



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
December 3, 2025

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES
Do the right thing
Do the best you can
Treat others the way you want to be treated
Work cooperatively as a team

AGENDA
WEDNESDAY, DECEMBER 3, 2025 at 6:00 p.m.

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

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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

4. CONSENT AGENDA:

- A.** Minutes for the November 5, 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. **PLZC20250240** - Hold a public hearing and make a recommendation on a zone change request for approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road, also known as Guadalupe Property Identification Number 67959 and 64006, City of Schertz, Texas.

6. REQUESTS AND ANNOUNCEMENTS:

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

- B. Announcements by Commissioners
 - City and community events attended and to be attended
 - Continuing education events attended and to be attended

- C. Announcements by City Staff.
 - City and community events attended and to be attended.

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

- A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Daisy Marquez, 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 24th day of November, 2025 at 2:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.



Daisy Marquez, 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.



PLANNING AND ZONING COMMISSION MEETING: 12/03/2025
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the November 5, 2025 Regular Meeting.

Attachments

Draft minutes for the November 5, 2025 Planning and Zoning Commission Meeting

DRAFT

PLANNING AND ZONING MINUTES

November 5, 2025

The Schertz Planning and Zoning Commission convened on November 5, 2025 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Roderick Hector, Commissioner; Clayton Wallace, Chair; Judy Goldick, Commissioner; David Hughes, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Vice Chair

Absent: Glen Outlaw, Commissioner

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

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

Judy Goldick was seated as the 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.

Chairman Wallace opened the Hearing of Residents. The following residents spoke:

- Robert Wygle, 302 Randolph
- Francisco Rios, 304 Randolph
- Harold Gallord, 605 Exchange
- Steven Budett, 608 Exchange

4. CONSENT AGENDA:

A. Minutes for the October 1, 2025, Regular Meeting.

There was no discussion.

Motioned by Commissioner Roderick Hector to approve the Consent Agenda, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

5. PUBLIC HEARING:

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

- A. PLZC20250232** - Hold a public hearing and make a recommendation on a request to rezone approximately 0.37 acres of land from Single-Family Residential District (R-2) to Main Street Mixed-Use District (MSMU), located at 603 Exchange Avenue, approximately 200 feet east of the intersection of Randolph Avenue and Exchange Avenue, more specifically known as Guadalupe County Parcel Identification Number 67458, City of Schertz, Guadalupe County, Texas.

Mr. Willingham gave a presentation on PLZC20250232.
Lee Edwards, the applicant, gave a presentation.

Chairman Wallace opened the Public Hearing at 6:20 P.M.

- Brenda Wygle, 302 Randolph
- Robert Wygle, 302 Randolph
- Francisco Rios, 304 Randolph

Chairman Wallace closed the Public Hearing at 6:28 P.M.

Motioned by Vice Chair Patrick McMaster to recommend denial to City Council, seconded by Commissioner Roderick Hector

Vote: 3 - 4 Failed

NAY: Chair Clayton Wallace
Commissioner Judy Goldick
Commissioner David Hughes
Commissioner John Carbon

Motioned by Commissioner John Carbon to recommend approval of PLZC20250232 to the City Council, seconded by Commissioner Judy Goldick

Vote: 4 - 3 Passed

NAY: Commissioner Roderick Hector
Commissioner Tamara Brown
Vice Chair Patrick McMaster

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLFP20250241 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the Final Plat of the Bunny Stop #9 Subdivision, approximately 7.8 acres of land located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road, also known as Comal County Property Identification Number 119021 and Guadalupe County Property Identification Number 114083, City of Schertz, Comal and Guadalupe County, Texas.

Mrs. Marquez gave a presentation on PLFP20250241 Waiver.

Motioned by Vice Chair Patrick McMaster to approve PLFP20250241 Waiver with conditions presented by staff, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- B. PLFP20250241** - Consider and act upon a request for approval of a final plat of the Bunny Stop #9 Subdivision, an approximately 7.8 acre tract of land located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road, also known as Comal County Property Identification Number 119021 and Guadalupe County Property Identification Number 114083, City of Schertz, Comal and Guadalupe County, Texas.

Mrs. Marquez gave a presentation on PLFP20250241.

Motioned by Commissioner John Carbon to approve PLFP20250241, seconded by Vice Chair Patrick McMaster

Vote: 7 - 0 Passed

- C. PLPP20250218 Waiver** — Consider and act upon a request in relation to on-site sewer facilities for the Preliminary Plat of the MMD Subdivision, approximately 5 acres of land, located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482, more specifically known as Comal County Parcel Identification Number 43645, City of Schertz, Comal County, Texas.

Mr. Willingham gave a presentation on PLPP20250218 Waiver

Motioned by Vice Chair Patrick McMaster to approve PLPP20250218 Waiver, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

- D. PLPP20250218-** Consider and act upon a request for approval of a preliminary plat of the MMD Subdivision, approximately 5 acres of land located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482, more specifically known as Comal County Parcel Identification Number 43645, City of Schertz, Comal County, Texas.

Mr. Willingham gave a presentation on PLPP20250218.

Motioned by Vice Chair Patrick McMaster to approve PLPP20250218 , seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- E. PLPP20250255 Waiver** — Consider and act upon a request in relation to on-site sewer facilities for the Preliminary Plat of the Hime Subdivision, approximately 10 acres of land, located approximately 2,300 feet west of the intersection of FM 1518 and IH-10, more specifically known as Bexar County Parcel Identification Number 339370, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLPP20250255 Waiver.

Motioned by Vice Chair Patrick McMaster to approve PLPP20250255 Waiver, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- F. PLPP20250255** — Consider and act upon a request for approval of a preliminary plat of the Hime Subdivision, approximately 10 acres of land located approximately 2,300 feet west of the intersection of FM 1518 and IH-10, more specifically known as Bexar County Parcel Identification Number 339370, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLPP20250255.

Motioned by Vice Chair Patrick McMaster to approve PLPP20250255, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

The Commissioners requested a workshop to discuss MSMU and the requirement for a Specific Use Permit (SUP) for taverns and brewpubs.

- B.** Announcements by Commissioners

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

There were no announcements from the commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements from the city staff.

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

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

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Wallace adjourned the regular meeting at 7:14 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 12/03/2025
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Senior Planner
 SUBJECT: **PLZC20250240** - Hold a public hearing and make a recommendation on a zone change request for approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road, also known as Guadalupe Property Identification Number 67959 and 64006, City of Schertz, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6). The subject property is currently unplatted and undeveloped.

On November 19, 2025, forty-seven (47) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the Staff Report, one (1) response in favor, zero (0) responses neutral, and one (1) response in opposition were received. A public hearing notice will be published in the "San Antonio Express", prior to the City Council hearing. The applicant placed two notification signs on the subject property before November 19, 2025.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	Single-Family Residential District (R-2) and Single-Family Residential District (R-6)	Single- Family Residential

Adjacent Properties:

	Zoning	Land Use
North	Planned Development District (PDD) and General Business District (GB)	Homestead PDD, Undeveloped
South	Planned Development District (PDD), Right-of-Way, Outside of City Limits	Homestead PDD, Green Valley Road, City of Cibolo ETJ
East	Single-Family Residential District (R-2)	Ackermann Subdivision Single-Family Residential
West	Planned Development District (PDD)	Homestead PDD

Zoning:

Dimensional and Development Standards											
			Minimum Lot Size			Minimum Yard Setback			Misc. Lot Requirements		
	Code	Zoning District	Area. Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Max Height	Max Impervious Coverage	
Table 21.5.7.B-Non-Residential	Existing	GB	General Business District	10,000	100	100	25	0 adj. to non-res 25 adj. to res	0 adj. to non-res 25 adj. to res	120	80%

Table 21.5.7.A-Residential Zoning Districts	Proposed	R-2	Single-Family Residential District	8,400	70	120	25	10	20	35	50%
Table 21.5.7.A-Residential Zoning Districts	Proposed	R-6	Single-Family Residential District	7,200	60	120	25	10	20	35	50%

GOAL

The applicant is requesting to rezone approximately 44 acres of land from General Business District to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6).

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 looks to the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

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

The proposed zone change to Single-Family Residential District (R-2) and Single-Family Residential District (R-6) implements the policies of the adopted Comprehensive Plan. The Comprehensive Plan designates this area as Complete Neighborhood in the Future Land Use Plan. Complete Neighborhood is intended for a mixture of housing types with supporting land uses that include locally serving commercial and retail.

The proposed single-family zoning districts would provide for two housing types that are the same density as the residential developments to the east of the subject property, and less dense than the Homestead PDD to the northwest, west, and southwest of the subject property.

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

As part of promoting the health, safety, and welfare, the City should encourage development compatible with surrounding uses, utilizing standards and transitional uses to alleviate negative impacts. The dimensional requirements for Single-Family Residential District (R-2) and Single-Family Residential District (R-6), as listed in UDC Section 21.5.7.A, are compatible within the immediate area of the subject property.

The Homestead PDD to the northwest, west, and southwest of the subject property allows for single-family residential with a minimum lot width and depth of 55 by 120 and 65 by 120, and allows for townhomes. To the east of the subject property, there is a Single-Family Residential District (R-2) zoned parcel that requires the same dimensional and development standards as proposed within 22 acres of the proposed zone change. Since the proposed zoning districts require similar dimensional and development standards as the existing zoning districts in the immediate area, the proposed zone change promotes the general welfare of the community by being compatible and consistent with the surrounding area.

A traffic summary was provided by the applicant as part of the zone change application. The engineering department reviewed the traffic summary and concluded that the proposed residential zoning district is less intense in use than the existing General Business District (GB) zoning and would not increase traffic.

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 Single-Family Residential District (R-2) and Single-Family Residential District (R-6), as listed in UDC Section 21.5.8, are compatible with the existing and proposed uses of the immediate area. The permitted uses include single-family detached residential, schools, parks and playgrounds, and municipal uses by right; a cohesive list can be found in the permitted use table under UDC Section 21.5.8.

To the north west of the subject property is the proposed Unit 7 of the Homestead PDD, which permits for single-family and

lower-density multifamily. Additionally, to the southwest of the subject property, Unit 13 of the Homestead PDD permits lower-density multifamily residential at 12 units per acre. To the east of the subject property, the property is zoned Single-Family Residential District (R-2) and allows for the same permitted uses as the subject property does. The permitted uses in the proposed zoning districts of the subject property are consistent with the existing uses permitted in the immediate area.

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

Staff has ensured all UDC requirements have been met for the proposed zone change application. A public hearing notice was mailed to SCUC ISD. The most recent demographic reports and forecasting reports are available as part of the staff report.

The City of Schertz Fire, EMS, and Police Departments have all reviewed the proposed zone change. The Fire and Police Departments did not have any specific concerns. EMS did not have a specific concern about the zone change request, but did note that an increase in the population will increase call volumes, which will require more efforts to cover the added call volumes.

RECOMMENDATION

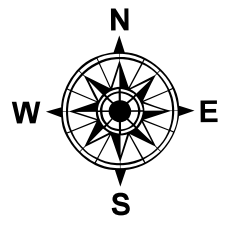
Due to the proposed zone change implementing the policies of the Comprehensive Plan - Future Land Use Map, and compatibility with the uses in the immediate area, Staff recommends approval of PLZC20250240.

Attachments

Aerial Exhibit
Notification Map
Public Hearing Responses
Proposed Zone Change Exhibit
Applicant's Zoning Exhibit
SCUC ISD 10- Year Forecasting
SCUC ISD Demographic Report
Engineering Memo



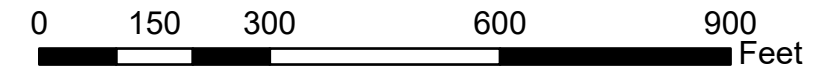
Map data: Microsoft, Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

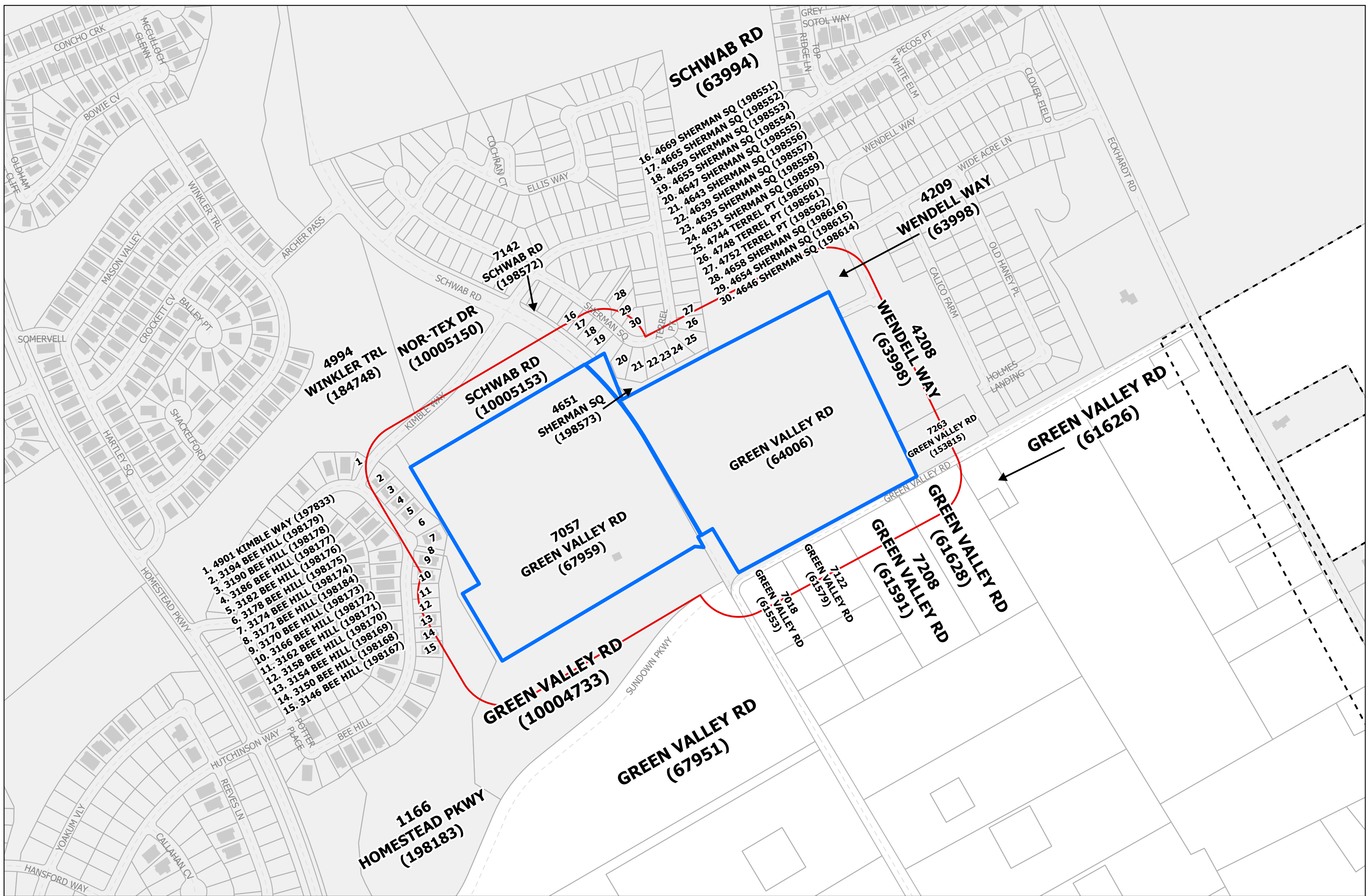


SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY


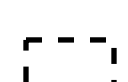
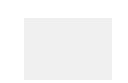

PARCEL IDs:
67959 & 64006

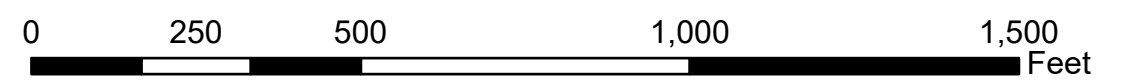
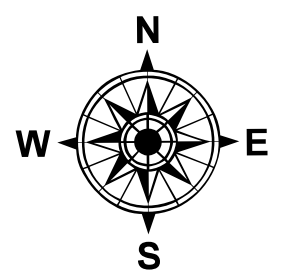
Highways	Principal Arterial	Planned Secondary Rural Arterial				Schertz Gravity	Hydrant	Schertz Lift Station	County Boundaries
Major Roads	Planned Principal Arterial	Residential Collector				Schertz Pressure	Manholes	CCMA Treatment Plant	Schertz Municipal Boundary
Minor Roads	Secondary Arterial	Planned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





Parcel IDs:
67959 & 64006

-  Project Boundary
-  Schertz ETJ Boundary
-  City Limits
-  200' Buffer



From:
Sent: Friday, November 21, 2025 4:45 PM
To: planning
Subject: PLZC20250240
Attachments: Document_2025-11-21_163444.pdf

Good afternoon,

Attached please find my response to the latest zone change request, item#PLZC20250240.

My family strongly opposes building new single family homes in the area due to ongoing water shortage, traffic congestion and decreasing home values .

My home has lost almost \$70000 in value since we purchased it last year.

Moreover, there are newly built homes sitting vacant in homestead for over a year, and the builders keep building more. This needs to stop.

Thank you,
Lilit Sanders
3166 Bee Hill
Schertz, TX 78108

NOTICE OF PUBLIC HEARING

November 19, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, December 3rd, 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:

PLZC20250240 - Hold a public hearing and make a recommendation on a zone change request for approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road, also known as Guadalupe Property Identification Number 67959 and 64006, 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, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

[Handwritten signature]

Daisy Marquez
Senior 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 [X] neutral to [] the request for PLZC20250240

COMMENTS: Our water bill is getting higher, home values decrease

NAME: Lilit Sanders (PLEASE PRINT) SIGNATURE Sanders

STREET ADDRESS: 3166 Bee Hill, Schertz TX 78108

DATE: 21 Nov 2025

From: L Dawkins
Sent: Monday, November 24, 2025 8:57 AM
To: planning
Subject: Public hearing notice -PLZC20250240

Hi Daisy,

Please find my signed form showing that I am in favor of the planned Zoning Change - PLZC20250240 below.

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY
PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING


November 19, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, December 3rd, 2025 at 5:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250240 - Hold a public hearing and make a recommendation on a zone change request for approximately 44 acres of land from General Business District (GB) to approximately 22 acres as Single-Family Residential District (R-2) and approximately 22 acres as Single-Family Residential District (R-6), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road, also known as Guadalupe Property Identification Number 67959 and 64006, 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, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

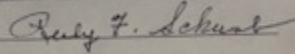
Sincerely,

Daisy Marquez
Senior 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 PLZC20250240

COMMENTS: I am in favor of this request.

NAME: Ruby F. Schwab SIGNATURE 
(PLEASE PRINT)

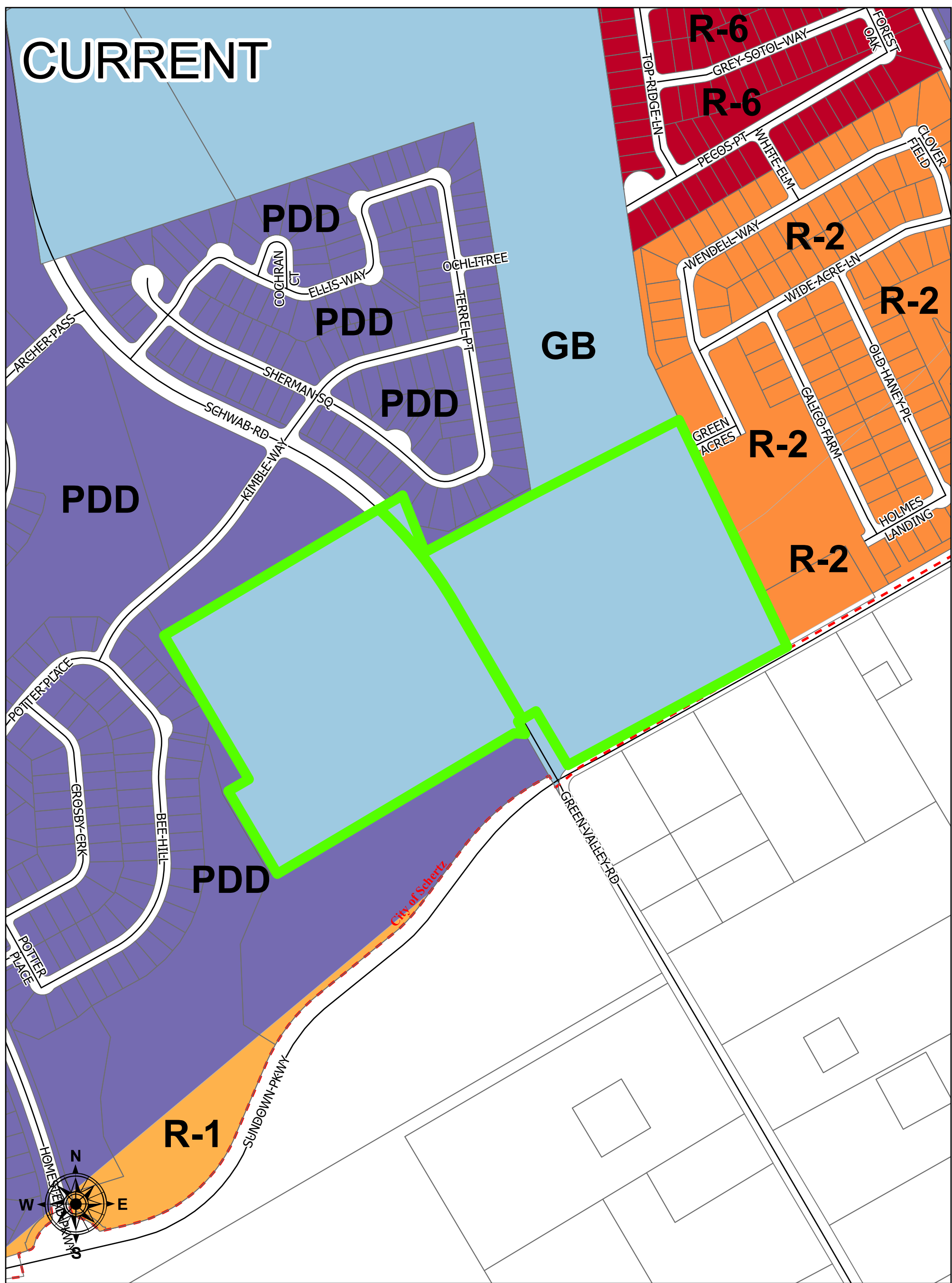
STREET ADDRESS: 1288 N. Business IH 35 New Braunfels, TX 78130

DATE: 11-21-2025

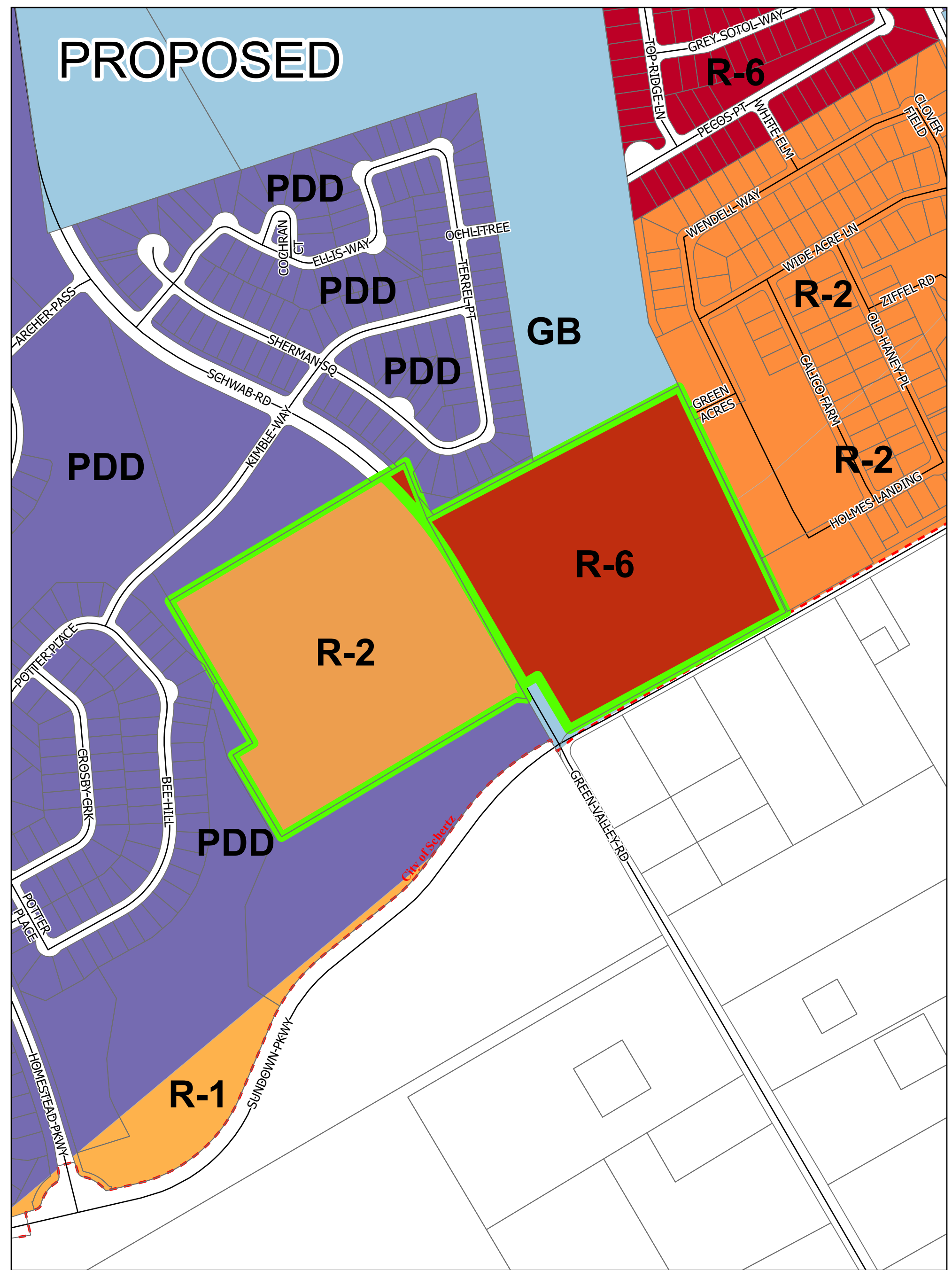
1400 Schertz Parkway • Schertz, Texas 78154 • 210.619.1000 • schertz.com

Thank you,
Ruby F Schwab

CURRENT



PROPOSED



SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

Last Update: Oct 10, 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

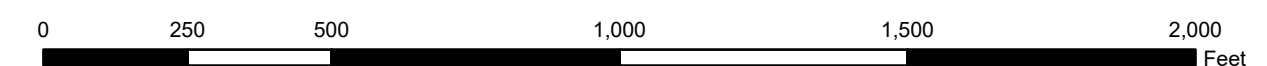
GUADALUPE COUNTY

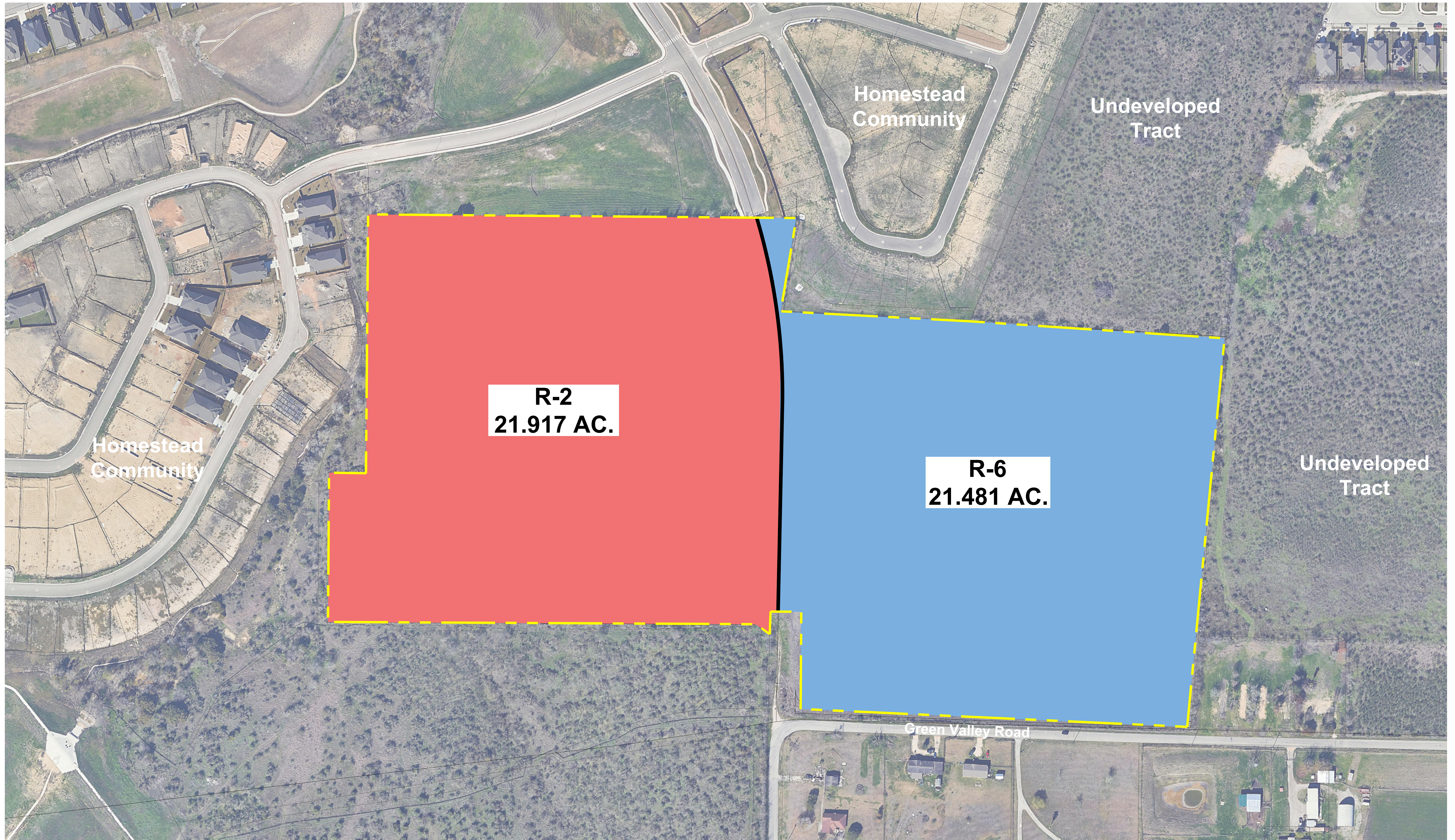
PARCEL IDs:

67959 & 64006

Zoning District

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



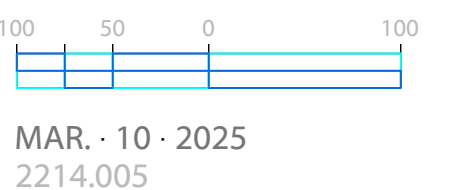


(Aerial Imagery: circa December 2023)
(Contour Interval: 1')

SCHERTZ RESIDENTIAL

PROPOSED ZONING CHANGE

Shertz, Texas





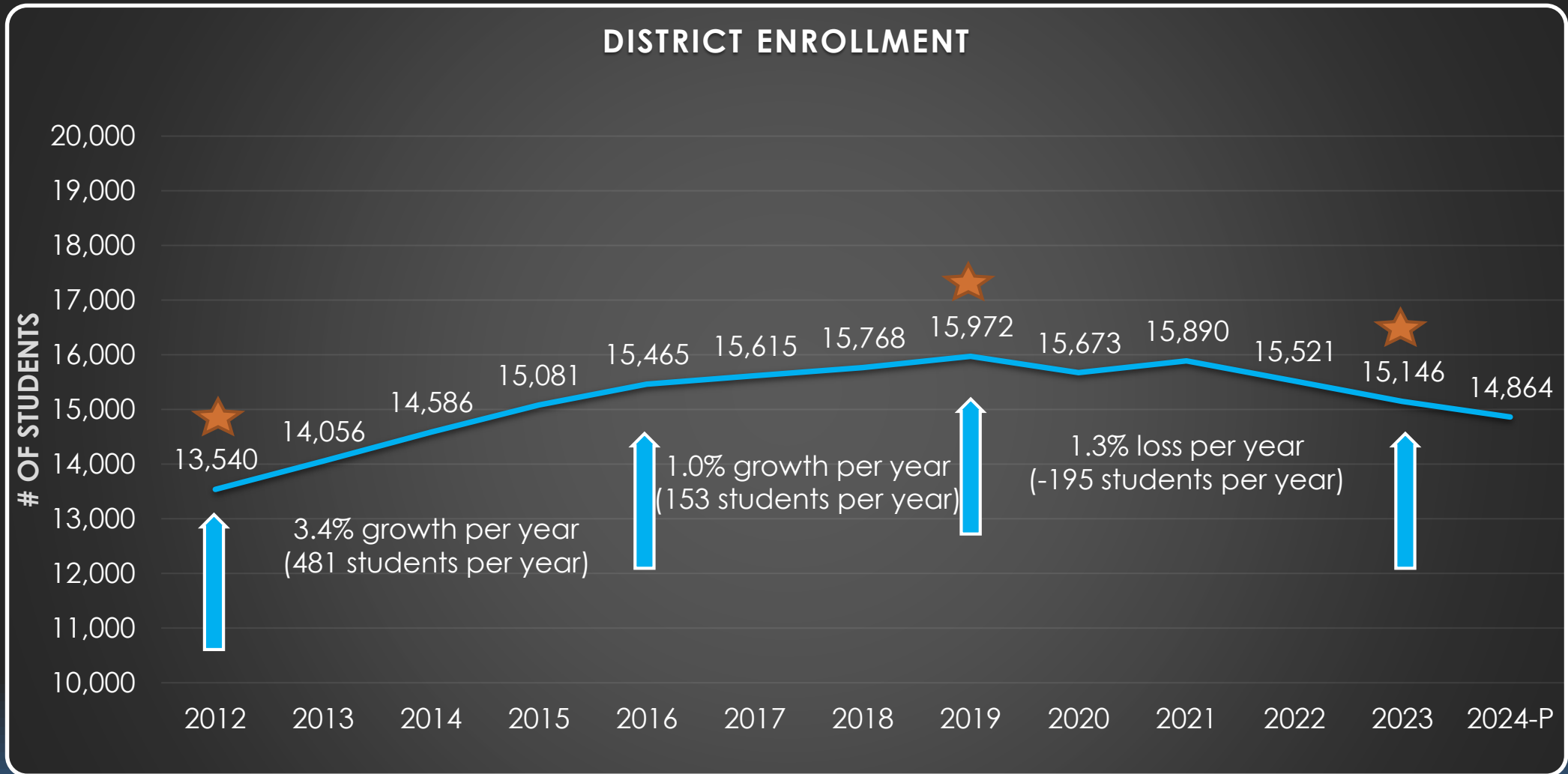
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

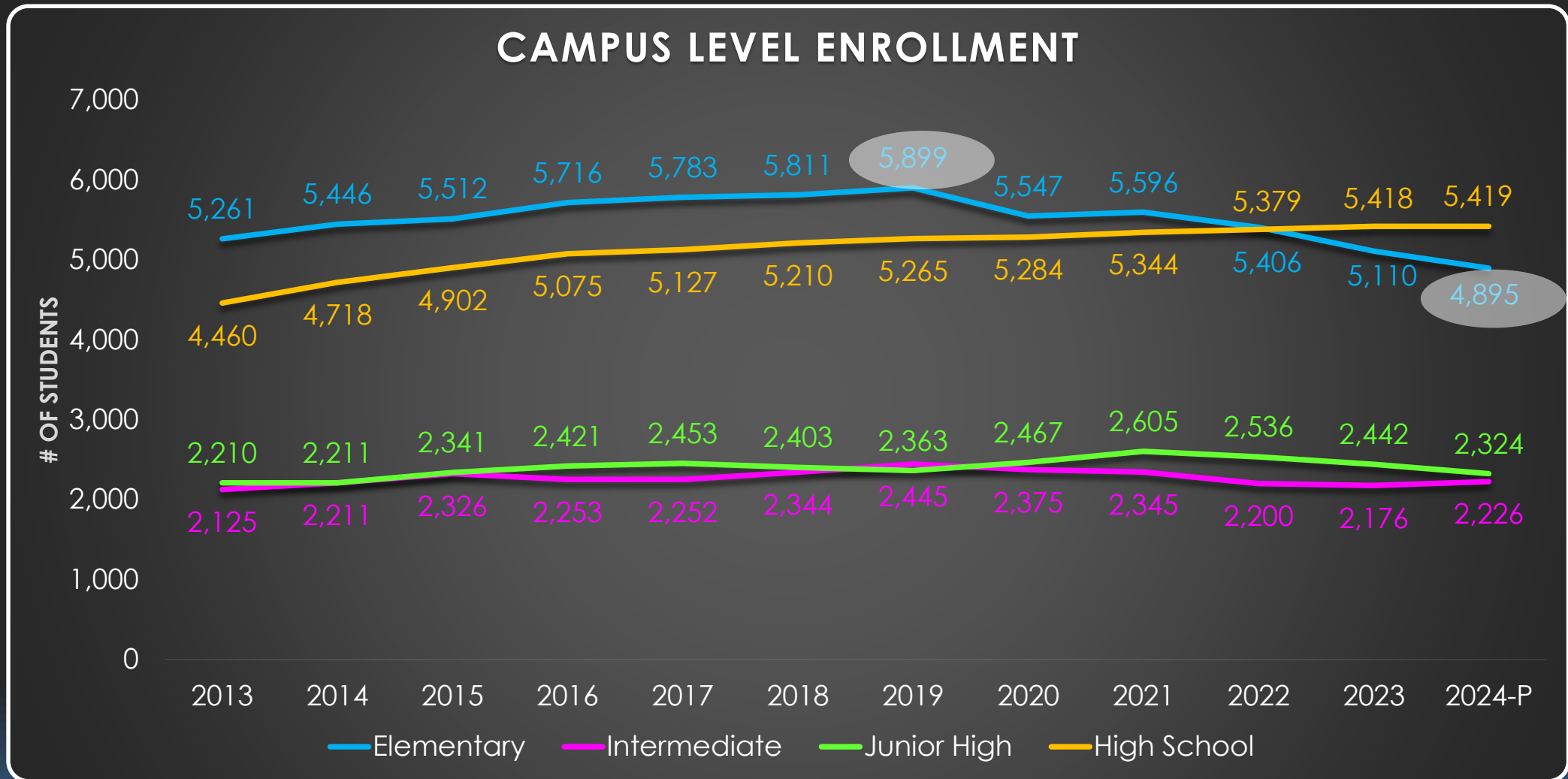
FORECASTING CONSIDERATIONS

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

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

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

STUDENT TRANSFERS

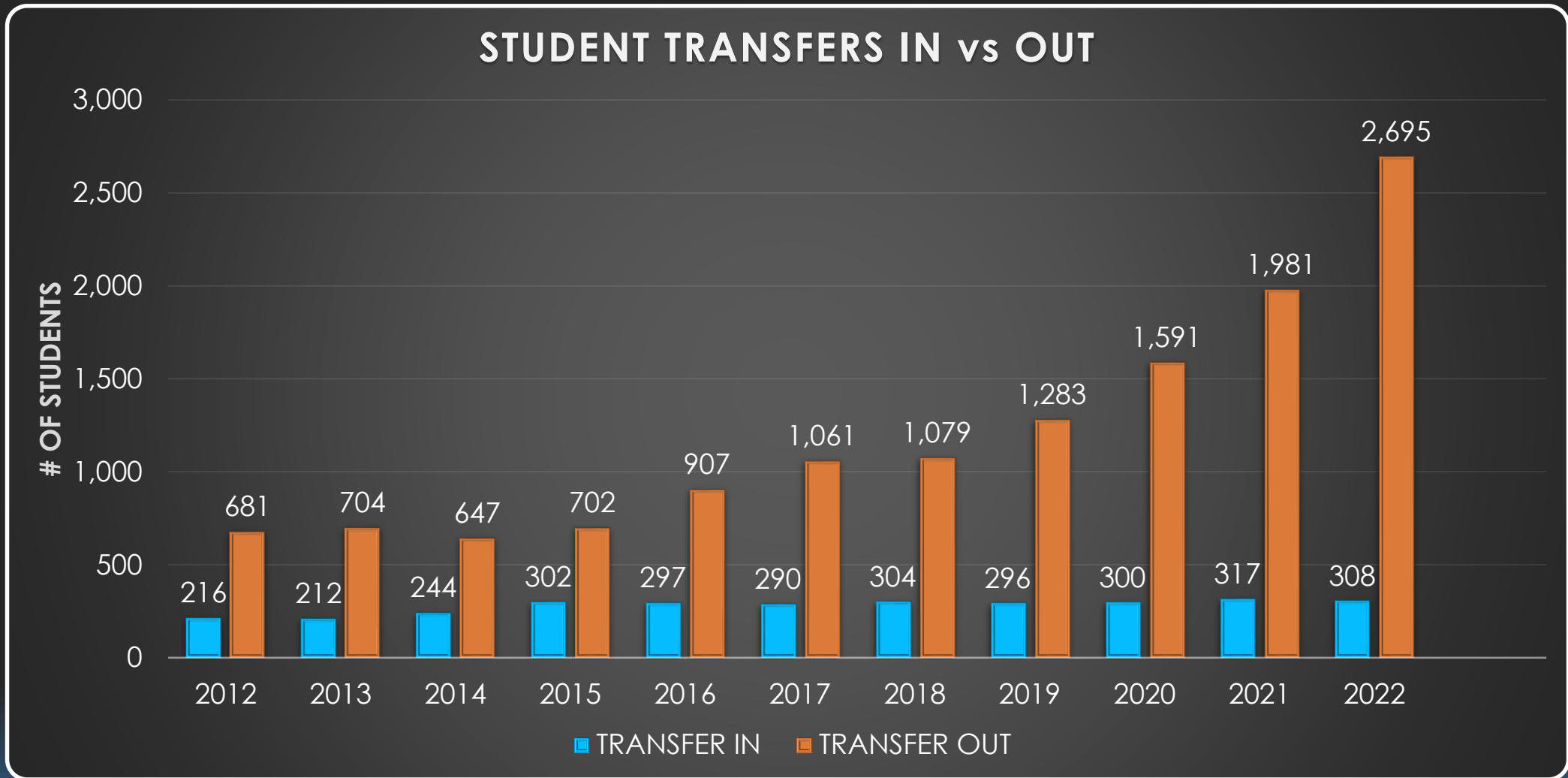
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

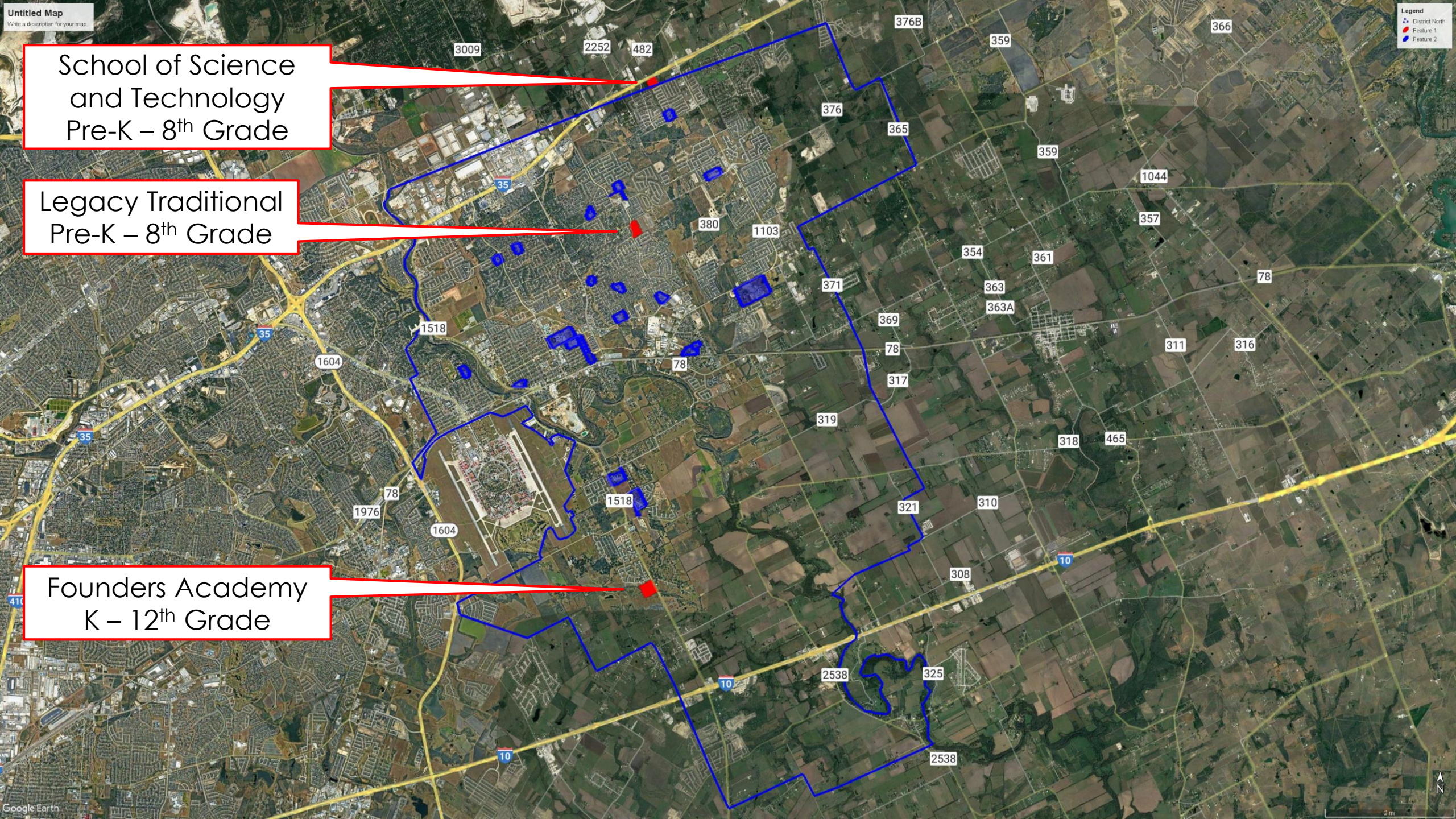
STUDENT TRANSFERS IN VS. OUT



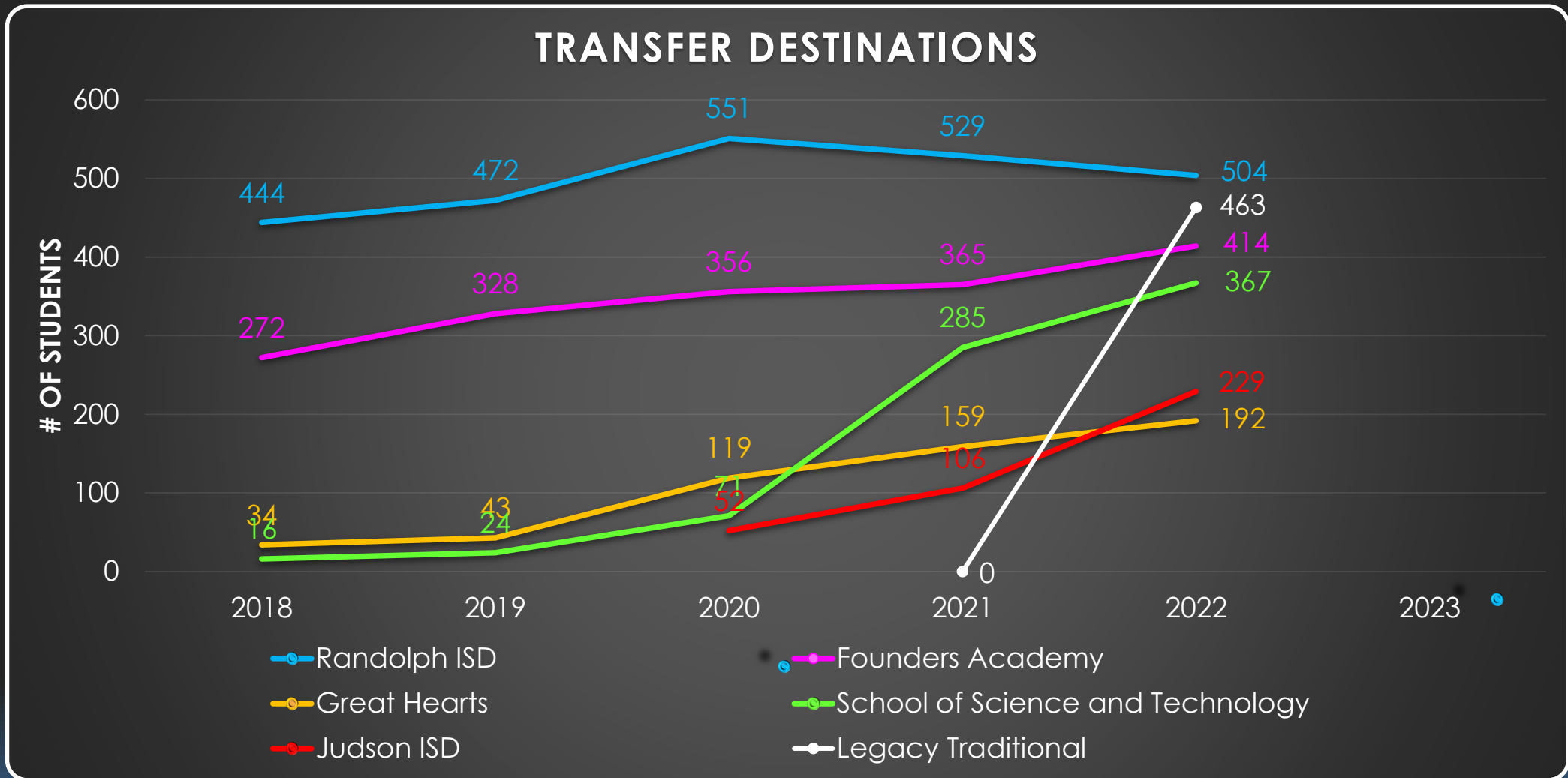
School of Science and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

Founders Academy
K – 12th Grade

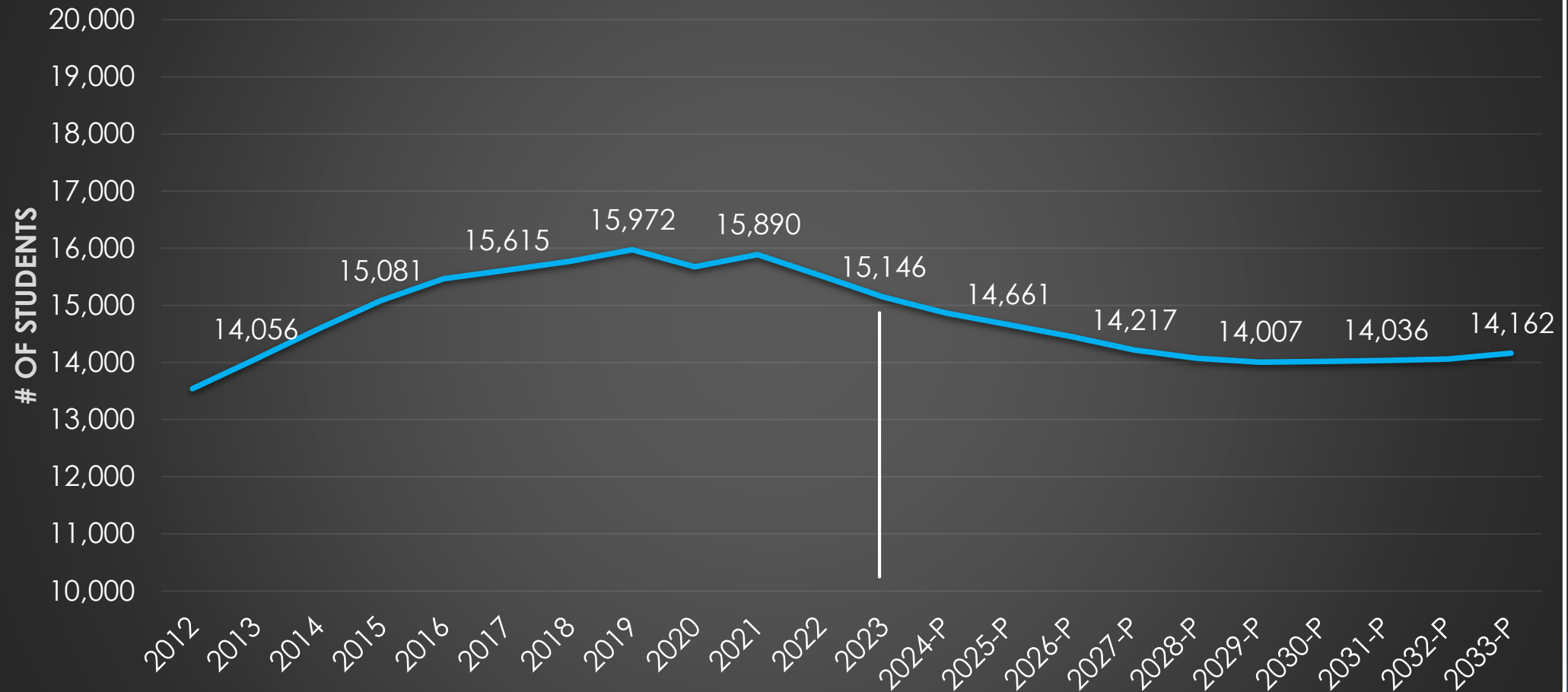


MAIN DESTINATIONS FOR TRANSFERS OUT



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

DISTRICT HISTORICAL ENROLLMENT AND PROJECTIONS



ENROLLMENT PROJECTIONS

- OVER THE NEXT 6 YEARS OUR DISTRICT IS PROJECTED TO LOSE ON AVERAGE 1.3% OF OUR ENROLLMENT ANNUALLY.
 - RESULTING IN THE POTENTIAL DECLINE IN ENROLLMENT OF ANOTHER 1,139 STUDENTS OVER THE SAME PERIOD
 - LARGER GRADUATING CLASSES CONTINUE TO BE REPLACED WITH SMALLER PRE-K AND KINDER
 - GROWTH IN CHARTER ENROLLMENT IS LIKELY TO CONTRIBUTE TO THE SMALLER ELEMENTARY CLASS SIZES

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1.62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- BEGINNING IN 2030 THE DISTRICT IS EXPECTED TO BEGIN ADDING STUDENTS
 - INCOMING ELEMENTARY ENROLLMENT AND GRADUATING CLASSES BEGIN TO REACH A BALANCE
 - IN 2033 WE ARE PROJECTED TO RETURN TO THE ENROLLMENT WE HAD IN 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1.62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

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

FORECASTING CONSIDERATIONS

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

UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

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

- FUNCTIONAL CAPACITY

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

- MAXIMUM CAPACITY

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

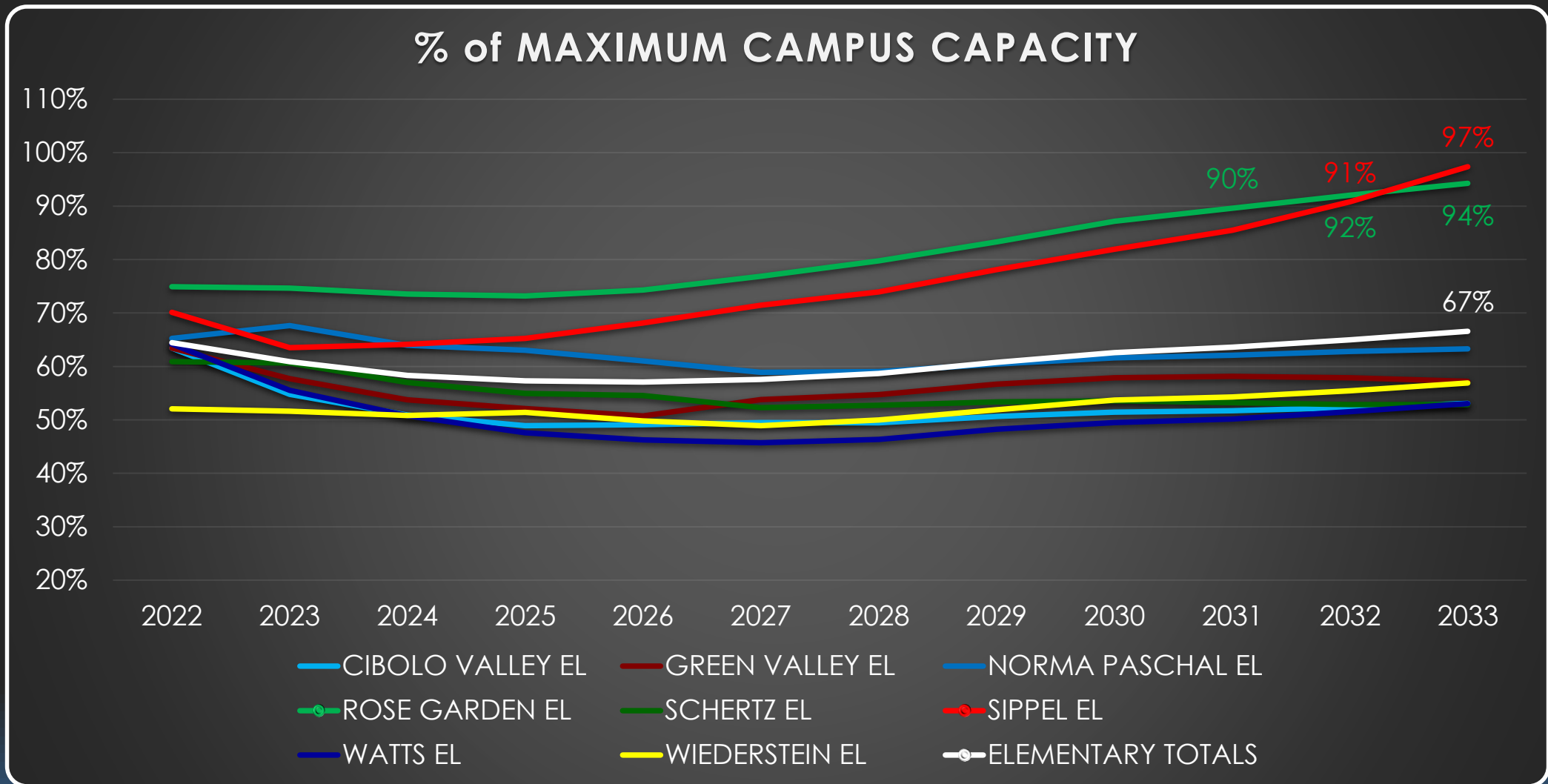
PLANNING USING OUR MAXIMUM CAPACITY

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

ELEMENTARY CAPACITIES

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

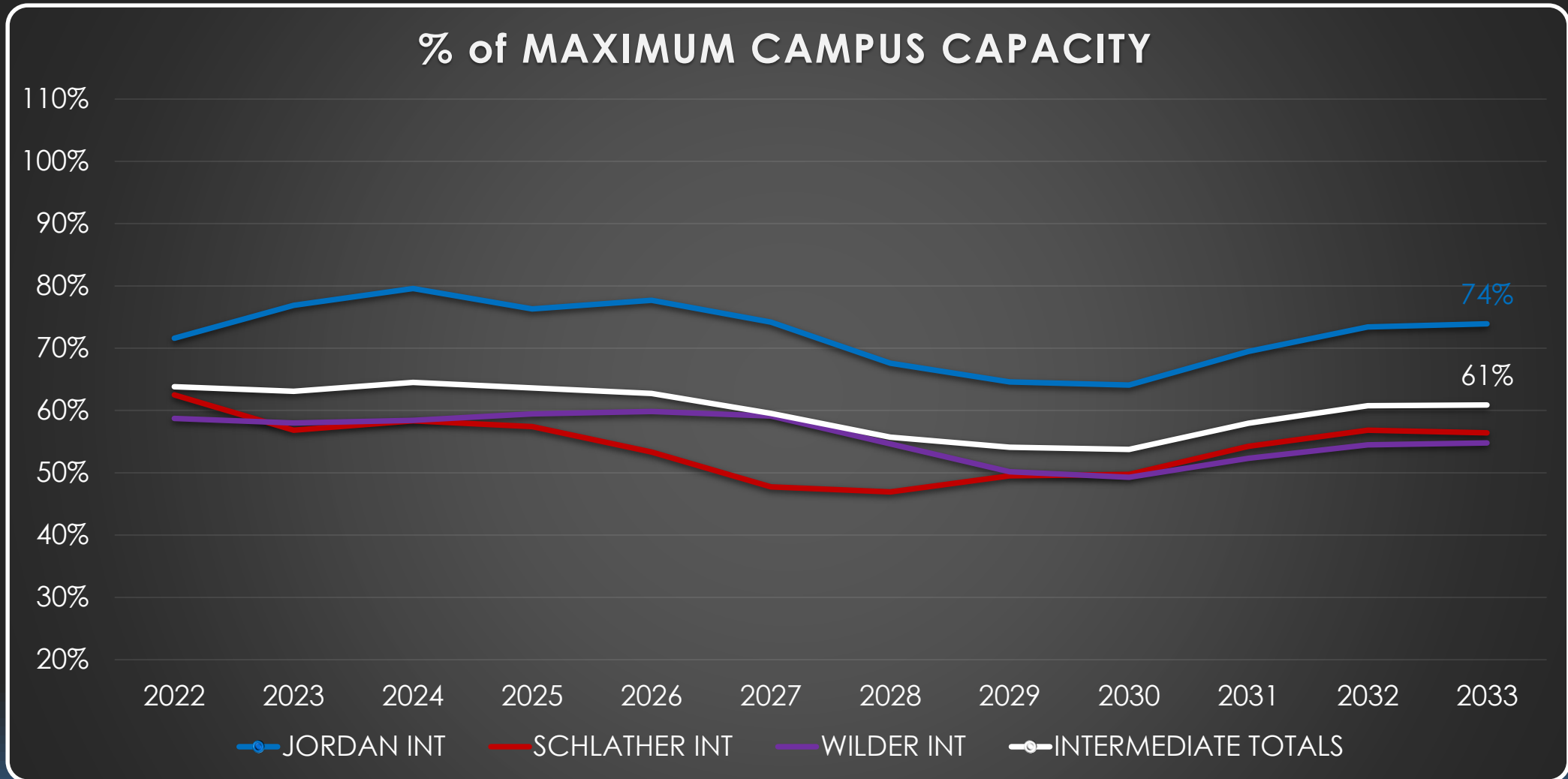
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

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

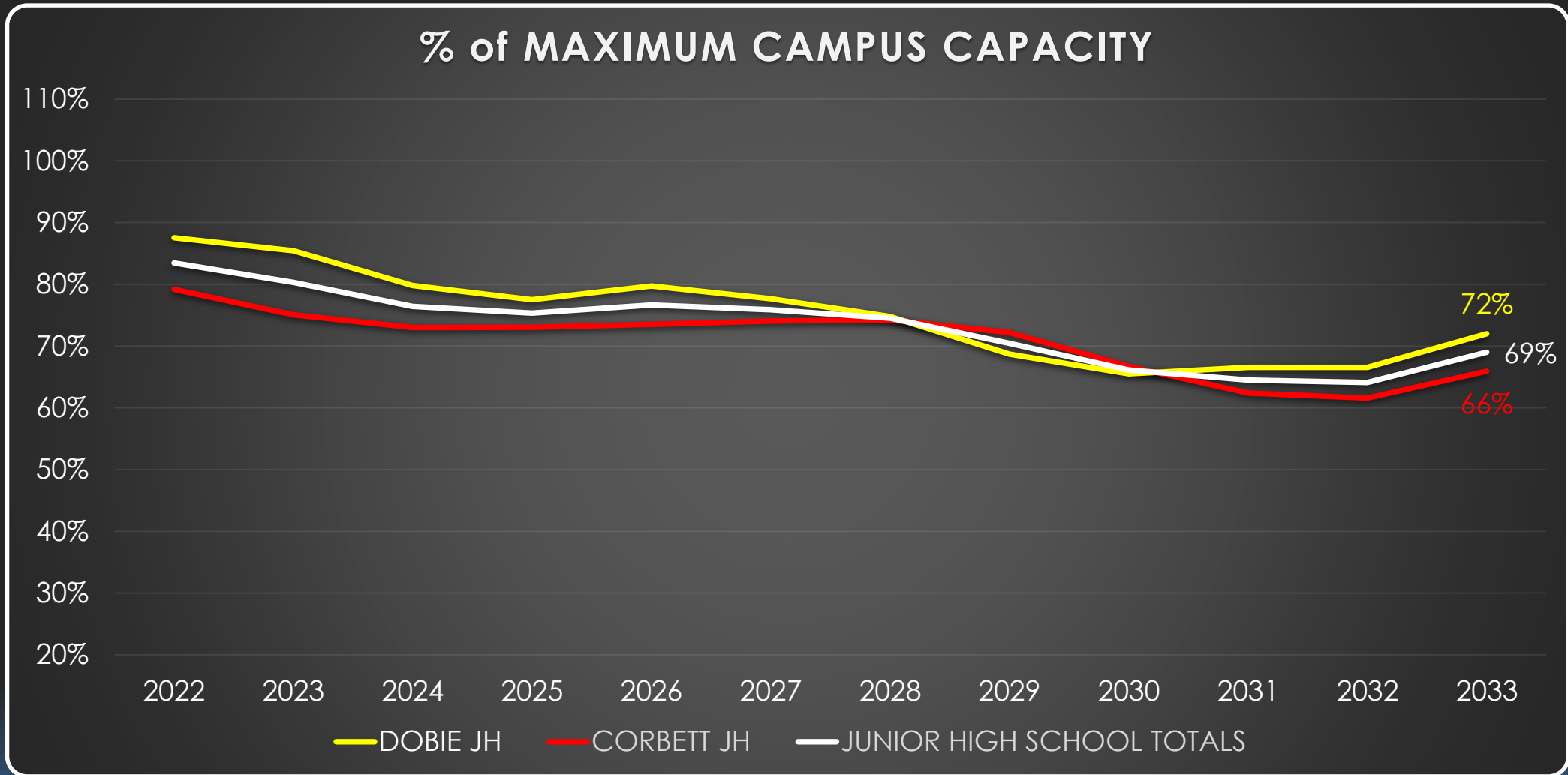
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

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

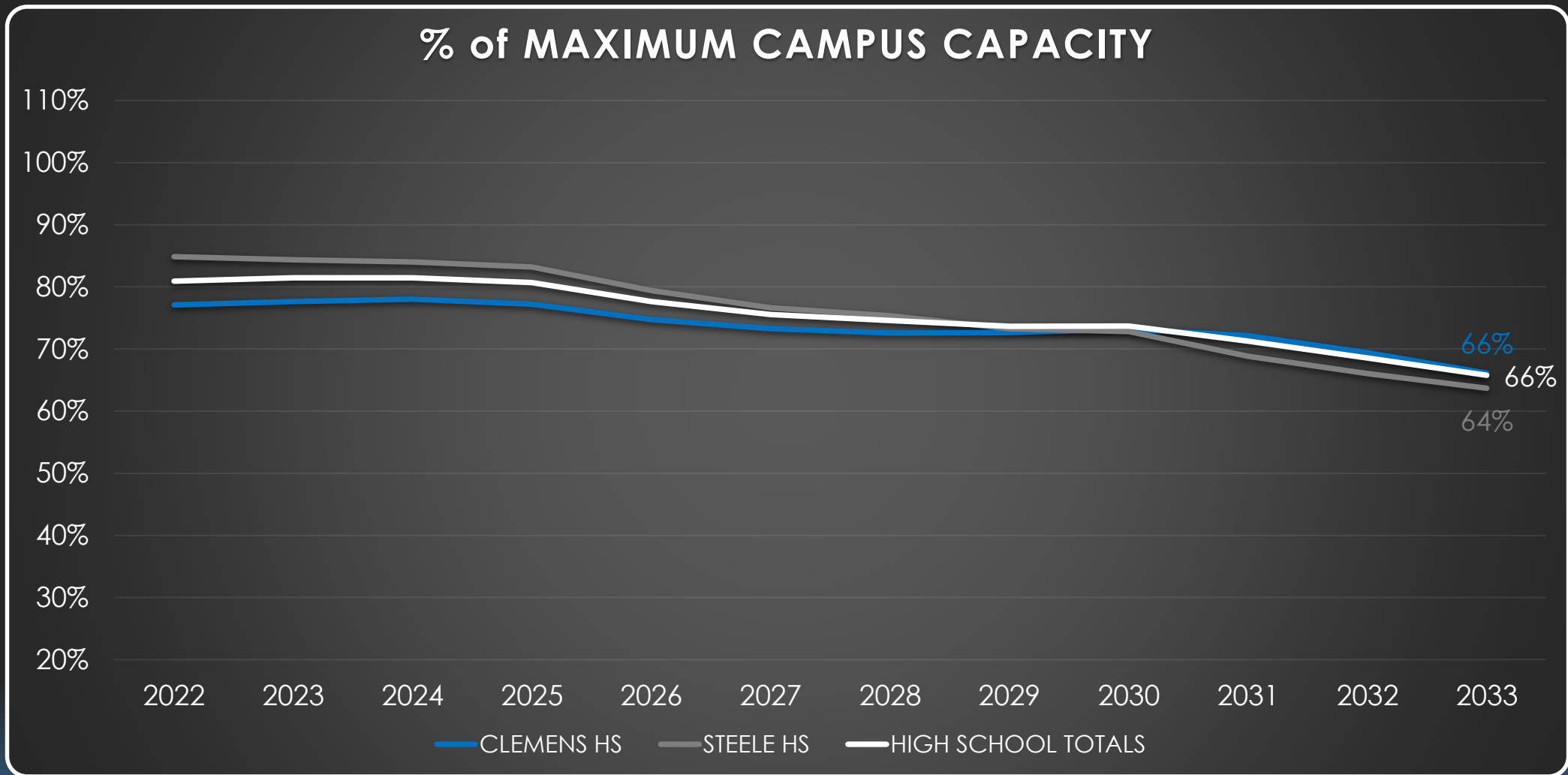
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

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

HIGH SCHOOL CAPACITIES



FORECASTING CONSIDERATIONS

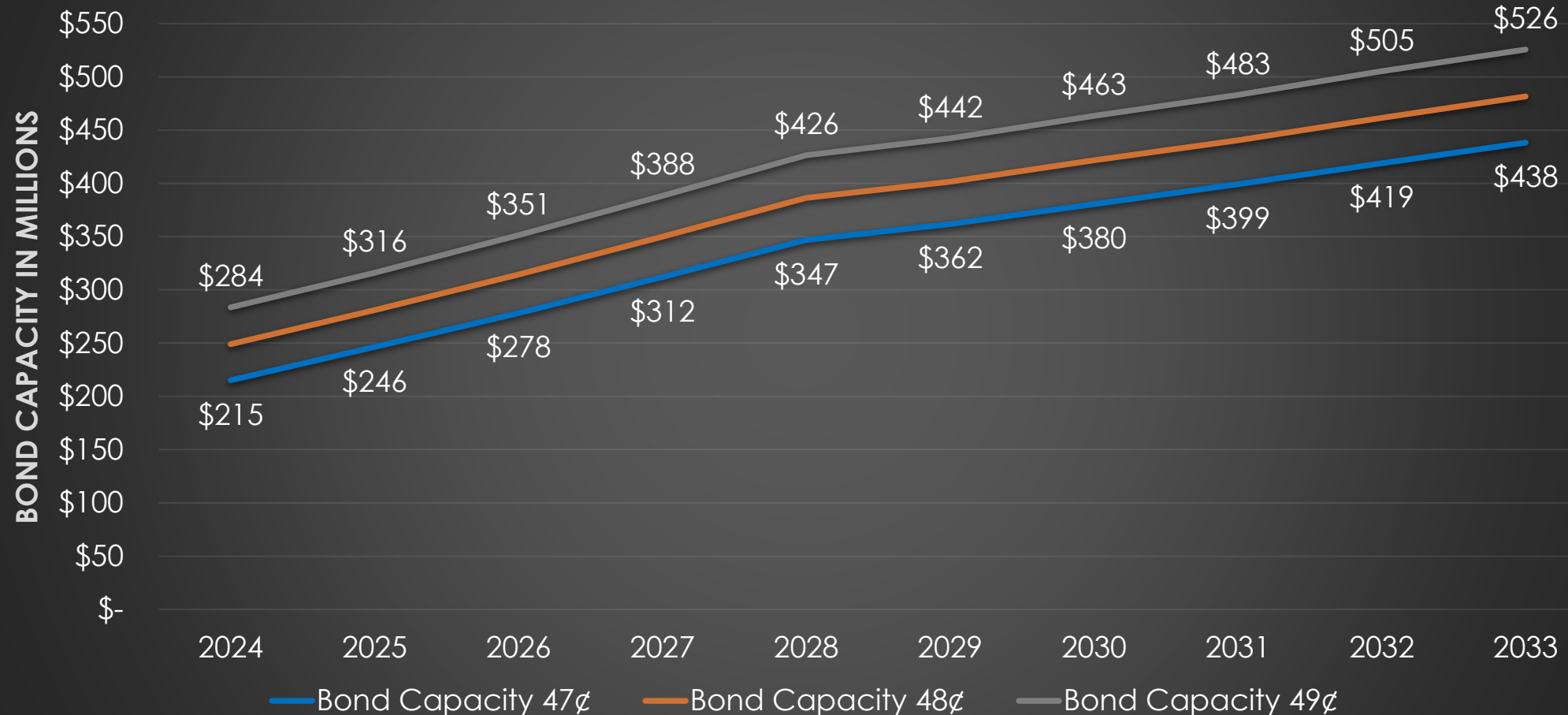
- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

PROJECTING BONDING CAPACITY - SCUC

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

PROJECTED AVAILABLE BOND DOLLARS

SCUC Bond Capacity by Year & Rate



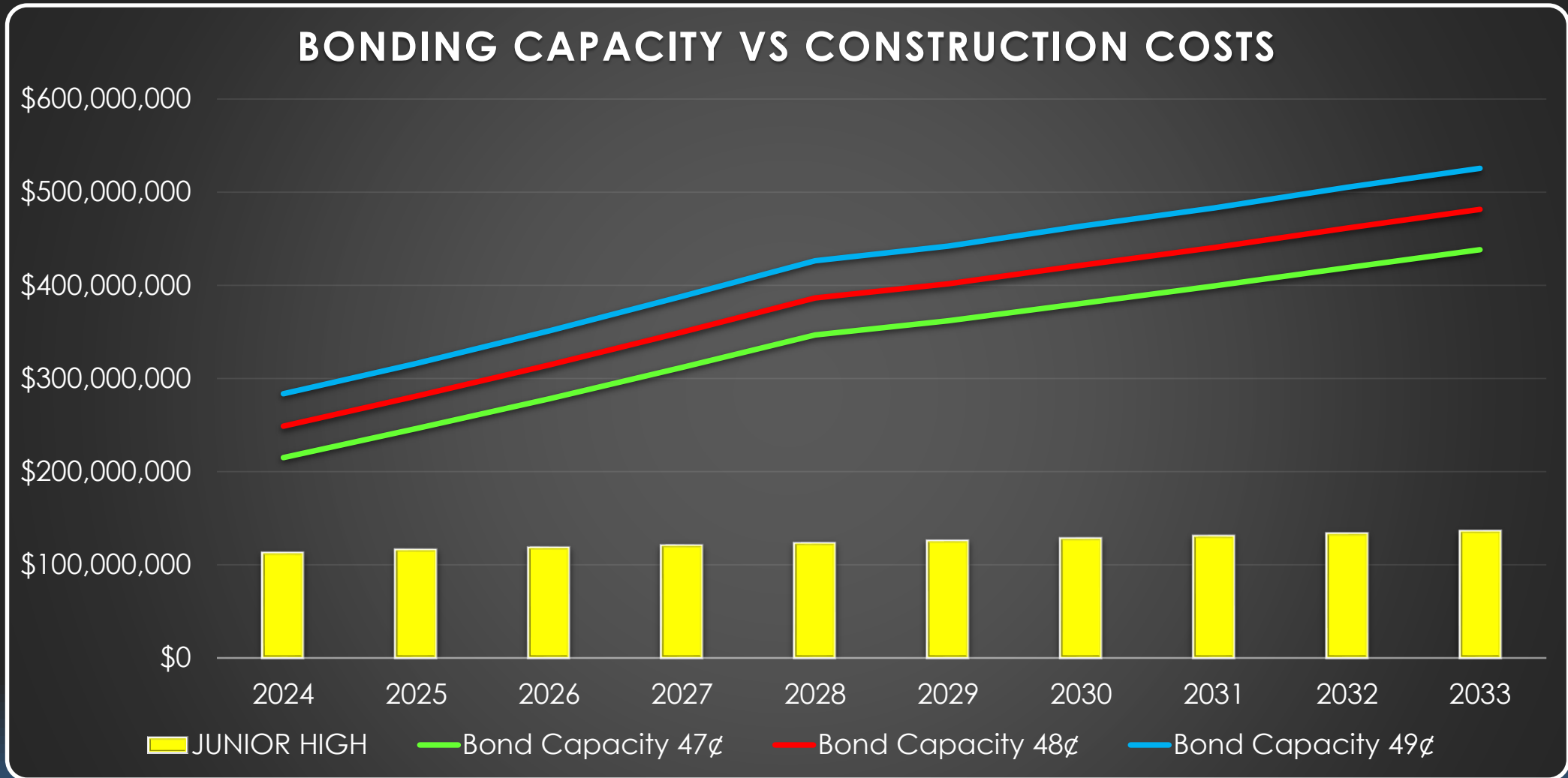
PROJECTING FACILITY COSTS - SCUC

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

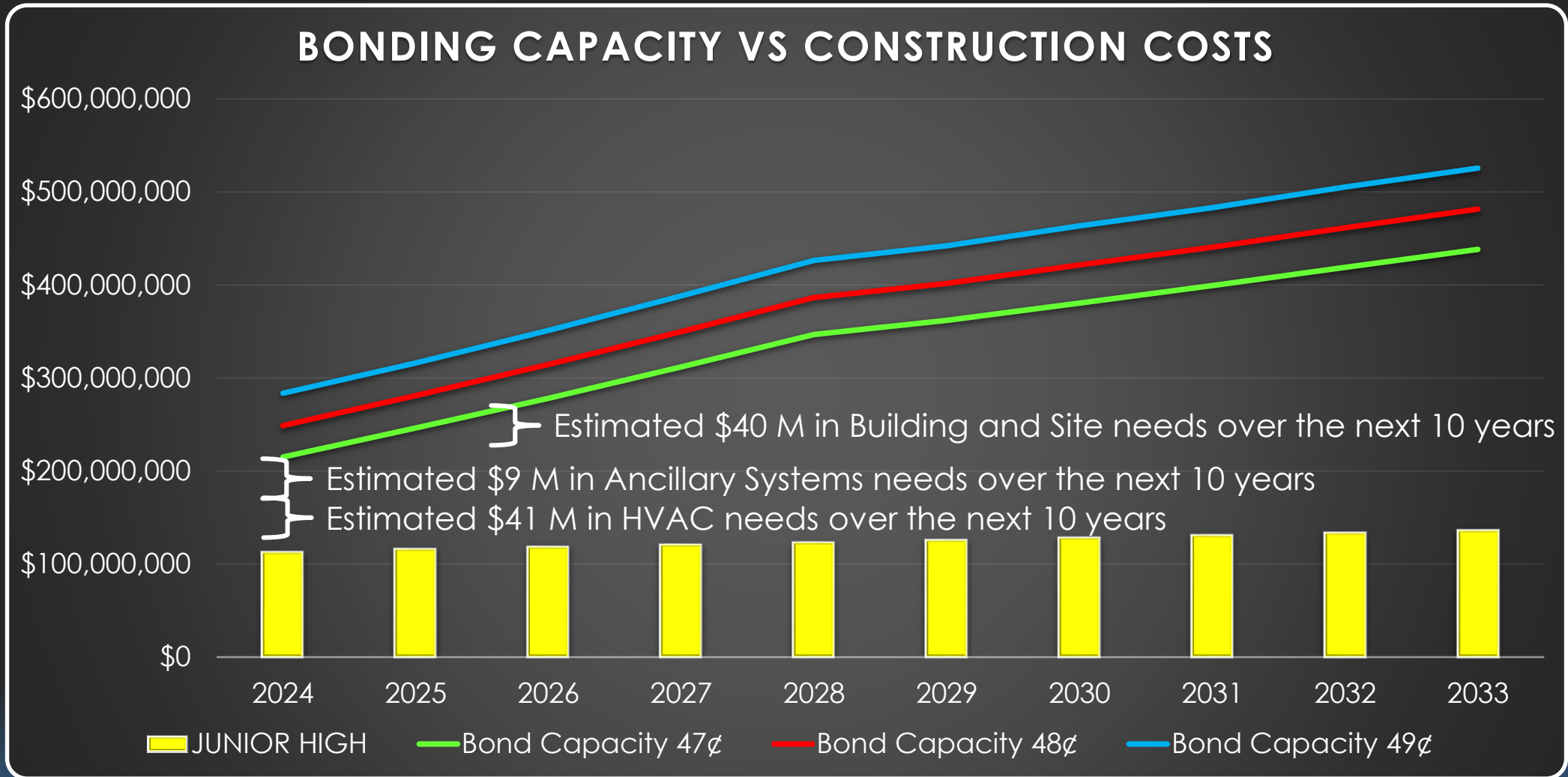
PROJECTING FACILITY COSTS - SCUC

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

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS....

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

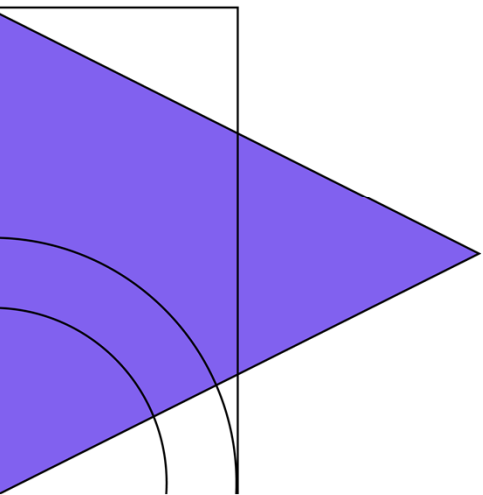
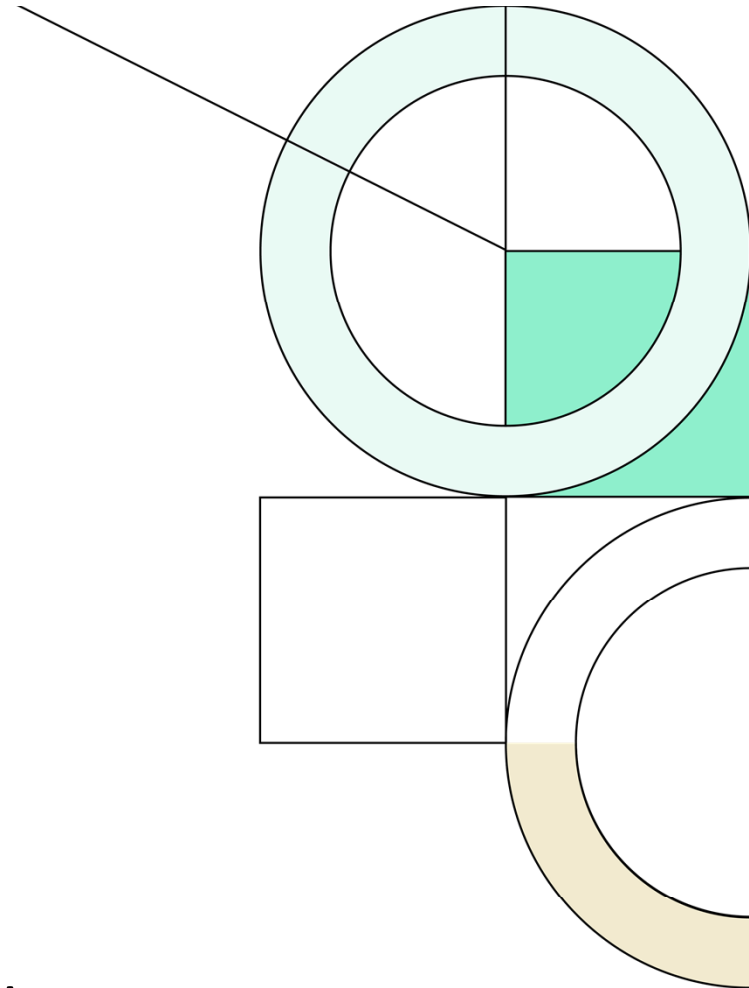
QUESTIONS/COMMENTS





4Q24

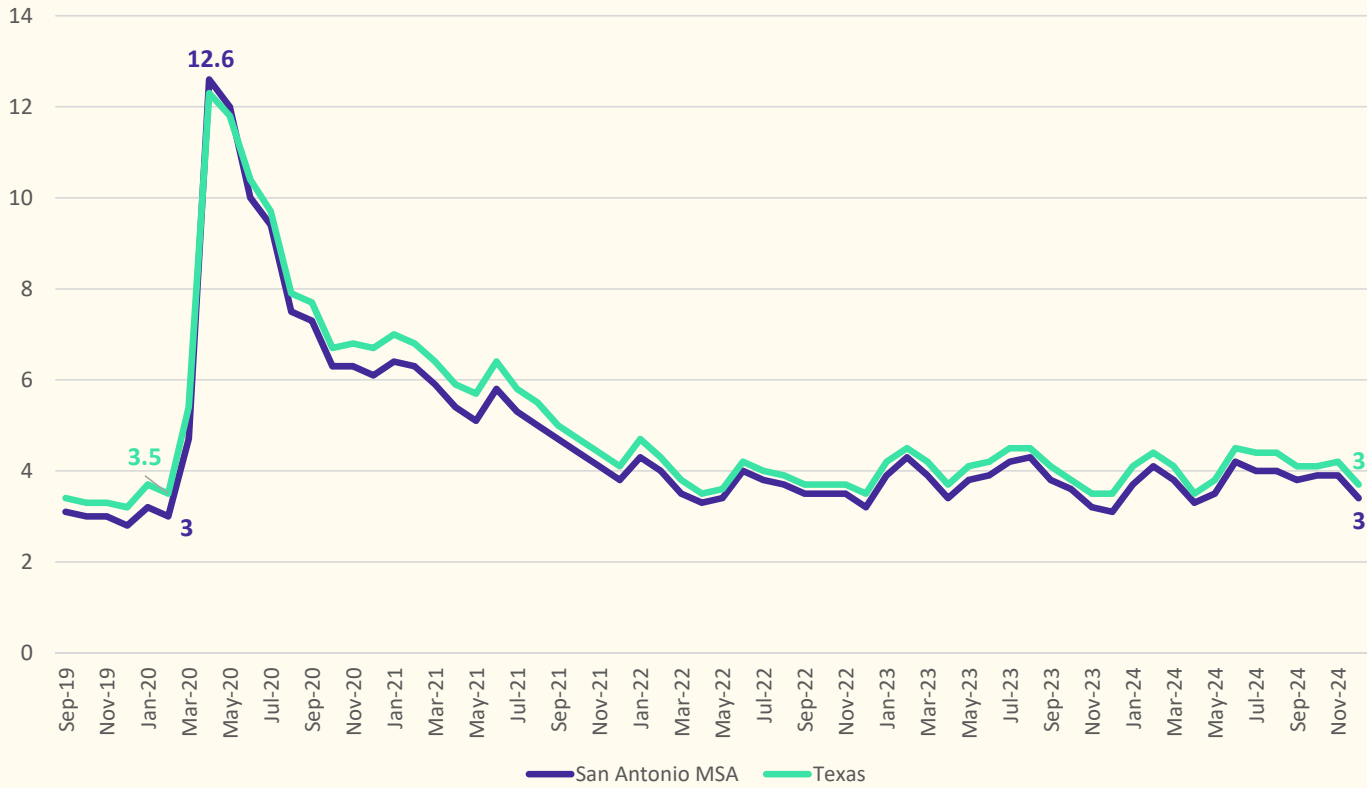
Demographic Report



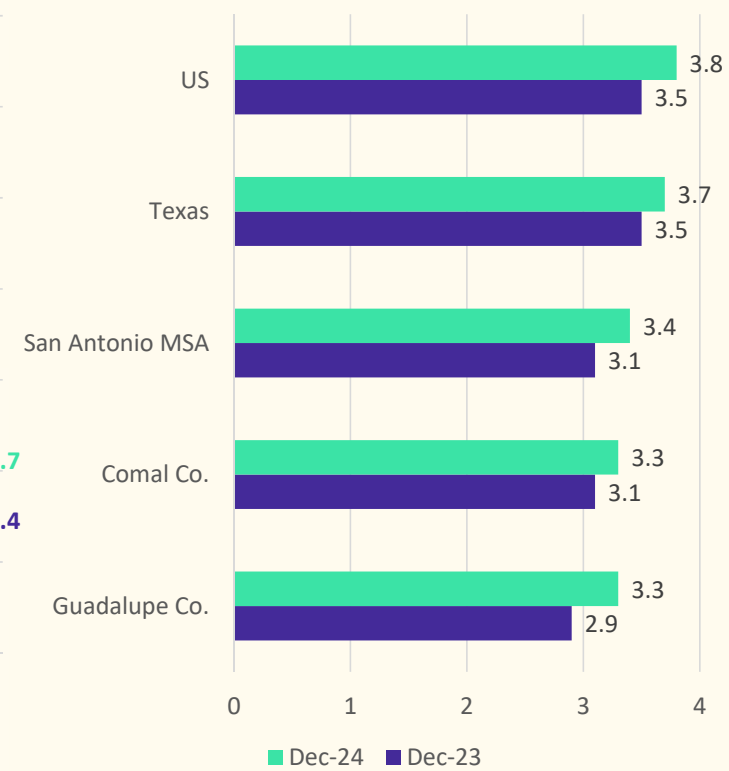


Local Economic Conditions

Unemployment Rate, Sept 2019 – Dec 2024



Unemployment Rate, Year Over Year

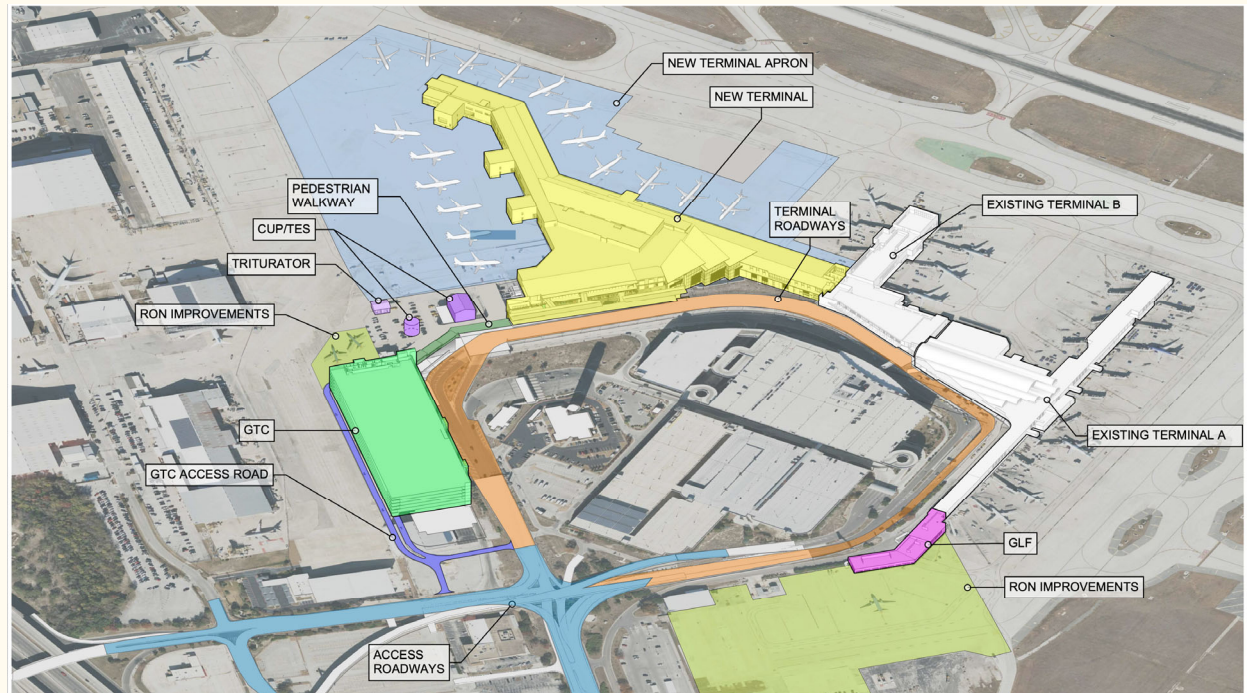




Local Economic Conditions

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)

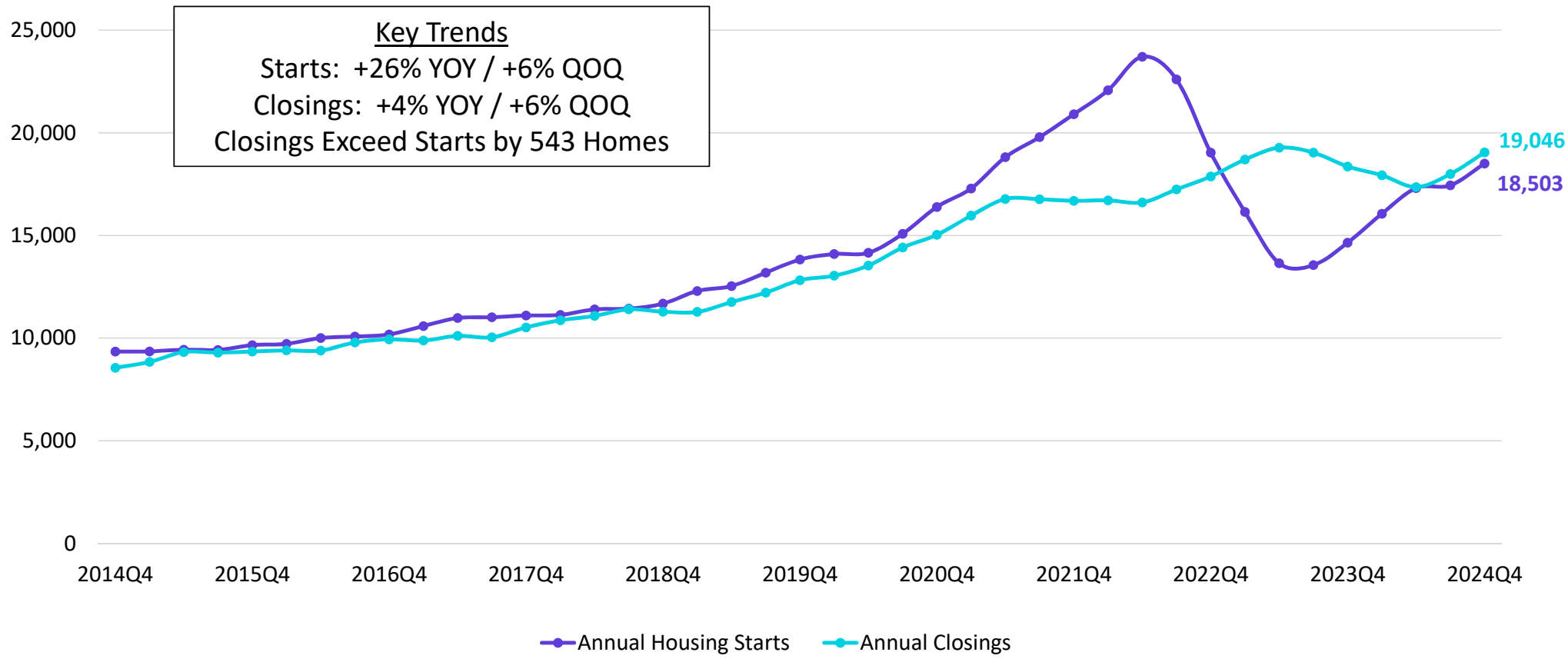
Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-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

Annual Housing Starts vs. Annual Closings



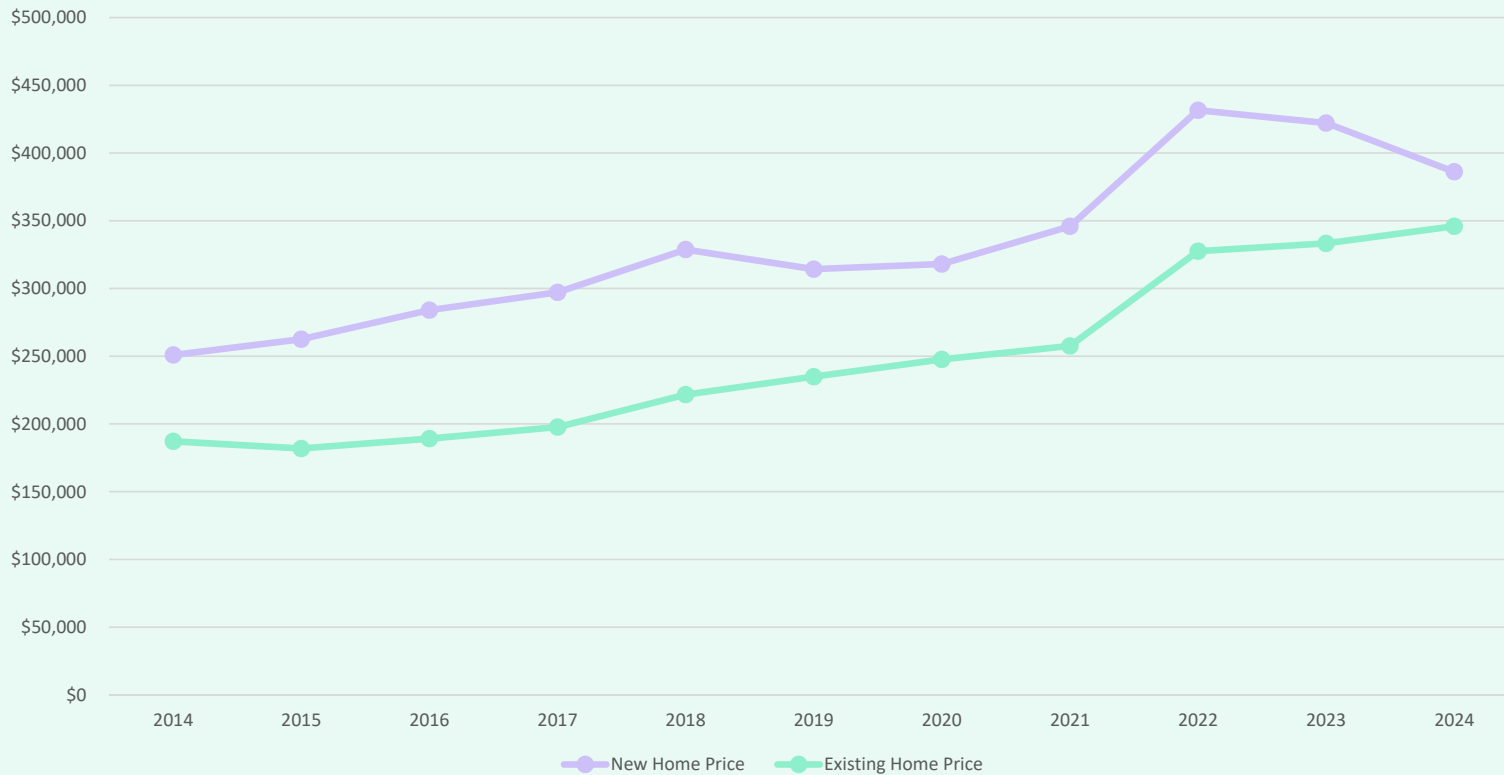
Source: Zonda



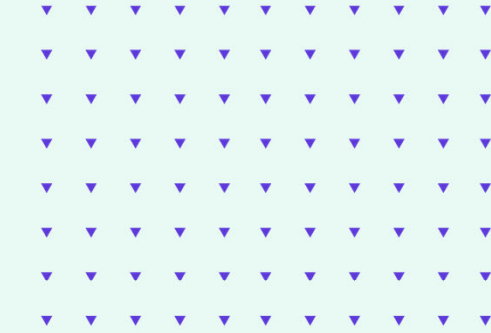


SCUC ISD Housing Market Analysis

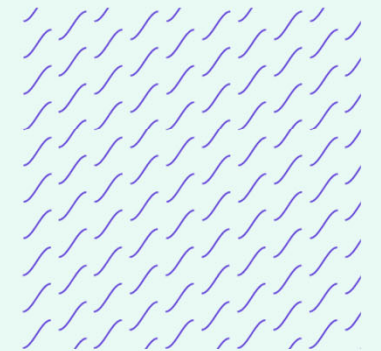
Average New vs. Existing Home Sale Price, 2013 - 2024



- 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



	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





San Antonio New Home Ranking Report

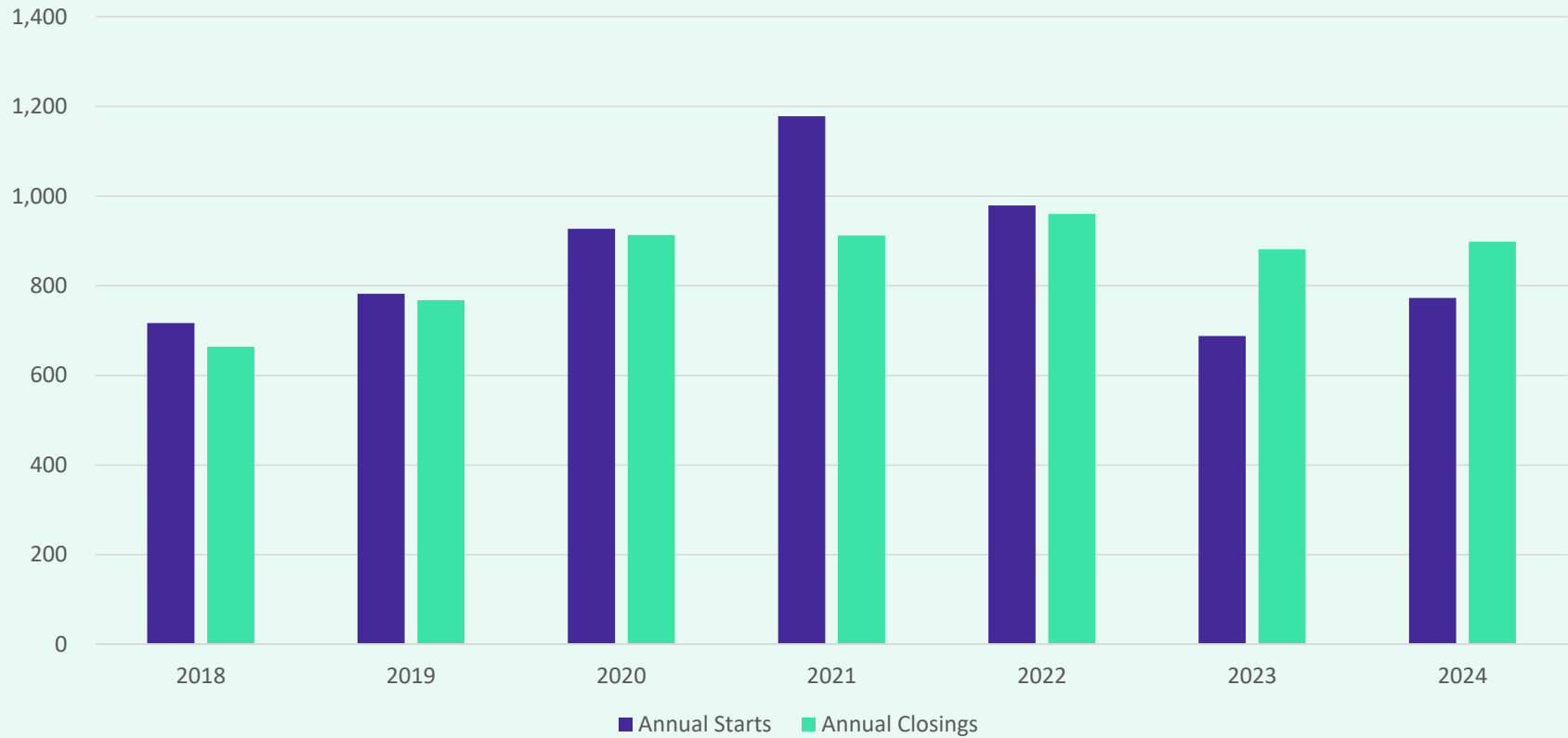
ISD Ranked by Annual Closings – 4Q24

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

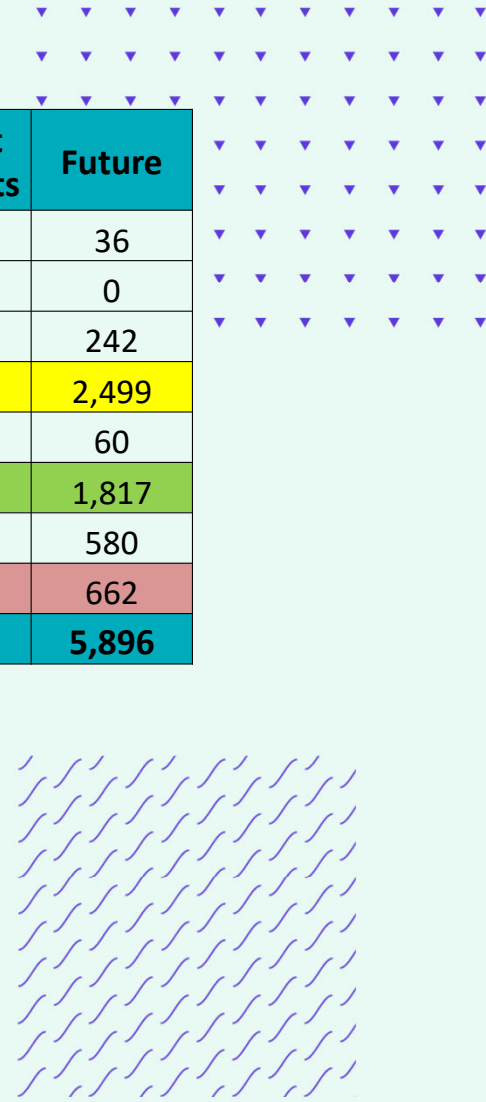
Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	664	768	913	912	960	881	898



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






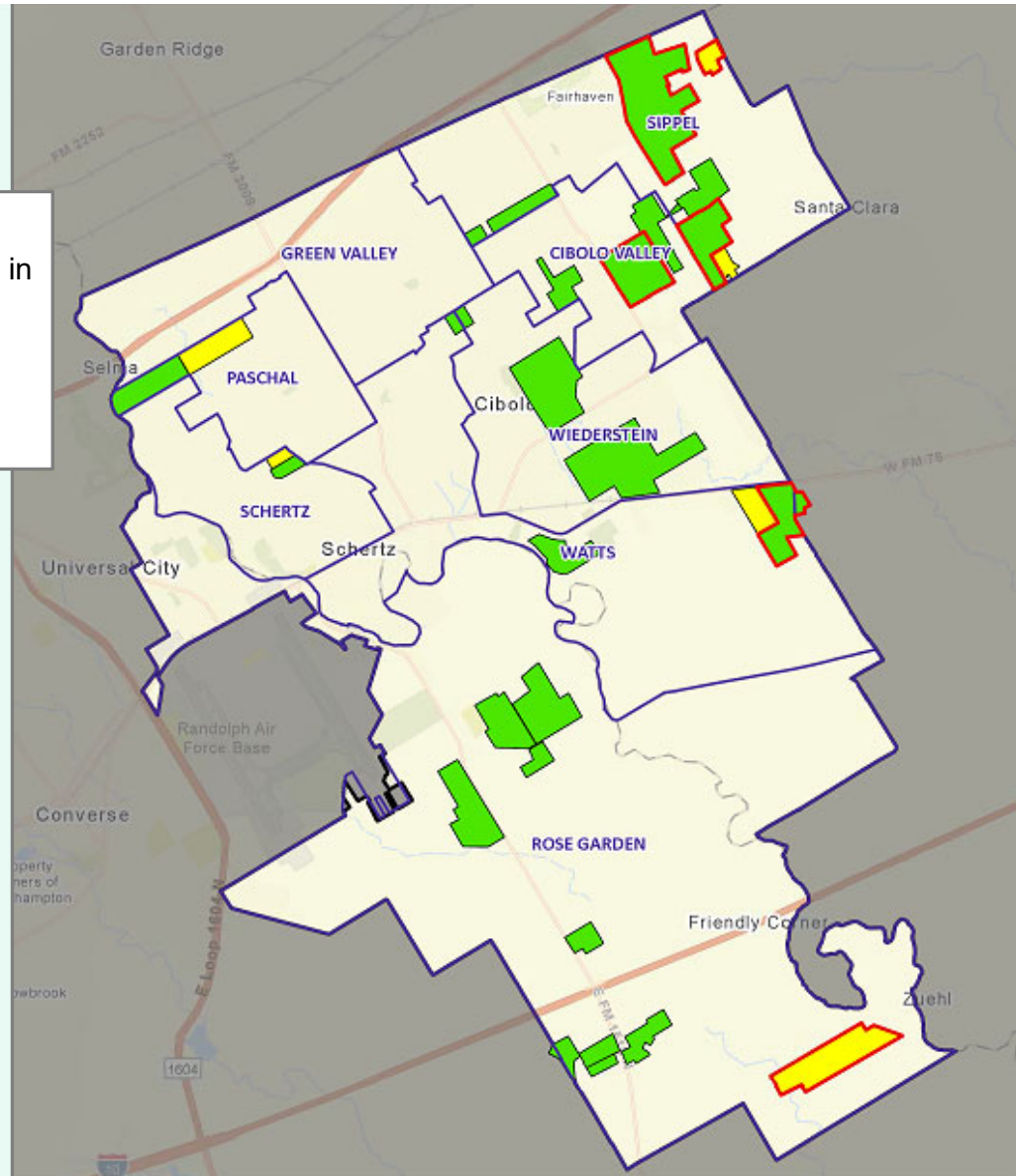


District Housing Overview

- 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

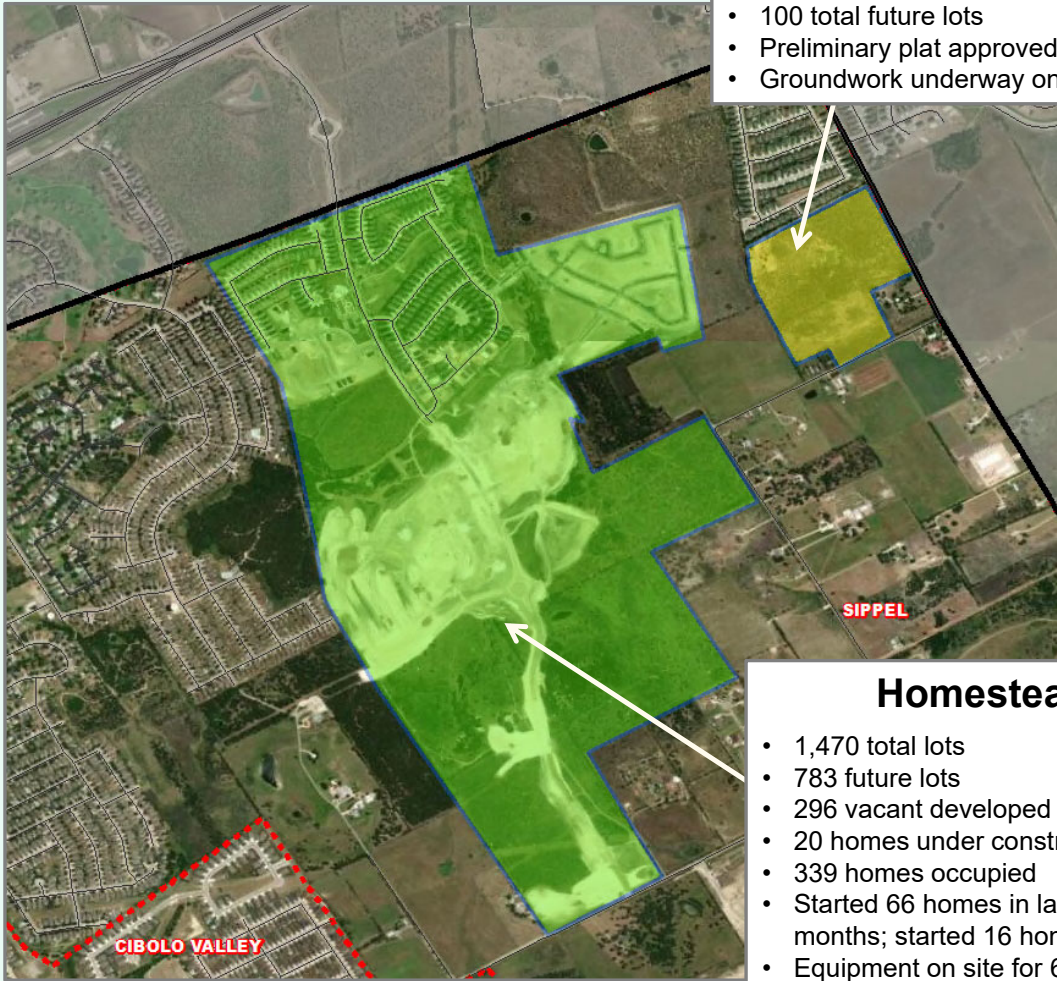




Residential Activity



January 24, 2025



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



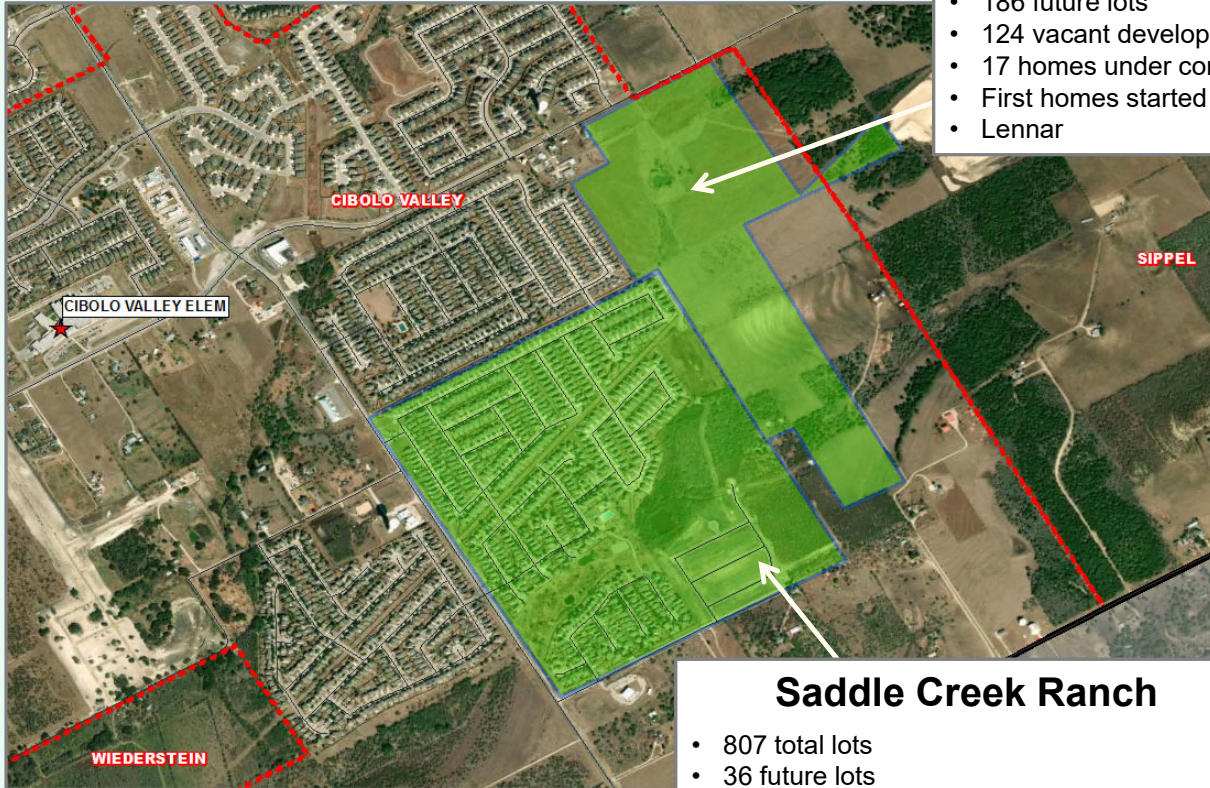


Residential Activity

Grace Valley – Cibolo Farms

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

January 24, 2025



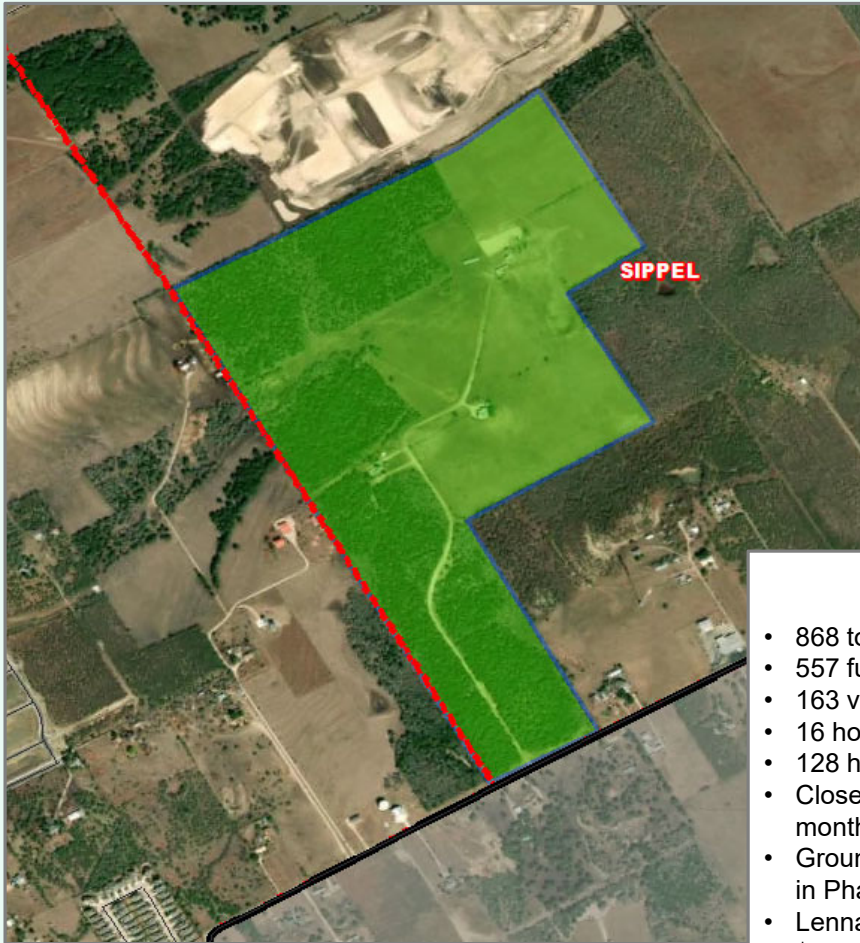
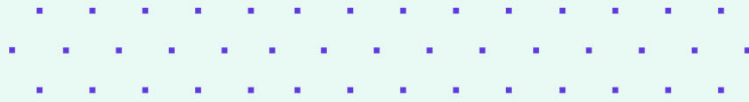
Saddle Creek Ranch

- 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+





Residential Activity



January 24, 2025

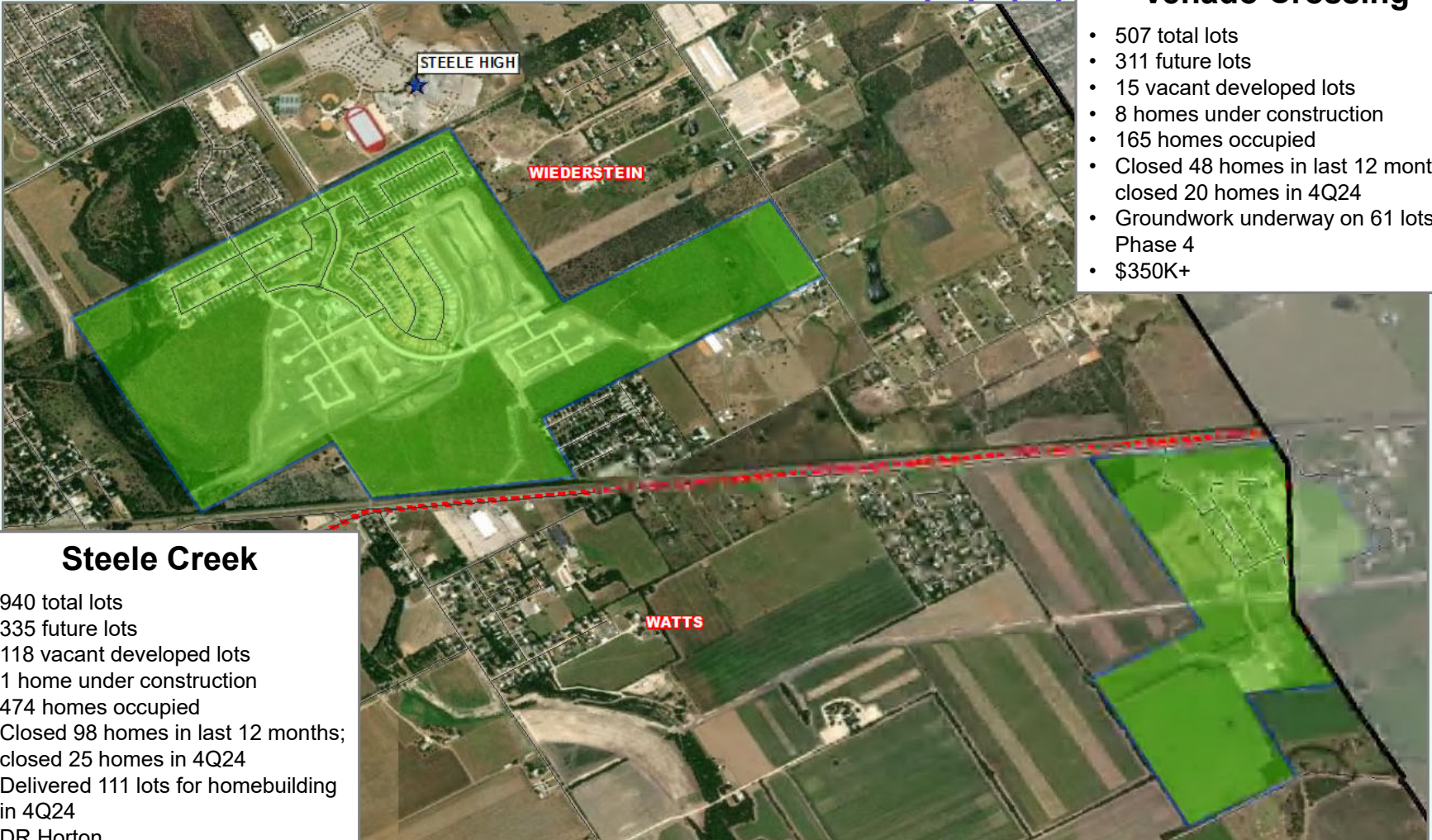


Grace Valley

- 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+



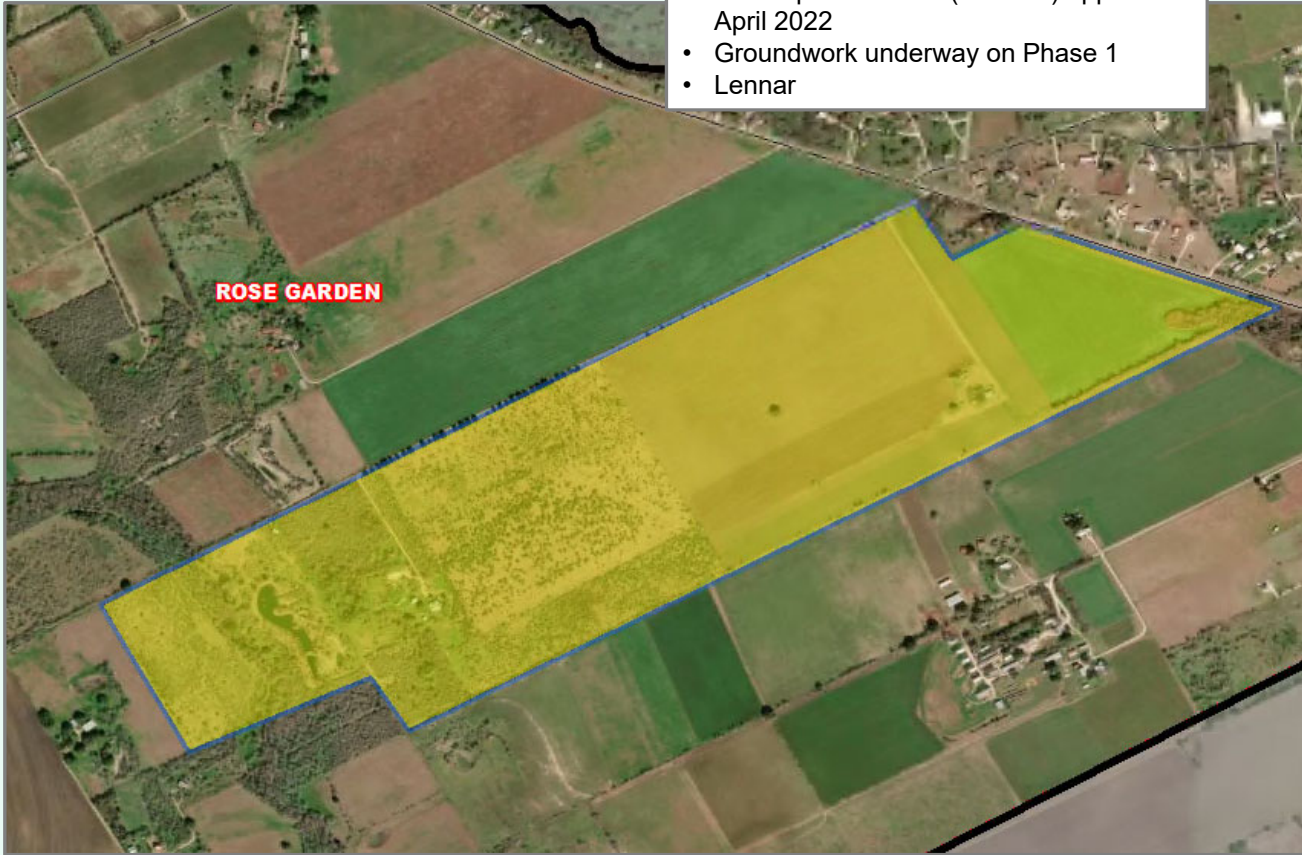


Residential Activity

Clearwater Creek

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

ROSE GARDEN



January 24, 2025

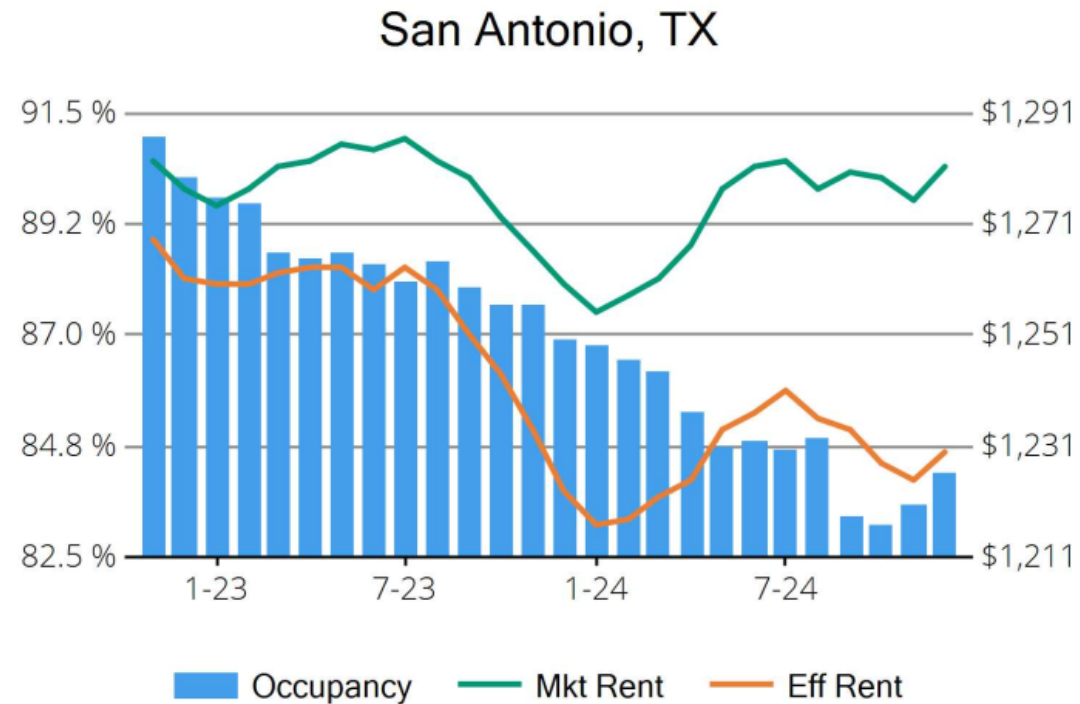




Housing Market Trends: Multi-family market- December 2024

Stabilized and Lease-up Properties

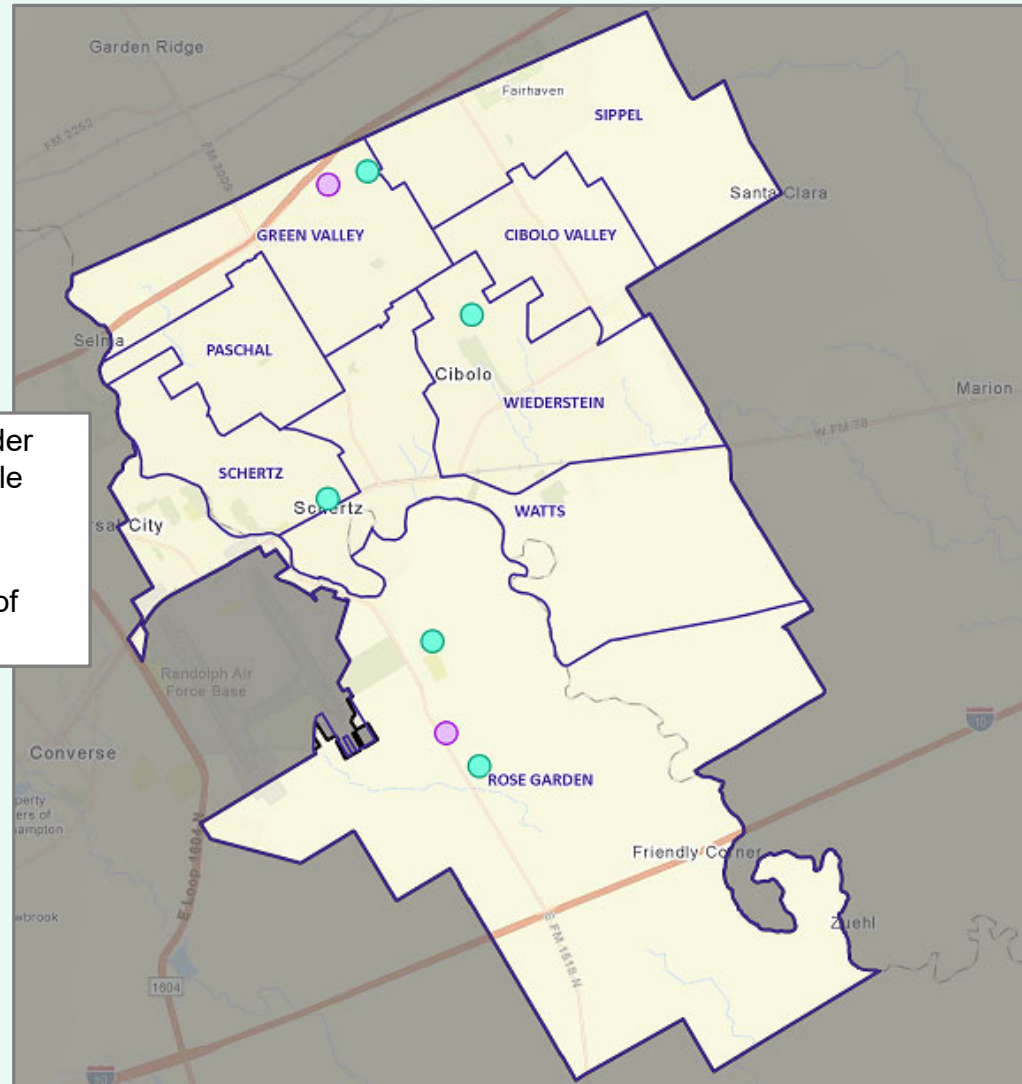
Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	\$1,281	+1.8%
Asking Rent per SF	\$1.48	+0.9%
Effective Rent	\$1,230	+0.5%
Effective Rent per SF	\$1.42	-0.3%
% Offering Concessions	47%	+17.6%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

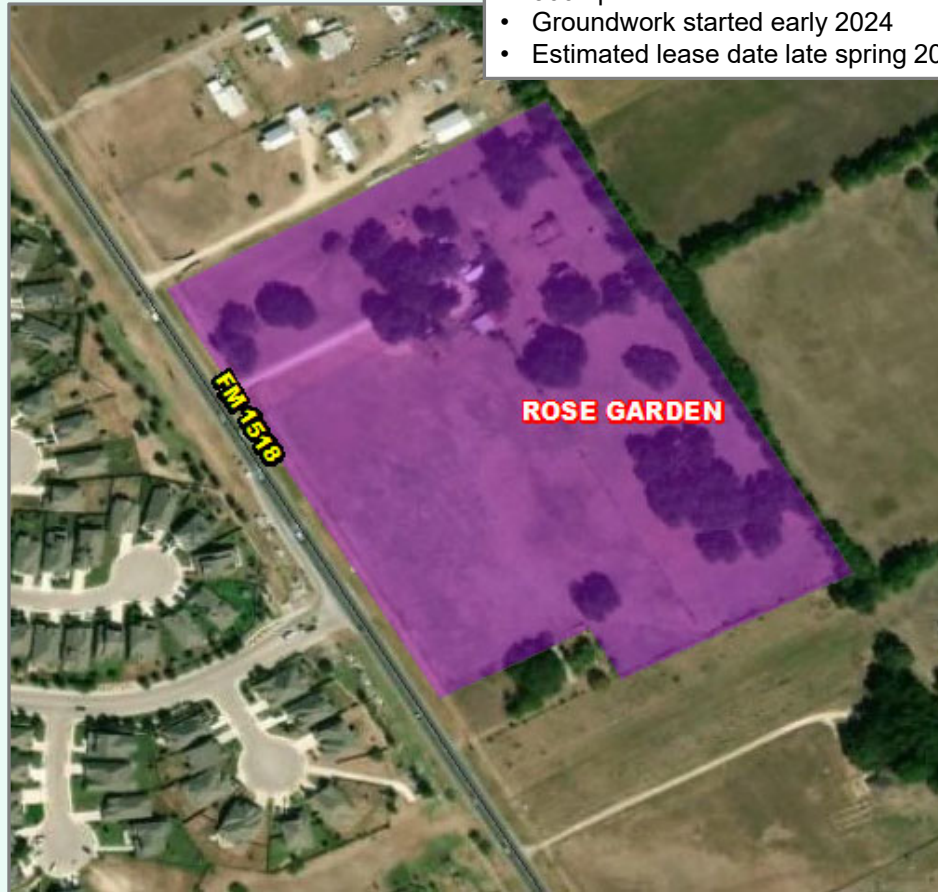
-  FUTURE
-  UNDER CONSTRUCTION



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

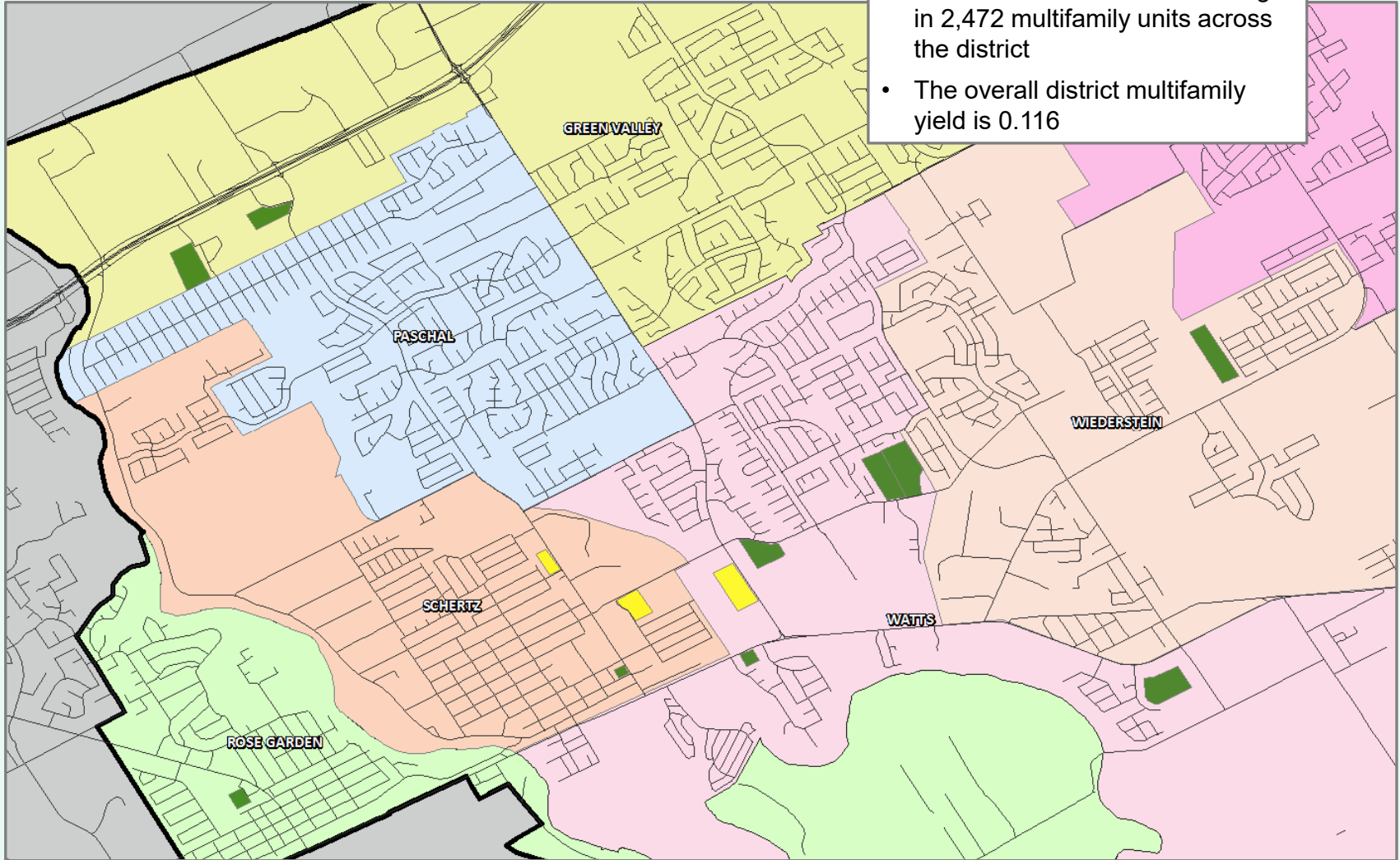
January 24, 2025





District Multifamily Yield

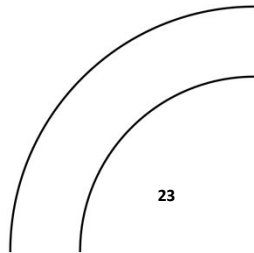
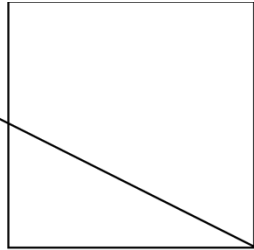
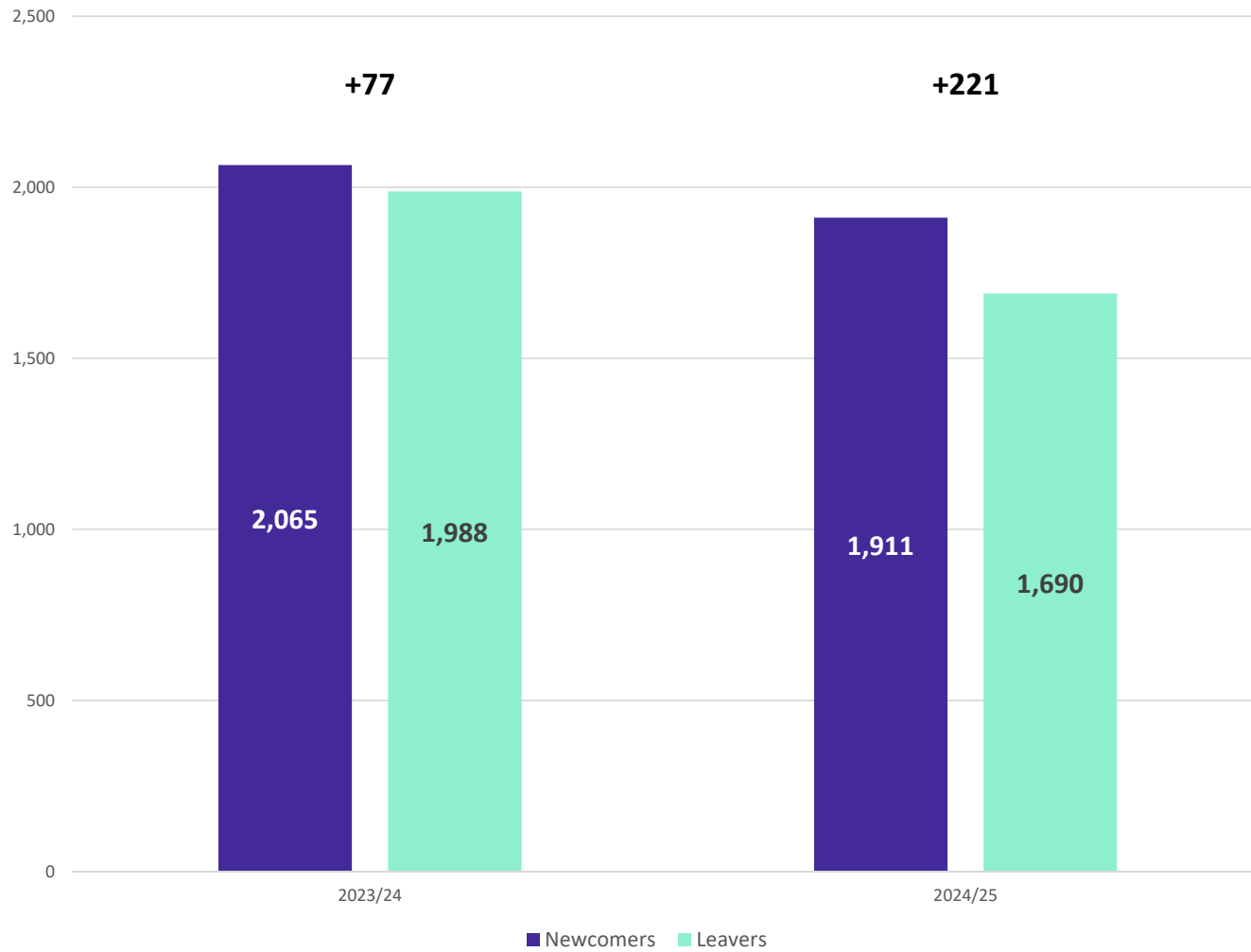
- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116



Multifamily Yield
■ < 0.25
■ 0.25 - 0.50
■ 0.50 - 0.75
■ > 0.75



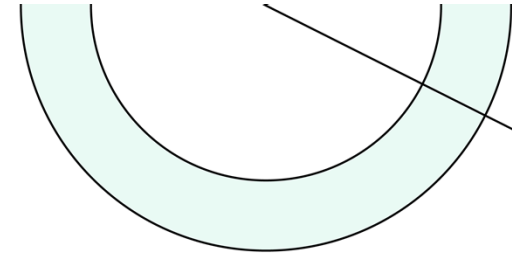
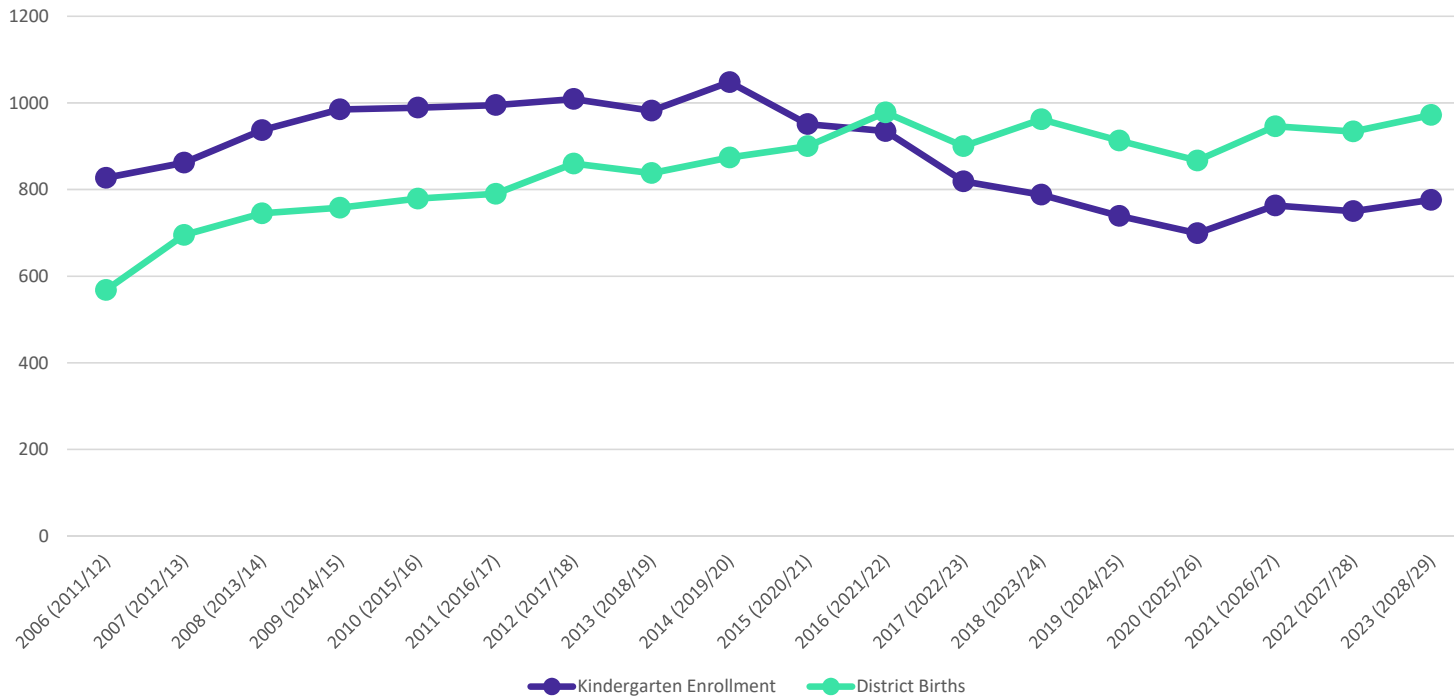
Newcomers and Leavers





Birth Rate Analysis

Schertz-Cibolo-U City ISD KG Enrollment vs. District Births



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



Ten Year Forecast by Grade Level

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

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



Ten Year Forecast by Campus

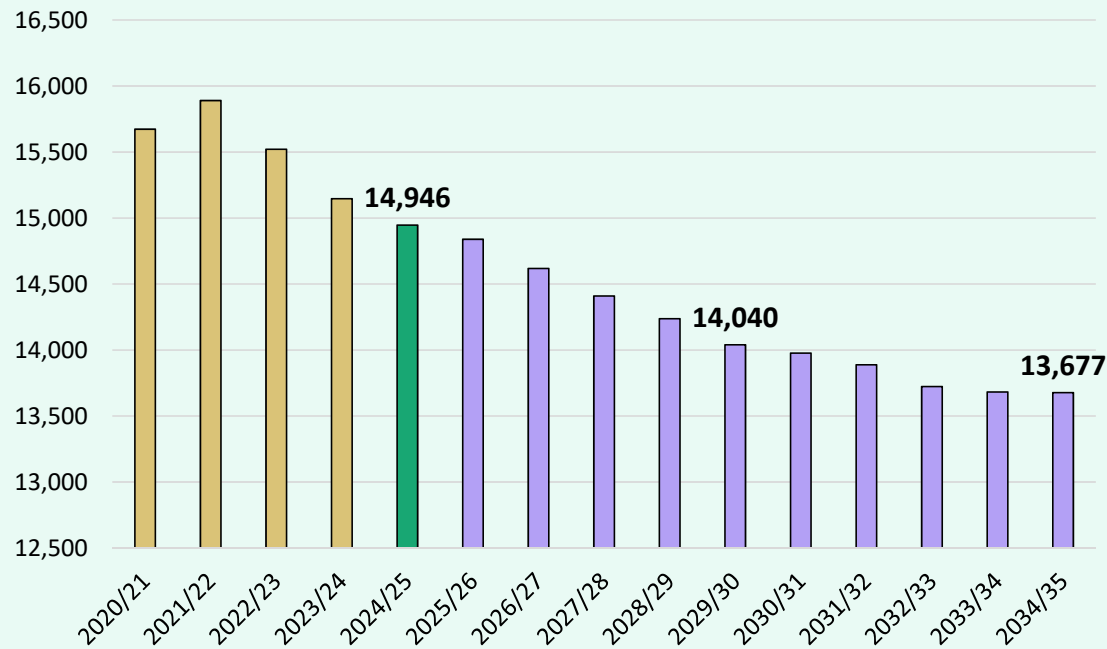
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450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

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



Key Takeaways


Enrollment Projections



- 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

Memo

To: Planning and Zoning Commission via Daisy Marquez, Planner

From: Eric Schulze, P.E., Engineer 

Date: November 24, 2025

Re: Traffic Impact Summary for Proposed Zone Change at 7057 Green Valley Rd

The property at 7057 Green Valley Rd is currently zoned GB, General Business. The property owner is requesting R-2 and R-6 Zoning to be consistent with the current use on the property.

With a GB zoning designation, if the property was developed to its maximum potential, the peak hour vehicle trips could be as high as 782 trips. R-2 and R-6 residential zoning is generally considered a less intensive zoning than GB. If the property was developed to its maximum potential for R-2 and R-6 zoning, the maximum peak hour vehicle trips would be 115 trips.

Since the maximum number of peak hour trips for the requested zoning is substantially less than a maximum peak hour trip generation for the current zoning there would not be any adverse impact to the transportation system due to the zone change request.

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS: No new Site Plan Applications were submitted from October 27, 2025, to November 24, 2025.

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

- **Ordinance 25-S-046** - Conduct a public hearing and consider a 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.
 - Approved at the November 18, 2025, City Council Meeting.
- **Ordinance 25-S-047**- Conduct a public hearing and consider a request to rezone 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.
 - Recommendation of denial to City Council at the October 1, 2025, Planning and Zoning Commission Meeting.
 - Application was withdrawn by the applicant on November 7, 2025.
 - A public hearing was held at the November 18, 2025, City Council Meeting.

ADMINISTRATIVELY APPROVED PROJECTS: Administratively approved applications from October 27, 2025, to November 24, 2025.

- **Bunny Stop #9:** An administratively approved site plan for a convenience store with gas pumps located on approximately 7.74 acres of land, located at 18920 IH 35 N, zoned General Business District (GB) with an approved Specific Use Permit to allow a convenience store with gas pumps.
 - **Casa Verde Farms Phase II:** An administratively approved site plan for a proposed 45,493 square foot expansion of the existing Casa Verde Farms plant nursery, located at 7791 FM 482, zoned Manufacturing District-Light (M-1).
 - **Maske Fuel and Retail Station:** An administratively approved preliminary plat of 4.33 acres of land, known as 2254 E Fm 1518, zoned General Business District (GB) with an approved Specific Use Permit to allow a convenience store with gas pumps.
 - **Live Oak Hills Subdivision- Master Development Plan:** An administratively approved Master Development Plan for a proposed 66.23 acre single-family residential development, for a total of 214 single-family homes, located west of the intersection of Schertz Parkway and Wiederstein Road, zoned Planned Development District (PDD) known as Heritage Oaks.
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