

Ord. 26-S-023

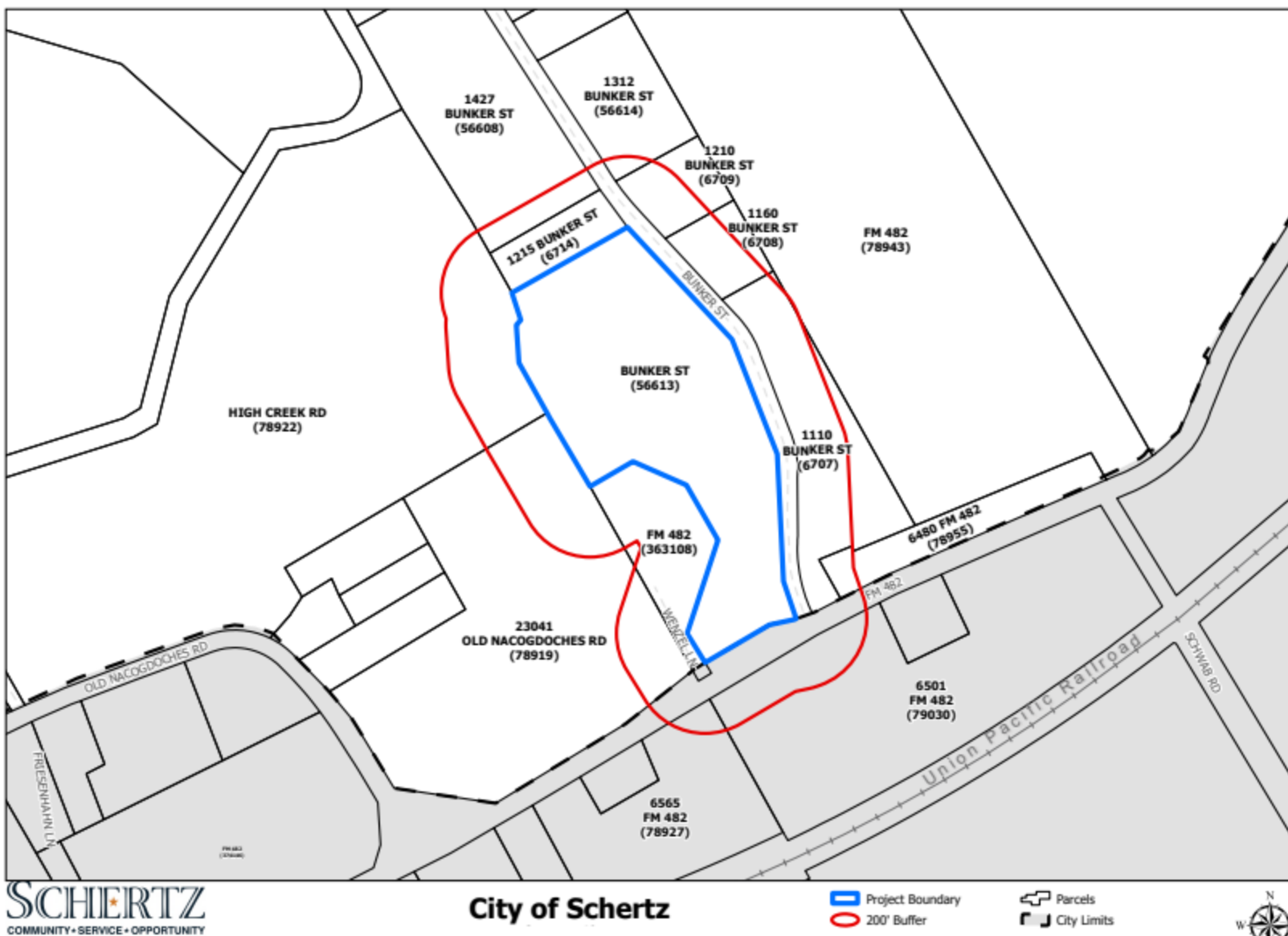
Zone Change to PUB 10.7 Acres

Daisy Marquez | Senior Planner



	Zoning	Use
Subject Property	N/A	Undeveloped
North	Outside of City Limits	Residence
South	Right-Of-Way	FM 482
East	Right-of-Way	Bunker
West	Outside of City Limits	Undeveloped/ Cemetery

- City-owned property
- Purchased in 2023



- 14 Public notices were sent on 8.21.26
- As of today
 - (0) in Favor
 - (0) Neutral to
 - (4) in Opposition- Outside of City Limits
- A public hearing notice was published in the “San Antonio Express” on August 26, 2026
- A notification sign was placed on the property
- September 15, 2026, City Council Meeting

**Proposed Zone Change
Comal County Property ID 56613
PLZC20260186**

**Protest Percentage Only Pertains to
Properties Within the Schertz City
Limits**

Opposition Percentage

Parcels

No Opposition (46%)

No Response (54%)

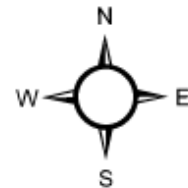
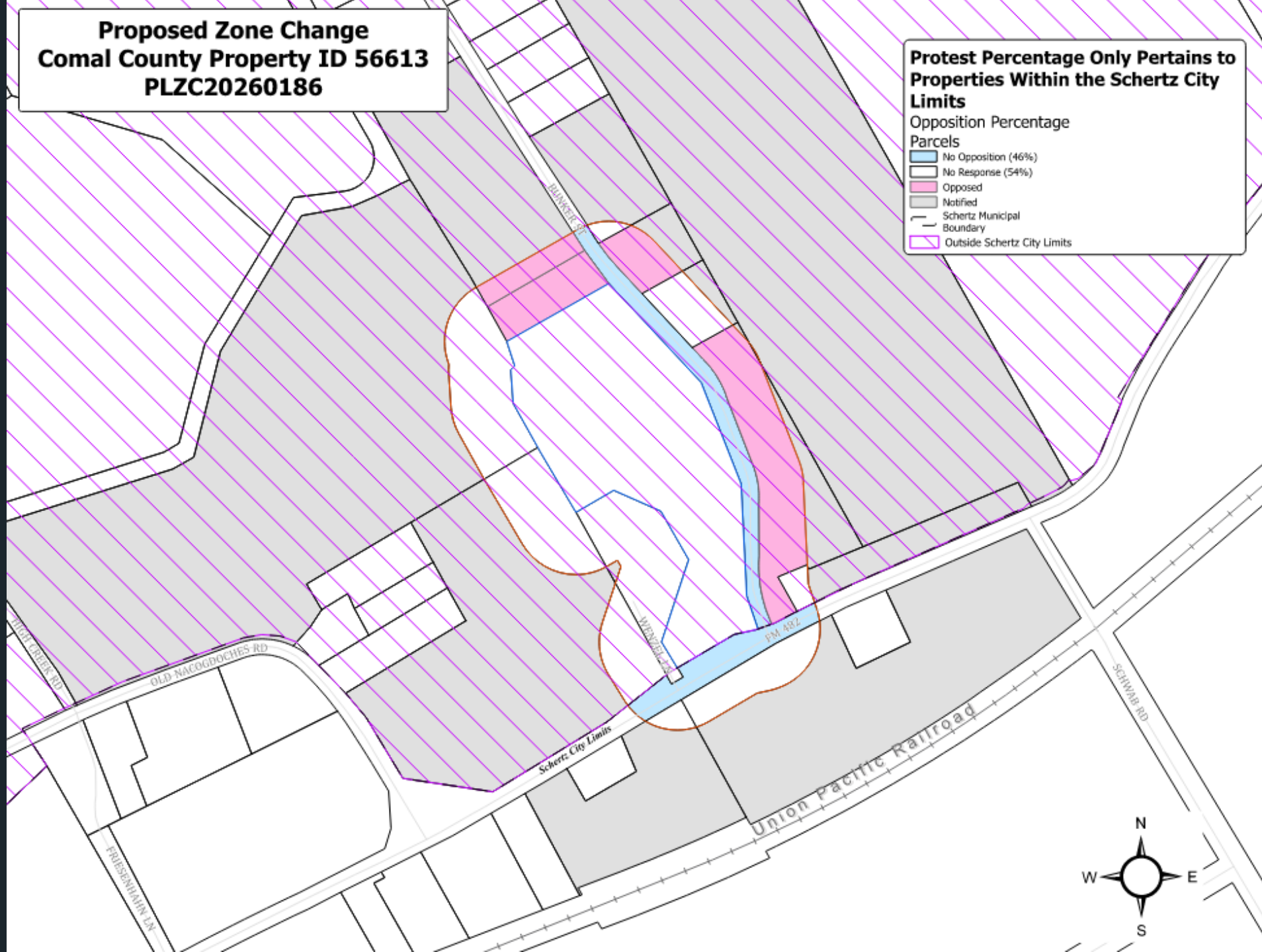
Opposed

Notified

Schertz Municipal

Boundary

Outside Schertz City Limits





- 10.7 ac
- Dry Comal Creek Nature Park
- Going through the annexation process
- City-owned property



Proposed Trail Connections to Dry Comal Creek Park
(Source: City of Schertz)

- From Parks Master Plan



Trailhead Vision for Dry Comal Creek Plan (Source: City of Schertz)

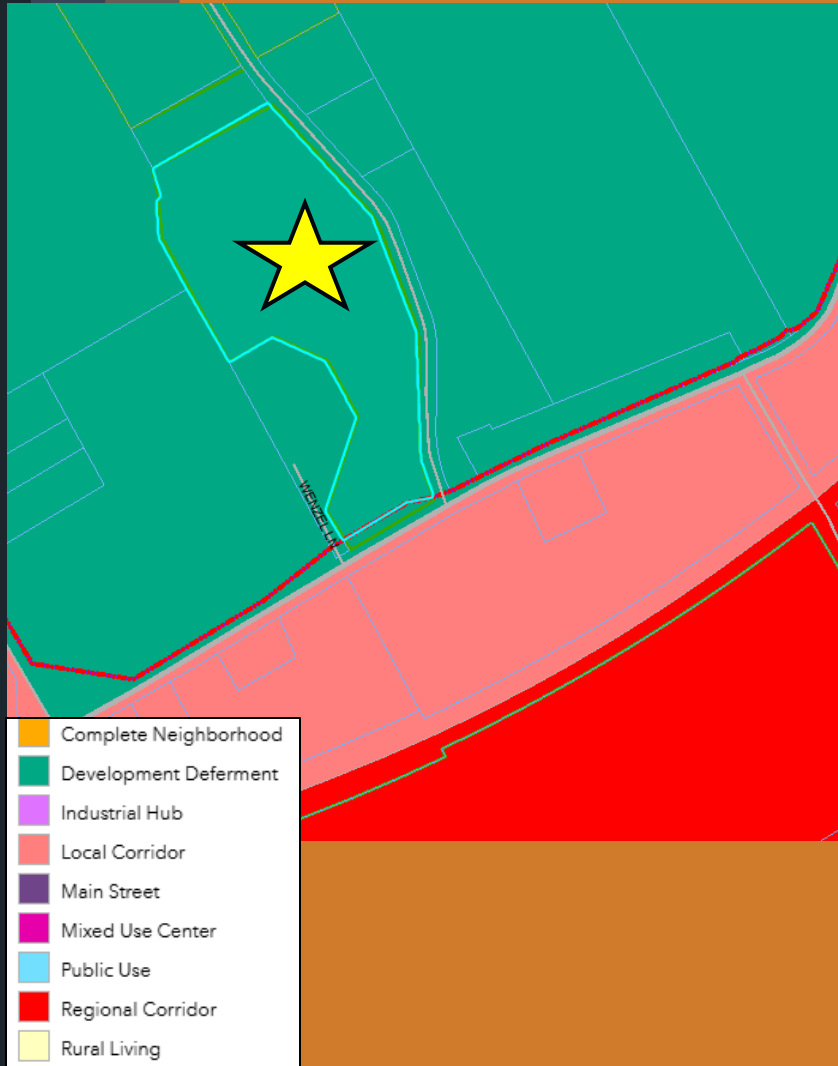


Boardwalk Vision for Dry Comal Creek Plan (Source: City of Schertz)

	Proposed
	Public Use District (PUB)
Permitted Uses (Sec. 21.5.8)	Public, Athletic Stadium; Place of Worship; Civic/ Convention Center; Government Facilities; Municipal uses; Post Office; Schools, ETC
Area Square Feet (Sec. 21.5.7)	10,000
Width & Depth (Sec. 21.5.7)	100x100
Setbacks	Front: 25' Side: 0 adj to non-res/ 15' adj to res Rear: 0 adj to non-res / 15' adj to res
Maximum Height (Sec. 21.5.7)	N/A
Maximum Impervious Coverage (Sec. 21.5.7)	70%

UDC SECTION 21.5.4.D Criteria for Approval

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



- **Future Land Use Designation:** Development Deferment
 - Meant for large tracts outside of city limits and in ETJ
- Proposed PUB is compatible with the Comprehensive Land Use Plan
 - Dry Comal Creek Nature Park
 - Land uses that serve the community and greater area
 - Promotes the policies of the Comprehensive Plan

UDC SECTION 21.5.4.D Criteria for Approval

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

- Promotes the health, safety, and general welfare of the City
 - Provides services to the city
 - Provides a public park

UDC SECTION 21.5.4.D Criteria for Approval

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

- Proposed zone change is consistent and appropriate
 - Parks, Schools, Municipal Uses, etc.
 - Shown in Master Parks Plan for Dry Comal Creek Park
 - Surrounding rural residential and schools

UDC SECTION 21.5.4.D Criteria for Approval

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

- Zone change meets UDC requirements.
- Zone change was sent to Schertz Fire, Police, EMS for review and no objections were provided.
- The Planning and Zoning Commission held a public hearing for the item on September 2, 2026.
- The public stated concerns with the following:
 - Flooding
 - Maintenance of the creek and land
 - Traffic
 - Building in the floodplain
- The commissioners held a discussion on the following:
 - The Floodplain
 - Maintenance Responsibility
 - Timeline on plans for Dry Comal Creek Nature Park

Staff Recommendation

Staff recommends approval of Ord. 26-S-023

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing for the item at the September 2, 2026, Planning and Zoning Commission meeting and made a recommendation of approval to City Council with a 6-1 vote, with Commissioner Laredo-Reyes voting Nay.