MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
October 1, 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, OCTOBER 1, 2025 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, October 1, 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 September 3, 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. **PLZC20250166** - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

B. **PLZC20250167** – Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4) on approximately 24 acres of land, known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

C. **PLZC20250062 -** Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.

D. **PLZC20250215** - Hold a public hearing and make a recommendation on request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas.

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

A. **PLRP20250221 Waiver**- Consider and act upon a request for a waiver in relation to on-site sewer facilities for the replat of the Sam B Liftshutz Subdivision No. 9, approximately 0.76 acres of land, located approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

B. **PLRP20250221**- Consider and act upon a request for approval of a replat of the Sam B Liftshutz No. 9 Subdivision, approximately 0.76 acres of land located at 11825 IH-10 Schertz, Texas, approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification Numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

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.

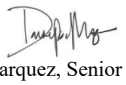
- City and community events attended and to be attended.

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, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 25th day of September, 2025 at 9:00 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, Senior 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.

SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 4 A

TO:	Planning and Zoning Commission
PREPARED BY:	Sarah Rodriguez, Administrative Assistant
SUBJECT:	Minutes for the September 3, 2025 Regular Meeting.

Attachments

Draft Minutes for the September 03, 2025 Regular Meeting

D R A F T

PLANNING AND ZONING MINUTES
September 3, 2025

The Schertz Planning and Zoning Commission convened on September 3, 2025 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

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

Absent: Roderick Hector, Commissioner; Tamara Brown, Commissioner; Judy Goldick, Commissioner

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

1. CALL TO ORDER

Chairman Wallace 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. CONSENT AGENDA:

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

There was no discussion.

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

Vote: 5 - 0 Passed

5. PUBLIC HEARING:

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

A. **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.

Mrs. Marquez gave a presentation on PLZC20250170.

Chairman Wallace opened the Public Hearing at 6:06 P.M.

- Adrian Alaniz -8880 FM 1518

Chairman Wallance closed the Public Hearing at 6:08 P.M.

Motioned by Vice Chair Patrick McMaster to recommend approval of PLZC20250170 to City Council, seconded by Commissioner John Carbon

Vote: 5 - 0 Passed

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**

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

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

Vote: 4 - 1 Passed

NAY: Commissioner David Hughes

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**

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

Motioned by Vice Chair Patrick McMaster to recommend approval of PLPDD20250164 to City Council, seconded by Commissioner John Carbon

Vote: 4 - 1 Passed

NAY: Commissioner David Hughes

7. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made.

B. Announcements by Commissioners

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

No announcements were made.

C. Announcements by City Staff.

- City and community events attended and to be attended.

Samuel Haas announced his departure.

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

A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Wallace adjourned the regular meeting at 6:40 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 5 A

TO:	Planning and Zoning Commission
PREPARED BY:	Emily Delgado, Planning Manager
SUBJECT:	**PLZC20250166** - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

BACKGROUND

The applicant is requesting a zone change of approximately 81 acres from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5). The applicant's intent is to construct low density multifamily units per the letter of intent submitted. However, staff has evaluated the proposed zone change on the maximum allowable, per the Unified Development Code for Middle Density Residential District (R-5).

On September 16, 2025, two-hundred ninety- two (292) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property including the Schertz-Cibolo-Universal City Independent School District and Comal Independent School District.

As of 8:00am on Thursday, September 25, 2025, one (1) response in favor, zero (0) responses neutral, and thirty-five (35) responses in opposition have been received. Additionally, the applicant placed notification signs on the subject property on September 16, 2025.

A public hearing notice was published in the "San Antonio Express" on Wednesday, September 24, 2025, for the October 14, 2025, City Council Meeting, at which this item will be heard.

Approximately 25 acres of this request was part of an earlier effort by the applicant to develop multifamily units. The timeline and details of which can be seen below:

- Applicant's originally requested a Planned Development District (PDD) with a base zoning of Apartment / Multi-Family Residential (R-4) for a gated community with no more than 220 units, consisting of 55 lots with a structure that would have 4 individual units also known as a four-plex.
    - On August 24, 2022 the Planning and Zoning Commission held a public hearing and recommended approval to the City Council to rezone the property to R-6, not the requested PDD, with a 4-2 vote
    - On September 27, 2022, the Schertz City Council held a public hearing and heard the item as Ordinance No. 22-S-35.
        - Council votes to approve request with a 4-2 vote at first reading.
        - Enough surrounding property owners protested to trigger the 3/4 affirmative vote requirement per state law.
        - Item failed (it needed a 5-1 vote) and the application was denied.
- Applicant made another request for a Planned Development District (PDD) with a base zoning of Townhome District (TH) for a gated community with no more than 198 units spread across 51 buildings.
    - On January 25, 2023 the Planning and Zoning Commission held a public hearing and recommended approval to the City Council with condition that the proposed project would include the trail on all future exhibits and plans with a 5-2 vote
    - On February 28, 2023, the Schertz City Council held a public hearing and heard the item

as Ordinance No. 23-S-02.
    - Council votes to approve request with a 4-3 vote on the first reading.
- On April 25, 2023, the Schertz City Council had a second reading on the item.
    - Council votes to approve request with a 5-2 vote.
    - However, in the weeks between readings, enough surrounding property owners protested to trigger the 3/4 affirmative vote requirement per state law.
    - Item failed on second reading (it needed a 6-1 vote) and application was denied.
- Applicant made another request for a Planned Development District (PDD) with a base zoning for Two-Family Residential District (R-3) for a gated community with no more than 170 units spread across 85 duplexes.
    - On June 14, 2023 the Planning and Zoning Commission held a public hearing and recommended approval with conditions to the PDD Design Standards in relation tot he Impervious Coverage and the UDC Acreage requirement for gated communities, with a 5-1 vote
    - On July 18, 2023, the Schertz City Council held a public hearing and heard the item as Ordinance No. 23-S-14.
        - Council votes to approve request with a 4-3 vote on the first reading.
    - The Applicant withdrew the request on September 5, 2023 prior to the second City Council reading.

Subject Property:

	Zoning	**Land Use**
Existing	Pre-Development District (PRE), General Business District (GB), and Single-Family Residential District (R-6)	Undeveloped / Vacant Former Golf Course
Proposed	Middle Density Residential District (R-5)	Low Density Multifamily

Adjacent Properties:

	Zoning	**Land Use**
North	Single Family Residential District (R-6), General Business District (GB)	Single Family Residences, Undeveloped / Vacant Former Golf Course
South	Single Family Residential District (R-6)	Single Family Residences
East	Single Family Residential District (R-6), ROW	Single Family Residences, Columbia Drive, and Country Club Drive
West	Single Family Residential District (R-7)	Single Family Residences

GOAL

The applicant is requesting a zone change of approximately 81 acres from Pre-Development District (PRE), General Business District (GB), and Single-Family Residential District (R-6) to Middle Density Residential District (R-5). The applicants intent is to construct low density multifamily units.

	Table 21.5.7.A. Dimensional Requirements										
			Minimum Lot Size Dimensions (Ft)			**Minimum Yard Setbacks (Ft)**			**Misc. Lot Requirements**		
	Code	*Zoning District*	*Area Sq ft*	*Width*	*Depth*	*Front*	*Side*	*Rear*	*Min. Off-Street Parking*	*Maximum Height*	*Max Imperv Cover*
Proposed	R-5	Middle Density Residential District	10,890	-	-	25	10	10	2	35	80%

Existing	PRE	Pre-Development District	-	-	-	-	-	-	-	-	-
Existing	GB	General Business District	10,000	100	100	0, 25(r)	0, 25(r)	0, 25(r)	Sec. 21.10.4	120	80%
Existing	R-6	Single-Family Residential District	7,200	60	120	25	10	20	2	35	50%

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When evaluating Zone Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

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

The Comprehensive Plan designates this area as Complete Neighborhood, which is intended to provide a variety of housing types along with complementary commercial services. Multi-family and single-family residential are not inherently incompatible in the Complete Neighborhood land use designation. However, the Comprehensive Plan explicitly states, "When considering appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses and buildings, as well as the undue concentration or diffusion of population should be considered.". The proposed Middle Density Residential District (R-5) at the subject property in comparison to the existing land uses and roadway classifications is not compatible with the Complete Neighborhood land use designation. The subject property was once a golf course that had low-density housing developed around the periphery.

Per UDC Article 5 Section 21.5.5, amended with Ord. 24-S-156 in October 2024, and attached to this staff report, Middle Density Residential District (R-5) is intended to provide developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/or denser multi-family developments. This zoning district can be comprised of attached or detached residential dwelling units. The intent of the Middle Density Residential District (R-5) was for smaller infill tract developments to offer a variety of housing types.

Per the UDC tracts that are over 1 acre are allowed to have up to 12 dwelling units per acre and are required to adhere to the multi-family site design requirements in Article 9- Site Design Standards. For reference, the surrounding residential subdivisions have a density of between 6-7 dwelling units per acre. The subject property is approximately 81 acres, which would allow the property owner to construct a maximum of 972 units. Staff has determined that this increase in density would be an undue concentration of population in an area with dispersed residential patterns. This additional residential density would result in added traffic which could create conflicts with the existing residential uses.

For these reasons, this request is not consistent with the Comprehensive Land Plan.

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

As part of promoting health, safety, and general welfare, the city should encourage development that is compatible with surrounding uses. This specific request has a subject property of 81 acres which would allow the property owner to construct a maximum of 972 units. Adding this many dwelling units to the area will significantly increase traffic. During previous zone change requests, City Council and the adjacent existing residential have repeatedly expressed concerns about traffic impacts in relation to increasing density through zoning requests in the city. Staff has considered these expressed concerns and has determined that this level of development is not

compatible with the surrounding uses at this time.

The applicant submitted a Traffic Impact Analysis for the proposed Middle Density Residential District (R-5) and the associated Apartment / Multi-Family Residential District (R-4) (PLZC20250167), which the City of Schertz Engineering Department reviewed and provided a summary attached to this staff report for review. Below are some of the highlights of that summary:

> The existing zoning classifications if developed to their full potential would generate approximately 1,989 peak hour vehicle trips. At full developed potential of the requested zoning, the peak hour trips would increase to 2,994. The developer has provided a Traffic summary analysis indicting the effect to the transportation system by the additional 1,005 peak hour trips (the difference between the existing zoning maximum trips and the proposed zoning maximum trips). The Developers report also noted that they are not intending to develop the property to the maximum amount possible in the proposed rezoned areas and that the difference in peak hour trips would be less than the estimated 1,005 – about 612.
>
> The increase in peak hour trips by the proposed zoning changes would have adverse impacts to parts of the transportation system in the area. Specifically, the Level of Service for the Country Club Blvd/IH-35 intersection; southbound frontage road/FM 1103 intersection; and the southbound frontage road /Schwab Road intersection would be reduced. Additionally, while the Chelsea/FM 1003 intersection and northbound frontage road/Schwab Road intersection Level of Service doesn't decrease (they already function at a Level of Service F), the delay at the intersections increase significantly. While signalization of the IH-35/Schwab Road in its current configuration will increase the Level of Service of the intersection, the additional development traffic may result in the intersection being congested/overloaded until the larger improvement project to build the Master Thoroughfare Plan improvements are completed.
>
> There are mitigation measures that could be implemented to reduce the adverse impact on the intersections that were evaluated. However, if the proposed development progresses through the City's development process, a much more thorough and detailed Traffic Impact Analysis (TIA) will be performed by the Developer and will be reviewed by the City of Schertz Engineering Department and TXDOT.

Although the applicant submitted a preliminary Traffic Impact Analysis for review, it focused mostly on the intersections with TXDOT roadways. The proposed zone change could have a significant impact on the traffic within the existing single-family residential neighborhoods, not just at the intersections of major thoroughfares such as FM 1103 and IH 35. Per the UDC, the maximum density for an approximately 81 acre Middle Density Residential District (R-5) property would be 972 units. These potential 972 units, if developed to the maximum allowable, would have an impact on the overall traffic network. While the preliminary analysis shows the local streets are capable of handling the extra traffic that would be associated with the proposed development, traffic is expected to significantly increase on the existing residential streets within the overall neighborhood, which will result in noticeable congestion that doesn't currently exist. This would need to be evaluated further with the formal TIA and additional mitigation efforts may be needed to try and improve traffic flow, but there will still be a noticeable increase of traffic on these roads than currently exists or if this property were to be developed more similarly to the existing neighborhoods in the area.

Based on the allowable density of the proposed Middle Denisty Residential District (R-5) and the concerns in relation to traffic / safety, the proposed zone change does not promote 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 permitted uses within Middle Density Residential District (R-5) are as follows:

Middle Density Residential District (R-5) Permitted Uses	
Permitted By Right	**Permitted with a Specific Use Permit (SUP)**

• Family or Group Home • Gated Community • Golf Course and/ or Country Club • Multi-Family Apartment Dwelling • Municipal Uses Operated by the City of Schertz • One-Family Dwelling Attached / Detached • Park / Playground / Similar Public Site • School, Public or Private • Two Family Dwelling	• Bed and Breakfast Inn • Church, Temple, Synagogue, Mosque, or Other Place of Worship • New and Unlisted Uses

The permitted uses in the Middle Density Residential District (R-5) are residential in nature and thus consistent with the uses in the immediate area.

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

Schertz Fire, EMS, and Police have been notified of the zone change requests. Schertz Fire provided no concerns or objections with the proposed zone change. Schertz EMS indicated no issues with the proposed, except that of normal concerns with response times and added call volume with added population. While Schertz Police indicated that there are no present concerns, but as these properties and others begin build out, Schertz Police will need to re-evaluate as the aggregate impact will eventually impact their ability to maintain core service delivery with current staffing.

SCUCISD and Comal ISD have been notified of the zone change.

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

As a note, this zone change request has been scheduled for the October 14, 2025 City Council meeting as Ordinance 25-S-044.

RECOMMENDATION

The zone change request is not compatible with the Comprehensive Plan, would create compatibility concerns between the existing single-family residential neighborhoods and the density of the proposed zone change, and would increase traffic safety concerns in the existing neighborhoods, which is not consistent with the goals and objectives of the UDC.

Therefore, staff is recommending denial of PLZC20250166.

Attachments

Aerial Exhibit

Public Hearing Notice Map

Zoning Exhibit

Engineering TIA- Zone Change Summary

PLZC20250166- PH Respoonse Forms as of 09.25.2025 at 8am

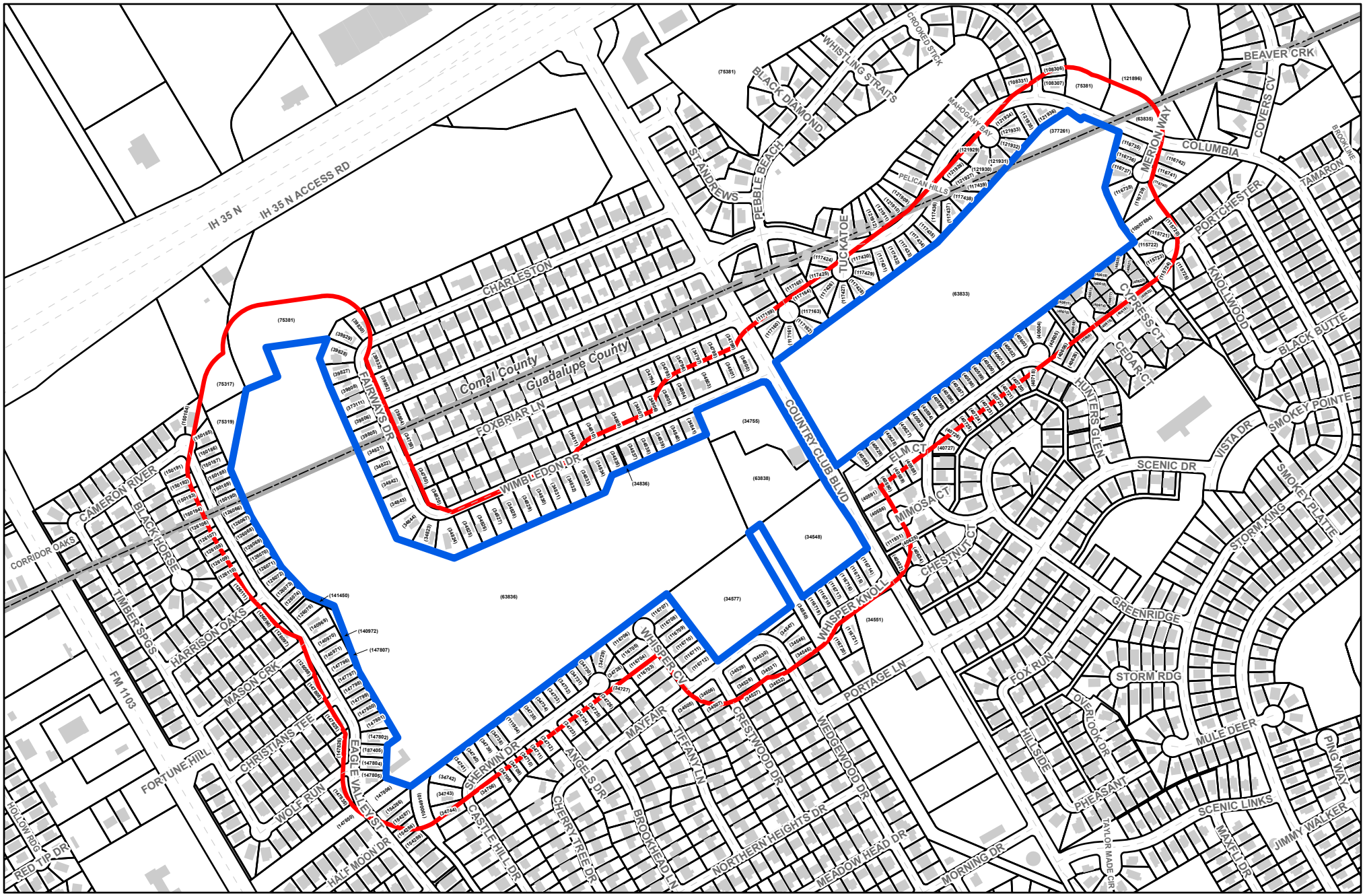
Ord. 24-S-156
SCUCISD 10-Year Forecasting
SCUCISD Demographic Report
Letter of Intent from Applicant



N W E S

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Northcliffe Village
(PLZC20250166)



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City of Schertz

Northcliffe Village
(PLZC20250166)

Project Area
200' Buffer

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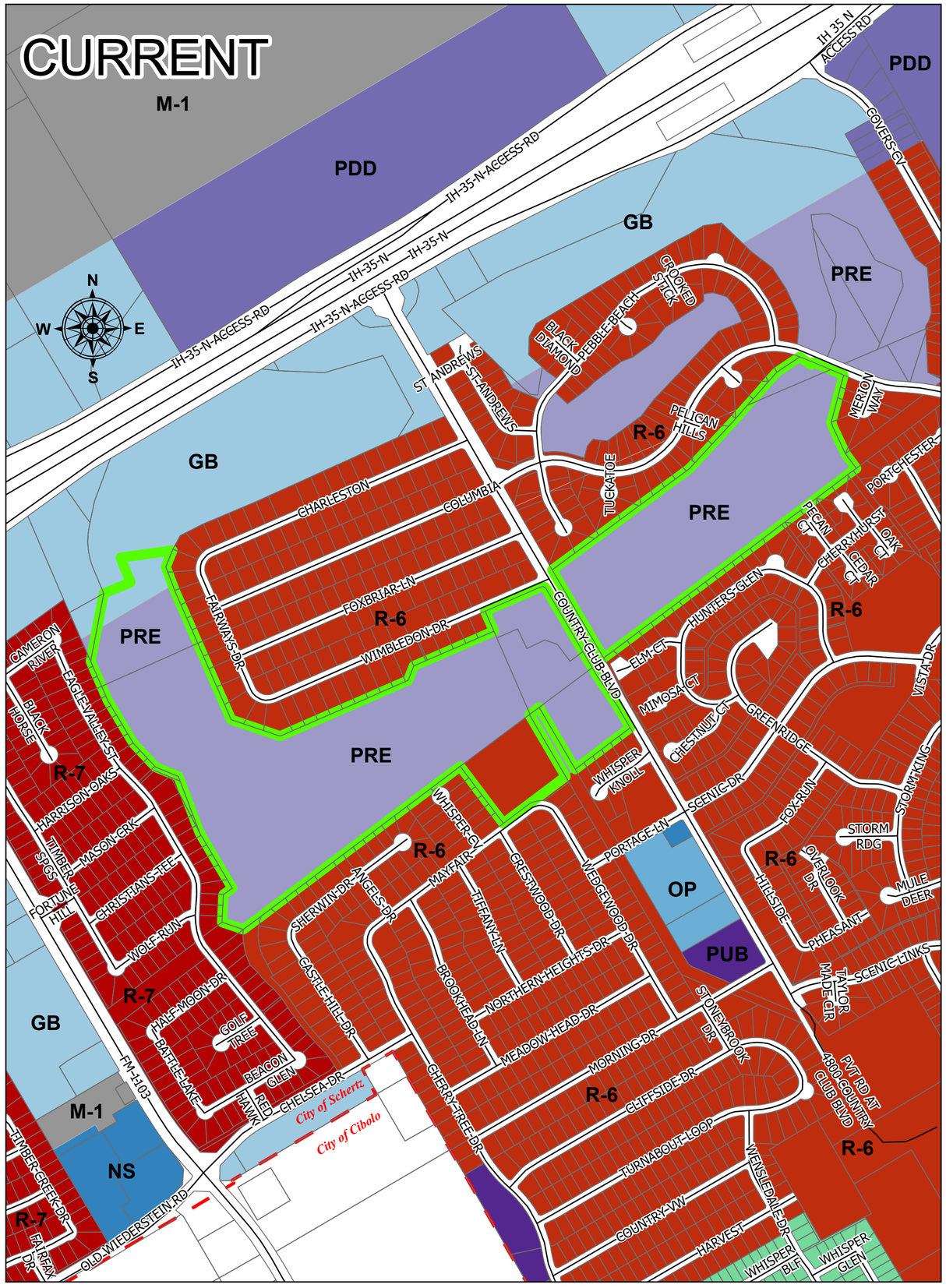
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Last Update: Jul 25, 2025

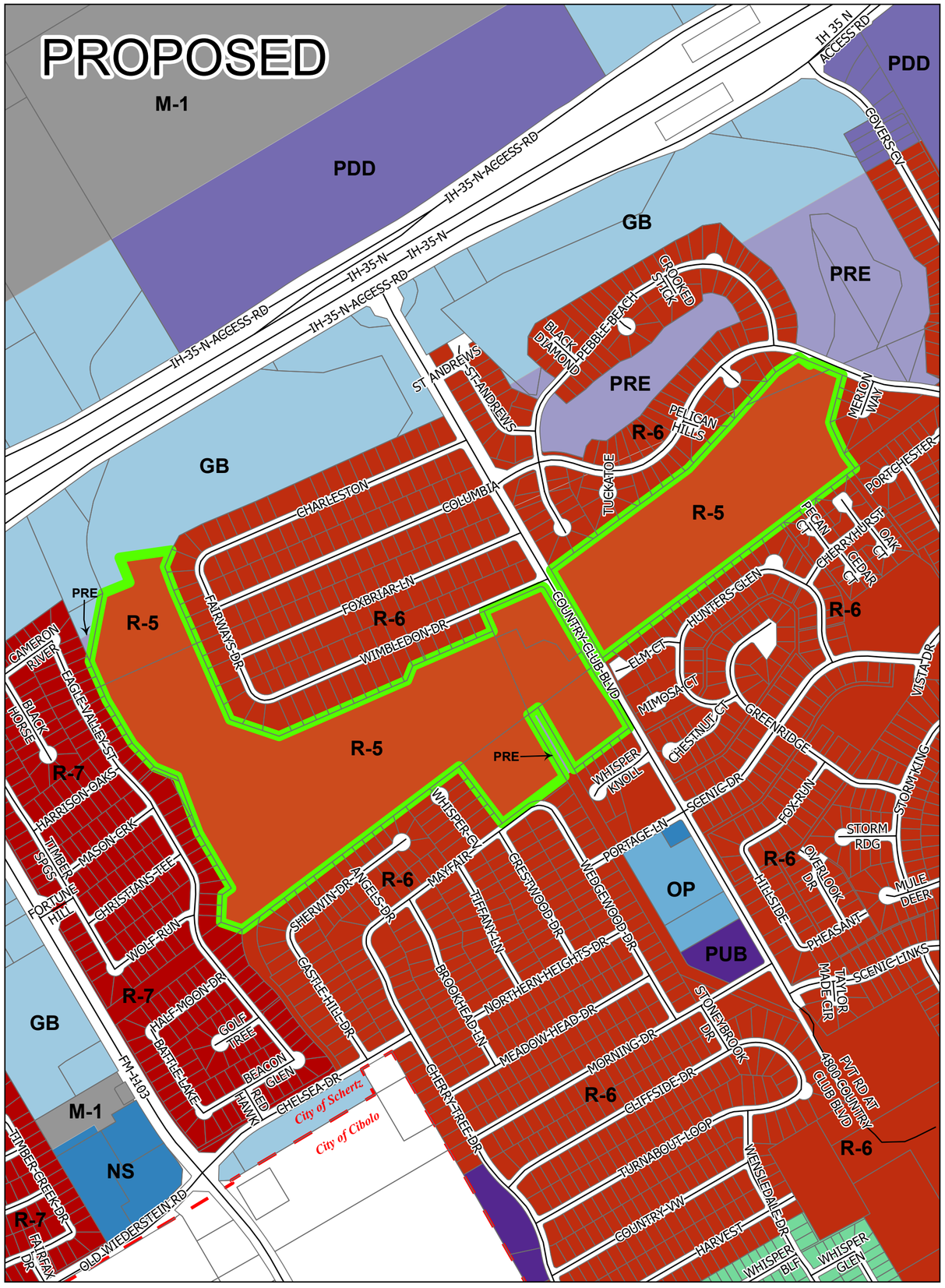
City of Schertz, GIS Department, gis@schertz.com

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.

CURRENT



PROPOSED



SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY

Last update: Jul 29, 2025

City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

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PROPOSED ZONING CHANGE

Northcliffe Village R-5
(PLZC20250166)

- (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 Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)
- <all other values>

0 250 500 1,000 1,500 2,000 Feet

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

DEVELOPMENT SERVICES
ENGINEERING DEPARTMENT

Memo

To: Planning and Zoning Commission via Emily Delgado, Planning Manager

From: John Nowak, P.E., Assistant City Engineer

Date: September 12, 2025

Re: Traffic Impact Summary for Proposed Zone Change at IH 35 N and Country Club Blvd (Northcliffe Garden Apartments and Senior Living Project)

The former golf course property generally located near the IH-35 and Country Club Blvd intersection in the Northcliffe area is currently zoned GB along the IH-35 frontage and the remainder is zoned PRE. The property owner has requested a zone change for a relatively small portion of the GB area and part of the PRE area to be zoned R-4 and the remainder of the PRE area to be zoned R-5. The property owner intends to construct various commercial uses in the GB area; "senior living" apartments in the R-4 area; and apartments in the R-5 area.

The existing zoning classifications if developed to their full potential would generate approximately 1,989 peak hour vehicle trips. At full developed potential of the requested zoning, the peak hour trips would increase to 2,994. The developer has provided a Traffic summary analysis indicting the effect to the transportation system by the additional 1,005 peak hour trips (the difference between the existing zoning maximum trips and the proposed zoning maximum trips). The Developers report also noted that they are not intending to develop the property to the maximum amount possible in the proposed rezoned areas and that the difference in peak hour trips would be less than the estimated 1,005 – about 612.

The increase in peak hour trips by the proposed zoning changes would have adverse impacts to parts of the transportation system in the area. Specifically, the Level of Service for the Country Club Blvd/IH-35 intersection; southbound frontage road/FM 1103 intersection; and the southbound frontage road /Schwab Road intersection would be reduced. Additionally, while the Chelsea/FM 1003 intersection and northbound frontage road/Schwab Road intersection Level of Service doesn't decrease (they already function at a Level of Service F), the delay at the intersections increase significantly.

There are mitigation measures that could be implemented to reduce the adverse impact to these intersections. For example, the Chelsea/FM 1103 intersection will be improved by the TXDOT FM 1103 project, increasing the traffic capacity of the intersection. These improvements are expected to improve the Level of Service for the intersection. Signalization of the IH-35/Schwab Road intersections would also improve the Level of Service of the intersection. Long term, future improvements to Schwab Road to widen it out to the sections identified in the Master Thoroughfare Plan (including replacement of the IH-35 overpass structure) would add even more capacity to the intersection. Adding some additional lanes and signal timing modifications could reduce the delay at the IH-35/FM1103 intersections, improving the Level of Service.

As the proposed development progresses through the City's development process, a much more thorough and detailed Traffic Impact Analysis (TIA) will be performed by the Developer. TXDOT will also be involved in the review and approval of the TIA and all mitigation efforts to minimize the adverse impacts of the additional traffic from the zone change. While signalization of the IH-35/Schwab Road in its current configuration will increase the Level of Service of the intersection, the additional development traffic may result in the intersection being congested/overloaded until the larger improvement project to build the Master Thoroughfare Plan improvements are completed.

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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PLZC20250166 - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager, at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250166**

COMMENTS: _____

NAME: Jonathan Goodin (PLEASE PRINT) SIGNATURE Jonathan Goodin

STREET ADDRESS: 5024 Eagle Valley Street, Schertz, TX 78108

DATE: 9/22/2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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COMMENTS: PARK OR SINGLE-FAMILY RESIDENTIAL ONLY NO DUPLEXES NO APARTMENTS

NAME: ANDREW MASSON (PLEASE PRINT) SIGNATURE: Andrew J. Masson

STREET ADDRESS: 4948 Eagle Valley St, Schertz, TX 78108-2402

DATE: 9/24/2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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Emily Delgado
Planning Manager

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COMMENTS: Make it a park.

NAME: Beverly DeMello (PLEASE PRINT) SIGNATURE: BDemello

STREET ADDRESS: 3405 Sherwin Drive

DATE: Sept. 18 2025.

The City of Schertz Planning and Zoning Commission will conduct a public hearing on October 1st, 2025 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

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COMMENTS: Will bring too much traffic!

NAME: Charles H. Harris (PLEASE PRINT) SIGNATURE Charles H Harris

STREET ADDRESS: 5014 Wedgewood Dr. Schertz, 78108

DATE: 9/18/25

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: R-5 Density is between existing R-6 and decreases valuation of my property.

NAME: Christopher Lawrence Hicks SIGNATURE Christopher Lawrence Hicks
(PLEASE PRINT)

STREET ADDRESS: 3506 Wimbledon Dr., Schertz, TX 78108-2243

DATE: 09/24/2025

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COMMENTS: _____

NAME: Denny Law (PLEASE PRINT) SIGNATURE Denny Law

STREET ADDRESS: 3600 Mimosa Ct., Schertz, TX 78108

DATE: 9/22/25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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Emily Delgado

Emily Delgado
Planning Manager

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COMMENTS: TRAFFIC CONCERNS - SEE ATTACHED

NAME: DONALD L. SNYDER SHERRY J SNYDER (PLEASE PRINT) SIGNATURE Donald L Snyder Sherry J. Snyder

STREET ADDRESS: 3501 WIMBLEDON DR

DATE: 9/22/25

Reply to zoning change request

From Donald L. & Sherry J. Snyder
3501 Wimbledon Dr.
Schertz, TX 78108

Our concern is the additional traffic these new residences will create.

Currently, in order to travel south on I 35 or east on FM 1103, traffic must either go from Country Club Boulevard to the I 35 frontage road and go north to the I 35 turnaround at Schwab Road or go through Northcliffe using Portage Lane to Wedgewood Drive to Mayfair Drive to Cherry Tree Drive to Chelsea Drive which intersects FM 1103. Another option is to cross from Country Club on Morning Drive to Cherry Tree then to Chelsea Drive which intersects FM 1103. The Schwab Road option is not really a practical one. These are all residential streets - many of which are very narrow. There is already too much traffic on these streets from all the subdivisions in the area with people going to and from work and Steele High School and Stippel Elementary as well as the charter schools near Riata.

This traffic issue is a showstopper for us. We believe that there was a collector road planned at one time between Country Club Blvd and FM 1103 to address this issue and that road must be built before we could agree to this rezoning.

Donald L Snyder

Sherry J. Snyder

Reply Form:

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COMMENTS: _____

NAME: ERIC LACROIX (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 5701 Tuckatoe

DATE: 20 Sept 25

Reply Form:

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COMMENTS: DOES NOT FIT IN WITH THE NEIGHBORING AREA

NAME: GERALD MALLAMS (PLEASE PRINT) SIGNATURE Gerald Mallams

STREET ADDRESS: 3716 HUNTERS GLEN SCHERTZ, TX 78108

DATE: 9-23-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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Emily Delgado

Emily Delgado
Planning Manager

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLZC20250166

COMMENTS: Please don't put multiple housing units on the golf course. This will significantly decrease our property value and increase traffic. Please leave it as it is. Thank you.

NAME: Gene Mendoza (PLEASE PRINT) SIGNATURE: [signature]

STREET ADDRESS: 5104 Eagle Valley St

DATE: 9-23-2025

Emily Delgado

From: Howson Lau
Sent: Wednesday, September 24, 2025 12:14 PM
To: planning
Subject: PLZC20250166 Re-Zoning
Attachments: PLZC20250166 Re-Zoning Protest Form Sep 2025.pdf

Strongly opposed to PLZC20250166 Re-Zoning. Approval and subsequent development of middle density residential units will significantly add to the demand for utilities and increase traffic on the residential streets which are only two lanes wide (one lane going in each direction. An environmental impact study needs to be done PRIOR to approving any re-zoning. There are only 2 ways toe enter or exit this subdivision and any additional traffic, especially during the morning rush hour, will endanger the young children living in this area. The utilities infrastructure (water, sewage, and electricity) was NOT built to handle the increased capacity that would result from approving this re-zoning and allowing a developer to construct increased density housing will exacerbate the situation and result in deprivation for old and new residents.
I am attaching my form protesting against approval of this re-zoning request.

Howson Lau
3678 Pebble Beach
Schertz, TX 78108
(living within the 200' buffer zone)

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Emily Delgado

Emily Delgado
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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: NEED STUDY TO DETERMINE IF UTILITY INFRASTRUCTURE & TRAFFIC CAN SUPPORT INCREASED DENSITY.

NAME: Howson Lau SIGNATURE: Howson

(PLEASE PRINT)

STREET ADDRESS: 3678 Pebble Beach, Schertz, TX 78108

DATE: SEP 23, 2025

Reply Form:

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COMMENTS: Zoning of R-6 (Single Family Residential Dis) is the only choice that makes sense to protect our property value and maintain our neighborhood integrity.

NAME: Janet Lee Chang (PLEASE PRINT) SIGNATURE Janet Lee Chang

STREET ADDRESS: 3338 Wimbledon, Schertz, Tx 78108

DATE: 9/20/2025

Reply Form:

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COMMENTS: Congestion!!

NAME: John M. Welch SIGNATURE John M. Welch
(PLEASE PRINT)

STREET ADDRESS: 5036 Eagle Valley St.

DATE: 19 September 2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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COMMENTS: _____

NAME: Perez-Gonzalez, Josue SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 5156 Eagle Valley St, Schertz, 78108

DATE: 19 Sept 25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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PLZC20250166 - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: The infrastructure is not able to take care of that many people. Traffic would be awful

NAME: Kathy Robertson (PLEASE PRINT) SIGNATURE Kathy Robertson

STREET ADDRESS: 6121 Portchester

DATE: 9/26/25

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COMMENTS: The only option I would be in favor of would be one-story single family homes - 55+ even better

NAME: Kelly Griffin (PLEASE PRINT) SIGNATURE Kelly Griffin

STREET ADDRESS: 3745 Hunters Glen Schertz

DATE: 9/20/25

Emily Delgado

From: S LANGSTON
Sent: Monday, September 22, 2025 11:41 AM
To: planning
Subject: Code 211.006(d)

Ken and Shirley Langston at 3417 Sherwin Drive, Schertz, Tx oppose zoning change on the above code. We moved here because it was a golf course and think it should remain as a golf course. The City of Schertz could benefit owing a golf course instead of supporting Olympia Hills golf course.
S Langston

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: _____

NAME: Kenny Rogers (PLEASE PRINT) SIGNATURE Kenny Rogers

STREET ADDRESS: 5116 Eagle Valley St. Schertz, TX 78108

DATE: Sept. 22, 2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: _____

NAME: Kristal Miller (PLEASE PRINT) SIGNATURE Kmiller

STREET ADDRESS: 5708 Tuckatoe Schertz

DATE: 9/19/25

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COMMENTS: LARRY A. CRAFT

NAME: Mary Ann Craft (PLEASE PRINT) SIGNATURE Larry & Craft Mary Ann Craft

STREET ADDRESS: 3509 Wimbledon DR. Schertz, TX 78108

DATE: 9/19/2025

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COMMENTS: The city is ignoring the residents view of property.

NAME: Laurie Lamphear (PLEASE PRINT) SIGNATURE Laurie Lamphear

STREET ADDRESS: 3731 Columbia Dr, Cibolo TX 78108

DATE: 9/21/25

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: would accept R-6 Single Family Homes only

NAME: Linda Rasch (PLEASE PRINT) SIGNATURE Linda Rasch

STREET ADDRESS: 3509 whisper Knoll Schertz, Tx 78108

DATE: 9/24/25

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PLANNING & COMMUNITY DEVELOPMENT

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COMMENTS: _____

NAME: Lindsey Roan (PLEASE PRINT) SIGNATURE Lindsey Roan

STREET ADDRESS: 3426 Wimbledon Dr, Schertz, Tx 78108

DATE: 9/19/25

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COMMENTS: At the previous meeting, a medical complex was mentioned but it's ~~unclear~~ unclear exactly what will be built behind my home, given the wording above.

NAME: Mary E. Bera (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 4013 Cypress Ct., Schertz, TX 78108

DATE: 19SEP2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250166**

COMMENTS: NO R-5 ZONING PLEASE, OKAY WITH ZONING FOR R-6

NAME: MICHAEL G. DUGI (PLEASE PRINT) SIGNATURE Michael G. Dugi

STREET ADDRESS: 3502 FOXBRIAR LANE SCHERTZ, TX 78108-2234

DATE: 09-20-2025

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: DOES NOT CONFORM TO THE NEIGHBORHOOD

NAME: NORRENE MALLAMS (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 3716 HUNTERS GLEN SCHERTZ, TX

DATE: 9-23-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

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I am: in favor of ☐ Strongly opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: Infrastructure in Northcliffe cannot support this. Also it is a cibolo creek recharge zone

NAME: Paul Kendzior (PLEASE PRINT) SIGNATURE: Paul Kendzior

STREET ADDRESS: 5713 Fairways Drive, Schertz, TX 78108

DATE: 9/23/2025

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: PLEASE BUILD SINGLE FAMILY HOMES... SAME AS NOW IN AREA

NAME: PHILIP BERG SIGNATURE Philip Berg
(PLEASE PRINT)

STREET ADDRESS: 3740 HUNTERS GLEN

DATE: 19 SEPTEMBER 2025

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COMMENTS: STRONGLY OPPOSE THIS AS IT WILL BRING EVEN MORE TRAFFIC CONGESTION, REDUCE PROPERTY VALUES, INCREASED CRIME AND OVERLOAD EXISTING UTILITIES ALREADY IN PLACE, THERE ARE ZERO BENEFITS FOR HOMEOWNERS. PLEASE DO NOT ALLOW THIS UNNECESSARY DEVELOPMENT TO TAKE PLACE,

NAME: PHILLIP L. SLAUGHTER (PLEASE PRINT) SIGNATURE Phillip Slaughter

STREET ADDRESS: 3406 WIMBLEDON DR, SCHERTZ, TX 78108

DATE: SEP 20, 2025

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: No apartments!

NAME: Lucenda Beeson Robert Beeson (PLEASE PRINT) SIGNATURE Lucenda Beeson

STREET ADDRESS: 3518 Fox Briar Lane

DATE: 9/21/2025

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Planning Manager

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.*** *If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: The area is already strained + cannot take a higher density.

NAME: Robert F. Radcliffe (PLEASE PRINT) SIGNATURE: Robert F. Radcliffe

STREET ADDRESS: 3724 Hunters Glen, Schertz TX 78108

DATE: 09/18/2025

Ruth A. Radcliffe
Ruth A. Radcliffe

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on October 1st, 2025 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250166 - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager, at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for PLZC2025016

COMMENTS: _____

NAME: Terry Clyde Spicer SIGNATURE Terry Clyde Spicer
(PLEASE PRINT)

STREET ADDRESS: 4021 Cypress Court Schertz Tx 78108

DATE: 9/24/25

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: Single family housing is only appropriate building

NAME: Vernon L Smith (PLEASE PRINT) SIGNATURE Vernon L Smith

STREET ADDRESS: 3513 Whisper Knoll, Schertz, TX. 78108

DATE: 9-22-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250166**

COMMENTS: This AREA NEEDS A PARK

NAME: VIRGINIA D. KOBIEC (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 3322 WIMBLEDON DR. SCHERTZ, TX 78108

DATE: 9-19-2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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PLZC20250166 *- Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.*

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Sincerely,

Emily Delgado

Emily Delgado
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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250166**

COMMENTS: _____

NAME: Will Hausauer/Heather Borchers (PLEASE PRINT) SIGNATURE Will Hausauer/Heather Borchers

STREET ADDRESS: 3128 Harrison Oaks Schertz, TX 78108

DATE: 9/18/2025

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.*** *If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLZC20250166**

COMMENTS: I'd be happy to see some progress - sidewalks would be wonderful

NAME: Barbara Caraway (PLEASE PRINT) SIGNATURE Barbara Caraway

STREET ADDRESS: 3421 Wimbledon Dr, Schertz TX 78108

DATE: 9-22-25

ORDINANCE NO. 24-S-156

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO AMEND PART III, SCHERTZ CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 5 – ZONING DISTRICTS AND ARTICLE 10 – PARKING STANDARDS

WHEREAS, pursuant to Ordinance No. 10-S-06, the City of Schertz (the "City") adopted and Amended and Restated Unified Development Code on April 13, 2010, as further amended (the "Current UDC"); and

WHEREAS, City Staff has reviewed the Current UDC and have recommended certain revision and updates to, and reorganization of, the Current UDC;

WHEREAS, on September 4, 2024, the Planning and Zoning Commission conducted a public hearing and, thereafter recommended approval; and

WHEREAS, on October 15, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the proposed amendments are appropriate and in the interest of the public safety, health, and welfare.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS: THAT:

Section 1. The current UDC is hereby amended as set forth on Exhibit A and Exhibit B hereto.

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

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

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

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

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this

Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the 15th day of October 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 22nd day of October, 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"

Proposed Unified Development Code (UDC) Amendments

Article 5 – Zoning Districts

Sec. 21.5.2. Zoning Districts Established.

The City is hereby geographically divided into zoning districts and the boundaries of those districts herein are delineated upon the Official Zoning Map of the City. The use and dimensional regulations as set out in this Article are uniform in each district. Zoning districts are established in compliance with adopted Comprehensive Land Plan and Master Thoroughfare Plan. The districts established shall be known as follows:

Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-5	Middle Density Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
PUB	Public Use District
PDD	Planned Development District
EN	Estate Neighborhood PDD
MSMU	Main Street Mixed-Use District
MSMU-ND	Main Street Mixed-Use New Development District

(Ord. No. 13-S-22 , § 1, 7-16-2013; Ord. No. 14-S-47 , § 1, 11-18-2014; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.5. Statement of Purpose and Intent for Residential Districts.

A. *Predevelopment District (PRE).* Intended for use for undeveloped land in the City or as a temporary designation for existing uses for newly annexed property. This zoning is also suitable for areas where development is premature due to lack of utilities, capacity or service and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. No improvements, construction or structures may be undertaken without obtaining a building permit and no occupancy of such improvements and structures without obtaining a certificate of occupancy.

B. *Single-Family Residential District (R-1).* Comprised of single-family detached residential dwellings on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.

C. *Single-Family Residential District (R-2).* Comprised of single-family detached residential dwellings with a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.

D. *Two-Family Residential District (R-3).* Comprised of two (2) single-family attached residential dwellings with a minimum lot size of 9,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.

E. *Apartment/Multi-Family Residential District (R-4).* Intended to provide denser apartment and multi-family style developments. This district is a suitable transition between single-family districts and commercial uses. However, Apartment/Multi-Family Residential Districts (R-4) shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets. The maximum density shall be thirty-five (35) units per acre. Twenty percent (20%) of the total platted area shall be provided as common, usable open space.

F. *Middle Density Residential District (R-5).* Intended to provide developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/or denser multi-family developments. Comprised of attached or detached residential dwelling units.

1. When tracts in this district are one (1) acre or less, density shall not exceed sixteen (16) units per gross acre and these tracts will be required to adhere to the single-family site design requirements in Article 9 – Site Design Standards

2. When tracts exceed one (1) acre, density shall not exceed twelve (12) units per gross acre and these tracts will be required to adhere to the multi-family site design requirements in Article 9 – Site Design Standards and provide ten percent (10%) of the total platted area as common, usable open space.

G. *Single-Family Residential District (R-6).* Comprised of single-family detached residential dwellings that are on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-6 is 30 acres.

H. *Single-Family Residential District (R-7).* Comprised of single-family detached residential dwellings on a minimum lot size of 6,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-7 is 40 acres.

I. *Single-Family Residential/Agricultural District (RA).* Intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this District are intended to be on a minimum lot size of 21,780 square feet (one-half acre). This District is suitable for areas where

development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

J. *Garden Homes Residential District (GH).* Comprised of single-family detached residential dwellings on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. This District allows the main structure to be constructed coincident with one (1) of the side property lines, and requires only one (1) side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes.

No area shall be designated GH that contains less than five (5) adjoining lots on a street. Zero lot line homes shall have no windows on the side of the house, which abuts the property line. Entire frontage of one (1) side of the street in the block must be included in the GH designation. Exception may be made where an alley breaks the block on that side of the street. Homes will be uniformly located on the same side of the lot within a street block.

K. *Townhome District (TH).* Comprised of an attached residential dwelling unit in structures built to accommodate three (3) to six (6) units per structure. Density shall not exceed twelve (12) units per gross acre. Townhome units shall be constructed on a single lot, or on adjacent individual lots. Individual ownership of the townhome units is encouraged. Minimum lot area shall not be less than 2,500 square feet per dwelling unit. Ten percent (10%) of the total platted area shall be provided as common, usable open space. This District should not be located in areas where it would increase traffic through single-family neighborhoods and should be adjacent to arterial streets with sufficient capacity to carry the increased traffic generated.

L. *Manufactured Home Subdivision District (MHS).* Intended to recognize that certain areas of the City are suitable for a mixture of single-family dwelling units and HUD-Code manufactured homes, to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation and/or subdivision of any lot, tract or parcel of land used for the placement of manufactured homes. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility in housing types between manufactured home subdivisions and surrounding single family residential subdivisions and recognizing their inherent differences.

M. *Manufactured Home Park District (MHP).* Intended to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation of tracts of land used for the placement of multiple manufactured homes on a single lot, tract or parcel of land and utilized for rent or lease. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility between manufactured home parks and surrounding properties and recognizing the inherent differences in housing types between manufactured home parks and other residential districts.

N. *Agricultural District (AD).* Intended to provide as a base zoning district in areas designated as agricultural conservation on the North and South Schertz Framework Plans. Residences in this District are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

O. *Main Street Mixed-Use District (MSMU).* Intended to provide a base zoning district in the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for

single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints.

P. *Main Street Mixed-Use New Development District (MSMU-ND).* Intended to provide a base zoning district in the area along Main Street, specifically for new development of existing properties. This district is intended to mirror The Main Street Mixed-Use District (MSMU), allowing for single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks, parking requirements, along with reduced landscape buffers are provided as part of this district due to physical restraints of the existing properties.

(Ord. No. 13-S-22, § 2, 7-16-2013 ; Ord. No. 14-S-47 , § 2, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.7. Dimensional and Developmental Standards.

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

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

MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	h,j,k,m, n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2	35	80%	j,k,m,p

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

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

Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Adj Non-Res Zone	Rear Adj. Res Zone	Side Adj Non-Res Zone	Side Adj Res Zone	Max Ht. Ft.	Max Imperv Cover	Key
OP	Office/ Professional	6,000	60	100	25	0	25	0	25	35	70%	a, b, c, d
NS	Neighborhood Services	10,000	100	100	25a	0	25	0	25	35	80%	a, b, c, d
GB	General Business	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
GB-2	General Business-2	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
M-1	Light Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
M-2	Heavy Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
PUB	Public Use District	10,000	100	100	25	0	15	0	25	35	70%	a, c, d

Key:	
a.	See Article 10 for parking requirements.
b.	Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base.
c.	No variances may be permitted to exceed the maximum impervious cover limitations.
d.	Refer to Article 14, Sec. 21.14.3 for additional design requirements.

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.

2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.

3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.

4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.

5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.

6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.

7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:

    a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.

    b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.

    c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.

    d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.

    e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.

    f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.

    g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.

8. Middle Density District (R-5) developments may have unique designs and dimensions. Due to this, the following additional standards apply. These standards pertain to the side building separation space with the intent for fire safety

   a. When HVAC units are not within the building separation space the minimum separation is ten (10) feet.

   b. When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet.

   c. HVAC units shall be on opposite sides of buildings.

   d. These additional standards are not required if fire suppression systems are installed within the buildings.

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

Sec. 21.5.8. Permitted Use Table.

A. *Use of Land and Buildings.* Structures, land or premises shall be used only in accordance with the use permitted in the following use table subject to compliance with the dimensional and development standards for the applicable zoning district and all other applicable requirements of this UDC.

B. *Permitted Principal Uses.* No principal use shall be permitted in any district unless it appears in the following permitted use table.

1. *Legend for the permitted use table:*

P	Use is permitted in district indicated
S	Use is permitted in district indicated upon approval of Specific Use Permit
	Use is prohibited in district indicated

	RESIDENTIAL USES															
PRE	AD	RA	R-1	R-2	R-3	R-4	R-5	R-6	R-7	MHS	MHP	GH	MS MU	MS MU-ND	TH	
Predevelopment	Agricultural District	Residential/ Agricultural	Single Family - 1	Single Family - 2	Two Family	Apartment/ Multi-Family	Middle Density Residential District	Single Family - 6	Single Family - 7	Manufactured Home Subdivision	Manufactured Home Park	Garden Home	Main Street Mixed Use	Main Street Mixed Use - New Development	Townhome District	PERMITTED USES
	P	P	P	P	P		P	P	P	P	P	P	P	P	P	Accessory Building, Residential
																Aggregate Extraction
	P	P														Agricultural/Field Crops
	P															Airport, Heliport or Landing Field
																Alcohol Package Sales
																Antenna and/or Antenna Support Structure, Commercial
													P	P		Antique Shop
																Appliances, Furniture and Home Furnishings Store
													P	P		Art Gallery/Library/Museum
																Assisted Care or Living Facility
																Athletic Stadium, Private
																Athletic Stadium, Public
													P	P		Automobile Parking Structure/Garage
																Automobile Parts Sales

																Automobile Repairs & Service, Major
																Automobile Repairs & Service, Minor
																Automobile Sales
													P	P		Bakery
													P	P		Bank, Saving and Loan, Credit Union
													P	P		Beauty Salon/Barber Shop
	S	S	S	S	S	S		S	S	S	S	S	P	P		Bed and Breakfast Inn
													P	P		Book Store
																Bottling Works
	S															Building Material and Hardware Sales
																Cabinet or Upholstery Shop
																Car Wash, Automated
																Car Wash, Self Serve
	S	S														Cemetery or Mausoleum
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Church, Temple, Synagogue, Mosque, or Other Place of Worship
																Civic/Convention Center
																College, University, Trade, or Private Boarding School
																Commercial Amusement, Indoor
																Commercial Amusement, Outdoor
																Community Center
																Concrete/Asphalt Batching Plant

	S														Convenience Store w/o Gas Pumps
															Convenience Store w/ Gas Pumps
												P	P		Dance Hall/Night Club
												P	P		Day Care Center
															Department Store
															Dry Cleaning, Major
												P	P		Dry Cleaning, Minor
	P	P	P	P	P	P		P	P	P	P	P				Family or Group Home
	P												P	P		Farmers Market
															Flea Market, Inside
	S														Flea Market, Outside
												P	P		Florist
															Fraternity, Sorority, Civic Club or Lodge
												P	P		Furniture Sales
															Gasoline Station/Fuel Pumps
		P	P	P	P	P	P	P	P	P	P	P			P	Gated Community
																General Manufacturing/Industrial Use
		P	P	P	P	P	P	P	P	P	P	P			P	Golf Course and/or Country Club
												P	P			Governmental Facilities
												P	P			Gymnastics/Dance Studio
																Hazardous Waste
												P	P			Health/Fitness Center
	S															Heavy Equipment Sales, Service or Rental
																Home Improvement Center

																Hospital
																Hotel/Motel
																Household Appliance Service and Repair
	S	S	S	S				S	S	S	S	S	S	S		In-Home Day Care
																Landfill
																Laundromat
	P	P														Livestock
													P	P		Locksmith/Security System Company
													P	P		Medical, Dental or Professional Office/Clinic
																Mini-Warehouse/Public Storage
		S								P	P					Manufactured/Mobile Homes
																Manufacturing
													P	P		Microbrewery/Brewpub
																Mortuary/Funeral Home
					S	P	P						P	P		Multi-Family Apartment Dwelling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Municipal Uses Operated by the City of Schertz
													P	P		Museum
	S															Nursery, Major
	P															Nursery, Minor
																Office Showroom
																Office-Warehouse/Distribution Center
					P	P	P						P	P	P	One-Family Dwelling Attached

	P	P	P	P	P	P	P	P	P	P	P	P	P	P		One-Family Dwelling Detached
													P	P		Packaging/Mailing Store
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Park/Playground/Similar Public Site
																Pawn Shop
													P	P		Pet Store
													P	P		Pharmacy
																Portable Building Sales
													P	P		Post Office
																Print Shop, Major
													P	P		Print Shop, Minor
													P	P		Private Club
																Railroad/Bus Passenger Station
	S	S									P					Recreational Vehicle Park
																Recreational Vehicle Sales and Service
																Recycling Collection Center
																Recycling Collection Point
																Recycling Facility
																Rehabilitation Care Facility
																Restaurant, Drive-In
													P	P		Restaurant or Cafeteria
													P	P		Retail Stores and Shops
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	School, Public or Private
																Sexually Oriented Business (See Ordinance No. 02-L-16)
	P	P														Stable, Commercial

																Storage or Wholesale Warehouse
													P	P		Tattoo Parlors/Studios
													P	P		Tavern
																Taxidermist
																Theater, Outdoor
													P	P		Theater, Indoor
	S															Tool Rental
																Trailer/Manufactured Homes Sales
																Truck Sales, Heavy Equipment
																Truck Terminal
					P	P	P						P	P		Two-Family Dwelling
	P															Veterinarian Clinic/Kennel, Indoor
	P	P														Veterinarian Clinic/Kennel, Outdoor
	S															Welding/Machine Shop
																Wrecking or Salvage Yard
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	New and Unlisted Uses

C. *New and Unlisted Uses.*

1. It is recognized that new or unlisted types of land use may seek to locate in the City. In order to provide for such contingencies, a determination of any new or unlisted form of land use shall be made in accordance with this section.
2. For uses in which an applicant requests a Specific Use Permit, the City Manager or his/her designee shall follow the procedures for granting an SUP in accordance with section 21.5.11 of this UDC.
3. It is recognized that the permitted use chart may require amendment, from time to time, to allow for uses that were otherwise not permitted. In the event an amendment to the permitted use chart is required, the procedure for the amendment shall be the same as required for an amendment to the text of the UDC in accordance with section 21.4.7 of this UDC.

D. Limited Uses.

1. Tattoo Parlors/Studios in the Main Street Mixed Use District and the Main Street Mixed Use – New Development District shall have the following limited uses:
    a. No tattoo studio shall be within 900 feet of another tattoo studio (property line to property line).
2. Automobile Sales within the City of Schertz shall have the following limited uses:
    a. No Automobile Sales shall be within three (3) miles of another Automobile Sales (property line to property line).
    b. No Automobile Sales shall be within 250 feet of any single-family residential zoning or use.
    c. Automobile Sales uses are required to have Automobile Repair, Major as an accessory use.

(Ord. No. 13-S-22 , § 4, 7-16-2013; Ord. No. 14-S-47 , § 4, 11-18-2014; Ord. No. 20-S-29, § 1(Exh. A), 10-27-2020; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 21-S-44 , § 1(Exh. A), 10-26-2021)

Exhibit "B"

Proposed Unified Development Code (UDC) Amendments

Article 10 – Parking Standards

Sec. 21.10.4. Schedule of off-street parking requirements.

A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

Table 21.10.4 Schedule of Off-Street Parking Requirements	
Use Type	Parking Requirement
Amusement, Commercial (Indoor)	1 space for each 200 square feet of gross floor area
Amusement, Commercial (Outdoor)	1 space per 500 square feet of outdoor site area plus 1 space per each 4 fixed spectator seats
Assisted Care, Living Facility, Care Facility	1 parking space for each 2 beds
Bank, Savings And Loan, Or Other Financial Institution	1 space for each 250 square feet of gross floor area
Bar Or Night Club	1 space for each 50 square feet of gross floor area
Bed And Breakfast	1 space for each guest room plus 1 space per employee
Bowling Alley	5 parking spaces for each lane
Car Wash	1 space for each 200 Square feet of floor area
Day Care Center	1 space per 250 square feet of gross floor area
Fitness Center/Gym	1 space for each 250 square feet of gross floor area
Convenience Store/Gas Station	1 space for each 250 square feet of gross floor area. Spaces provided for fueling at the pump stations shall not be considered parking spaces.
Group Home	4 spaces
Hospital	1 parking space for each bed
Hotel Or Motel	1 space for each sleeping room or suite plus 1 space for every 200 square feet of common area not designated as sleeping rooms
Lodging Houses And Boarding Houses	1 parking space for each bedroom
Manufacturing, Processing Or Repairing	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Medical Or Dental Clinic	1 space for each 200 square feet of total floor area
Middle-Density (R-5) Housing Types	For tracts one (1) acre or less, 1.5 spaces per unit For tracts exceeding one (1) acre, 2 spaces per unit
Mini-warehouse/Public Storage	1 space for each 300 square feet of office floor area plus 1 space for each 3,000 square feet of storage area
Mortuary/Funeral Home	1 parking space for each 50 square feet of floor space in service rooms or 1 space for each 3 seats, whichever is less based on maximum design capacity)
Multifamily (R-4)	2 spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces
Duplex and Two-Family	2 spaces per unit
Nursery	1 space per 300 square feet of total sales area Wholesale nursery: 1 parking space per employee of the largest work shift, plus 1 space per 10,000 square feet of display area and 1 space per acre of growing areas
Offices	1 space for each 250 square feet of gross floor area

Outdoor Facilities (Outdoor Recreational Fields i.e. Football, Soccer, etc.)	20 spaces per designated field or 1 per 4 person design capacity
Public Use	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant
Residence Halls, Fraternity Buildings And Sorority Buildings	1 space per person capacity of permanent sleeping facilities
Residential Subdivision Mailbox Kiosk	2 spaces—these may be in the right-of-way but not in the traffic lane—an expansion of the road surface is required and the kiosk must be covered to provide shelter for people using the kiosk
Restaurants	1 parking space for each 100 square feet of gross floor area, or 1 space for each 4 seats, whichever is less (based on maximum design capacity)
Retail Sales And Service	1 space for each 250 square feet of gross floor area
School, High School, Vocational, All Other Schools	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant that shall include vehicle stacking requirements
Single Family Attached And Detached Dwelling Units	2 parking spaces per dwelling unit
Theaters, Auditoriums, Churches, Assembly Halls, Sports Arenas, Stadiums, Conference Center, Convention Center, Dance Hall, Exhibition Halls, Or Other Place Of Public Assembly	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Automobile Sales Or Rental	1 space for each 3,000 square feet of sales area (open and enclosed) devoted to the sale, display or rental of vehicles
Automobile Service, Repair, Garage	1 space for each 200 square feet of total floor area
Warehouse	1 space for each 1,000 square feet of total floor area

B. *New and Unlisted Uses.* When a proposed land use is not classified in this section or a single use which have varying parking needs depending on the function of that specific single use, an applicant may submit a parking ratio based on best/current planning and transportation practices.

1. A best/current parking ratio application should include the following:

   a. An application shall fully cite the sources used to derive the applicant-submitted parking ratio, possible resources include parking standards material from the Institute of Transportation Engineers (ITE) or the American Planning Association (APA).

   b. The City Manager or his/her designee shall review the applicant submitted parking ratio to confirm best/current planning practices for a use.

   c. The City Manager or his/her designee shall approve, modify, or deny the applicant submitted parking ratio.

2. Parking ratio determination where no application is submitted

   a. If the applicant does not submit a parking ratio, then the City Manager or his/her designee shall determine the parking ratio based on the best/current planning and transportation practices.

C. *Mixed uses.* In the event that several users occupy a single structure, or parcels of land, the total requirements for off street parking shall be the sum of the requirements for the several uses computed

separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the total requirements accordingly, but not more than twenty-five percent (25%).

D. *Joint use of facilities.* Required parking facilities of two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facility used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use.

E. *Properties zoned main street mixed-use.* Properties zoned Main Street Mixed-Use shall only be required to provide two (2) on-site parking spaces but must still provide the minimum required number of handicapped spaces on site.

(Ord. No. 14-S-47, § 5, 11-18-2014; Ord. No. 16-S-27, § 7, 8-30-2016; Ord. No. 18-S-03, § 1(Exh. A), 1-23-2018; Ord. No. 22-S-19, § 1(Exh. A), 4-26-2022; Ord. No. 23-S-07, § 1(Exh. A), 3-14-2023)

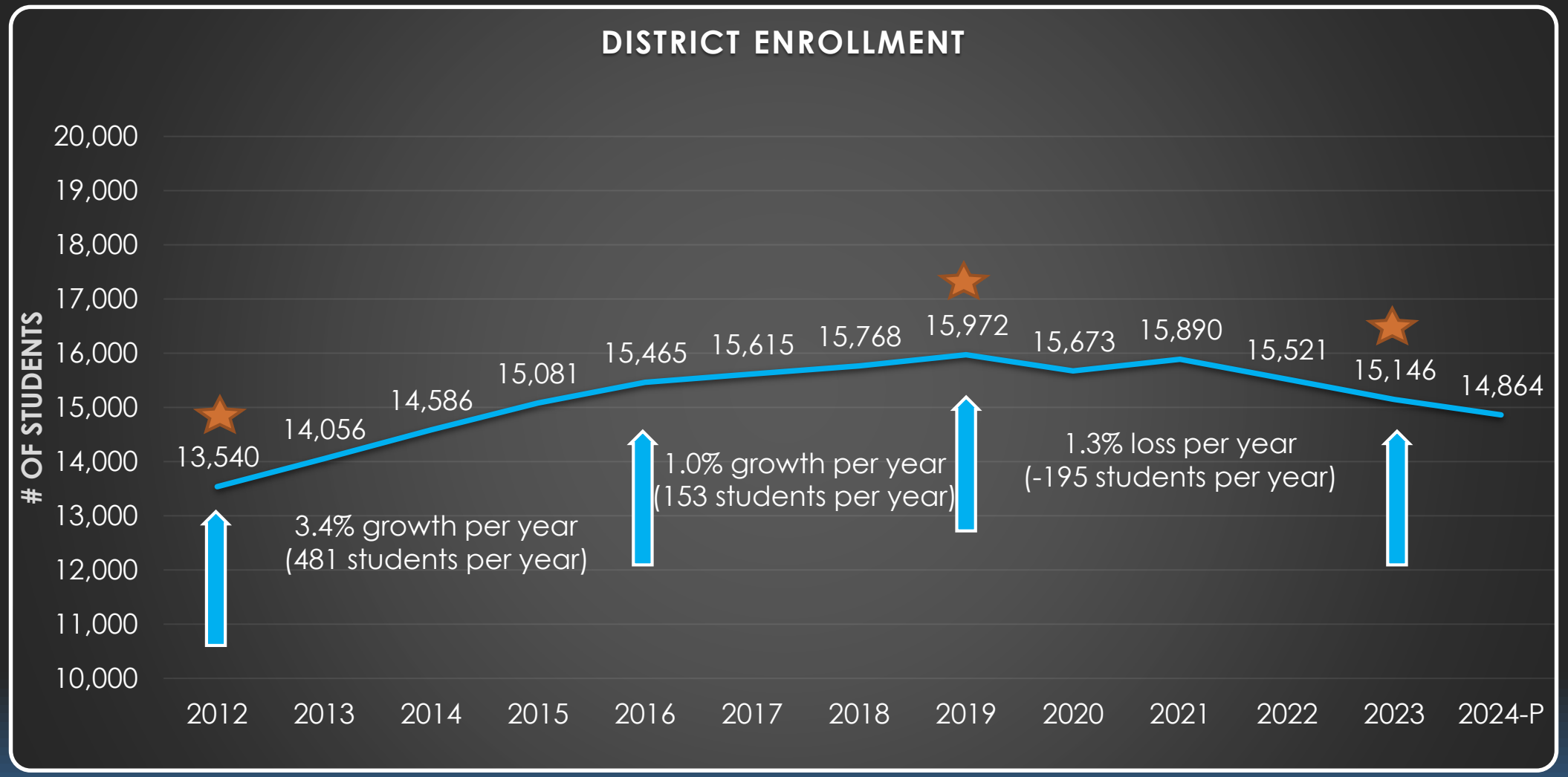
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

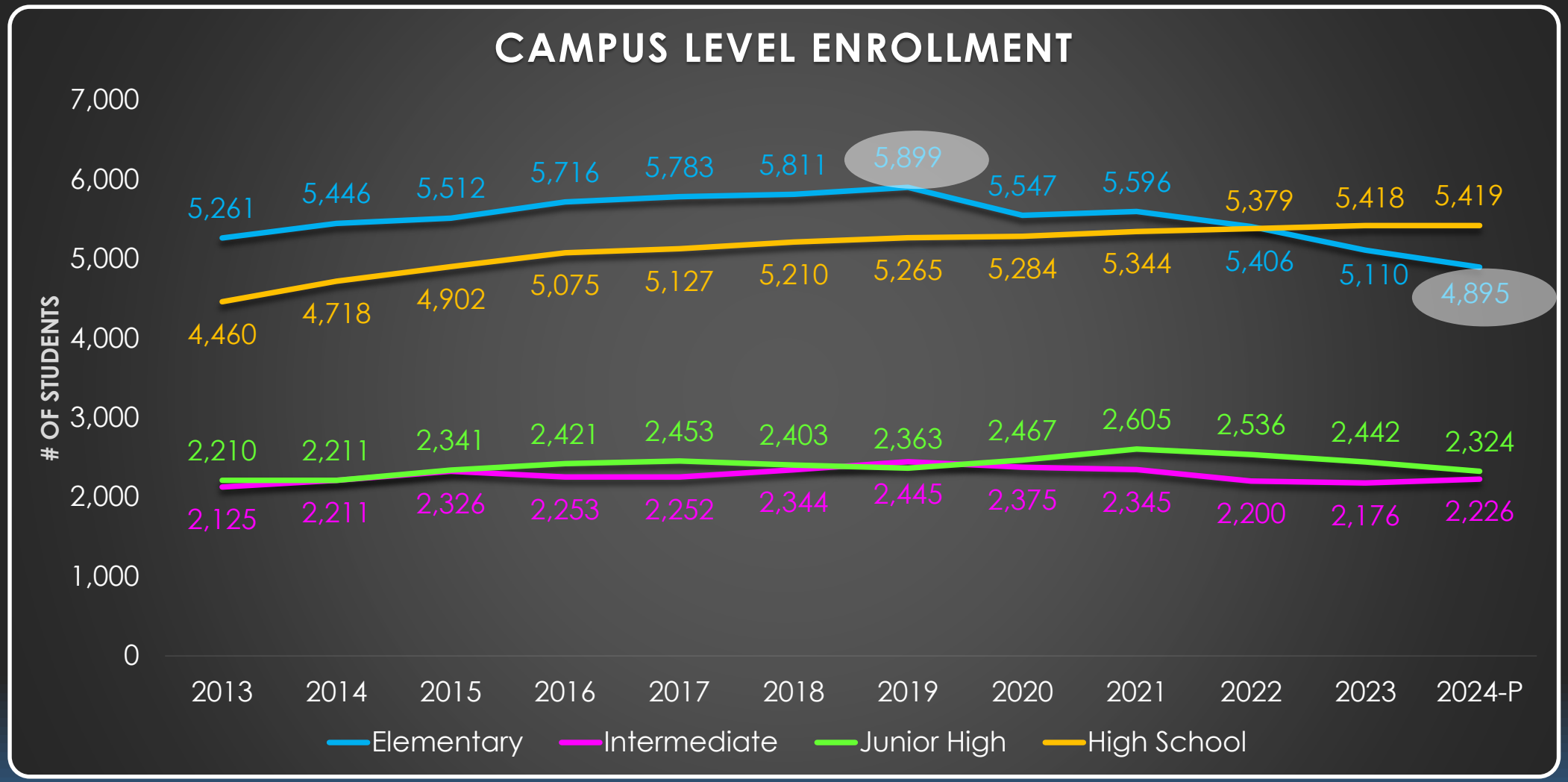
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 to 2023 Enrollment Decrease
  - High School enrollment has remained strong
  - We have added 154 High School students since 2019
  - And Junior High has only lost 39 students since 2019
- Elementary is where we have felt the largest drop in enrollment
  - Specifically, 918 students lost since 2019
  - and 219 students lost at the intermediate level.

STUDENT TRANSFERS

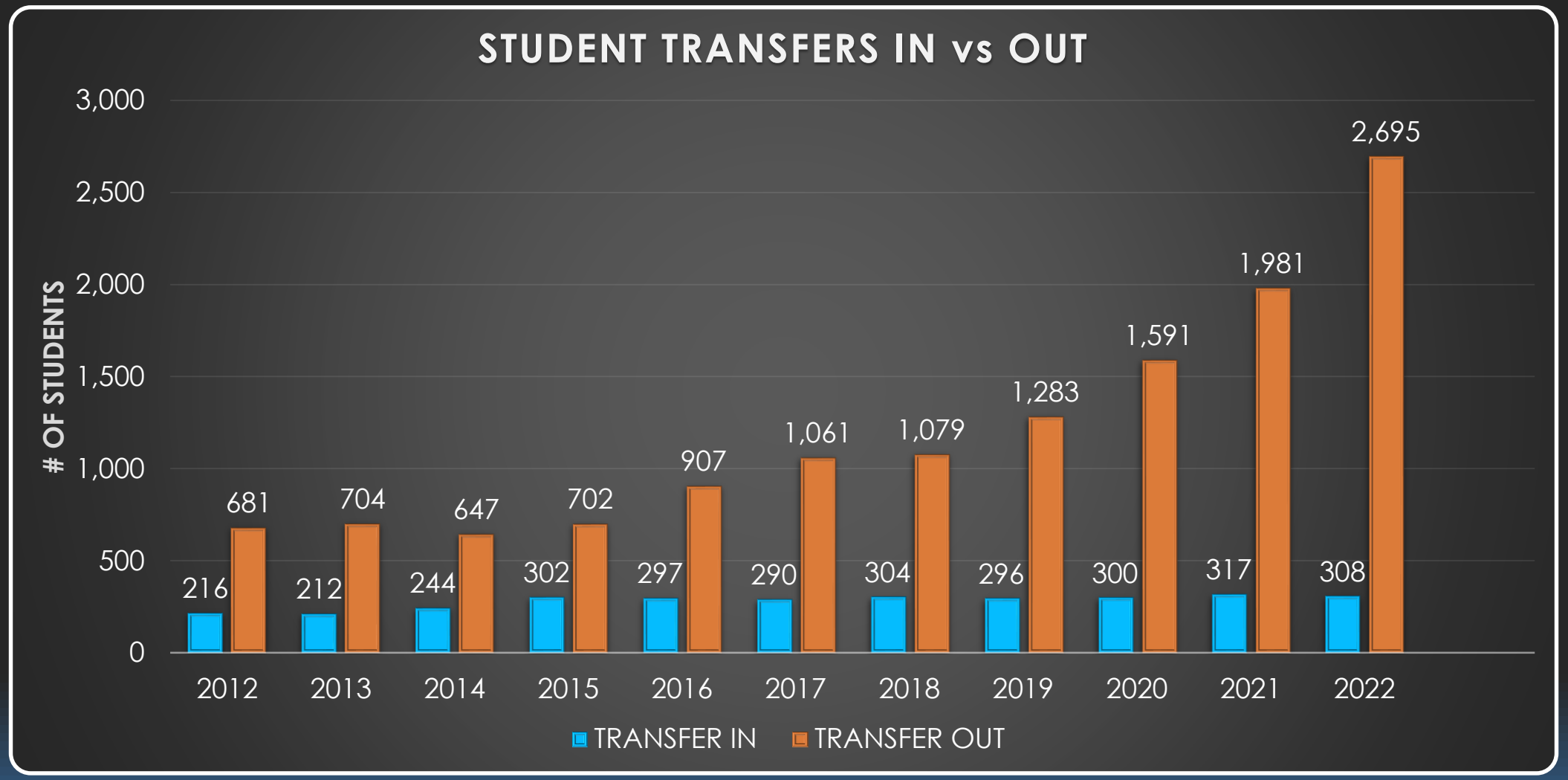
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

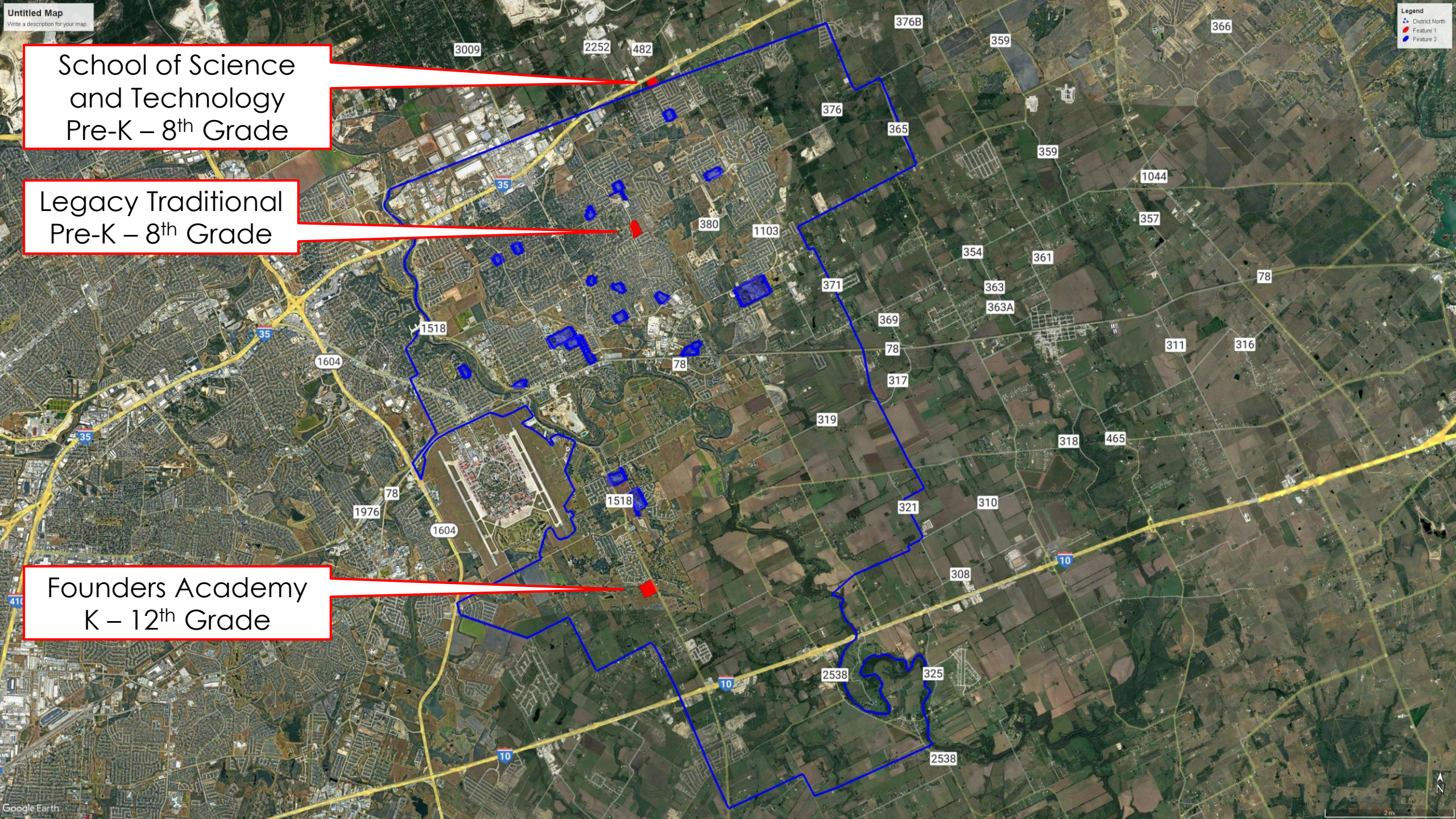
First Year of Founders Charter School →

First Year of School of Science and Technology →

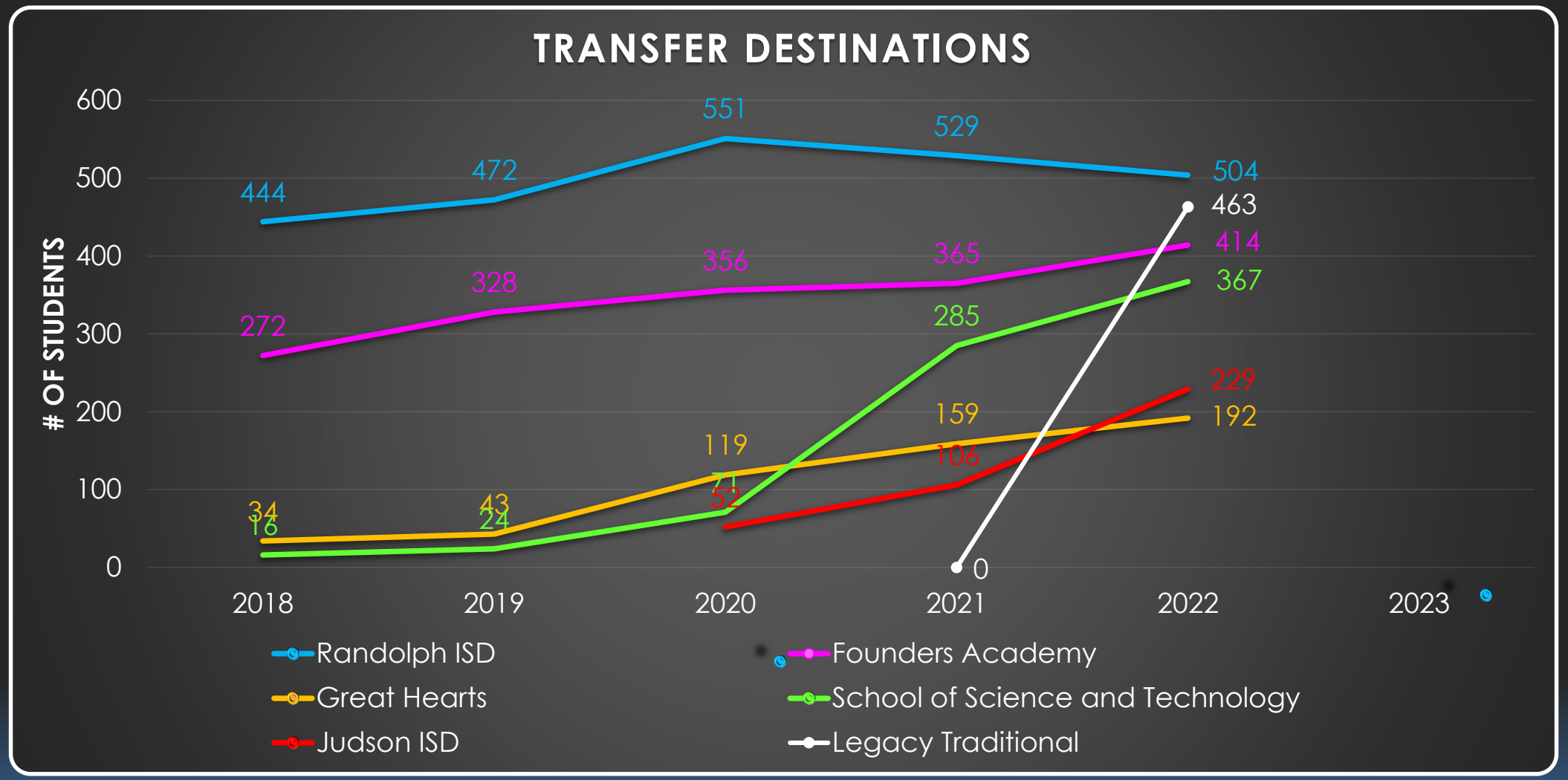
First Year of Legacy Traditional School →

STUDENT TRANSFERS IN VS. OUT

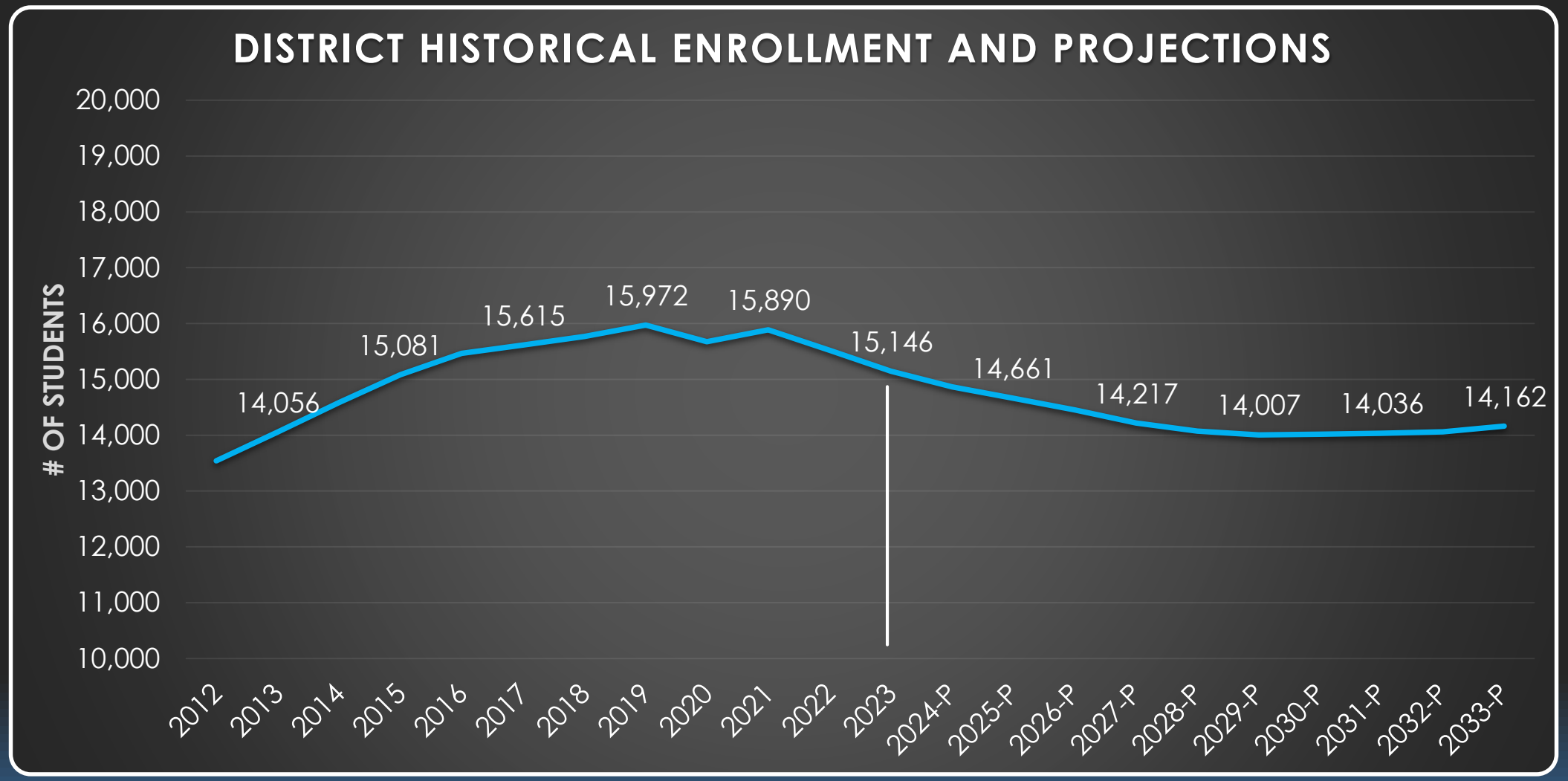



Untitled Map
Write a description for your map.
School of Science and Technology Pre-K – 8th Grade
Legacy Traditional Pre-K – 8th Grade
Founders Academy K – 12th Grade
Legend
District North
Feature 1
Feature 2
3009
2252
482
376B
359
366
376
365
359
1044
380
1103
357
354
361
78
371
363
363A
369
78
1518
1604
78
317
311
316
319
318
465
78
1976
1518
1604
321
310
308
2538
325
2538
35
10
Google Earth
N

MAIN DESTINATIONS FOR TRANSFERS OUT



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



ENROLLMENT PROJECTIONS

- Over the next 6 years our District is projected to lose on average 1.3% of our enrollment annually.
  - Resulting in the potential decline in enrollment of another 1,139 students over the same period
  - Larger graduating classes continue to be replaced with smaller Pre-K and Kinder
  - Growth in Charter enrollment is likely to contribute to the smaller elementary class sizes

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- Beginning in 2030 the district is expected to begin adding students
  - Incoming elementary enrollment and graduating classes begin to reach a balance
  - In 2033 we are projected to return to the enrollment we had in 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- Prior to COVID and area Charter Schools, SCUC was essentially the only option for parents moving into our growing community.
  - When projecting growth, birth rates and housing growth were the only two major variables we had to consider.
- Beginning 2017 with the first area Charter School, parents began to exercise their choice.
  - with COVID we saw virtual learning enter the game and homeschooling became more prevalent
  - Our community also continued to experience aging in place
- Projecting enrollment is much more difficult with these added variables.

FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity

UNDERSTANDING CAMPUS CAPACITY

- Design Capacity
  - Capacity of a campus as architecturally designed with every full-size classroom at full capacity
  - Ex. Sippel Elementary has a design capacity of 750 students
- Functional Capacity
  - Design capacity of a campus minus 10% to account for special programs on a campus that reduce the capacity of a full-size classroom
  - Ex. Sippel Elementary has a functional capacity of 675 students
- Maximum Capacity
  - Campus capacity considering the addition of portable classroom buildings to the design capacity and the number of students the common areas of the campus can support
  - Ex. Sippel Elementary has a maximum capacity of 1058 students

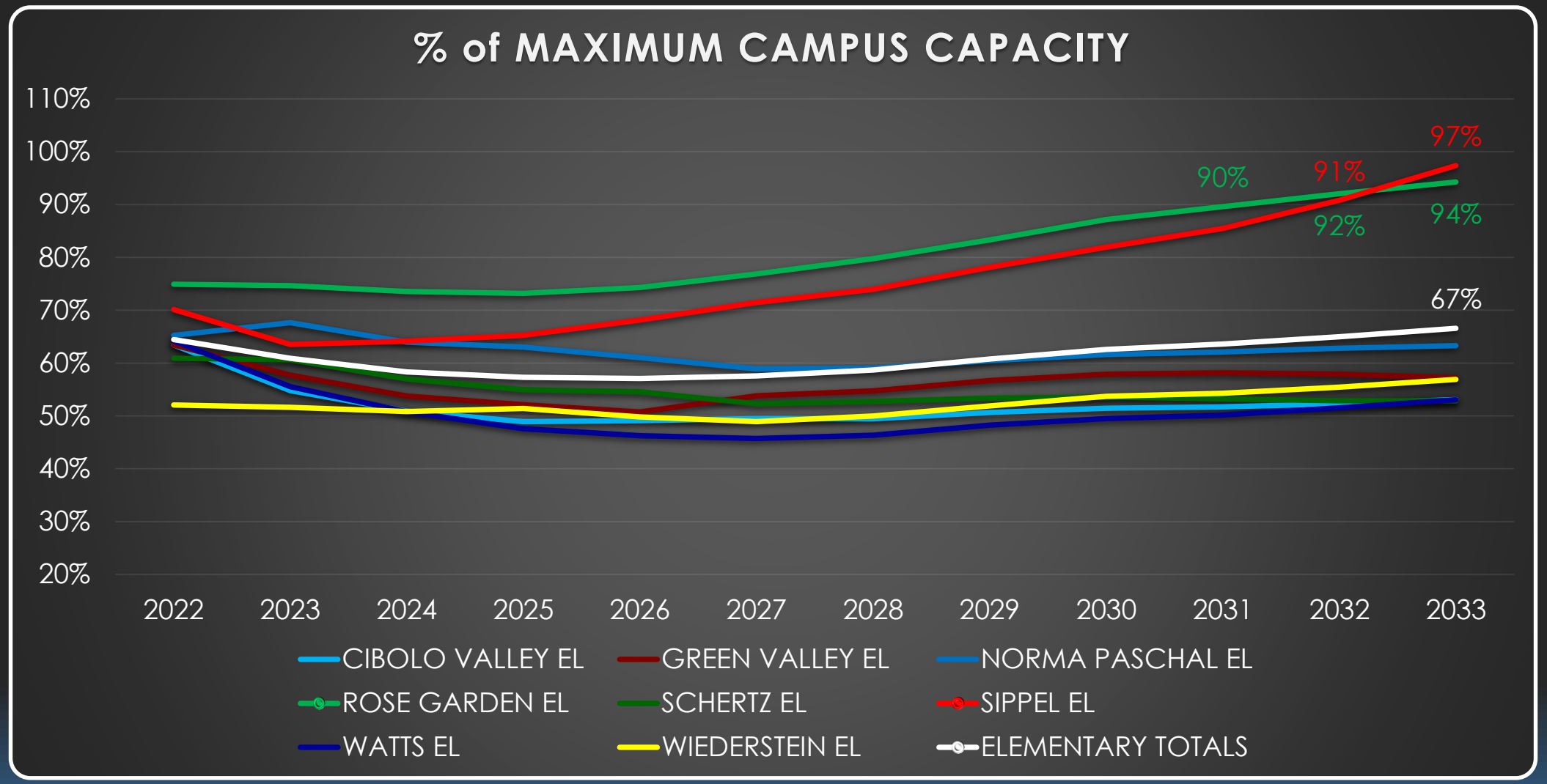
PLANNING USING OUR MAXIMUM CAPACITY

- We begin considering the use of **CAPACITY RELIEF TOOLS** when a campus reaches **90%** of its maximum capacity. The District has several tools at our disposal
- Tools to **REDUCE/MAINTAIN THE ENROLLMENT** of a campus include:
  - Capping enrollment of the campus to new students
  - Moving special programs to campuses with lower enrollments
- Tools to **BALANCE THE ENROLLMENT** at campuses include:
  - Rezoning the attendance boundaries
- Tools to **INCREASE THE CAPACITY** of the campus/district include:
  - Adding portable classroom buildings
  - Adding to or renovating the existing building
  - Building a new campus to the district

ELEMENTARY CAPACITIES

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

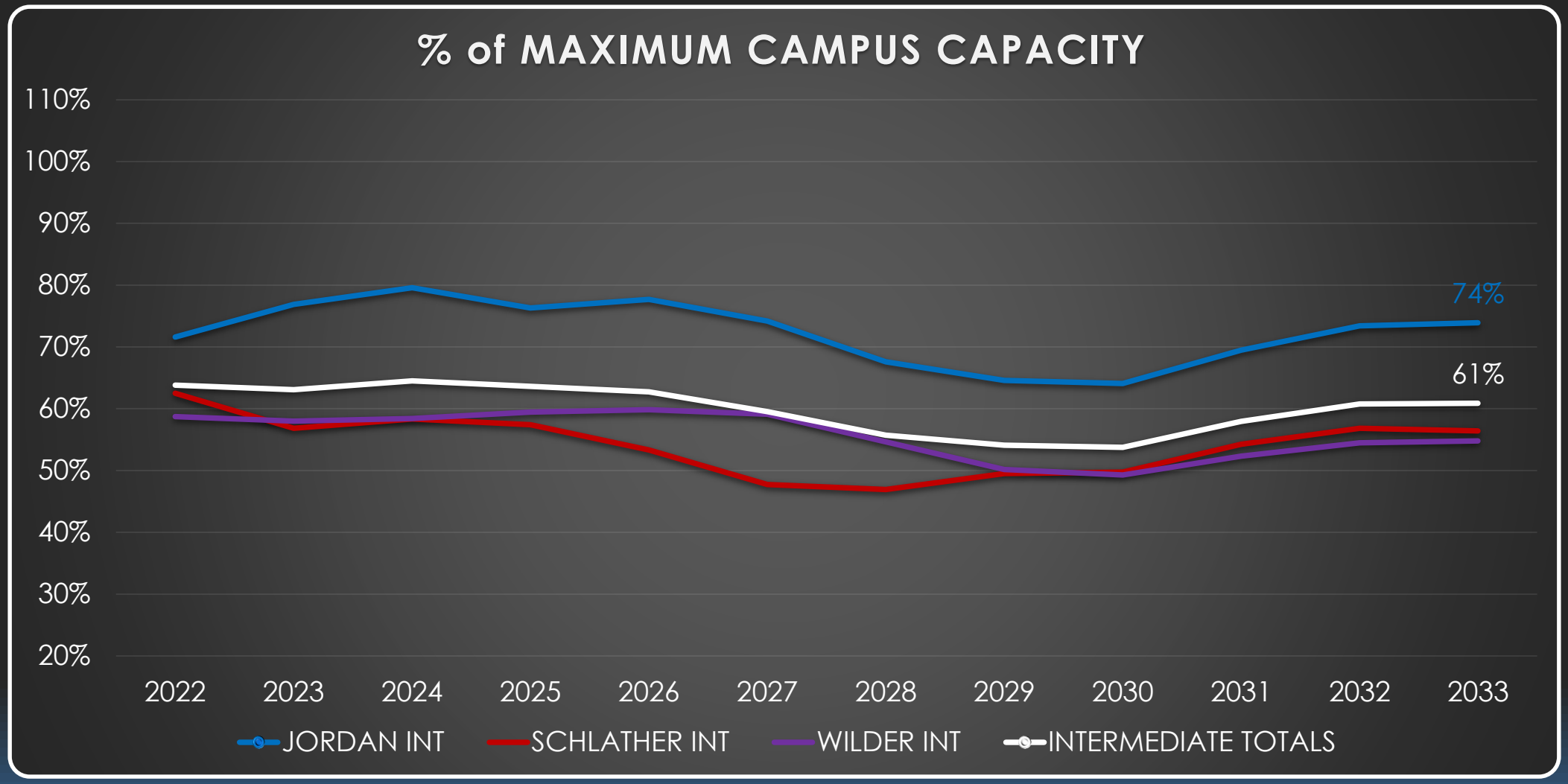
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

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

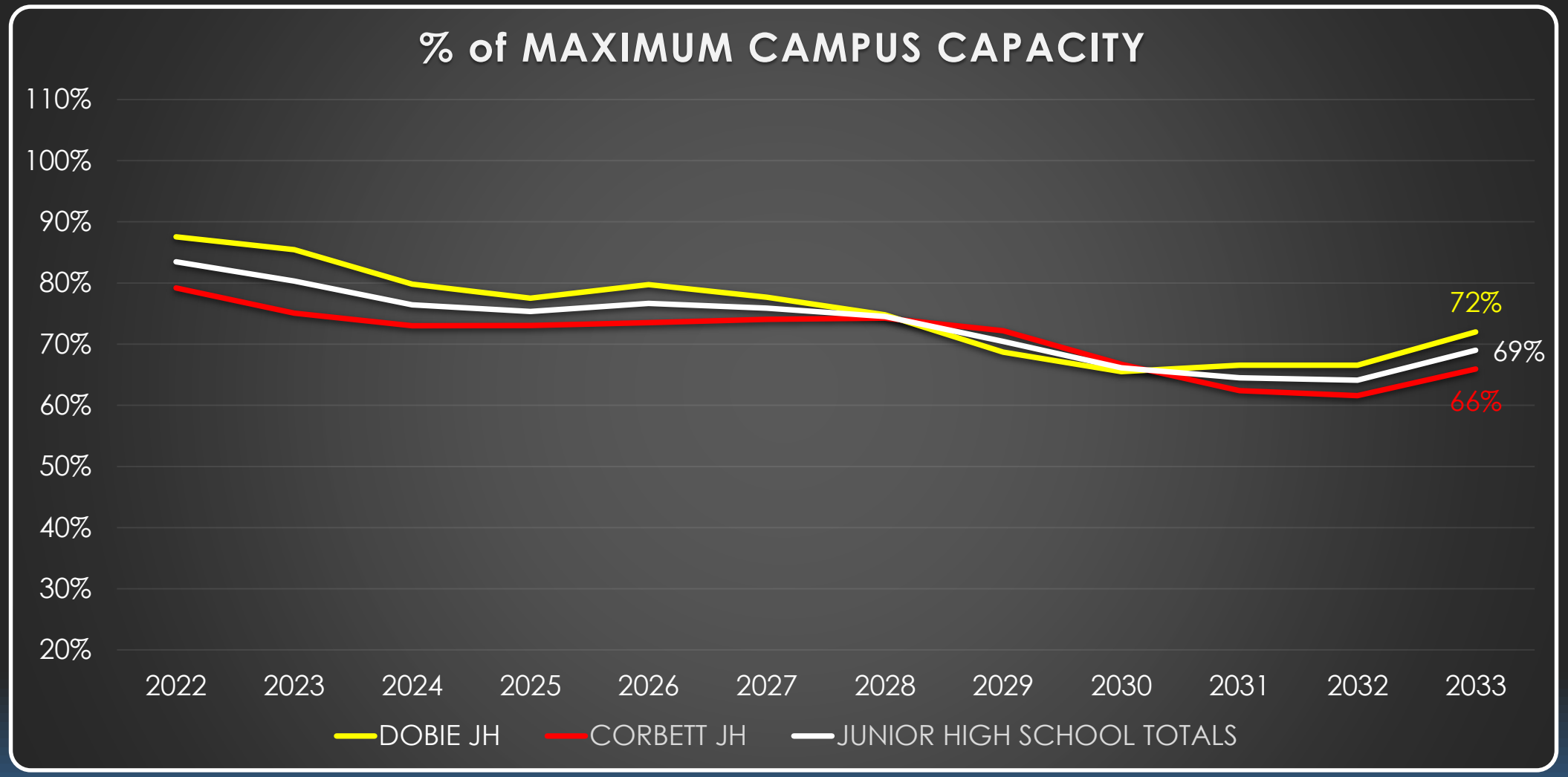
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

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

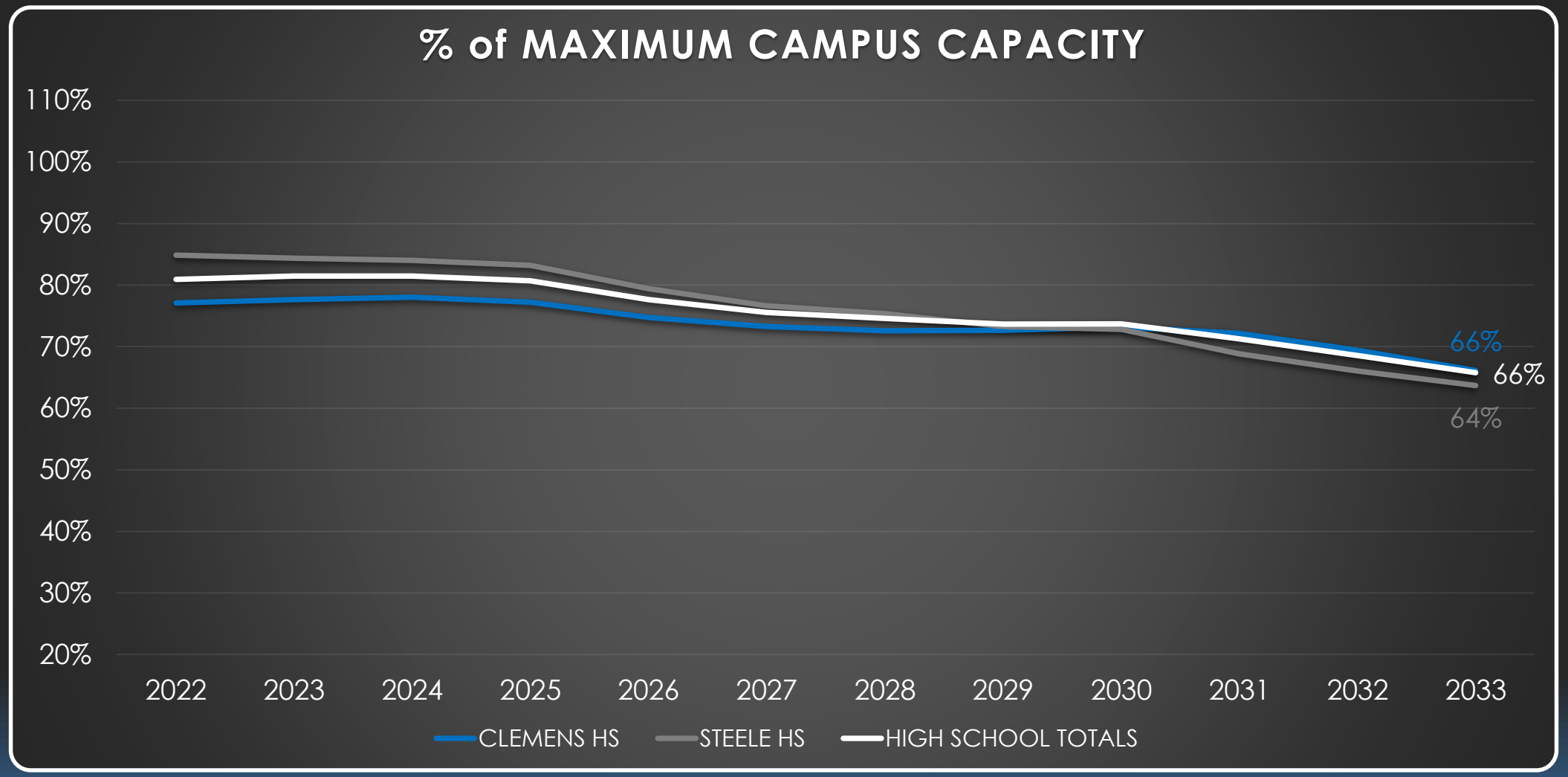
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

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

HIGH SCHOOL CAPACITIES



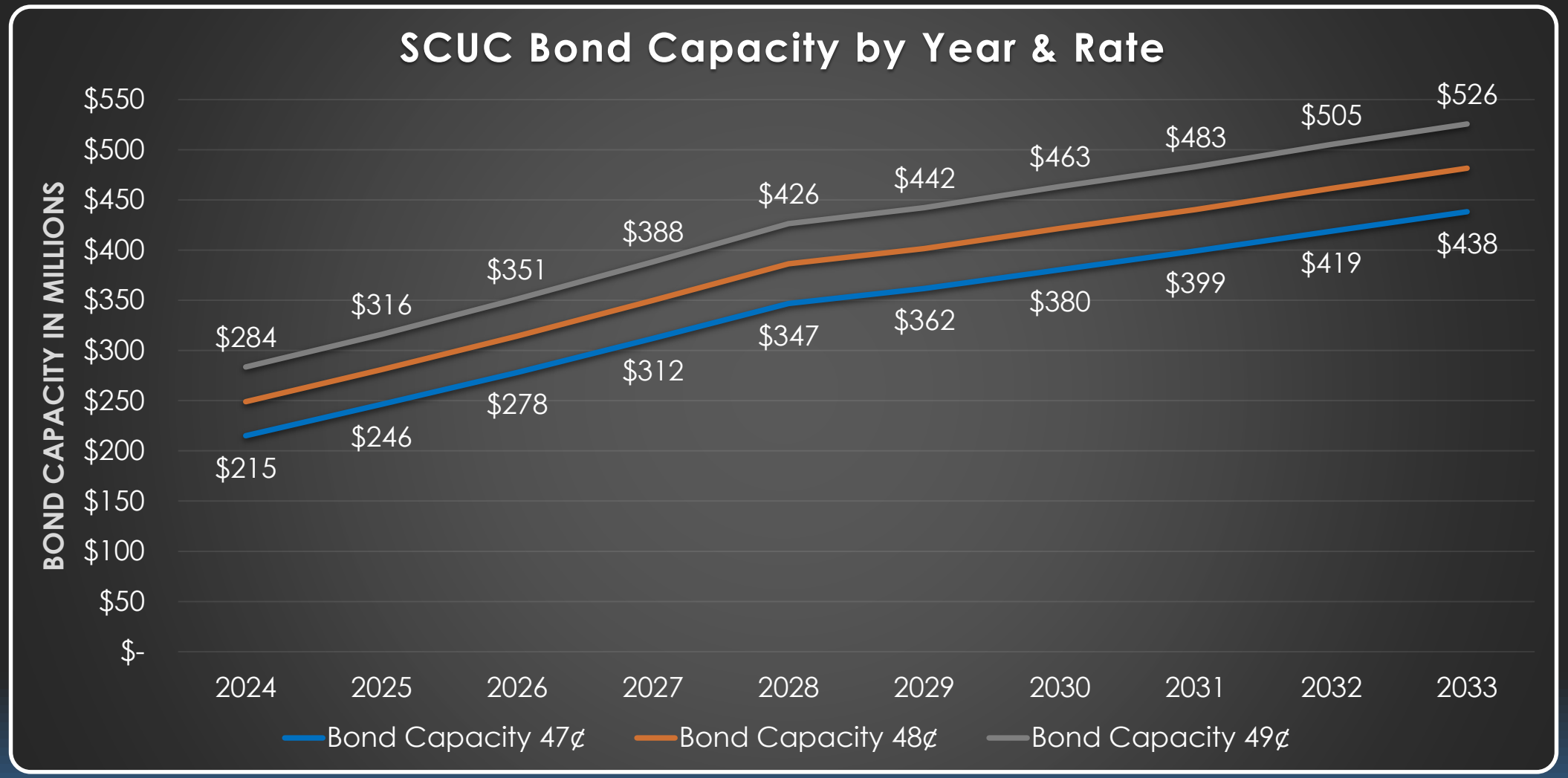
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

PROJECTING BONDING CAPACITY - SCUC

- Projecting Tax Revenue
  - Assumes NO refinancing for bond savings
    - Defeasing principal
  - Modest property value growth
    - 4.0% annual increase for 2024-2028
    - 2.0% annual increase for 2029-2033
- As debt is restructured and property values increase, we begin to have some bonding capacity
  - Capacity for additional debt is lower at first, more in later years
- Forecasting using three options for I&S Tax Rate
  - **$0.47** per $100 of valuation (Current), **$0.48** per $100 valuation, and **$0.49** per $100 valuation

PROJECTED AVAILABLE BOND DOLLARS



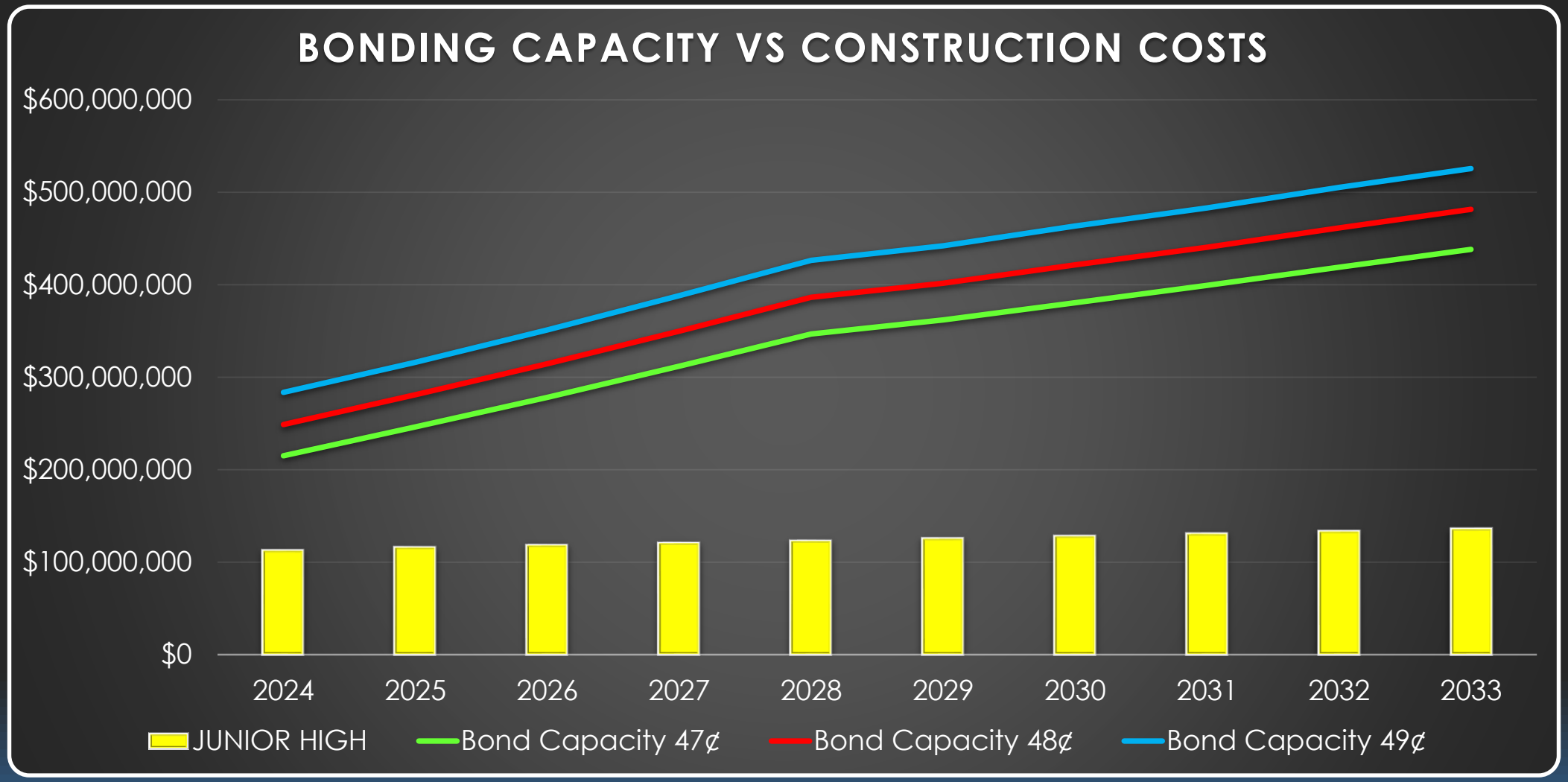
PROJECTING FACILITY COSTS - SCUC

- Projecting Future Costs of New Facilities
  - Fluctuating materials and labor costs make long-term projections difficult
  - The market has seen huge inflation over the last several years, but seems to have stabilized during 2023
    - 2020-2023 we experienced 7-15% inflation annually
  - Projecting past 2024
    - 3% annual inflation for 2024
    - 2% annual inflation for 2025 and beyond
- Construction Estimate Rules of Thumb – 2024 Dollars
  - High School - $235 Million
  - Junior High School - $113 Million
  - Intermediate/Elementary - $72 Million

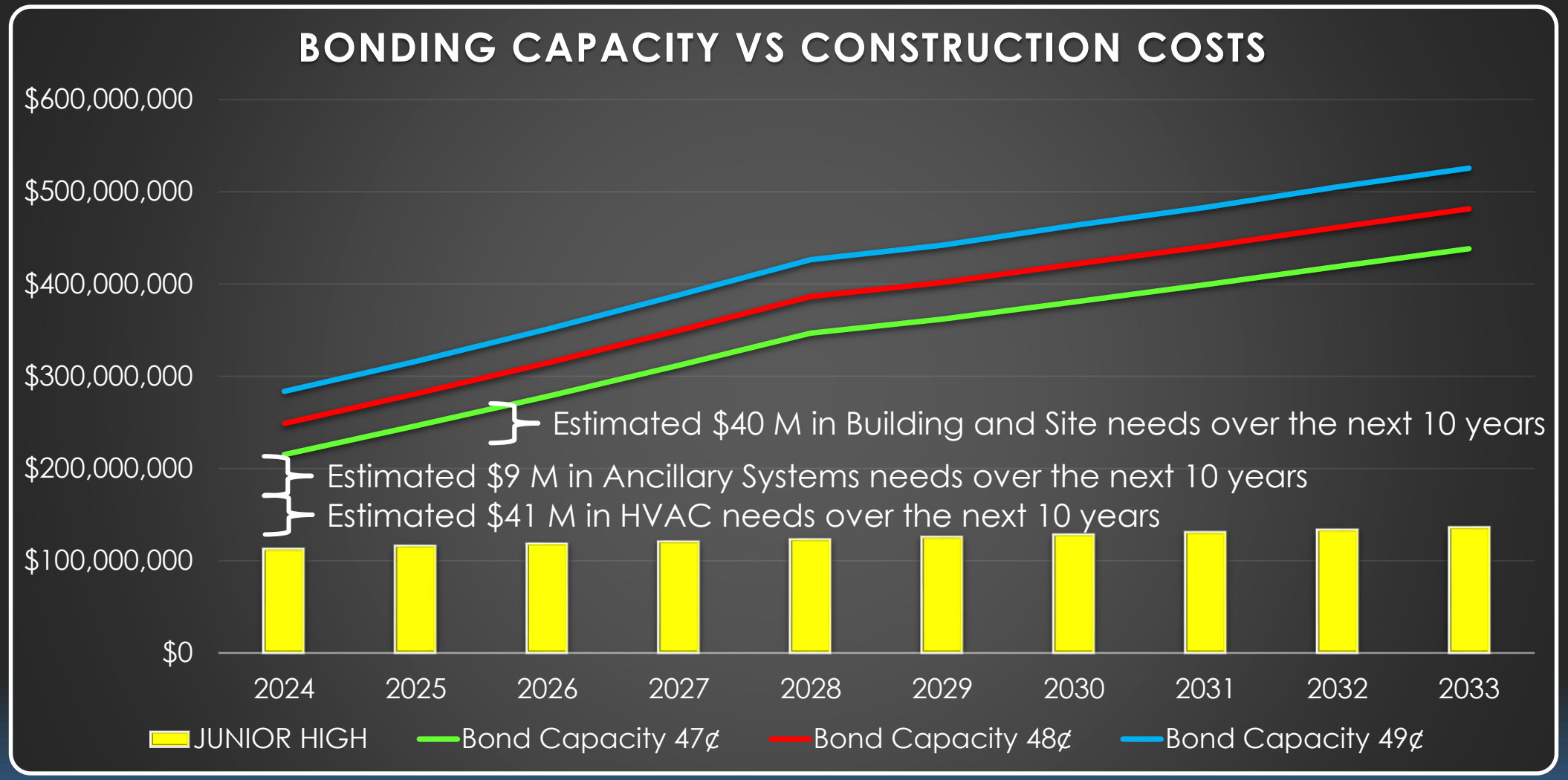
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS….

- Student Enrollment/Projections
  - Prior to COVID-19 SCUC ISD's enrollment growth had slowed to 1% per year
  - COVID and the opening of charter schools has impacted district enrollment, especially at the younger grades
  - This multi-year impact is reducing our enrollment even with new housing
  - An average 1% annual decline in enrollment is forecasted for the next six years
- Capacity Relief Tools
  - We have multiple tools to help relieve our campuses once they surpass 90% of their max capacity and move closer to 100%
- With our projected enrollment declining, our attention must be focused on maintaining the infrastructure of our existing buildings and identifying future programmatic needs for our students
- We also need to consider if 2 Junior Highs continue to meet the needs of our District

QUESTIONS/COMMENTS



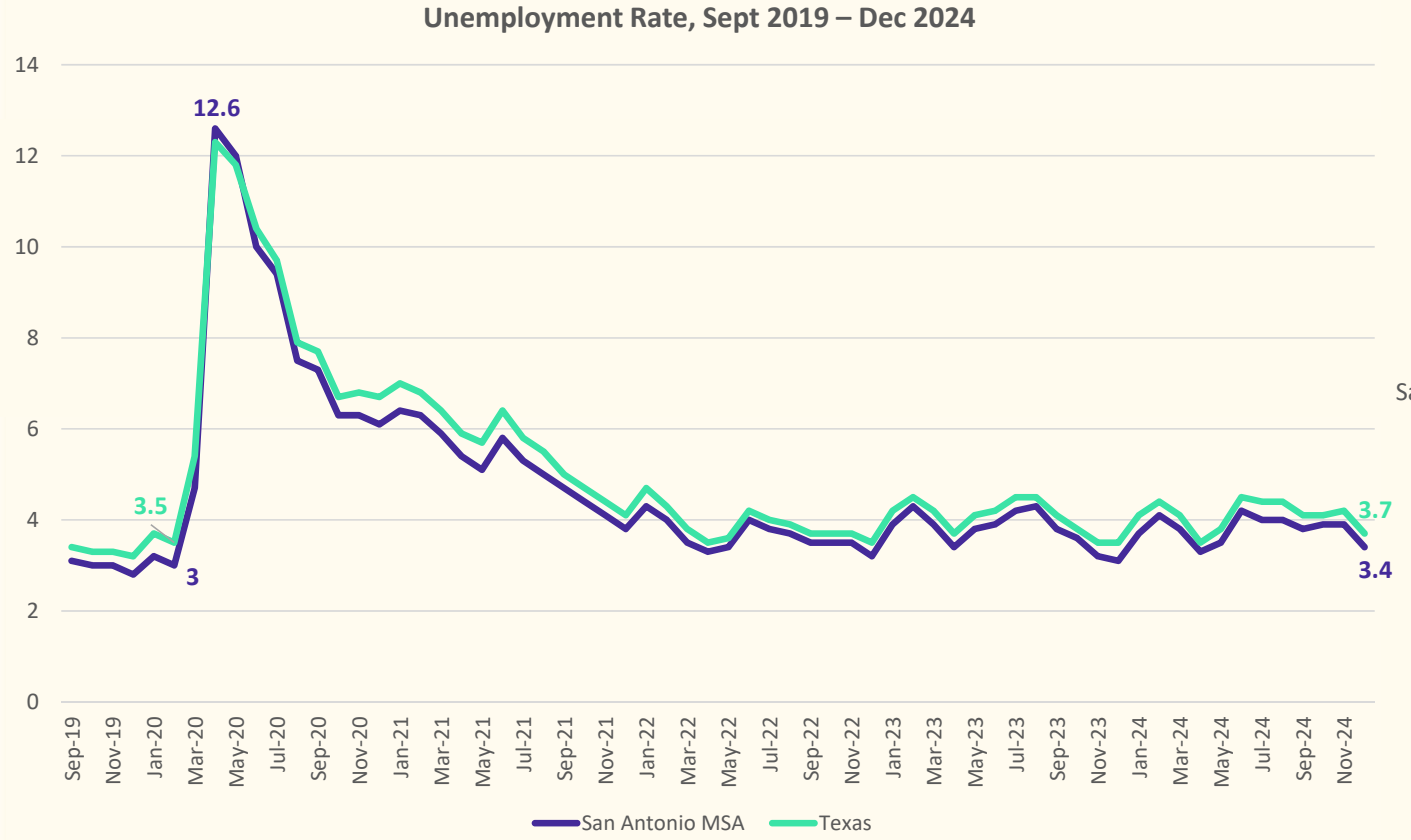
Zonda Education

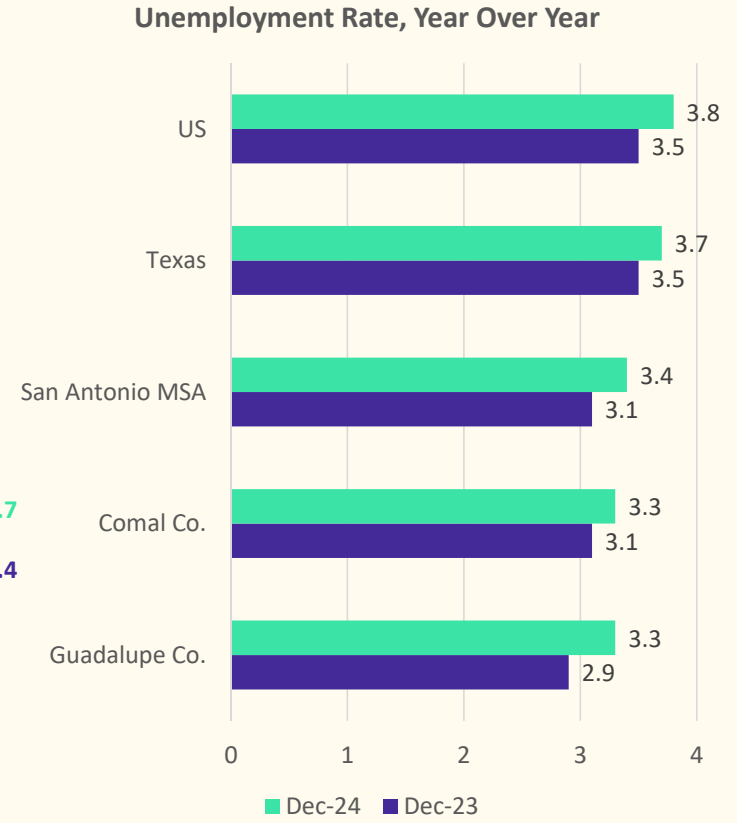


4Q24

Demographic Report

Local Economic Conditions



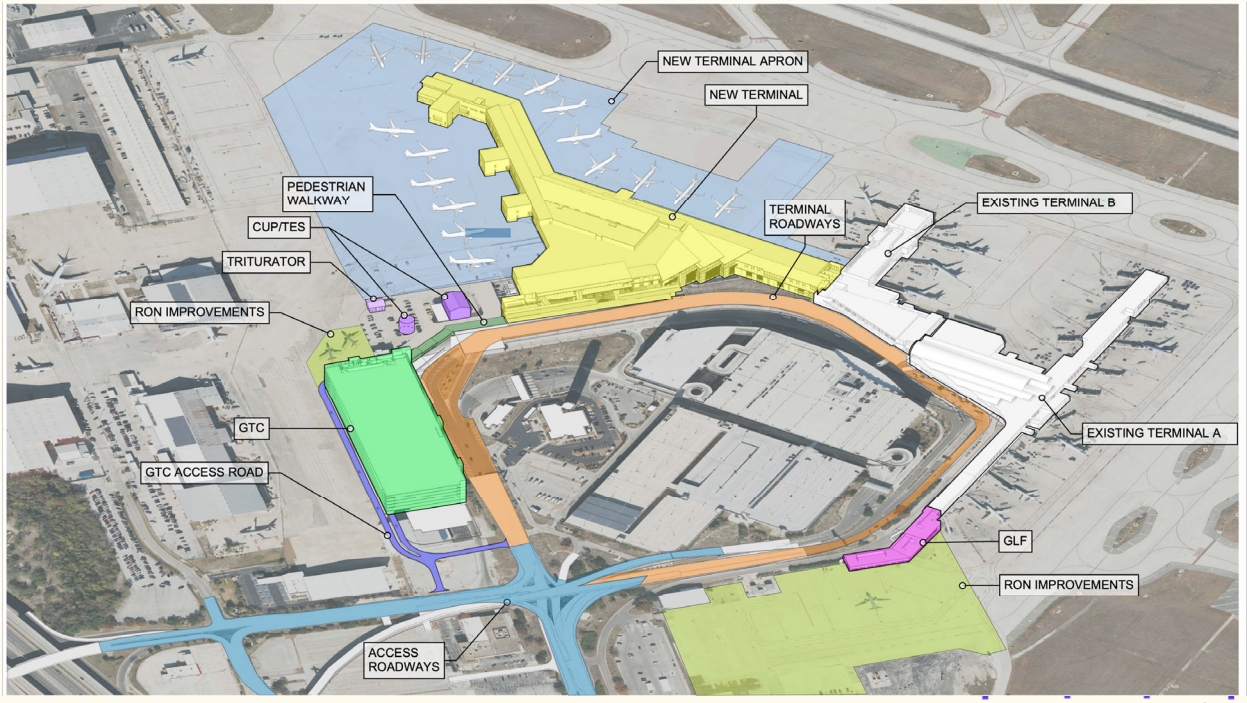


Zonda Education

Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = $2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate $3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028



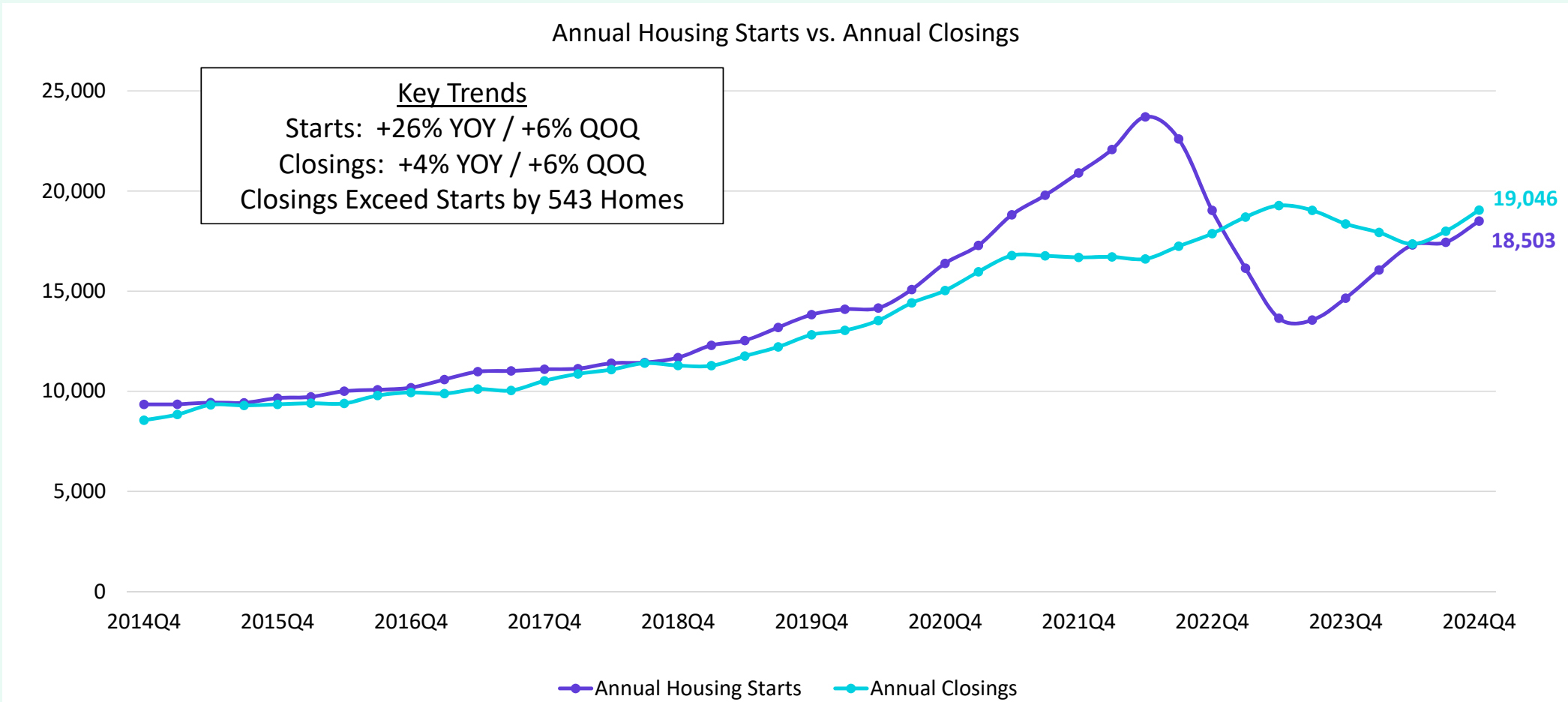
Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda

San Antonio New Home Starts & Closings



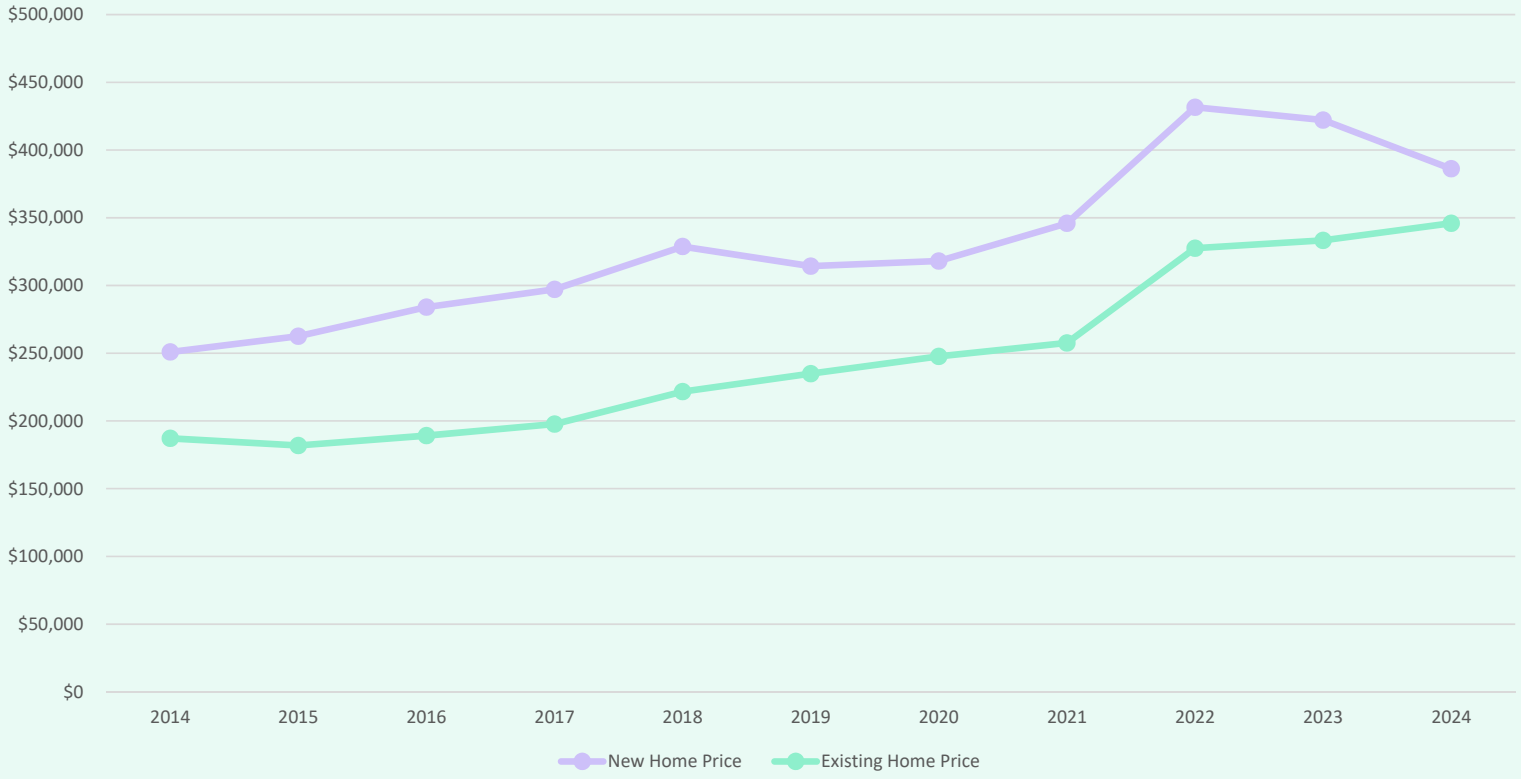
Source: Zonda

Zonda Education

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SCUC ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



	Avg New Home	Avg Existing Home
2014	$250,897	$187,097
2015	$262,532	$181,881
2016	$284,037	$189,189
2017	$297,182	$197,710
2018	$328,762	$221,637
2019	$314,299	$234,868
2020	$318,065	$247,691
2021	$345,858	$257,537
2022	$431,606	$327,526
2023	$422,149	$333,286
2024	$386,156	$345,921

- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than $135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than $158,800

Zonda Education

San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,739	3,920	1,909	6,114	21,246
2	COMAL ISD	2,691	3,028	1,670	4,843	21,591
3	MEDINA VALLEY ISD	2,377	2,410	1,232	5,228	27,810
4	EAST CENTRAL ISD	2,513	2,230	1,243	4,351	24,478
5	SOUTHWEST ISD	1,301	1,328	628	2,269	7,296
6	JUDSON ISD	615	899	207	547	871
7	**SCUC ISD**	**787**	**894**	**391**	**2,113**	**5,896**
8	NAVARRO ISD	841	832	453	1,290	6,635
9	BOERNE ISD	777	761	497	1,545	9,427
10	SOUTHSIDE ISD	700	730	322	927	16,702
11	NEW BRAUNFELS ISD	656	589	407	854	6,164
12	NORTH EAST ISD	397	361	234	906	5,196
13	SEGUIN ISD	325	342	204	668	5,384
14	SOUTH SAN ANTONIO ISD	300	238	164	86	790
15	MARION ISD	230	174	139	327	4,559
16	FLORESVILLE ISD	116	137	49	227	0
17	SAN ANTONIO ISD	59	87	126	305	772
18	LYTLE ISD	91	76	44	319	1,046
19	PLEASANTON ISD	54	61	25	72	0
20	ALAMO HEIGHTS ISD	3	41	8	15	19

** Based on additional Zonda Education housing research*

District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	161
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**773**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	**664**	**768**	**913**	**912**	**960**	**881**	**898**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	76	11	123	30	13	33	118	36
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	2	1	1	41	242
ROSE GARDEN	234	64	230	53	85	137	827	2,499
SCHERTZ	0	0	21	0	0	1	0	60
SIPPEL	298	70	277	68	76	154	729	1,817
WATTS	47	7	80	20	8	16	15	580
WIEDERSTEIN	131	9	160	41	13	49	383	662
Grand Total	**787**	**161**	**894**	**214**	**196**	**391**	**2,113**	**5,896**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

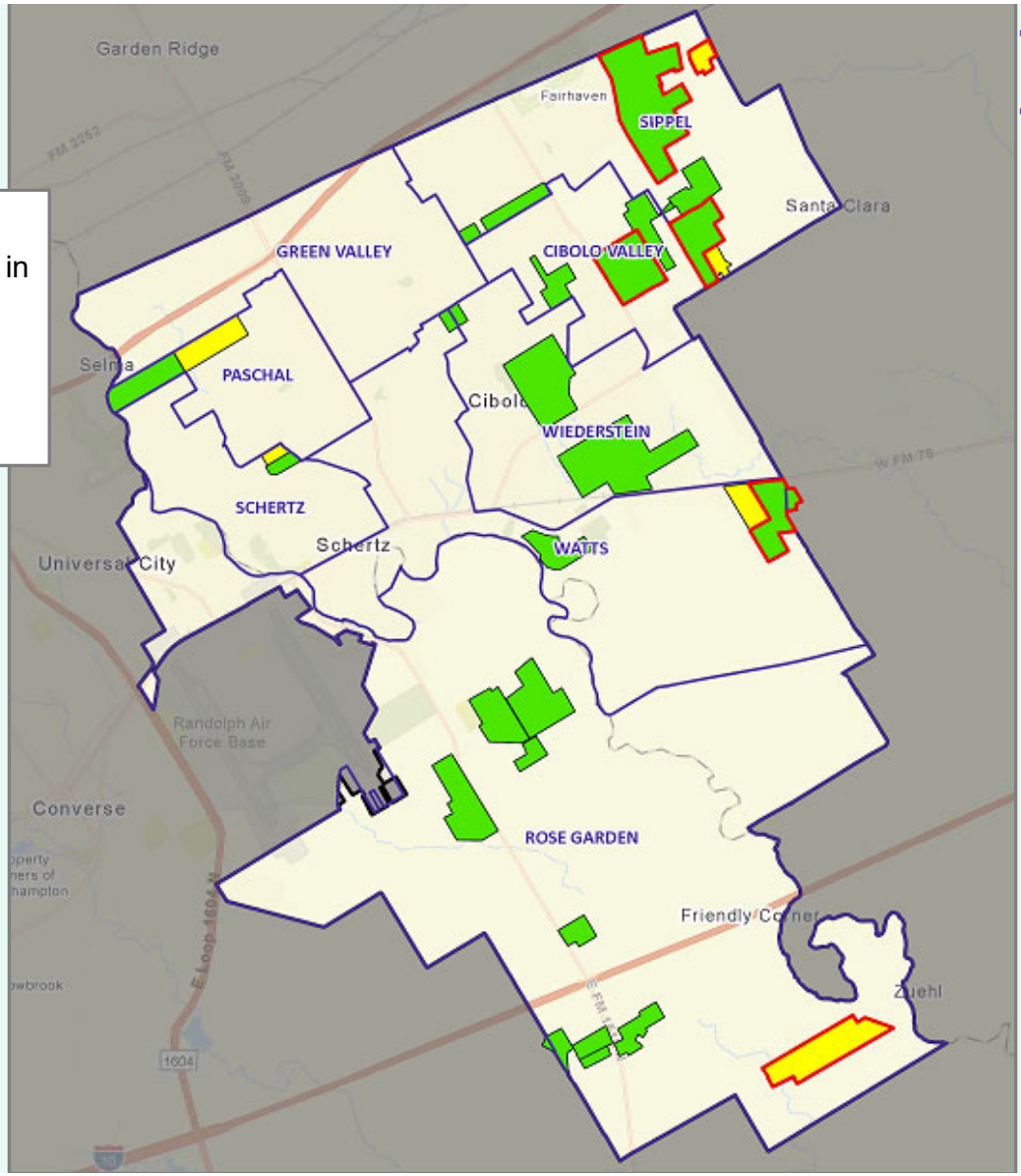
Zonda Education

District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

Subdivisions

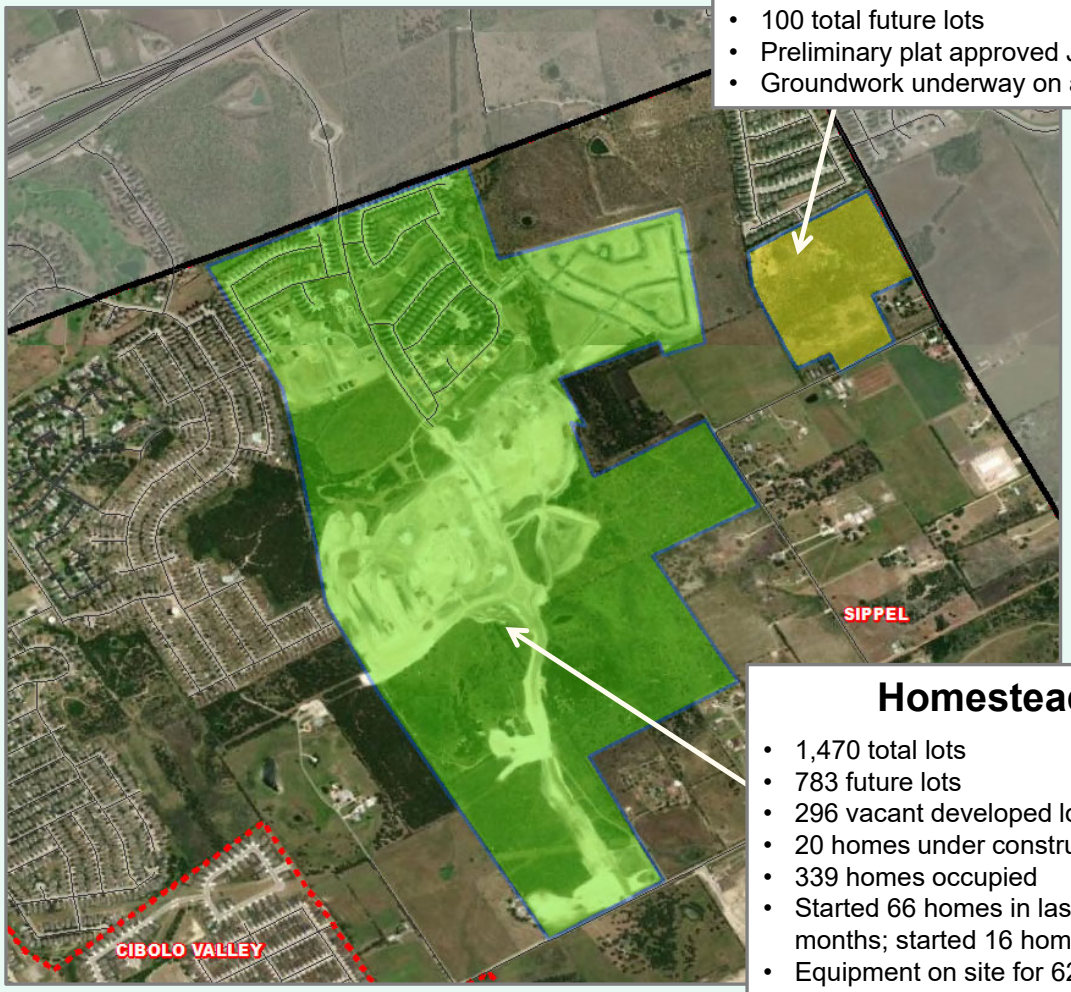
- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots



Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- $400K - $700K

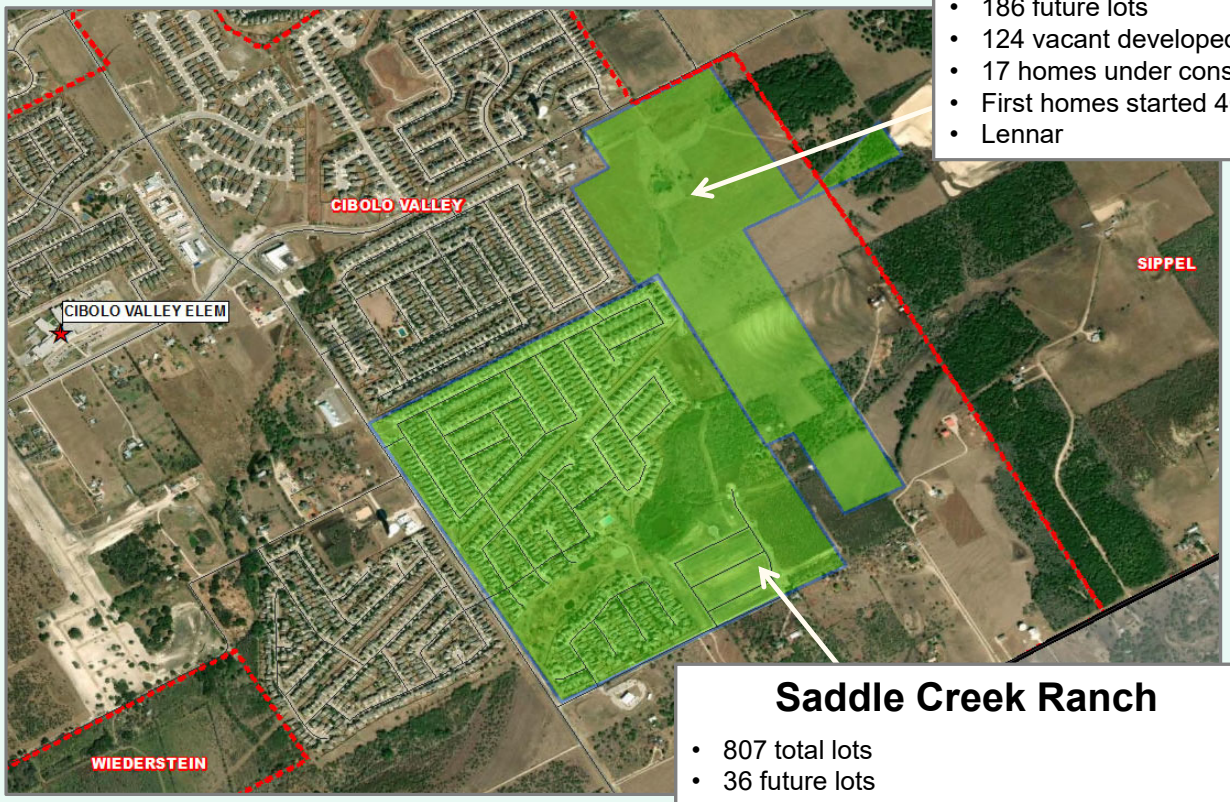
January 24, 2025



Residential Activity

Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar



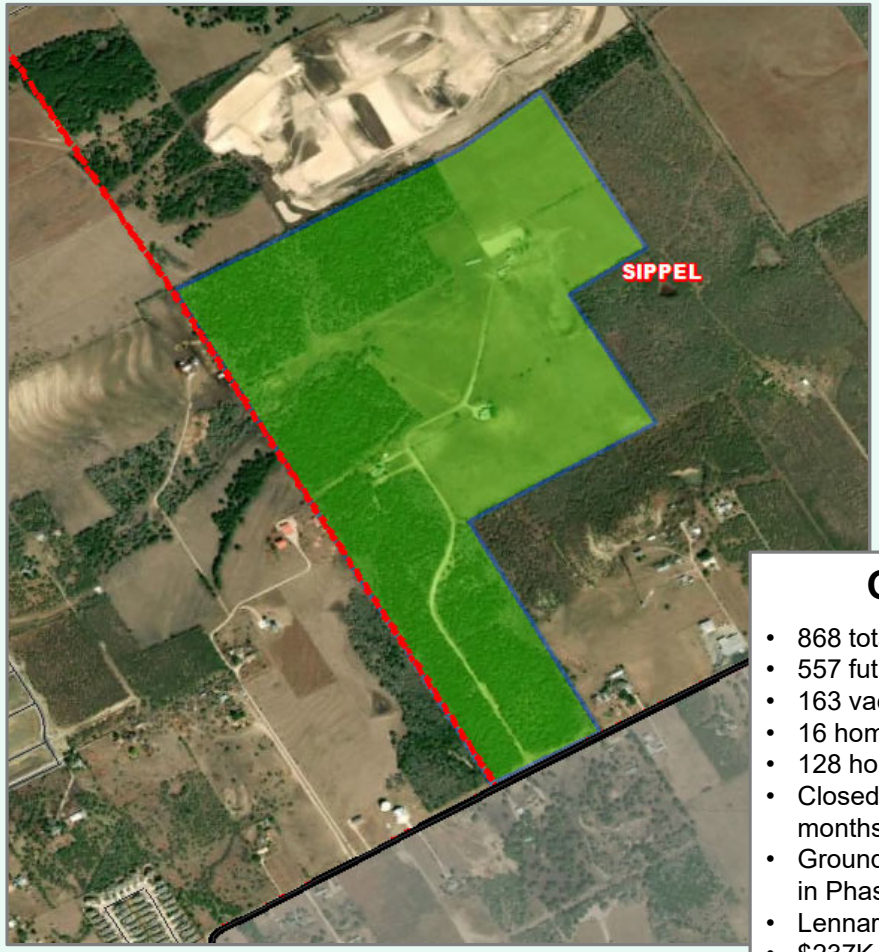
Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- $290K+

January 24, 2025



Residential Activity



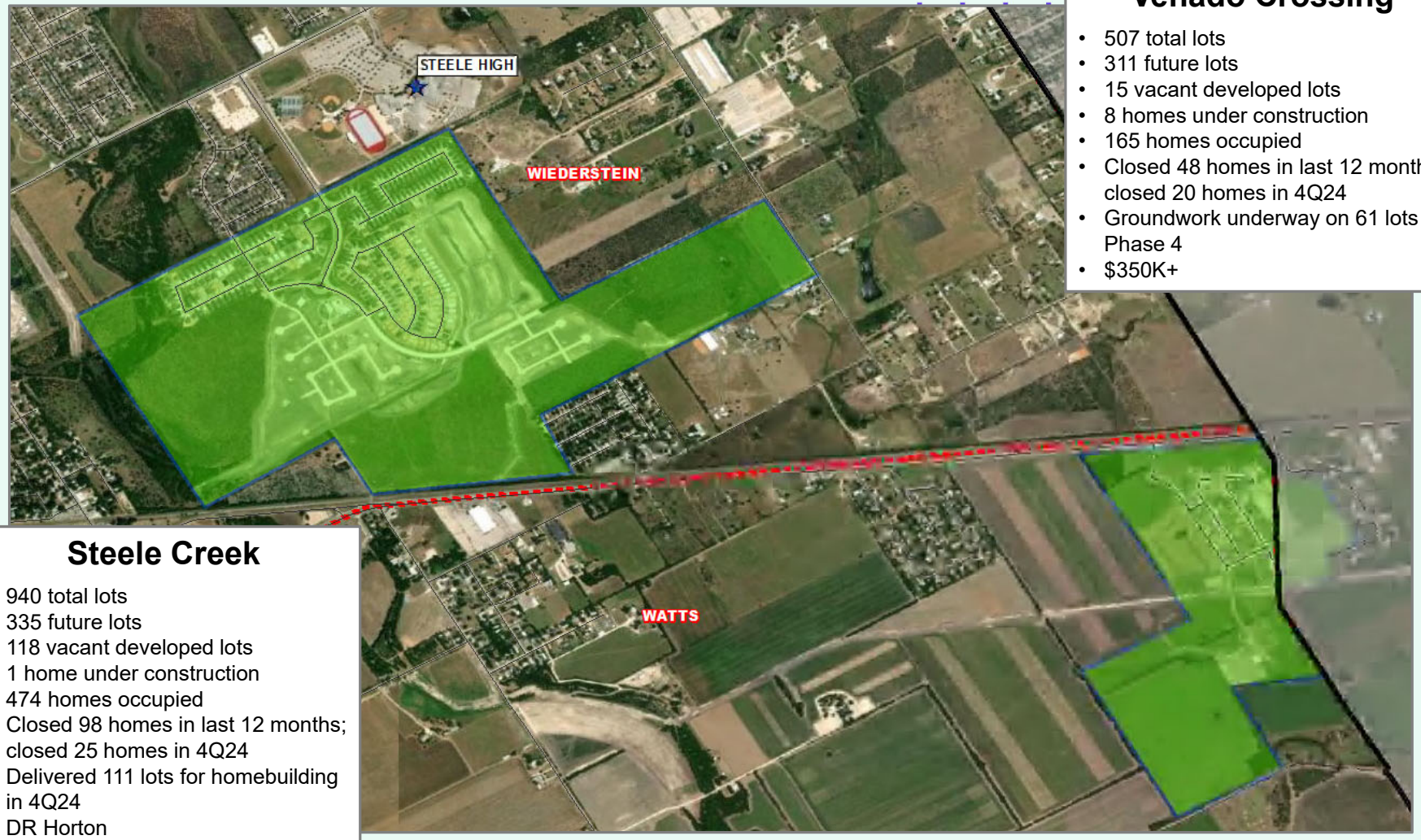
January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- $237K+

Residential Activity



Venado Crossing

- 507 total lots
- 311 future lots
- 15 vacant developed lots
- 8 homes under construction
- 165 homes occupied
- Closed 48 homes in last 12 months; closed 20 homes in 4Q24
- Groundwork underway on 61 lots in Phase 4
- $350K+

Steele Creek

- 940 total lots
- 335 future lots
- 118 vacant developed lots
- 1 home under construction
- 474 homes occupied
- Closed 98 homes in last 12 months; closed 25 homes in 4Q24
- Delivered 111 lots for homebuilding in 4Q24
- DR Horton
- $365K+

Residential Activity



January 24, 2025



Saddlebrook Ranch

- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- $362K+

Residential Activity

Crossvine

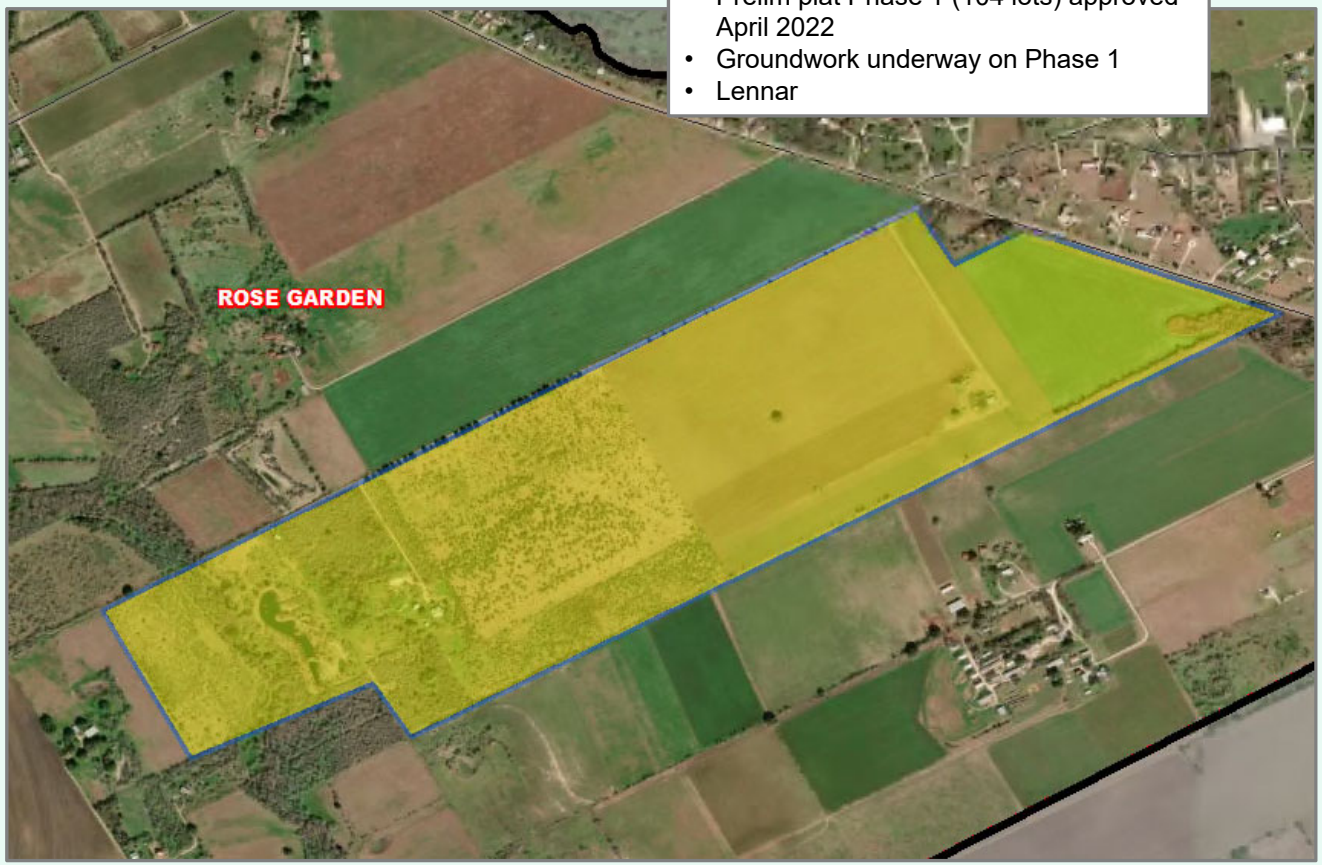
- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months; started 15 homes in 4Q24
- $400K+



Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar



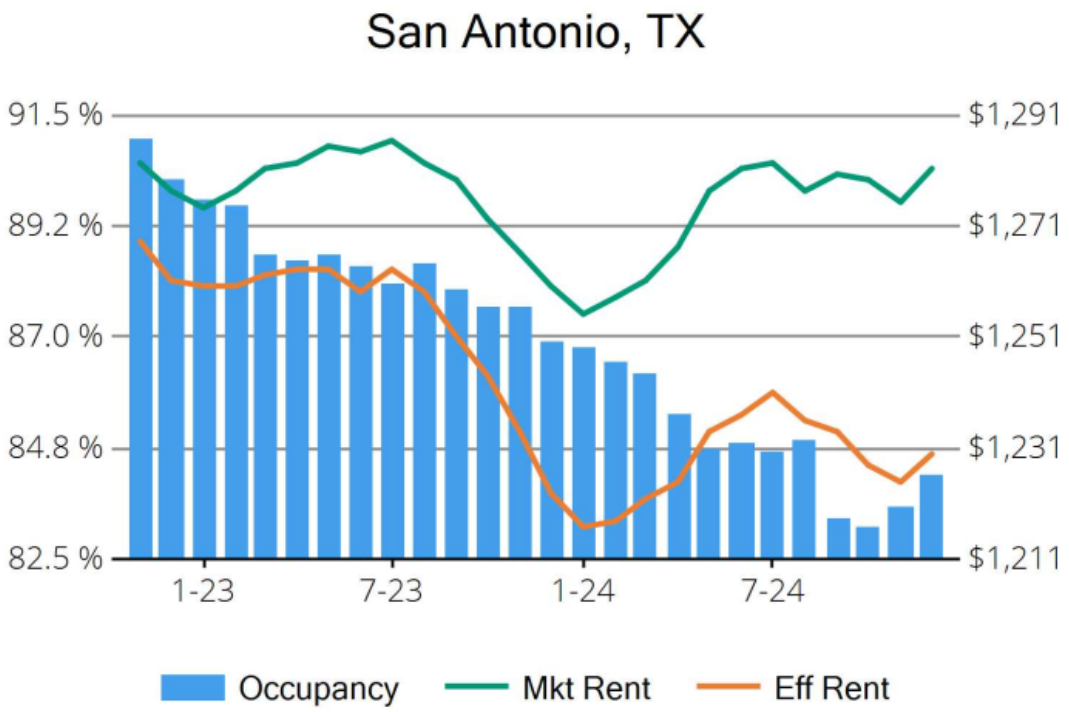
January 24, 2025



Housing Market Trends: Multi-family market- December 2024

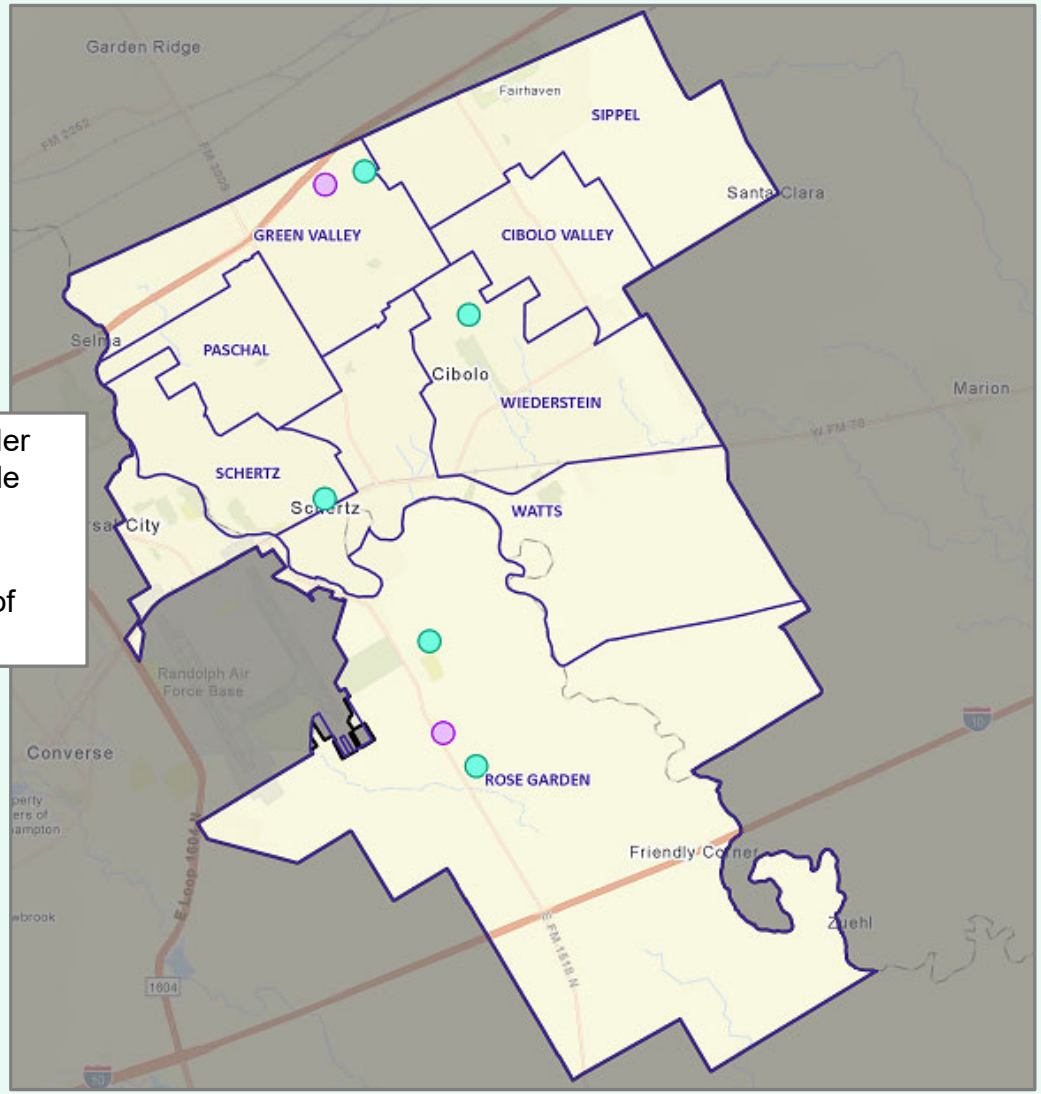
Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	$1,281	+1.8%
Asking Rent per SF	$1.48	+0.9%
Effective Rent	$1,230	+0.5%
Effective Rent per SF	$1.42	-0.3%
% Offering Concessions	47%	+17.6%
Avg. Concession Package	7.6%	+20.2%



District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025



Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

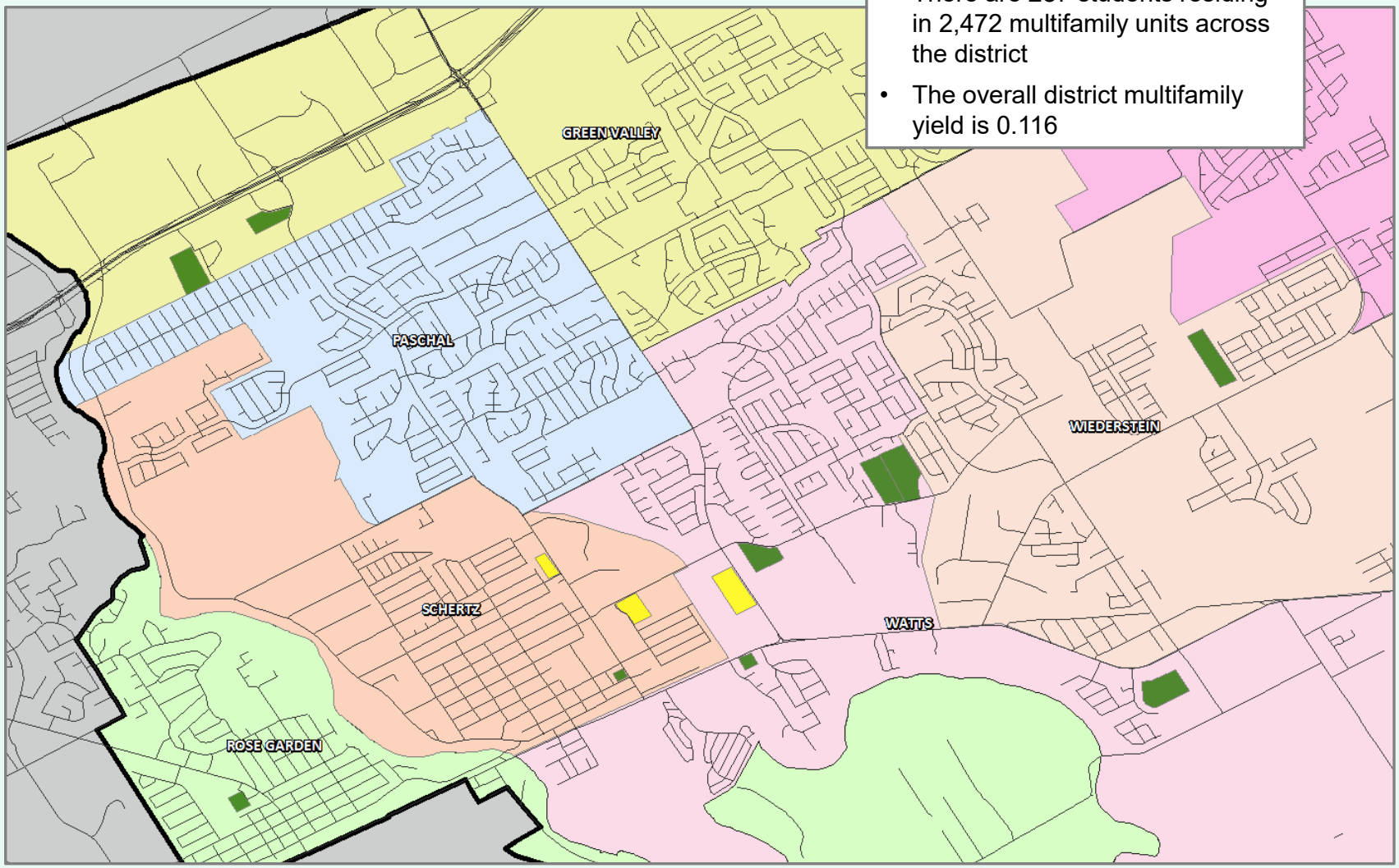


January 24, 2025



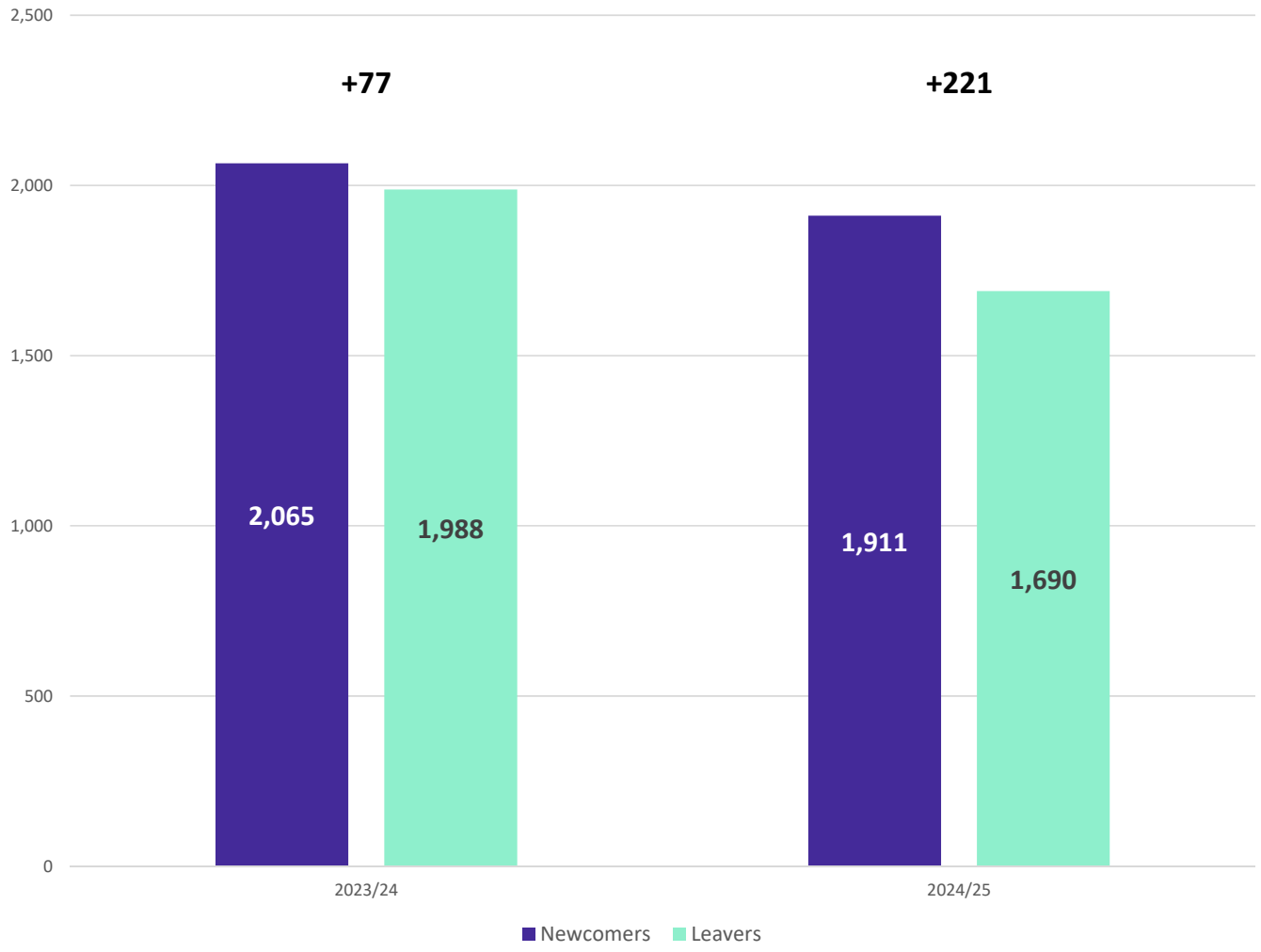
District Multifamily Yield

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



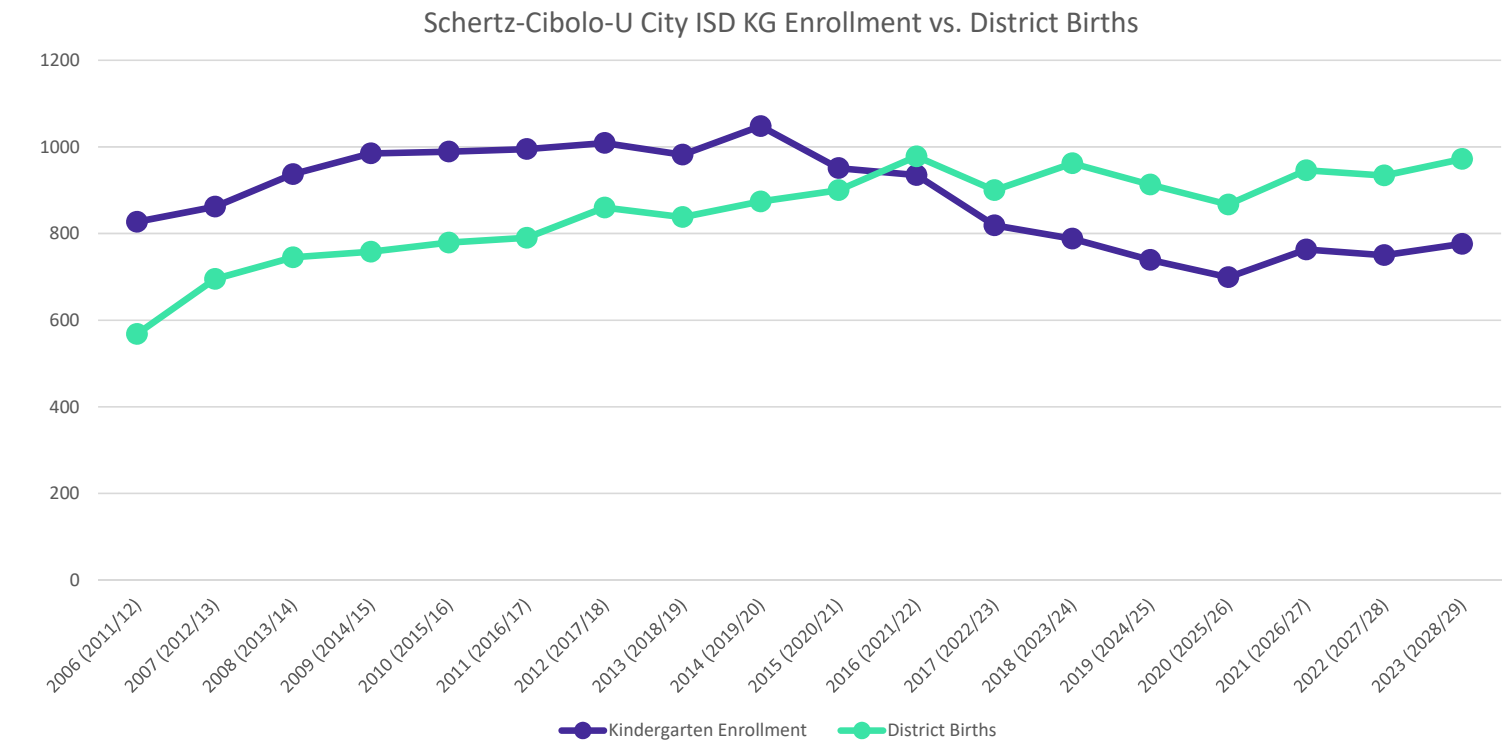
Zonda Education

Newcomers and Leavers



Zonda Education

Birth Rate Analysis



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

Ten Year Forecast by Grade Level

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

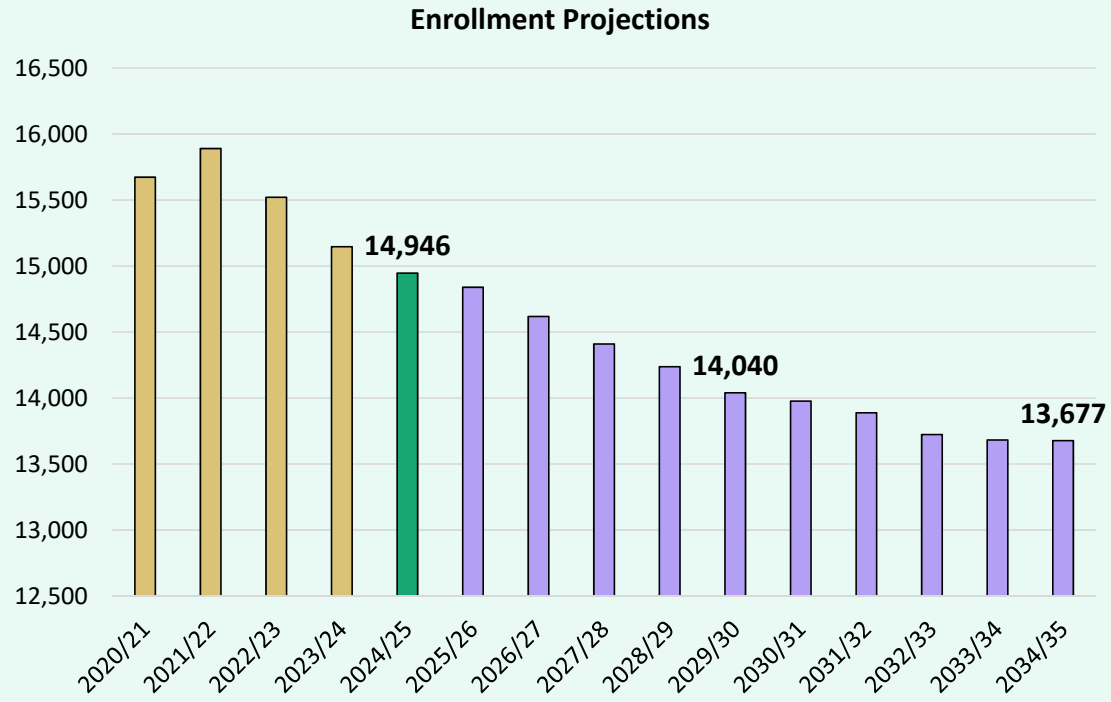
Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus

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

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

Key Takeaways



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30

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LETTER OF INTENT

Date: July 3, 2025

City of Schertz Planning Department

1400 Schertz Parkway Bldg. 1

210-619-1780

Letter Contents:

Combined Acres: 81.2 Acres

Current Zoning: Pre Development, General Business, and Single Family Residential

LEGAL DESCRIPTION:

57.00 ACRES OF LAND
57.00 ACRES OF LAND SITUATED IN THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 138, GUADALUPE COUNTY, TEXAS AND THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT NO. 175, COMAL COUNTY, TEXAS, BEING THE SAME CALLED 80.4996 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706029109, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 57.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE, FOR THE NORTHEAST CORNER OF LOT 24, BLOCK 3, NORTHCLIFFE COUNTRY CLUB ESTATES AS RECORDED IN VOLUME 4, PAGE 63, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; THENCE, WITHSAID SOUTH RIGHT-OF-WAY LINE OF WIMBELDON DRIVE, N 66°28'12" E, A DISTANCE OF 330.48 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY CLUB DRIVE AND SAID NORTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE AND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE AND SAID SOUTH RIGHT-OF-WAY LINE OF WIMBLEDON DRIVE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD OF S 71°57’01" E, A DISTANCE OF 33.18 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP FOR AN ANGLE POINT IN THE HEREIN
DESCRIBED TRACT; THENCE, WITH SAID WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE THE FOLLOWING THREE (3) COURSES:
1) S 30°25'26" E, A DISTANCE OF 548.08 FEET TO A 1/2 INCH IRON ROD FOUND,
2) S 34°11'02" E, A DISTANCE OF 200.44 FEET TO A 1/2 INCH IRON ROD FOUND,
3) S 30°25'26" E, A DISTANCE OF 138.67 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 2, NORTHCLIFFE VILLAGE AS RECORDED IN VOLUME 6, PAGE 737, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE COMMON LINE OF SAID 66 FOOT DRAINAGE EASEMENT THE FOLLOWING THREE (3) COURSES:
1) N 30°24'09" W, A DISTANCE OF 394.25 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
2) S 52°54'27" W, A DISTANCE OF 66.45 FEET TO A 1/2 INCHON ROD WITH “CUDE” CAP SET,
3) S 30°24'09" E, A DISTANCE OF 394.26 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET FOR THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 12, NORTHCLIFFE COMMUNITY SECTION ONE, RECORDED IN VOLUME 4, PAGE 117, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT; THENCE, WITH THE SOUTH LINE OF SAID REMAINDER OF LOT 12, S 52°54'01"W, A DISTANCE OF 429.88 FEET TO A
1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, OF SAID NORTHCLIFFE VILLAGE, AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE EAST LINE OF SAID NORTHCLIFFE VILLAGE, N 37°07'25"W, A DISTANCE OF 391.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 1 OF SAID NORTHCLIFFE VILLAGE AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTH LINE OF SAID NORTHCLIFFE VILLAGE AND THE NORTH LINE OF NORTHCLIFFE COMMUNITY SECTION 5, RECORDED IN VOLUME 4, PAGE 304, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, S 53°02'08"W, A DISTANCE OF 1,299.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 25, THE NORTHEAST CORNER OF LOT 26 BOTH OF SAID NORTHCLIFFE COMMUNITY SECTION 5 AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

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THENCE, WITH THE BOUNDARY OF LOT 26, THE FOLLOWING FOUR (4) COURSES:
1) S 55°12'54" E, A DISTANCE OF 132.84 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CHORD OF S 22°57'35"W, A DISTANCE OF 51.46 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
3) N 78°49'55" W, A DISTANCE OF 158.61 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 300.77 FEET AND A CHORD OF N 13°41'00" E, A DISTANCE OF 54.32 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT RECORDED IN VOLUME 85, PAGE 262, DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
THENCE,WITH THE SOUTH LINE OF SAID COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT, S 52°59'18"W, A DISTANCE OF 117.56 FEET TO A 1/2 INCH IRON ROD WITH ”CUDE” CAP SET FOR THE SOUTHEAST CORNER OF LOT 67, FAIRWAY RIDGE UNIT 3, RECORDED IN VOLUME 8, PAGE 12, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE EAST LINE OF SAID FAIRWAY RIDGE UNIT 3, EAST LINE OF FAIRWAY RIDGE SUBDIVISION, UNIT 1 RECORDED IN VOLUME 7, PAGE 202, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND EAST LINE OF FAIRWAY RIDGE SUBDIVISION, UNIT 2 RECORDED IN DOCUMENT NUMBER 200706011221, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING NINE (9) COURSES:
1) N 70°56'13" W, A DISTANCE OF 123.55 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
2) N 03°11'14" E, A DISTANCE OF 150.54 FEET TO A 1/2 INCH IRON ROD FOUND,
3) N 54°14'10" E, A DISTANCE OF 60.29 FEET TO A 1/2 INCH IRON ROD FOUND,
4) N 30°29'14" E, A DISTANCE OF 353.00 FEET TO A 1/2 INCH IRON ROD FOUND,
5) N 20°42'47" W, A DISTANCE OF 329.97 FEET TO A 1/2 INCH IRON ROD FOUND,
6) N 66°41'38" W, A DISTANCE OF 139.56 FEET TO A 1/2 INCH IRON ROD FOUND,
7) N 42°47'05" W, A DISTANCE OF 175.10 FEET TO A 1/2 INCH IRON ROD FOUND,
8) N 30°48'07" W, A DISTANCE OF 271.60 FEET TO A 1/2 INCH IRON ROD FOUND,
9) N 23°44'53"W, A DISTANCE OF 229.24 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET FOR THE SOUTH CORNER OF A CALLED 0.731 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200806037882, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
THENCE,WITH THE SOUTHEAST LINE OF SAID 0.731 ACRE TRACT, N 11°08'13" E, A DISTANCE OF 385.15 FEET TO A 1/2 INCH IRON ROD WITH ”CUDE” CAP SET FOR THE SOUTHEAST CORNER OF A CALLED 3.4096 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206025902, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND FOR A NORTH CORNER IN THE HEREIN DESCRIBED TRACT;
THENCE, OVER AND ACROSS SAID 80.4996 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:
1. N 67°58’53” E, A DISTANCE OF 158.00 FEET TO A POINT,
2. N 22°01’07” W, A DISTANCE OF 146.04 FEET TO A POINT,
3. N 82°06’37” E, A DISTANCE OF 289.41 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP FOUND ON A WEST LINE OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES SECTION TWO;
THENCE, ALONG AND WITH THE WEST LINE OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES SECTION TWO FOR THE FOLLOWING THREE (3) COURSES:
1. S 21°20'38" W, A DISTANCE OF 103.70 FEET TO A 1/2 INCH IRON ROD FOUND,
2. S 23°33'54" E, A DISTANCE OF 453.80 FEET TO A 1/2 INCH IRON ROD FOUND,
3. N 66°19'22" E, A DISTANCE OF 9.92 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF LOT 25, BLOCK 3 OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES SECTION TWO, FOR THE NORTHWEST CORNER OF LOT 1 OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE WEST AND SOUTH LINE OF SAID NORTHCLIFFE COUNTRY CLUB ESTATES FOR THE FOLLOWING
SIX (6) COURSES:
1) S 23°29'21" E, A DISTANCE OF 450.05 FEET TO A 1/2 INCH IRON ROD FOUND,
2) S 68°40'16" E, A DISTANCE OF 269.36 FEET TO A 1/2 INCH IRON ROD FOUND,
3) N 66°29'56" W, A DISTANCE OF 764.33 FEET TO A 1/2 INCH IRON ROD FOUND,
4) N 21°28'53" E, A DISTANCE OF 84.79 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
5) N 66°28'53" W, A DISTANCE OF 476.66 FEET TO A 1/2 INCH IRON ROD FOUND,
6) N 23°27'05"W, A DISTANCE OF 119.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.00 ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

24.20 ACRES OF LAND

Docusign Envelope ID: FB6370AA-209B-456F-B91A-6B43CD5558B6

24.20 ACRES OF LAND SITUATED IN THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 138, GUADALUPE COUNTY, TEXAS AND THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT NO. 175, COMAL COUNTY, TEXAS, BEING THE SAME CALLED 24.1784 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706029109, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 24.20 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A 1/2 INCH IRON ROD WITH “SLS RPLS 5142” CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, FOR THE NORTHWEST CORNER OF LOT 80, BLOCK 1, SCENIC HILLS COMMUNITY PHASE 1, AS RECORDED IN VOLUME 4, PAGES 143-147, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, N 30°23'04"W, A DISTANCE OF 560.47 FEET TO A 1/2 INCH IRON ROD WITH “SLS RPLS 5142” CAP FOUND FOR THE SOUTHWEST CORNER OF LOT 8, BLOCK 14, FAIRWAYS AT SCENIC HILLS UNIT 2, AS RECORDED IN VOLUME 15, PAGE 86, PLAT RECORDS OF COMAL COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITHTHE SOUTH LINE OF SAID FAIRWAYS AT SCENIC HILLS UNIT 2 THE FOLLOWING FOUR (4) COURSES:
1) N 53°31'00" E, A DISTANCE OF 935.23 FEET TO A 1/2 INCH IRON ROD FOUND,
2) N 42°40'27" E, A DISTANCE OF 348.75 FEET TO A 1/2 INCH IRON ROD WITH “SLS RPLS 5142” CAP FOUND,
3) N 41°40'25" E, A DISTANCE OF 364.14 FEET TO A 1/2 INCH IRON ROD FOUND,
4) N 56°00'30" E, A DISTANCE OF 151.04 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COLUMBIA, FOR THE SOUTHEAST CORNER OF LOT 41 OF SAID FAIRWAYS AT SCENIC HILLS UNIT 2 AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COLUMBIA, S 54°28’32" E, A DISTANCE OF 75.59 FEET TO A 1/2 INCH IRON ROD WITH “BAKER SURVEYING” CAP FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;
THENCE, N44°56'02" E, A DISTANCE OF 18.41 FEET TO A 1/2 INCH IRON ROD WITH “SLS RPLS 5142” CAP FOUND IN SAID WEST RIGHT-OF-WAY LINE OF COLUMBIA AND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH SAID WEST RIGHT-OF-WAY LINE OF COLUMBIA, S 67°23'36" E, A DISTANCE OF 180.10 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT 1, THE FAIRWAYS AT SCENIC HILLS UNIT 3A AS RECORDED IN VOLUME 6, PAGE 762, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITHTHE COMMON LINE OF SAID THE FAIRWAYS AT SCENIC HILLS UNIT 3A AND THE HEREIN DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES:
1) S 14°43'40" W, A DISTANCE OF 273.26 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP SET,
2) S 25°25'29" E, A DISTANCE OF 184.21 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF A COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT RECORDED IN VOLUME 85, PAGE 262, DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;
THENCE, CROSSING SAID COMAL POWER COMPANY 100 FOOT ELECTRIC EASEMENT, S 36°09'47" E, A DISTANCE OF 98.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 34, BLOCK 21, THE RIDGE AT SCENIC HILLS UNIT 1, AS RECORDED IN VOLUME 6, PAGE 763, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTH LINE OF SAID SCENIC HILLS COMMUNITY PHASE 1, S 52°58'07"W, A DISTANCE OF 1,729.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.20 ACRES OF LAND, MORE OR LESS.
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016.
THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Proposed Zoning: R5 Low Density Multi-Family Project.

Development Schedule: 2 Phases – 24.20 Acres and 57 Acres.

YouAre-Rockbridge holdings, LLC,

Isaac Bennet: DocuSigned by: Isaac Bennett F75978590D8D424...

Manager

SCHERTZ
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PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 5 B

TO:	Planning and Zoning Commission
PREPARED BY:	Emily Delgado, Planning Manager
SUBJECT:	**PLZC20250167** – Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4) on approximately 24 acres of land, known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

BACKGROUND

The applicant is requesting a zone change of approximately 24 acres from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-Family Residential District (R-4). The applicant's intent is to construct traditional apartment units and senior living in two phases per the letter of intent submitted with the application. However, please note that the City of Schertz cannot regulate or enforce a requirement to have senior living incorporated into the proposed development and are evaluating the proposed zone change to the full extent of what the Unified Development Code would allow in Apartment / Multi-Family Residential District (R-4).

On September 16, 2025, seventy-five (75) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property including the Schertz-Cibolo-Universal City Independent School District and Comal Independent School District. Additionally, the applicant placed notification signs on the subject property on September 16, 2025.

As of 8:00am on Thursday, September 25, 2025, zero (0) responses in favor, zero (0) responses neutral, and nine (9) responses in opposition have been received.

A public hearing notice was published in the "San Antonio Express" on Wednesday, September 24, 2025, for the October 14, 2025, City Council Meeting at which this item will be heard.

Subject Property:

	Zoning	**Land Use**
Existing	Pre-Development District (PRE) and General Business District (GB)	Undeveloped / Vacant Golf Course
Proposed	Apartment / Multi-Family Residential District (R-4)	Multi-Family Residential

Adjacent Properties:

	Zoning	**Land Use**
North	Right-of-Way	IH- 35
South	Right-of-Way	Columbia Drive
East	General Business District (GB), Single Family Residential District (R-6) and Planned Development District (PDD)	Single Family Residences
West	General Business District (GB) and Single Family Residential District (R-6)	Single Family Residences

GOAL

The applicant is requesting a zone change of approximately 24 acres from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-Family District (R-4). The applicant's intent is to construct traditional multifamily apartment units and senior living per the letter of intent submitted.

	Table 21.5.7.A. Dimensional Requirements										
			Minimum Lot Size Dimensions (Ft)			**Minimum Yard Setbacks (Ft)**			**Misc. Lot Requirements**		
	Code	*Zoning District*	*Area Sq ft*	*Width*	*Depth*	*Front*	*Side*	*Rear*	*Min. Off-Street Parking*	*Maximum Height*	*Max Imperv Cover*
Proposed	R-4	Apartment / Multi-Family Residential District	43,560	400	100	25	10	20	2	50	75%
Existing	PRE	Pre-Development District	-	-	-	-	-	-	-	-	-
Existing	GB	General Business District	10,000	100	100	25	0, 25(r)	0, 25(r)	Sec. 21.10.4	120	80%

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When evaluating Zone Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

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

The Comprehensive Plan designates this area as Complete Neighborhood and Regional Corridor. Complete Neighborhood is intended to provide a variety of housing types along with complementary commercial services. Regional Corridor is intended for commercial and entertainment areas along major thoroughfares along with larger multifamily complexes. On its face, this request may seem to be consistent with the Comprehensive Plan. However, the Comprehensive Plan explicitly states, "When considering appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses and buildings, as well as the undue concentration or diffusion of population should be considered" The subject property was once a golf course that had low-density housing developed around the periphery. Per the letter of intent, the applicant intends to build traditional apartments and senior living. However, at this stage in the process it is difficult to pin down exactly how these multifamily units will look and function. Additionally, staff must base our analysis on what is allowed through the UDC. Although the applicant indicates that their desire is to construct senior living, the City of Schertz can regulate or enforce a requirement to incorporate senior living into the proposed development.

Per UDC Article 5 Section 21.5.5, amended with Ord. 24-S-156 in October 2024, attached to this staff report, Apartment / Multi-Family Residential District (R-4) is allowed to have a maximum 35 dwelling units per acre. The surrounding residential subdivisions have a density of approximately 6 dwelling units per acre. The subject property is 24 acres which would allow the property owner to construct a maximum of 840 units. Staff has determined that this increase in density would be an undue concentration of population in an area with dispersed residential patterns. Additionally, Apartment / Multi-Family Residential District (R-4) allows for a maximum

building height of 50 feet, which along with the added traffic, could create conflicts with existing residential uses.

For these reasons, this request is not consistent with the Comprehensive Land Plan.

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

As part of promoting health, safety, and general welfare, the city should encourage development that is compatible with surrounding uses and adheres to the goals and objectives of the UDC.

In UDC Section 21.5.5, the explicit purpose and intent for the Apartment / Multi-Family Residential District (R-4) is to "provide denser apartment and multi-family style developments. This district is a suitable transition between single-family districts and commercial uses. However, Apartment/Multi-Family Residential Districts (R-4) shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets."

The subject property abuts both IH-35 and Columbia Drive. Columbia Drive is specifically problematic as the street winds through several single-family neighborhoods including: The Fairways at Scenic Hills, The Ridge at Scenic Hills, Fairhaven, and The Links at Scenic Hills. The neighborhoods would potentially be impacted by the added traffic that would be produced from this development. This outcome would be contrary to the goals and objectives of the UDC.

The applicant submitted a Traffic Impact Analysis (TIA) for the proposed Apartment / Multi-Family Residential District (R-4) and the associated Middle Density Residential District (R-5) (PLZC20250166), which the City of Schertz Engineering Department reviewed and provided a summary attached to this staff report for review. Below are some of the highlights of that summary:

> The existing zoning classifications if developed to their full potential would generate approximately 1,989 peak hour vehicle trips. At full developed potential of the requested zoning, the peak hour trips would increase to 2,994. The developer has provided a Traffic summary analysis indicting the effect to the transportation system by the additional 1,005 peak hour trips (the difference between the existing zoning maximum trips and the proposed zoning maximum trips). The Developers report also noted that they are not intending to develop the property to the maximum amount possible in the proposed rezoned areas and that the difference in peak hour trips would be less than the estimated 1,005 – about 612.
>
> The increase in peak hour trips by the proposed zoning changes would have adverse impacts to parts of the transportation system in the area. Specifically, the Level of Service for the Country Club Blvd/IH-35 intersection; southbound frontage road/FM 1103 intersection; and the southbound frontage road /Schwab Road intersection would be reduced. Additionally, while the Chelsea/FM 1003 intersection and northbound frontage road/Schwab Road intersection Level of Service doesn't decrease (they already function at a Level of Service F), the delay at the intersections increase significantly. While signalization of the IH-35/Schwab Road in its current configuration will increase the Level of Service of the intersection, the additional development traffic may result in the intersection being congested/overloaded until the larger improvement project to build the Master Thoroughfare Plan improvements are completed.
>
> There are mitigation measures that could be implemented to reduce the adverse impact on the intersections that were evaluated. However, if the proposed development progresses through the City's development process, a much more thorough and detailed Traffic Impact Analysis (TIA) will be performed by the Developer and will be reviewed by the City of Schertz Engineering Department and TXDOT.

Although the applicant submitted a preliminary Traffic Impact Analysis for review, it focused mostly on the intersections with TXDOT roadways. The proposed zone change could have a significant impact on the traffic within the existing single-family residential neighborhoods, not just at the intersections of major thoroughfares such as FM 1103 and IH 35. Per the UDC, the maximum density for an approximately 24 acre Apartment / Multi-Family Residential District (R-4) property would be 840 units. These potential 840 apartment units, if

developed to the maximum allowable, would have an impact on the overall traffic network. While the preliminary analysis shows the local streets such as Columbia Drive and Covers Cove, etc., are capable of handling the extra traffic that would be associated with the proposed development, traffic is expected to significantly increase on these streets, which will result in noticeable congestion that doesn't currently exist in the neighborhoods. This would need to be evaluated further with the formal TIA and additional mitigation efforts may be needed to try and improve traffic flow, but there will still be a noticeable increase of traffic on these roads than currently exists or if this property were to be developed more similarly to the existing neighborhoods in the area.

Based on the allowable density of the proposed Apartment/ Multi-Family Residential District (R-4) and the concerns in relation to traffic / safety, the proposed zone change does not promote 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 permitted uses within the Apartment / Multi-Family Residential District (R-4) are as follows:

Apartment / Multi-Family Residential District (R-4) Permitted Uses	
Permitted By Right	**Permitted with a Specific Use Permit (SUP)**
• Family or Group Home • Gated Community • Golf Course and / or County Club • Multi-Family Apartment Dwelling • Municipal Uses Operated by the City of Schertz • One-Family Dwelling Attached / Detached • Park / Playground / Similar Public Site • School, Public or Private • Two Family Dwelling	• Bed and Breakfast Inn • Church, Temple, Synagogue, Mosque, or Other Place of Worship • New and Unlisted Uses

The permitted uses in the Apartment / Multi-Family Residential District (R-4) are residential in nature and thus consistent with the uses in the immediate area.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.
Schertz Fire, EMS, and Police have been notified of the zone change requests. Schertz Fire provided no concerns or objections with the proposed zone change. Schertz EMS indicated no issues with the proposed, except that of normal concerns with response times and added call volume with added population. While Schertz Police indicated that there are no present concerns, but as these properties and others begin build out, Schertz Police will need to re-evaluate as the aggregate impact will eventually impact their ability to maintain core service delivery with current staffing.

SCUCISD and Comal ISD have been notified of the zone change.

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

As a note, this zone change request has been scheduled for the October 14, 2025 City Council meeting as Ordinance 25-S-043.

RECOMMENDATION

The zone change request is not compatible with the Comprehensive Plan, would create compatibility concerns between the existing single-family residential neighborhoods and the density that would be allowed with the proposed zone change, and would increase traffic safety concerns in the existing neighborhoods, which is not consistent with the goals and objectives of the UDC.

Therefore, staff is recommending denial of PLZC20250167.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Zoning Exhibit
Engineering TIA- Zone Change Summary
PLZC20250167- PH Response Forms as of 09.25.2025 at 8am
Ord. 24-S-156
SCUCISD 10-Year Forecasting
SCUCISD Demographic Report
Letter of Intent from Applicant



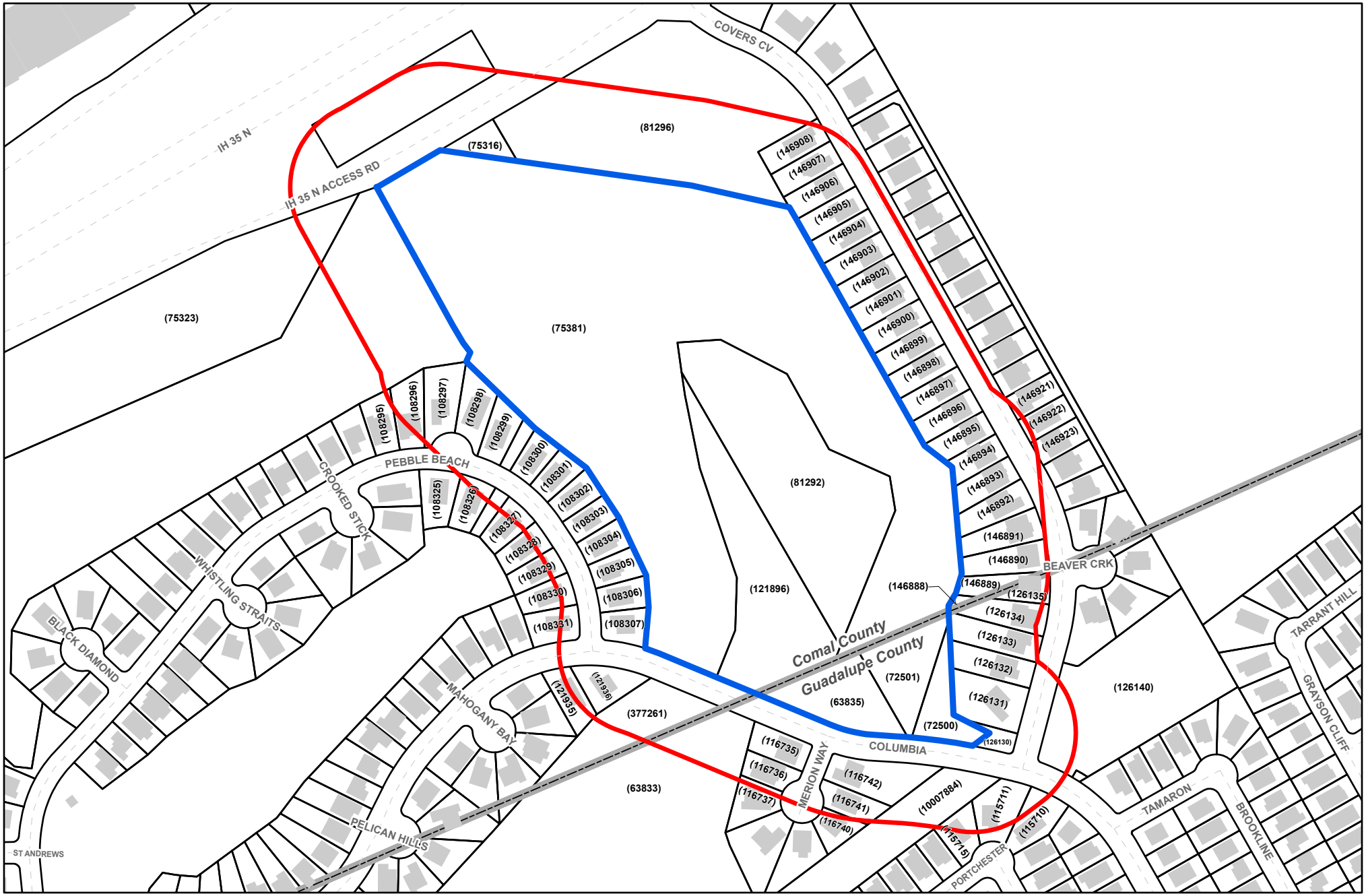
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Northcliffe Garden Apartments
and Senior Living
(PLZC20250167)

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

0 175 350 700 Feet



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City of Schertz

Northcliffe Garden Apartments and Senior Living (PLZC20250167)

Project Area 200' Buffer

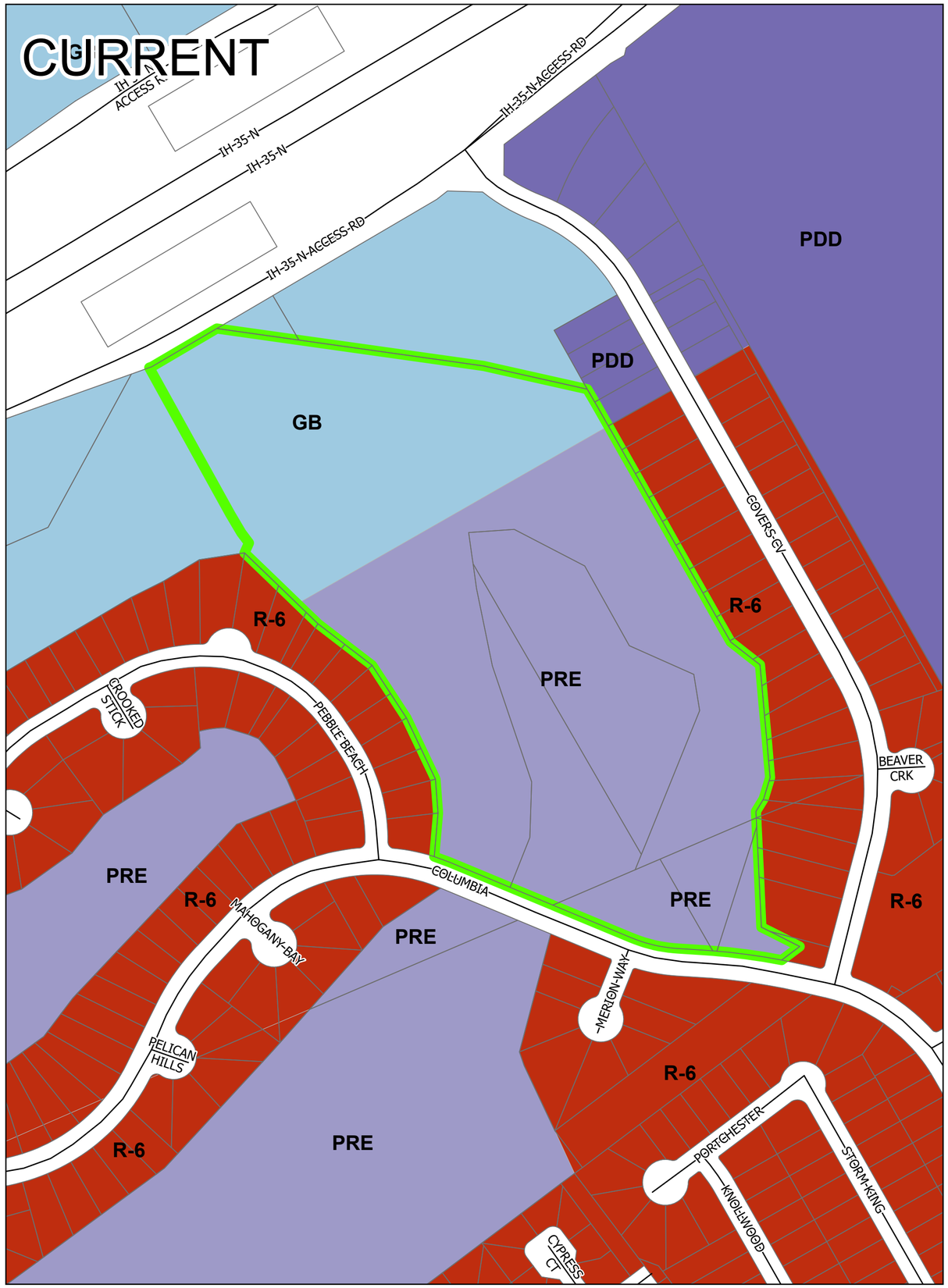
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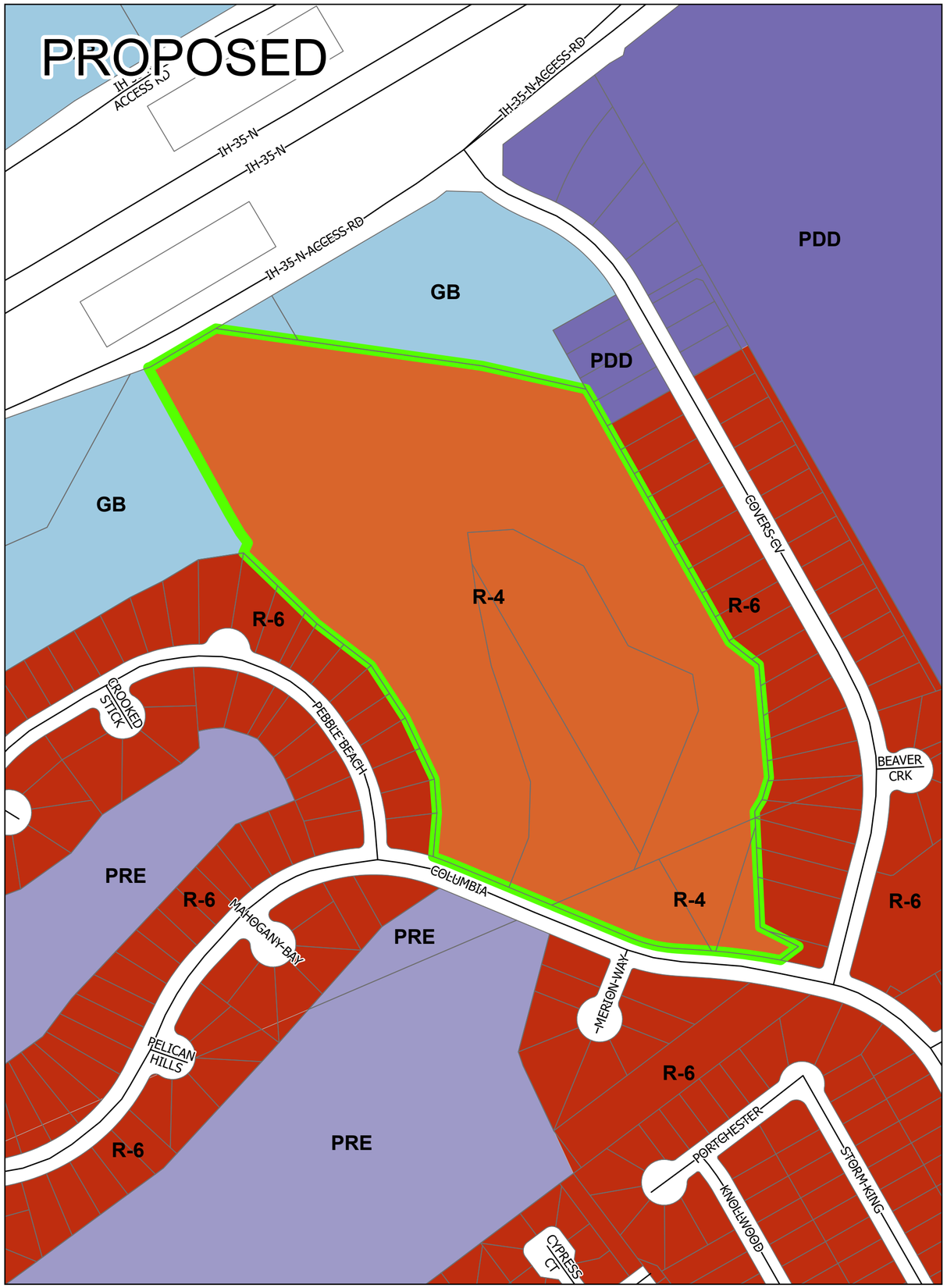
0 125 250 500 750 1,000 Feet

Last Update: September 15,2025

City of Schertz, GIS Department, gis@schertz.com

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.





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Last update: September 15, 2025

City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

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PROPOSED ZONING CHANGE

Northcliffe R-4 Garden Apartments and Senior Living (PLZC20250167)

- (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 Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)
- <all other values>

0 100 200 400 600 800 Feet

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DEVELOPMENT SERVICES
ENGINEERING DEPARTMENT

Memo

To: Planning and Zoning Commission via Emily Delgado, Planning Manager

From: John Nowak, P.E., Assistant City Engineer

Date: September 12, 2025

Re: Traffic Impact Summary for Proposed Zone Change at IH 35 N and Country Club Blvd (Northcliffe Garden Apartments and Senior Living Project)

The former golf course property generally located near the IH-35 and Country Club Blvd intersection in the Northcliffe area is currently zoned GB along the IH-35 frontage and the remainder is zoned PRE. The property owner has requested a zone change for a relatively small portion of the GB area and part of the PRE area to be zoned R-4 and the remainder of the PRE area to be zoned R-5. The property owner intends to construct various commercial uses in the GB area; "senior living" apartments in the R-4 area; and apartments in the R-5 area.

The existing zoning classifications if developed to their full potential would generate approximately 1,989 peak hour vehicle trips. At full developed potential of the requested zoning, the peak hour trips would increase to 2,994. The developer has provided a Traffic summary analysis indicting the effect to the transportation system by the additional 1,005 peak hour trips (the difference between the existing zoning maximum trips and the proposed zoning maximum trips). The Developers report also noted that they are not intending to develop the property to the maximum amount possible in the proposed rezoned areas and that the difference in peak hour trips would be less than the estimated 1,005 – about 612.

The increase in peak hour trips by the proposed zoning changes would have adverse impacts to parts of the transportation system in the area. Specifically, the Level of Service for the Country Club Blvd/IH-35 intersection; southbound frontage road/FM 1103 intersection; and the southbound frontage road /Schwab Road intersection would be reduced. Additionally, while the Chelsea/FM 1003 intersection and northbound frontage road/Schwab Road intersection Level of Service doesn't decrease (they already function at a Level of Service F), the delay at the intersections increase significantly.

There are mitigation measures that could be implemented to reduce the adverse impact to these intersections. For example, the Chelsea/FM 1103 intersection will be improved by the TXDOT FM 1103 project, increasing the traffic capacity of the intersection. These improvements are expected to improve the Level of Service for the intersection. Signalization of the IH-35/Schwab Road intersections would also improve the Level of Service of the intersection. Long term, future improvements to Schwab Road to widen it out to the sections identified in the Master Thoroughfare Plan (including replacement of the IH-35 overpass structure) would add even more capacity to the intersection. Adding some additional lanes and signal timing modifications could reduce the delay at the IH-35/FM1103 intersections, improving the Level of Service.

As the proposed development progresses through the City's development process, a much more thorough and detailed Traffic Impact Analysis (TIA) will be performed by the Developer. TXDOT will also be involved in the review and approval of the TIA and all mitigation efforts to minimize the adverse impacts of the additional traffic from the zone change. While signalization of the IH-35/Schwab Road in its current configuration will increase the Level of Service of the intersection, the additional development traffic may result in the intersection being congested/overloaded until the larger improvement project to build the Master Thoroughfare Plan improvements are completed.

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250167**

COMMENTS: This change would significantly impact property values for those of us who back this plot of land. It would also put more burden on our neighborhood streets.

NAME: CANDICE GRIFFITH (PLEASE PRINT) SIGNATURE [redacted]

STREET ADDRESS: 6100 COVERS CV

DATE: SEPTEMBER 24TH, 2025

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PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **October 1st, 2025** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250167 – Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4) on approximately 24 acres of land, known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager, at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council****. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250167**

COMMENTS: _____

NAME: Anita Maria Cline SIGNATURE Anita Maria Cline
(PLEASE PRINT)

STREET ADDRESS: 6141 Portchester Schertz TX 78108

DATE: 9/22/25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **October 1st, 2025** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250167 – Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4) on approximately 24 acres of land, known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager, at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council****. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250167**

COMMENTS: It is not the quality of life the city needs

NAME: Armando Cruz SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 6070 Covers Cove

DATE: 19 Sept 2025

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250167**

COMMENTS: traffic problem, no high rise apartments

NAME: Beverly Minatrea SIGNATURE Beverly Minatrea
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove

DATE: 9-20-2025

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250167**

COMMENTS: _____

NAME: Denny Law SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3600 Mimosa Ct., Schertz, TX 78108

DATE: 9/22/25

Reply Form:

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I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250167**

COMMENTS: DOES NOT FIT IN, IN THE NEIGHBOR HOOD

NAME: GERALD MALLAMS (PLEASE PRINT) SIGNATURE Gerald Mallams

STREET ADDRESS: 3716 HUNTERS GLEN SCHERTZ, TX

DATE: 9-23-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 15, 2025

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250167**

COMMENTS: SEE ATTACHED

NAME: JAMES M. CERDA SIGNATURE James M Cerda
(PLEASE PRINT)

STREET ADDRESS: 3795 PEBBLE BEACH

DATE: 24-SEP 2025

Ref: PLZC20250167

Response from: James M. Cerda / 3795 Pebble Beach / Schertz TX 78108

There is mixed information regarding the effect that apartment complexes and multifamily residential development have on property values. Assessments indicate limited impact to the value of homes because there are many factors that influence property values that are outside the control of homeowners and developers. Since the proposed zoning change does not indicate what the proposed development specifically will be, homeowners are at a disadvantage when attempting to make a reasonable assessment of how an unknown development will affect them.

Beacon Management Services describes risks that a community will face and needs to consider in addition to property value. Beacon states "If you have too many rental properties in a neighborhood of single-family homes or townhomes, it can cause ***property prices to stagnate or even drop***. That's because tenants don't always maintain homes to the level that owners who actually live in the property do". (italics & emphasis added) (How Rentals Affect Property Values - Beacon Management Services)

Other risks that Beacon identifies are: (1) risks to property owners if renters cause damage to community property and lack proper insurance to pay for damages; (2) control / access to property amenities; (3) security and risk management if illegal renting occurs; and (4) safety, awareness and involvement if renters are unknown and contact information is not available.

Other considerations are the infrastructure required for any new development. The City of Schertz appears to already be resource stretched when it comes to maintaining the current streets in the Fairways of Scenic Hills community. Increasing traffic load in the area will increase the demand for limited resources to maintain an increased level of infrastructure and traffic load.

The community has experienced an increase in wildlife sightings in the past month. Many residents have reported coyote, fox, skunk and rattlesnakes on social media and word of mouth conversations between neighbors. Increasing development will further eliminate wildlife's natural habitat and increase their presence in residential areas.

For these reasons, I am OPPOSED to the proposed zoning change request.

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250167**

COMMENTS: DOES NOT CONFORM TO THE NEIGHBORHOOD

NAME: NORRENE MALLAMS (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 3716 HUNTERS GLEN SCHERTZ, TX

DATE: 9-23-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

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I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250167**

COMMENTS: DONT APPROE APT's FOR THIS AREA

NAME: William T MARIN (PLEASE PRINT) SIGNATURE: William T Marin

STREET ADDRESS: 6074 COVERS COVE

DATE: 9/21/25

ORDINANCE NO. 24-S-156

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO AMEND PART III, SCHERTZ CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 5 – ZONING DISTRICTS AND ARTICLE 10 – PARKING STANDARDS

WHEREAS, pursuant to Ordinance No. 10-S-06, the City of Schertz (the "City") adopted and Amended and Restated Unified Development Code on April 13, 2010, as further amended (the "Current UDC"); and

WHEREAS, City Staff has reviewed the Current UDC and have recommended certain revision and updates to, and reorganization of, the Current UDC;

WHEREAS, on September 4, 2024, the Planning and Zoning Commission conducted a public hearing and, thereafter recommended approval; and

WHEREAS, on October 15, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the proposed amendments are appropriate and in the interest of the public safety, health, and welfare.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS: THAT:

Section 1. The current UDC is hereby amended as set forth on Exhibit A and Exhibit B hereto.

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

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

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

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

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this

Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the 15th day of October 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 22nd day of October, 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"

Proposed Unified Development Code (UDC) Amendments

Article 5 – Zoning Districts

Sec. 21.5.2. Zoning Districts Established.

The City is hereby geographically divided into zoning districts and the boundaries of those districts herein are delineated upon the Official Zoning Map of the City. The use and dimensional regulations as set out in this Article are uniform in each district. Zoning districts are established in compliance with adopted Comprehensive Land Plan and Master Thoroughfare Plan. The districts established shall be known as follows:

Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-5	Middle Density Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
PUB	Public Use District
PDD	Planned Development District
EN	Estate Neighborhood PDD
MSMU	Main Street Mixed-Use District
MSMU-ND	Main Street Mixed-Use New Development District

(Ord. No. 13-S-22 , § 1, 7-16-2013; Ord. No. 14-S-47 , § 1, 11-18-2014; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.5. Statement of Purpose and Intent for Residential Districts.

A. *Predevelopment District (PRE).* Intended for use for undeveloped land in the City or as a temporary designation for existing uses for newly annexed property. This zoning is also suitable for areas where development is premature due to lack of utilities, capacity or service and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. No improvements, construction or structures may be undertaken without obtaining a building permit and no occupancy of such improvements and structures without obtaining a certificate of occupancy.

B. *Single-Family Residential District (R-1).* Comprised of single-family detached residential dwellings on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.

C. *Single-Family Residential District (R-2).* Comprised of single-family detached residential dwellings with a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.

D. *Two-Family Residential District (R-3).* Comprised of two (2) single-family attached residential dwellings with a minimum lot size of 9,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.

E. *Apartment/Multi-Family Residential District (R-4).* Intended to provide denser apartment and multi-family style developments. This district is a suitable transition between single-family districts and commercial uses. However, Apartment/Multi-Family Residential Districts (R-4) shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets. The maximum density shall be thirty-five (35) units per acre. Twenty percent (20%) of the total platted area shall be provided as common, usable open space.

F. *Middle Density Residential District (R-5).* Intended to provide developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/or denser multi-family developments. Comprised of attached or detached residential dwelling units.

1. When tracts in this district are one (1) acre or less, density shall not exceed sixteen (16) units per gross acre and these tracts will be required to adhere to the single-family site design requirements in Article 9 – Site Design Standards

2. When tracts exceed one (1) acre, density shall not exceed twelve (12) units per gross acre and these tracts will be required to adhere to the multi-family site design requirements in Article 9 – Site Design Standards and provide ten percent (10%) of the total platted area as common, usable open space.

G. *Single-Family Residential District (R-6).* Comprised of single-family detached residential dwellings that are on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-6 is 30 acres.

H. *Single-Family Residential District (R-7).* Comprised of single-family detached residential dwellings on a minimum lot size of 6,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-7 is 40 acres.

I. *Single-Family Residential/Agricultural District (RA).* Intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this District are intended to be on a minimum lot size of 21,780 square feet (one-half acre). This District is suitable for areas where

development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

J. *Garden Homes Residential District (GH).* Comprised of single-family detached residential dwellings on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. This District allows the main structure to be constructed coincident with one (1) of the side property lines, and requires only one (1) side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes.

No area shall be designated GH that contains less than five (5) adjoining lots on a street. Zero lot line homes shall have no windows on the side of the house, which abuts the property line. Entire frontage of one (1) side of the street in the block must be included in the GH designation. Exception may be made where an alley breaks the block on that side of the street. Homes will be uniformly located on the same side of the lot within a street block.

K. *Townhome District (TH).* Comprised of an attached residential dwelling unit in structures built to accommodate three (3) to six (6) units per structure. Density shall not exceed twelve (12) units per gross acre. Townhome units shall be constructed on a single lot, or on adjacent individual lots. Individual ownership of the townhome units is encouraged. Minimum lot area shall not be less than 2,500 square feet per dwelling unit. Ten percent (10%) of the total platted area shall be provided as common, usable open space. This District should not be located in areas where it would increase traffic through single-family neighborhoods and should be adjacent to arterial streets with sufficient capacity to carry the increased traffic generated.

L. *Manufactured Home Subdivision District (MHS).* Intended to recognize that certain areas of the City are suitable for a mixture of single-family dwelling units and HUD-Code manufactured homes, to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation and/or subdivision of any lot, tract or parcel of land used for the placement of manufactured homes. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility in housing types between manufactured home subdivisions and surrounding single family residential subdivisions and recognizing their inherent differences.

M. *Manufactured Home Park District (MHP).* Intended to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation of tracts of land used for the placement of multiple manufactured homes on a single lot, tract or parcel of land and utilized for rent or lease. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility between manufactured home parks and surrounding properties and recognizing the inherent differences in housing types between manufactured home parks and other residential districts.

N. *Agricultural District (AD).* Intended to provide as a base zoning district in areas designated as agricultural conservation on the North and South Schertz Framework Plans. Residences in this District are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

O. *Main Street Mixed-Use District (MSMU).* Intended to provide a base zoning district in the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for

single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints.

P. *Main Street Mixed-Use New Development District (MSMU-ND).* Intended to provide a base zoning district in the area along Main Street, specifically for new development of existing properties. This district is intended to mirror The Main Street Mixed-Use District (MSMU), allowing for single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks, parking requirements, along with reduced landscape buffers are provided as part of this district due to physical restraints of the existing properties.

(Ord. No. 13-S-22, § 2, 7-16-2013 ; Ord. No. 14-S-47 , § 2, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.7. Dimensional and Developmental Standards.

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

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

MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	h,j,k,m, n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2	35	80%	j,k,m,p

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

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

Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Adj Non-Res Zone	Rear Adj. Res Zone	Side Adj Non-Res Zone	Side Adj Res Zone	Max Ht. Ft.	Max Imperv Cover	Key
OP	Office/ Professional	6,000	60	100	25	0	25	0	25	35	70%	a, b, c, d
NS	Neighborhood Services	10,000	100	100	25a	0	25	0	25	35	80%	a, b, c, d
GB	General Business	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
GB-2	General Business-2	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
M-1	Light Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
M-2	Heavy Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
PUB	Public Use District	10,000	100	100	25	0	15	0	25	35	70%	a, c, d

Key:	
a.	See Article 10 for parking requirements.
b.	Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base.
c.	No variances may be permitted to exceed the maximum impervious cover limitations.
d.	Refer to Article 14, Sec. 21.14.3 for additional design requirements.

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.

2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.

3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.

4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.

5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.

6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.

7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:

    a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.

    b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.

    c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.

    d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.

    e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.

    f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.

    g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.

8. Middle Density District (R-5) developments may have unique designs and dimensions. Due to this, the following additional standards apply. These standards pertain to the side building separation space with the intent for fire safety

   a. When HVAC units are not within the building separation space the minimum separation is ten (10) feet.

   b. When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet.

   c. HVAC units shall be on opposite sides of buildings.

   d. These additional standards are not required if fire suppression systems are installed within the buildings.

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

Sec. 21.5.8. Permitted Use Table.

A. *Use of Land and Buildings.* Structures, land or premises shall be used only in accordance with the use permitted in the following use table subject to compliance with the dimensional and development standards for the applicable zoning district and all other applicable requirements of this UDC.

B. *Permitted Principal Uses.* No principal use shall be permitted in any district unless it appears in the following permitted use table.

1. *Legend for the permitted use table:*

P	Use is permitted in district indicated
S	Use is permitted in district indicated upon approval of Specific Use Permit
	Use is prohibited in district indicated

	RESIDENTIAL USES															
PRE	AD	RA	R-1	R-2	R-3	R-4	R-5	R-6	R-7	MHS	MHP	GH	MS MU	MS MU-ND	TH	
Predevelopment	Agricultural District	Residential/ Agricultural	Single Family - 1	Single Family - 2	Two Family	Apartment/ Multi-Family	Middle Density Residential District	Single Family - 6	Single Family - 7	Manufactured Home Subdivision	Manufactured Home Park	Garden Home	Main Street Mixed Use	Main Street Mixed Use - New Development	Townhome District	PERMITTED USES
	P	P	P	P	P		P	P	P	P	P	P	P	P	P	Accessory Building, Residential
																Aggregate Extraction
	P	P														Agricultural/Field Crops
	P															Airport, Heliport or Landing Field
																Alcohol Package Sales
																Antenna and/or Antenna Support Structure, Commercial
													P	P		Antique Shop
																Appliances, Furniture and Home Furnishings Store
													P	P		Art Gallery/Library/Museum
																Assisted Care or Living Facility
																Athletic Stadium, Private
																Athletic Stadium, Public
													P	P		Automobile Parking Structure/Garage
																Automobile Parts Sales

																Automobile Repairs & Service, Major
																Automobile Repairs & Service, Minor
																Automobile Sales
													P	P		Bakery
													P	P		Bank, Saving and Loan, Credit Union
													P	P		Beauty Salon/Barber Shop
	S	S	S	S	S	S		S	S	S	S	S	P	P		Bed and Breakfast Inn
													P	P		Book Store
																Bottling Works
	S															Building Material and Hardware Sales
																Cabinet or Upholstery Shop
																Car Wash, Automated
																Car Wash, Self Serve
	S	S														Cemetery or Mausoleum
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Church, Temple, Synagogue, Mosque, or Other Place of Worship
																Civic/Convention Center
																College, University, Trade, or Private Boarding School
																Commercial Amusement, Indoor
																Commercial Amusement, Outdoor
																Community Center
																Concrete/Asphalt Batching Plant

	S														Convenience Store w/o Gas Pumps
															Convenience Store w/ Gas Pumps
												P	P		Dance Hall/Night Club
												P	P		Day Care Center
															Department Store
															Dry Cleaning, Major
												P	P		Dry Cleaning, Minor
	P	P	P	P	P	P		P	P	P	P	P				Family or Group Home
	P												P	P		Farmers Market
															Flea Market, Inside
	S														Flea Market, Outside
												P	P		Florist
															Fraternity, Sorority, Civic Club or Lodge
												P	P		Furniture Sales
															Gasoline Station/Fuel Pumps
		P	P	P	P	P	P	P	P	P	P	P			P	Gated Community
																General Manufacturing/Industrial Use
		P	P	P	P	P	P	P	P	P	P	P			P	Golf Course and/or Country Club
												P	P			Governmental Facilities
												P	P			Gymnastics/Dance Studio
																Hazardous Waste
												P	P			Health/Fitness Center
	S															Heavy Equipment Sales, Service or Rental
																Home Improvement Center

																Hospital
																Hotel/Motel
																Household Appliance Service and Repair
	S	S	S	S				S	S	S	S	S	S	S		In-Home Day Care
																Landfill
																Laundromat
	P	P														Livestock
													P	P		Locksmith/Security System Company
													P	P		Medical, Dental or Professional Office/Clinic
																Mini-Warehouse/Public Storage
		S								P	P					Manufactured/Mobile Homes
																Manufacturing
													P	P		Microbrewery/Brewpub
																Mortuary/Funeral Home
					S	P	P						P	P		Multi-Family Apartment Dwelling
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Municipal Uses Operated by the City of Schertz
													P	P		Museum
	S															Nursery, Major
	P															Nursery, Minor
																Office Showroom
																Office-Warehouse/Distribution Center
					P	P	P						P	P	P	One-Family Dwelling Attached

	P	P	P	P	P	P	P	P	P	P	P	P	P	P		One-Family Dwelling Detached
													P	P		Packaging/Mailing Store
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Park/Playground/Similar Public Site
																Pawn Shop
													P	P		Pet Store
													P	P		Pharmacy
																Portable Building Sales
													P	P		Post Office
																Print Shop, Major
													P	P		Print Shop, Minor
													P	P		Private Club
																Railroad/Bus Passenger Station
	S	S									P					Recreational Vehicle Park
																Recreational Vehicle Sales and Service
																Recycling Collection Center
																Recycling Collection Point
																Recycling Facility
																Rehabilitation Care Facility
																Restaurant, Drive-In
													P	P		Restaurant or Cafeteria
													P	P		Retail Stores and Shops
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	School, Public or Private
																Sexually Oriented Business (See Ordinance No. 02-L-16)
	P	P														Stable, Commercial

																Storage or Wholesale Warehouse
													P	P		Tattoo Parlors/Studios
													P	P		Tavern
																Taxidermist
																Theater, Outdoor
													P	P		Theater, Indoor
	S															Tool Rental
																Trailer/Manufactured Homes Sales
																Truck Sales, Heavy Equipment
																Truck Terminal
					P	P	P						P	P		Two-Family Dwelling
	P															Veterinarian Clinic/Kennel, Indoor
	P	P														Veterinarian Clinic/Kennel, Outdoor
	S															Welding/Machine Shop
																Wrecking or Salvage Yard
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	New and Unlisted Uses

C. *New and Unlisted Uses.*

1. It is recognized that new or unlisted types of land use may seek to locate in the City. In order to provide for such contingencies, a determination of any new or unlisted form of land use shall be made in accordance with this section.
2. For uses in which an applicant requests a Specific Use Permit, the City Manager or his/her designee shall follow the procedures for granting an SUP in accordance with section 21.5.11 of this UDC.
3. It is recognized that the permitted use chart may require amendment, from time to time, to allow for uses that were otherwise not permitted. In the event an amendment to the permitted use chart is required, the procedure for the amendment shall be the same as required for an amendment to the text of the UDC in accordance with section 21.4.7 of this UDC.

D. Limited Uses.

1. Tattoo Parlors/Studios in the Main Street Mixed Use District and the Main Street Mixed Use – New Development District shall have the following limited uses:
    a. No tattoo studio shall be within 900 feet of another tattoo studio (property line to property line).
2. Automobile Sales within the City of Schertz shall have the following limited uses:
    a. No Automobile Sales shall be within three (3) miles of another Automobile Sales (property line to property line).
    b. No Automobile Sales shall be within 250 feet of any single-family residential zoning or use.
    c. Automobile Sales uses are required to have Automobile Repair, Major as an accessory use.

(Ord. No. 13-S-22 , § 4, 7-16-2013; Ord. No. 14-S-47 , § 4, 11-18-2014; Ord. No. 20-S-29, § 1(Exh. A), 10-27-2020; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 21-S-44 , § 1(Exh. A), 10-26-2021)

Exhibit "B"

Proposed Unified Development Code (UDC) Amendments

Article 10 – Parking Standards

Sec. 21.10.4. Schedule of off-street parking requirements.

A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

Table 21.10.4 Schedule of Off-Street Parking Requirements	
Use Type	Parking Requirement
Amusement, Commercial (Indoor)	1 space for each 200 square feet of gross floor area
Amusement, Commercial (Outdoor)	1 space per 500 square feet of outdoor site area plus 1 space per each 4 fixed spectator seats
Assisted Care, Living Facility, Care Facility	1 parking space for each 2 beds
Bank, Savings And Loan, Or Other Financial Institution	1 space for each 250 square feet of gross floor area
Bar Or Night Club	1 space for each 50 square feet of gross floor area
Bed And Breakfast	1 space for each guest room plus 1 space per employee
Bowling Alley	5 parking spaces for each lane
Car Wash	1 space for each 200 Square feet of floor area
Day Care Center	1 space per 250 square feet of gross floor area
Fitness Center/Gym	1 space for each 250 square feet of gross floor area
Convenience Store/Gas Station	1 space for each 250 square feet of gross floor area. Spaces provided for fueling at the pump stations shall not be considered parking spaces.
Group Home	4 spaces
Hospital	1 parking space for each bed
Hotel Or Motel	1 space for each sleeping room or suite plus 1 space for every 200 square feet of common area not designated as sleeping rooms
Lodging Houses And Boarding Houses	1 parking space for each bedroom
Manufacturing, Processing Or Repairing	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Medical Or Dental Clinic	1 space for each 200 square feet of total floor area
Middle-Density (R-5) Housing Types	For tracts one (1) acre or less, 1.5 spaces per unit For tracts exceeding one (1) acre, 2 spaces per unit
Mini-warehouse/Public Storage	1 space for each 300 square feet of office floor area plus 1 space for each 3,000 square feet of storage area
Mortuary/Funeral Home	1 parking space for each 50 square feet of floor space in service rooms or 1 space for each 3 seats, whichever is less based on maximum design capacity)
Multifamily (R-4)	2 spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces
Duplex and Two-Family	2 spaces per unit
Nursery	1 space per 300 square feet of total sales area Wholesale nursery: 1 parking space per employee of the largest work shift, plus 1 space per 10,000 square feet of display area and 1 space per acre of growing areas
Offices	1 space for each 250 square feet of gross floor area

Outdoor Facilities (Outdoor Recreational Fields i.e. Football, Soccer, etc.)	20 spaces per designated field or 1 per 4 person design capacity
Public Use	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant
Residence Halls, Fraternity Buildings And Sorority Buildings	1 space per person capacity of permanent sleeping facilities
Residential Subdivision Mailbox Kiosk	2 spaces—these may be in the right-of-way but not in the traffic lane—an expansion of the road surface is required and the kiosk must be covered to provide shelter for people using the kiosk
Restaurants	1 parking space for each 100 square feet of gross floor area, or 1 space for each 4 seats, whichever is less (based on maximum design capacity)
Retail Sales And Service	1 space for each 250 square feet of gross floor area
School, High School, Vocational, All Other Schools	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant that shall include vehicle stacking requirements
Single Family Attached And Detached Dwelling Units	2 parking spaces per dwelling unit
Theaters, Auditoriums, Churches, Assembly Halls, Sports Arenas, Stadiums, Conference Center, Convention Center, Dance Hall, Exhibition Halls, Or Other Place Of Public Assembly	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Automobile Sales Or Rental	1 space for each 3,000 square feet of sales area (open and enclosed) devoted to the sale, display or rental of vehicles
Automobile Service, Repair, Garage	1 space for each 200 square feet of total floor area
Warehouse	1 space for each 1,000 square feet of total floor area

B. *New and Unlisted Uses.* When a proposed land use is not classified in this section or a single use which have varying parking needs depending on the function of that specific single use, an applicant may submit a parking ratio based on best/current planning and transportation practices.

1. A best/current parking ratio application should include the following:

   a. An application shall fully cite the sources used to derive the applicant-submitted parking ratio, possible resources include parking standards material from the Institute of Transportation Engineers (ITE) or the American Planning Association (APA).

   b. The City Manager or his/her designee shall review the applicant submitted parking ratio to confirm best/current planning practices for a use.

   c. The City Manager or his/her designee shall approve, modify, or deny the applicant submitted parking ratio.

2. Parking ratio determination where no application is submitted

   a. If the applicant does not submit a parking ratio, then the City Manager or his/her designee shall determine the parking ratio based on the best/current planning and transportation practices.

C. *Mixed uses.* In the event that several users occupy a single structure, or parcels of land, the total requirements for off street parking shall be the sum of the requirements for the several uses computed

separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the total requirements accordingly, but not more than twenty-five percent (25%).

D. *Joint use of facilities.* Required parking facilities of two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facility used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use.

E. *Properties zoned main street mixed-use.* Properties zoned Main Street Mixed-Use shall only be required to provide two (2) on-site parking spaces but must still provide the minimum required number of handicapped spaces on site.

(Ord. No. 14-S-47, § 5, 11-18-2014; Ord. No. 16-S-27, § 7, 8-30-2016; Ord. No. 18-S-03, § 1(Exh. A), 1-23-2018; Ord. No. 22-S-19, § 1(Exh. A), 4-26-2022; Ord. No. 23-S-07, § 1(Exh. A), 3-14-2023)

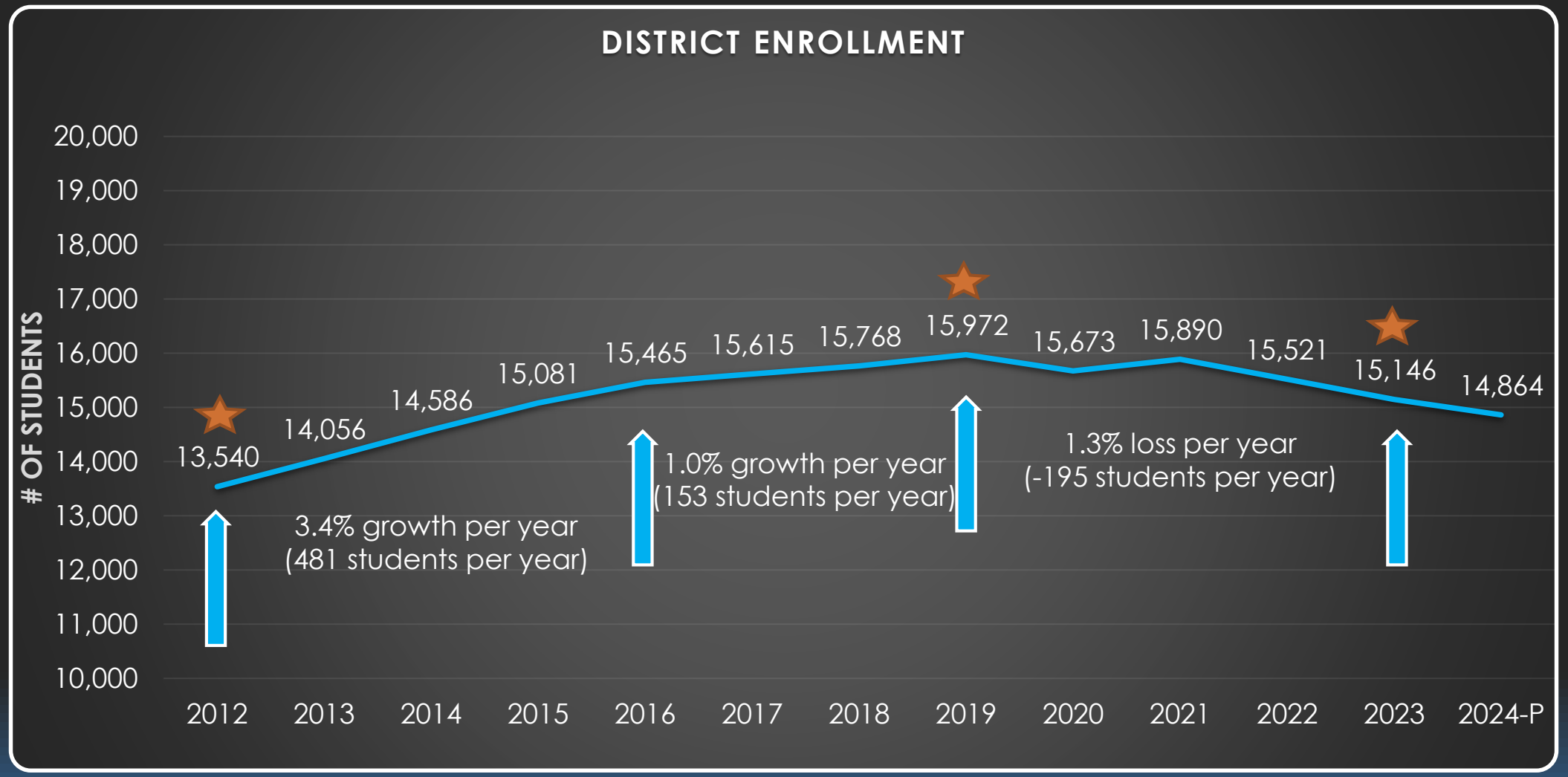
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

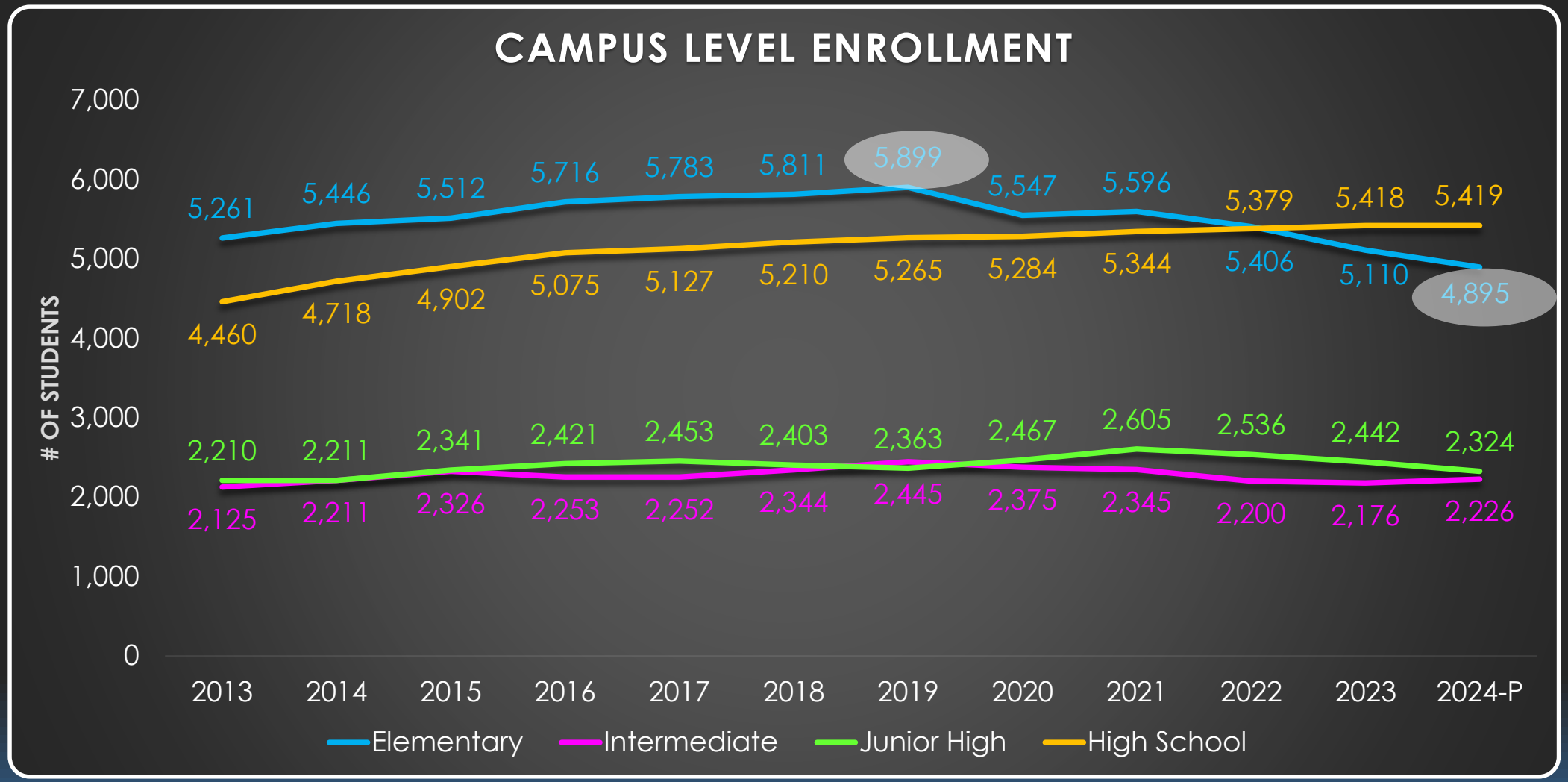
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 to 2023 Enrollment Decrease
  - High School enrollment has remained strong
  - We have added 154 High School students since 2019
  - And Junior High has only lost 39 students since 2019
- Elementary is where we have felt the largest drop in enrollment
  - Specifically, 918 students lost since 2019
  - and 219 students lost at the intermediate level.

STUDENT TRANSFERS

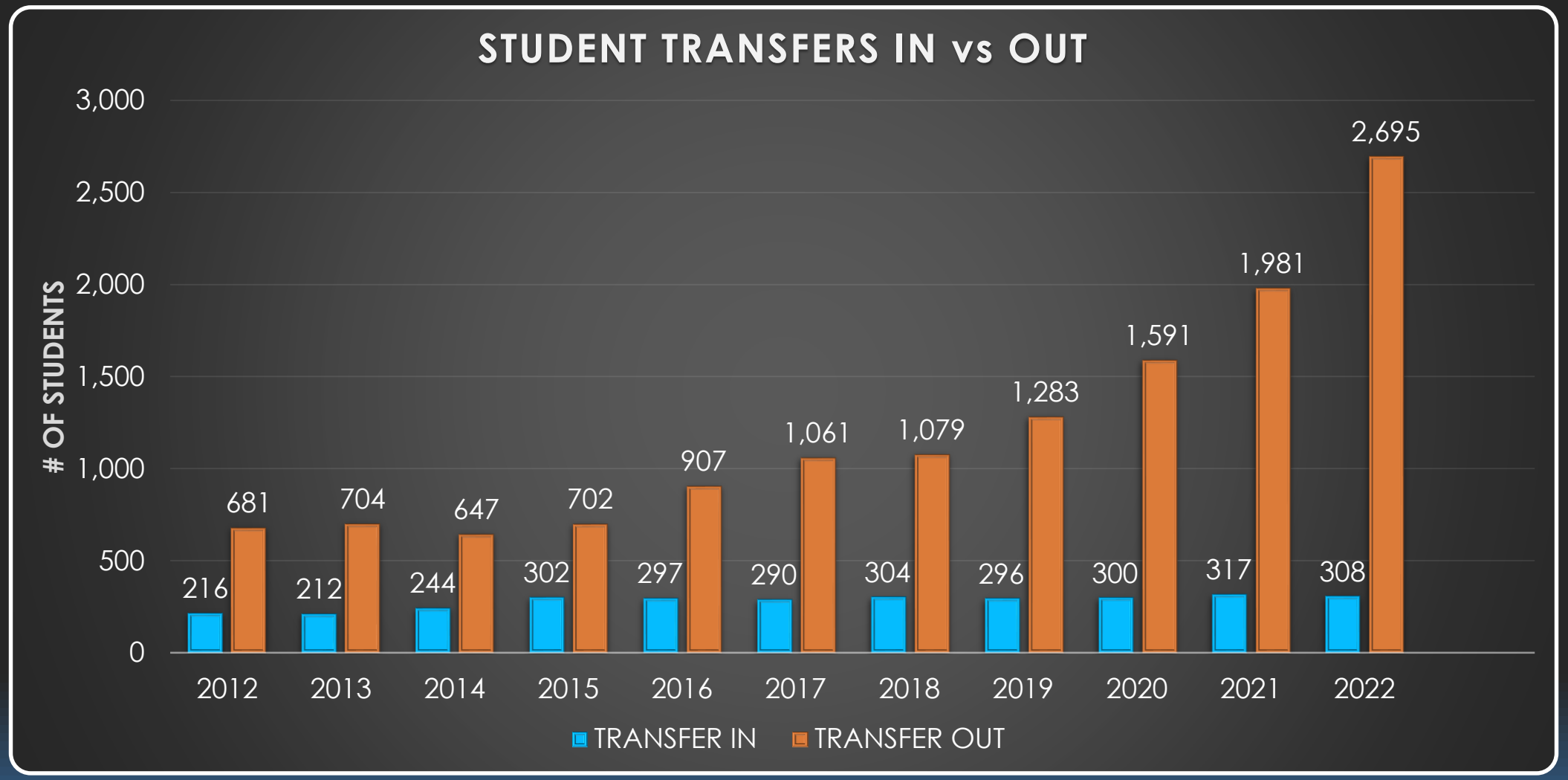
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

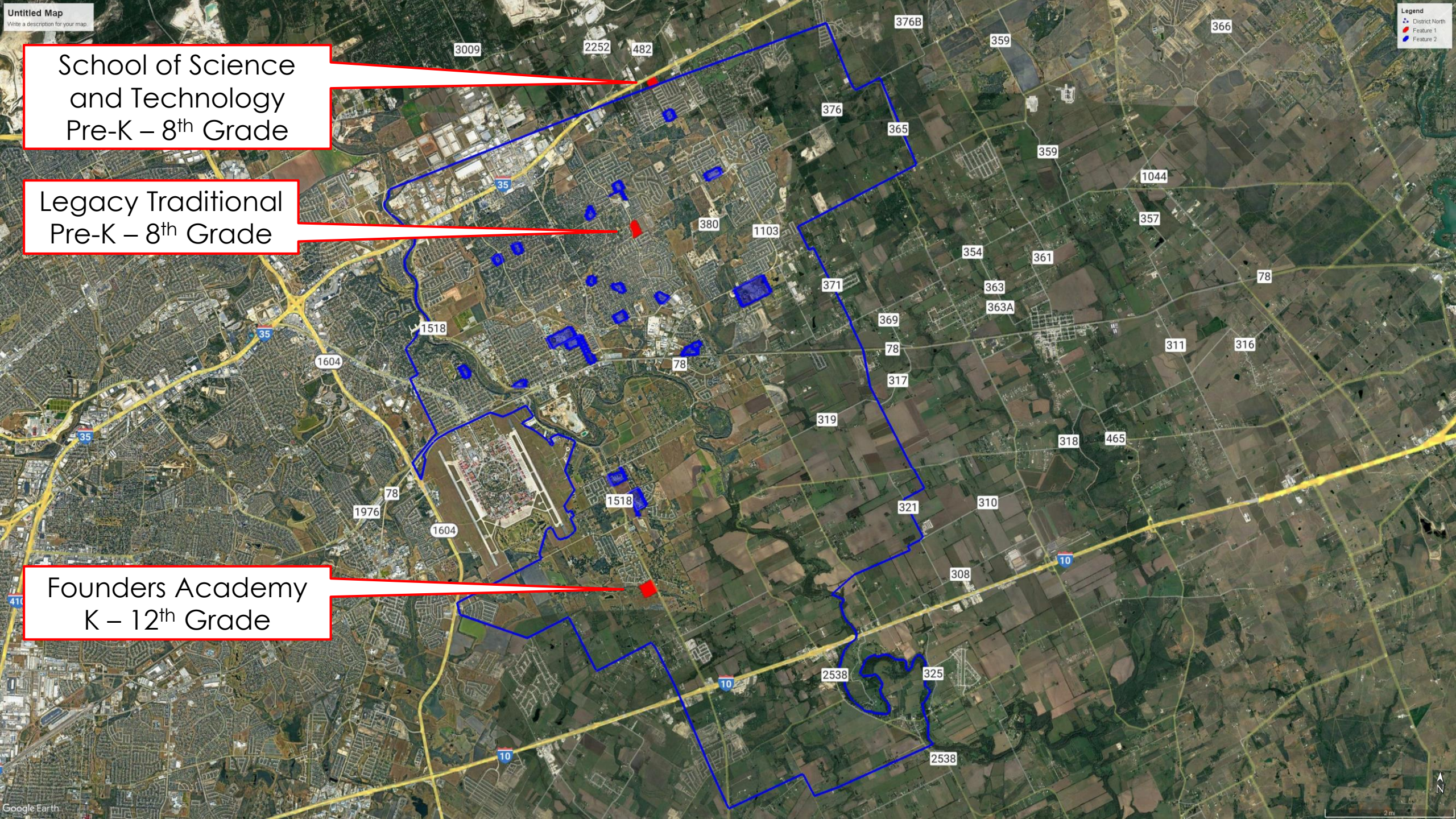
First Year of Founders Charter School →

First Year of School of Science and Technology →

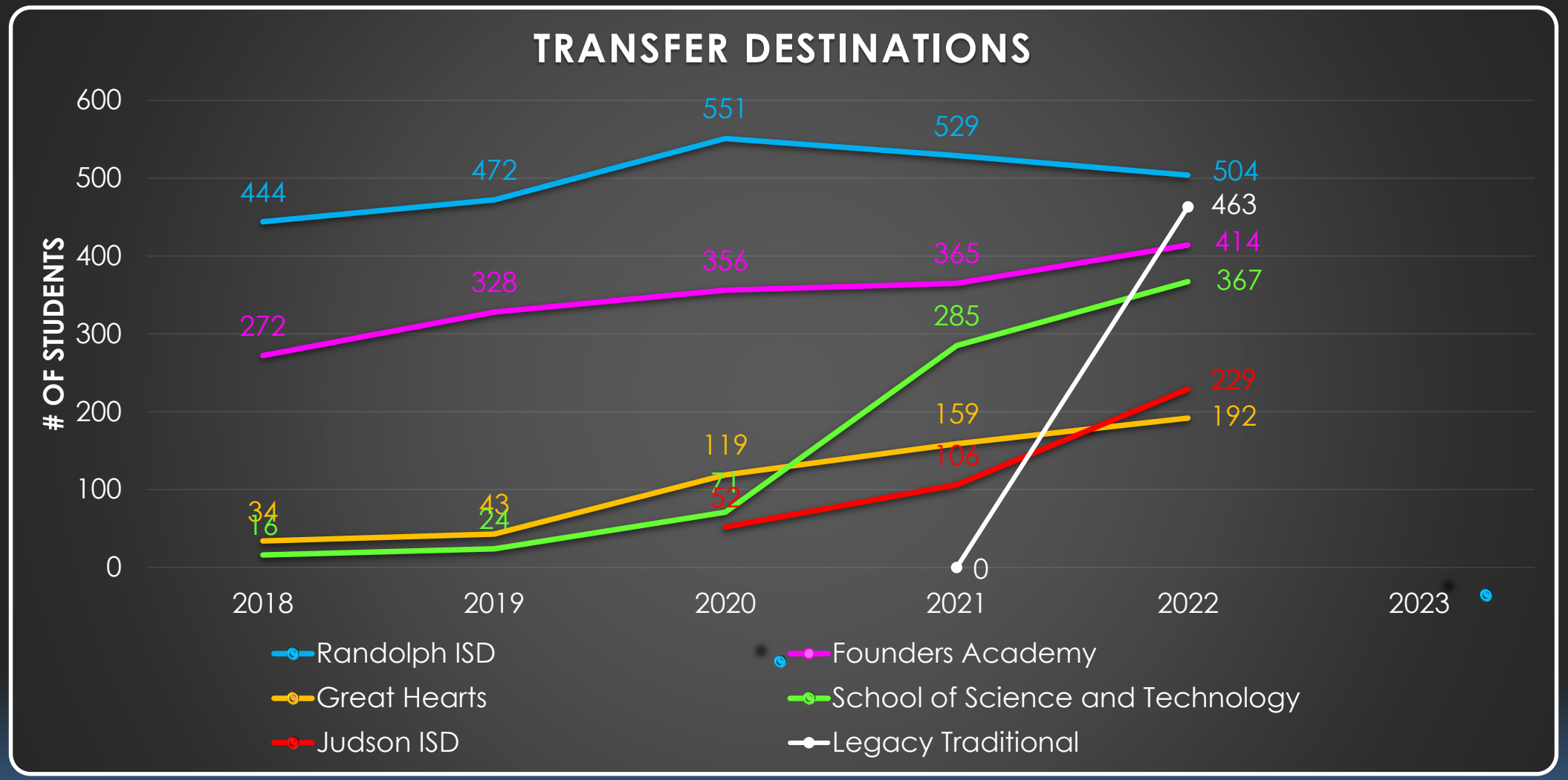
First Year of Legacy Traditional School →

STUDENT TRANSFERS IN VS. OUT

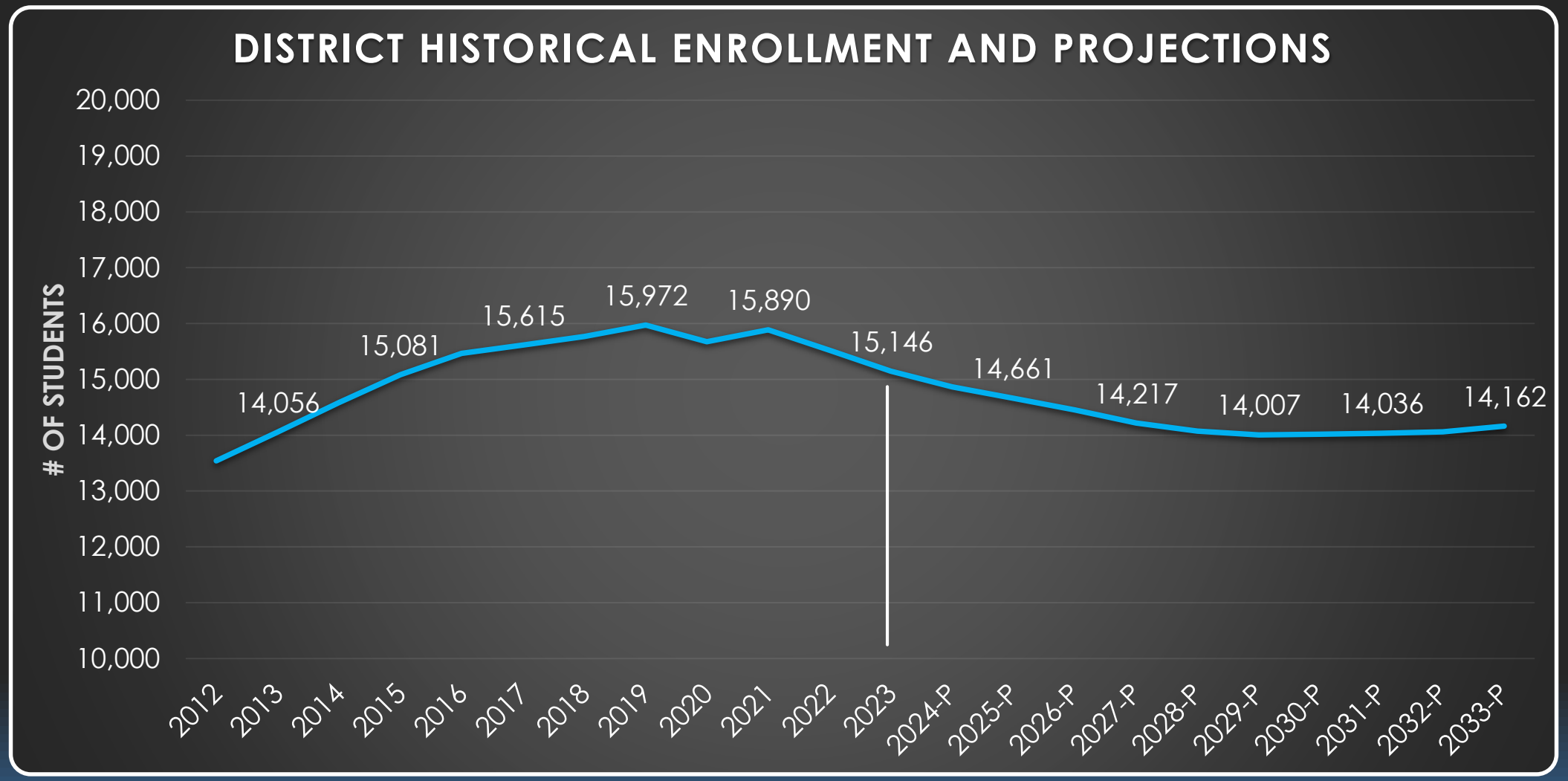



Untitled Map
Write a description for your map.
School of Science and Technology Pre-K – 8th Grade
Legacy Traditional Pre-K – 8th Grade
Founders Academy K – 12th Grade
Legend
District North
Feature 1
Feature 2
3009
2252
482
376B
359
366
376
365
359
1044
380
1103
357
354
361
78
371
363
363A
369
78
1518
1604
78
317
311
316
319
318
465
78
1976
1518
1604
321
310
308
2538
325
2538
35
10
Google Earth
N

MAIN DESTINATIONS FOR TRANSFERS OUT



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



ENROLLMENT PROJECTIONS

- Over the next 6 years our District is projected to lose on average 1.3% of our enrollment annually.
  - Resulting in the potential decline in enrollment of another 1,139 students over the same period
  - Larger graduating classes continue to be replaced with smaller Pre-K and Kinder
  - Growth in Charter enrollment is likely to contribute to the smaller elementary class sizes

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- Beginning in 2030 the district is expected to begin adding students
  - Incoming elementary enrollment and graduating classes begin to reach a balance
  - In 2033 we are projected to return to the enrollment we had in 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- Prior to COVID and area Charter Schools, SCUC was essentially the only option for parents moving into our growing community.
  - When projecting growth, birth rates and housing growth were the only two major variables we had to consider.
- Beginning 2017 with the first area Charter School, parents began to exercise their choice.
  - with COVID we saw virtual learning enter the game and homeschooling became more prevalent
  - Our community also continued to experience aging in place
- Projecting enrollment is much more difficult with these added variables.

FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity

UNDERSTANDING CAMPUS CAPACITY

- Design Capacity
  - Capacity of a campus as architecturally designed with every full-size classroom at full capacity
  - Ex. Sippel Elementary has a design capacity of 750 students
- Functional Capacity
  - Design capacity of a campus minus 10% to account for special programs on a campus that reduce the capacity of a full-size classroom
  - Ex. Sippel Elementary has a functional capacity of 675 students
- Maximum Capacity
  - Campus capacity considering the addition of portable classroom buildings to the design capacity and the number of students the common areas of the campus can support
  - Ex. Sippel Elementary has a maximum capacity of 1058 students

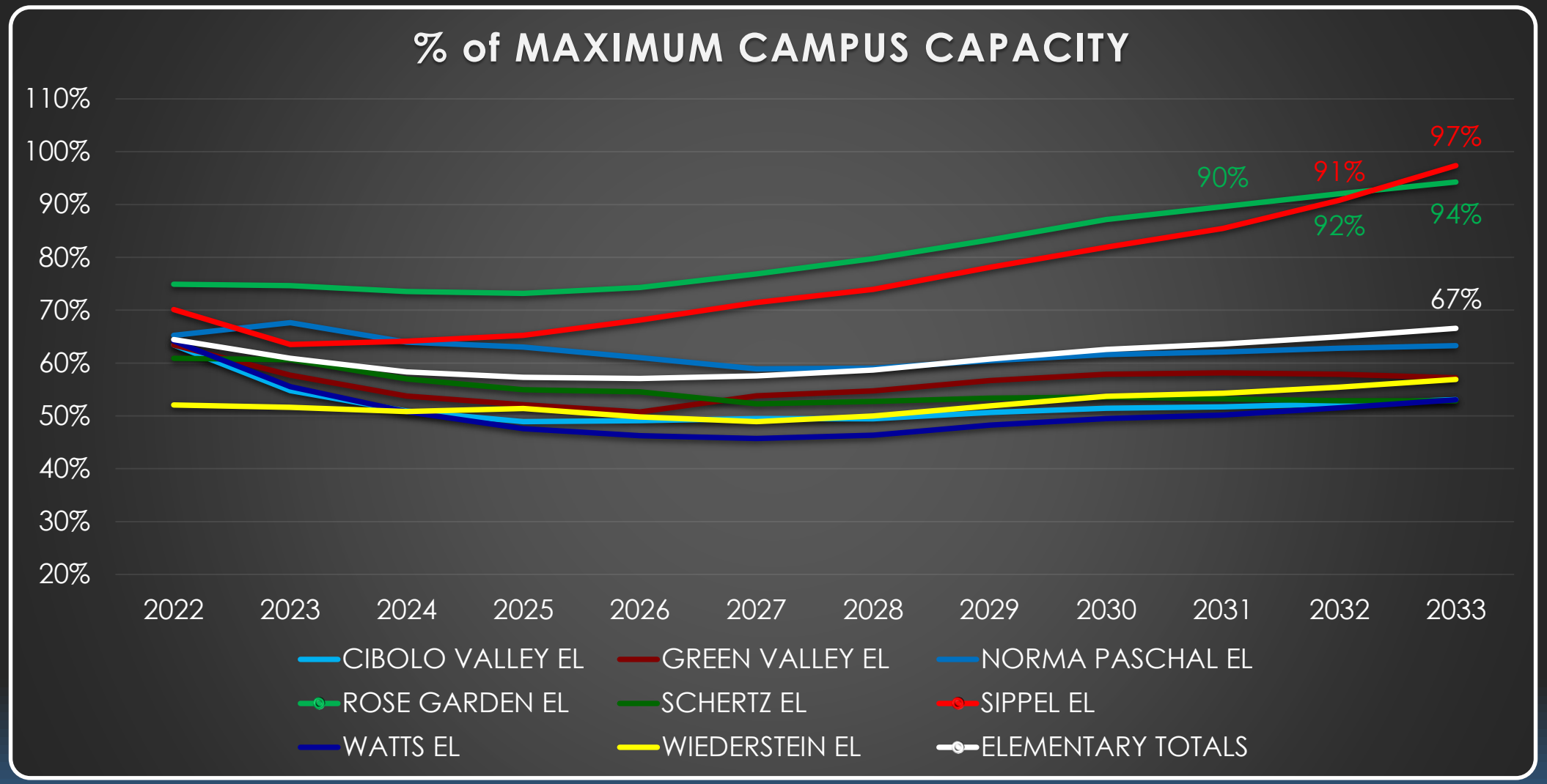
PLANNING USING OUR MAXIMUM CAPACITY

- We begin considering the use of **CAPACITY RELIEF TOOLS** when a campus reaches **90%** of its maximum capacity. The District has several tools at our disposal
- Tools to **REDUCE/MAINTAIN THE ENROLLMENT** of a campus include:
  - Capping enrollment of the campus to new students
  - Moving special programs to campuses with lower enrollments
- Tools to **BALANCE THE ENROLLMENT** at campuses include:
  - Rezoning the attendance boundaries
- Tools to **INCREASE THE CAPACITY** of the campus/district include:
  - Adding portable classroom buildings
  - Adding to or renovating the existing building
  - Building a new campus to the district

ELEMENTARY CAPACITIES

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

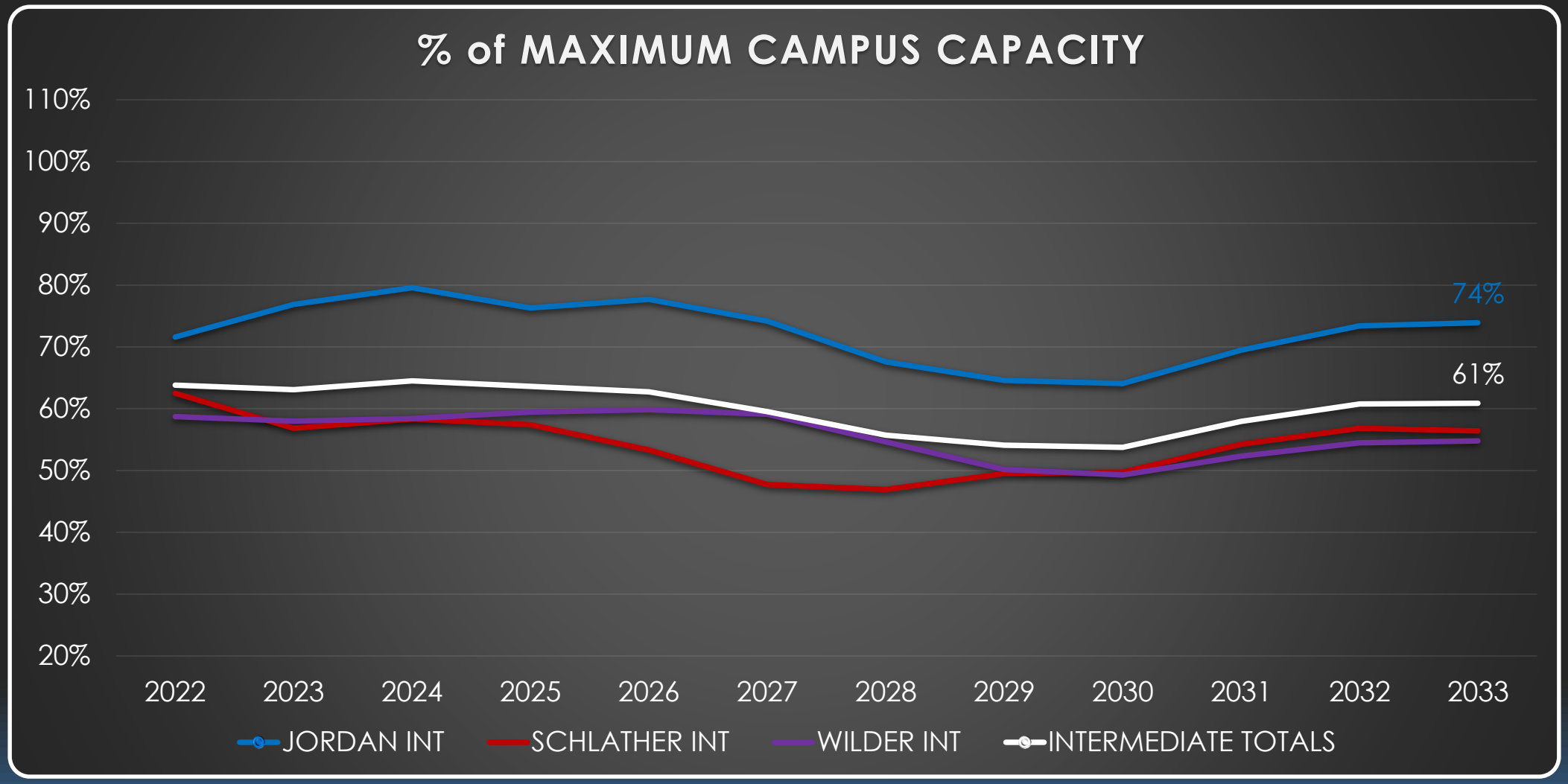
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

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

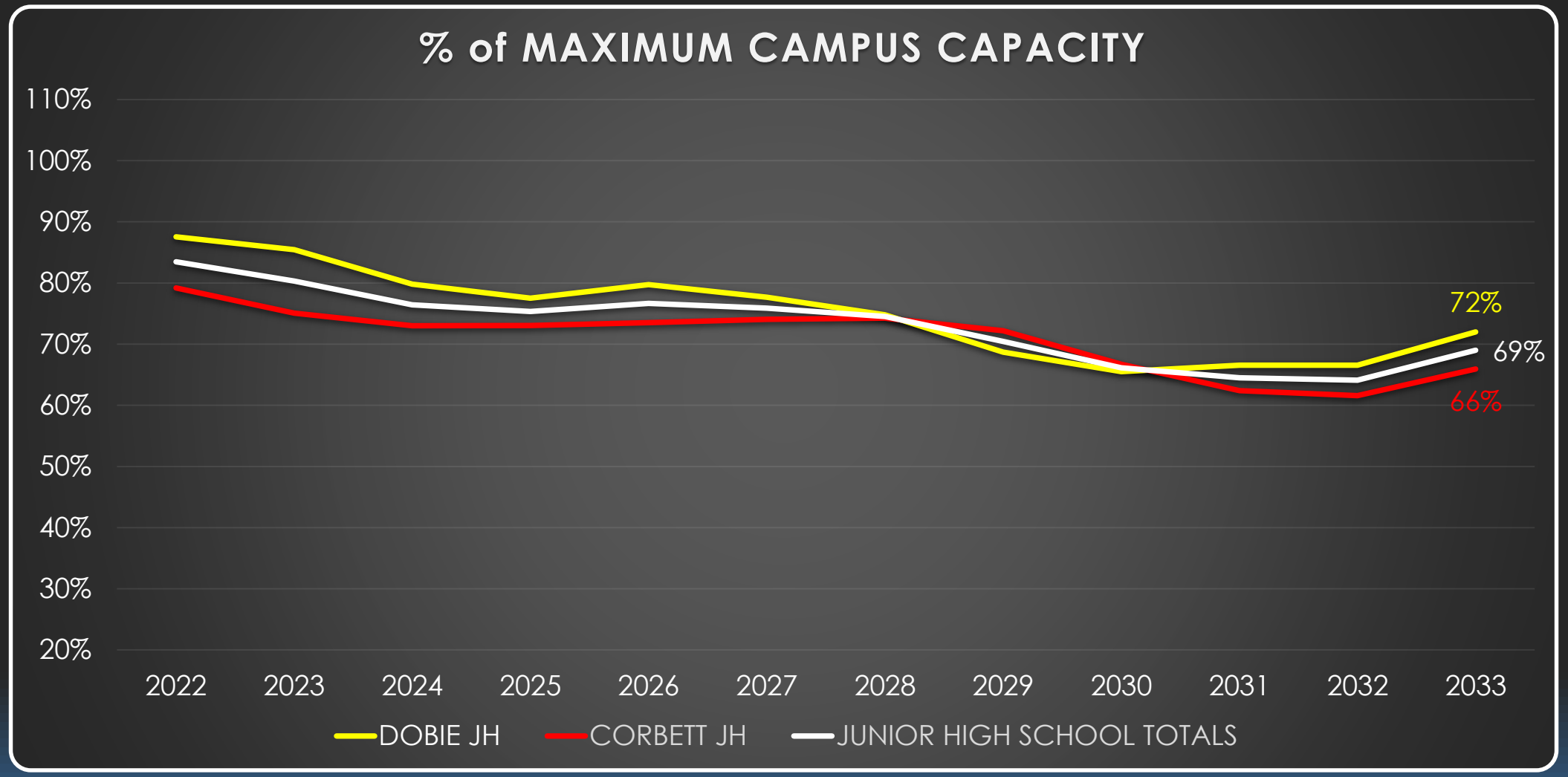
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

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

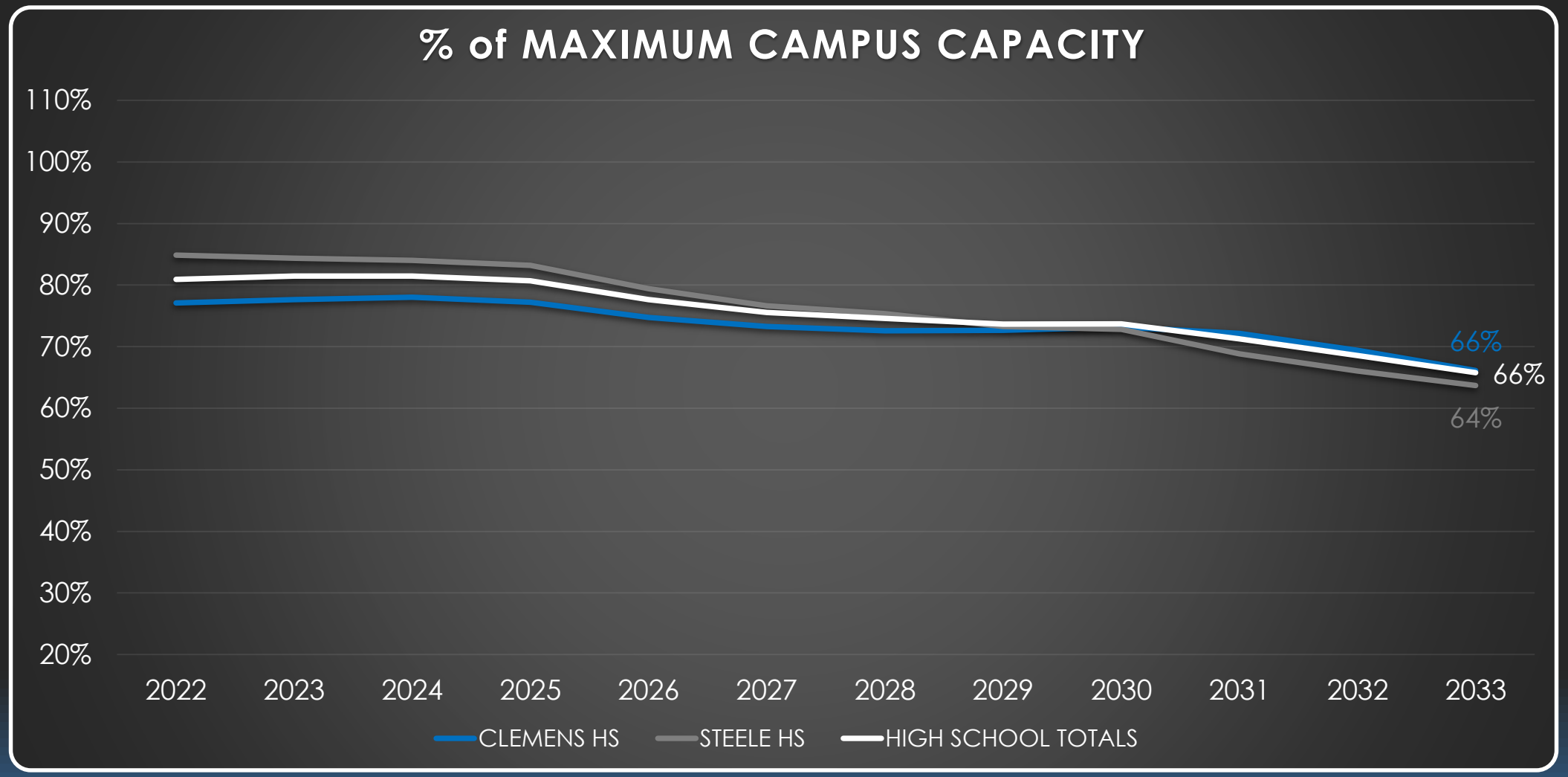
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

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

HIGH SCHOOL CAPACITIES



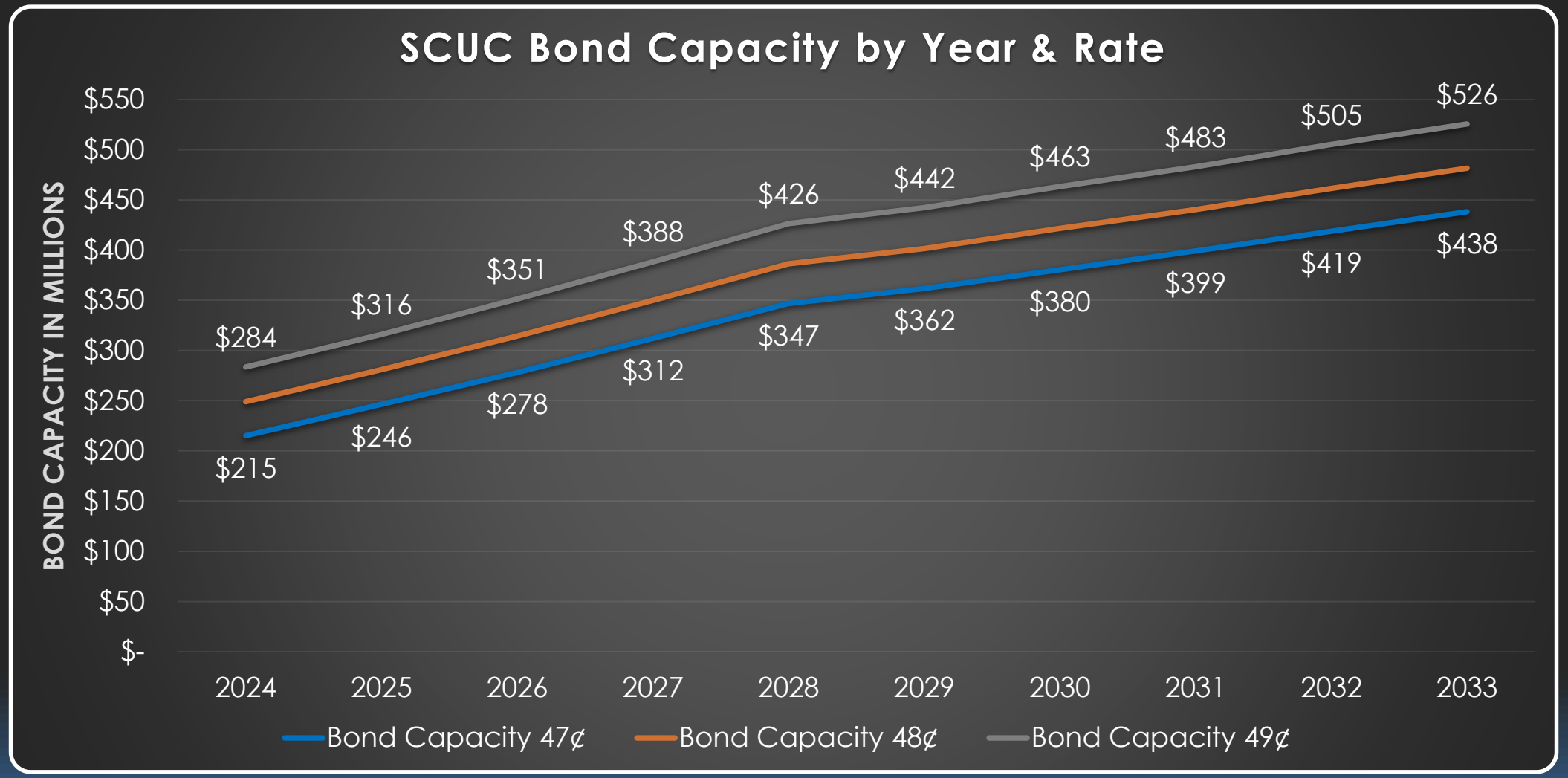
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

PROJECTING BONDING CAPACITY - SCUC

- Projecting Tax Revenue
  - Assumes NO refinancing for bond savings
    - Defeasing principal
  - Modest property value growth
    - 4.0% annual increase for 2024-2028
    - 2.0% annual increase for 2029-2033
- As debt is restructured and property values increase, we begin to have some bonding capacity
  - Capacity for additional debt is lower at first, more in later years
- Forecasting using three options for I&S Tax Rate
  - **$0.47** per $100 of valuation (Current), **$0.48** per $100 valuation, and **$0.49** per $100 valuation

PROJECTED AVAILABLE BOND DOLLARS



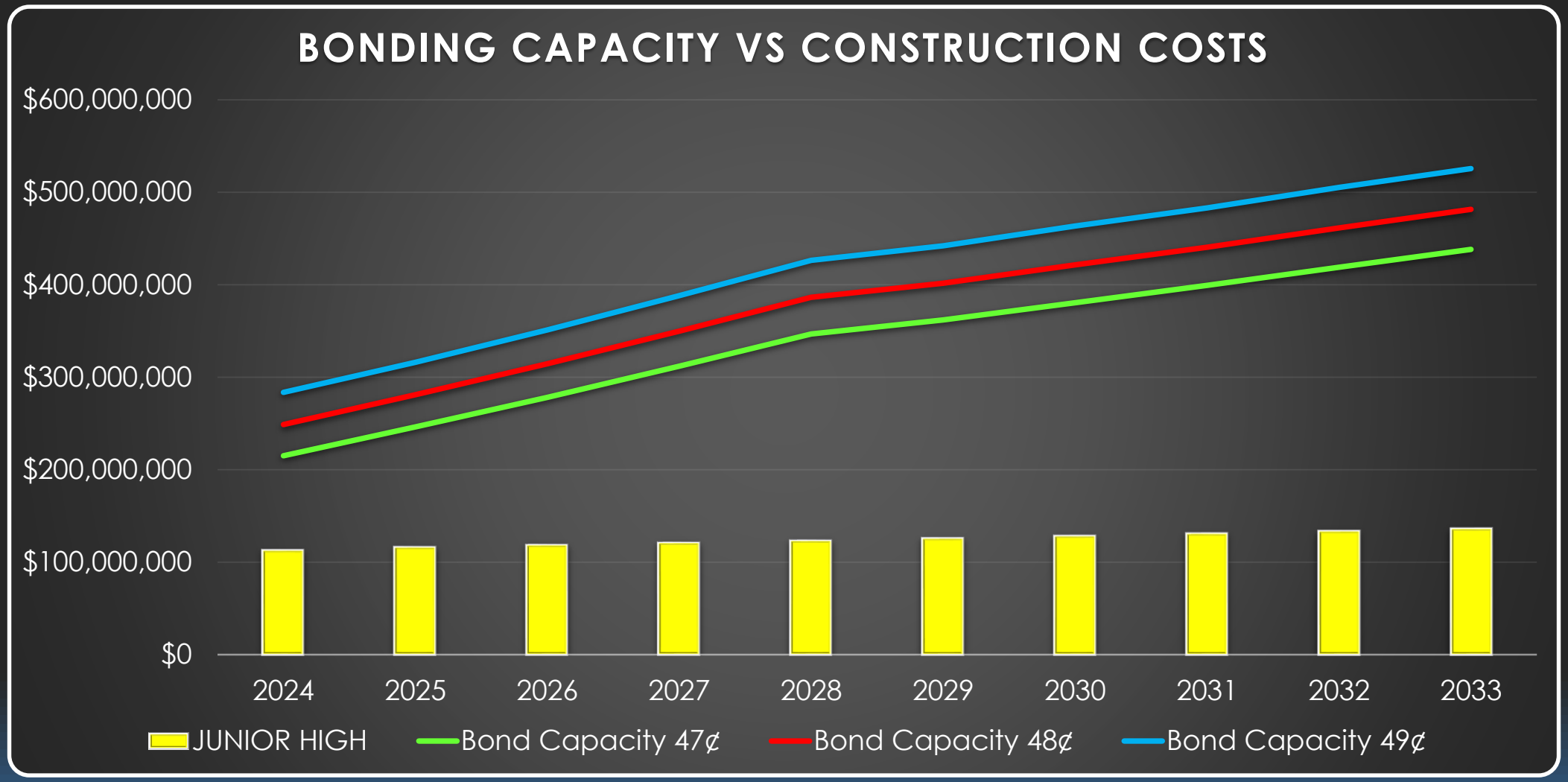
PROJECTING FACILITY COSTS - SCUC

- Projecting Future Costs of New Facilities
  - Fluctuating materials and labor costs make long-term projections difficult
  - The market has seen huge inflation over the last several years, but seems to have stabilized during 2023
    - 2020-2023 we experienced 7-15% inflation annually
  - Projecting past 2024
    - 3% annual inflation for 2024
    - 2% annual inflation for 2025 and beyond
- Construction Estimate Rules of Thumb – 2024 Dollars
  - High School - $235 Million
  - Junior High School - $113 Million
  - Intermediate/Elementary - $72 Million

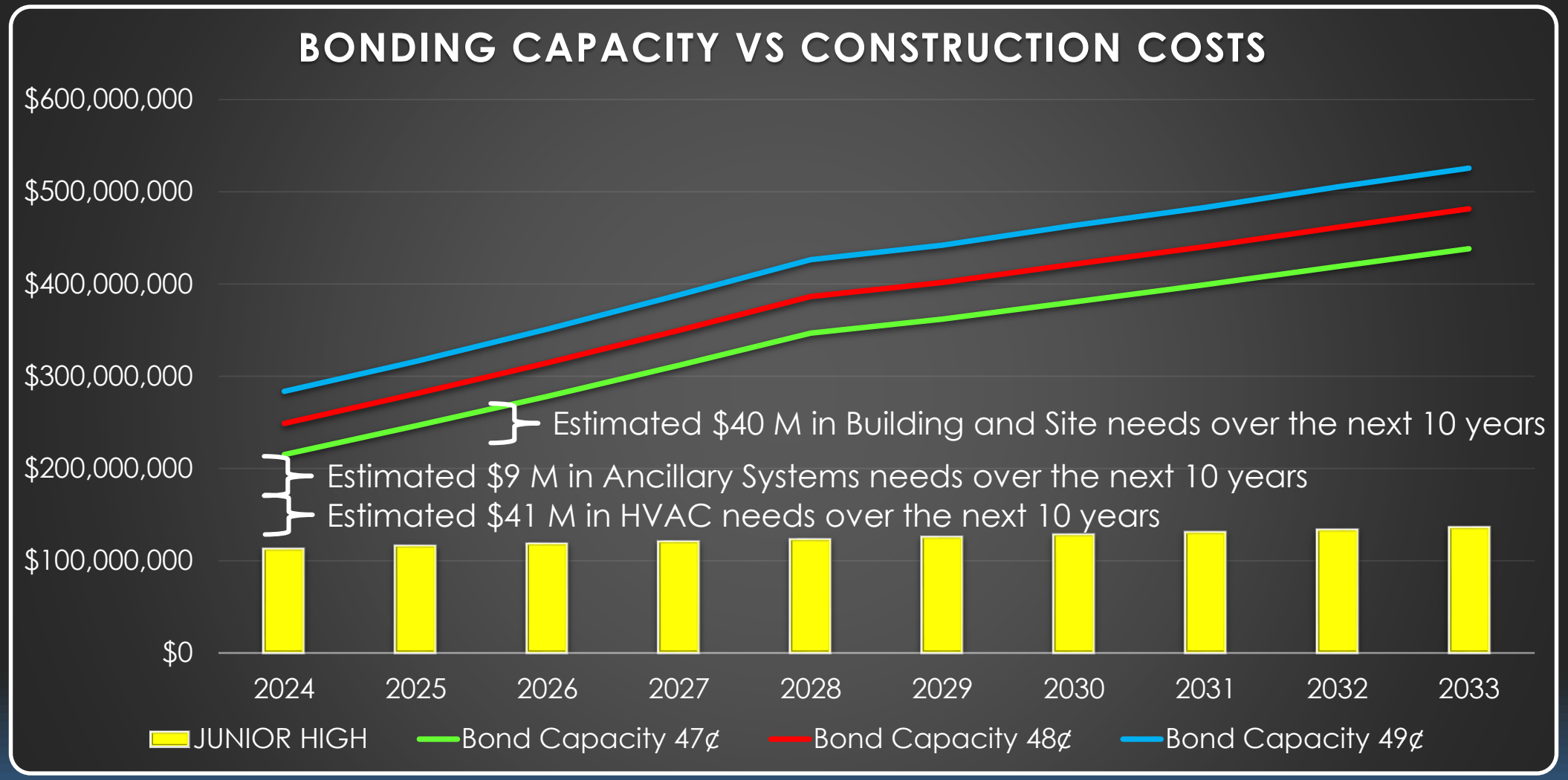
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS….

- Student Enrollment/Projections
  - Prior to COVID-19 SCUC ISD's enrollment growth had slowed to 1% per year
  - COVID and the opening of charter schools has impacted district enrollment, especially at the younger grades
  - This multi-year impact is reducing our enrollment even with new housing
  - An average 1% annual decline in enrollment is forecasted for the next six years
- Capacity Relief Tools
  - We have multiple tools to help relieve our campuses once they surpass 90% of their max capacity and move closer to 100%
- With our projected enrollment declining, our attention must be focused on maintaining the infrastructure of our existing buildings and identifying future programmatic needs for our students
- We also need to consider if 2 Junior Highs continue to meet the needs of our District

QUESTIONS/COMMENTS



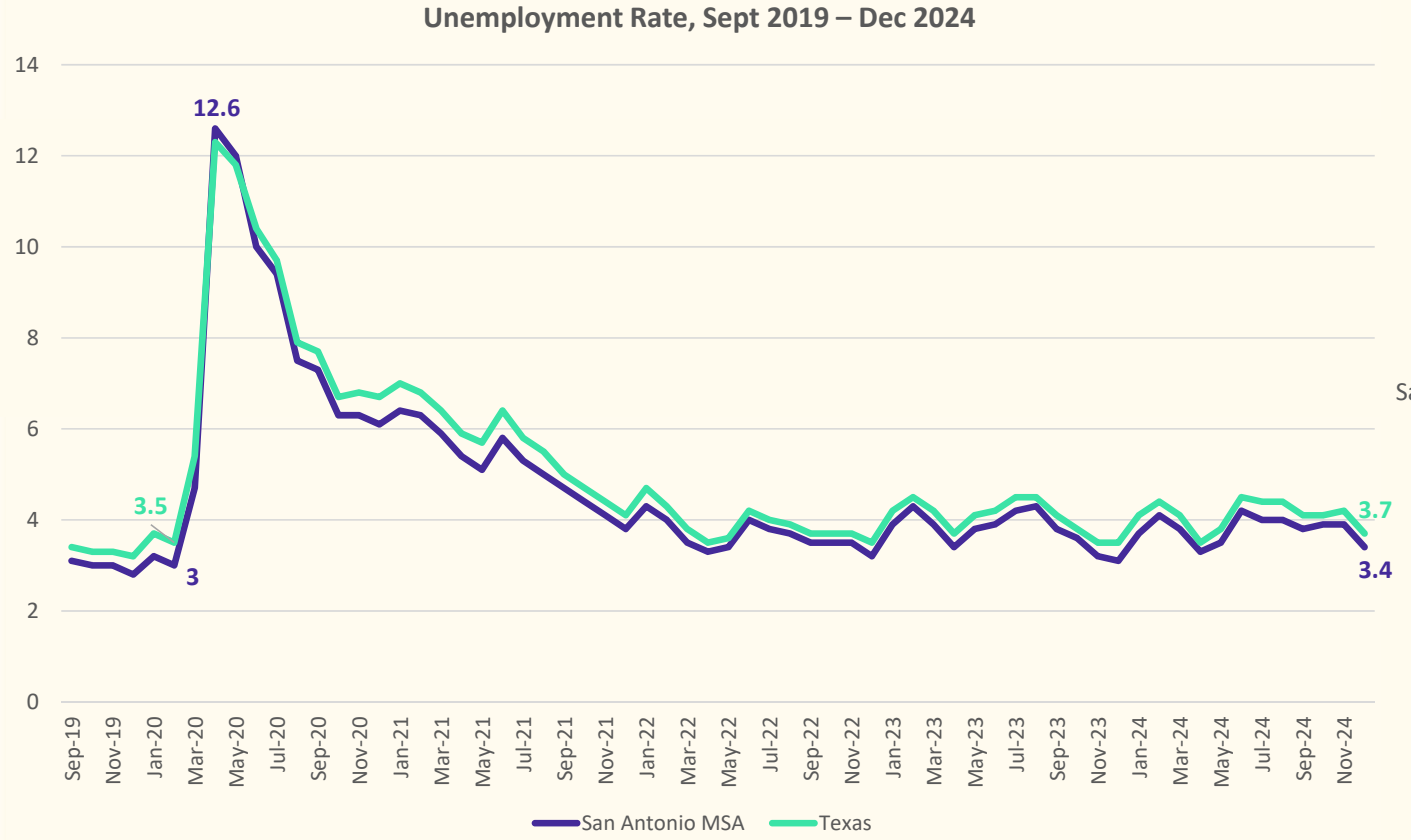
Zonda Education

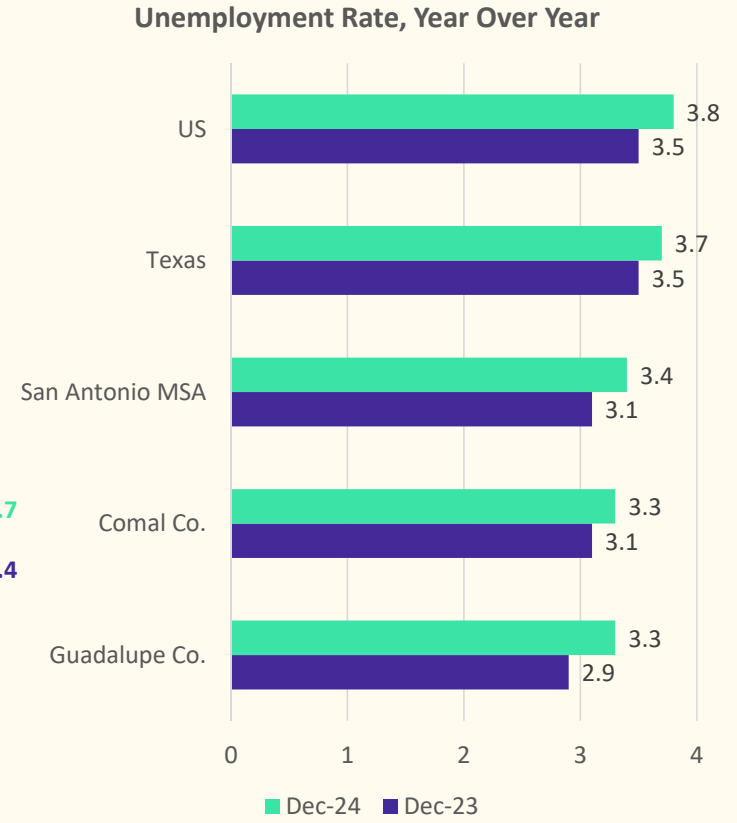


4Q24

Demographic Report

Local Economic Conditions



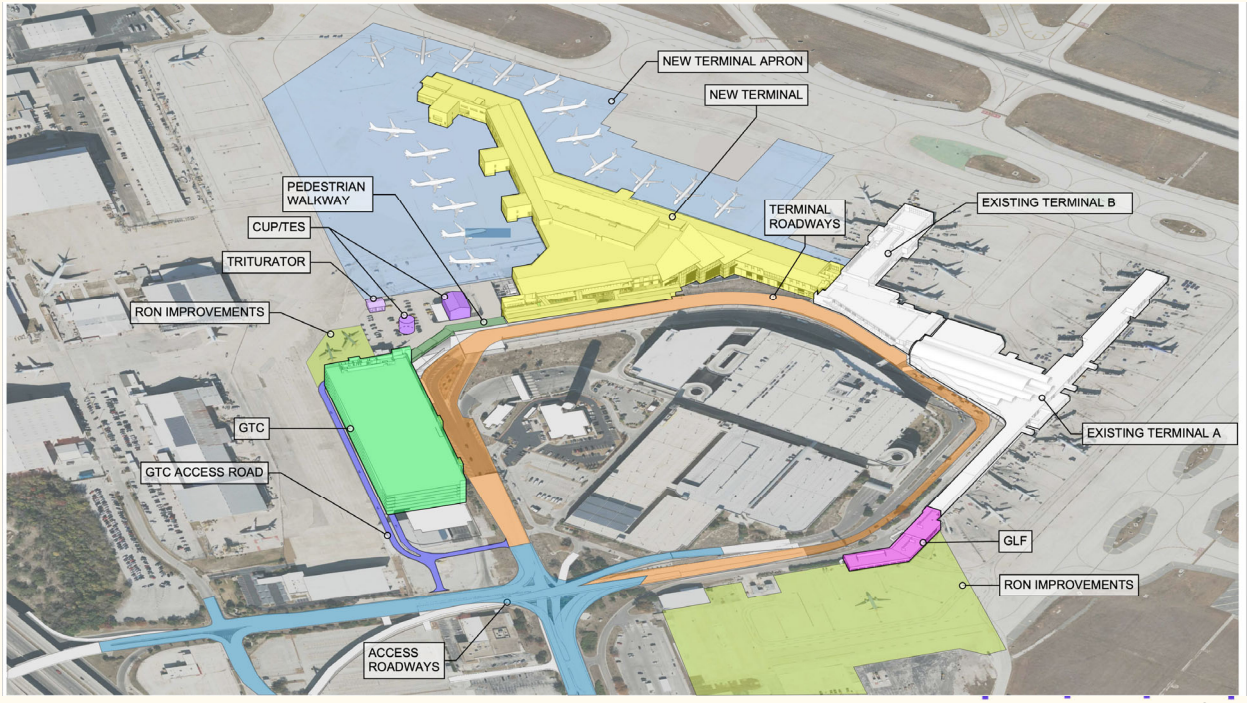


Zonda Education

Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = $2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate $3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028



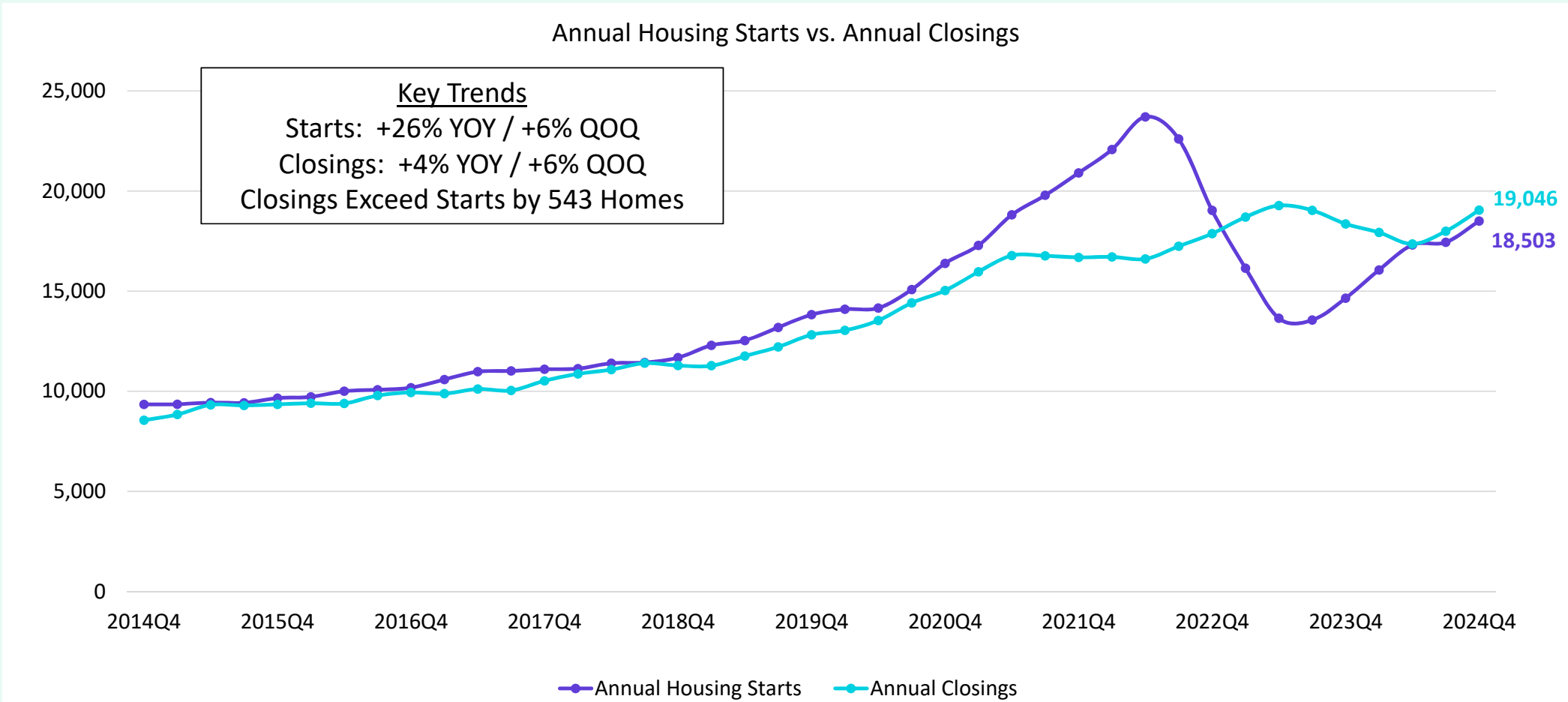
Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda

San Antonio New Home Starts & Closings



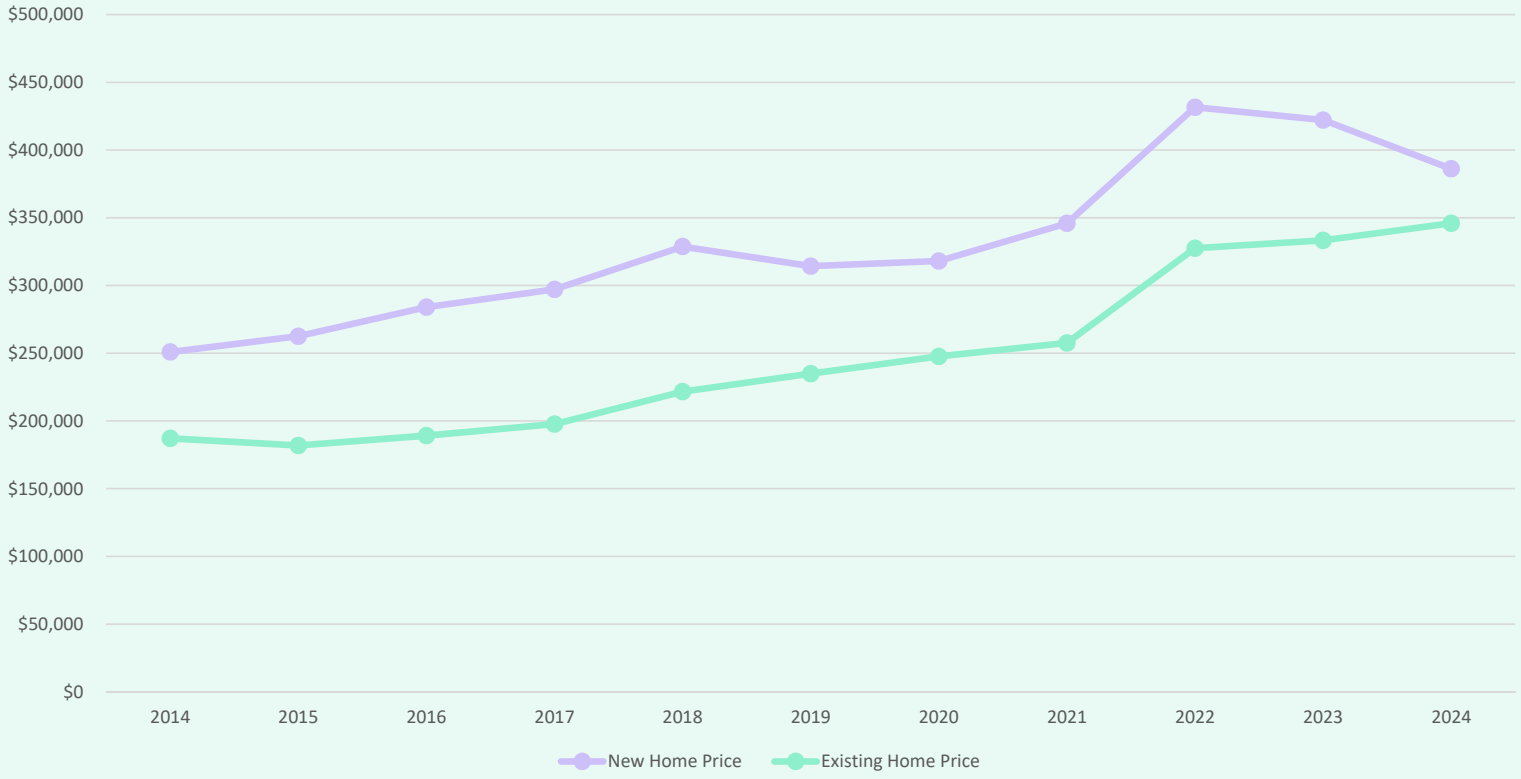
Source: Zonda

Zonda Education

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SCUC ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



	Avg New Home	Avg Existing Home
2014	$250,897	$187,097
2015	$262,532	$181,881
2016	$284,037	$189,189
2017	$297,182	$197,710
2018	$328,762	$221,637
2019	$314,299	$234,868
2020	$318,065	$247,691
2021	$345,858	$257,537
2022	$431,606	$327,526
2023	$422,149	$333,286
2024	$386,156	$345,921

- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than $135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than $158,800

Zonda Education

San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,739	3,920	1,909	6,114	21,246
2	COMAL ISD	2,691	3,028	1,670	4,843	21,591
3	MEDINA VALLEY ISD	2,377	2,410	1,232	5,228	27,810
4	EAST CENTRAL ISD	2,513	2,230	1,243	4,351	24,478
5	SOUTHWEST ISD	1,301	1,328	628	2,269	7,296
6	JUDSON ISD	615	899	207	547	871
7	**SCUC ISD**	**787**	**894**	**391**	**2,113**	**5,896**
8	NAVARRO ISD	841	832	453	1,290	6,635
9	BOERNE ISD	777	761	497	1,545	9,427
10	SOUTHSIDE ISD	700	730	322	927	16,702
11	NEW BRAUNFELS ISD	656	589	407	854	6,164
12	NORTH EAST ISD	397	361	234	906	5,196
13	SEGUIN ISD	325	342	204	668	5,384
14	SOUTH SAN ANTONIO ISD	300	238	164	86	790
15	MARION ISD	230	174	139	327	4,559
16	FLORESVILLE ISD	116	137	49	227	0
17	SAN ANTONIO ISD	59	87	126	305	772
18	LYTLE ISD	91	76	44	319	1,046
19	PLEASANTON ISD	54	61	25	72	0
20	ALAMO HEIGHTS ISD	3	41	8	15	19

** Based on additional Zonda Education housing research*

District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	161
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**773**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	**664**	**768**	**913**	**912**	**960**	**881**	**898**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	76	11	123	30	13	33	118	36
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	2	1	1	41	242
ROSE GARDEN	234	64	230	53	85	137	827	2,499
SCHERTZ	0	0	21	0	0	1	0	60
SIPPEL	298	70	277	68	76	154	729	1,817
WATTS	47	7	80	20	8	16	15	580
WIEDERSTEIN	131	9	160	41	13	49	383	662
Grand Total	**787**	**161**	**894**	**214**	**196**	**391**	**2,113**	**5,896**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

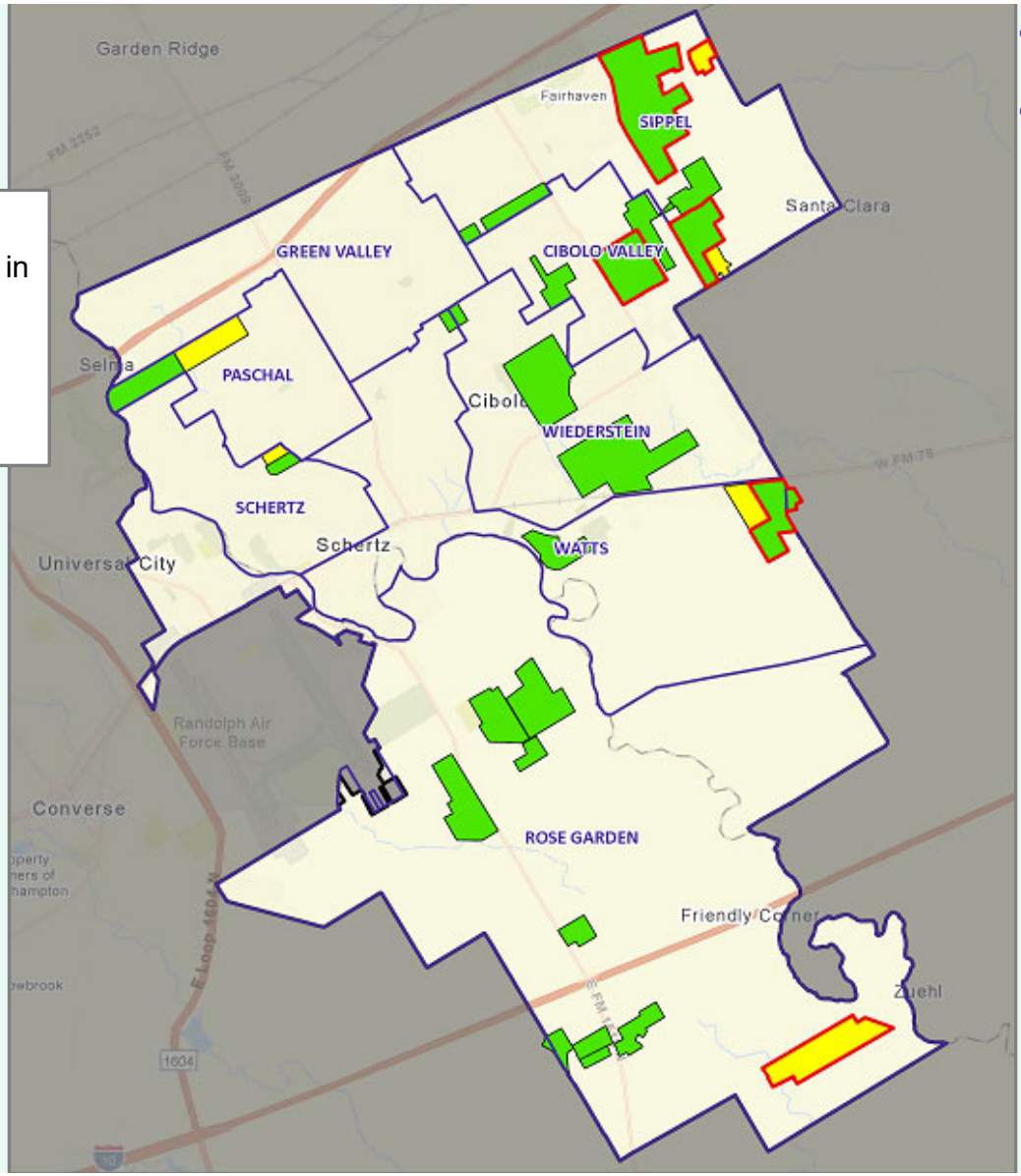
Zonda Education

District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

Subdivisions

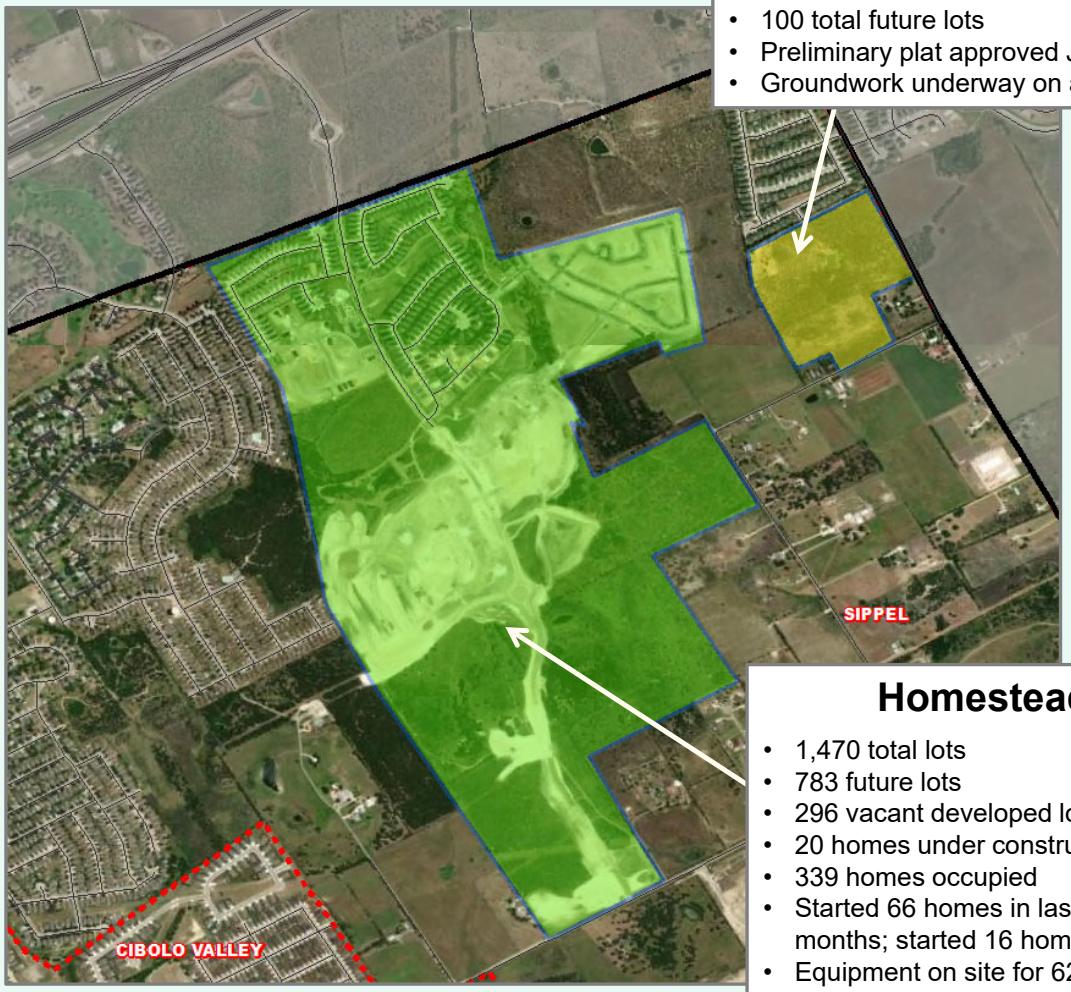
- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots



Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- $400K - $700K

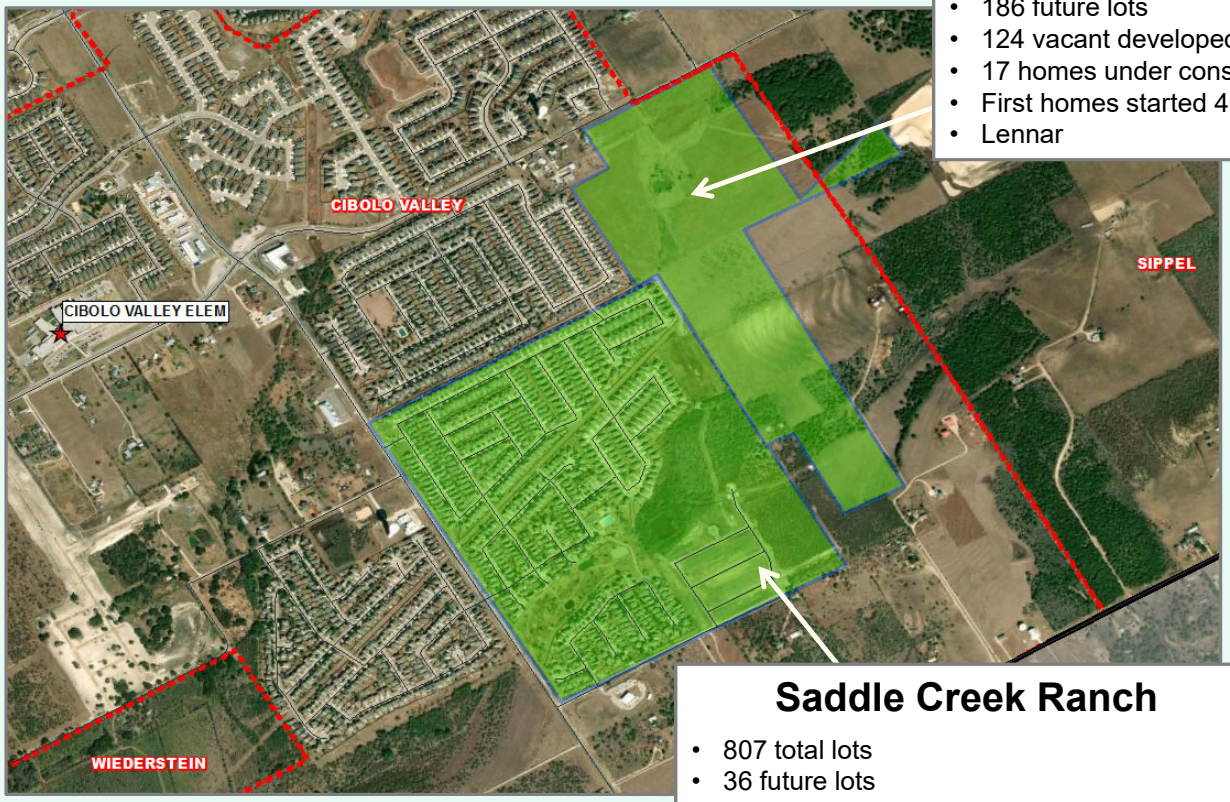
January 24, 2025



Residential Activity

Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar



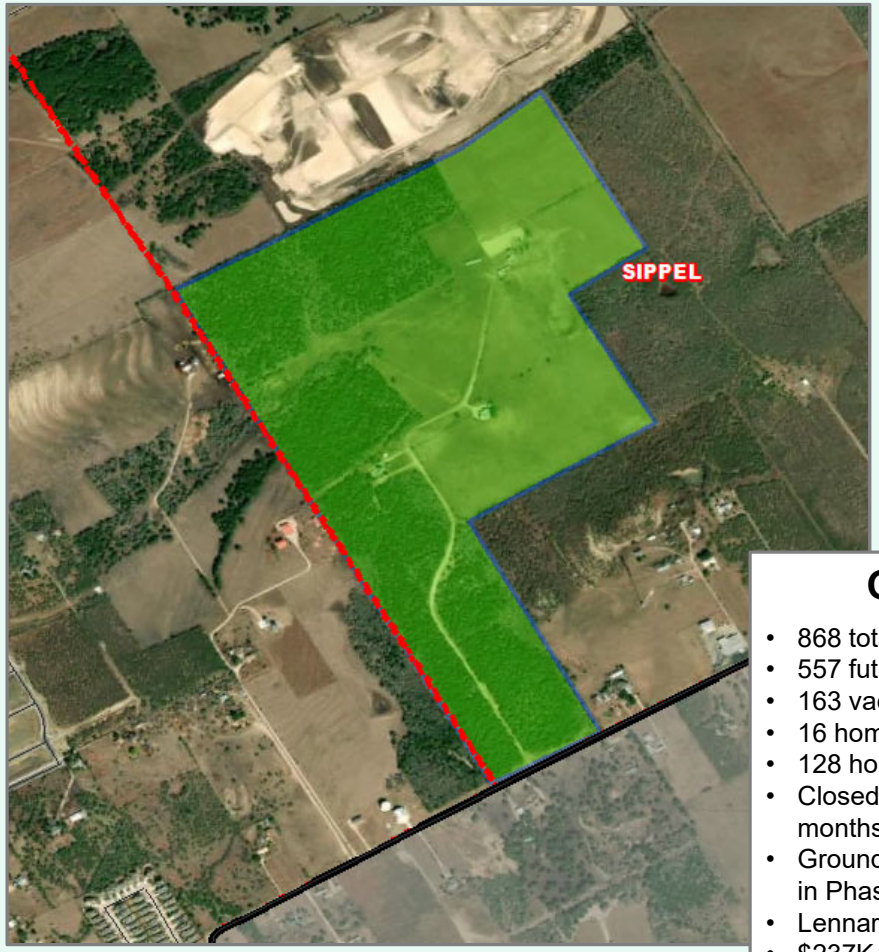
Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- $290K+

January 24, 2025



Residential Activity



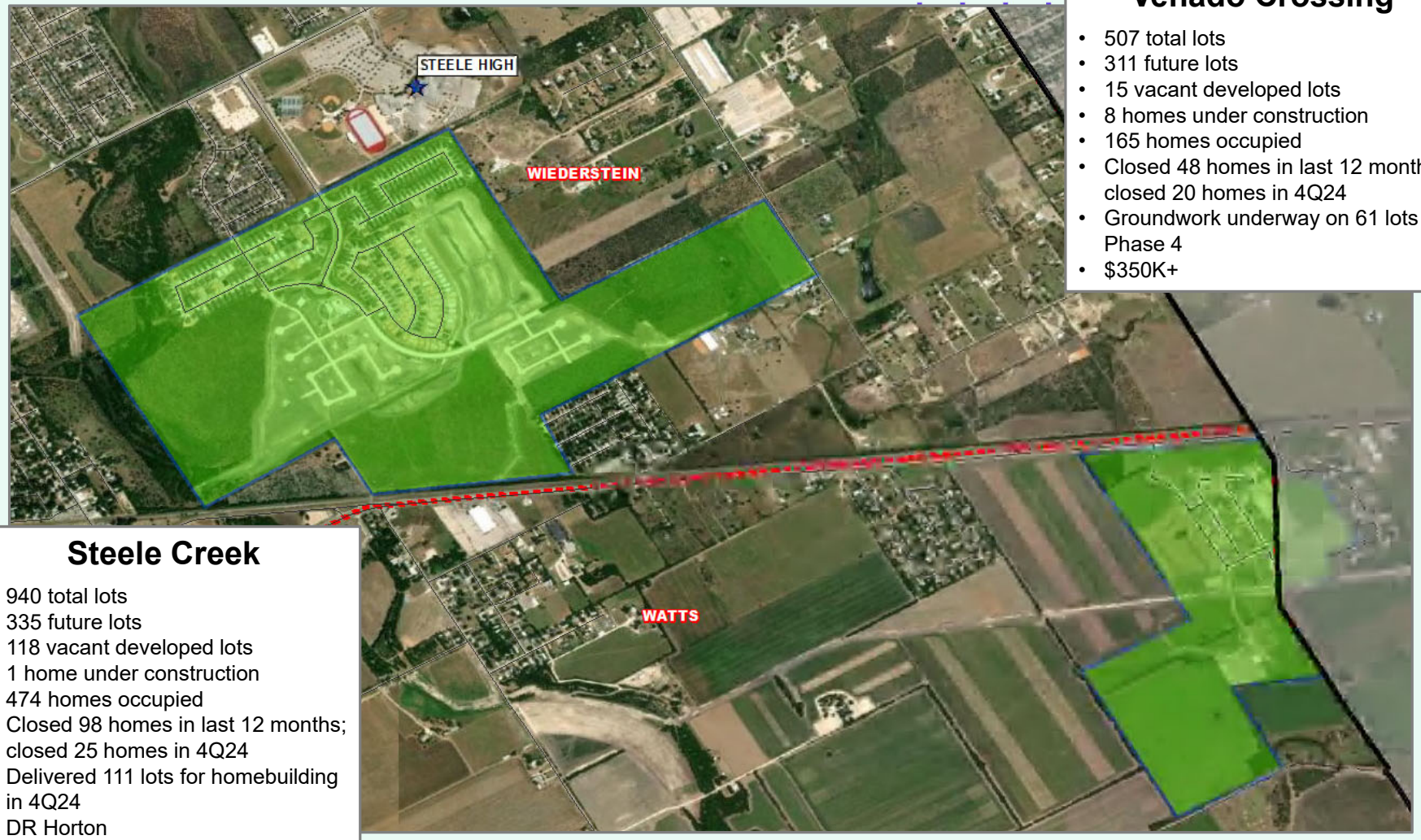
January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- $237K+

Residential Activity



Venado Crossing

- 507 total lots
- 311 future lots
- 15 vacant developed lots
- 8 homes under construction
- 165 homes occupied
- Closed 48 homes in last 12 months; closed 20 homes in 4Q24
- Groundwork underway on 61 lots in Phase 4
- $350K+

Steele Creek

- 940 total lots
- 335 future lots
- 118 vacant developed lots
- 1 home under construction
- 474 homes occupied
- Closed 98 homes in last 12 months; closed 25 homes in 4Q24
- Delivered 111 lots for homebuilding in 4Q24
- DR Horton
- $365K+

Residential Activity



January 24, 2025



Saddlebrook Ranch

- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- $362K+

Residential Activity

Crossvine

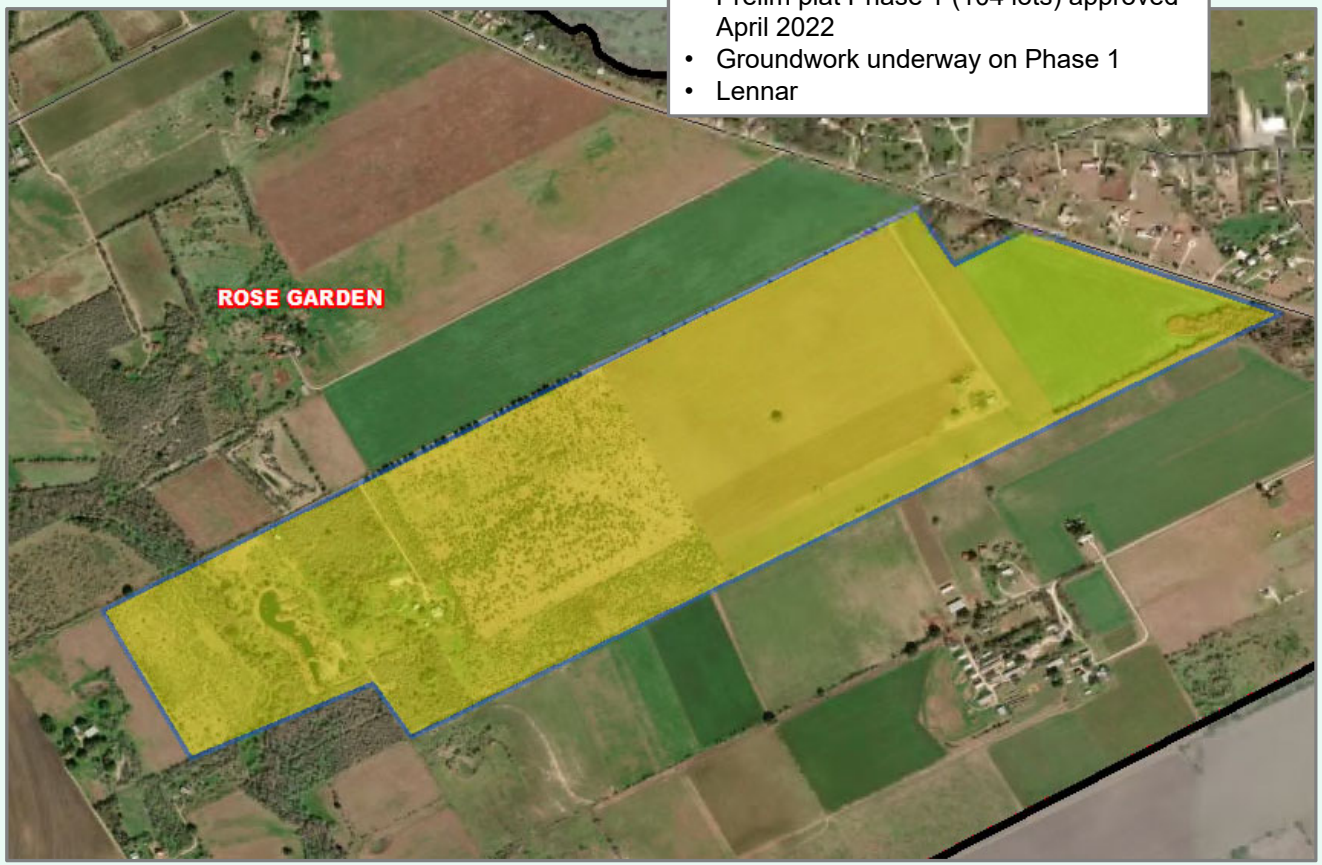
- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months; started 15 homes in 4Q24
- $400K+



Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar



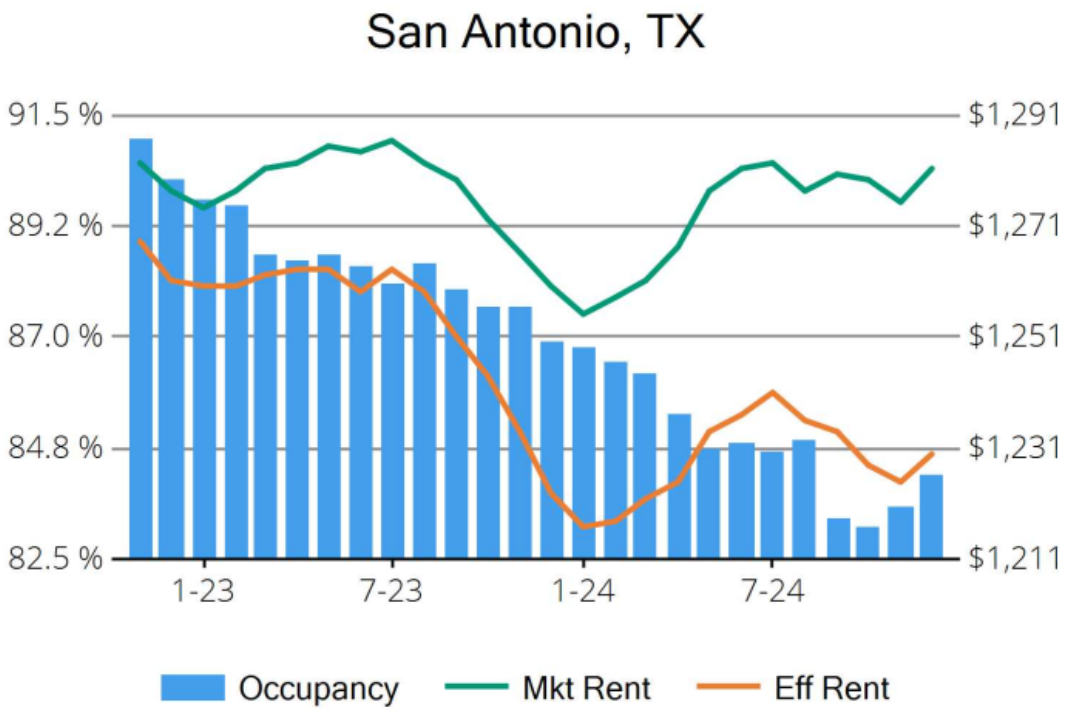
January 24, 2025



Housing Market Trends: Multi-family market- December 2024

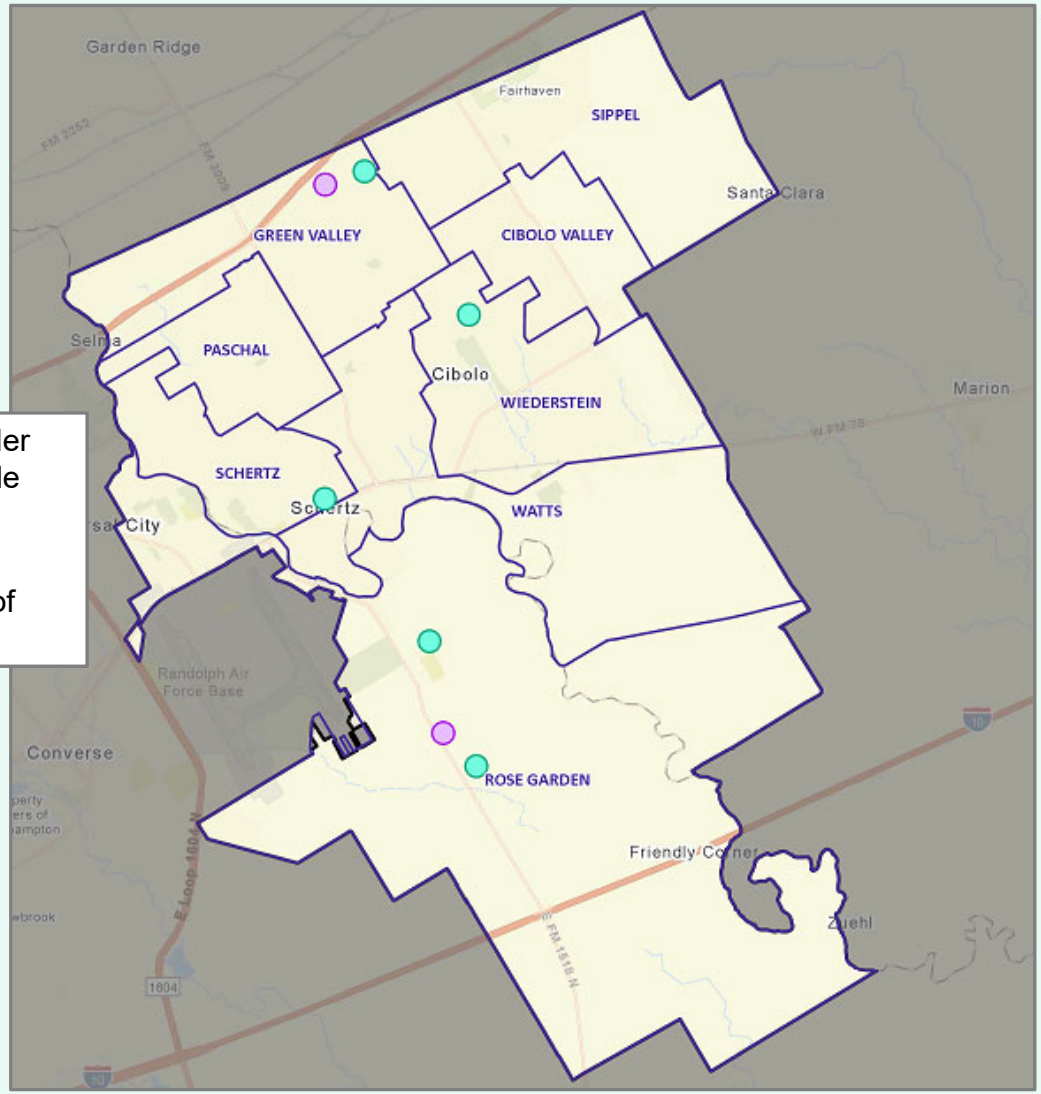
Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	$1,281	+1.8%
Asking Rent per SF	$1.48	+0.9%
Effective Rent	$1,230	+0.5%
Effective Rent per SF	$1.42	-0.3%
% Offering Concessions	47%	+17.6%
Avg. Concession Package	7.6%	+20.2%



District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025



Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

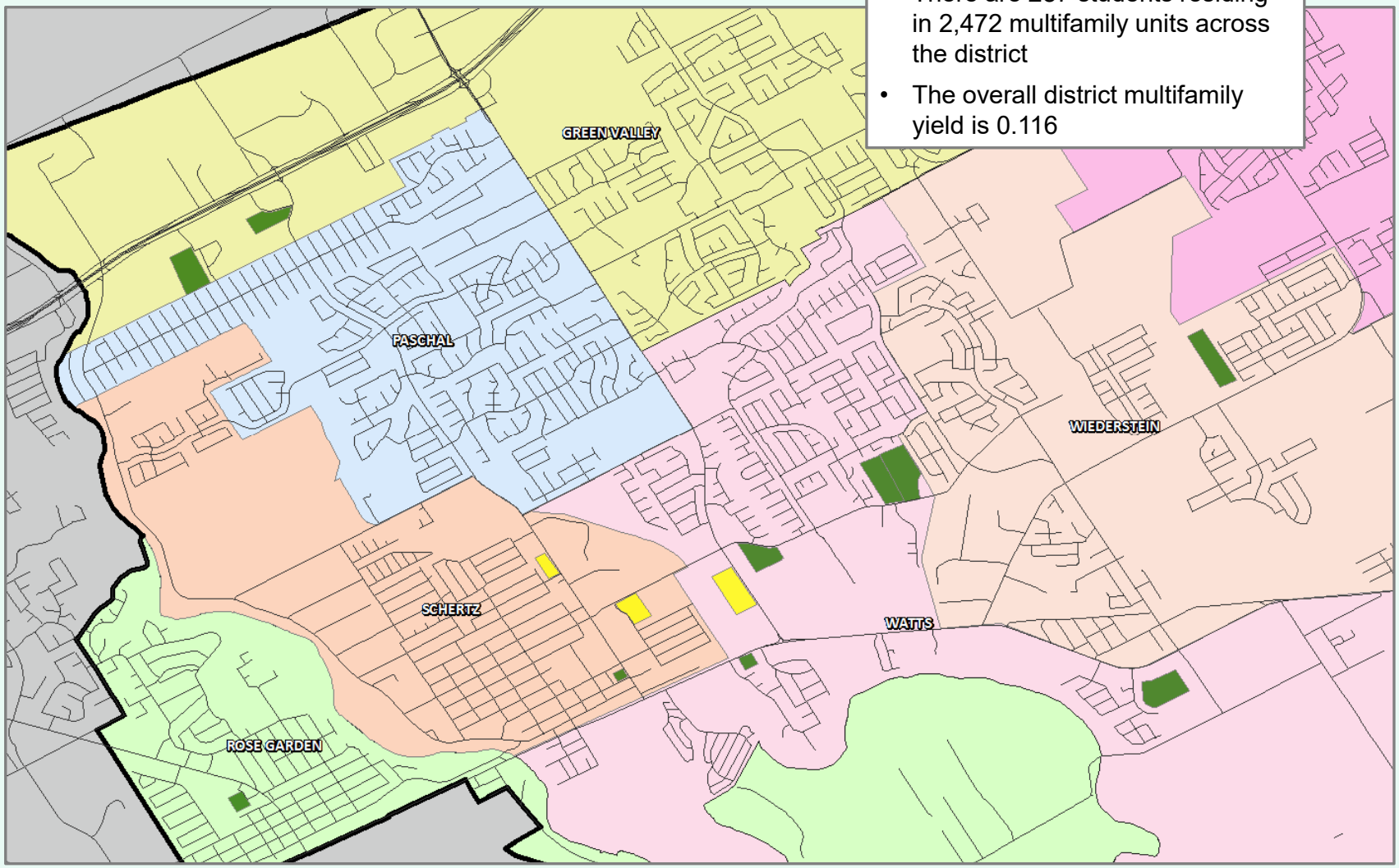


January 24, 2025



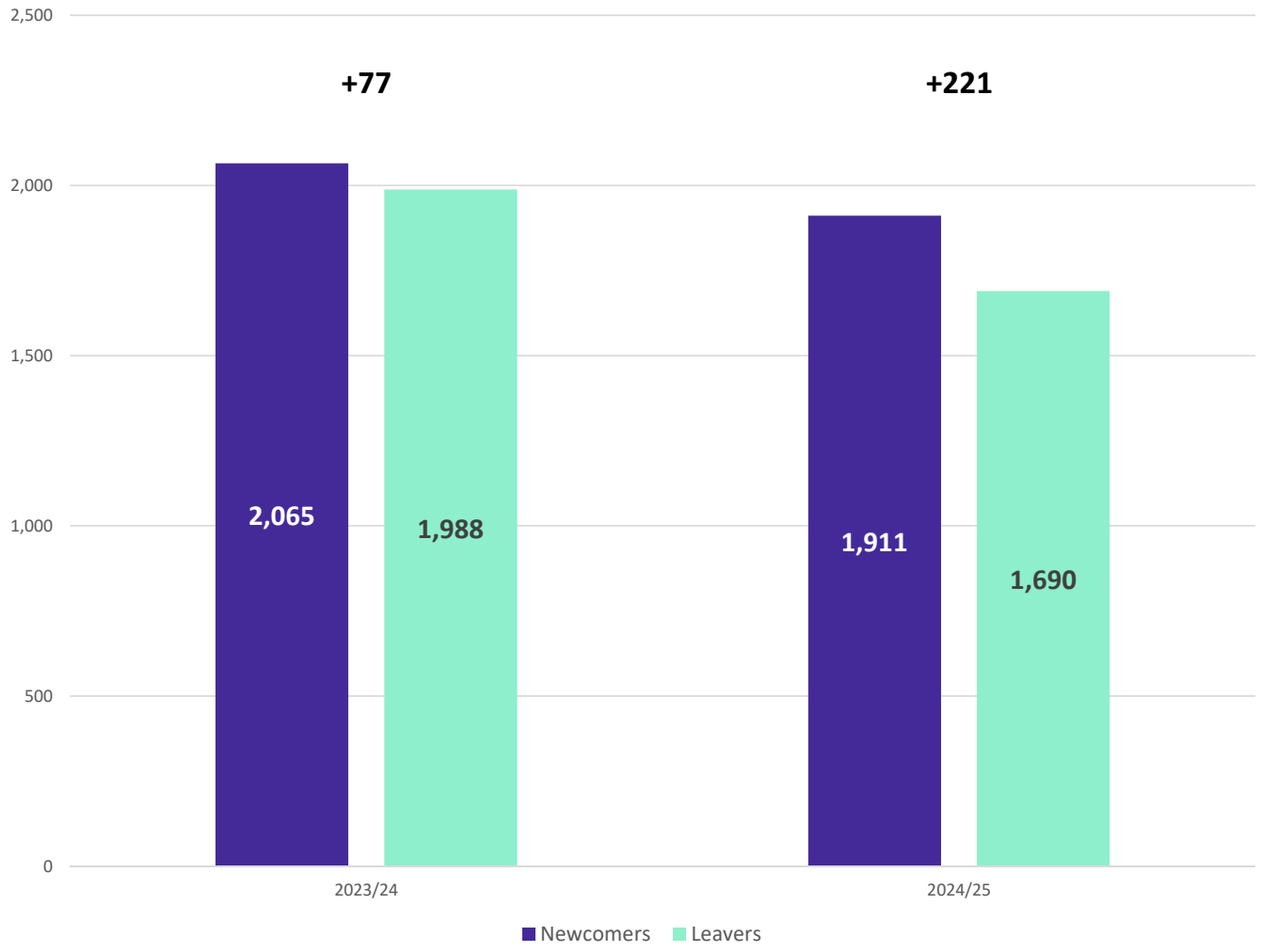
District Multifamily Yield

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



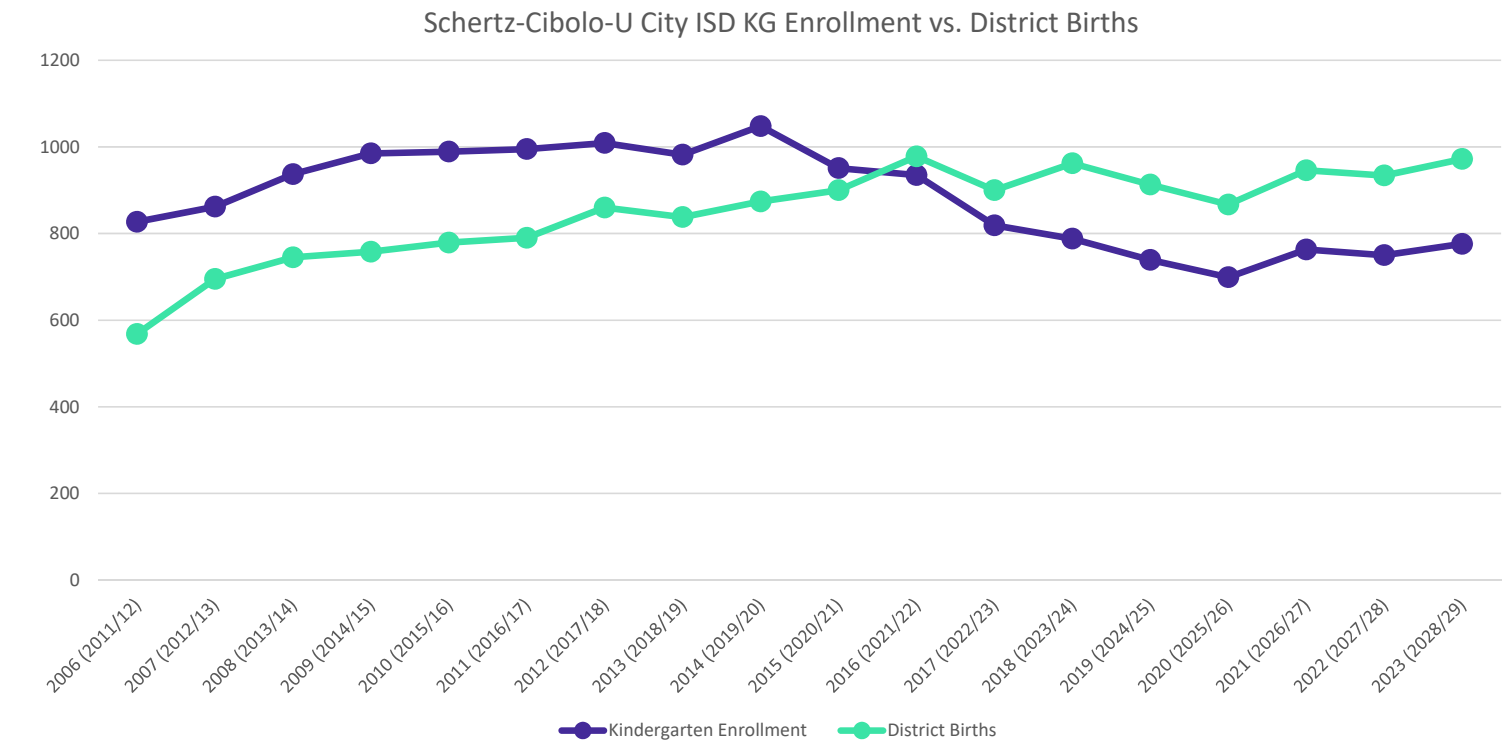
Zonda Education

Newcomers and Leavers



Zonda Education

Birth Rate Analysis



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

Ten Year Forecast by Grade Level

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

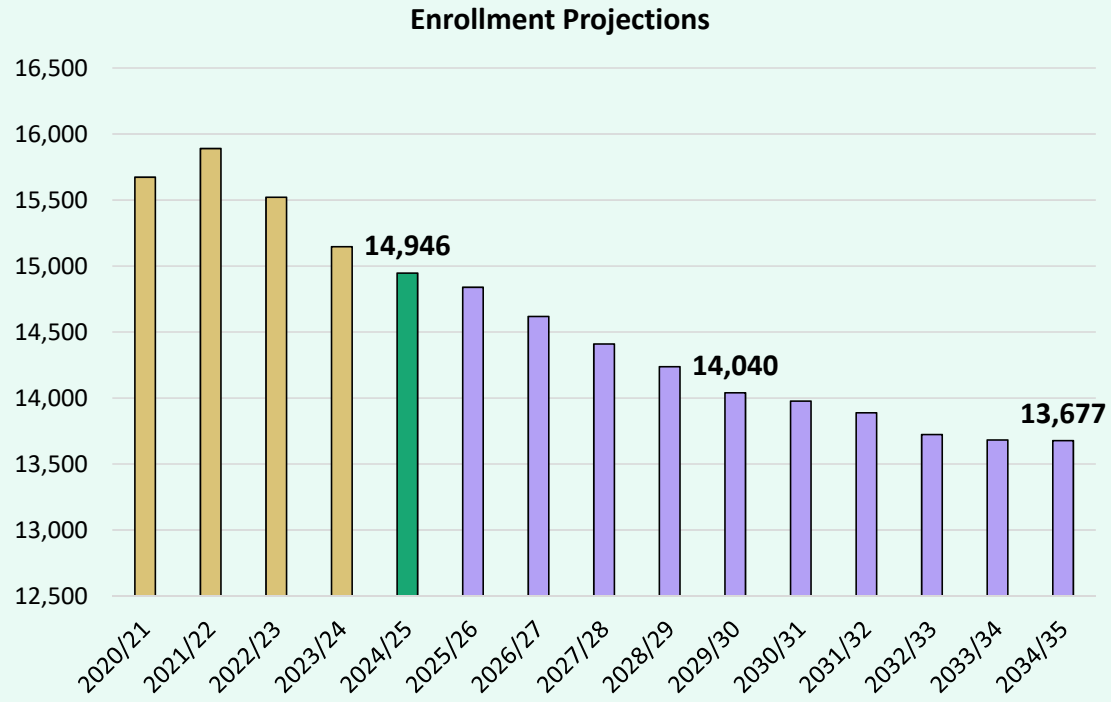
Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus

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

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

Key Takeaways



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30

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LETTER OF INTENT

Date: July 3, 2025

City of Schertz Planning Department

1400 Schertz Parkway Bldg. 1

210-619-1780

Letter Contents:

Combined Acres: 24 Acres

Current Zoning: Pre Development and General Business

LEGAL DESCRIPTION:

24 ACRES OF LAND 24 ACRES OF LAND SITUATED IN THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 685, COMAL COUNTY, TEXAS, THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 471, GUADALUPE COUNTY, TEXAS, THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 138, GUADALUPE COUNTY, TEXAS AND THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT NO. 175, COMAL COUNTY, TEXAS, BEING COMPRISED OF THE SAME CALLED 35.8462 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706029109, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, LOTS 1 AND 2, NORTHCLIFFE PLAZA RECORDED IN DOCUMENT NUMBER 200906016500, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS AND REMAINDER OF A CALLED 8.258 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200706031428, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 19.46 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON RODFOUND IN SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE 35, FOR THE WEST CORNER OF A CALLED 4.53 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200906043951, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND FOR THE NORTHEAST CORNER OF SAID 35.8462 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE,S 82°15’31” E, WITH THE SOUTH LINE OF SAID 4.53 ACRES, A DISTANCE OF 90.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE, CONTINUING WITH THE SOUTH LINE OF SAID 4.53 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1) S 82°15'31" E, A DISTANCE OF 500.19 FEET TO A 1/2 INCH IRON ROD FOUND,

2) S 77°53'15" E, A DISTANCE OF 230.87 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT

23, FAIRWAYS AT SCENIC HILLS UNIT 3B, RECORDED IN DOCUMENT NUMBER 201406013850, PLAT

RECORDS OF COMAL COUNTY, TEXAS AND FOR ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID FAIRWAYS AT SCENIC HILLS UNIT 3B THE FOLLOWING TWO (2) COURSES:

1) S 29°30'47" E, A DISTANCE OF 631.67 FEET TO A 1/2 INCH IRON ROD FOUND,

2) S 51°21'22" E, A DISTANCE OF 84.20 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT

11 OF SAID FAIRWAYS AT SCENIC HILLS UNIT 3B, FOR THE NORTH CORNER OF A PORTION OF THE

REMAINDER OF A CALLED 167.758 ACRE TRACT DESCRIBED IN VOLUME 1634, PAGE 179, DEED

RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR AN ANGLE PPOINT OF THE HEREIN DESCRIBED

TRACT; THENCE, WITH THE WEST LINE OF SAID PORTION OF THE REMAINDER OF 167.758 ACRE TRACT THE FOLLOWING

THREE (3) COURSES:

1) S 18°26'38" W, A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD FOUND,

2) S 09°15'15" E, A DISTANCE OF 196.37 FEET TO A 1/2 INCH IRON ROD FOUND,

3) S 06°52'14"W, A DISTANCE OF 48.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER

OF LOT 5 OF SAID FAIRWAYS AT SCENIC HILLS UNIT 3B, FOR THE SOUTH CORNER OF SAID PORTION

OF THE REMAINDER OF 167.758 ACRE TRACT AND FOR AN ANGLE POINT IN THE HEREIN DESCRIBED

TRACT; THENCE, WITH THE WEST LINE OF SAID LOT 5, S 33°31'59"W, A DISTANCE OF 32.78 FEET TO A 1/2 INCH IRON ROD

FOUND FOR THE NORTH CORNER OF A PORTION OF SAID 167.758 ACRE TRACT AND AN ANGLE POINT IN THE

HEREIN DESCRIBED TRACT; THENCE, WITH THE WEST LINE OF SAID PORTION OF 167.758 ACRE TRACT, S 10°38'59"W, A DISTANCE OF 315.43 FEET TO A 1/2 INCH IRON RODWITH “CUDE” CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COLUMBIA, FOR THE SOUTHWEST CORNER OF SAID PORTION OF 167.758 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF COLUMBIA THE FOLLOWING THREE (3) COURSES:

1) N 86°17'37" W, A DISTANCE OF 47.94 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP FOUND,

2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET AND A CHORD OF N 76°54'03"W, A

DISTANCE OF 105.71 FEET TO A 1/2 INCH IRON ROD FOUND

3) N 67°23'36" W, A DISTANCE OF 317.43 FEET TO A 1/2 INCH IRON ROD WITH “CUDE” CAP FOUND FOR

THE SOUTH CORNER OF A PORTION OF THE REMAINDER OF SAID 167.758 ACRE TRACT AND FOR THE

SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, OVER AND ACROSS SAID 167.758 ACRE TRACT AND SAID 35.8462 ACRE TRACT

1) N 67°23'36" W, A DISTANCE OF 60.41 FEET TO A POINT,

2) N 04°57'22" E, A DISTANCE OF 100.07 FEET TO A POINT,

3) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 30°20'12", AN

ARC LENGTH OF 195.91 FEET, AND A CHORD BEARING AND DISTANCE OF N 10°12'44"W, 193.63 FEET,

TO A POINT,

4) N 25°22'50" W, A DISTANCE OF 77.36 FEET TO A POINT,

5) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 07°42'42", AN

ARC LENGTH OF 49.80 FEET, AND A CHORD BEARING AND DISTANCE OF N 29°14'11"W, 49.76 FEET,

TO A POINT,

6) N 33°05'32" W, A DISTANCE OF 72.43 FEET TO A POINT,

7) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 19°22'35", AN

ARC LENGTH OF 121.75 FEET, AND A CHORD BEARING AND DISTANCE OF N 42°46'49"W, 121.17 FEET,

TO A POINT,

8) N 52°28'07" W, A DISTANCE OF 92.71 FEET TO A POINT,

9) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 05°25'19", AN

ARC LENGTH OF 15.61 FEET, AND A CHORD BEARING AND DISTANCE OF N 49°45'27"W, 15.61 FEET,

TO A POINT,

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10) N 47°02'48" W, A DISTANCE OF 159.25 FEET TO A POINT,

11) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 302.35 FEET, A CENTRAL ANGLE OF 15°26'50", AN

ARC LENGTH OF 81.52 FEET, AND A CHORD BEARING AND DISTANCE OF N 39°04'46"W, 81.27 FEET,

TO A POINT,

12) N 59°20'38" E, A DISTANCE OF 0.10 FEET TO A POINT,

13) N 59°20'38" E, A DISTANCE OF 177.02 FEET TO A POINT,

14) N 29°22'25"W, A DISTANCE OF 331.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 24

ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Proposed Zoning: R4 Multi-Family Project.

Development Schedule: 2 Phases – Traditional Apartments and Senior Living

YouAre-Rockbridge holdings, LLC,

Isaac Bennet: DocuSigned by: Isaac Bennett F75978590D8D424...

Manager

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 5 C

TO:	Planning and Zoning Commission
PREPARED BY:	Daisy Marquez, Senior Planner
SUBJECT:	**PLZC20250062 -** Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.

BACKGROUND

The applicant is proposing to zone approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2). The subject property is currently undeveloped and is located within the Accident Potential Zone-II (APZ-II).

On September 18, 2025, nineteen (19) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, one (1) response in favor, zero (0) responses neutral, and two (2) responses in opposition have been received. A public hearing notice letter was sent to SCUC-ISD and their most recent demographic report and projects are attached. Two notification signs were posted on the property by the applicant on September 16, 2025.

The property is located within the Accident Potential Zone-II (APZ-II), which, per UDC Section 21.5.9- Special Districts, requires that all zone changes within the AICUZ receive an affirmative recommendation from Joint Base San Antonio (JBSA)- Randolph Air Force Base (RAFB) or the zone change will not be approved by the City.

Unified Development Code (UDC) Section 21.5.9.A.2. is as seen below:
A request for development that is not a permitted use by the AICUZ Study, as adopted by the City, or a request for zoning change for property located within the AICUZ requires written notification to Randolph Air Force Base (RAFB) of the proposed development, type occupancy, occupant load, hours of operation, and any special conditions of the project that may include noise, dust, smoke emissions, etc., and any proposed request for a zone change within the AICUZ, with applicable reference the Standard Land Use Code Manual (SLUCM) as adopted in the AICUZ Study.
An acknowledgment from RAFB will be requested on the proposed development within 60 days. RAFB may conclude that the proposed development or zoning change should be permitted. ***Unless RAFB affirmatively recommends to the City that the proposed development or zoning change in the AICUZ be permitted, the development or zoning change will not be approved by the City.*** *Failure on the part of RAFB to respond within 60 days will be deemed to be disapproval.*

The subject property has not received an affirmative recommendation from JBSA- Randolph, however the applicant requested that the application proceed without the affirmative recommendation.

Subject Property:

	Zoning	**Land Use**
Existing	General Business District-II (GB-2)	Agriculture/ Undeveloped
Proposed	Single-Family Residential District (R-2)	Single Family

Adjacent Properties:

	Zoning	**Land Use**
North	Out of City Limits - Universal City ETJ	Agriculture/ Homes
South	General Business District-II (GB-2) & General Business District(GB)	Undeveloped/ Soccer Fields - City of Schertz Owned Property
East	Single-Family Residential District (R-2)	Undeveloped
West	Out of City Limits - Universal City ETJ	Agriculture/ Undeveloped

Dimensional Requirements											
			Minimum Lot Size Dimensions			Minimum Yard Setback			Miscellaneous Lot Requirements		
	Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Cover

Table 21.5.7.B- Dimensional Requirements Non-Residential Zoning Districts	**Existing**	GB-II	General Business District -II	10,000	100	100	25	0 adj to non-res/ 25 adj to res.	0 adj to non-res/ 25 adj to res.	Article 10. Parking Standards	120	80%
Table 21.5.7A- Dimensional Requirements Residential Zoning Districts	**Proposed**	R-2	Single-Family Residential	8,400	70	120	25	10	20	2	35	50%

According to the letter of intent, the subject property is part of a larger development project they are proposing across multiple jurisdictions. The subject 32 acres, zoned General Business District-II (GB-2), are located in the City of Schertz and within the APZ-II. The approximately 27 acres to the east are zoned Single-Family Residential District (R-2) and are in the City of Schertz limits. To the northeast of the subject property are the approximately 43 acres that are already zoned Single-Family Residential District (R-2), and the applicant is currently going through the preliminary plat process. The developed residential property to the north is within Universal City limits. The properties to the west and southwest of the subject property are within Universal City ETJ. The City of Schertz only has jurisdiction over zoning regulations within city limits. Additionally, the Schertz Unified Development Code includes adopted rules and regulations for properties requesting a zone change within the Air Installation Compatible Use Zone (AICUZ), as per UDC Section 21.5.9.A - Air Installation Compatible Use Zone District (AICUZ). Other jurisdictions may not utilize the same rules and regulations within the AICUZ in the same fashion that the City of Schertz does.

GOAL

The applicant is proposing to rezone approximately 32 acres in the APZ-II from General Business District-II (GB-II) to Single-Family Residential District (R-2).

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 zone change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The proposed zone change does not implement the policies of the adopted Comprehensive Plan and other adopted plans. The Comprehensive Land Use Plan - Future Land Use map designates the subject property as Complete Neighborhood. The Complete Neighborhood Land Use Designation is intended for a mixture of housing options, supporting land uses, and neighborhood commercial. When considering the appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses, and buildings should be considered.

The subject property is located in the APZ-II and is proposing to rezone to a single-family residential district that would allow a density of approximately 5.2 dwelling units per acre, a total of 166 new homes on the 32 acres. All 32 acres of the subject property would be able to be developed as the Single-Family Residential District (R-2) and the City would not be able to restrict the density or building areas with the straight zoning proposed. When considering the proposed residential density and the existing APZ-II area that encumbers the subject property, the proposed residential zoning is not appropriate at the specified location and creates conflicts among land uses.

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

The proposed Single-Family Residential District (R-2) does not promote the health, safety, and general welfare of the City, as it does not meet the Unified Development Code requirements as stipulated in UDC Section 21.5.9- Special Districts. All zone changes located within the Air Installation Compatible Use Zone District (AICUZ) are required to comply with Section 21.5.9 and receive an affirmative recommendation from JBSA- Randolph.

UDC Section 21.5.9.A.2 contains the sentence below.
Unless RAFB affirmatively recommends to the City that the proposed development or zoning change in the AICUZ be permitted, the development or zoning change will not be approved by the City.

The applicant requested a response from JBSA- Randolph two times, and with both requests, did not receive an affirmative recommendation, as required by the UDC. Per the UDC, "the development or zoning change will not be approved by the City."

In the letter from JBSA, dated April 9, 2025 they communicated the following to the applicant:

> "*PLZC20250062 Proposed Rezone to R-2 in APZ II has been reviewed by JBSA-RND organization. JBSA recommends addressing the following comments before moving forward in the planning and development process.*
>
> *a. Proposed City of Schertz RZ Zoning Category would permit minimum 8,400 sq ft (70'x120') lots within the APZ II. At 25-acres, the proposed zoning category of R2 could permit up to 129 lots. The proposed exhibit displays 77 units within the subject 25-acre portion of the proposed MDP, bringing the proposed density to 3.08 du/acre/ This exceeds the recommended compatible maximum densotu of 2 du/acre within APZ II per the 2017 RND AFB AICUZ Land Use Compatibility Tables, SLUCM no. 11, Residential, Single units: detached. Request clarification from the applicant on total proposed units within 25-acre portion of APZ II.*"

In the letter from JBSA dated May 22, 2025, they communicated the following to the applicant:

"PLZC20250062- Proposed Rezone to R-2 in APZ-II Updated Application has been reviewed by JBSA-RND organizations. JBSA recommends addressing the following comments for consideration in the planning and development process.

a. Approximately 32-acres of the subject tract are located w/in JBSA RND runway 15L/33R Accident Potential Zone II (APZ II). Per the 2017 RND AFB Air Installation Compatible Use Zone (AICUZ) study, maximum recommended density for single-family land uses w/in APZII is not to exceed 2 dwelling units/acre. JBSA recommends application of the above 2 dwelling units/acre sinlge-family land use maximum density as applied to the subject 32-acre parcel, through the establishment of the appropriate, flexible, City of Schertz Zoning District as identified within Article 5, Sec. 21.5.9- Special Districts, of The City of Schertz Unified Development Code ."

Here is an example of an affirmative recommendation letter received by a different zone change application in the AICUZ, PLZC20250094 36 and 40 Maske Road.

"Zone change in APZ II PLZC20250094- Maske Road Business Park (36 &40 Maske Road)
1. Zone Change in APZ II PLZC20250094- Maske Road Business Park (36 & 40 Maske Road) has been reviewed by JBSA- RND organizations. JBSA affirmatively recommends the proposed zoning change is permitted, however there are additional comments for consideration in planning and development."

The two letters the proposed zone change received do not include the affirmative recommendation language as required per the UDC and received by other applications in the AICUZ.

Since the zone change does not meet the Unified Development Code requirements, as it did not receive an affirmative recommendation from JBSA, it does not promote the health, safety, and general welfare of the City.

The policies of the Comprehensive Plan stipulate collaboration with stakeholders. One of the recommended strategies is to prioritize collaboration among the stakeholders involved in the area's development with regular engagement. The Unified Development Code has procedures set in place to ensure collaboration with JBSA- Randolph by requiring an affirmative recommendation. By not obtaining an affirmative recommendation from JBSA- Randolph as per the UDC, the proposed zone change does not promote the health, safety, and general welfare of the City.

As part of the zone change application, the applicant provided a TIA Determination form. The Schertz Engineering Department has reviewed the submitted TIA Determination Form and summarized that the requested change in zoning from General Business District-II (GB-2) to Single-Family Residential District (R-2) would not have an adverse impact on the transportation system in comparison to the existing GB-2. A full Traffic Impact Analysis will be required during the development process, and the developer will be required to construct any mitigation improvements required to counter any adverse impacts to the transportation system created by the additional development traffic.

3. Whether the uses permitted by the zone change will be consistent and appropriate with existing uses in the immediate area.
The proposed zoning district of Single-Family Residential District (R-2) allows for single-family residences together with schools, churches, and parks.

The property is within the Airport Installation Compatible Use Zone District (AICUZ), more specifically, the APZ-II of JBSA-Randolph. Although single-family residential is not incompatible in the AICUZ, the density of the proposed Single-Family Residential District (R-2) is not compatible and was not able to receive an affirmative recommendation from JBSA for the 32-acres of the subject property.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.
The proposed zone change does not meet the Unified Development Code requirements. The zone change application did not receive an affirmative recommendation from JBSA- Randolph as required per UDC Section 21.5.9.A.2. Other zone change applications in the AICUZ have worked with JBSA-Randolph to obtain an affirmative recommendation, even when it may not have been obtained with the first request.

The proposed zone change was also sent to the City of Schertz Fire, EMS, and Police Departments for their review.

- Police and EMS do not have specific concerns over the proposed zone change.
- The Fire Department has concerns with potential residential development within the JBSA flight path due to the additional potential of accidents in the APZ.

RECOMMENDATION

Staff Recommendation:
UDC Section 21.5.9.A.2. stipulates that unless Randolph Air Force Base (RAFB) affirmatively recommends to the City that the proposed development or zoning change in the Air Installation Compatible Use Zones (AICUZ) be permitted, the development or zoning change will not be approved by the City.

Staff recommends denial of PLZC20250062 for not meeting the Unified Development Code requirements, as the applicant has failed to obtain an affirmative recommendation from JBSA-Randolph as per UDC Section 21.5.9.A.2.

Attachments

Aerial Exhibit

Notification Map

Public Hearing Responses
Zoning Exhibit
JBSA Response May 2025
JBSA Response April 2025
SCUC ISD Demographic Report
SCUC ISD 10- Year Forecasting
Example of JBSA Response with Affirmative Recommendation
Letter of Intent



N
W E
S

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

PARCEL ID:
64558

Highways
Major Roads
Minor Roads

Freeway
Principal Arterial
Planned Principal Arterial
Secondary Arterial
Planned Secondary Arterial
Secondary Rural Arterial

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

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

Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

Hydrant
Manholes
CCMA Lift Station
Private Lift Station

Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant

County Boundaries
Schertz Municipal Boundary
ETJ

0 150 300 600 900
Feet



SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

City of Schertz

Parcel ID:
64558

Project Boundary
City Limits
Schertz ETJ Boundary
200' Buffer

Air Installation Compatible Use Zone
Accident Potential Zones
APZ I
APZ II
Clear Zone

N W E S

0 150 300 600 900 Feet

Last update: July 10th, 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.

From: Christopher Duffett
Sent: Tuesday, September 16, 2025 12:11 PM
To: Daisy Marquez
Cc: Carolee Hinojosa; Melanie Cofressi
Subject: OPPOSITION to PLZC20250062 and concerns over current zone change proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

My name is Chris Duffett I am on the board of directors for the Kensington Ranch Homeowners Association representing 916 homeowners in Schertz and Selma. Additionally, I am a resident of Schertz.

It has been brought to our attention through public notice that a plot near our neighborhood is under consideration for rezoning from GB-2 to R-2. This is zone change case is PLZC20250062.

Our association has many concerns with this zone change. First it is our belief, given past land-developer efforts in this zone, this zone change request will ultimately be used to connect this plot to two adjacent properties to open this area for large-scale residential development.

This property (map attached) is currently land-locked and rezoning this plot to R-2 will connect the three plots into a potential large R-2 community. Development of these three plots into a single community would have a significant negative impact on traffic, utilities and infrastructure in this area.

Unfortunately, it is our association's experience with other development planning efforts in Schertz, Selma and Universal City, that minimal impact studies (education, APZ, traffic, utilities, etc.) are completed prior to these plots being approved/developed.

Additionally, inter-city coordination is lacking-- as was evidenced with the Universal City synchronization on the proposed Cibolo Farms joint development (PLZC20240256) earlier this year. This lack of coordination and fore thought eventually led to this specific rezone being voted down at council. One key aspect to its failure was its encroachment of the APZ.

This proposed rezone (PLZC20250062) encourages development in a zone that would have significant negative impact on traffic, utilities and infrastructure and was specifically highlighted as an AREA OF HIGHEST CONCERN in the 2017 JBSA – Randolph AICUZ study.

According to the 2017 JBSA – Randolph AICUZ study (link below), this area is in direct conflict of the APZ-II. Furthermore, Appendix A-3 Land Use Compatibility tables (attached) defines APZ-II recommended usage for single units detached as "RECOMMENDED" but with a density recommendation of a "Maximum density of two dwelling unit/acre". All other single detached units are simply NOT RECOMMENDED. Additionally, the Land Use Compatibility Analysis (Fig 6.7 – attached) highlights this area labeled as the "Universal City ETJ" as an "AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT".

The language could not be clearer, JBSA does not support more development in the APZ-II. With the introduction of the new T-7A aircraft, new flying volume at the base and the economic impact, the positive relationship amongst the city of Schertz, JBSA-Randolph and the Department of the Air Force must be cultivated and maintained.

Approving rezoning action that promotes development in areas JBSA-Randolph has listed as an "AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT" does not cultivate or maintain that relationship.

Kensington Ranch consists of citizens of both Schertz and Selma; our community has always been united when working with both of our cities. We love our respective cities and want to see our homes and families' flourish.

To be clear, we understand change and development will happen. However, this or any future development cannot occur in a vacuum or independent of inter-city coordination and community partner desires.

The members of Kensington Ranch request both the PNZ commission and Schertz City Council deny the request for the rezone of PLZC20250062.

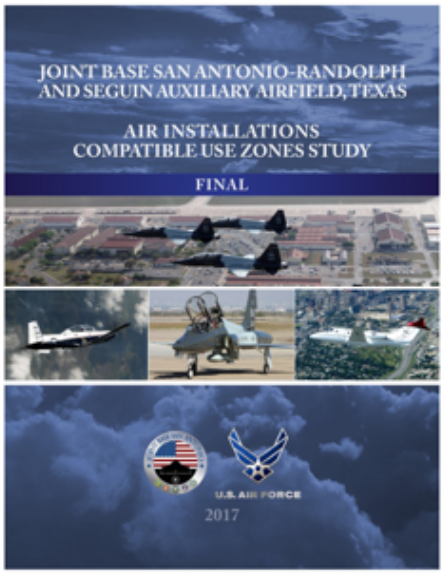
Respectfully,

Chris Duffett

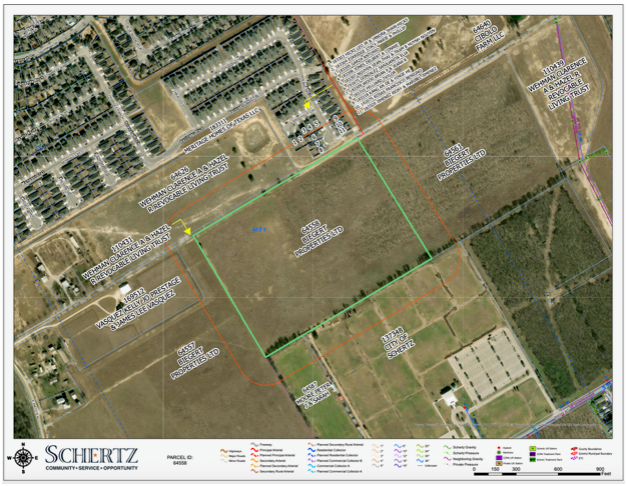
Board Member, Kensington Ranch Homeowners Association

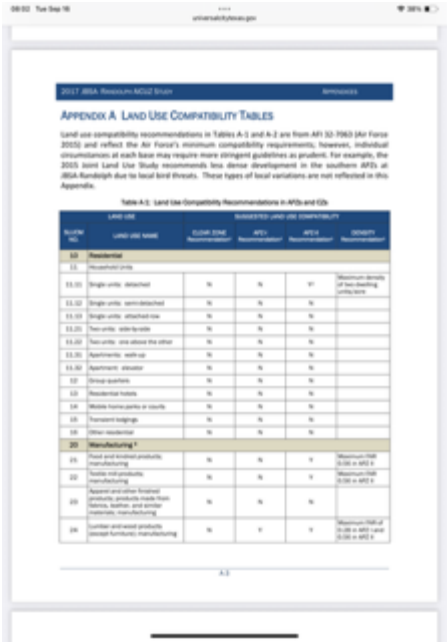
3400 Woodlawn Farms

Schertz, Texas. 78154



FINAL Randolph AICUZ Study
PDF Document · 38.5 MB





2017 JBSA Randolph AICUZ Study

Appendix A Land Use Compatibility Tables

Land use compatibility recommendations in Tables A-1 and A-2 are from AFI 32-7063 (Air Force 2015) and reflect the Air Force's minimum compatibility requirements; however, individual circumstances at each base may require more stringent guidelines as prudent. For example, the 2015 Joint Land Use Study recommends less dense development in the southern APZs at JBSA-Randolph due to local bird threats. These types of local variations are not reflected in this Appendix.

Table A-1: Land Use Compatibility Recommendations in APZs and CZs

LAND USE		SUGGESTED LAND USE COMPATIBILITY			
IkonTM NO.	LAND USE NAME	CLEAR ZONE Recommendation[1]	APZ I Recommendation[1]	APZ II Recommendation[1]	DENSITY Recommendation[2]
10	**Residential**				
11	Household Units				
11.11	Single units: detached	N	N	Y[3]	Maximum density of two dwelling units/acre
11.12	Single units: semi-detached	N	N	N	
11.13	Single units: attached row	N	N	N	
11.21	Two units: side-by-side	N	N	N	
11.22	Two units: one above the other	N	N	N	
11.31	Apartments: walk-up	N	N	N	
11.32	Apartments: elevator	N	N	N	
12	Group quarters	N	N	N	
13	Residential hotels	N	N	N	
14	Mobile home parks or courts	N	N	N	
15	Transient lodgings	N	N	N	
16	Other residential	N	N	N	
20	**Manufacturing** [4]				
21	Food and kindred products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
22	Textile mill products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
23	Apparel and other finished products; products made from fabrics, leather, and similar materials; manufacturing	N	N	N	
24	Lumber and wood products (except furniture); manufacturing	N	Y	Y	Maximum FAR of 0.28 in APZ I and 0.56 in APZ II

A-2



69 of 117

2017 JBSA Randolph AICUZ Study — Chapter 6: Land Use Compatibility Analysis

Figure 6-7: Areas of Compatibility Concerns, JBSA-Randolph

33

KENSINGTON RANCH

September 16, 2025

Schertz Planning and Zoning Commision,

My name is Chris Duffett I am on the board of directors for the Kensington Ranch Homeowners Association representing 916 homeowners in Schertz and Selma. Additionally, I am a resident of Schertz.

It has been brought to our attention through public notice that a plot near our neighborhood is under consideration for rezoning from GB-2 to R-2. This is zone change case is PLZC20250062.

Our association has many concerns with this zone change. First it is our belief, given past land-developer efforts in this zone, this zone change request will ultimately be used to connect this plot to two adjacent properties to open this area for large-scale residential development.

This property (map attached) is currently land-locked and rezoning this plot to R-2 will connect the three plots into a potential large R-2 community. Development of these three plots into a single community would have a significant negative impact on traffic, utilities and infrastructure in this area.

Unfortunately, it is our association's experience with other development planning efforts in Schertz, Selma and Universal City, that minimal impact studies (education, APZ, traffic, utilities, etc.) are completed prior to these plots being approved/developed.

Additionally, inter-city coordination is lacking-- as was evidenced with the Universal City synchronization on the proposed Cibolo Farms joint development (PLZC20240256) earlier this year. This lack of coordination and fore thought eventually led to this specific rezone being voted down at council. One key aspect to its failure was its encroachment of the APZ.

This proposed rezone (PLZC20250062) encourages development in a zone that would have significant negative impact on traffic, utilities and infrastructure and was specifically highlighted as an AREA OF HIGHEST CONCERN in the 2017 JBSA – Randolph AICUZ study.

According to the 2017 JBSA – Randolph AICUZ study (link below), this area is in direct conflict of the APZ-II. Furthermore, Appendix A-3 Land Use Compatibility tables (attached) defines APZ-II recommended usage for single units detached as

"RECOMMENDED" but with a density recommendation of a "Maximum density of two dwelling unit/acre". All other single detached units are simply NOT RECOMMENDED. Additionally, the Land Use Compatibility Analysis (Fig 6.7 – attached) highlights this area labeled as the "Universal City ETJ" as an "AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT".

The language could not be clearer, JBSA does not support more development in the APZ-II. With the introduction of the new T-7A aircraft, new flying volume at the base and the economic impact, the positive relationship amongst the city of Schertz, JBSA-Randolph and the Department of the Air Force must be cultivated and maintained.

Approving rezoning action that promotes development in areas JBSA-Randolph has listed as an "AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT" does not cultivate or maintain that relationship.

Kensington Ranch consists of citizens of both Schertz and Selma; our community has always been united when working with both of our cities. We love our respective cities and want to see our homes and families' flourish.

To be clear, we understand change and development will happen. However, this or any future development cannot occur in a vacuum or independent of inter-city coordination and community partner desires.

The members of Kensington Ranch request both the PNZ commission and Schertz City Council deny the request for the rezone of PLZC20250062.

Respectfully,

Chris Duffett

Board Member, Kensington Ranch Homeowners Association

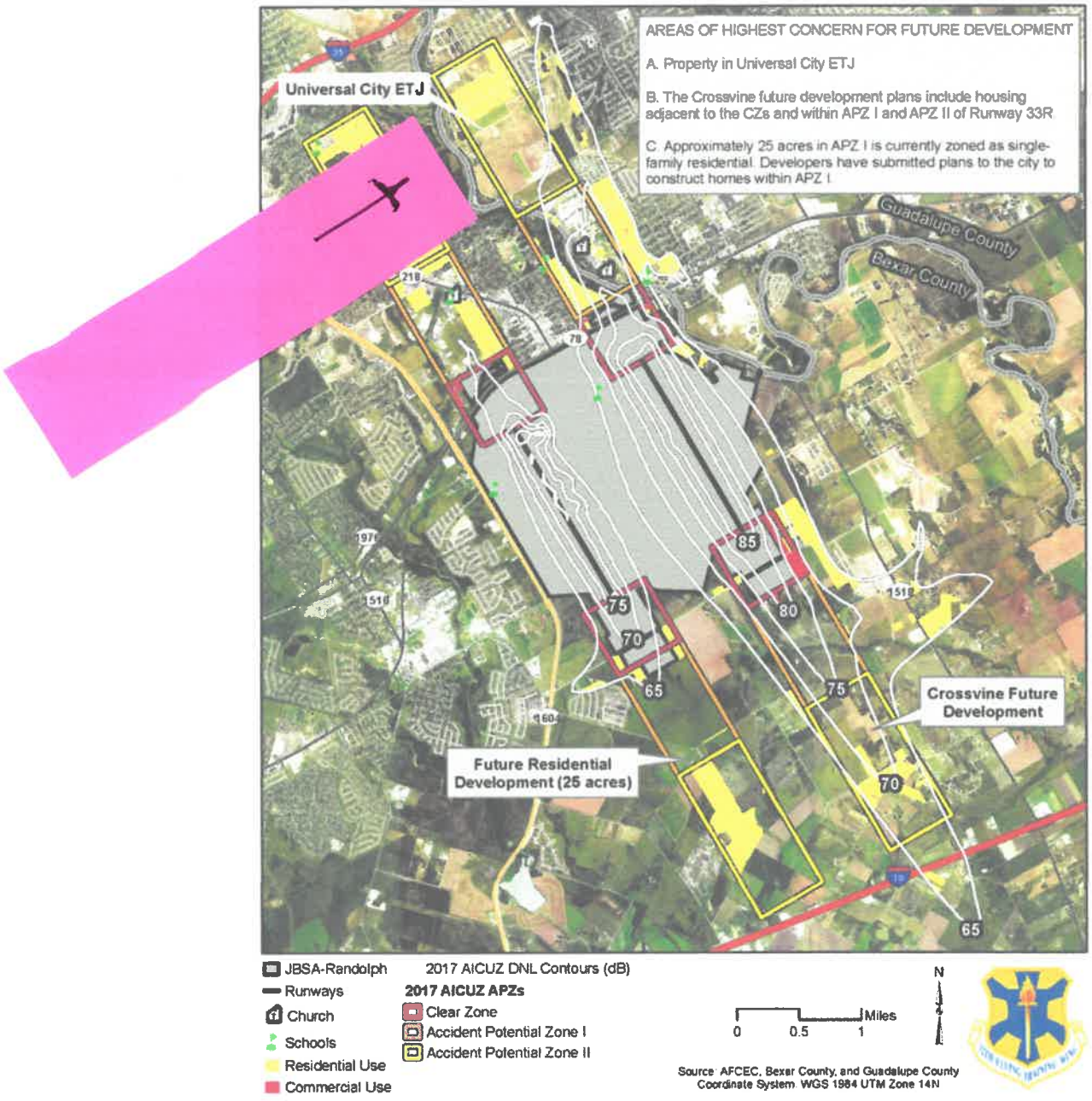
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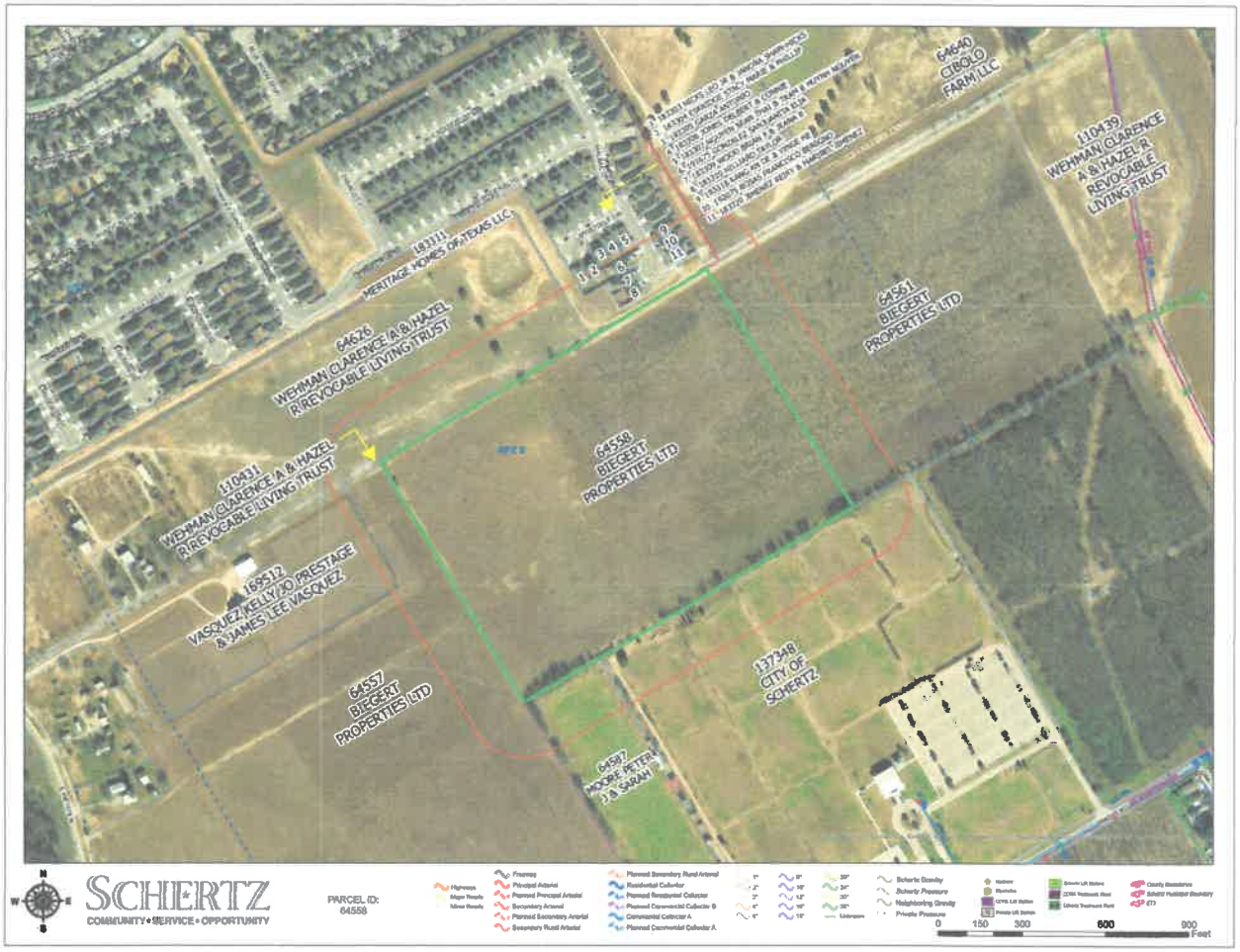
Schertz, Texas. 78154

(609) 706-2819

Link to JBSA:
https://www.jbsa.mil/Portals/102/Documents/Environmental%20PA/FINAL%20Randolph%20AICUZ%20Study.pdf

Figure 6-7: Areas of Compatibility Concerns, JBSA-Randolph




64640
CIBOLO
FARM LLC
110439
WEHMAN CLARENCE
A & HAZEL R
REVOCABLE
LIVING TRUST
183111
HERITAGE HOMES OF TEXAS LLC
64626
WEHMAN CLARENCE A & HAZEL
R REVOCABLE LIVING TRUST
64561
BIEGERT
PROPERTIES LTD
64558
BIEGERT
PROPERTIES LTD
110431
WEHMAN CLARENCE A & HAZEL
R REVOCABLE LIVING TRUST
169512
VASQUEZ KELLY JO PRESTAGE
& JAMES LEE VASQUEZ
64557
BIEGERT
PROPERTIES LTD
137348
CITY OF
SCHERTZ
64587
MOORE PETER
J & SARAH
SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY
PARCEL ID:
64558
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150
300
600
900
Feet

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 17, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 1st, 2025** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250062 - Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District- II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

Daisy Marquez
Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.*** *If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLZC20250062**

COMMENTS: I was told they were not going to build anymore it is the reason why I bought this land.

NAME: Janora Shaw-Hicks (PLEASE PRINT) SIGNATURE Janora Shaw-Hicks

STREET ADDRESS: 3016 Lapostolle Circle, Schertx 78154

DATE: 9-22-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 1st, 2025** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250062 - Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District- II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

Daisy Marquez
Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council****. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLZC20250062**

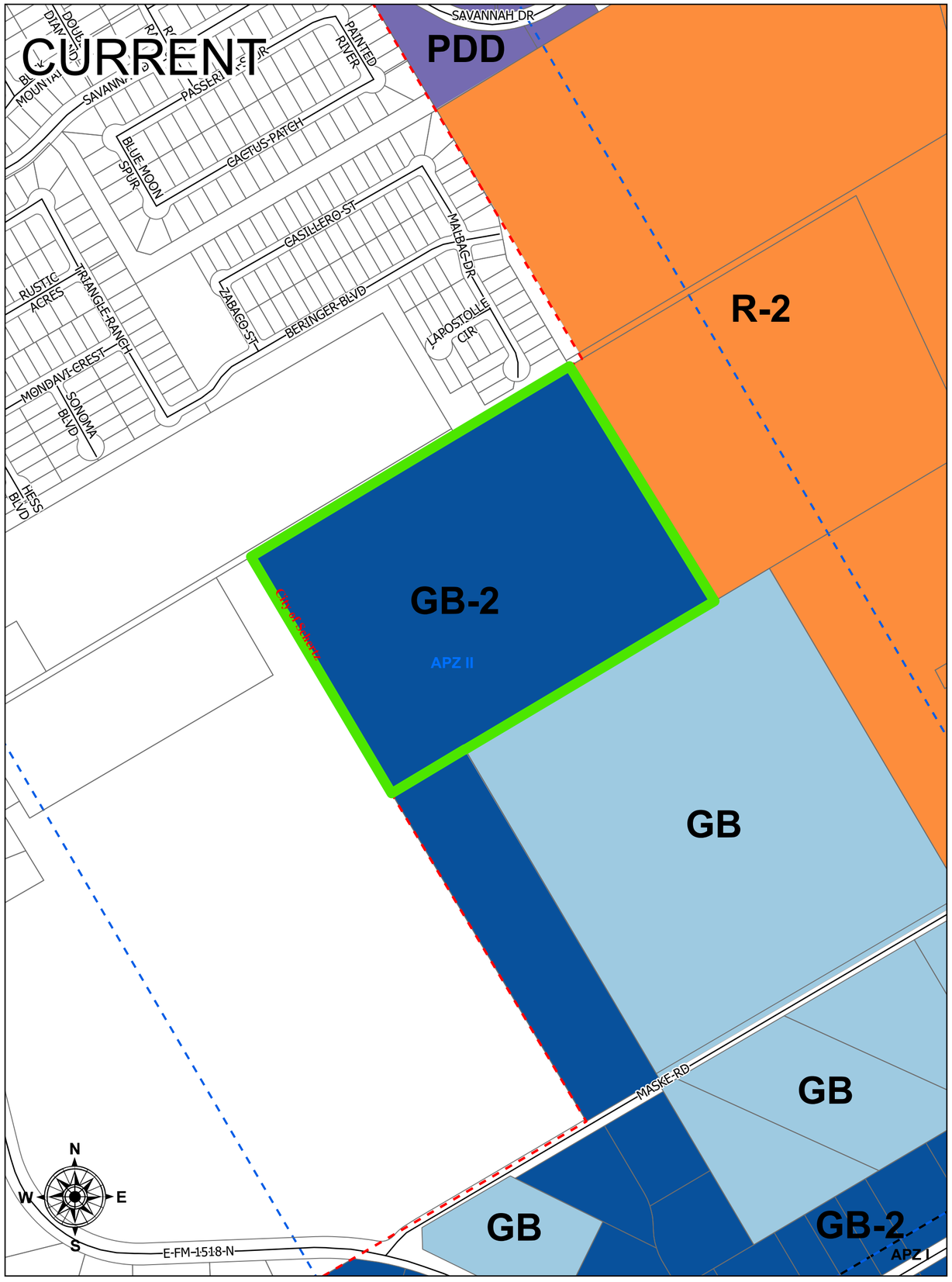
COMMENTS: _____

NAME: Brenda Biegert Prestage SIGNATURE B Prestage
(PLEASE PRINT)

STREET ADDRESS: 3112 FM 1518 Schertz

DATE: 9-22-2025

I am one of the general partners of Biegert Properties.





SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Last Update: Aug 26, 2025

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

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

PROPOSED ZONE CHANGE

GUADALUPE COUNTY
PARCEL ID:
64558

Zoning District

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

0 250 500 1,000 1,500 2,000 Feet

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

22 May 2025

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI
JBSA Installation Mission Sustainment
2080 Wilson Way
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of PLZC20250062- Proposed Rezone to R-2 in APZ II-Updated Application

1. PLZC20250062- Proposed Rezone to R-2 in APZ II-Updated Application has been reviewed by JBSA-RND organizations. JBSA recommends addressing the following comments for consideration in the planning and development process.

a. Approximately 32-acres of the subject tract are located w/in JBSA RND runway 15L/33R Accident Potential Zone II (APZ II). Per the 2017 RND AFB Air Installation Compatible Use Zones (AICUZ) study, maximum recommended density for single-family land uses w/in APZII is not to exceed 2 dwelling units/acre. JBSA recommends application of the above 2 dwelling units/acre single-family land use maximum density as applied to the subject 32-acre parcel, through the establishment of the appropriate, flexible, City of Schertz Zoning District as identified within Article 5, Sec. 21.5.9. – Special Districts, of The City of Schertz Unified Development Code.

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

b. Expect regular, increasing levels of noise generated from flying training activities at JBSA RND due to the subject tract proximity to and directly under RND runway 15L/33R primary approach departure and turn to final approach.

c. Recommend referencing City of San Antonio MLOD lighting standards at: https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTIIIZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.

d. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

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

   FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here: https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm

   Further FAA guidance is also available here: https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf

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

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

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

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

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

9 April 2025

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI
JBSA Installation Mission Sustainment
2080 Wilson Way
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of Zoning Case PLZC20250062 Proposed Rezone to R-2 in APZ II

1. PLZC20250062 Proposed Rezone to R-2 in APZ II has been reviewed by JBSA-RND organizations. JBSA recommends addressing the following comments before moving forward in the planning and development process.

a. Proposed City of Schertz R2 Zoning Category would permit minimum 8,400 sq ft (70'x120') lots within APZ II. At 25-acres, the proposed zoning category of R2 could permit up to 129 lots. The proposed exhibit displays 77 units within the subject 25-acre portion of the proposed MDP, bringing the proposed density to 3.08 du/acre. This exceeds the recommended compatible maximum density of 2 du/acre within APZ II per the 2017 RND AFB AICUZ Land Use Compatibility Tables, SLUCM no. 11, Residential, Single units: detached. Request clarification from applicant on total proposed units within 25-acre portion of APZ II.

b. Recommend referencing City of San Antonio MLOD lighting standards at: https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTIIIZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.

c. The subject 25-acre site is directly below the primary approach/departure, and turn to final, flight tracks of RND AFB runway 15R/33L; expect regular and increasing levels of noise.

d. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

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

FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here: https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm

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

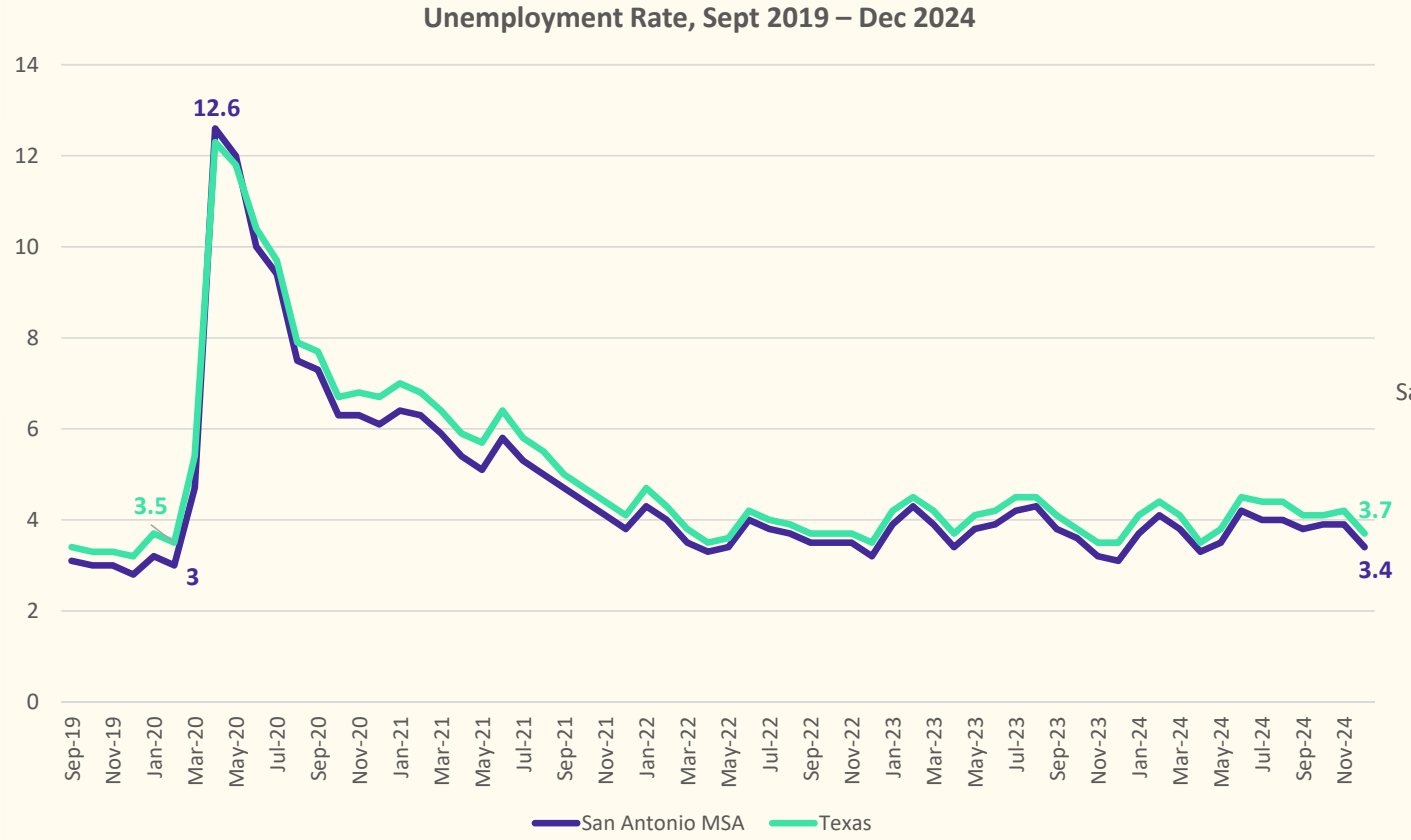
Zonda Education

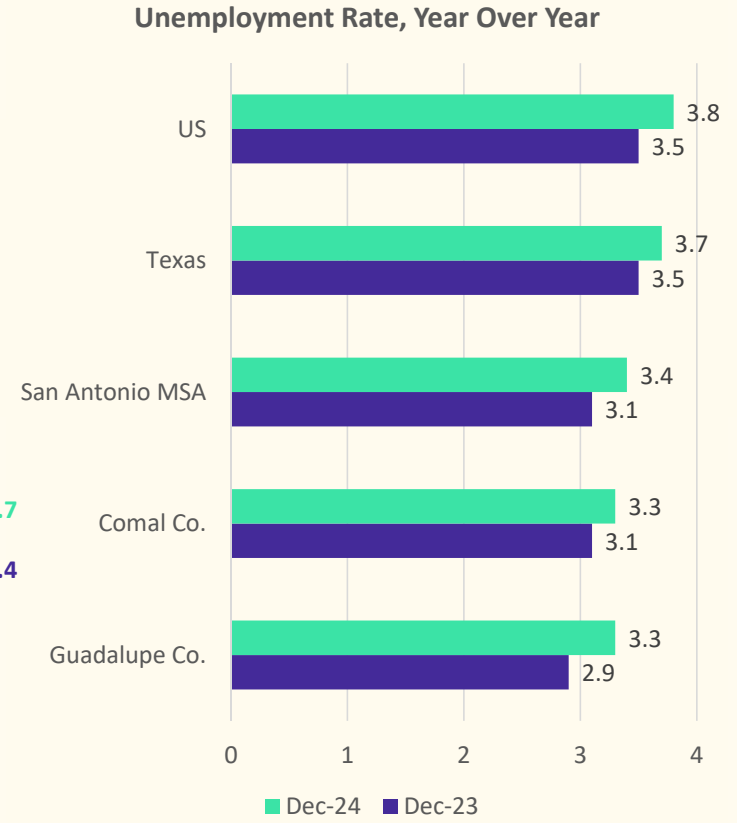


4Q24

Demographic Report

Local Economic Conditions



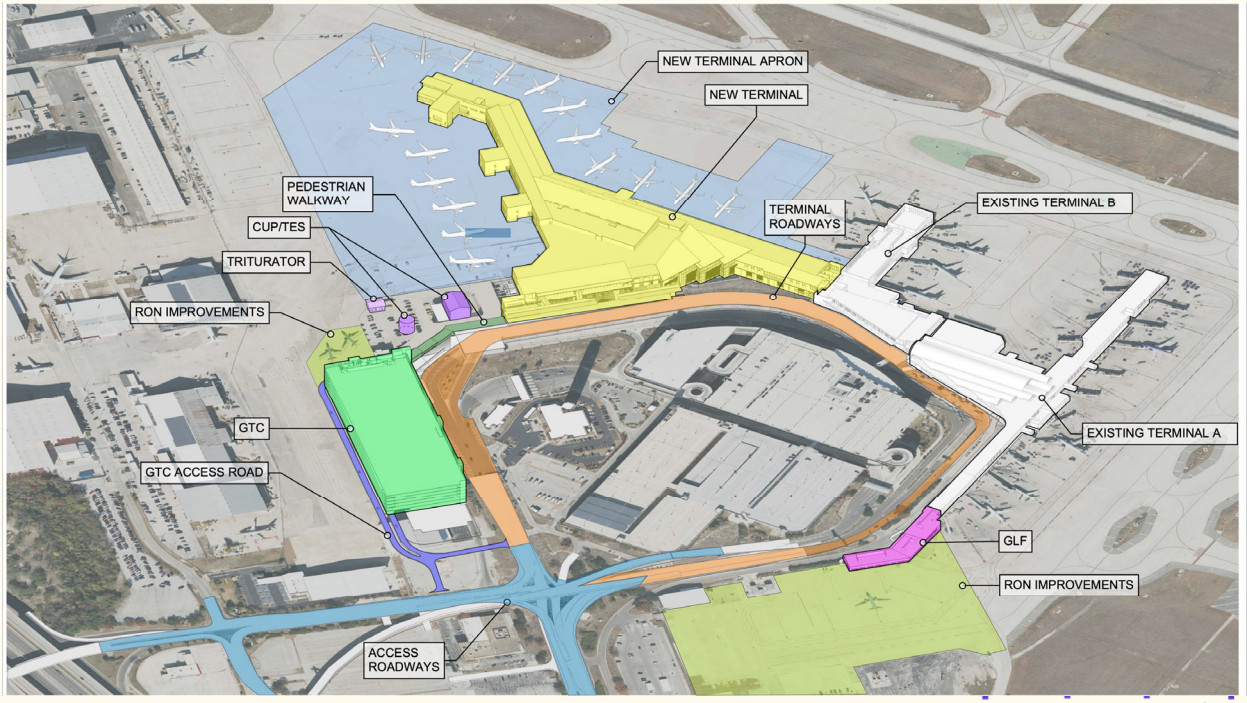


Zonda Education

Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = $2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate $3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028



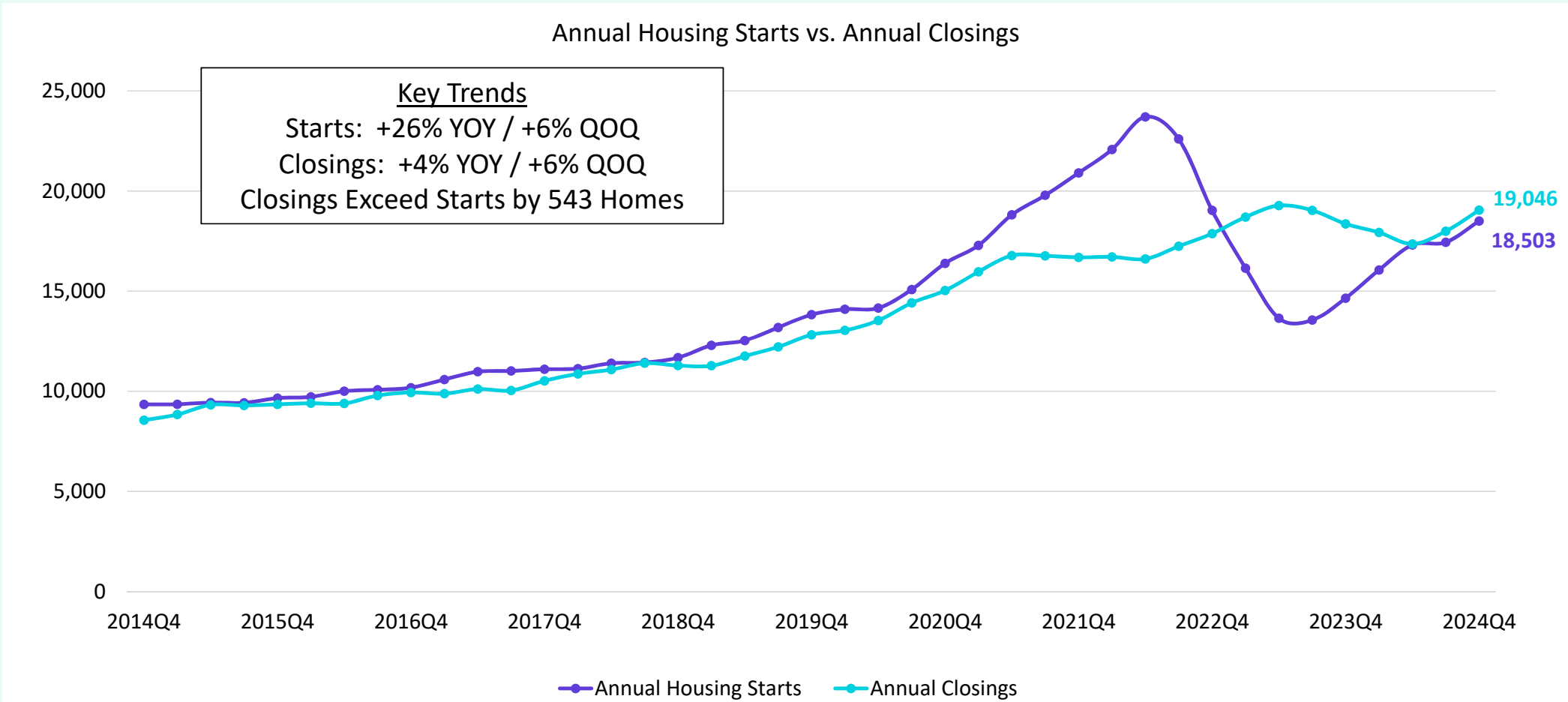
Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda

San Antonio New Home Starts & Closings



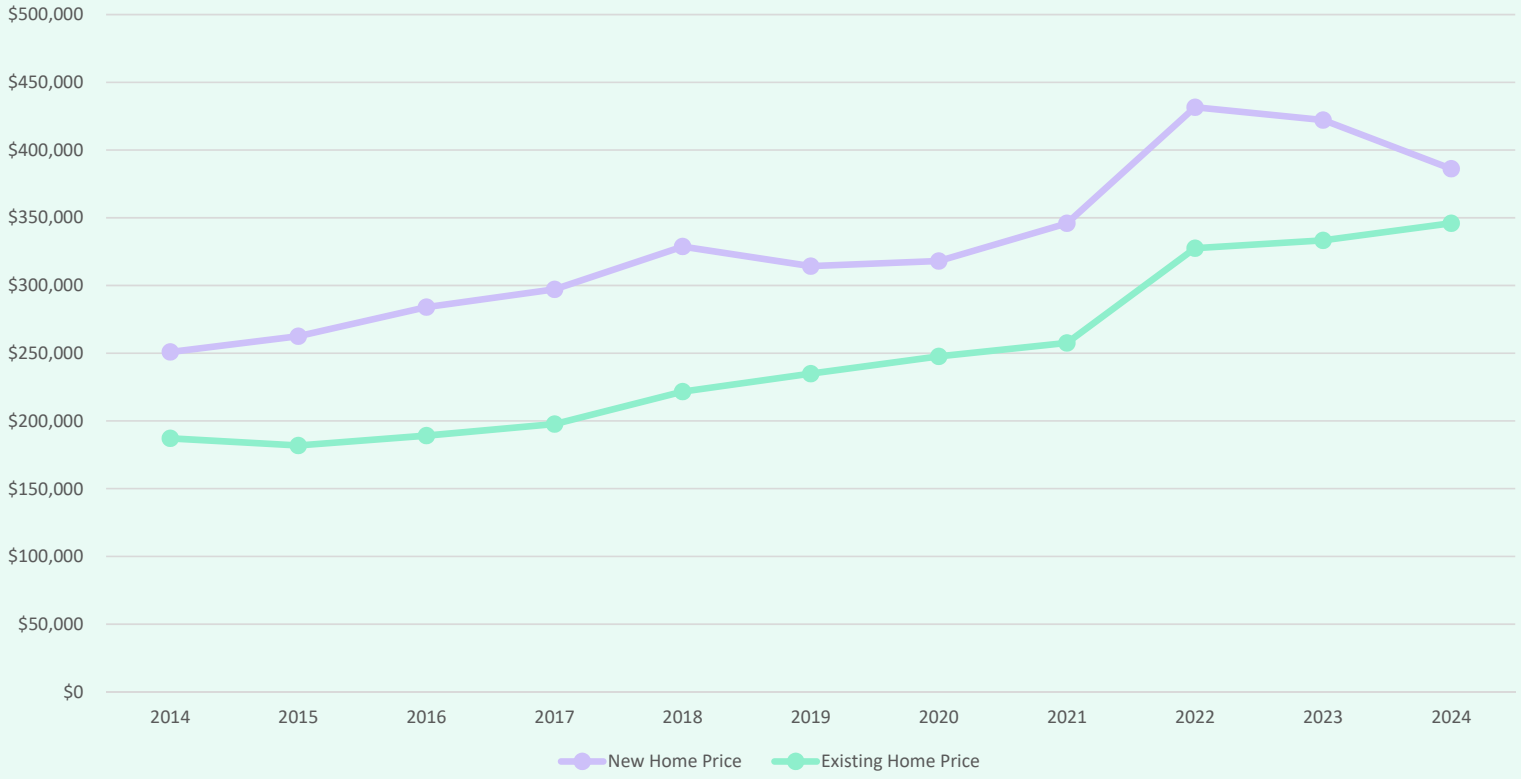
Source: Zonda

Zonda Education

© 2022 Zonda

SCUC ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



	Avg New Home	Avg Existing Home
2014	$250,897	$187,097
2015	$262,532	$181,881
2016	$284,037	$189,189
2017	$297,182	$197,710
2018	$328,762	$221,637
2019	$314,299	$234,868
2020	$318,065	$247,691
2021	$345,858	$257,537
2022	$431,606	$327,526
2023	$422,149	$333,286
2024	$386,156	$345,921

- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than $135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than $158,800

Zonda Education

San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,739	3,920	1,909	6,114	21,246
2	COMAL ISD	2,691	3,028	1,670	4,843	21,591
3	MEDINA VALLEY ISD	2,377	2,410	1,232	5,228	27,810
4	EAST CENTRAL ISD	2,513	2,230	1,243	4,351	24,478
5	SOUTHWEST ISD	1,301	1,328	628	2,269	7,296
6	JUDSON ISD	615	899	207	547	871
7	**SCUC ISD**	**787**	**894**	**391**	**2,113**	**5,896**
8	NAVARRO ISD	841	832	453	1,290	6,635
9	BOERNE ISD	777	761	497	1,545	9,427
10	SOUTHSIDE ISD	700	730	322	927	16,702
11	NEW BRAUNFELS ISD	656	589	407	854	6,164
12	NORTH EAST ISD	397	361	234	906	5,196
13	SEGUIN ISD	325	342	204	668	5,384
14	SOUTH SAN ANTONIO ISD	300	238	164	86	790
15	MARION ISD	230	174	139	327	4,559
16	FLORESVILLE ISD	116	137	49	227	0
17	SAN ANTONIO ISD	59	87	126	305	772
18	LYTLE ISD	91	76	44	319	1,046
19	PLEASANTON ISD	54	61	25	72	0
20	ALAMO HEIGHTS ISD	3	41	8	15	19

** Based on additional Zonda Education housing research*

District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	161
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**773**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	**664**	**768**	**913**	**912**	**960**	**881**	**898**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	76	11	123	30	13	33	118	36
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	2	1	1	41	242
ROSE GARDEN	234	64	230	53	85	137	827	2,499
SCHERTZ	0	0	21	0	0	1	0	60
SIPPEL	298	70	277	68	76	154	729	1,817
WATTS	47	7	80	20	8	16	15	580
WIEDERSTEIN	131	9	160	41	13	49	383	662
Grand Total	**787**	**161**	**894**	**214**	**196**	**391**	**2,113**	**5,896**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

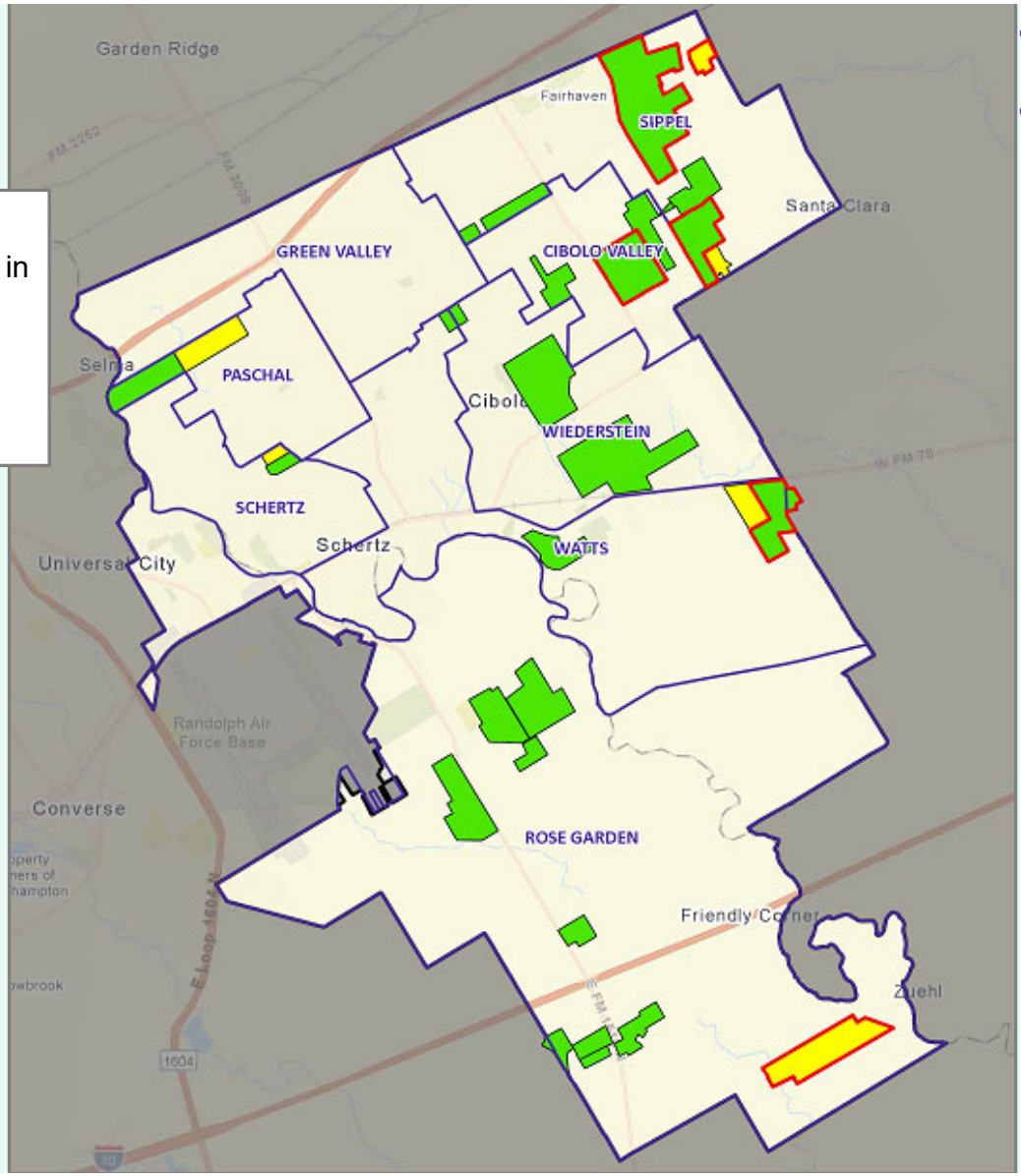
Zonda Education

District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

Subdivisions

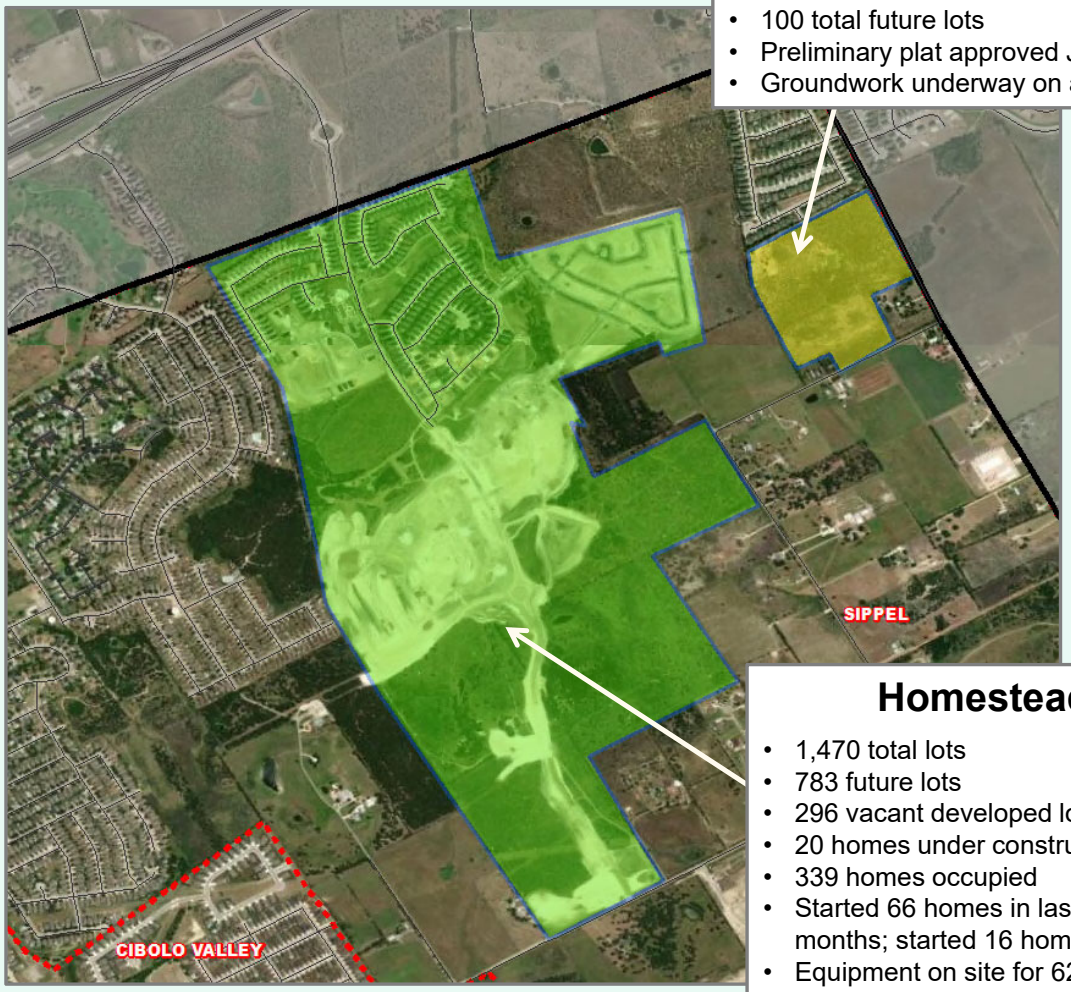
- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots



Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- $400K - $700K

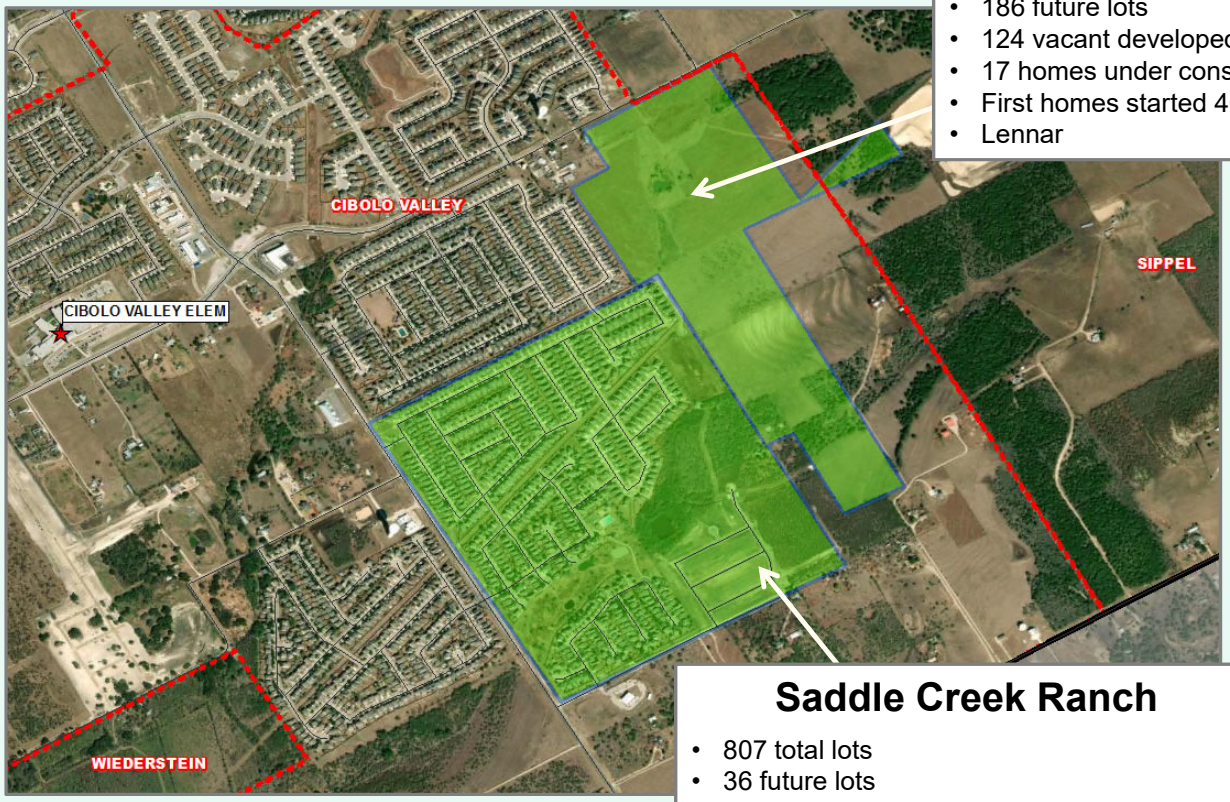
January 24, 2025



Residential Activity

Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar



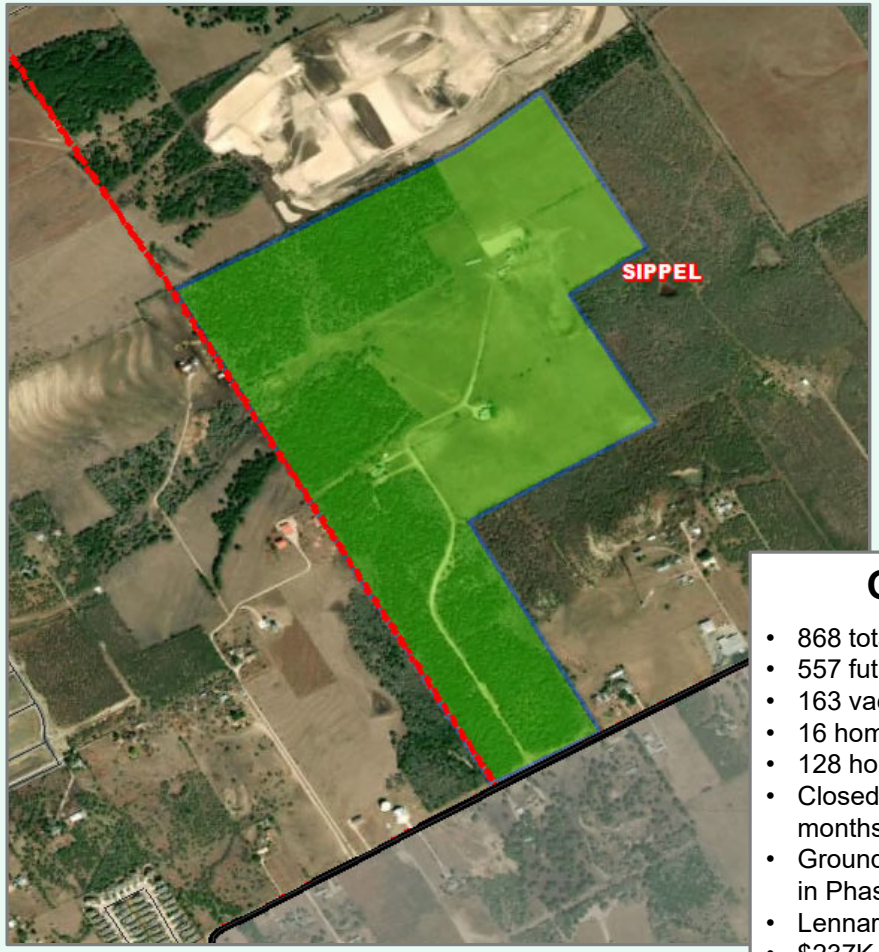
Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- $290K+

January 24, 2025



Residential Activity



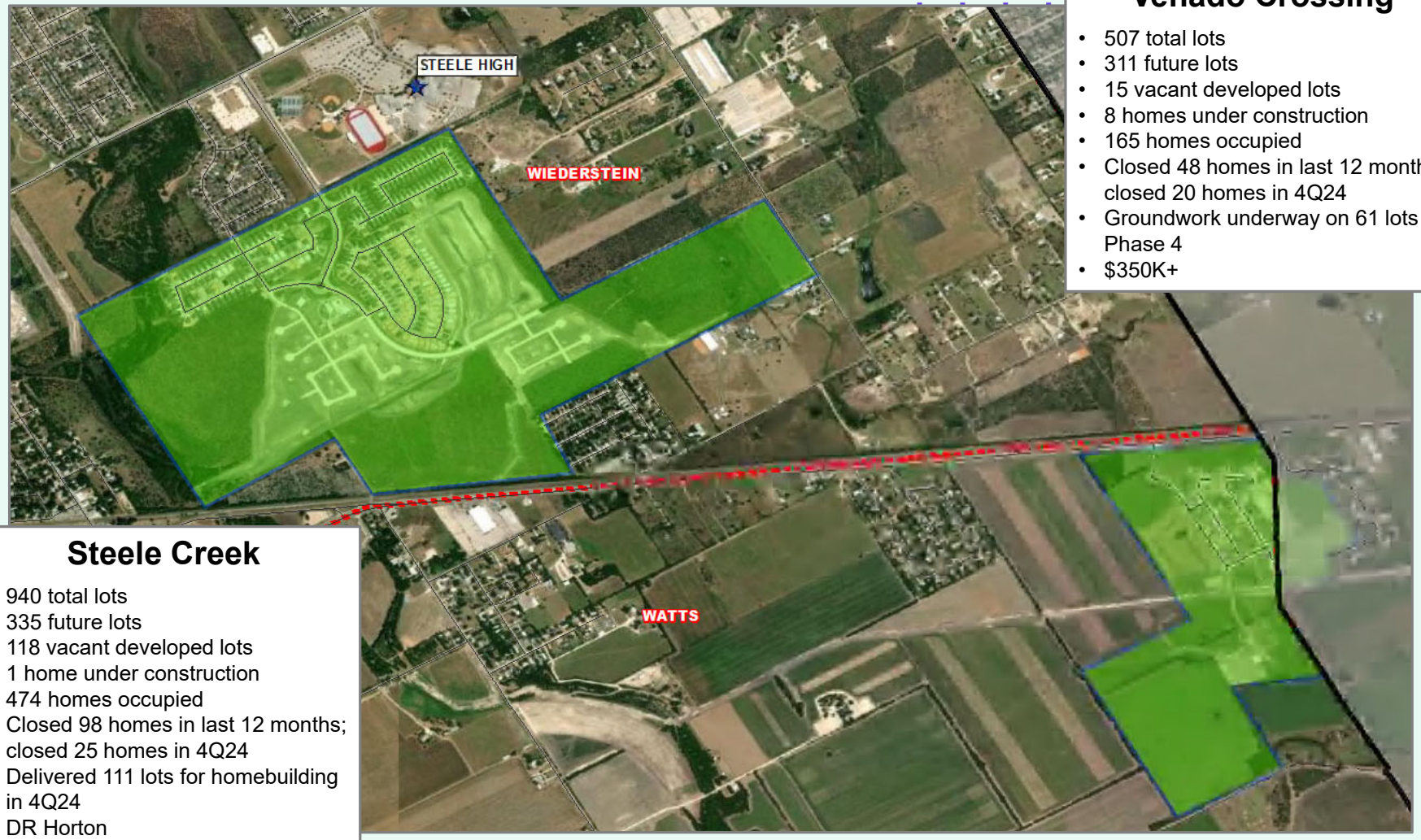
January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- $237K+

Residential Activity



Venado Crossing

- 507 total lots
- 311 future lots
- 15 vacant developed lots
- 8 homes under construction
- 165 homes occupied
- Closed 48 homes in last 12 months; closed 20 homes in 4Q24
- Groundwork underway on 61 lots in Phase 4
- $350K+

Steele Creek

- 940 total lots
- 335 future lots
- 118 vacant developed lots
- 1 home under construction
- 474 homes occupied
- Closed 98 homes in last 12 months; closed 25 homes in 4Q24
- Delivered 111 lots for homebuilding in 4Q24
- DR Horton
- $365K+

Residential Activity



January 24, 2025



Saddlebrook Ranch

- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- $362K+

Residential Activity

Crossvine

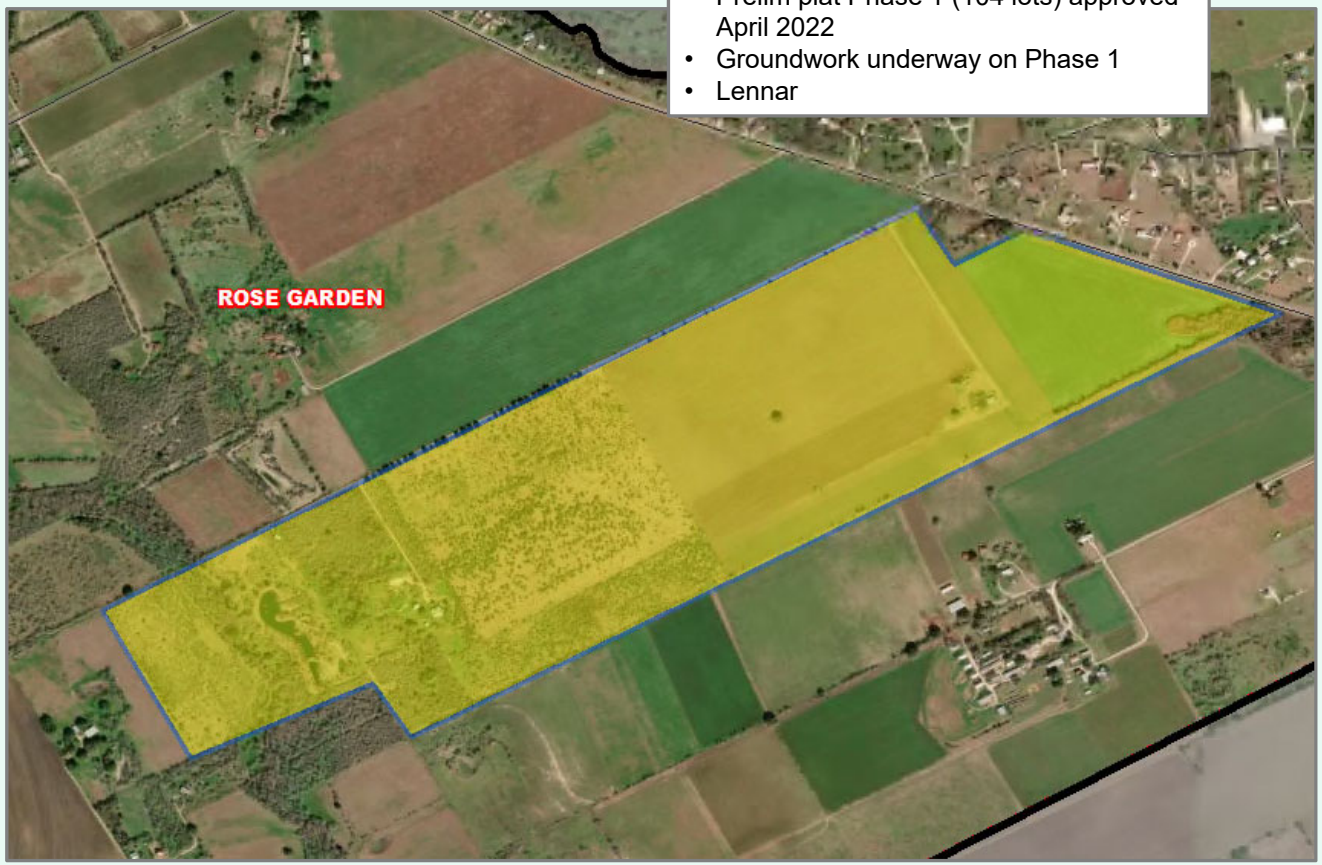
- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months; started 15 homes in 4Q24
- $400K+



Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar



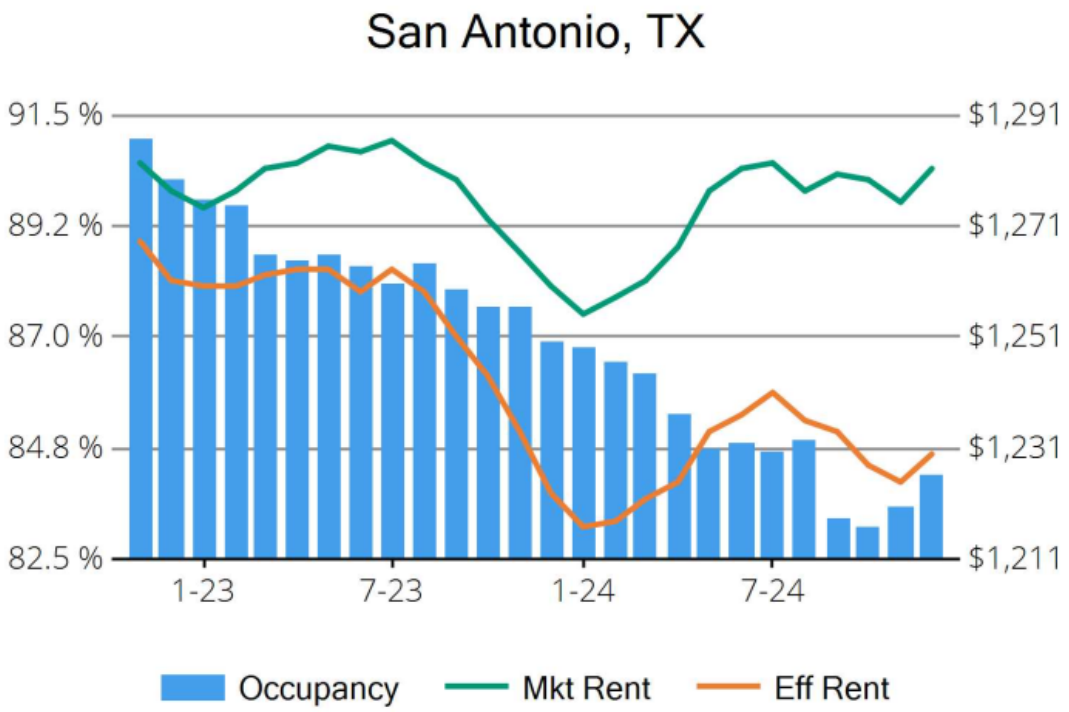
January 24, 2025



Housing Market Trends: Multi-family market- December 2024

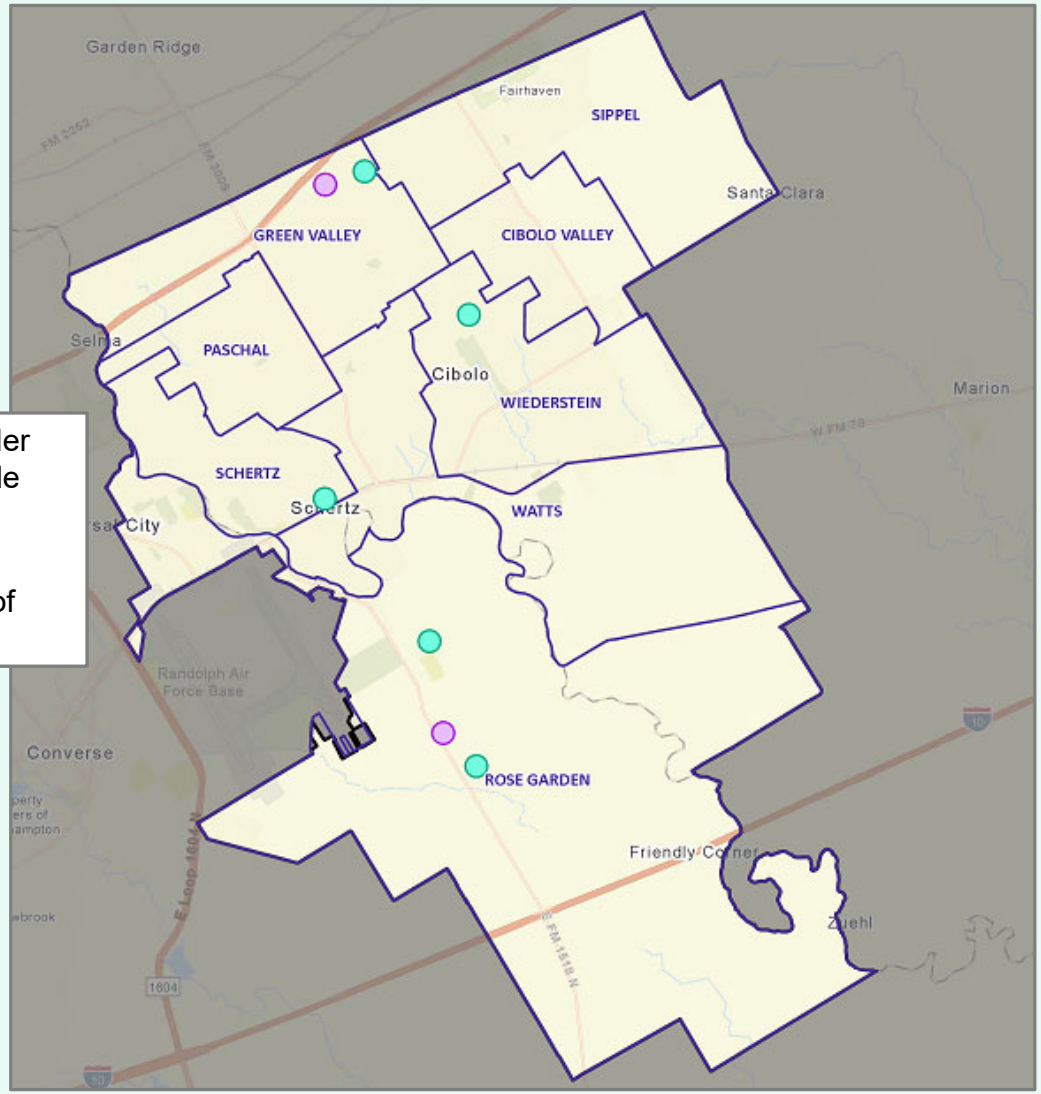
Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	$1,281	+1.8%
Asking Rent per SF	$1.48	+0.9%
Effective Rent	$1,230	+0.5%
Effective Rent per SF	$1.42	-0.3%
% Offering Concessions	47%	+17.6%
Avg. Concession Package	7.6%	+20.2%



District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025



Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

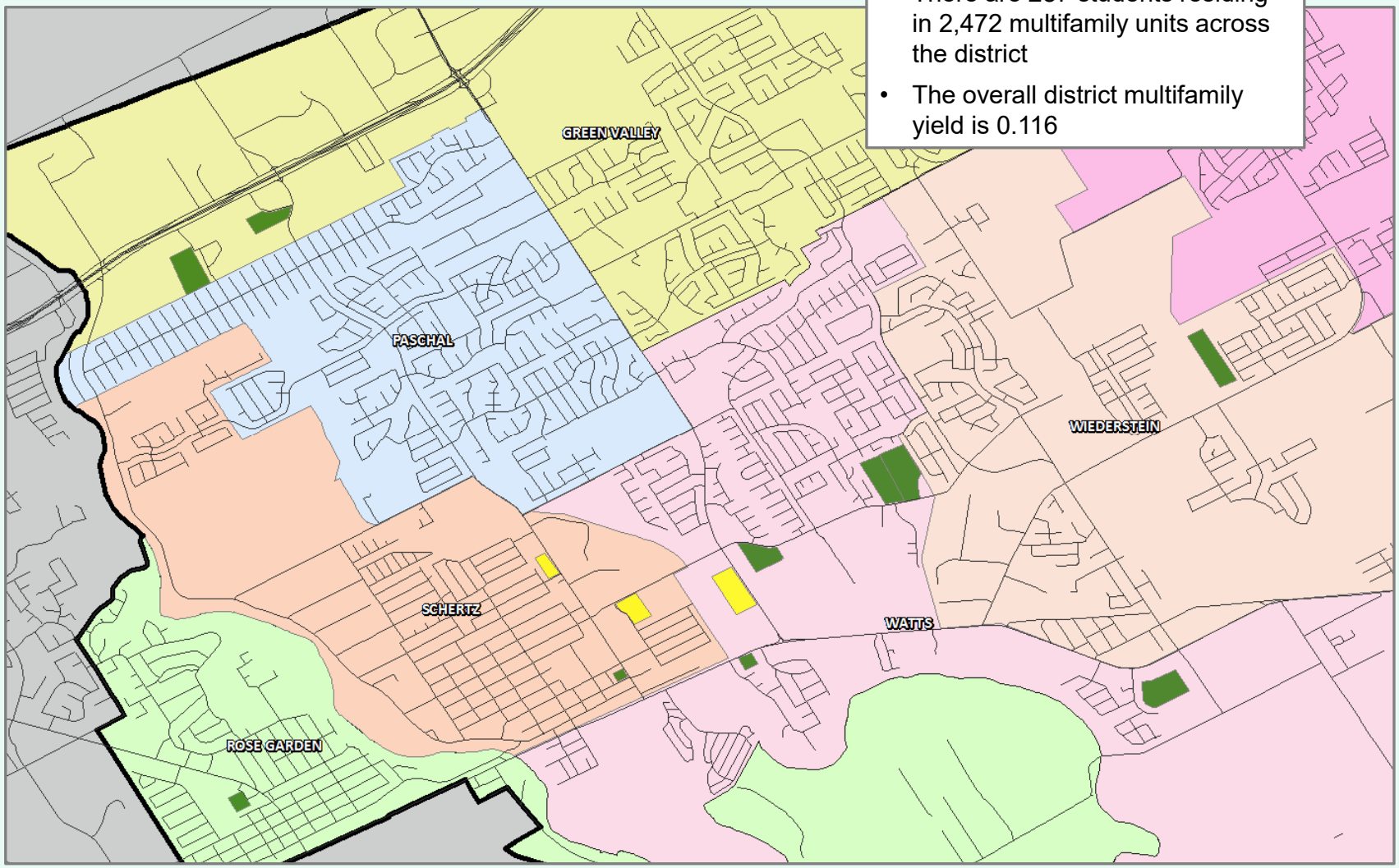


January 24, 2025



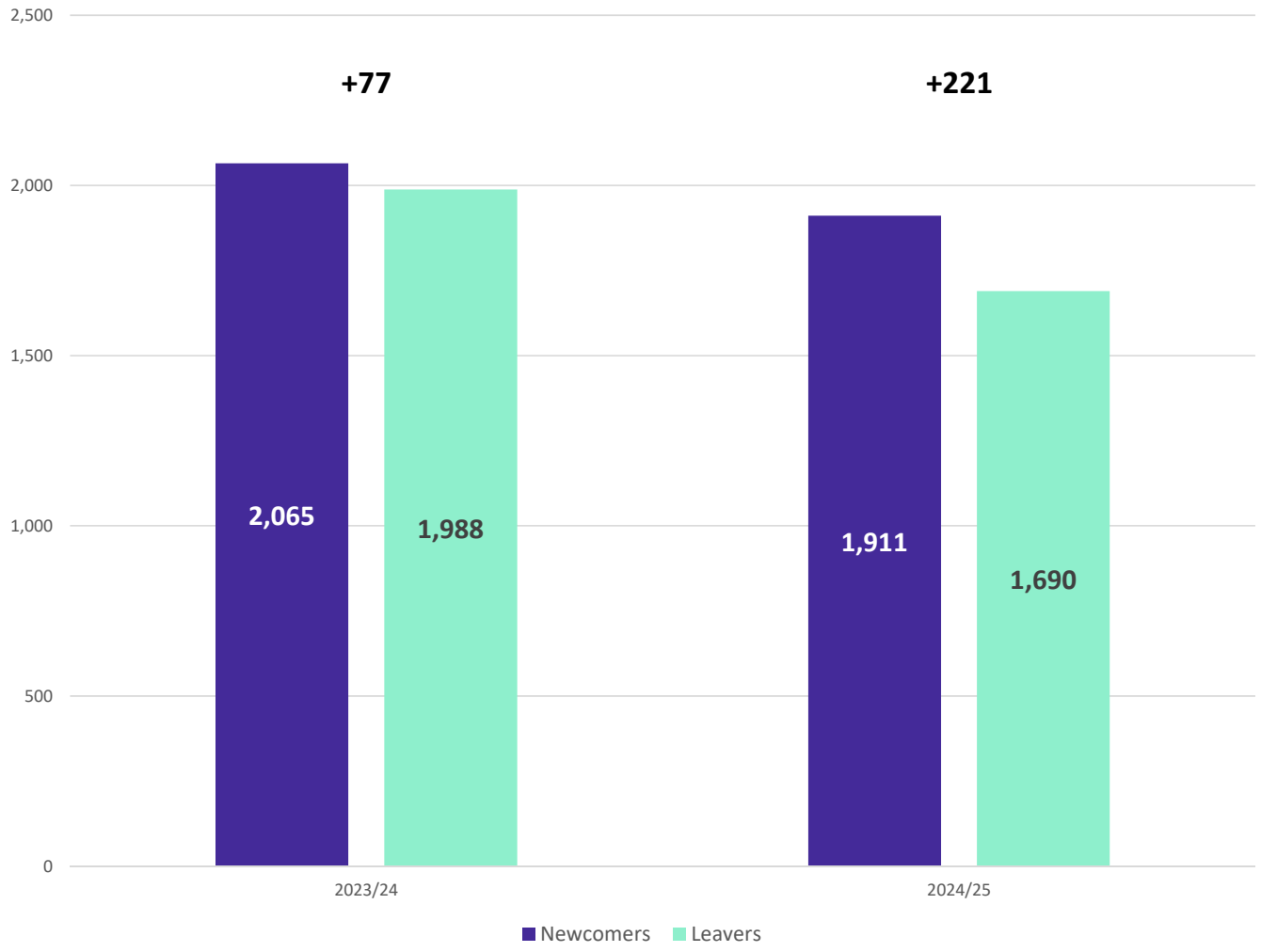
District Multifamily Yield

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



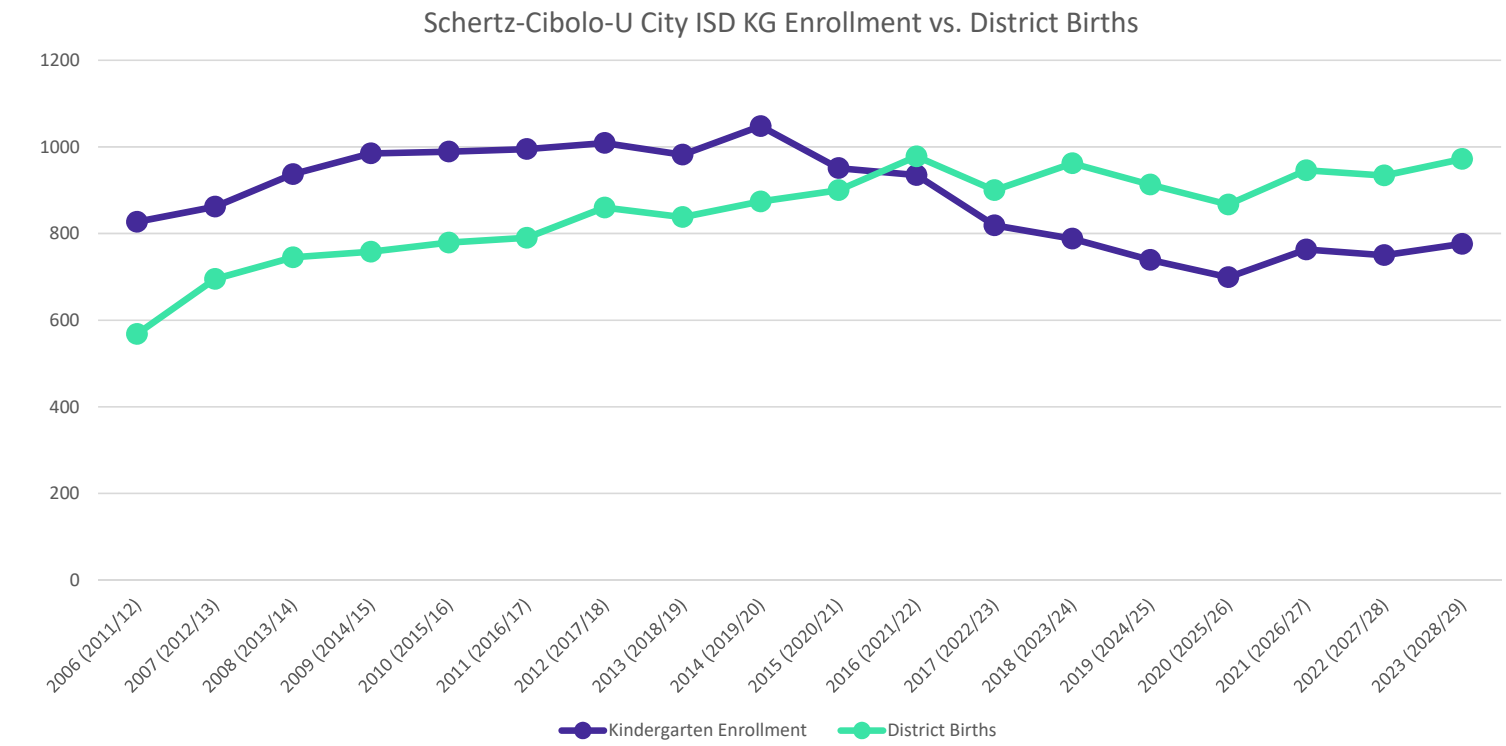
Zonda Education

Newcomers and Leavers



Zonda Education

Birth Rate Analysis



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

Ten Year Forecast by Grade Level

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

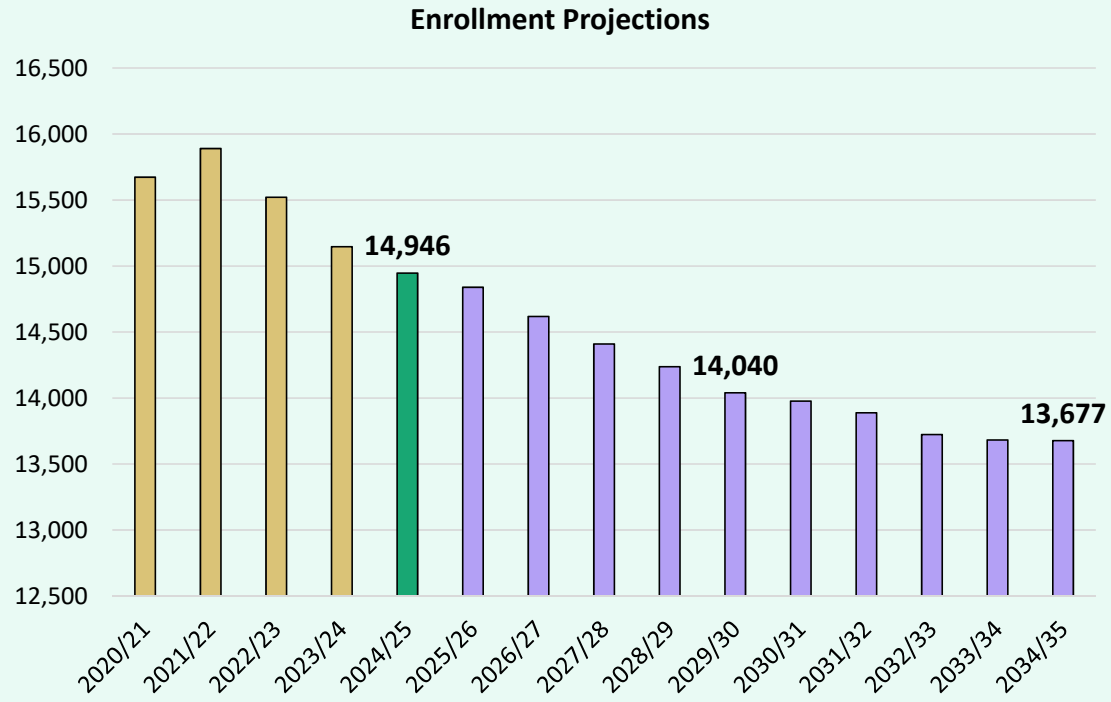
Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus

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

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

Key Takeaways



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30

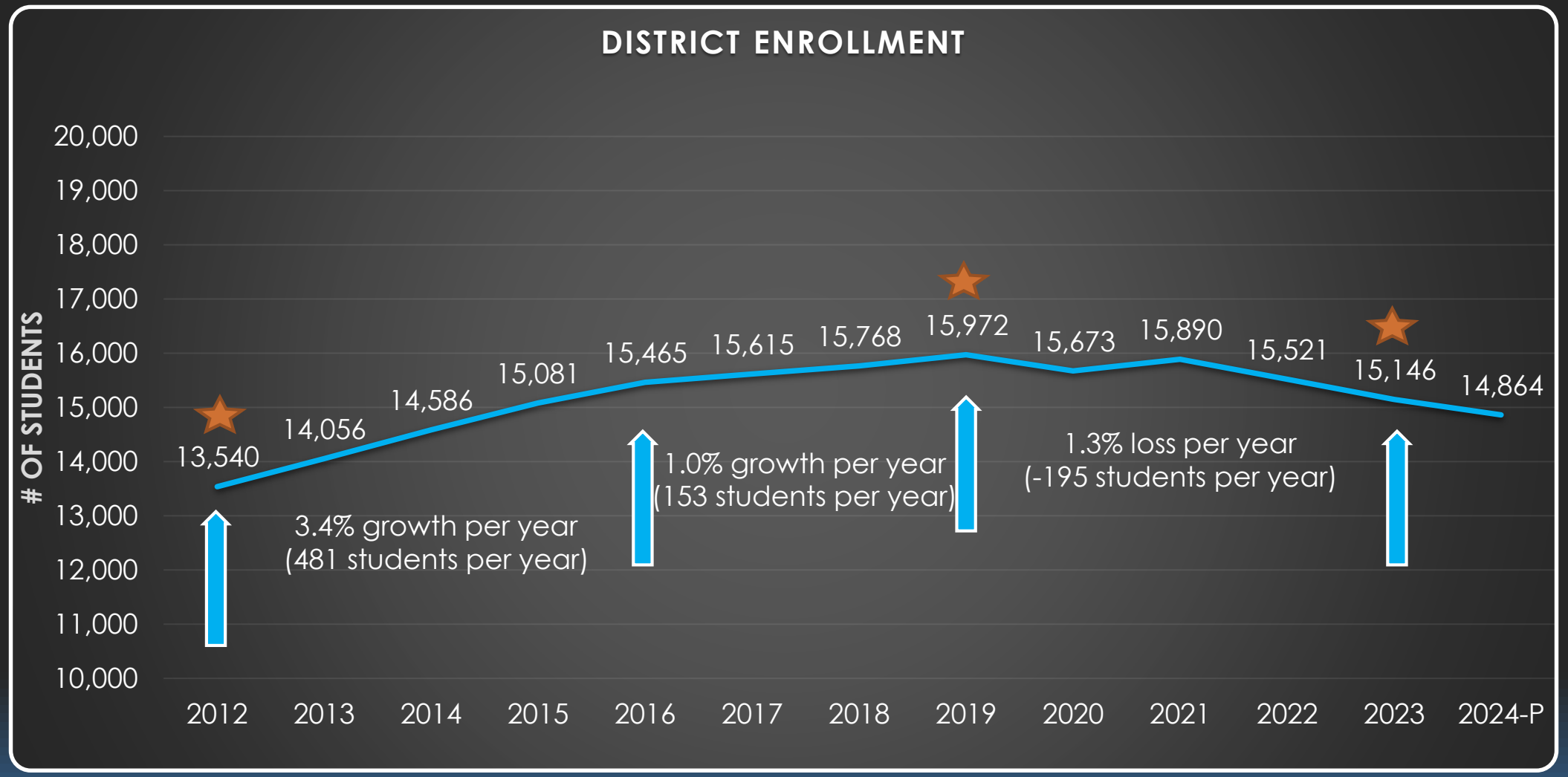
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

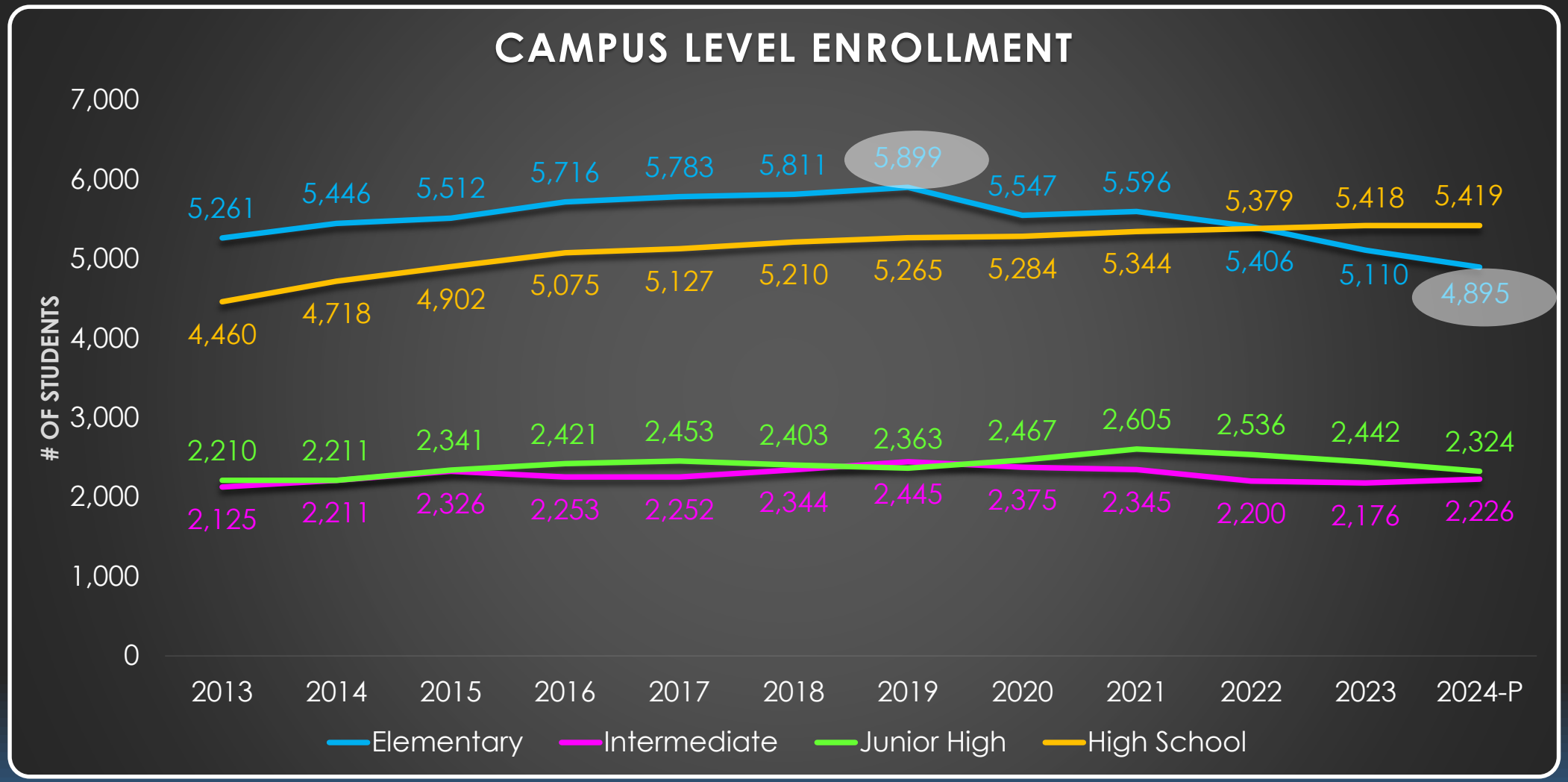
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 to 2023 Enrollment Decrease
  - High School enrollment has remained strong
  - We have added 154 High School students since 2019
  - And Junior High has only lost 39 students since 2019
- Elementary is where we have felt the largest drop in enrollment
  - Specifically, 918 students lost since 2019
  - and 219 students lost at the intermediate level.

STUDENT TRANSFERS

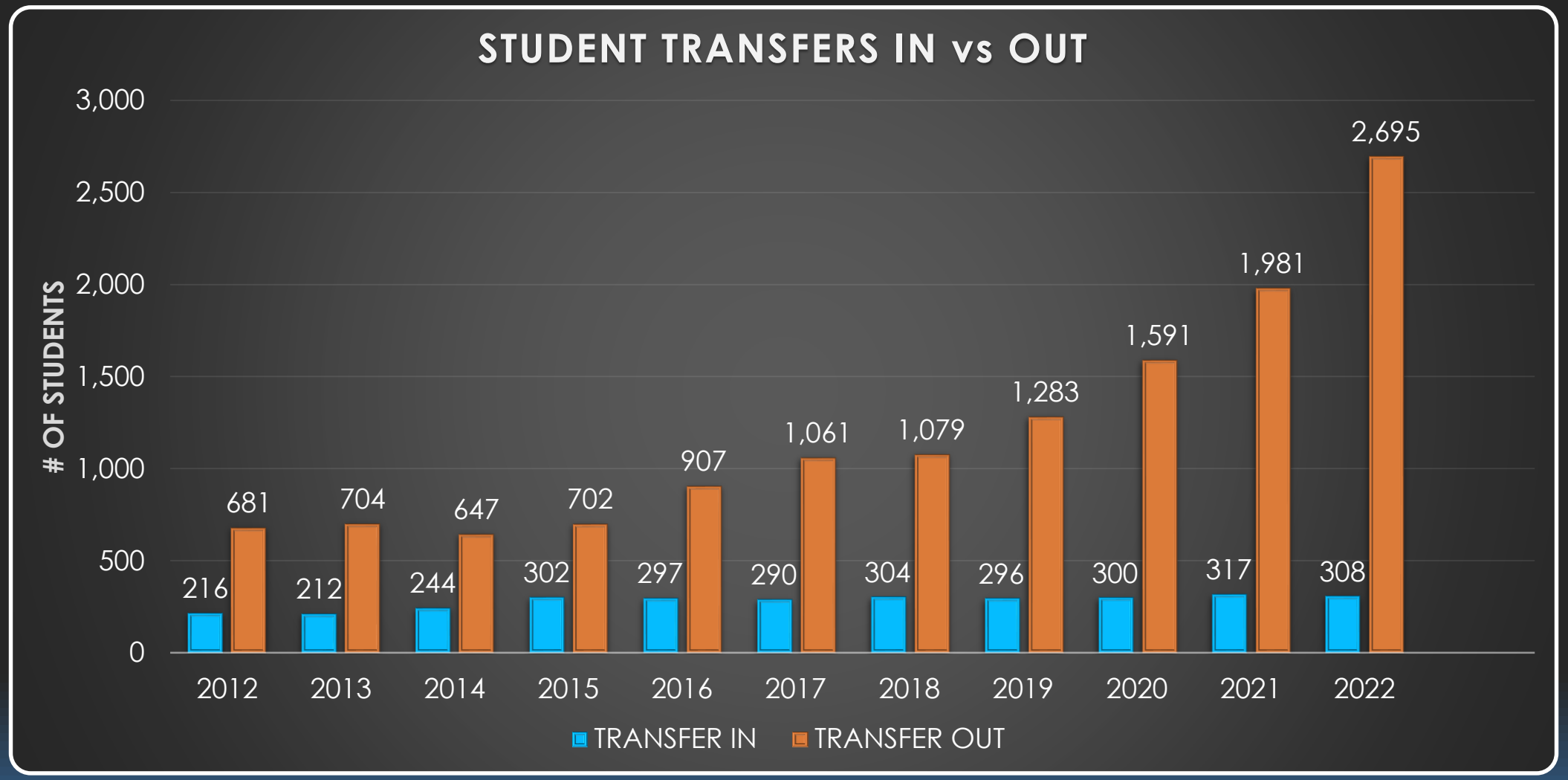
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

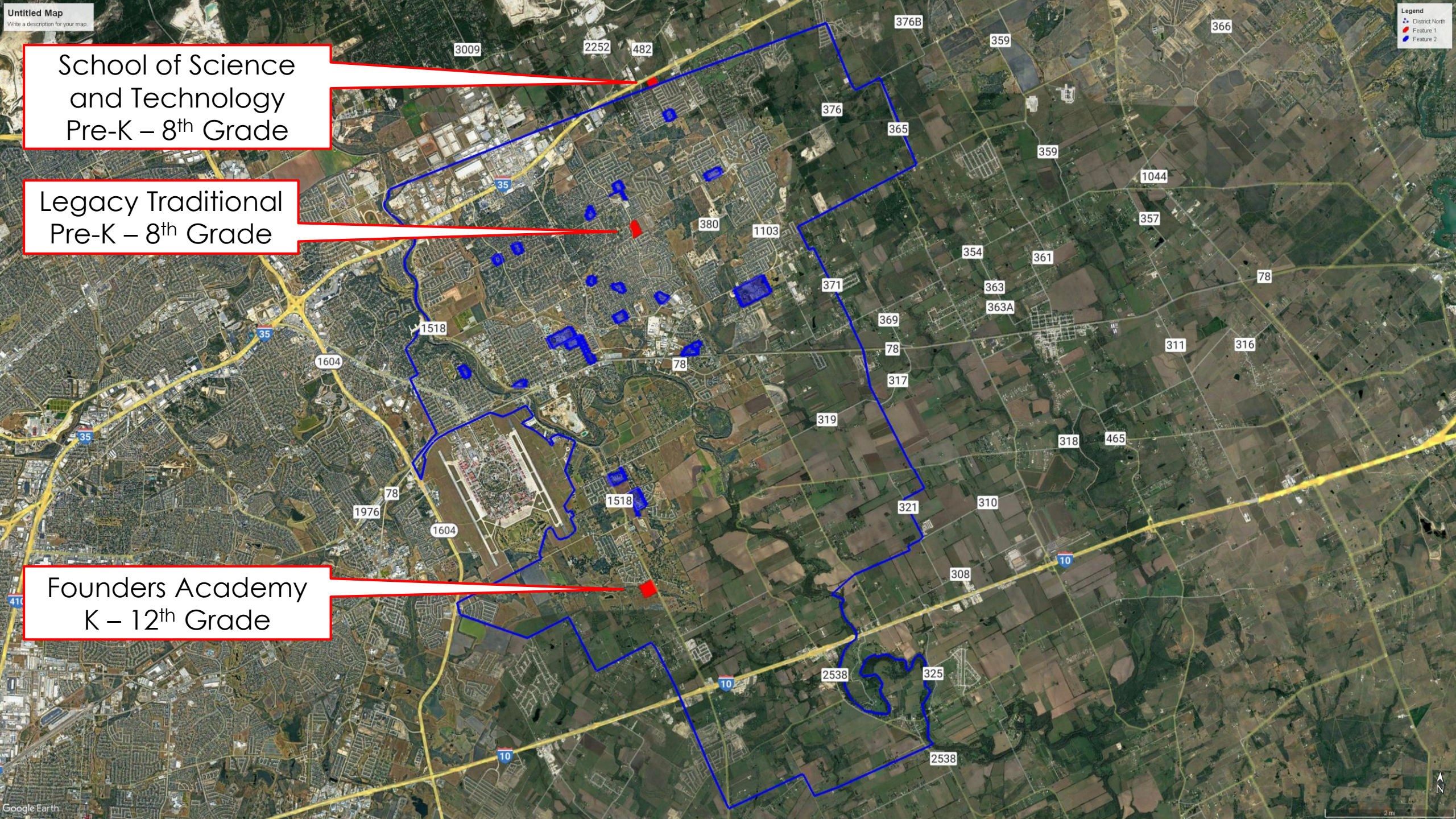
First Year of Founders Charter School →

First Year of School of Science and Technology →

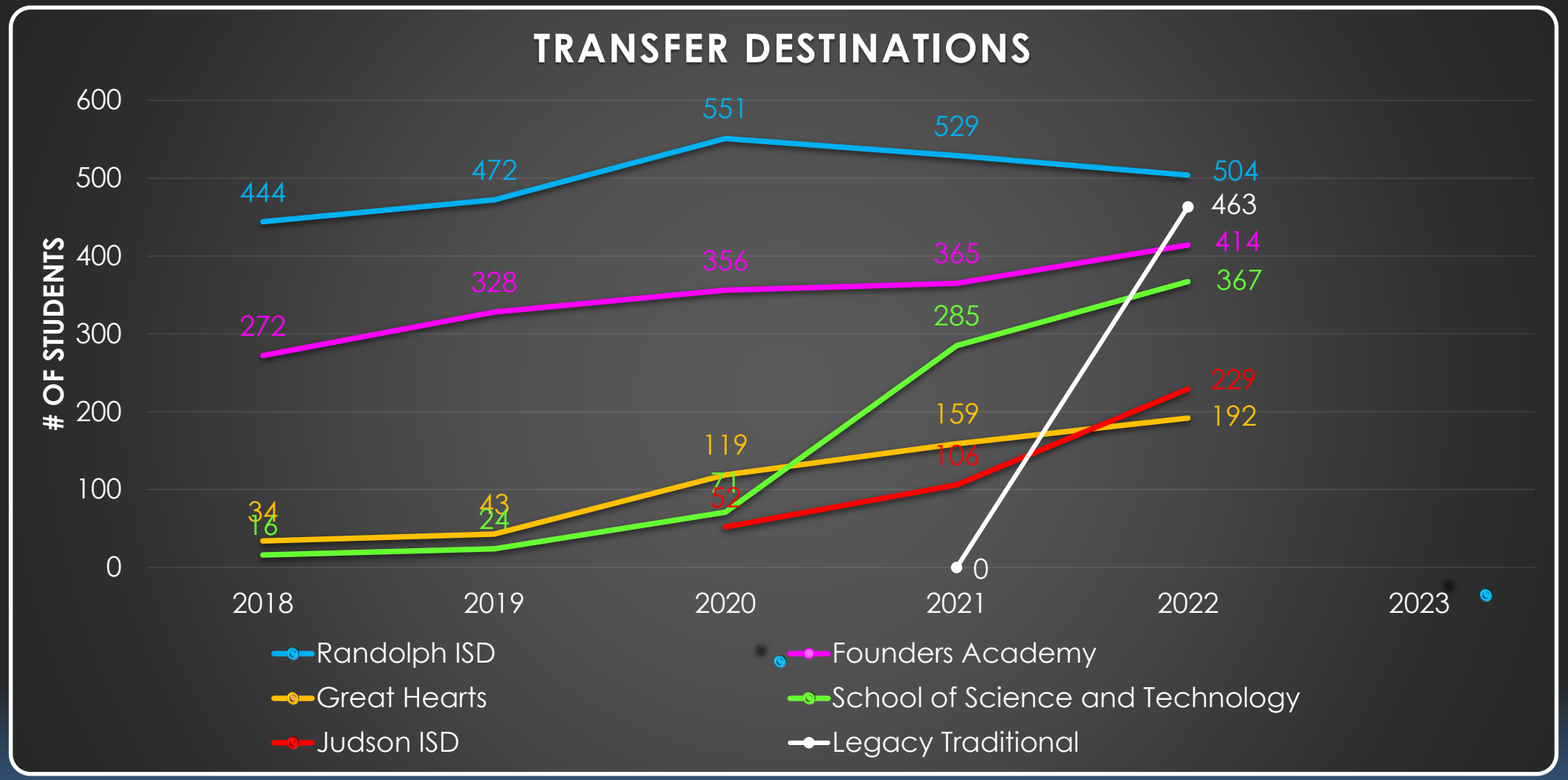
First Year of Legacy Traditional School →

STUDENT TRANSFERS IN VS. OUT

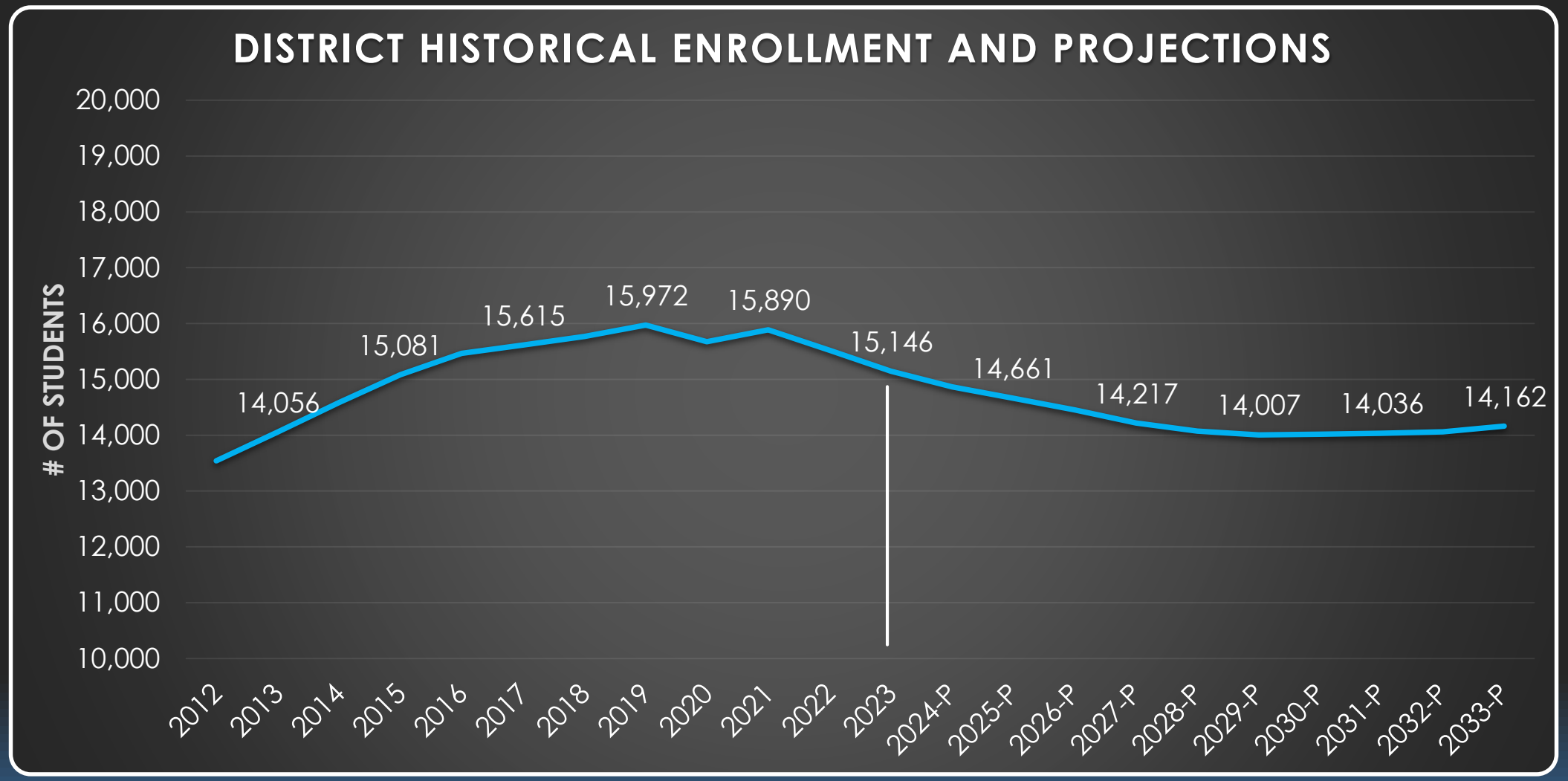



Untitled Map
Write a description for your map.
School of Science and Technology Pre-K – 8th Grade
Legacy Traditional Pre-K – 8th Grade
Founders Academy K – 12th Grade
Legend
District North
Feature 1
Feature 2
3009
2252
482
376B
359
366
376
365
359
1044
380
1103
357
354
361
78
371
363
363A
369
78
1518
1604
78
317
311
316
319
318
465
78
1976
1518
1604
321
310
308
2538
325
2538
35
10
Google Earth
N

MAIN DESTINATIONS FOR TRANSFERS OUT



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



ENROLLMENT PROJECTIONS

- Over the next 6 years our District is projected to lose on average 1.3% of our enrollment annually.
  - Resulting in the potential decline in enrollment of another 1,139 students over the same period
  - Larger graduating classes continue to be replaced with smaller Pre-K and Kinder
  - Growth in Charter enrollment is likely to contribute to the smaller elementary class sizes

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- Beginning in 2030 the district is expected to begin adding students
  - Incoming elementary enrollment and graduating classes begin to reach a balance
  - In 2033 we are projected to return to the enrollment we had in 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- Prior to COVID and area Charter Schools, SCUC was essentially the only option for parents moving into our growing community.
  - When projecting growth, birth rates and housing growth were the only two major variables we had to consider.
- Beginning 2017 with the first area Charter School, parents began to exercise their choice.
  - with COVID we saw virtual learning enter the game and homeschooling became more prevalent
  - Our community also continued to experience aging in place
- Projecting enrollment is much more difficult with these added variables.

FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity

UNDERSTANDING CAMPUS CAPACITY

- Design Capacity
  - Capacity of a campus as architecturally designed with every full-size classroom at full capacity
  - Ex. Sippel Elementary has a design capacity of 750 students
- Functional Capacity
  - Design capacity of a campus minus 10% to account for special programs on a campus that reduce the capacity of a full-size classroom
  - Ex. Sippel Elementary has a functional capacity of 675 students
- Maximum Capacity
  - Campus capacity considering the addition of portable classroom buildings to the design capacity and the number of students the common areas of the campus can support
  - Ex. Sippel Elementary has a maximum capacity of 1058 students

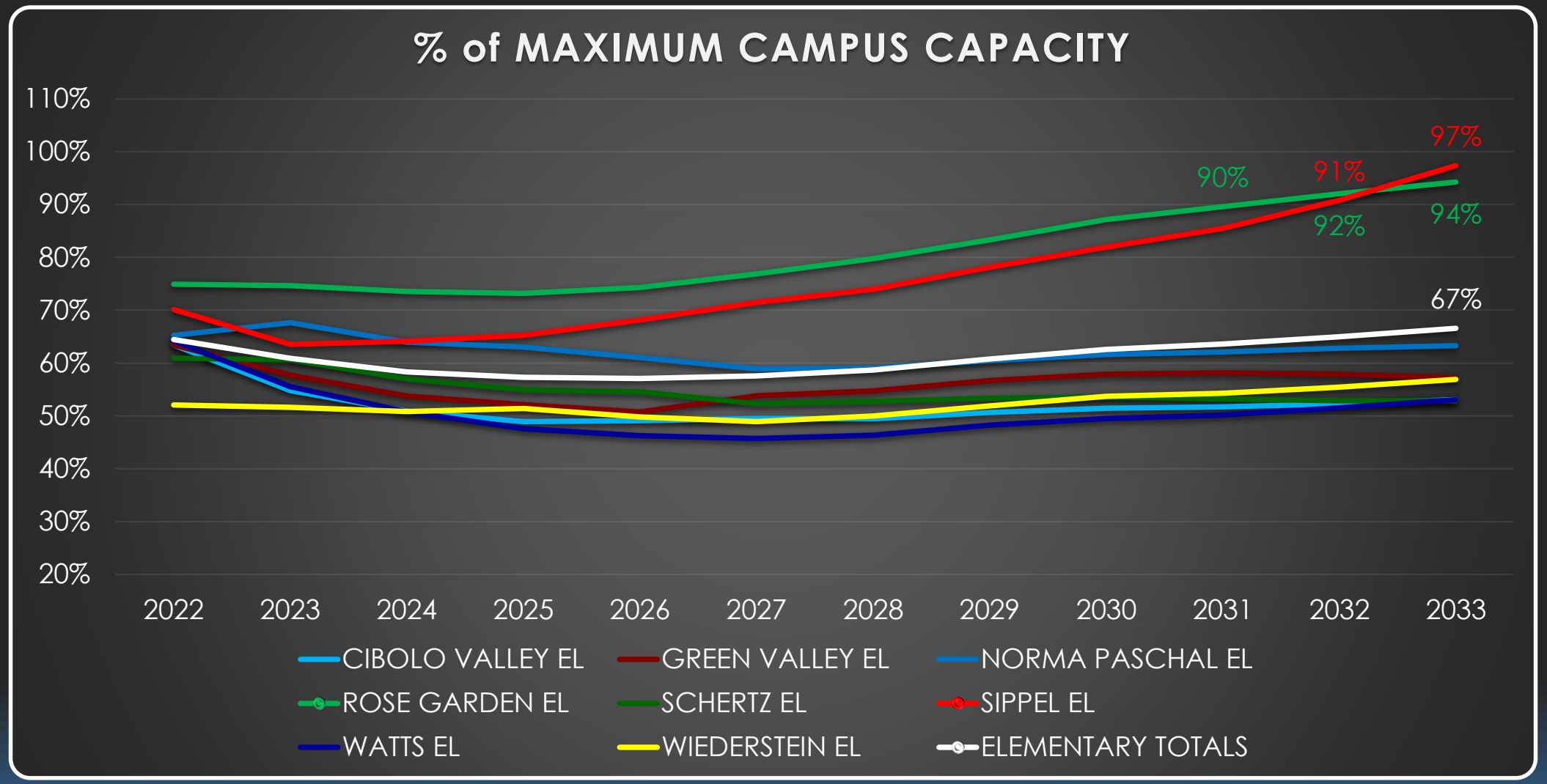
PLANNING USING OUR MAXIMUM CAPACITY

- We begin considering the use of **CAPACITY RELIEF TOOLS** when a campus reaches **90%** of its maximum capacity. The District has several tools at our disposal
- Tools to **REDUCE/MAINTAIN THE ENROLLMENT** of a campus include:
  - Capping enrollment of the campus to new students
  - Moving special programs to campuses with lower enrollments
- Tools to **BALANCE THE ENROLLMENT** at campuses include:
  - Rezoning the attendance boundaries
- Tools to **INCREASE THE CAPACITY** of the campus/district include:
  - Adding portable classroom buildings
  - Adding to or renovating the existing building
  - Building a new campus to the district

ELEMENTARY CAPACITIES

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

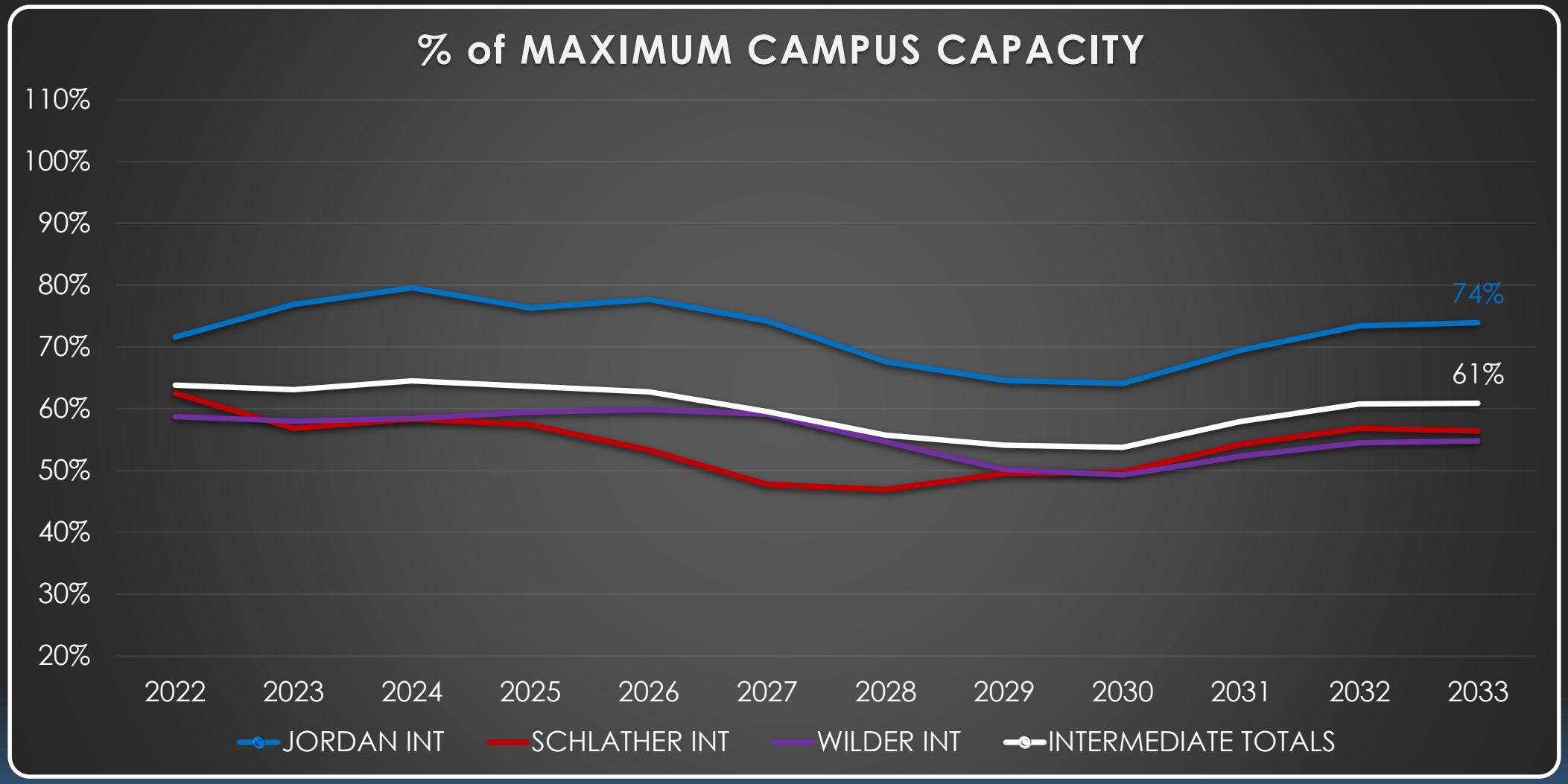
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

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

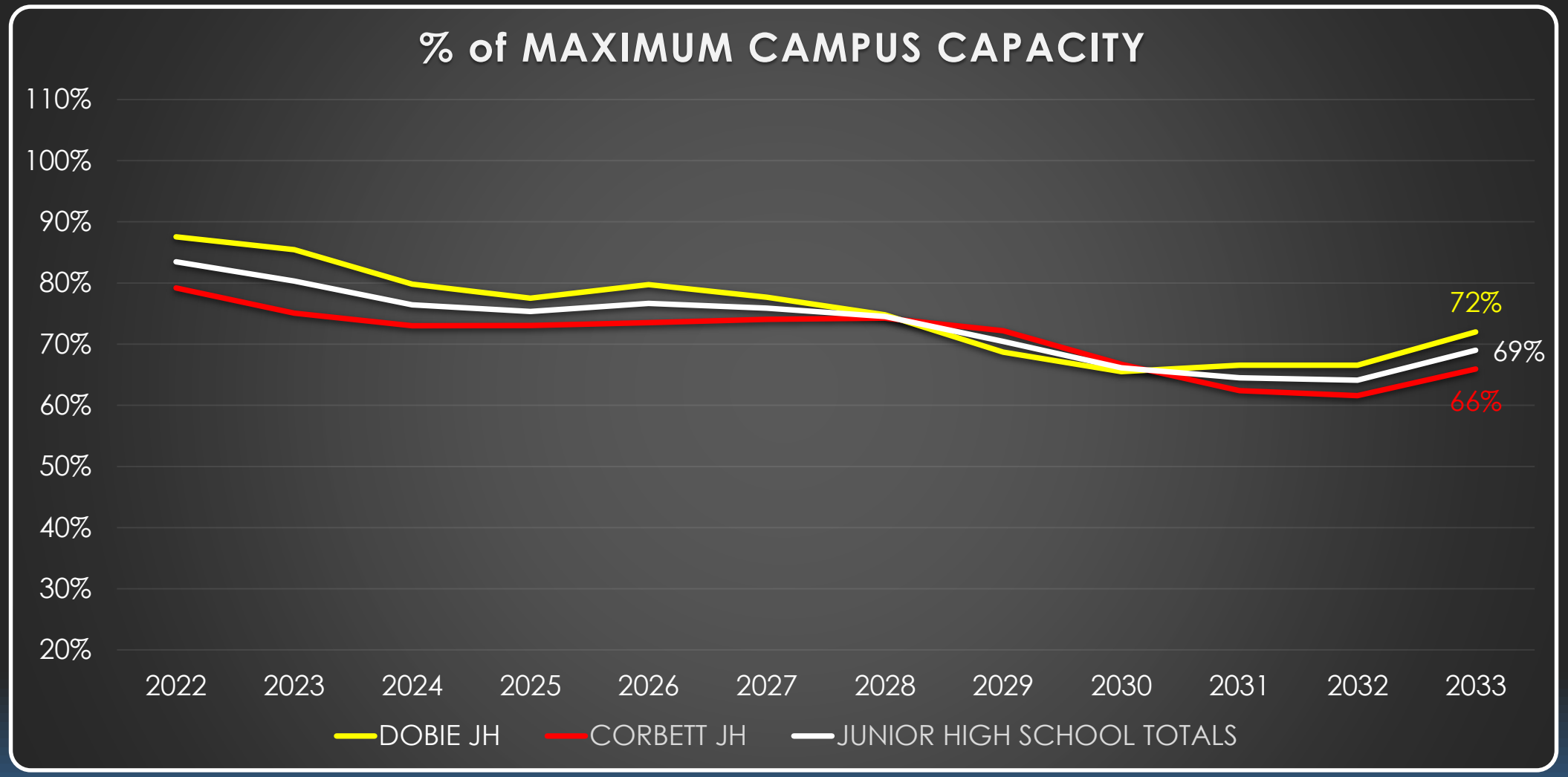
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

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

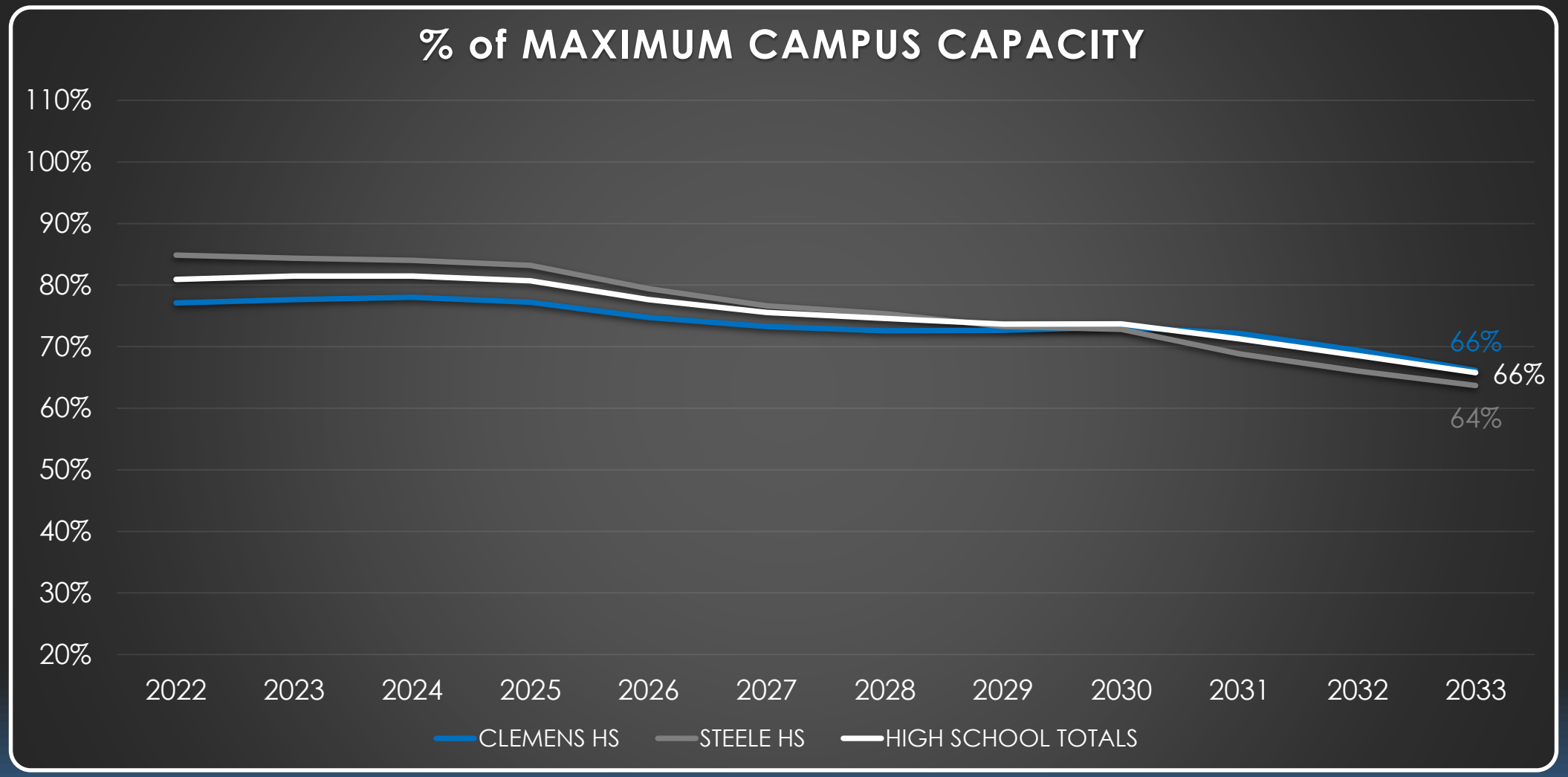
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

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

HIGH SCHOOL CAPACITIES



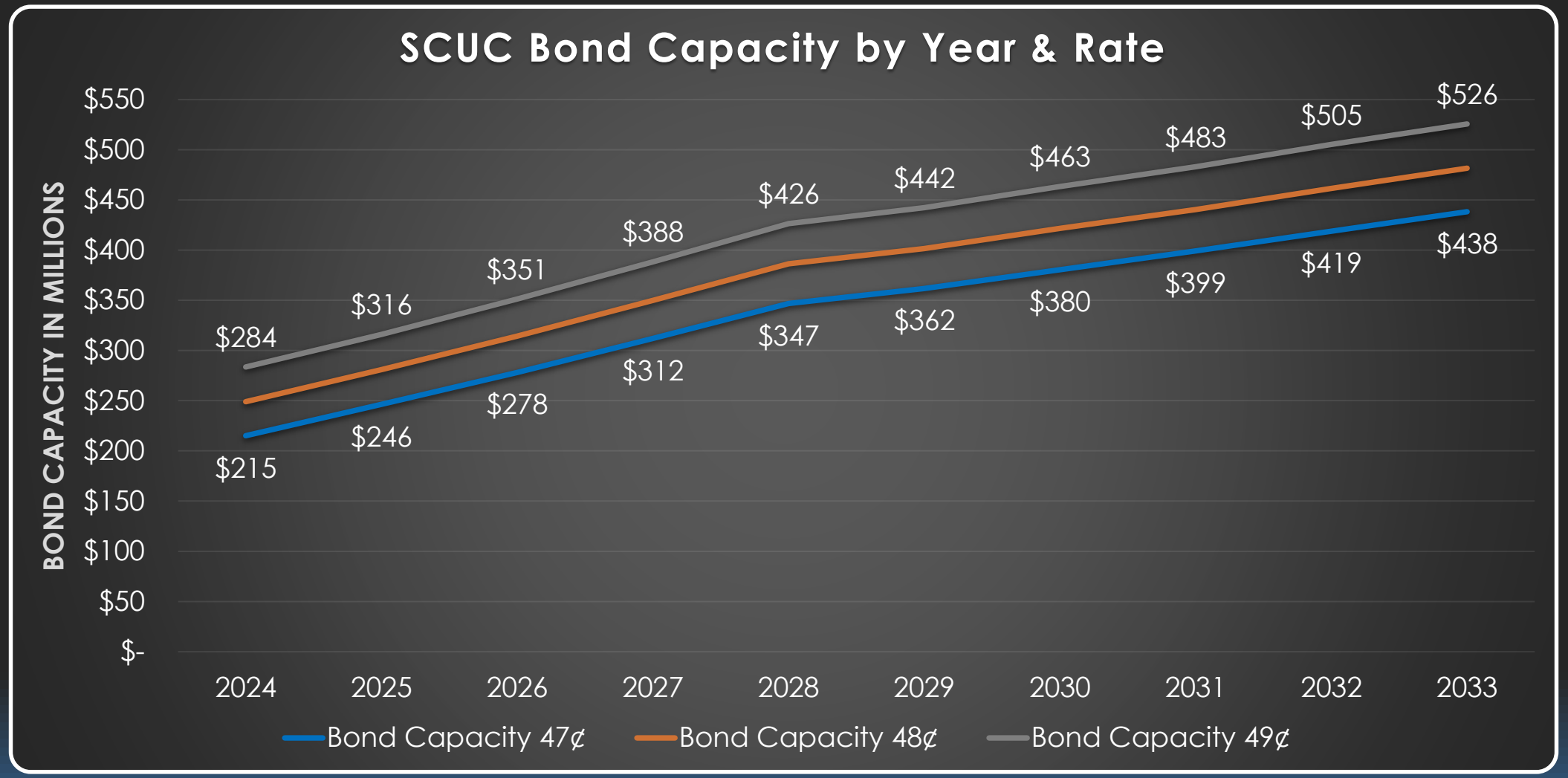
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

PROJECTING BONDING CAPACITY - SCUC

- Projecting Tax Revenue
  - Assumes NO refinancing for bond savings
    - Defeasing principal
  - Modest property value growth
    - 4.0% annual increase for 2024-2028
    - 2.0% annual increase for 2029-2033
- As debt is restructured and property values increase, we begin to have some bonding capacity
  - Capacity for additional debt is lower at first, more in later years
- Forecasting using three options for I&S Tax Rate
  - **$0.47** per $100 of valuation (Current), **$0.48** per $100 valuation, and **$0.49** per $100 valuation

PROJECTED AVAILABLE BOND DOLLARS



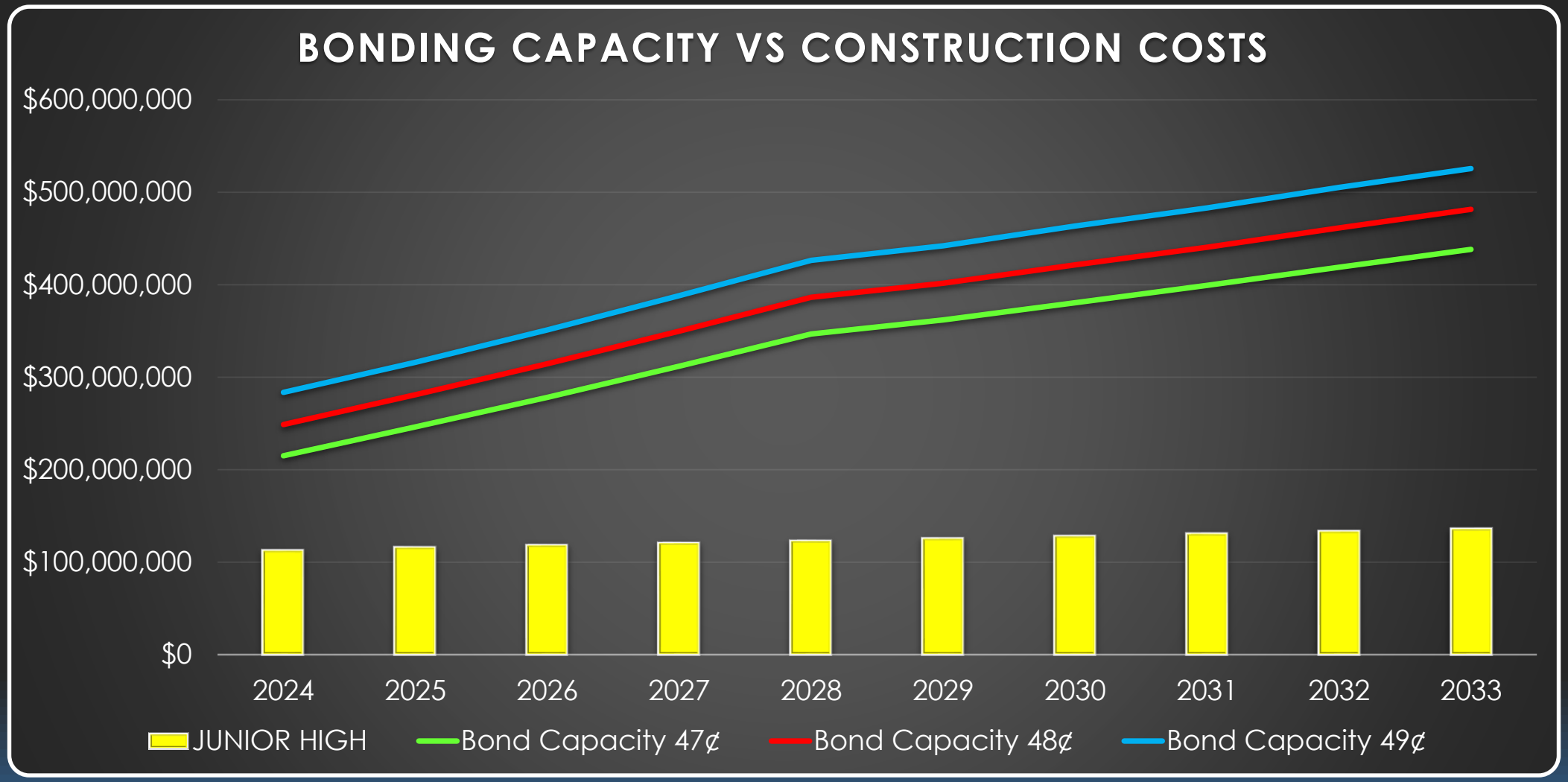
PROJECTING FACILITY COSTS - SCUC

- Projecting Future Costs of New Facilities
  - Fluctuating materials and labor costs make long-term projections difficult
  - The market has seen huge inflation over the last several years, but seems to have stabilized during 2023
    - 2020-2023 we experienced 7-15% inflation annually
  - Projecting past 2024
    - 3% annual inflation for 2024
    - 2% annual inflation for 2025 and beyond
- Construction Estimate Rules of Thumb – 2024 Dollars
  - High School - $235 Million
  - Junior High School - $113 Million
  - Intermediate/Elementary - $72 Million

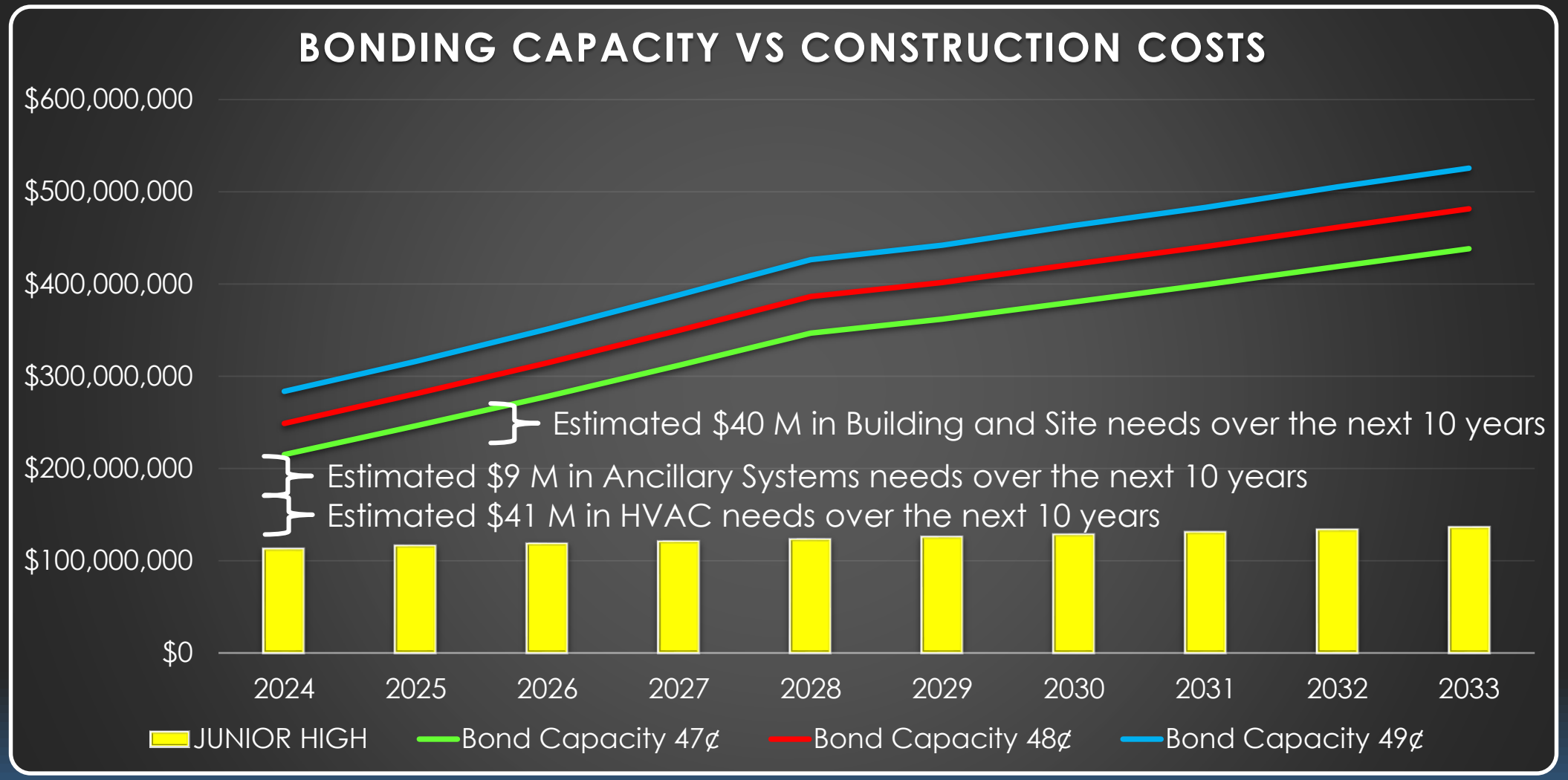
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS….

- Student Enrollment/Projections
  - Prior to COVID-19 SCUC ISD's enrollment growth had slowed to 1% per year
  - COVID and the opening of charter schools has impacted district enrollment, especially at the younger grades
  - This multi-year impact is reducing our enrollment even with new housing
  - An average 1% annual decline in enrollment is forecasted for the next six years
- Capacity Relief Tools
  - We have multiple tools to help relieve our campuses once they surpass 90% of their max capacity and move closer to 100%
- With our projected enrollment declining, our attention must be focused on maintaining the infrastructure of our existing buildings and identifying future programmatic needs for our students
- We also need to consider if 2 Junior Highs continue to meet the needs of our District

QUESTIONS/COMMENTS



An Example Not Received By This APPLICATION

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

12 May 2025

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI
JBSA Installation Mission Sustainment
2080 Wilson Way
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road)

1. Zone Change in APZ II PLZC20250094-Maske Road Business Park (36 & 40 Maske Road) has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends the proposed zoning change is permitted, however, there are additional comments for consideration in planning and development.

a. Subject parcel is located within Randolph AFB Accident Potential Zone II (APZ II). Per the 2017 RND Air Installations Compatible Use Zones (AICUZ) study, Warehousing and storage services, SLUCM No. 63.7, is permitted within APZ II with a maximum Floor-to-Area Ratio (FAR) of 2.0. Retail trade, SLUCM No. 50, is generally permitted within APZ II with a maximum FAR of .28. The majority of Office services, to include Misc Services (SLUCM no. 69) are permitted w/in APZ II with maximum FAR of .22. Additionally, due to the proximity to the primary approach/departure flight tracks of RND AFB, expect regular and increasing levels of noise.

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

b. Recommend referencing City of San Antonio MLOD lighting standards at: https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTIIIZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.

c. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

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

An Example Not Received By This APPLICATION

FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here: https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm

Further FAA guidance is also available here: https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf

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

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

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

WOLIVER.TIMOTHY.A.1076286708

Digitally signed by WOLIVER.TIMOTHY.A.1076286708
Date: 2025.05.13 15:25:14 -05'00'

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

Patrick W. Christensen
Attorney At Law

Patrick W. Christensen
Attorney at Law
patrick@christensensatx.com

315 E Commerce, Suite 304
San Antonio, Texas 78205
Telephone: 210.320.2540

July 7, 2025

Planning Department
City of Schertz
1400 Schertz Parkway, Building 1
Schertz, Texas 78154

Re: Revised Letter of Intent for Rezoning Application for the Property Located South of Savannah Drive, Schertz, Texas; Our File No. 9492.006.

Dear City of Schertz:

Attached please find a rezoning application for the Biegert Tract located South of Savannah Drive, Schertz, Texas. The Subject Property is currently zoned "GB-2" General Business. The rezoning application is requesting the R-2 zoning designation. The Subject Property is located within the APZ II.

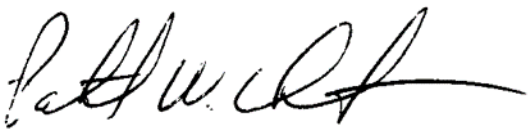
The purpose and intent of the requested rezoning is to allow the vacant property to be developed as a single-family subdivision with a total of 64 lots (2.0 units/acre). The rezoning application is for 32.0 acres of the total 58.07 acre project. The remaining acreage not rezoned will be developed with its current R-2 zoning designation. The developer is willing to record a deed restriction limiting the rezoned area to only 64 single-family homes. Patrick W. Christensen is the owner's authorized agent in this rezoning application.

Additionally, the applicant would like to move forward with the application with the JBSA letter dated May 22, 2025, and signed by Timothy A. Woliver.

In conclusion, the proposed project is compatible with the surrounding single family land uses. This request will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public.

If you have any questions, please feel free to contact me.

Sincerely,



BY: _____
Patrick W. Christensen
Attorney at Law

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 5 D

TO:	Planning and Zoning Commission
PREPARED BY:	William Willingham, Planner
SUBJECT:	**PLZC20250215** - Hold a public hearing and make a recommendation on request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas.

BACKGROUND

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD) with plans to construct a second home on the property and an accessory agricultural structure. The property is currently unplatted with an existing home on site.

In 2010, the subject property was annexed into the City of Schertz through Ordinance 10-A-20 and was provided the Pre-Development District (PRE) zoning designation. Later in 2024, properties directly adjacent to the subject site were annexed into the City of Schertz and were provided the Agricultural District (AD) zoning designation through Ordinance 24-S-24. The applicant purchased this property in 2013, thus preventing the current property owner from selecting a desired zoning district upon annexation. The applicant is now requesting a rezone to Agricultural District (AD) which is consistent with the surrounding area.

On September 19, 2025, thirteen (13) public notices were mailed to the surrounding properties within a 200-foot boundary of the subject property including one public notice sent to SCUCISD. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally one (1) sign was placed on the subject property by the applicant.

Subject Property:

	Zoning	**Land Use**
Existing	Pre-Development District (PRE)	Residential and Agricultural Use
Proposed	Agricultural District (AD)	Residential and Agricultural Use

Adjacent Properties:

	Zoning	**Land Use**
North	Agricultural District (AD)	Private Road - Dusty Fields
South	Pre-Development District (PRE)	Residential and Undeveloped
East	Agricultural District (AD), Right-of-Way	Undeveloped, Trainer Hale Road (Principal Arterial)
West	Agricultural District (AD)	Agricultural

GOAL

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD) with plans to construct a second home on the property and an accessory structure for agricultural equipment.

Dimensional and Developmental Standards (Sec. 21.5.7.B)

			Min Lot Size Dimensions (Ft.)			**Min Yard Setbacks (Ft.)**			**Misc. Lot Requirements**	
	Code	*Zoning District*	*Area (Sq Ft)*	*Width (Ft)*	*Depth (Ft)*	*Front (Ft)*	*Side (Ft)*	*Rear (Ft)*	*Max. Height (Ft)*	*Max. Impervious Coverage*
Existing	(PRE)	Pre-Development District	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proposed	(AD)	Agricultural District	217,800	100	100	25	25	25	35	30%

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

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

The Comprehensive Land Plan is a guiding document for the long-range vision of Schertz and designates this area as "Regional Corridor." The Regional Corridor designation is intended for commercial and entertainment areas along major thoroughfares that serve populations within the city and the broader region. Agricultural District (AD) is intended for agricultural conservation areas on lots over five acres, and in areas where development is premature due to lack of utilities.

Although the subject property's zoning request differs from the Future Land Use Map's designation, the proposed Agricultural Disctrict (AD) is consistent with the Comprehensive Land Plan. The Future Land Use Map within the Comprehensive Land Use Plan is a guiding document for determining appropriate land uses and development types for the future vision of Schertz. However, the existing conditions and existing land uses must be considered when reviewing zoning applications. The proposed zone change has been brought forth by the owner of the property, who purchased this land in 2013 zoned as Pre-Development District (PRE). In 2024, properties directly adjacent to the subject site were annexed into the City of Schertz and were provided the Agricultural District (AD) zoning designation through Ordiance 24-S-24.

The applicant intends to construct a single family home in the future which is consistent with the existing character of the surrounding area. If the subject property were proposed to be developed more intensively in the future so as to change the character of the immediate area, the zoning designation would also need to be reviewed in conjunction with the Comprehensive Land Use Plan and Future Land Use Map.

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

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. Agricultural District (AD) is intended to provide for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards. The subject property is located within the Schertz Sewer CCN but is currently serviced by an on site septic system while adjacent properties are also not connected to sanitary sewer. Furthermore, the Schertz Engineering Department has conducted an analysis of the zone change request and has determined that the potential traffic impact as a result of the zone change will not have a measurable impact on the city's transportation system.Therefore, given the current conditions of the surrounding area and the minimal traffic impact, a rezone to Agricultural District (AD) does meet the intent of the UDC.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area.
The subject property and surrounding area is largely rural. The subject property is currently the site of a single family home with agricultural activities on the remainder of the property, which is consistent in character with the surrounding area. UDC Section 21.1.2 indicates that the intent of the UDC is to minimize the conflicts among uses of land and buildings. Therefore, given the character of surrounding properties, Agricultural District (AD) is consistent in character with the surrounding area and aligns with the provisions of the UDC. See below the permitted uses in the existing and proposed zoning districts.

Permitted Use Table (Sec. 21.5.8)*

	Existing Zoning District	Proposed Zoning District
	Pre-Development District (PRE)	Agricultural District (AD)
Permitted Uses	- Church, Temple Synagogue Mosque, or other Place of Worship (SUP) -Municipal Uses -School, public or private	- Agricultural/Field Crops - Livestock -One Family Dwelling Detached -Stable, Commercial

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

4. Whether other factors are deemed relevant and important in the consideration of the amendment.
All UDC requirements have been met for the proposed zone change.

SCUCISD has been notified of the zone change request.

Schertz' Fire, EMS, and Police Departments have been notified of the zone change request. EMS and the Police Department have not provided concerns specific to this request. The Fire Department expressed concerns related to accessing structures on site and would need to ensure the driveway can effectively support the weight of fire apparatus.

RECOMMENDATION
Due to the rural character of the surrounding area, the limited utility availability, and the increase in development standards resulting from the zone change, staff recommends approval of PLZC20250215.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Zoning Exhibit
Engineering Memo
SCUCISD 10-Year Forecasting
SCUCISD Demographic Report



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W E
S

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

PARCEL ID:
339346

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

0 150 300 600 900 Feet



SCHERTZ
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City of Schertz

Parcel ID:
339346

Project Boundary
City Limits
Schertz ETJ Boundary
200' Buffer

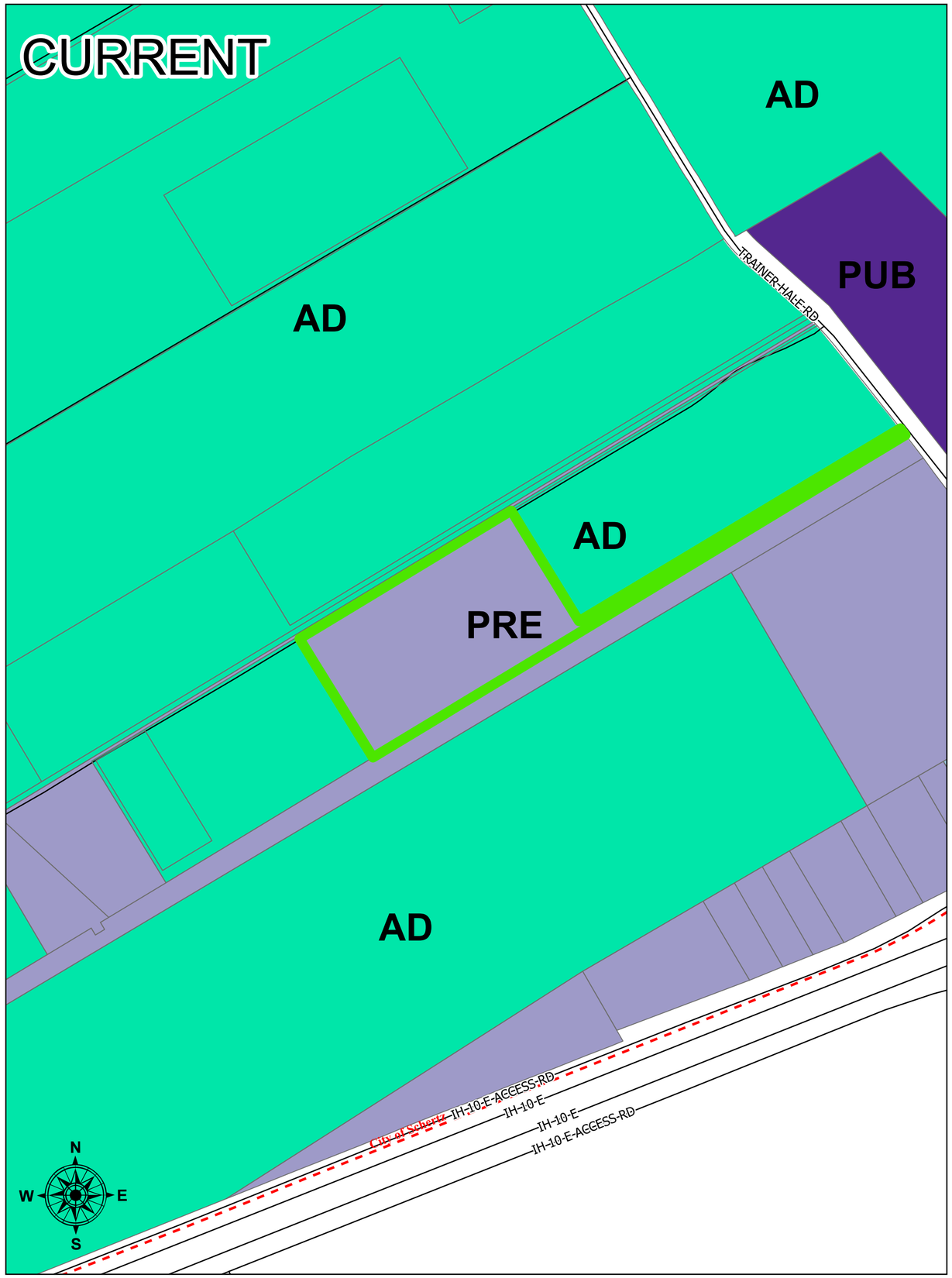
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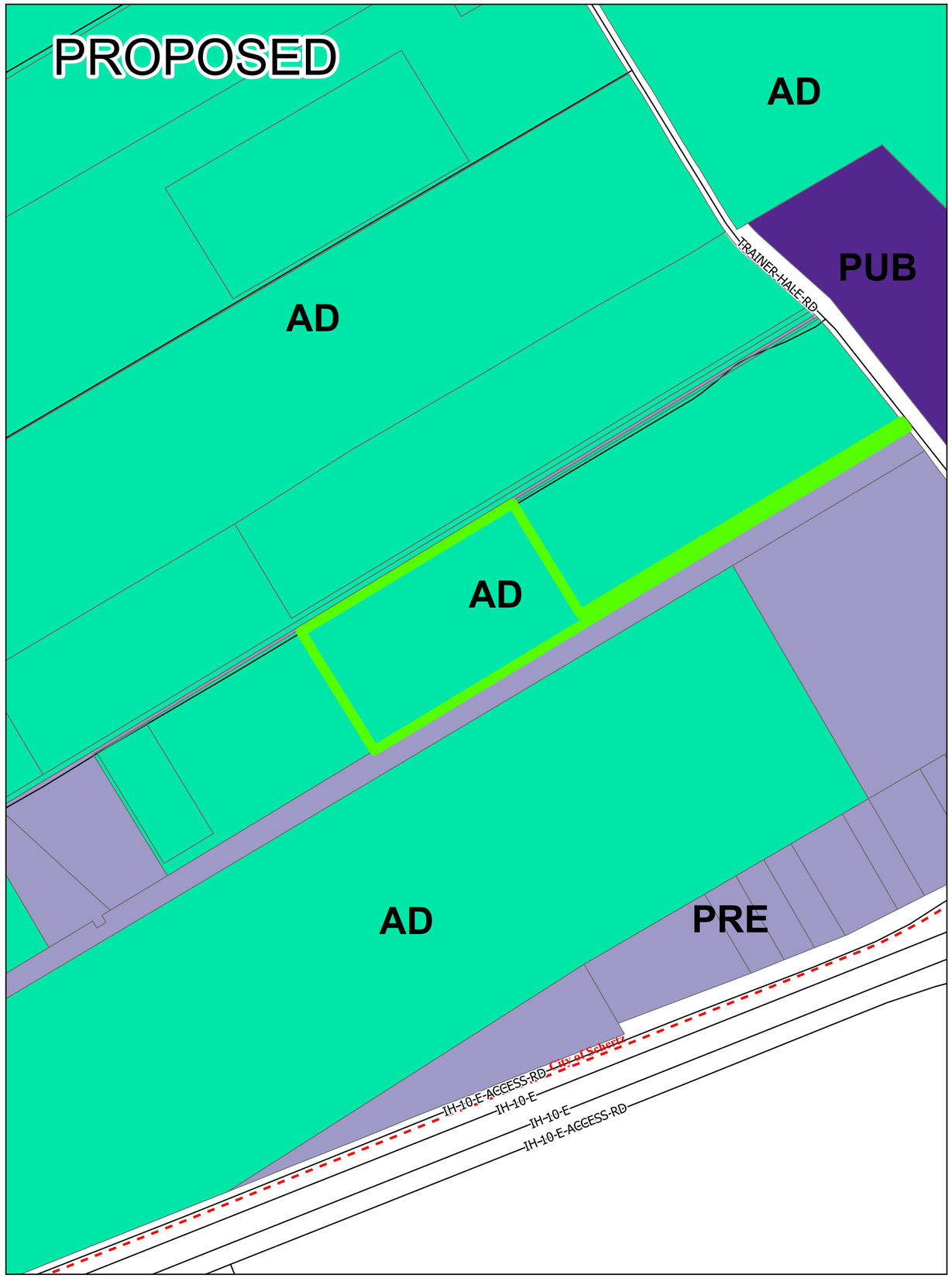
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Last update: September 10th, 2025

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

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Last Update: Sep 10, 2025

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

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PROPOSED ZONE CHANGE

BEXAR COUNTY
PARCEL ID:
339346

Zoning District

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

0 250 500 1,000 1,500 2,000 Feet

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

DEVELOPMENT SERVICES
ENGINEERING DEPARTMENT

Memo

To: Planning and Zoning Commission via William Willingham, Planner

From: John Nowak, P.E., Engineer

Date: September 15, 2025

Re: Traffic Impact Summary for Proposed Zone Change at 7703 Trainer Hale Rd

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The property at 7703 Trainer Hale Road is currently zoned PRE. The PRE designation is considered a temporary, or "placeholder" zoning designation and doesn't allow for any particular development. The property owner is requesting AD, Agricultural District zoning to keep it consistent with the current use of the property.

Since the PRE zoning designation doesn't allow for any development, technically the expected peak hour trip generation for the property would be zero. If the property was developed to its maximum potential for AD zoning, the maximum peak hour vehicle trips would be 2 trips. This amount of peak hour trips is far below the threshold for requiring a Traffic Impact Analysis. Further, the increased traffic from the requested zone change is so small it would not have any measurable effect on the City's transportation system.

Ten Year Forecast by Campus

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

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

Zonda Education

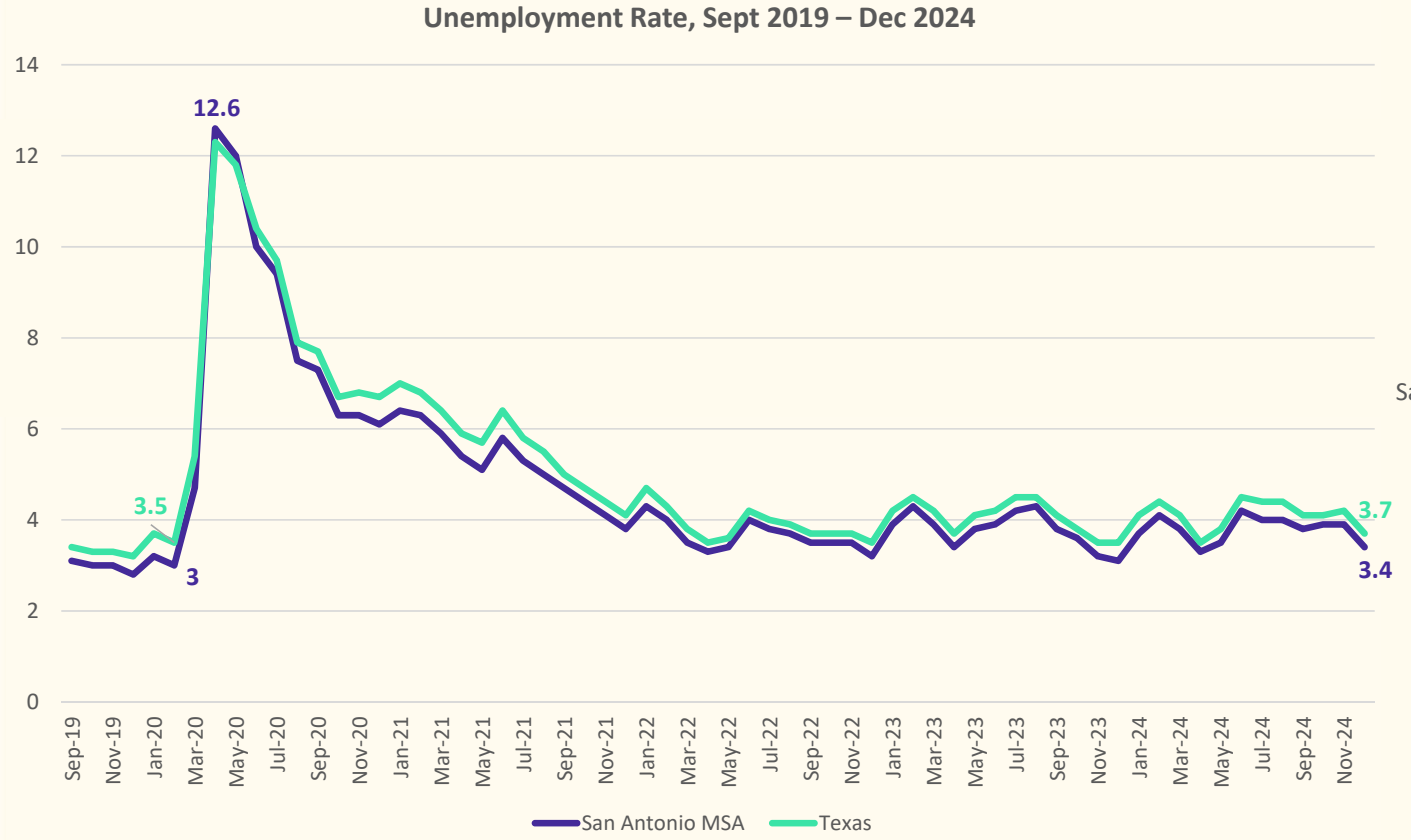
Zonda Education

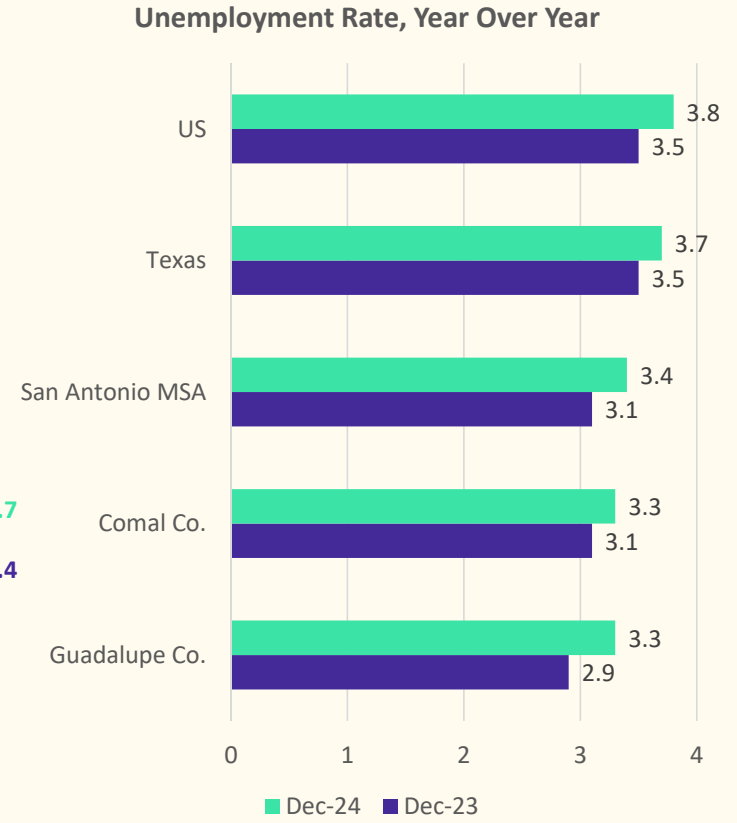


4Q24

Demographic Report

Local Economic Conditions



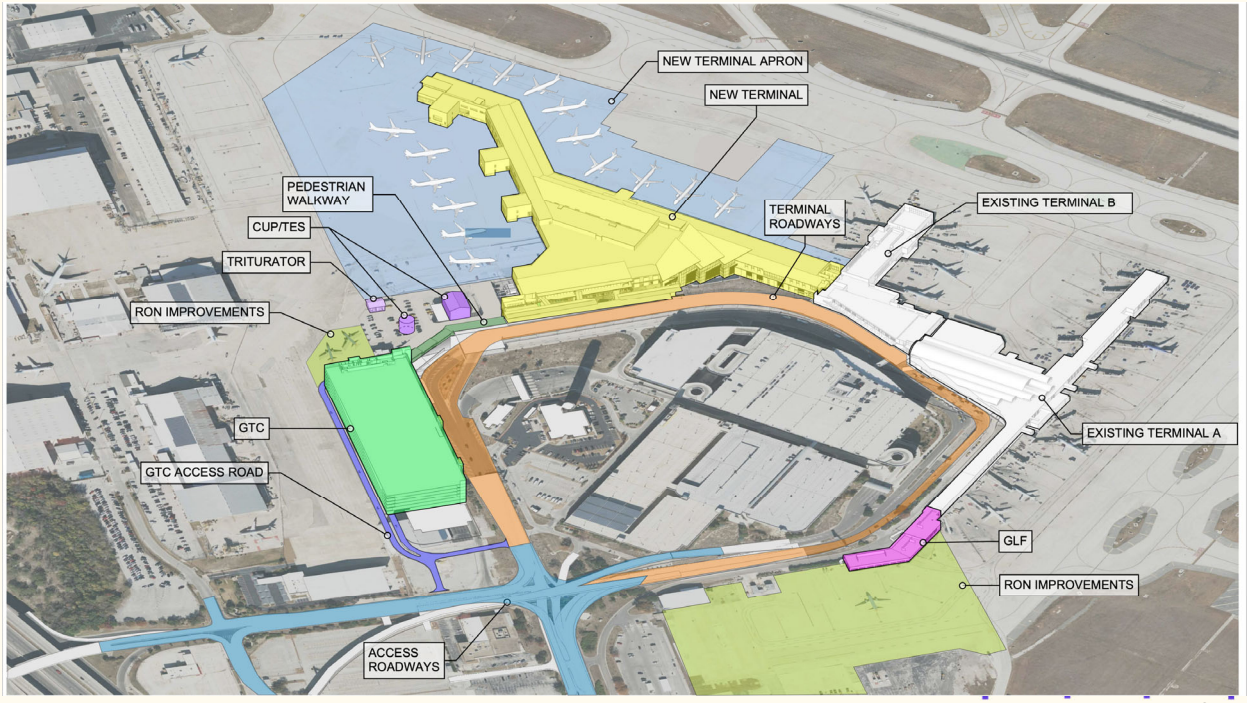


Zonda Education

Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = $2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate $3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028



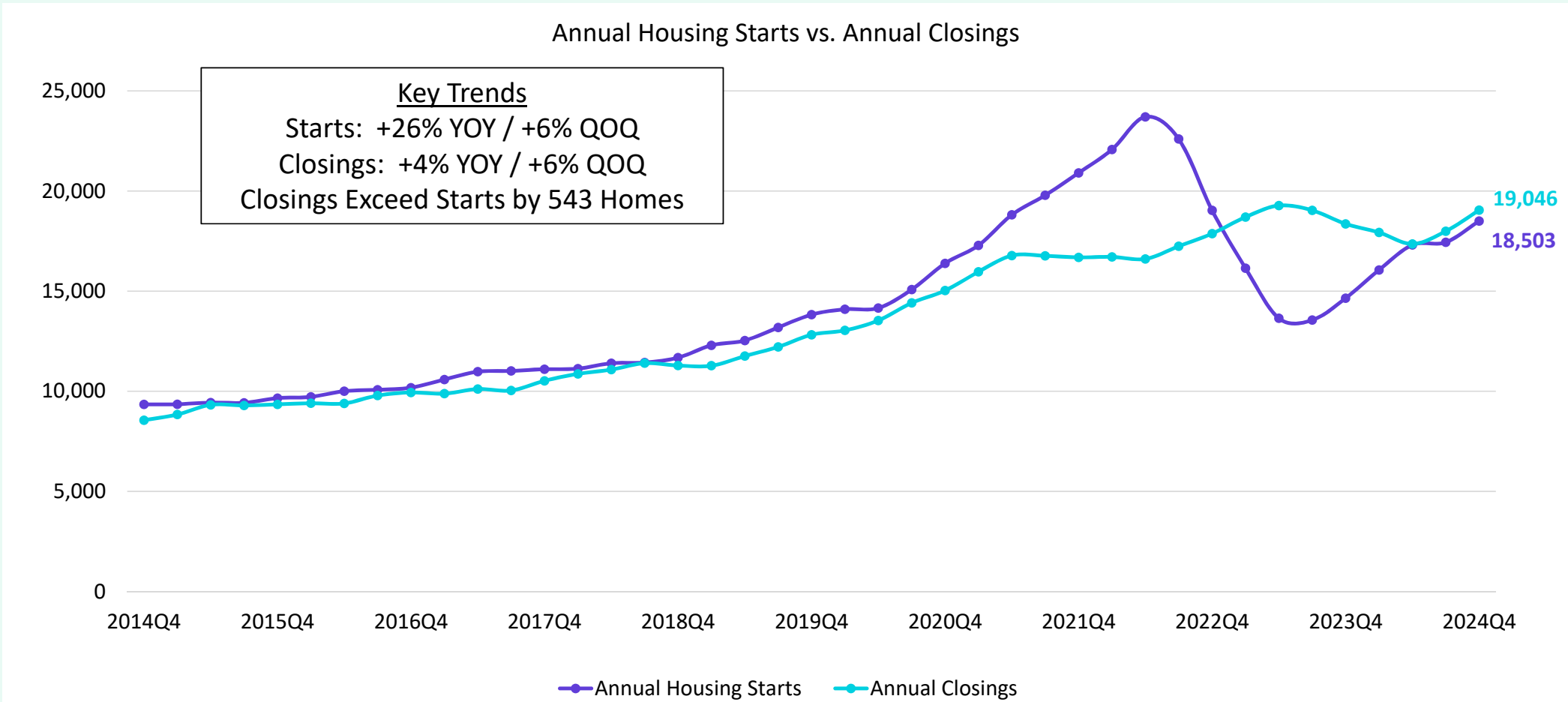
Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda

San Antonio New Home Starts & Closings



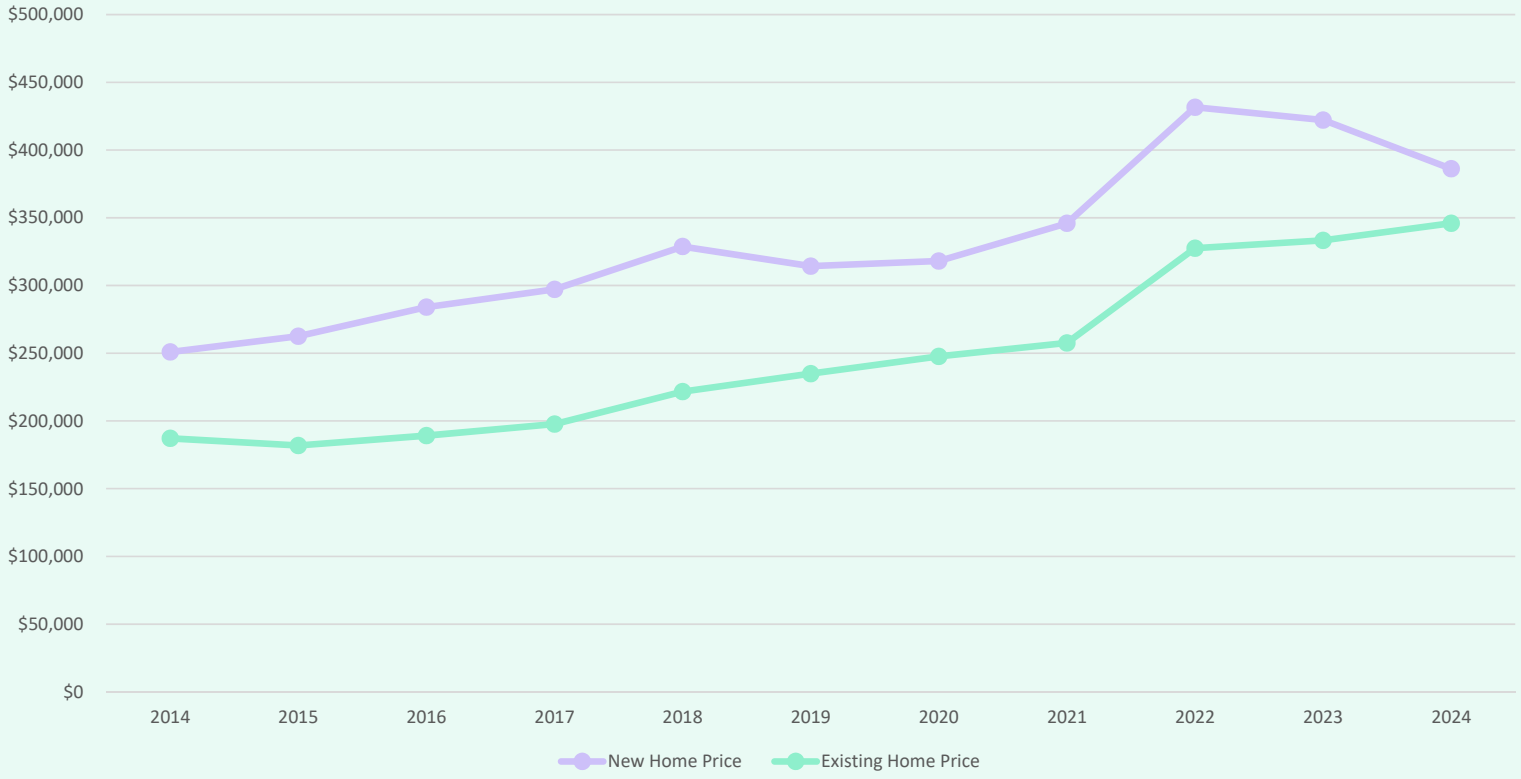
Source: Zonda

Zonda Education

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SCUC ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



	Avg New Home	Avg Existing Home
2014	$250,897	$187,097
2015	$262,532	$181,881
2016	$284,037	$189,189
2017	$297,182	$197,710
2018	$328,762	$221,637
2019	$314,299	$234,868
2020	$318,065	$247,691
2021	$345,858	$257,537
2022	$431,606	$327,526
2023	$422,149	$333,286
2024	$386,156	$345,921

- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than $135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than $158,800

Zonda Education

San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,739	3,920	1,909	6,114	21,246
2	COMAL ISD	2,691	3,028	1,670	4,843	21,591
3	MEDINA VALLEY ISD	2,377	2,410	1,232	5,228	27,810
4	EAST CENTRAL ISD	2,513	2,230	1,243	4,351	24,478
5	SOUTHWEST ISD	1,301	1,328	628	2,269	7,296
6	JUDSON ISD	615	899	207	547	871
7	**SCUC ISD**	**787**	**894**	**391**	**2,113**	**5,896**
8	NAVARRO ISD	841	832	453	1,290	6,635
9	BOERNE ISD	777	761	497	1,545	9,427
10	SOUTHSIDE ISD	700	730	322	927	16,702
11	NEW BRAUNFELS ISD	656	589	407	854	6,164
12	NORTH EAST ISD	397	361	234	906	5,196
13	SEGUIN ISD	325	342	204	668	5,384
14	SOUTH SAN ANTONIO ISD	300	238	164	86	790
15	MARION ISD	230	174	139	327	4,559
16	FLORESVILLE ISD	116	137	49	227	0
17	SAN ANTONIO ISD	59	87	126	305	772
18	LYTLE ISD	91	76	44	319	1,046
19	PLEASANTON ISD	54	61	25	72	0
20	ALAMO HEIGHTS ISD	3	41	8	15	19

** Based on additional Zonda Education housing research*

District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	161
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**773**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	**664**	**768**	**913**	**912**	**960**	**881**	**898**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	76	11	123	30	13	33	118	36
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	2	1	1	41	242
ROSE GARDEN	234	64	230	53	85	137	827	2,499
SCHERTZ	0	0	21	0	0	1	0	60
SIPPEL	298	70	277	68	76	154	729	1,817
WATTS	47	7	80	20	8	16	15	580
WIEDERSTEIN	131	9	160	41	13	49	383	662
Grand Total	**787**	**161**	**894**	**214**	**196**	**391**	**2,113**	**5,896**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

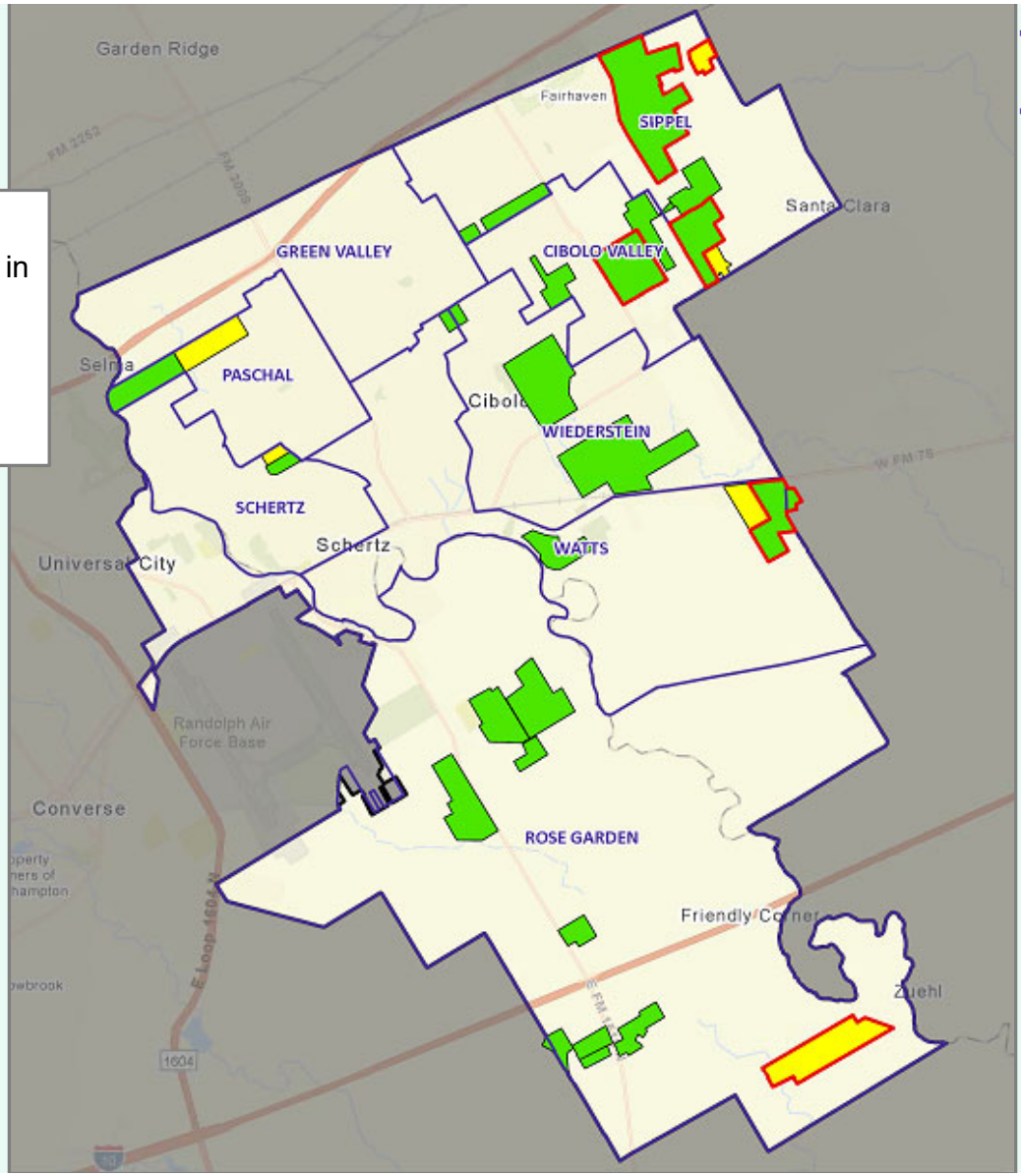
Zonda Education

District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

Subdivisions

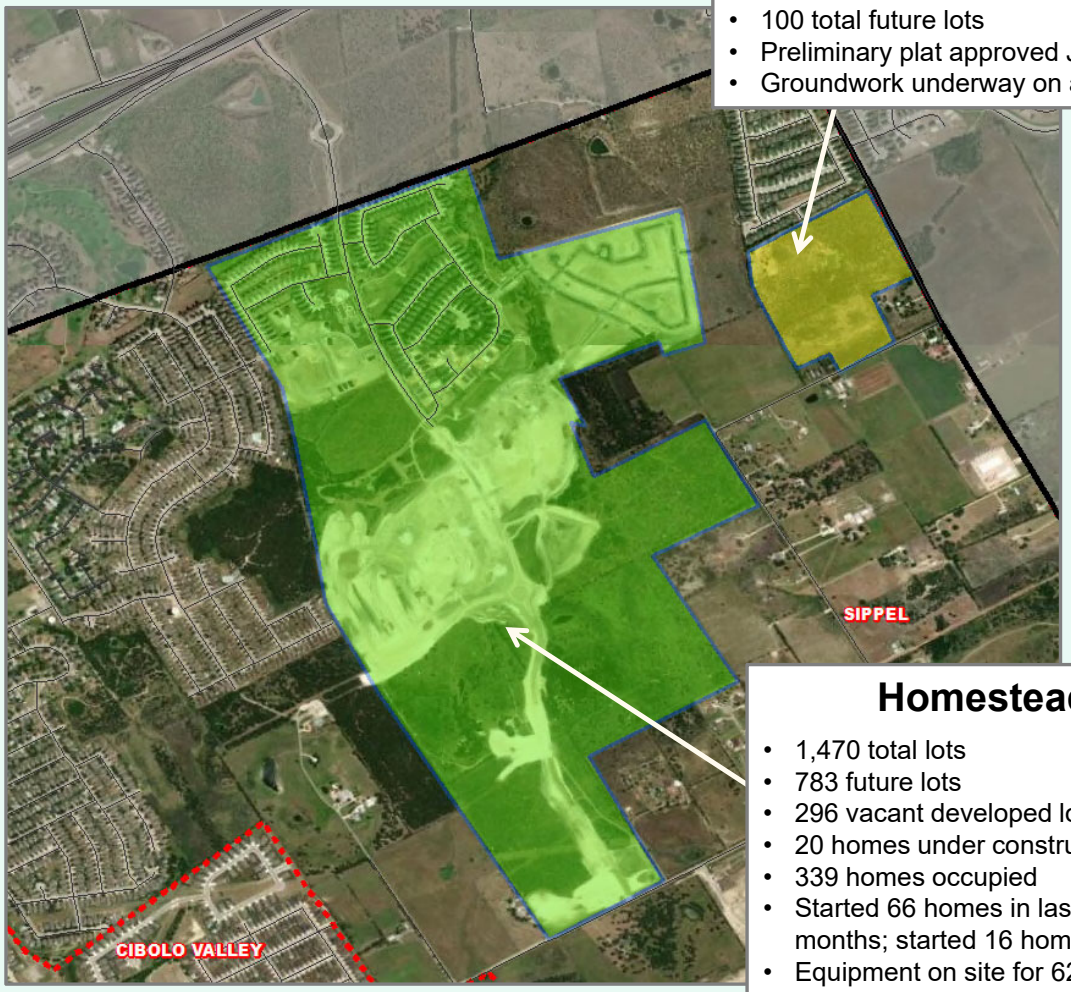
- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots



Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- $400K - $700K

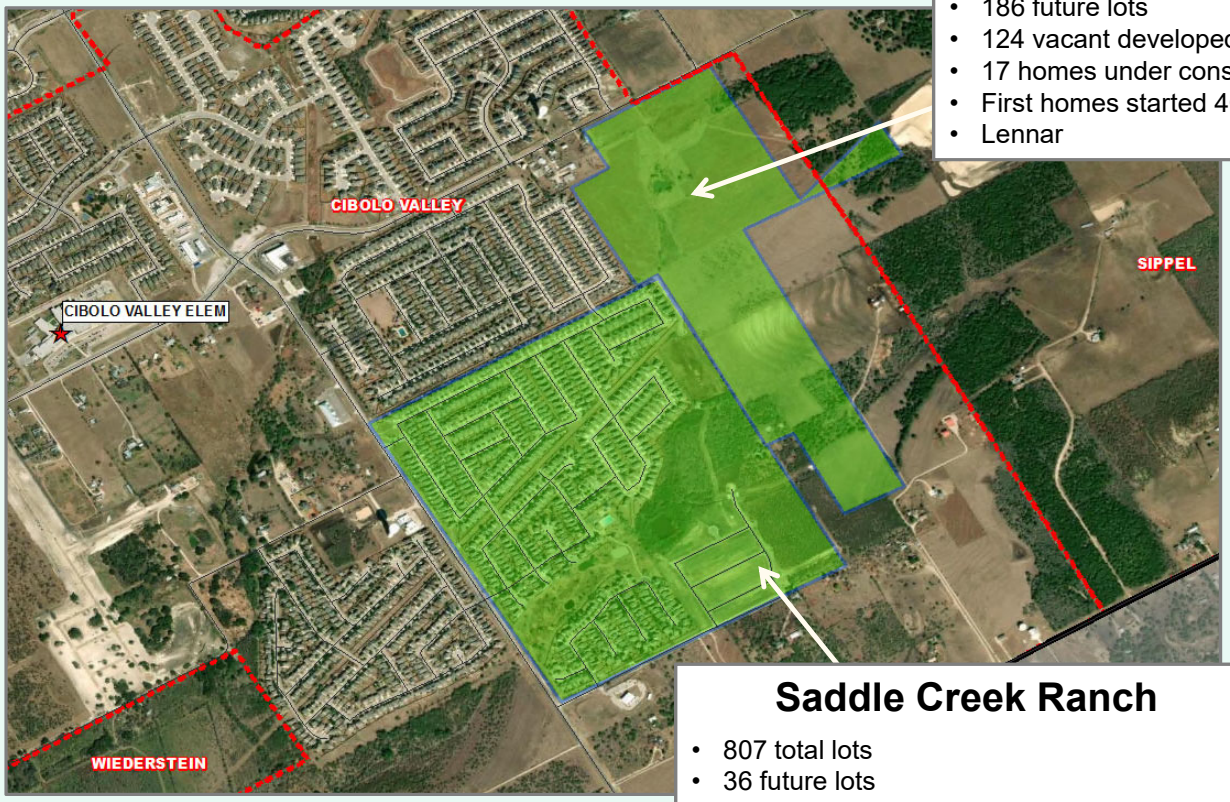
January 24, 2025



Residential Activity

Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar



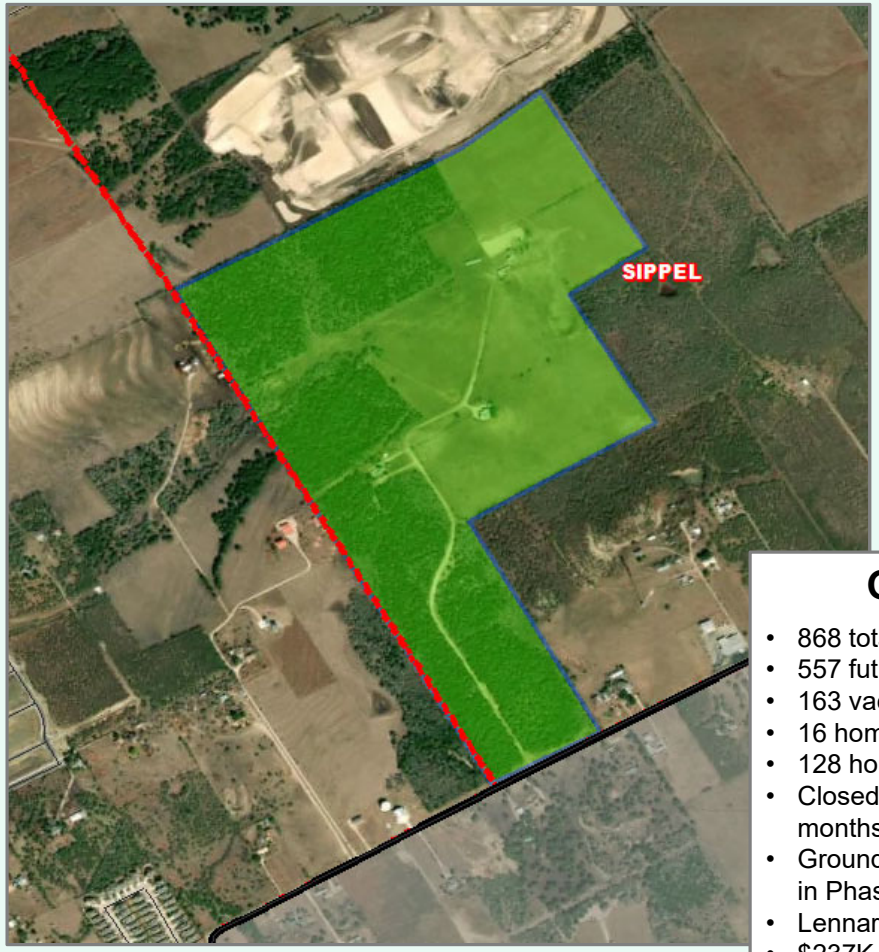
Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- $290K+

January 24, 2025



Residential Activity



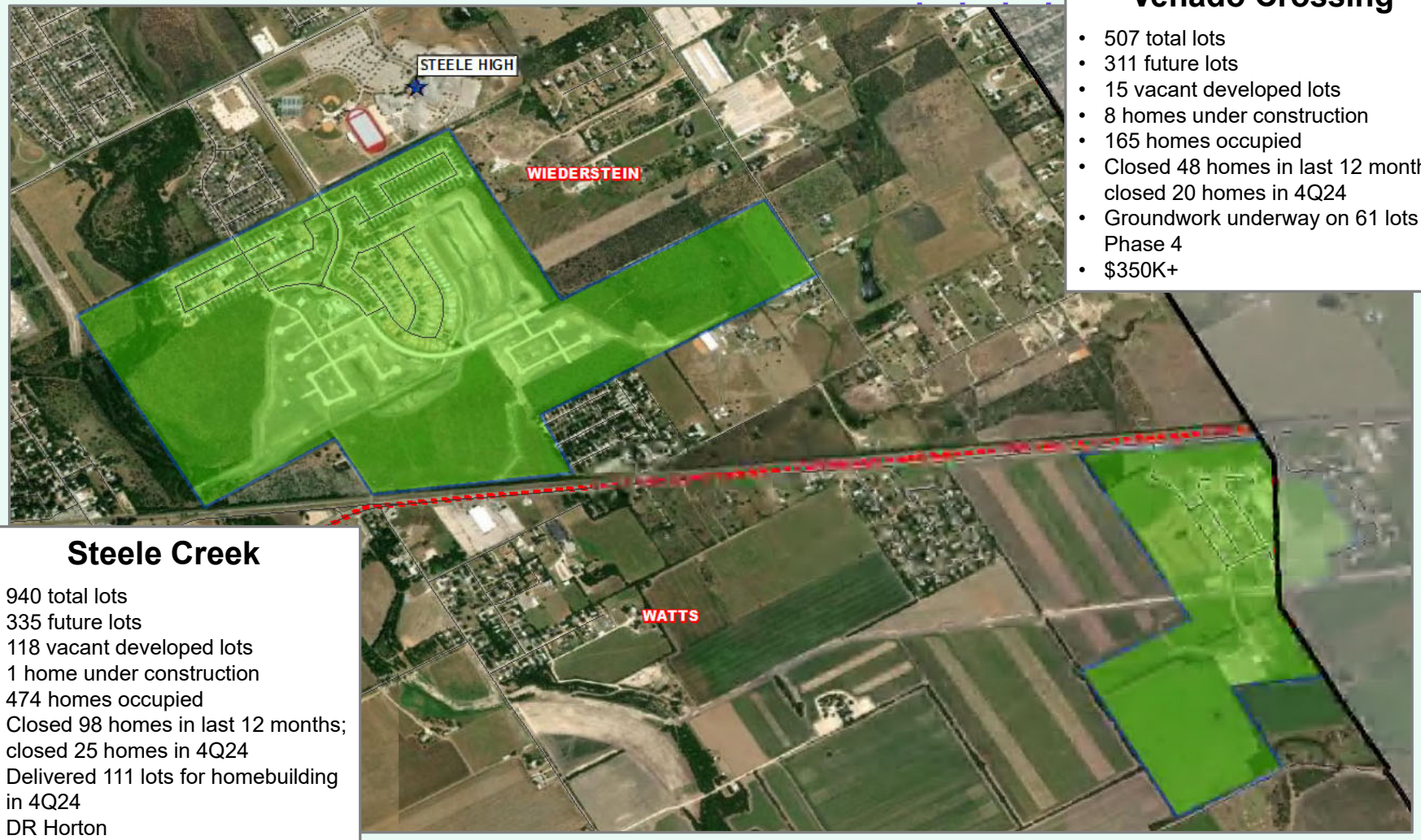
January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- $237K+

Residential Activity



Venado Crossing

- 507 total lots
- 311 future lots
- 15 vacant developed lots
- 8 homes under construction
- 165 homes occupied
- Closed 48 homes in last 12 months; closed 20 homes in 4Q24
- Groundwork underway on 61 lots in Phase 4
- $350K+

Steele Creek

- 940 total lots
- 335 future lots
- 118 vacant developed lots
- 1 home under construction
- 474 homes occupied
- Closed 98 homes in last 12 months; closed 25 homes in 4Q24
- Delivered 111 lots for homebuilding in 4Q24
- DR Horton
- $365K+

Residential Activity



January 24, 2025



Saddlebrook Ranch

- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- $362K+

Residential Activity

Crossvine

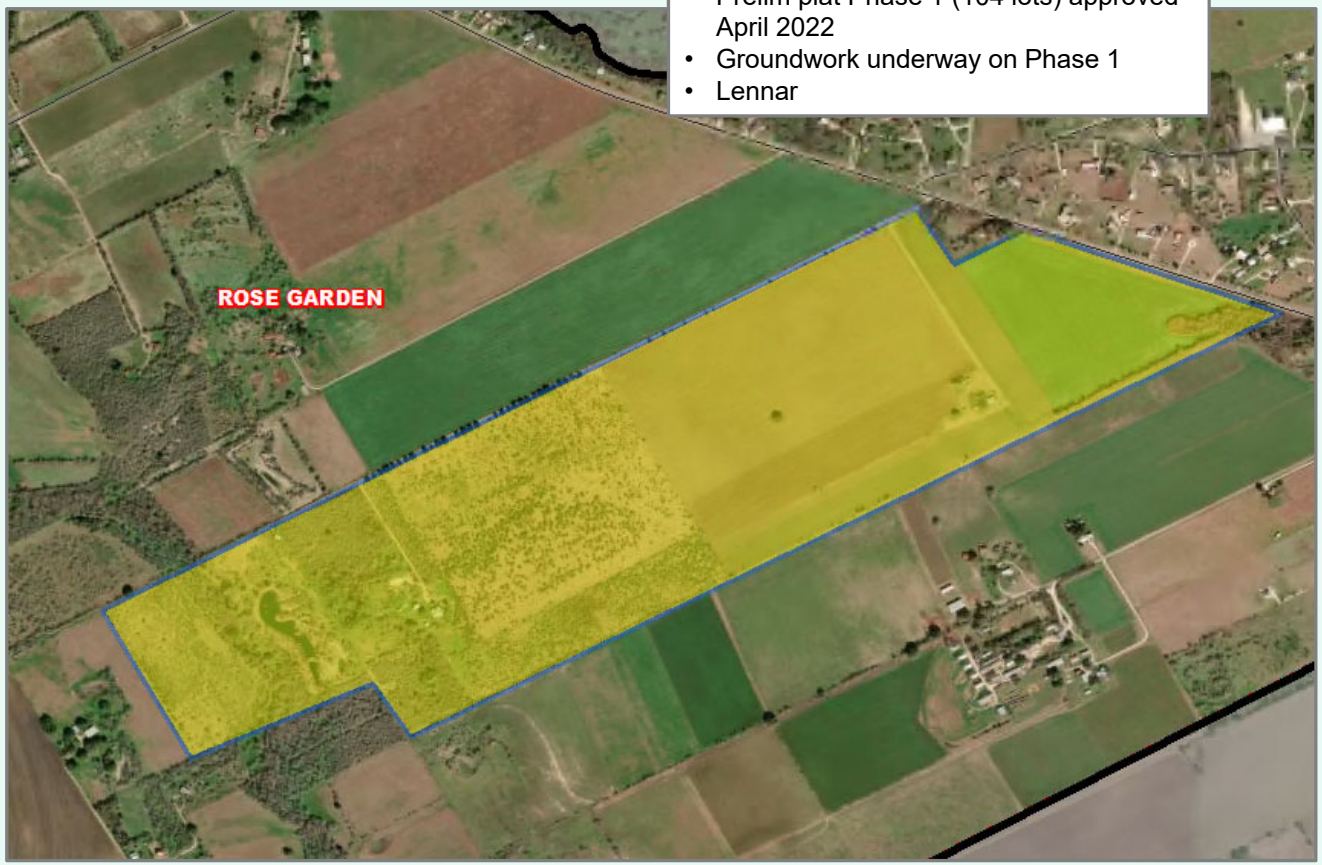
- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months; started 15 homes in 4Q24
- $400K+



Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar



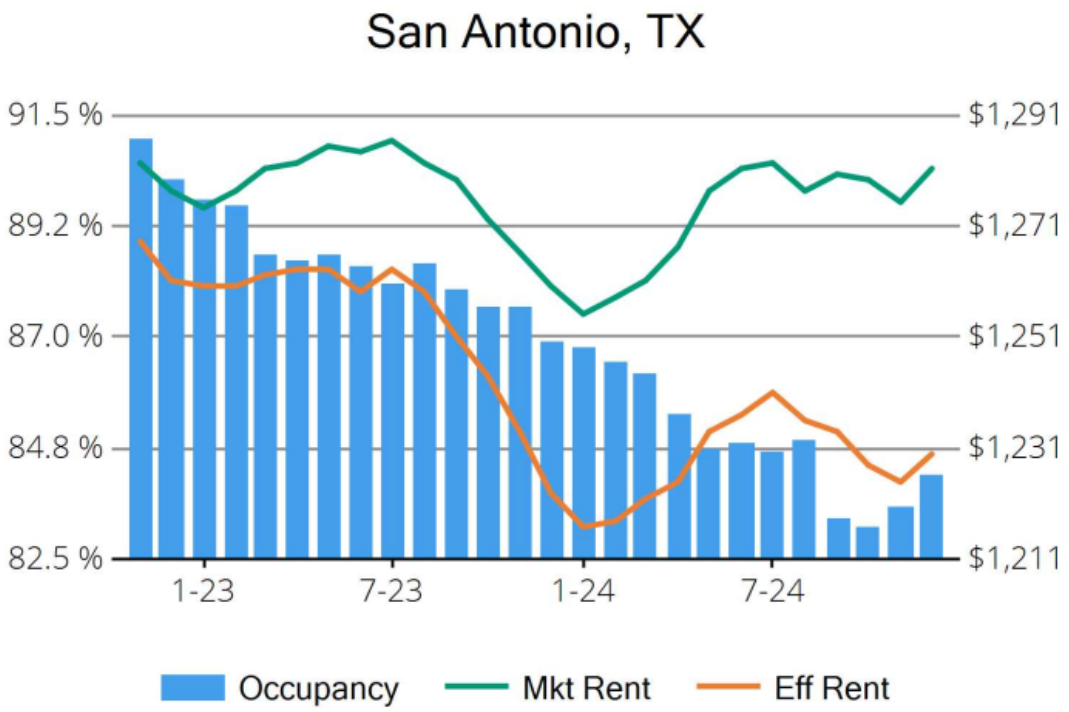
January 24, 2025



Housing Market Trends: Multi-family market- December 2024

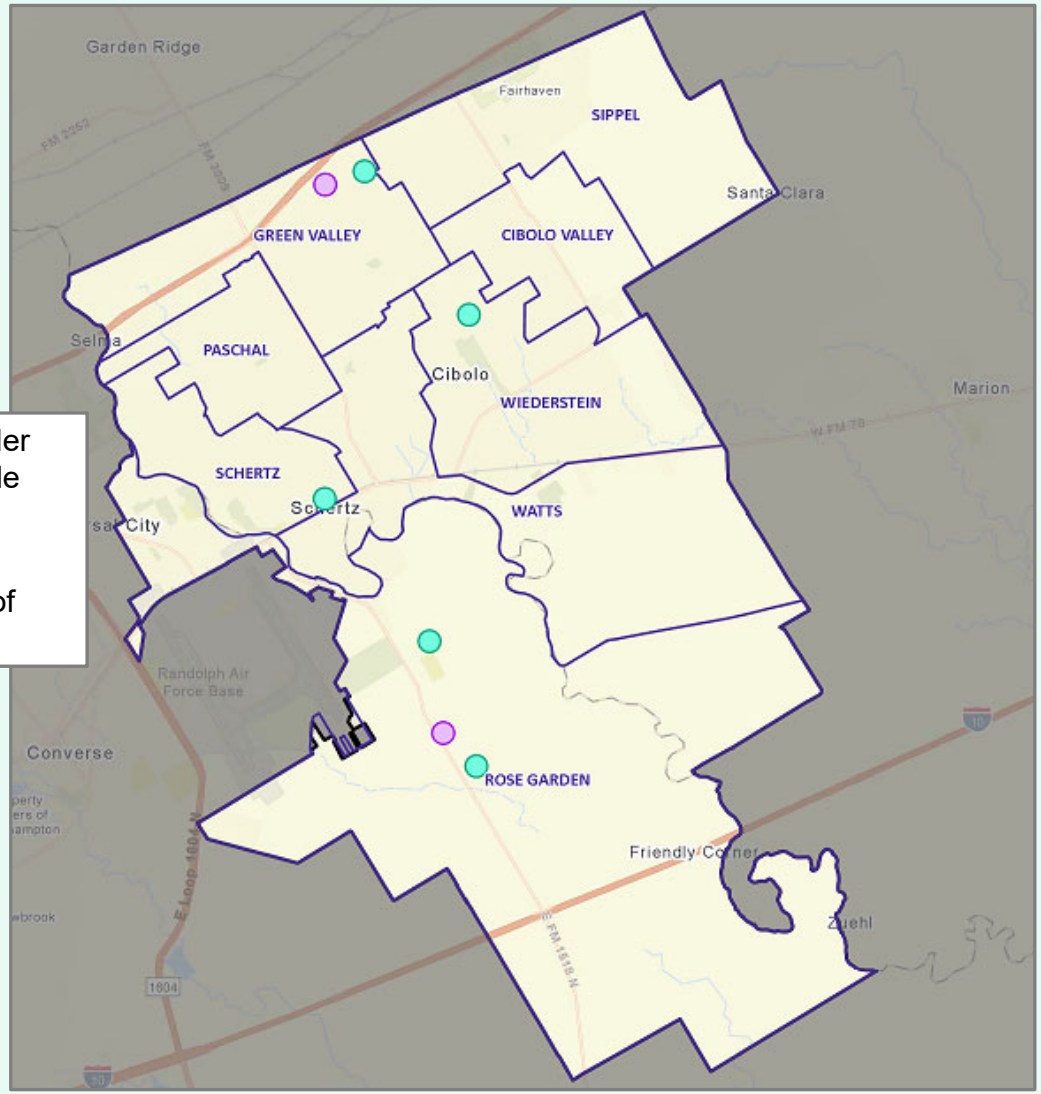
Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	$1,281	+1.8%
Asking Rent per SF	$1.48	+0.9%
Effective Rent	$1,230	+0.5%
Effective Rent per SF	$1.42	-0.3%
% Offering Concessions	47%	+17.6%
Avg. Concession Package	7.6%	+20.2%



District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025



Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

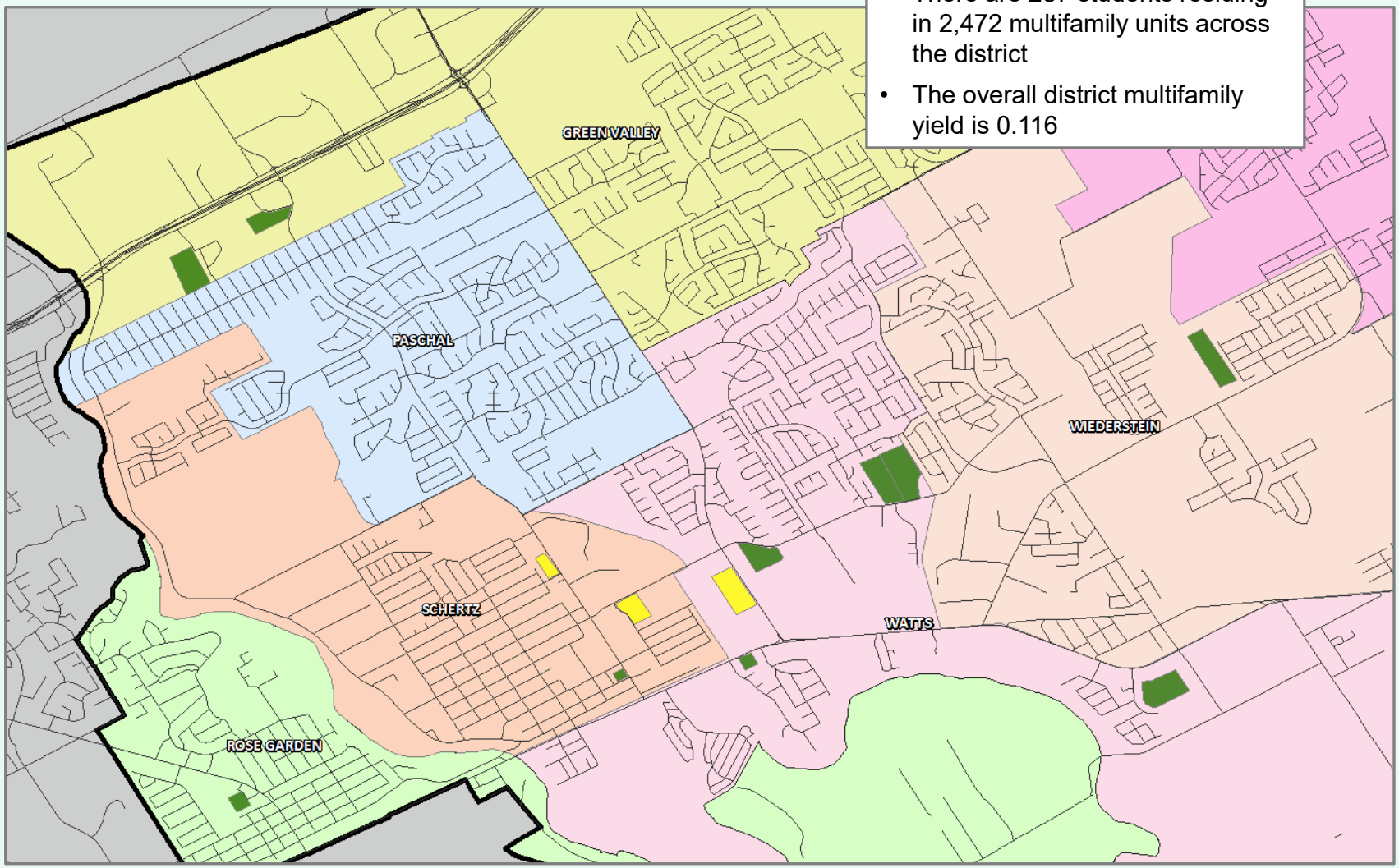


January 24, 2025



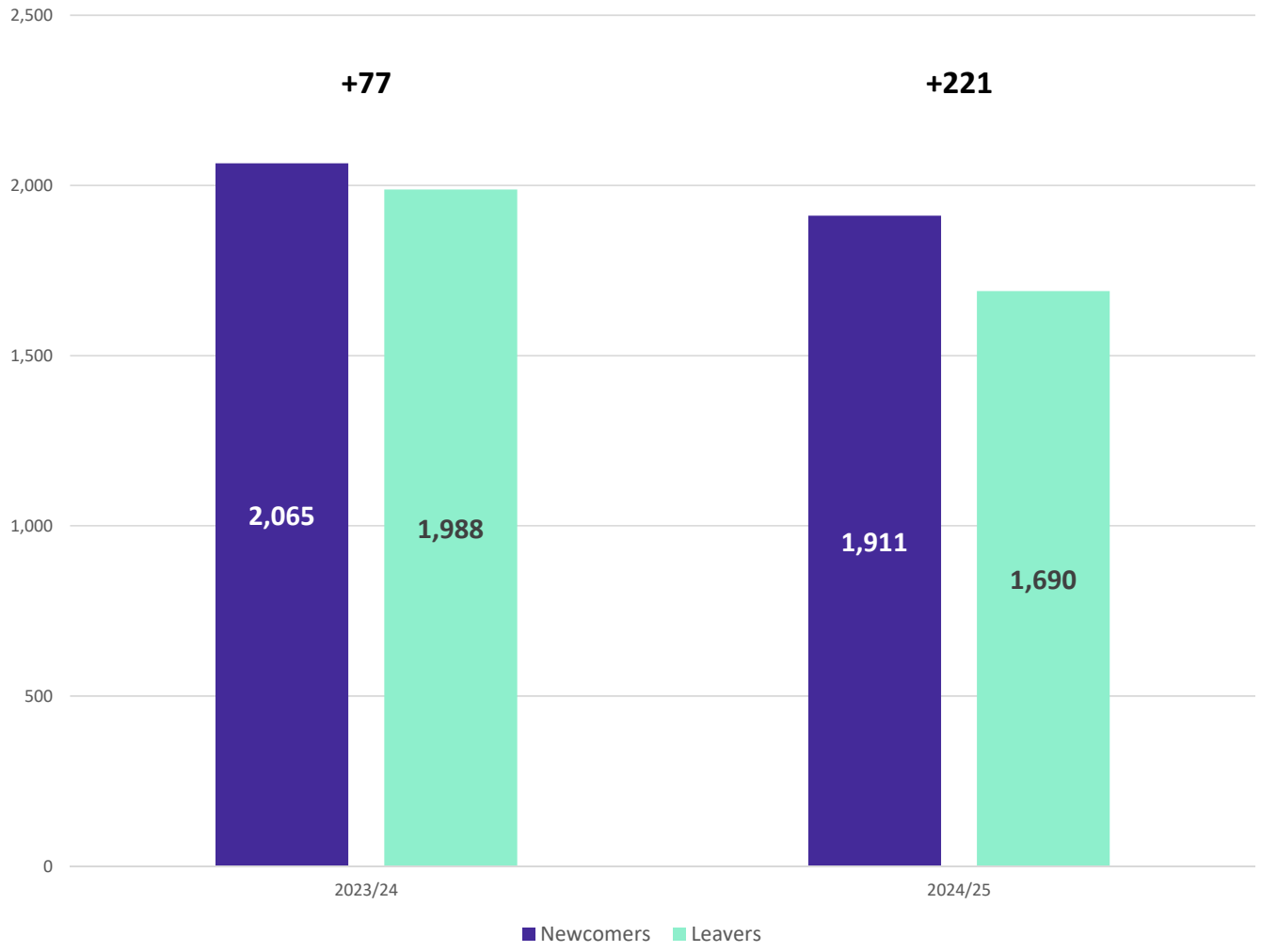
District Multifamily Yield

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



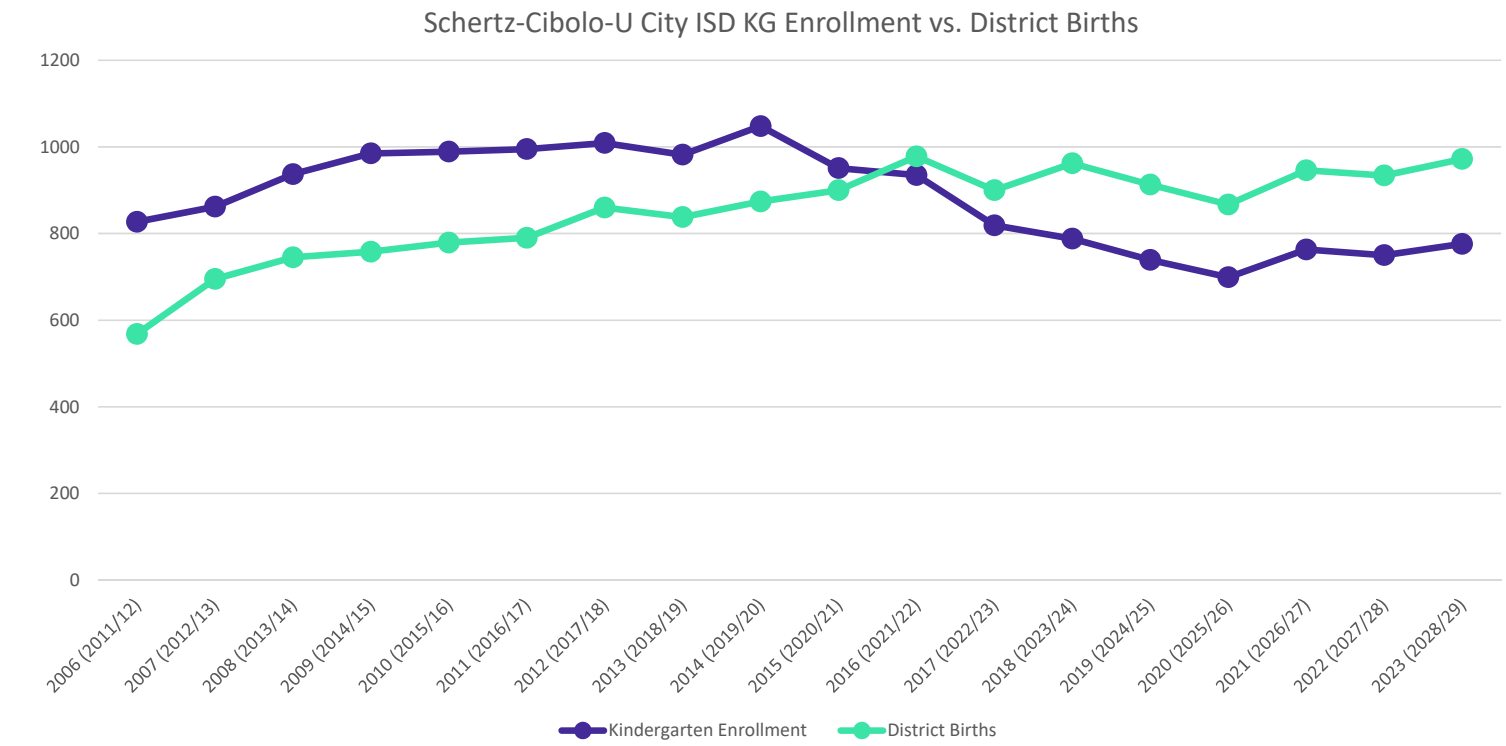
Zonda Education

Newcomers and Leavers



Zonda Education

Birth Rate Analysis



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

Ten Year Forecast by Grade Level

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

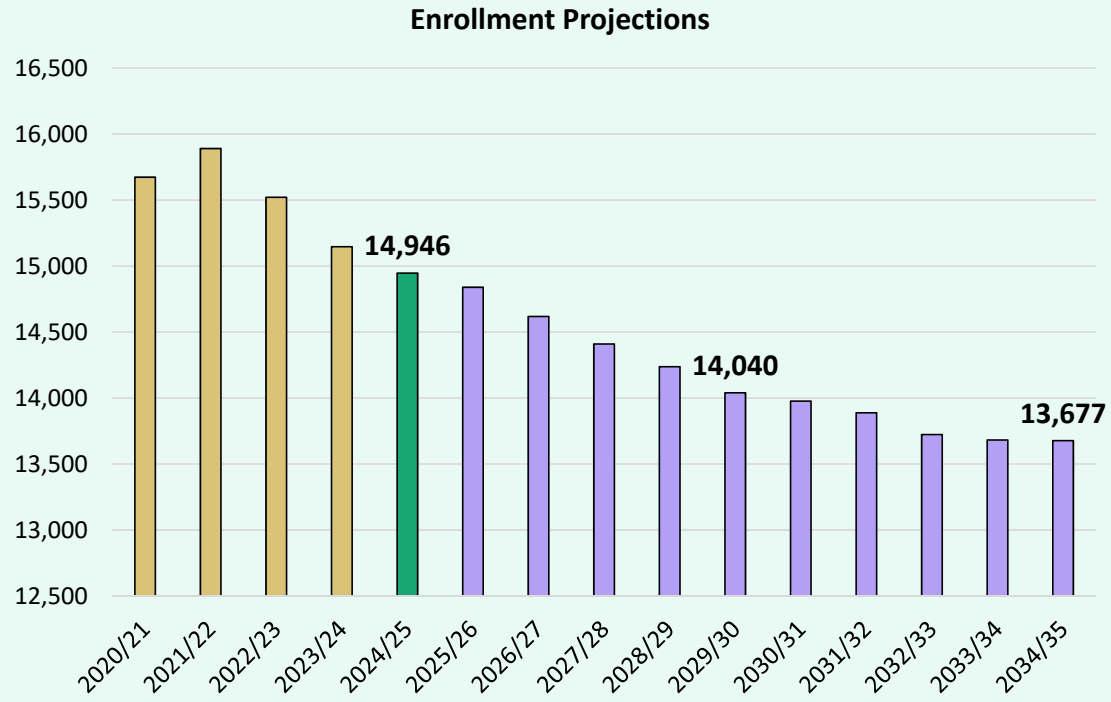
Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus

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

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

Key Takeaways



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30

SCHERTZ
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PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 6 A

TO:	Planning and Zoning Commission
PREPARED BY:	William Willingham, Planner
CASE:	PLRP20250221 Waiver
SUBJECT:	**PLRP20250221 Waiver-** Consider and act upon a request for a waiver in relation to on-site sewer facilities for the replat of the Sam B Liftshutz Subdivision No. 9, approximately 0.76 acres of land, located approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Aricela Aguirre, Armando Aguirre
Applicant: Edgar Munoz, Urbane Engineer

ITEM SUMMARY:

The applicant is requesting to replat approximately 0.75 acres of land in order to establish one lot. The site is currently undeveloped and consists of Block 1, Lots 10, 11, and 12 of the Sam B Lifshutz Subdivision No. 9. The proposed replat will combine the existing three lots and establish Block 1, Lot 49 of the subdivision.

The subject property is currently zoned General Business District (GB). The applicant is seeking approval of a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines. The property is located dually within the San Antonio River Authority Sewer CCN and the Schertz Sewer CCN.

GENERAL LOCATION AND SITE DESCRIPTION:

The site is an undeveloped lot located approximately 750 feet east of the intersection of Pfeil Road and IH-10. The applicant is requesting a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines to instead install an on-site septic facility (OSSF).

PUBLIC IMPROVEMENTS:

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

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

STAFF ANALYSIS AND RECOMMENDATION:

City of Schertz Engineering has conducted a review of the waiver and recommends approval of the request as the closest possible sewer connection is from a SARA CCN main across IH-10 located approximately 2,000 feet from this property. The proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system in accordance with Section 90-78 of the Code of Ordinances.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Section 21.12.15- Waivers:A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

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

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.
C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.
D. Planning and Zoning Commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.
E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

Attachments

Aerial Exhibit

Waiver Request Letter

Engineering Memo

Plat Exhibit



N
W E
S

SCHERTZ
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Sam B. Lifshutz No. 9
Subdivision Replat
(Los Tapatios)
PLRP20250221

County Boundaries
Schertz Municipal Boundary
ETJ
Project Boundary

Highways
Major Roads
Minor Roads
Freeway
Principal Arterial

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

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

1"
2"
3"
4"
6"

8"
10"
12"
16"
18"

20"
24"
30"
36"
Unknown

Hydrant
Manholes
CCMA Lift Station
Private Lift Station

Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant

Sewer Main
Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

0 50 100 200 300
Feet

March 1, 2024

City of Schertz
Planning & Community Development
1400 Schertz Parkway
Schertz, Texas 78154
Attn.: Ms. Daisy Marquez, Planner

Re: Sewer Waiver Request
Los Tapatios Subdivision
UE Project No.: 20230427

Dear Ms. Marquez,

Introduction:
Situated at 11825 E. IH-10, Schertz, Texas 78154, approximately eight hundred linear feet northeast of the Pfeil Rd. & IH-10 Frontage Rd. intersection, the subject property is currently zoned as General Business (GB). The project aims to establish a single buildable lot, and due to the absence of sanitary sewer services in the vicinity, an on-site sewage facility (OSSF) is planned. Notably, the closest 10-inch San Antonio River Authority (SARA) gravity sewer main lies about 4,000 linear feet to the east, near Gran Via.

Code Issue:
Consideration is sought for a waiver from UDC Section 21.15.3 Wastewater Systems, particularly Subsection A-Wastewater Connection Required, and Subsection D-Future Extension of Lines.

Discussion/Justification:
UDC Section 21.15.3 mandates the extension of all utilities through the platting process. However, the present proposal contends that the extension to the nearest 10-inch SARA gravity sewer main is impractical for the property owner due to specific challenges. This hardship is not a consequence of the owner's actions but rather pertains to the unique characteristics of the applicant's land. Strict adherence to these regulations would render the property unusable for its intended purpose.

The estimated cost for extending the 10-inch gravity sewer main by approximately 4,000 linear feet is around $837,000.00, while the current assessed value of the property in the Bexar County Appraisal District (BCAD) stands at $193,090.00. Considering this valuation, expecting the landowner to undertake the extensive 4,000 LF extension of the 10-inch GSM is deemed unreasonable.

Conclusion:

In our professional assessment, the requested administrative exception/variance aligns with the spirit and intent of the UDC, posing no adverse impact on public health, safety, or welfare. Granting the waiver for the sewer extension and permitting the use of an OSSF enables the landowner to realize the desired utilization of their property.

Sincerely,

Urbane Engineer. LLC.
TBPELS Registration No.: F-18361

Edgar A. Munoz, P.E.

Edgar A. Munoz, M.S., P.E.
President

Attachments: Engineering Opinion of Probable Construction Cost (OPCC)

PROJECT NAME: LOS TAPATIOS SUBDIVISION
PROJECT LOCATION: 11825 IH-10 E., SCHERTZ, TEXAS 78225
SCHERTZ PLAT NO./NAME: PRELIMINARY PLAT
SARA JOB NO.: TBD

SARA Gravity Sewer Extension
(10" Gravity Sewer Main Extension)

LINE NO.	ITEM NO.:	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT
1	100	Mobilization & Demobilization (10% Max.)	LS	1	$ 70,000.00	$ 70,000.00
2	101	Preparing Right-of-Way (5% Max.)	LS	1	$ 35,000.00	$ 35,000.00
3	502	Barricades, Signs and Traffic Handling/Control	LS	1	$ 40,000.00	$ 40,000.00
4	550	Trench Excavation Safety Protection	LF	4,000	$ 13.00	$ 52,000.00
5	848	10" Gravity Sewer Main (PVC, SDR 35, 0-8 FT Depth)	LF	4,000	$ 110.00	$ 440,000.00
6	852	48" Diam. Standard Sanitary Sewer Manhole	EA	12	$ 6,500.00	$ 78,000.00
7	854	6" Sanitary Sewer Lateral Service (PVC, SDR 35)	EA	1	$ 1,250.00	$ 1,250.00
8	854	6" Sanitary Sewer Cleanout	EA	1	$ 750.00	$ 750.00
9	866	Testing & TV Camera Inspection (Pre)	LF	4,000	$ 15.00	$ 60,000.00
10	866	Testing & TV Camera Inspection (Post)	LF	4,000	$ 15.00	$ 60,000.00
11						
12						
13						
					TOTAL =	**$ 837,000.00**

PREPARED FOR: LOS TAPATIOS TACO SHOP
ATTN.: ARICELA AGUIRRE, OWNER

DATE: 3/1/2024
REVISED:
UPDATED:

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

DEVELOPMENT SERVICES
ENGINEERING DEPARTMENT

Memo

To: Planning and Zoning Commission via William Willingham, Planner

From: Eric Schulze, P.E., Engineer

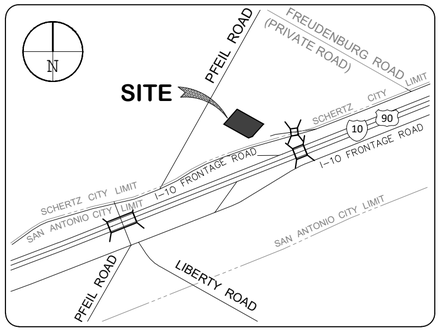
Date: September 17, 2025

Re: Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Sam B. Lifshutz Sub'd – Replat of Lots 10, 11, and 12

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed Sam B. Lifshutz Sub'd – Replat of Lots 10, 11, and 12 (on Interstate (IH) 10 about 650 ft east of Pfeil Rd) is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is a San Antonion River Authority (SARA) main across IH 10 roughly 2,000 feet away. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

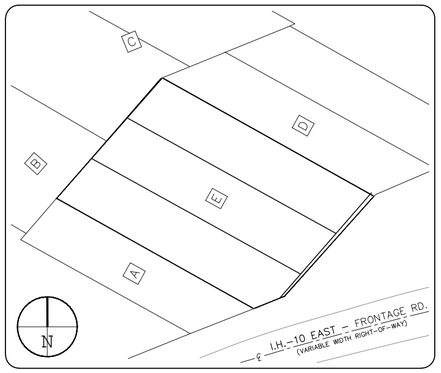
Staff has verified that the proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance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

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



LOCATION MAP

SCALE: 1"=800'



AREA BEING REPLATED

SCALE: 1"=100'

0.751 OF AN ACRE BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 10, 11, & 12 OF THE SAM B. LIFSHUTZ SUBDIVISION NO.9 PLAT RECORDED IN VOLUME 2222, PAGE 302 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

A = LOT 9, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: ISIDRO RAMIREZ
BY GENERAL WARRANTY DEED
DOC. No.20210362411 O.P.R.B.C.

B = LOT 29, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: JUANA A. ZUNIGA
BY WARRANTY DEED
VOL. 8862, PG. 113, O.P.R.B.C.

C = LOTS 30 & 31, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: TO JOSEPH B. WALKER
BY WARRANTY DEED
DOC. No.20060184221 O.P.R.B.C.

D = LOT 13, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: JOSEPH B. WALKER
BY WARRANTY DEED
DOC. No.20060184221 O.P.R.B.C.

E = LOTS 10, 11, & 12, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: ARICELA ET. UX.
BY WARRANTY DEED WITH V/L
DOC. No.20230063435 O.P.R.B.C.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 68°18'22" W	30.08'
*(L1)	S 70°32'03" W	32.73'
*(RECORD BEARING AND DISTANCE)		

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 SAN ANTONIO PLANNING COMMISSION.

EDGAR A. MUNOZ, LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MDS LAND SURVEYING COMPANY, LLC.

JEFF BOERNER, REGISTERED PROFESSIONAL LAND SURVEYOR

STANDARD NOTES:

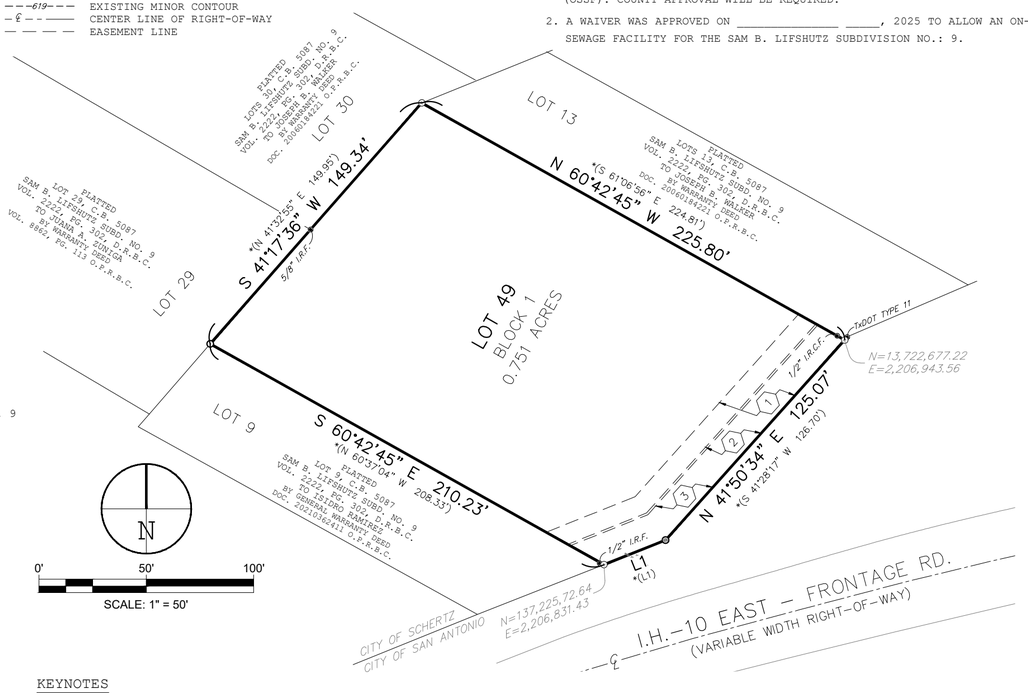
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THIS PLAT ESTABLISHES A TOTAL OF ONE (1) BUILDABLE LOT(S).

CPS UTILITY NOTES:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

- 1/2" IRON ROD FOUND (TYPE NOTED)
- REFERENCE ROD (TYPE NOTED)
- TXDOT TYPE II MONUMENT (TYPE NOTED)
- CALCULATED POINT (TYPE NOTED)
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- 620 EXISTING MAJOR CONTOUR
- 619 EXISTING MINOR CONTOUR
- ℄ CENTER LINE OF RIGHT-OF-WAY
- EASEMENT LINE



KEYNOTES

1. 24 FEET CROSS ACCESS EASEMENT
2. 15 FEET WATER LINE EASEMENT
3. 14 FEET ELECTRICAL, GAS, CABLE & TELEVISION EASEMENT

ABBREVIATIONS

I.R.F.	IRON ROD FOUND
I.R.C.F.	1/2" IRON ROD WITH CAP FOUND
N.C.B.	NEW CITY BLOCK
C.B.	COUNTY BLOCK
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PKF	PK NAIL FOUND
R.O.W.	RIGHT-OF-WAY
D.R.B.C.	DEED RECORDS OF BEXAR COUNTY
VOL.	VOLUME
PG.	PAGE
N.T.S.	NOT-TO-SCALE
BLK.	BLOCK
*( )	RECORD BEARING & DISTANCE

SURVEYOR NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED 6/21/2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
6. ACCORDING TO COMMUNITY PANEL NO. 48029C0435G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BEXAR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF SEPTEMBER 28, 2010; THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO RESEARCH OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS REGARDING EASEMENTS AND ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC. THEREFORE EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.
8. ELEVATIONS SHOWN HEREON REFERENCE NAVD 88 VERTICAL DATUM AS DETERMINED BY GPS OBSERVATIONS.
9. CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 1 FOOT)

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK 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 TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) SHARED ACCESS POINT ALONG IH-10 EAST FRONTAGE ROAD BASED ON THE OVERALL FIELD MEASURED HIGHWAY FRONTAGE OF 159.43 LINEAR FEET OF HIGHWAY FRONTAGE.
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.

SARA UTILITY NOTES:

1. THIS TRACT IS LOCATED WITHIN THE SAN ANTONIO RIVER AUTHORITY (SARA) CCN (E.G., CERTIFICATE OF CONVENIENCE AND NECESSITY) BOUNDARY WITHIN SARA'S MARTINEZ IV SERVICE AREA.

ON-SITE SEWAGE FACILITY (OSSF) NOTES:

1. THIS SITE WILL BE SERVED BY A PRIVATELY OWNED ON-SITE SEWAGE FACILITY (OSSF). COUNTY APPROVAL WILL BE REQUIRED.
2. A WAIVER WAS APPROVED ON _____ ____, 2025 TO ALLOW AN ON-SITE SEWAGE FACILITY FOR THE SAM B. LIFSHUTZ SUBDIVISION NO.: 9.

URBANE ENGINEER

MDS LAND SURVEYING COMPANY, INC.

DATE OF PREPARATION:
AUGUST 13, 2025

ENGINEER:
URBANE ENGINEER, LLC.
TBPELS REGISTRATION No.F-18361
84 NE LOOP 410, SUITE #129
SAN ANTONIO, TEXAS 78216
[T] 210.687.4180

SURVEYOR:
MDS LAND SURVEYING COMPANY,INC.
TBPELS REGISTRATION No.F-10019600
874 HARPER ROAD, SUITE #104
KERRVILLE, TEXAS 78028
[T] 830.816.1818

SHEET 1 OF 1

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: ARICELA AGUIRRE
[P]: 210.501.7787
11825 IH-10 EAST
SCHERTZ, TEXAS 78154

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARICELA AGUIRRE, 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 THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: ARMANDO AGUIRRE
[P]: 210.501.7787
11825 IH-10 EAST
SCHERTZ, TEXAS 78154

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARMANDO AGUIRRE, 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 THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATION BY CITY ENGINEER:

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

DATED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

PLANNING & ZONING COMMISSION:

THIS PLAT OF SAM B. LIFSHUTZ, NO. 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

BY_____
CHAIRMAN

BY_____
SECRETARY

PLAT OF

SAM B LIFSHUTZ SUBDIVISION No. 9

BEING A 0.751 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE S. B. LEWIS SURVEY, ABSTRACT NO. 433, BEXAR COUNTY, TEXAS, SAID 0.751 ACRE TRACT BEING ALL OF LOTS 10, 11, AND 12, NEW CITY BLOCK 16547 (DE-ANNEXED), COUNTY BLOCK 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9, RECORDED IN VOLUME 2222, PAGE 302, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.004 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 4195, PAGE 414, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.751 ACRE TRACT BEING ALL OF A CALLED 0.742 ACRE TRACT CONVEYED TO ARICELA AGUIRRE AND ARMANDO AGUIRRE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 20230063435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 49, BLOCK 1, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

C:\Users\emuno\Box Sync\UE\Projects\20230427 Los Tapatios Taco Shop\02 Sheets\20230427 Los Tapatios Subdivision Plat.dwg

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 6 B

TO:	Planning and Zoning Commission
PREPARED BY:	William Willingham, Planner
CASE:	PLRP20250221 Plat
SUBJECT:	**PLRP20250221**- Consider and act upon a request for approval of a replat of the Sam B Liftshutz No. 9 Subdivision, approximately 0.76 acres of land located at 11825 IH-10 Schertz, Texas, approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification Numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Aricela Aguirre, Armando Aguirre
Applicant: Edgar Munoz, Urbane Engineer

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
September 10, 2025	Replat Application

ITEM SUMMARY:

The applicant is proposing to replat approximately 0.75 acres of land to establish one buildable lot. The subject property is currently zoned General Business District (GB).

The site is currently undeveloped and consists of Lots 10, 11, and 12 of the Sam B Lifshutz Subdivision No. 9. The proposed replat will combine the existing three lots and establish Lot 49 of the subdivision.

Per the letter of intent, the applicant intends on using the existing three lots for a restaurant or food truck park which requires these parcels to be replatted in order to create one larger lot. Any developments at this site must adhere to the design requirements as dictated by the Unified Development Code.

General Business District (GB) Design Requirements:

Area sq. ft.	Width	Depth	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Imp. Coverage
10,000	100	100	25	0*	0*	80%

**25 ft. setback when adjacent to residential zoning*

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently located at 11825 IH-10 E, Schertz, Texas, otherwise generally located approximately 750 feet east of the intersection of Pfeil Road and IH-10.

ACCESS AND CIRCULATION:

The property will have access and frontage to IH-10.

TREE MITIGATION AND PRESERVATION:

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

PUBLIC SERVICES:

The proposed replat of the Sam B. Liftshutz Subdivision No. 9 will be serviced by City of Schertz for water, CPS, and AT&T. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF), which will be permitted through Bexar County.

PUBLIC IMPROVEMENTS:

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

Water: The subdivision will be serviced by the City of Schertz through a 12-inch water line that runs along IH-10.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed Replat of the Sam B Liftshutz Subdivision No.9. The Engineering Department has reviewed the waiver request and recommends approval of the waiver given the closest possible sewer connection is 2,000 feet away. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. Until that time, per approval of the waiver request, the property will utilize an on-site sewer facility (OSSF), permitted by Bexar County.

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

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

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

STAFF ANALYSIS AND RECOMMENDATION:

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

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Exhibit

Plat Exhibit



N
W E
S

SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY

Sam B. Lifshutz No. 9
Subdivision Replat
(Los Tapatios)
PLRP20250221

County Boundaries
Schertz Municipal Boundary
ETJ
Project Boundary

Highways
Major Roads
Minor Roads
Freeway
Principal Arterial

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

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

1"
2"
3"
4"
6"

8"
10"
12"
16"
18"

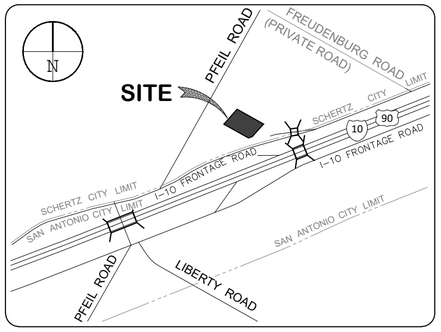
20"
24"
30"
36"
Unknown

Hydrant
Manholes
CCMA Lift Station
Private Lift Station

Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant

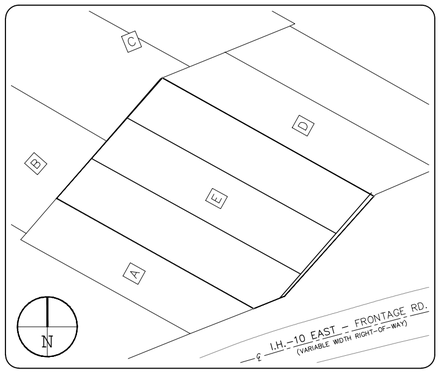
Sewer Main
Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

0 50 100 200 300
Feet



LOCATION MAP

SCALE: 1"=800'



AREA BEING REPLATED

SCALE: 1"=100'

0.751 OF AN ACRE BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 10, 11, & 12 OF THE SAM B. LIFSHUTZ SUBDIVISION NO.9 PLAT RECORDED IN VOLUME 2222, PAGE 302 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

A = LOT 9, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: ISIDRO RAMIREZ
BY GENERAL WARRANTY DEED
DOC. No.20210362411 O.P.R.B.C.

B = LOT 29, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: JUANA A. ZUNIGA
BY WARRANTY DEED
VOL. 8862, PG. 113, O.P.R.B.C.

C = LOTS 30 & 31, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: TO JOSEPH B. WALKER
BY WARRANTY DEED
DOC. No.20060184221 O.P.R.B.C.

D = LOT 13, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: JOSEPH B. WALKER
BY WARRANTY DEED
DOC. No.20060184221 O.P.R.B.C.

E = LOTS 10, 11, & 12, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9
VOL. 2222, PG. 302, D.R.B.C.
OWNER: ARICELA ET. UX.
BY WARRANTY DEED WITH V/L
DOC. No.20230063435 O.P.R.B.C.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 68°18'22" W	30.08'
*(L1)	S 70°32'03" W	32.73'
*(RECORD BEARING AND DISTANCE)		

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 SAN ANTONIO PLANNING COMMISSION.

EDGAR A. MUNOZ, LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MDS LAND SURVEYING COMPANY, LLC.

JEFF BOERNER, REGISTERED PROFESSIONAL LAND SURVEYOR

STANDARD NOTES:

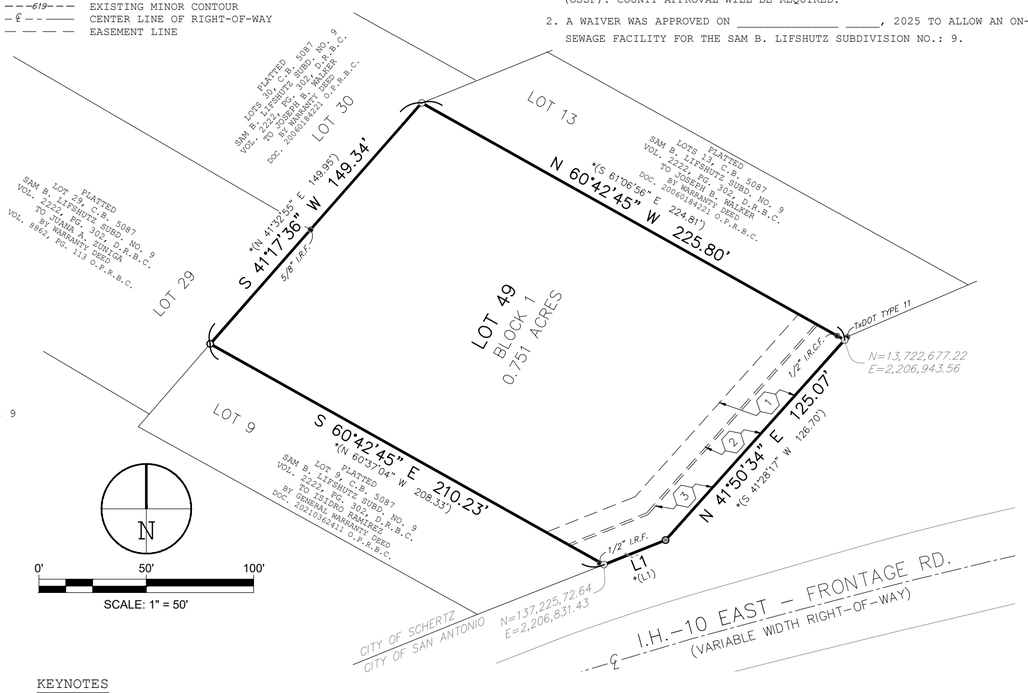
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THIS PLAT ESTABLISHES A TOTAL OF ONE (1) BUILDABLE LOT(S).

CPS UTILITY NOTES:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
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9. CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 1 FOOT)

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK 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 TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) SHARED ACCESS POINT ALONG IH-10 EAST FRONTAGE ROAD BASED ON THE OVERALL FIELD MEASURED HIGHWAY FRONTAGE OF 159.43 LINEAR FEET OF HIGHWAY FRONTAGE.
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.

SARA UTILITY NOTES:

1. THIS TRACT IS LOCATED WITHIN THE SAN ANTONIO RIVER AUTHORITY (SARA) CCN (E.G., CERTIFICATE OF CONVENIENCE AND NECESSITY) BOUNDARY WITHIN SARA'S MARTINEZ IV SERVICE AREA.

ON-SITE SEWAGE FACILITY (OSSF) NOTES:

1. THIS SITE WILL BE SERVED BY A PRIVATELY OWNED ON-SITE SEWAGE FACILITY (OSSF). COUNTY APPROVAL WILL BE REQUIRED.
2. A WAIVER WAS APPROVED ON _____ ____, 2025 TO ALLOW AN ON-SITE SEWAGE FACILITY FOR THE SAM B. LIFSHUTZ SUBDIVISION NO.: 9.

URBANE ENGINEER

MDS LAND SURVEYING COMPANY, INC.

DATE OF PREPARATION:
AUGUST 13, 2025

ENGINEER:
URBANE ENGINEER, LLC.
TBPELS REGISTRATION No.F-18361
84 NE LOOP 410, SUITE #129
SAN ANTONIO, TEXAS 78216
[T] 210.687.4180

SURVEYOR:
MDS LAND SURVEYING COMPANY,INC.
TBPELS REGISTRATION No.F-10019600
874 HARPER ROAD, SUITE #104
KERRVILLE, TEXAS 78028
[T] 830.816.1818

SHEET 1 OF 1

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: ARICELA AGUIRRE
[P]: 210.501.7787
11825 IH-10 EAST
SCHERTZ, TEXAS 78154

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARICELA AGUIRRE, 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 THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: ARMANDO AGUIRRE
[P]: 210.501.7787
11825 IH-10 EAST
SCHERTZ, TEXAS 78154

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARMANDO AGUIRRE, 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 THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATION BY CITY ENGINEER:

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

DATED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

PLANNING & ZONING COMMISSION:

THIS PLAT OF SAM B. LIFSHUTZ, NO. 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

BY_____
CHAIRMAN

BY_____
SECRETARY

PLAT OF

SAM B LIFSHUTZ SUBDIVISION No. 9

BEING A 0.751 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE S. B. LEWIS SURVEY, ABSTRACT NO. 433, BEXAR COUNTY, TEXAS, SAID 0.751 ACRE TRACT BEING ALL OF LOTS 10, 11, AND 12, NEW CITY BLOCK 16547 (DE-ANNEXED), COUNTY BLOCK 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9, RECORDED IN VOLUME 2222, PAGE 302, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.004 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 4195, PAGE 414, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.751 ACRE TRACT BEING ALL OF A CALLED 0.742 ACRE TRACT CONVEYED TO ARICELA AGUIRRE AND ARMANDO AGUIRRE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 20230063435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 49, BLOCK 1, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

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SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/01/2025
Agenda Item 8 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS: Site Plan Applications submitted from August 26, 2025, to September 24, 2025.

- The Learning Experience: A proposed 10,000 square foot daycare located at 9575 Hollering Vine within the Crossvine Planned Development District (PDD).

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

- **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.
  - Approved at 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.
  - Denied at 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.
  - Approved at 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 for 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.
  - Application as requested by applicant, approved at the September 2, 2025, City Council Meeting.
- **Ordinance 25-A-039**- Conduct a public hearing and consider a request for voluntary annexation of approximately 4.7 acres, Bexar County Property Identification Numbers 310108 and 1061511, Bexar

County, Texas.
    - Scheduled to be heard at the October 14, 2025, City Council Meeting
- **Ordinance 25-A-040 -** Conduct a public hearing and consider a request to zone approximately 4.7 acres of land to Public Use District (PUB), known as 8890 E FM 1518 N, more specifically known as a Bexar County Property Identification Numbers 310108 and 1061511, Bexar County, Texas.
    - Recommendation of approval at the September 23, 2025, Planning and Zoning Commission meeting
    - Scheduled to be heard at the October 14, 2025, City Council meeting.
- **Ordinance 25-S-41 -** Conduct a public hearing and consider 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, Texas.
    - Recommendation of approval at the September 3, 2025, Planning and Zoning Commissiong meeting
    - Scheduled for the October 14, 2025, City Council meeting
- **Ordinance 25-S-42 -** Conduct a public hearing and consider a request to zone approximately 96 acres of land from General Business District (GB) and Manufacturing (Light) District (M-1) to Planned Development District (PDD), known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas.
    - Recommendation of approval at the September 3, 2025, Planning and Zoning Commission meeting
    - Scheduled for the October 14, 2025, City Council meeting
- **Ordinance 25-S-43 -** Conduct a public hearing and consider a request to rezone approximately 24 acres of land from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4), known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.
    - Scheduled for the October 1, 2025, Planning and Zoning Commission meeting
    - Scheduled for the October 14, 2025, City Council meeting
- **Ordinance 25-S-44 -** Conduct a public hearing and consider a request to rezone approximately 81 acres of land from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5), generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.
    - Scheduled for the October 1, 2025, Planning and Zoning Commission meeting
    - Scheduled for the October 14, 2025, City Council meeting

ADMINISTRATIVELY APPROVED PROJECTS: Administratively approved plats from August 26, 2025, to September 24, 2025.

- Ackerman II Subdivision: A preliminary plat of a proposed approximately 25-acre residential subdivision zoned Single-Family Residential District (R-2).
- IDV Replat: A replat of the IDV Subdivision to establish 9 lots zoned Planned Development District (PDD) and Manufacturing (Light) District (M-1).
- Schwab Road Industrial: A preliminary plat of a proposed approximately 43-acre, 3-lot subdivision zoned Manufacturing (Light) District (M-1) and General Business District (GB).