeting.

On August 21, 2025, fifteen (15) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero(0) responses neutral, and zero (0) responses in opposition were received. The applicant posted a sign on the property on Thursday, August 21, 2025. A public hearing notice will be published in the "San Antonio Express" before the City Council Meeting.

Subject Property:

	Zoning	Land Use
Existing	Not within City Limits	Residential and Undeveloped
Proposed	Public Use District (PUB)	Place of Worship

Adjacent Properties:

	Zoning	Land Use
North	Outside of City Limits	Undeveloped
South	Pre-Development District (PRE)	Residence
East	Agricultural District (AD) & Pre-Development District (PRE)	Residence and Agricultural
West	Right-of-Way	FM 1518

Table 21.5.7.B
Dimensional Requirements Non-Residential Zoning Districts

			Minimum Lot Size Dimensions			Minimum Yard Setbacks			Miscellaneous Lot Requirements	
	Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear	Side	Max Height	Max Impervious Coverage

Proposed Zoning	PUB	Public Use District	10,000	100	100	25	0 Adj. Non-Res/ 15 Adj. to Res	0 Adj. Non-Res/ 25 Adj. to Res	N/A	70%
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GOAL

The proposed zone change is for approximately 4.7 acre of land to Public Use District (PUB). Per the letter of intent, the applicant is proposing a Place of Worship.

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 zone changes, Staff uses 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 proposed zone change to Public Use District (PUB) does implement the policies of the adopted Comprehensive Plan. The Comprehensive Plan - Future Land Use Map designates the subject property as Local Corridor. Local Corridor is intended for locally oriented commercial and entertainment along medium to high-volume collector roads. Uses in Local Corridor contain retail, small-scale mixed-use, multifamily, and residential uses that are of scale and intensity compatible with the existing residential neighborhoods. In the surrounding area, there are residential developments and rural land used for residential and agricultural. The proposed Public Use District (PUB) allows for uses that serve residential uses and the overall needs of the community.

The proposed Public Use District (PUB) and the uses allowed within the zoning district implement the policies of the Comprehensive Plan and meet the intent of the Local Corridor Land Use Designation by providing services to the local community and being compatible with the surrounding development.

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

As part of promoting health, safety, and welfare, the proposed zone change should implement the policies of the Comprehensive Plan and follow the Unified Development Code (UDC) rules and regulations. The Comprehensive Plan stipulates that public uses are appropriate to be located within all land use categories, with consideration for appropriate screening and buffering. Article 9- Site Design Standards of the Unified Development Code is in place to ensure proper screening and buffering is in place.

A Traffic Impact Analysis Determination form was submitted with the zone change and the Engineering Department found that the peak vehicle trips of 181 would occur on Sunday, when normal traffic is light. A Traffic Impact Analysis will be required during the development process. The Engineering Department reviewed the Traffic Impact Analysis Determination Form and concluded that there would not be an adverse impact on the transportation system by the proposed zone change.

Due to the proposed zone change to Public Use District (PUB) allowing a restricted number of uses that serve the local community and Article 9 of the UDC requiring screening and buffering, the proposed zone change promotes the health, safety, and general welfare of the City.

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

The uses allowed within Public Use District (PUB), as per UDC Section 21.5.8- Permitted Use Table, consist of places of worship, governmental facilities, municipal uses, public spaces, and schools. The permitted uses are

consistent and appropriate with the existing land uses within the immediate area. The Crossvine residential development is to the west of the subject property, Aviation 1518 apartments to the north, and agriculture with residences to the south and east. The proposed Public Use District would allow for a use that is compatible with the existing residential and would provide a new service within Southern Schertz.

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

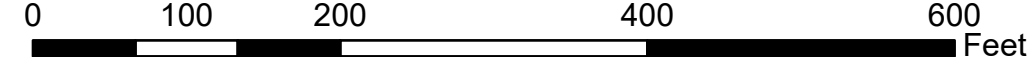
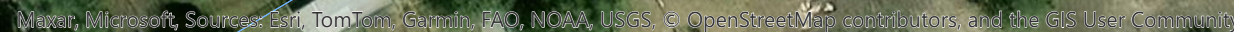
Staff has ensured the proposed zone change has met all UDC requirements. The zone change was sent to the City of Schertz Fire, EMS, and Police Departments for their review, and they have not provided objections to the specific zone change.

RECOMMENDATION

Due to the proposed zone change to Public Use District (PUB) being compatible with the Comprehensive Land Use Plan- Future Land Use Map and the existing uses in the immediate area, Staff recommends approval of PLZC20250170.

Attachments

Aerial Exhibit
Notification Map
Zoning Exhibit





City of Schertz

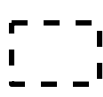
Parcel IDs:
310108 & 1061511



Project Boundary



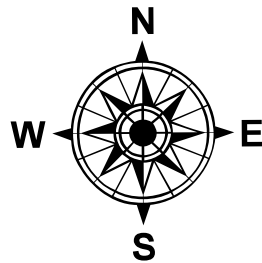
City Limits

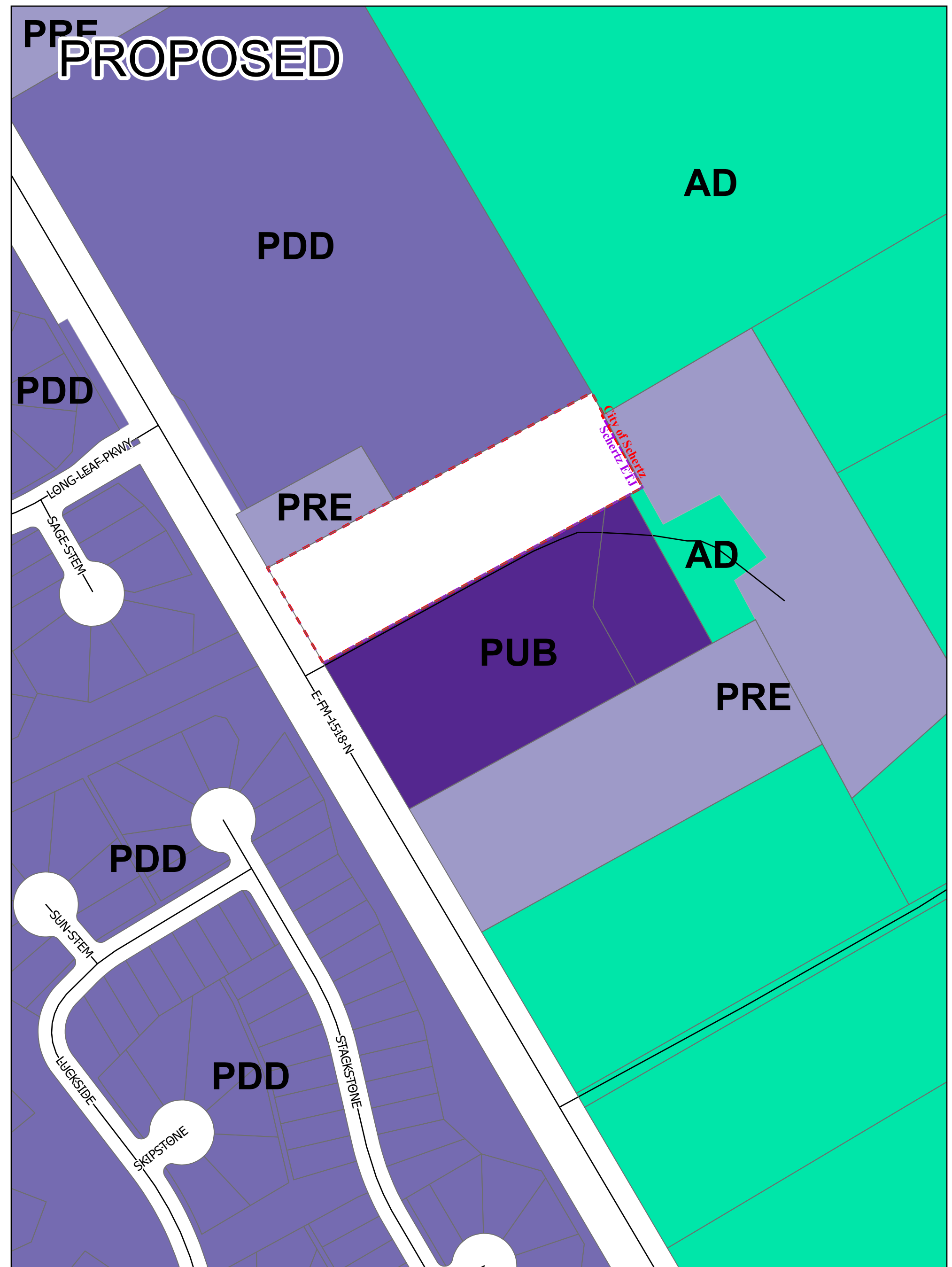
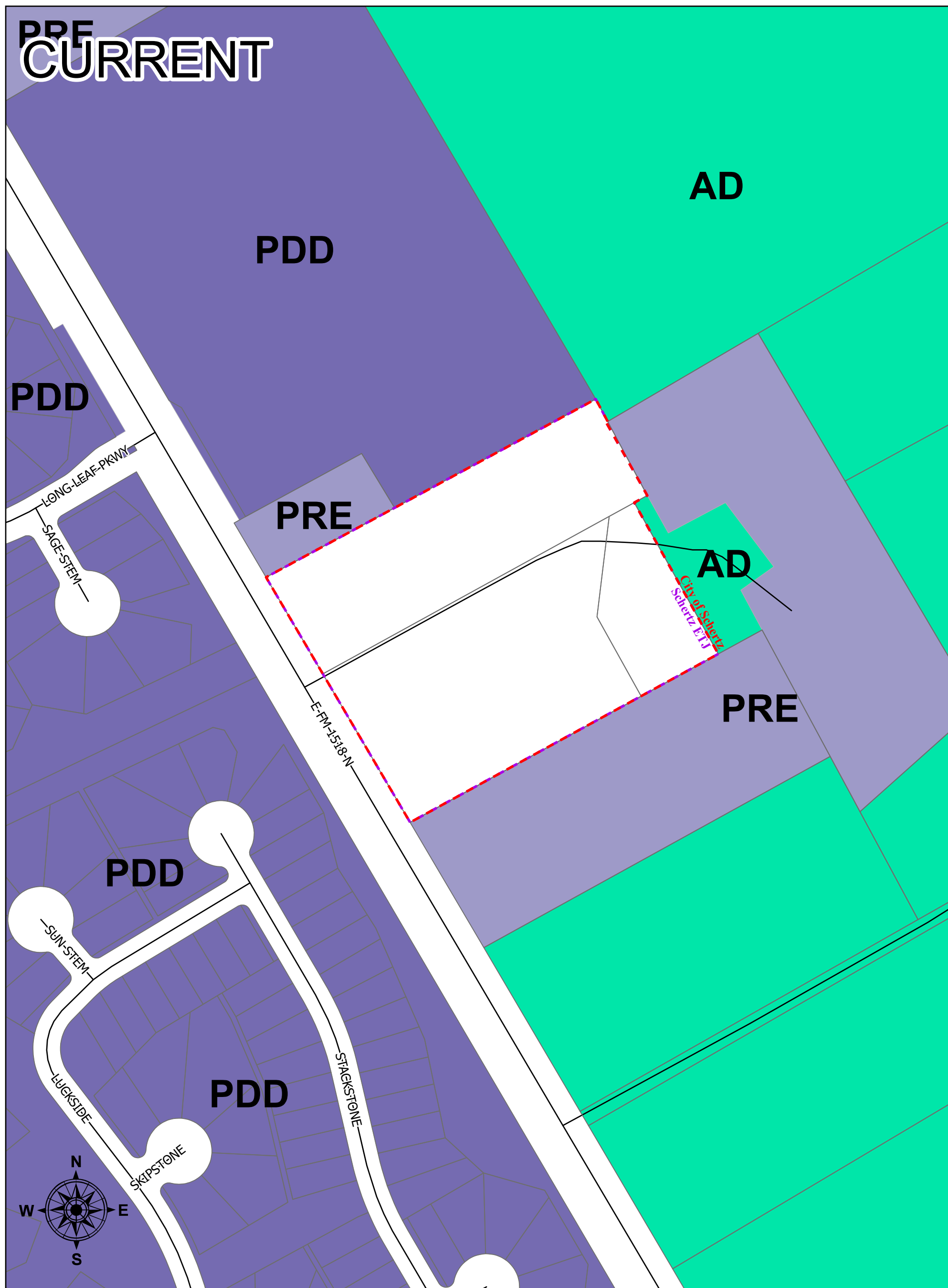


Schertz ETJ
Boundary



200' Buffer





Last Update: Jul 22, 2025

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

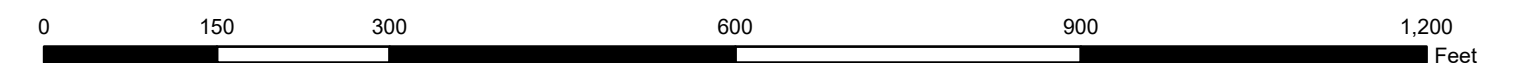
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PROPOSED MUNICIPAL BOUNDARY CHANGE

BEXAR COUNTY
PARCEL IDs:
310108 & 1061511

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 | |





PLANNING AND ZONING COMMISSION MEETING: 09/03/2025

Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: **PLCPA20250165-** Consider 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. **Continued from the August 6, 2025 Planning and Zoning Commission Meeting**

BACKGROUND

Update on PLCPA20250165 from August 6, 2025:

A public hearing was held for PLCPA20250165 at the August 6, 2025, Planning and Zoning Commission Meeting. A motion to recommend approval to City Council was made by Vice-Chair McMaster, seconded by Commissioner Carbon, and failed with a 3-3 vote, with Commissioner Outlaw, Commissioner Hector, and Commissioner Hughes with Nay Votes. A motion to recommend denial to City Council was made by Commissioner Outlaw and seconded by Commissioner Hughes, and failed with a 3-3 vote, with Chairman Wallace, Commissioner Carbon, and Vice-Chair McMaster with Nay Votes. A motion for a continuance to the September 3, 2025, meeting was made by Commissioner Outlaw and seconded by Commissioner Carbon, and the motion passed with a 6-0 vote. The vote on the recommendation to City Council for PLCPA20250165 was moved to the September 3, 2025, Planning and Zoning Commission meeting.

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

Staff 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.

Planning and Zoning Commission:

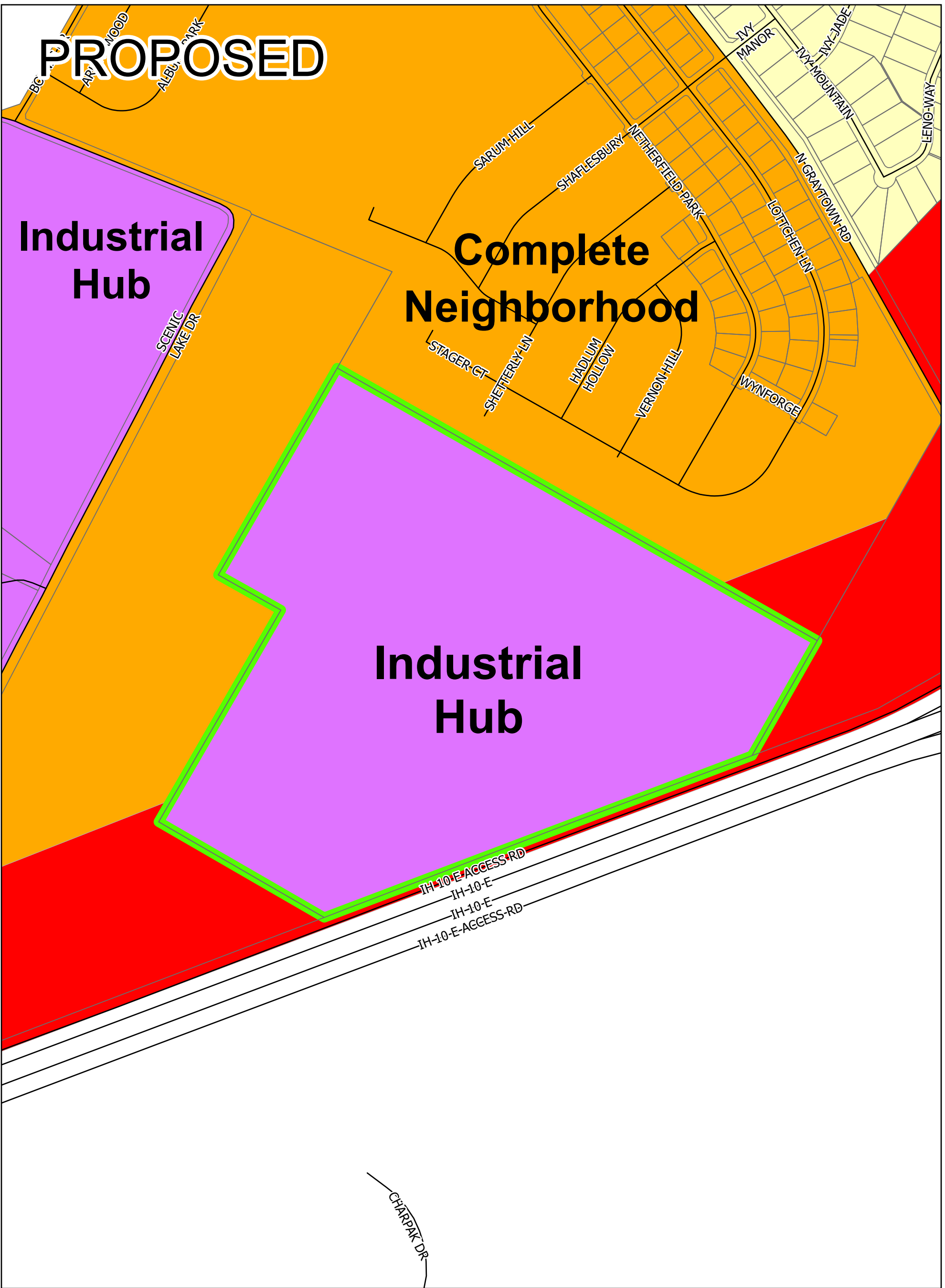
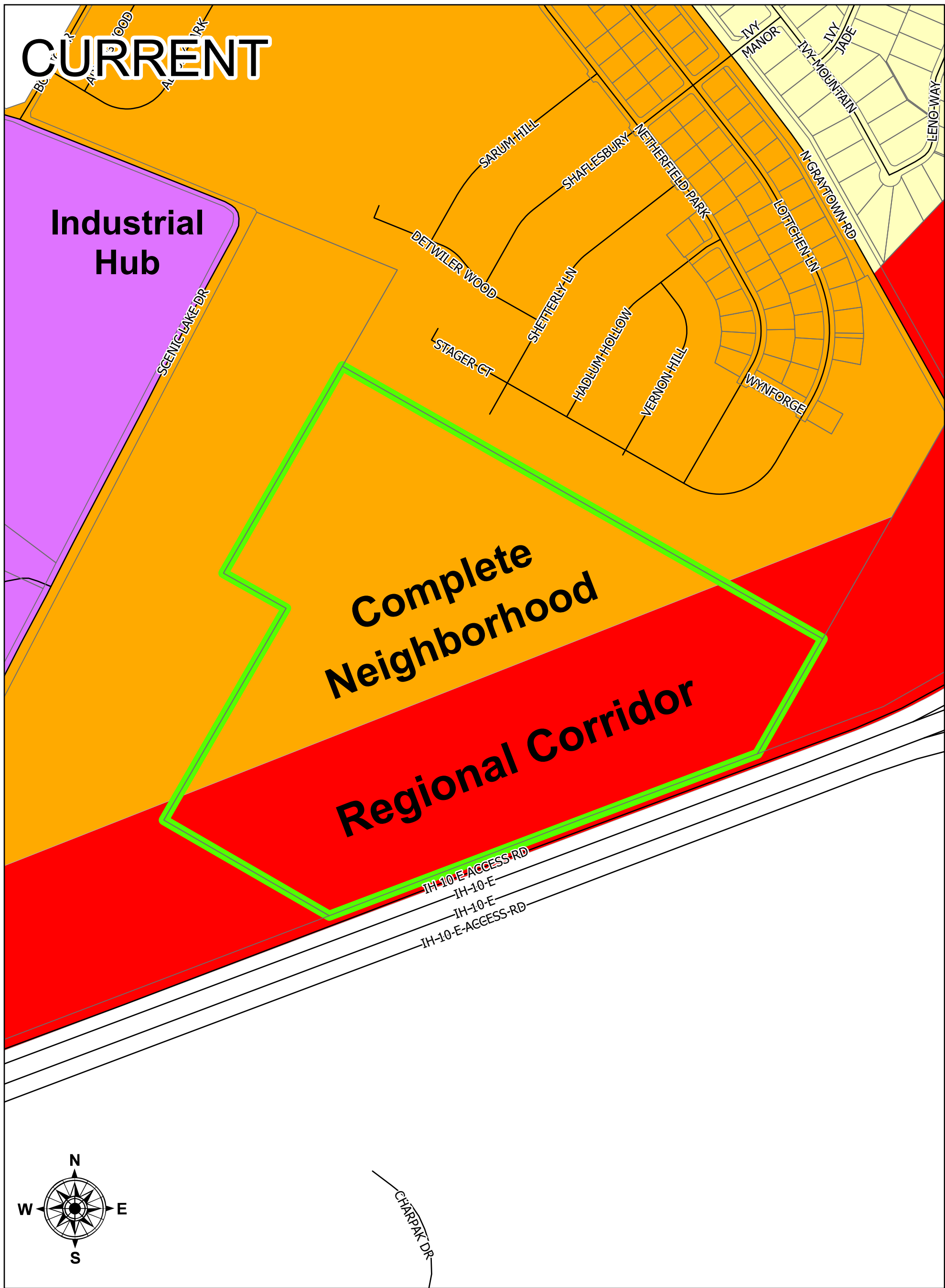
A public hearing was held for PLCPA20250165 at the August 6, 2025, Planning and Zoning Commission Meeting. The recommendation for PLCPA20250165 was motioned for a continuance to the September 3, 2025, Planning and Zoning Commission meeting.

Attachments

Aerial

Comprehensive Land Use Plan Exhibit

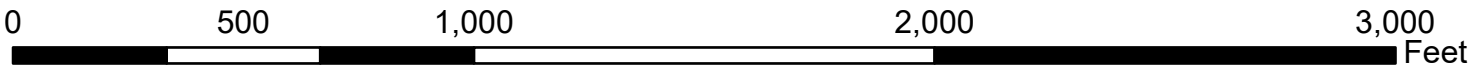
Notification Map

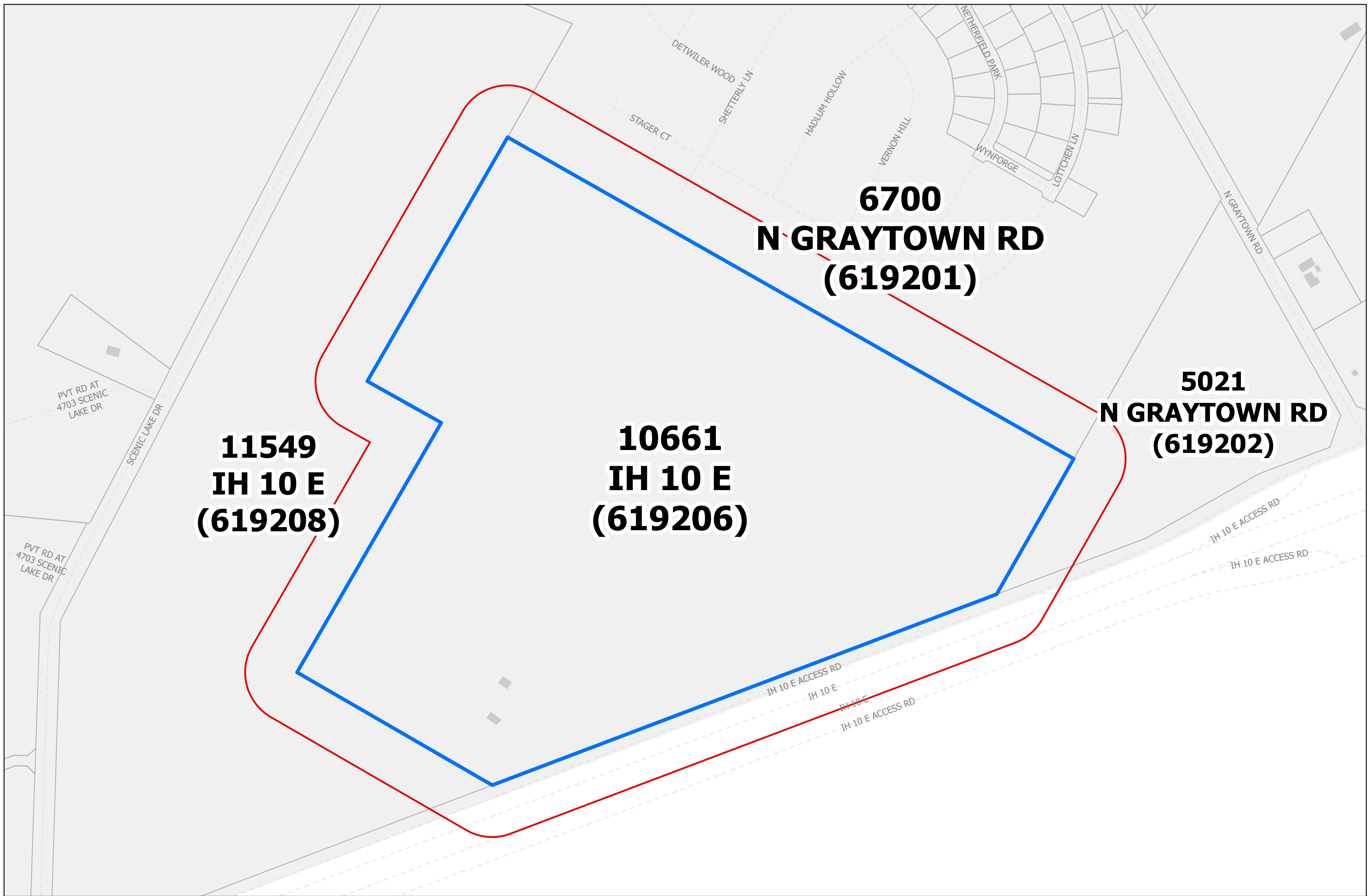


PROPOSED COMPREHENSIVE LAND USE CHANGE

**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

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.

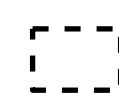
Parcel ID:
619206



Project Boundary



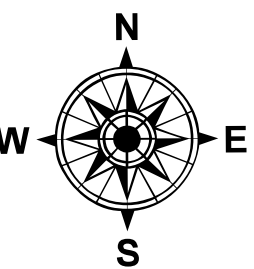
City Limits



Schertz ETJ
Boundary



200' Buffer





PLANNING AND ZONING COMMISSION MEETING: 09/03/2025

Agenda Item 6 B

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Planner

SUBJECT: **PLPDD20250164-** Consider 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. **Continued from the August 6, 2025, Planning and Zoning Commission Meeting**

BACKGROUND

Update on PLPDD20250164 from August 6, 2025:

A public hearing was held for PLPDD20250164 at the August 6, 2025, Planning and Zoning Commission Meeting. The recommendation for PLPDD20250164 was motioned for a continuance to the September 3, 2025, Planning and Zoning Commission meeting by Commissioner Outlaw and seconded by Commissioner Carbon, and passed with a 6-0 vote. The vote on the recommendation to City Council for PLPDD20250164 was moved to the September 3, 2025, Planning and Zoning Commission meeting.

The applicant is proposing to rezone approximately 96 acres from General Business District (GB) and Manufacturing (Light) District (M-1) to Planned Development District (PDD). The subject property is currently a residence, is not platted, and is partially within the 100-year floodplain.

On July 24, 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 were received. A public hearing will be published in the "San Antonio Express" prior to the City Council hearing. Additionally, one public hearing notice sign was placed on the subject property by the applicant.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB) & Manufacturing (Light) District (M-1)	Agriculture and Residence
Proposed	Planned Development District (PDD)	Office- Warehouse

Adjacent Properties:

	Zoning	Land Use
North	Manufacturing (Light) District (M-1) & Planned Development District (PDD)	Undeveloped & Graytown PDD
South	Right-Of-Way	IH-10 Access Road
East	Planned Development District (PDD)	Undeveloped & Graytown PDD
West	General Business District (GB) & Manufacturing (Light) District (M-1)	Undeveloped

Zoning Districts

Table 21.5.7.B Dimensional Requirements Non-Residential Zoning Districts										
			Minimum Lot Size Dimensions			Minimum Yard Setbacks			Miscellaneous Lot Requirements	
	Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Max Height	Max Impervious Coverage
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.	

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

Staff Recommendation:

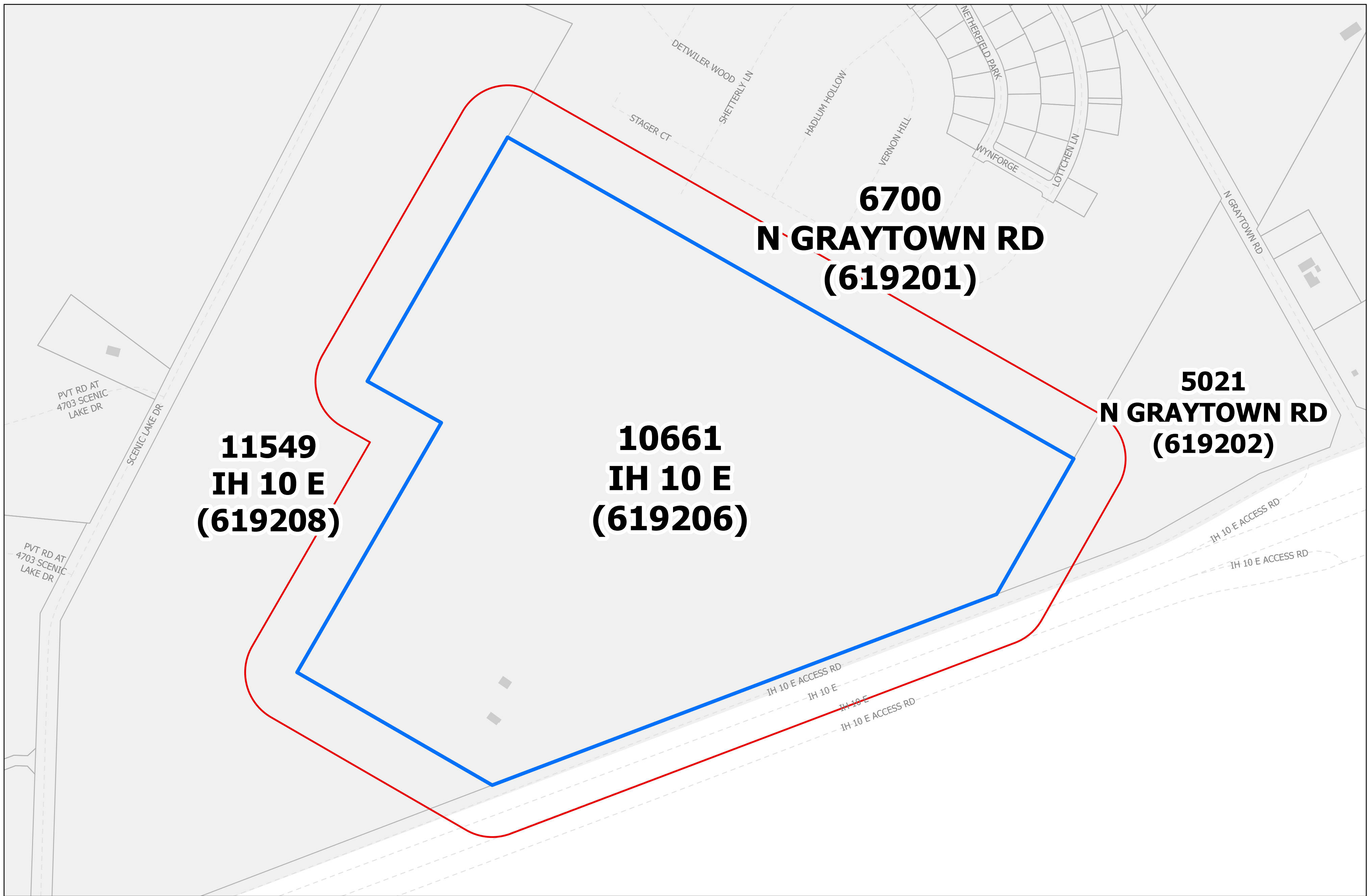
Due to the proposed amended Future Land Use Map Designation to Industrial Hub, the increased screening to residential uses, restriction of uses allowed in the proposed PDD, and the increase of landscaping requirements, Staff recommends approval of PLPDD20250164.

Planning and Zoning Commission:

A public hearing was held for PLPDD20250164 at the August 6, 2025, Planning and Zoning Commission Meeting. The recommendation for PLPDD20250164 was motioned for a continuance to the September 3, 2025, Planning and Zoning Commission meeting.

Attachments

Aerial Exhibit
Notification Map
Zoning Exhibit
PDD Design Standards

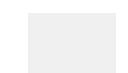


City of Schertz

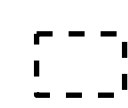
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Project Boundary



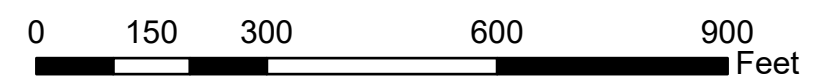
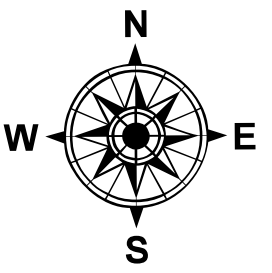
City Limits

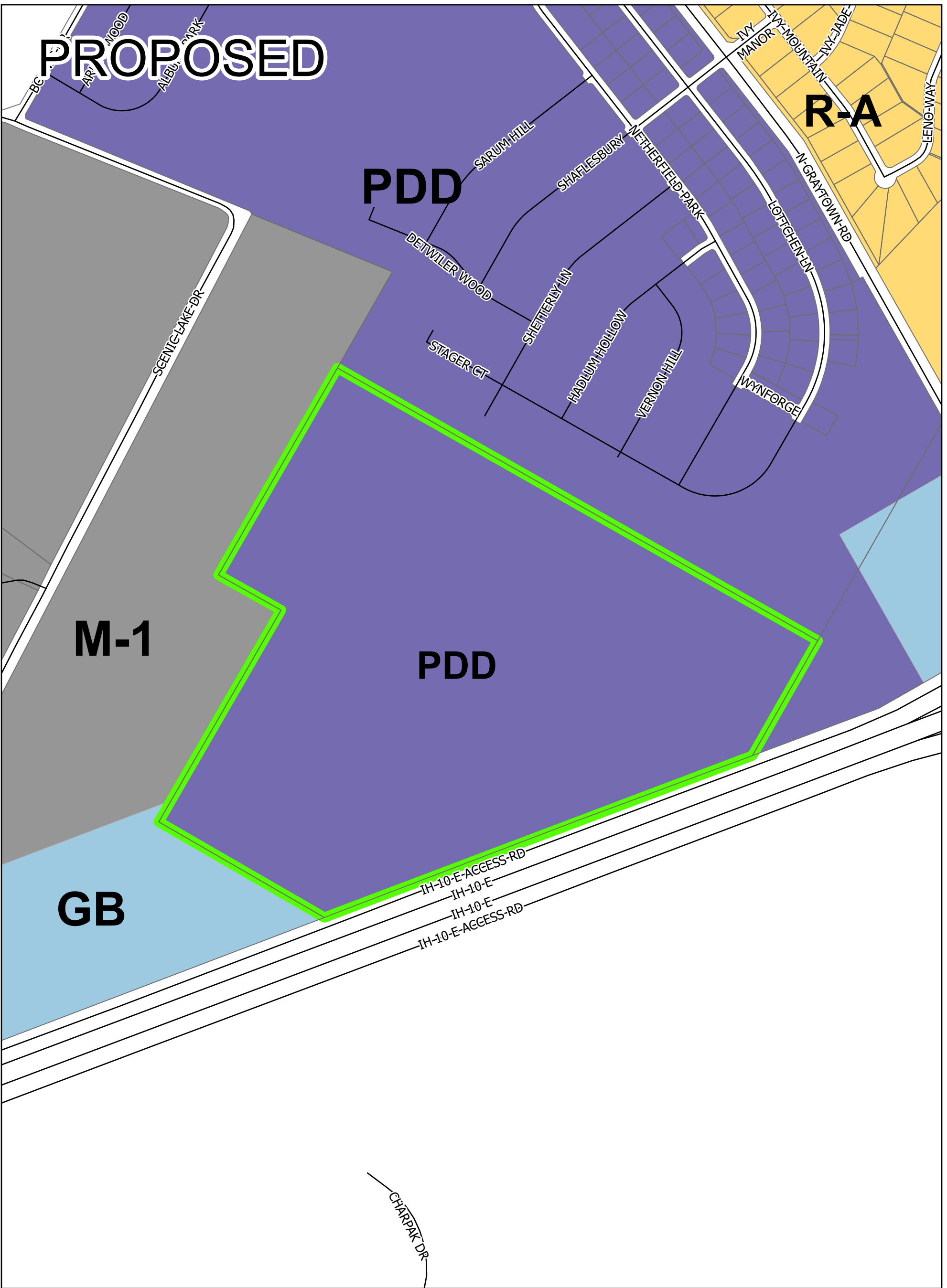
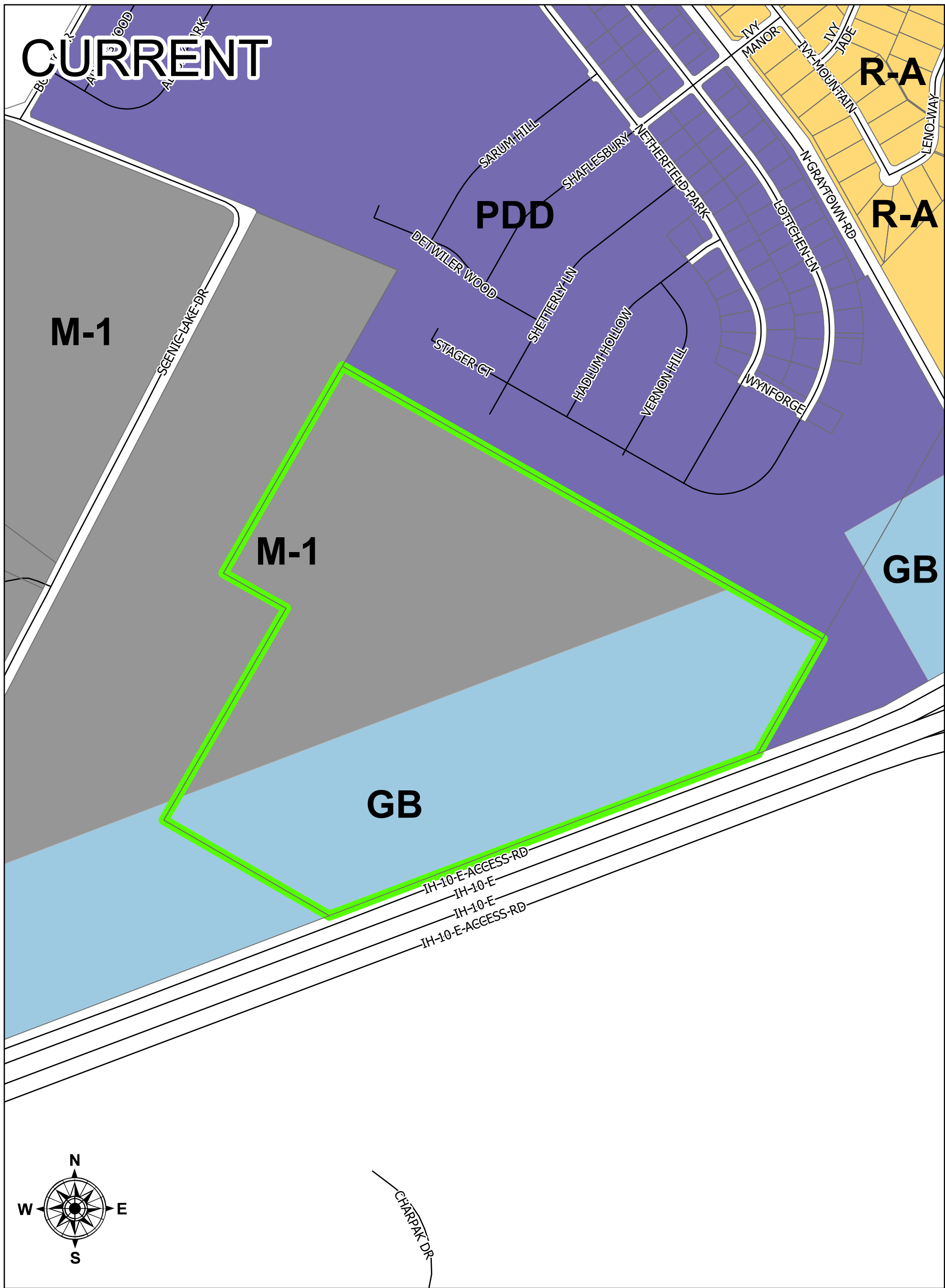


Schertz ETJ
Boundary



200' Buffer





PROPOSED ZONING CHANGE

**BEXAR COUNTY
PARCEL ID:
619206**

Classification

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

0 500 1,000 2,000 3,000 Feet

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:

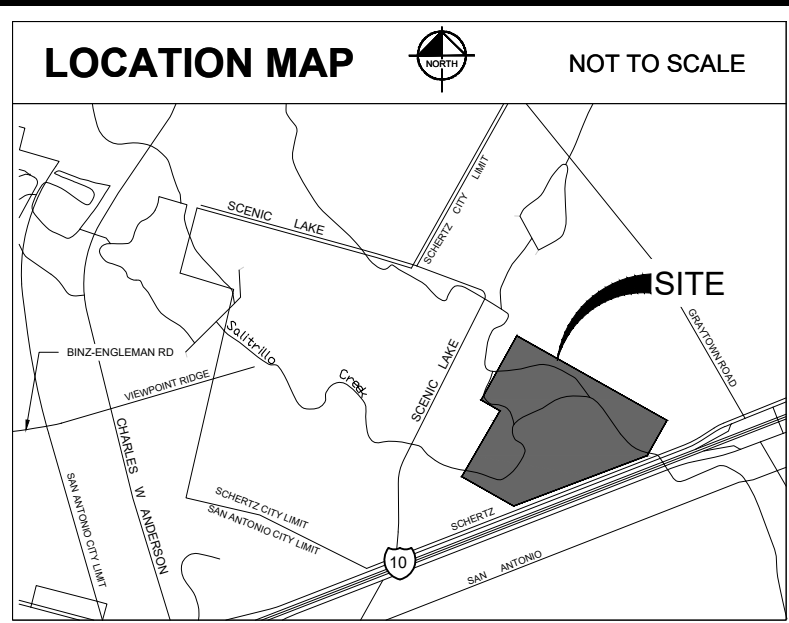
1. Zoning and Permitted Uses – The PDD shall be based on the GB-2 zoning district with specific restrictions on the allowed uses to align with the goals of the development and the City’s vision for the site.
2. Prohibited Uses – Any uses allowed in the GB-2 zoning district that require a Special Use 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



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:

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSED AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
2. 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
3. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE A AND IS WITHIN THE 100-YEAR FLOODPLAIN.
4. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION
5. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR/ ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY
6. THERE ARE A TOTAL OF 3 BUILDABLE LOTS.

TXDOT

1. 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.
2. 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.
3. 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

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. 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
4. 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 FREEBOARD. 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 1 THRU 3, BLOCK 1, 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 COLLECTIONS 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.

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

**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

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

**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

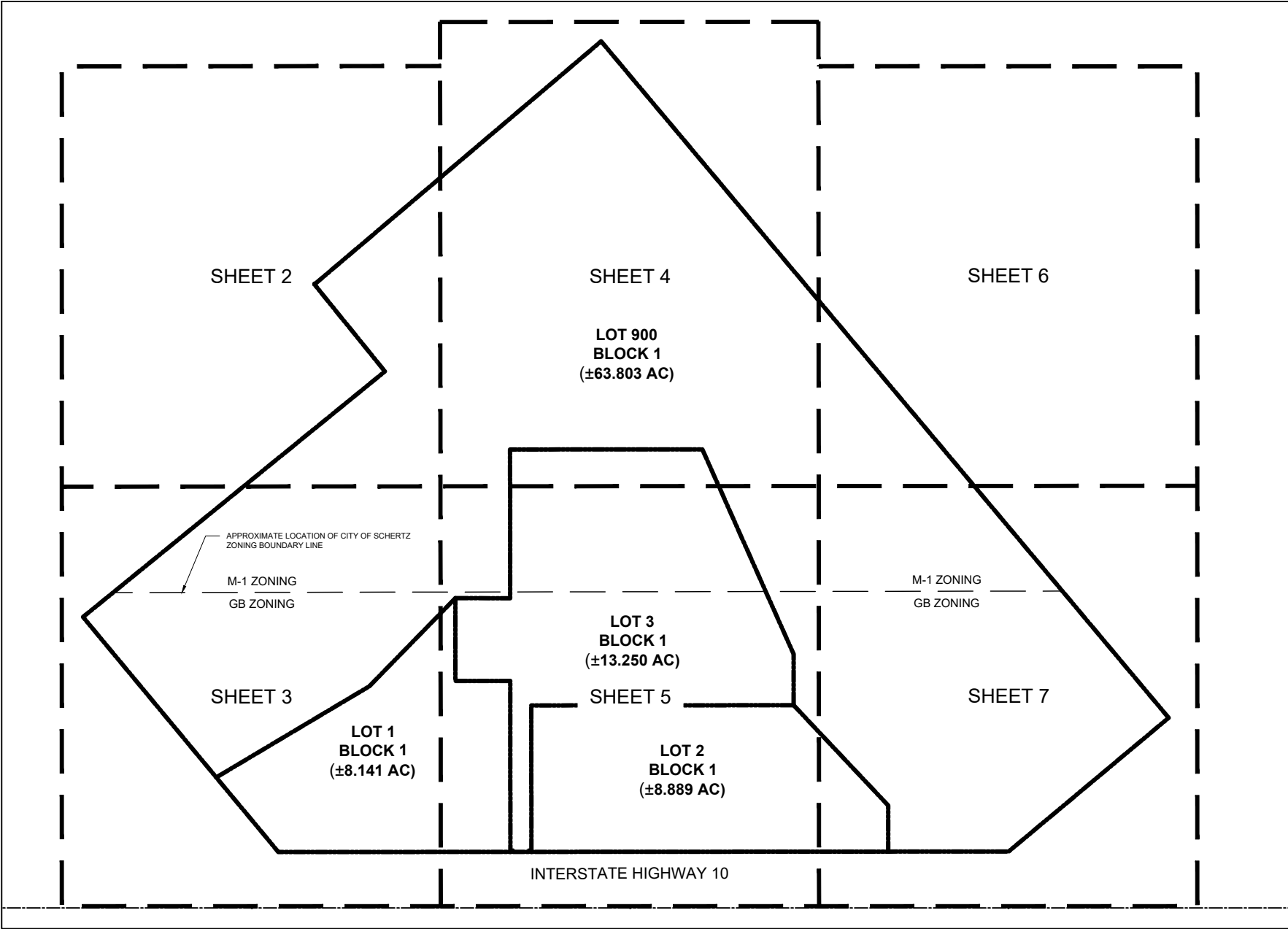
**STATE OF TEXAS
COUNTY OF BEXAR**

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.

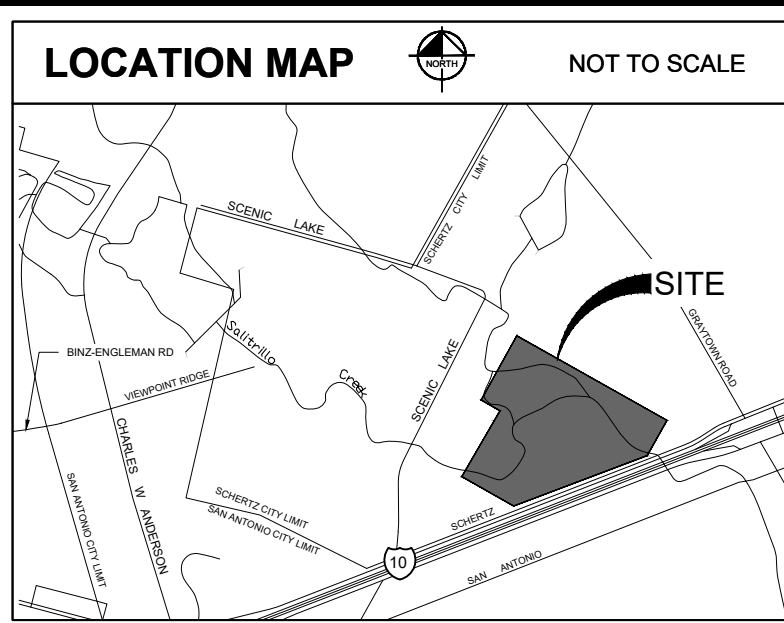
BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
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Conceptual Preliminary Plat



INDEX MAP
N.T.S.



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

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**

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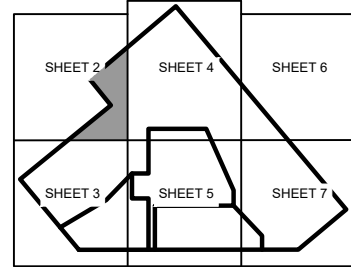
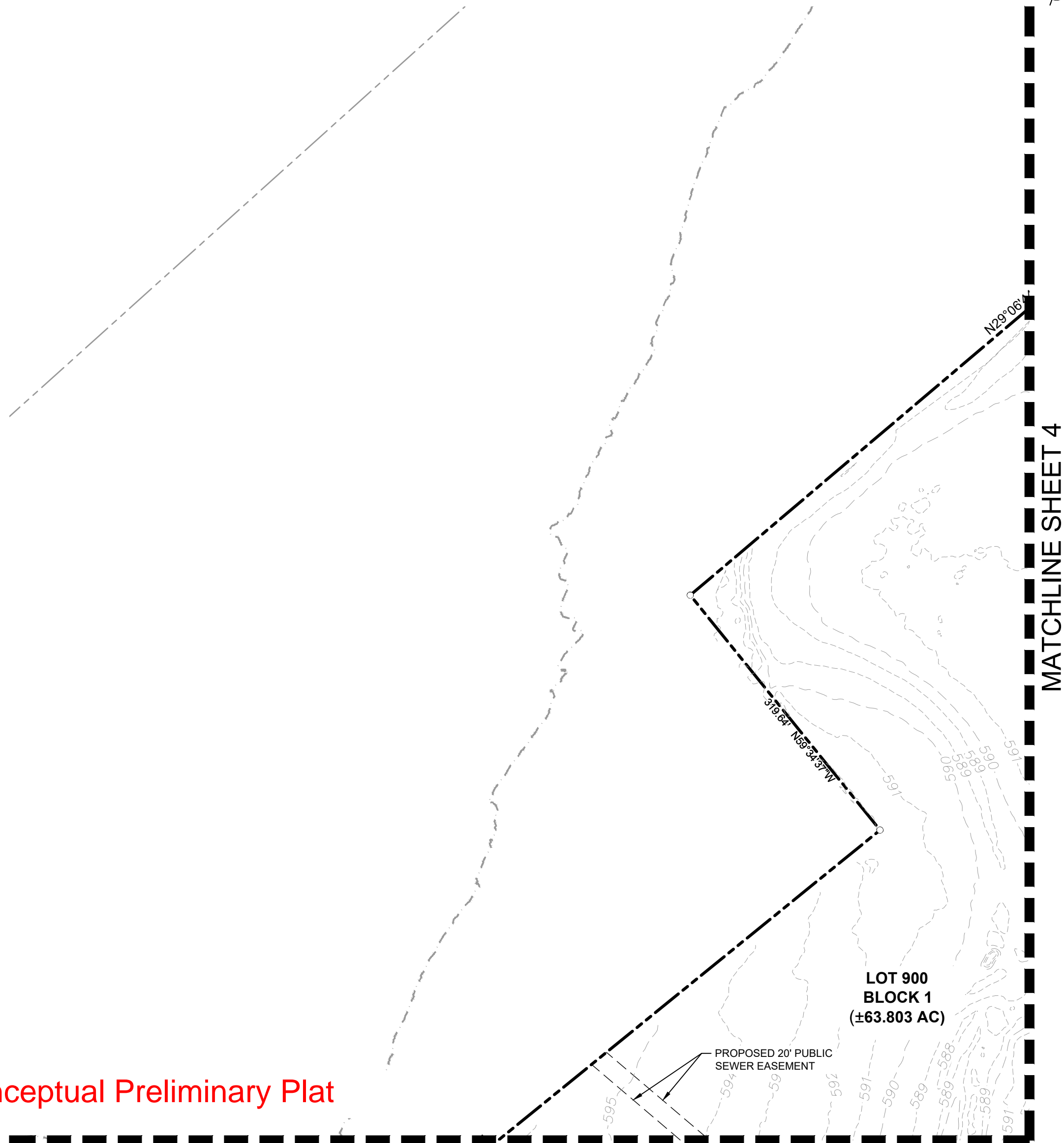
**STATE OF TEXAS
COUNTY OF BEXAR**

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BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
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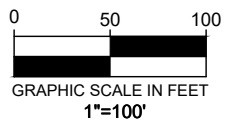

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Conceptual Preliminary Plat



INDEX MAP
N.T.S.





Kimley»Horn

10101 Reunion Place, Suite 400
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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

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____

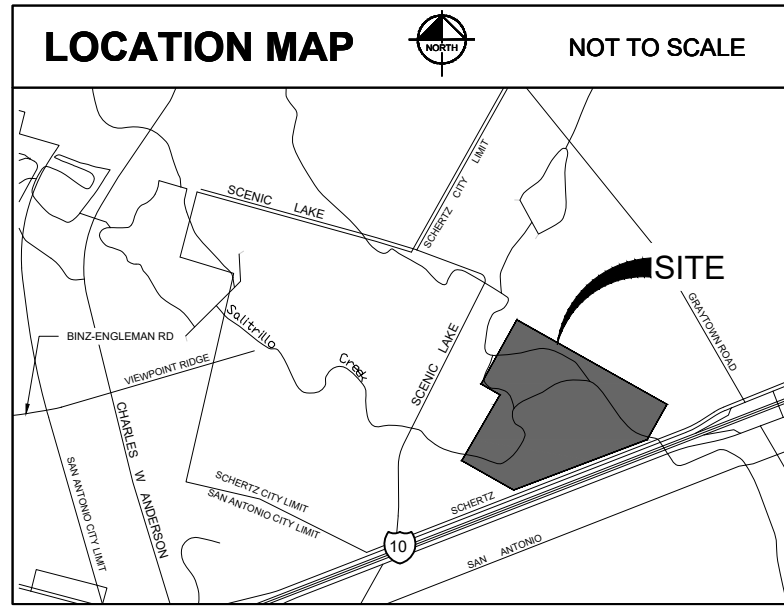
BY: _____
CITY ENGINEER

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



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

- 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
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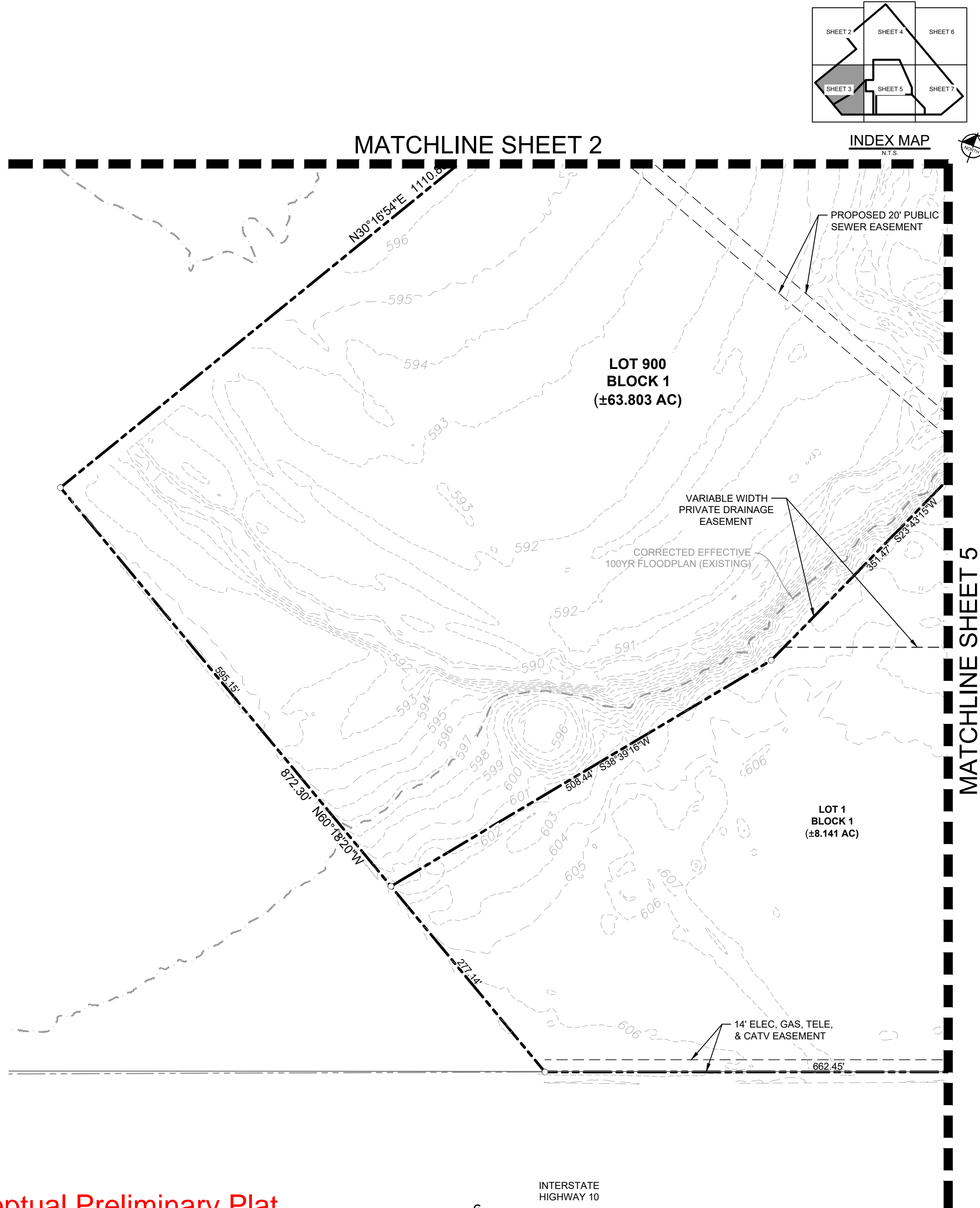
**STATE OF TEXAS
COUNTY OF BEXAR**


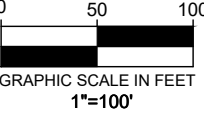
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BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
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Conceptual Preliminary Plat



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
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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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GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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BY: _____
CITY ENGINEER

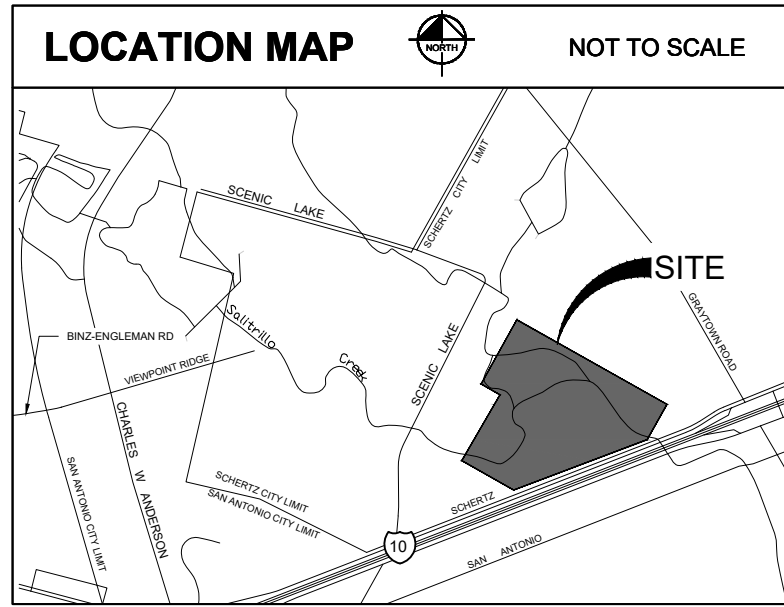
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DATED THIS _____ DAY OF _____ A.D. 20 _____

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



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

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**

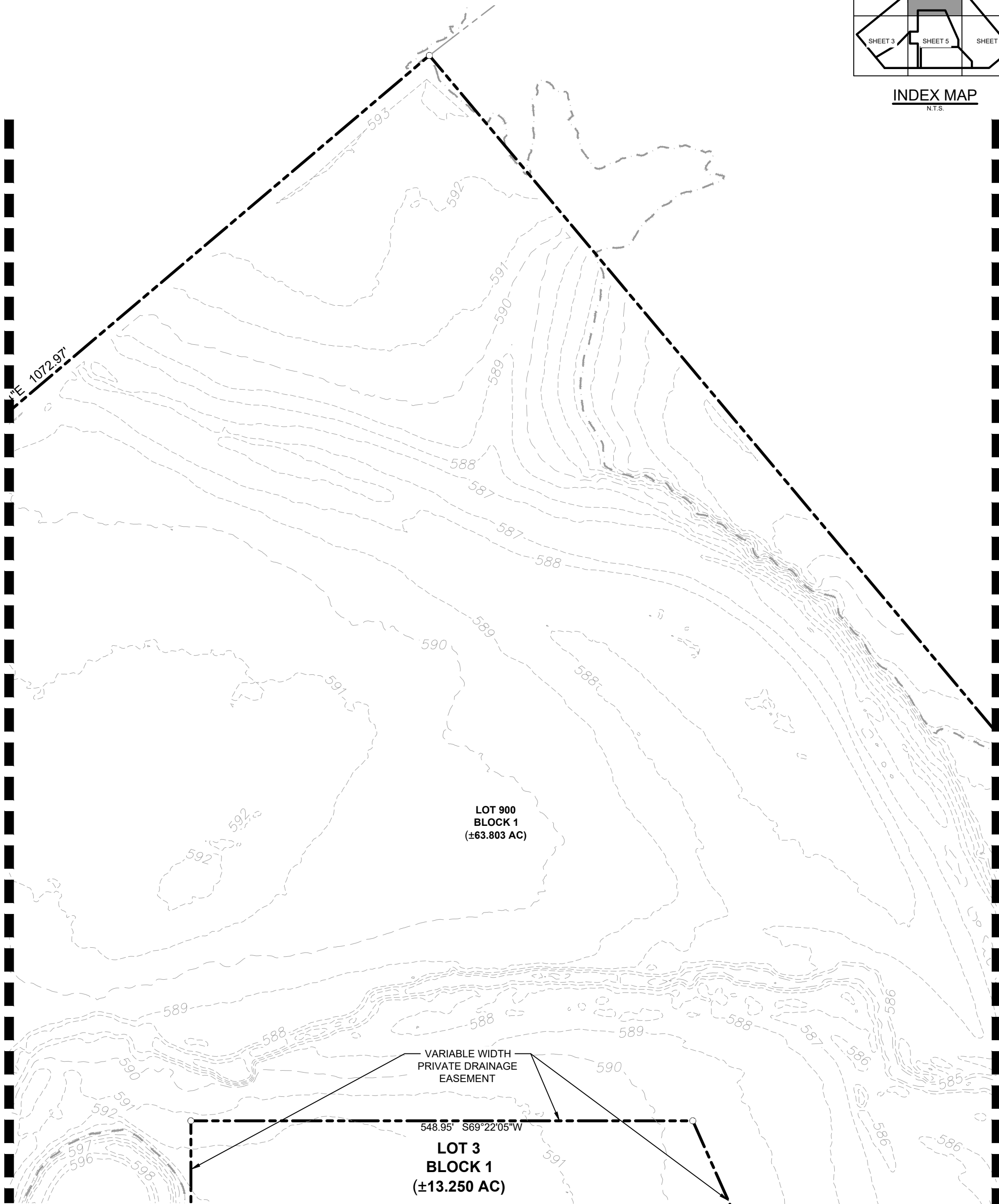
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BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
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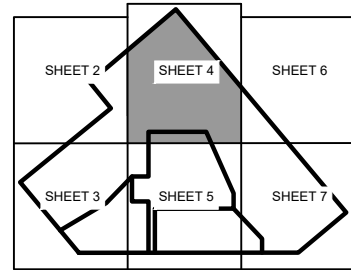
Conceptual Preliminary Plat

MATCHLINE SHEET 2

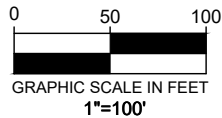
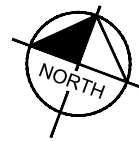


MATCHLINE SHEET 5

MATCHLINE SHEET 6



INDEX MAP
N.T.S.



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	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
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 _____

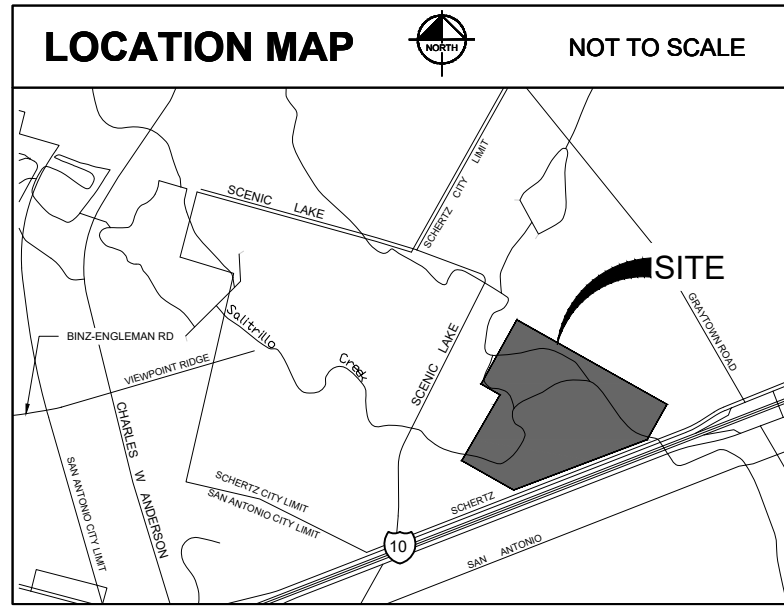
BY: _____
CITY ENGINEER

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,
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BLOCK 16564 (DE-ANNEXED BY THE CITY OF
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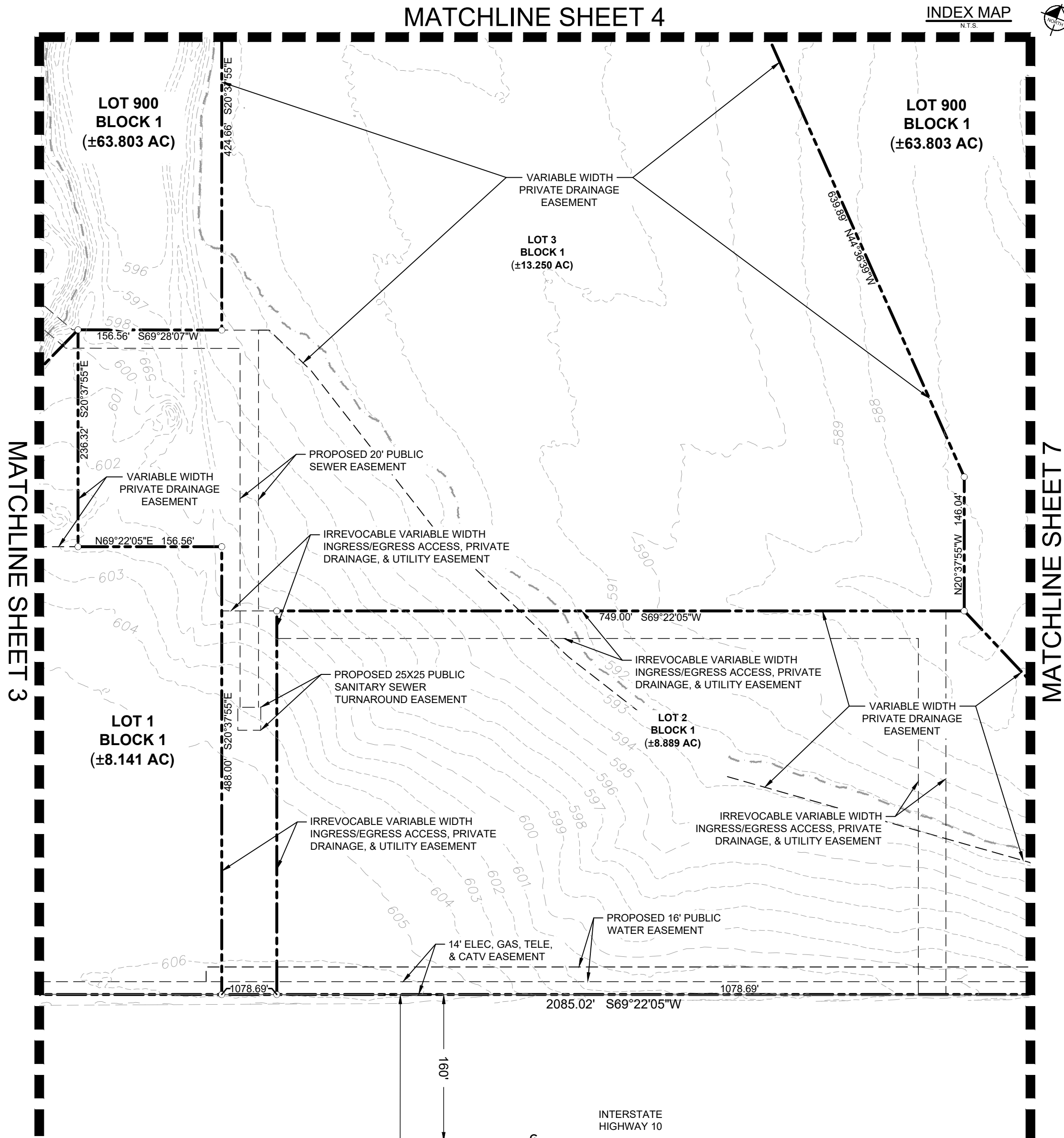
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(210) 541-9166


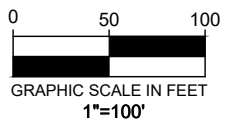
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BENJAMIN R. RUBY
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KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

Conceptual Preliminary Plat



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
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PP	JGM	12/23/2024	065012900

STATE OF FLORIDA
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AVENTURA, FLORIDA, 33180
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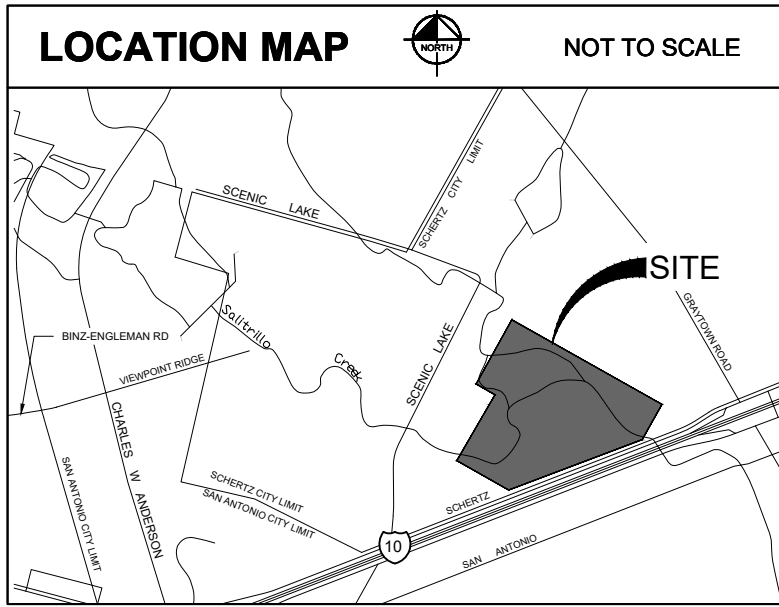
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CITY AUTHORIZED AGENT

SUBDIVISION PLAT ESTABLISHING
GLEITZ I-10 SCHERTZ

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10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

**STATE OF TEXAS
COUNTY OF BEXAR**

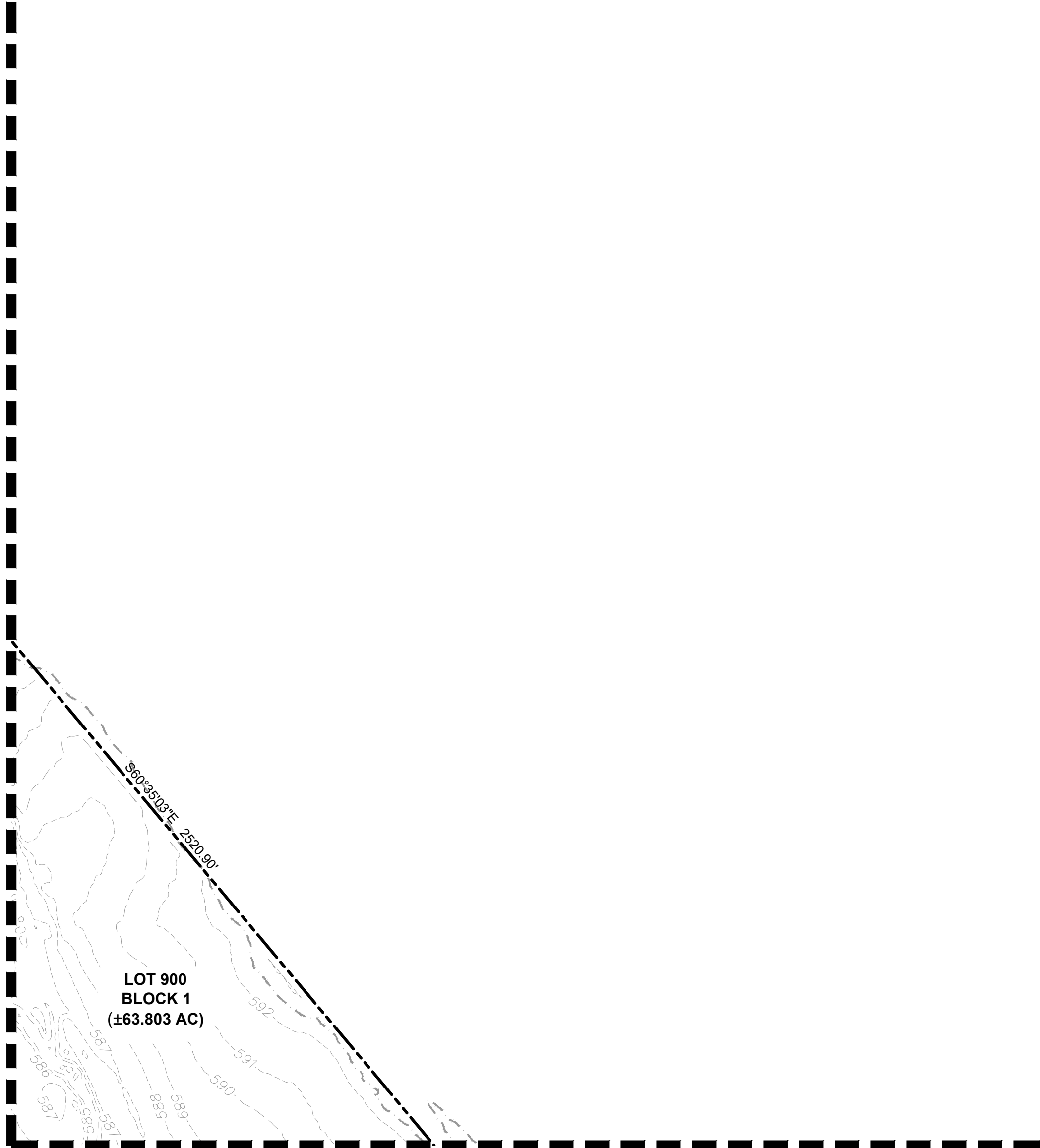
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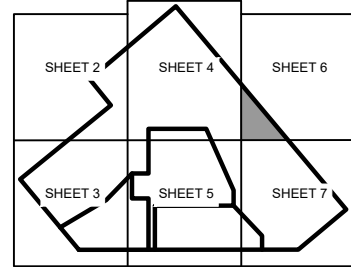
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Conceptual Preliminary Plat

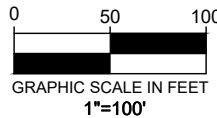
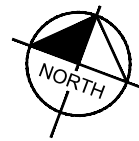
MATCHLINE SHEET 4



MATCHLINE SHEET 7



INDEX MAP
N.T.S.



Kimley»Horn

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

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STATE OF FLORIDA
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20155 NE 38TH COURT
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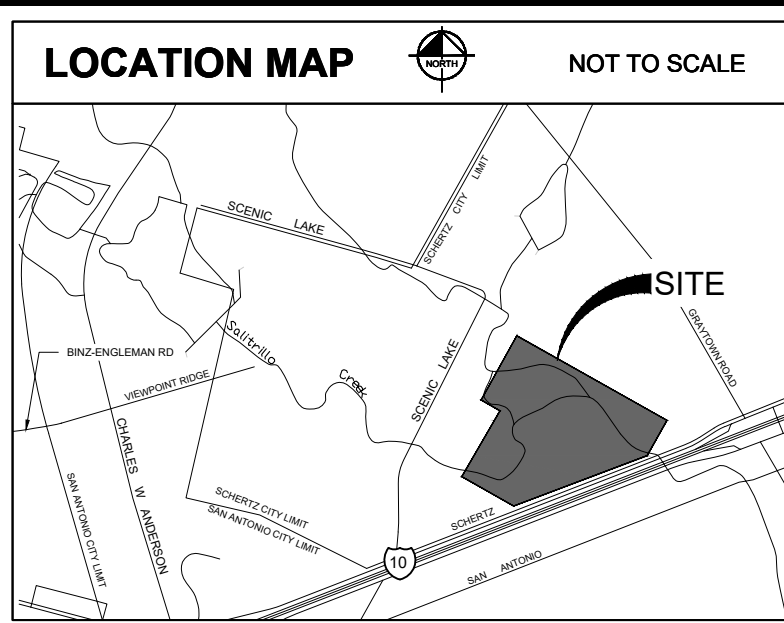
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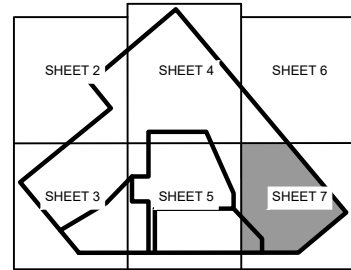
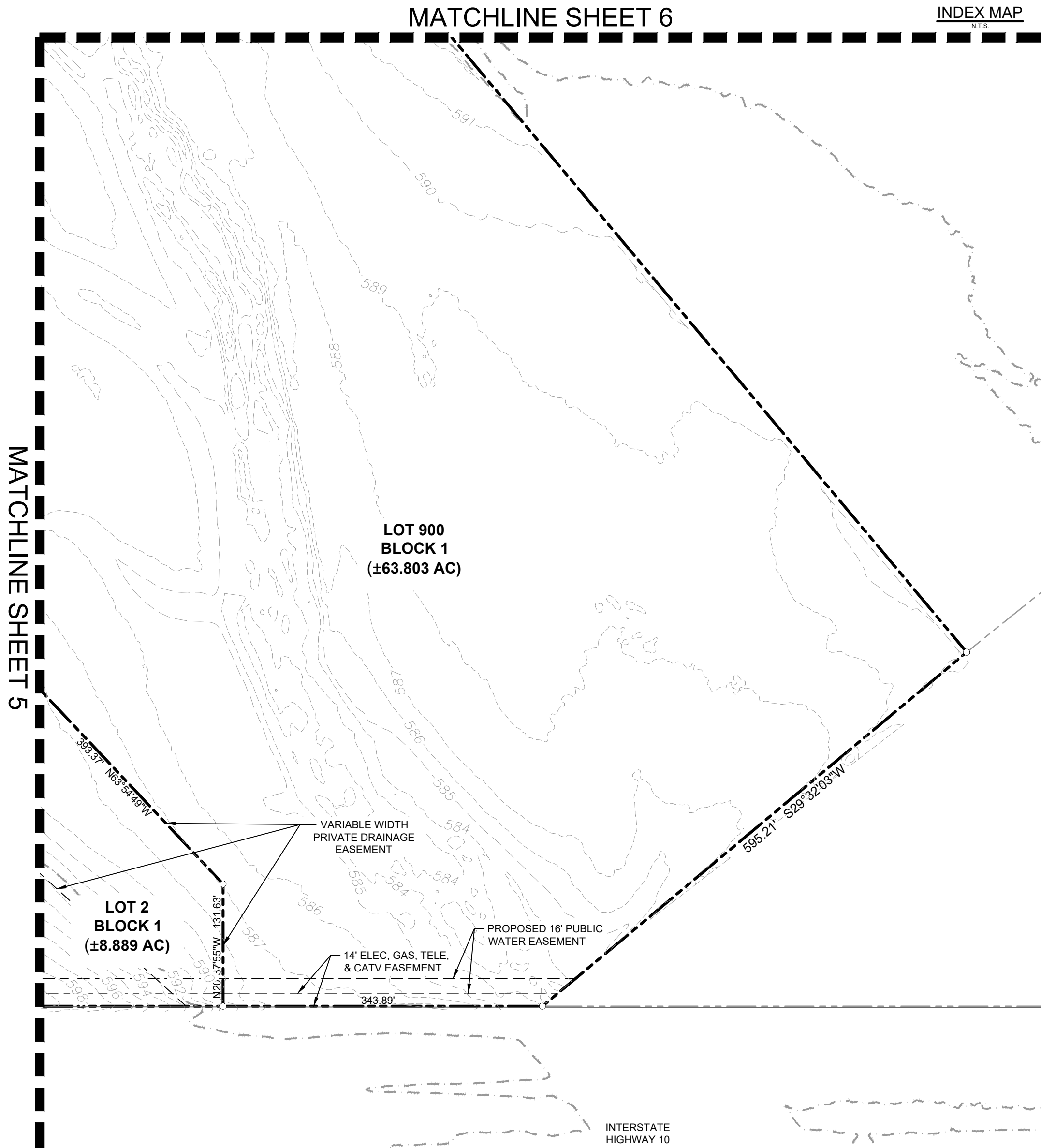
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SUBJECT

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 July 31, 2025 to August 25, 2025.

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

- 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.
 - Approved at the August 5, 2025, City Council Meeting
- Ordinance 25-S-035 - Conduct a public hearing and consider 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.
 - Recommendation of approval at the August 6, 2025 Planning and Zoning Commission Meeting
 - Scheduled for the September 2, 2025 City Council Meeting
- Ordinance 25-S-036 – Conduct a public hearing and consider 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.
 - Recommendation of denial at the August 6, 2025 Planning and Zoning Commission Meeting
 - Scheduled for the September 2, 2025 City Council Meeting
- Ordinance 25-S-037– Conduct a public hearing and consider a request for 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.
 - Recommendation of approval at the August 6, 2025 Planning and Zoning Commission Meeting
 - Scheduled for the September 2, 2025 City Council Meeting
- PLAPP202050187 - Conduct a public hearing and consider an appeal to a decision by the Planning and Zoning Commission 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 City of Schertz, Guadalupe County, Texas.

- Application denied at the August 6, 2025 Planning and Zoning Commission Meeting for a request to a waiver.
- Applicant then submitted an appeal to the Planning and Zoning Commission decision, to be heard by the City Council at the September 2, 2025 City Council Meeting.
- Resolution 25-R-112- Conduct a public hearing and consider a resolution accepting a petition for voluntary annexation of approximately 4.7 acres, Bexar County Property Identification Numbers 310108 and 1061511, Bexar County, Texas.
 - Resolution passed and adopted at the August 19, 2025, City Council Meeting.

ADMINISTRATIVELY APPROVED PROJECTS: There were no administratively approved from July 31, 2025 to August 25, 2025.
