ORDINANCE NO. 26-S-033

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO REZONE APPROXIMATELY 8 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED APPROXIMATELY 2,500 FEET NORTHEAST OF THE INTERSECTION OF E FM 1518 AND MASKE ROAD, SPECIFICALLY KNOWN AS A PORTION OF GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 64582, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), generally located approximately 2,500 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as a portion of Guadalupe Property Identification Number 64582, more specifically described in Exhibit "A" attached herein (herein, the "Property") has been filed with the City; and

WHEREAS, the City's Unified Development Code Section 21.5.10.F. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change to Planned Development District (PDD) (the "Criteria"); and

WHEREAS, on October 7, 2026, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zone change to Planned Development District (PDD) according to the development standards set forth in Exhibit "B" attached herein (the "Development Standards") with a unanimous vote; and

WHEREAS, on November 17, 2026, the City Council conducted a public hearing and, after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property, as shown and more particularly described in the attached Exhibit "A", approximately 8 acres of land is hereby zoned Planned Development District (PDD) as per Exhibit "B".

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. 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 4. 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 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. 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 7. 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 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, APPROVED and ADOPTED on this ____day of _____ 2026.

CITY OF SCHERTZ, TEXAS

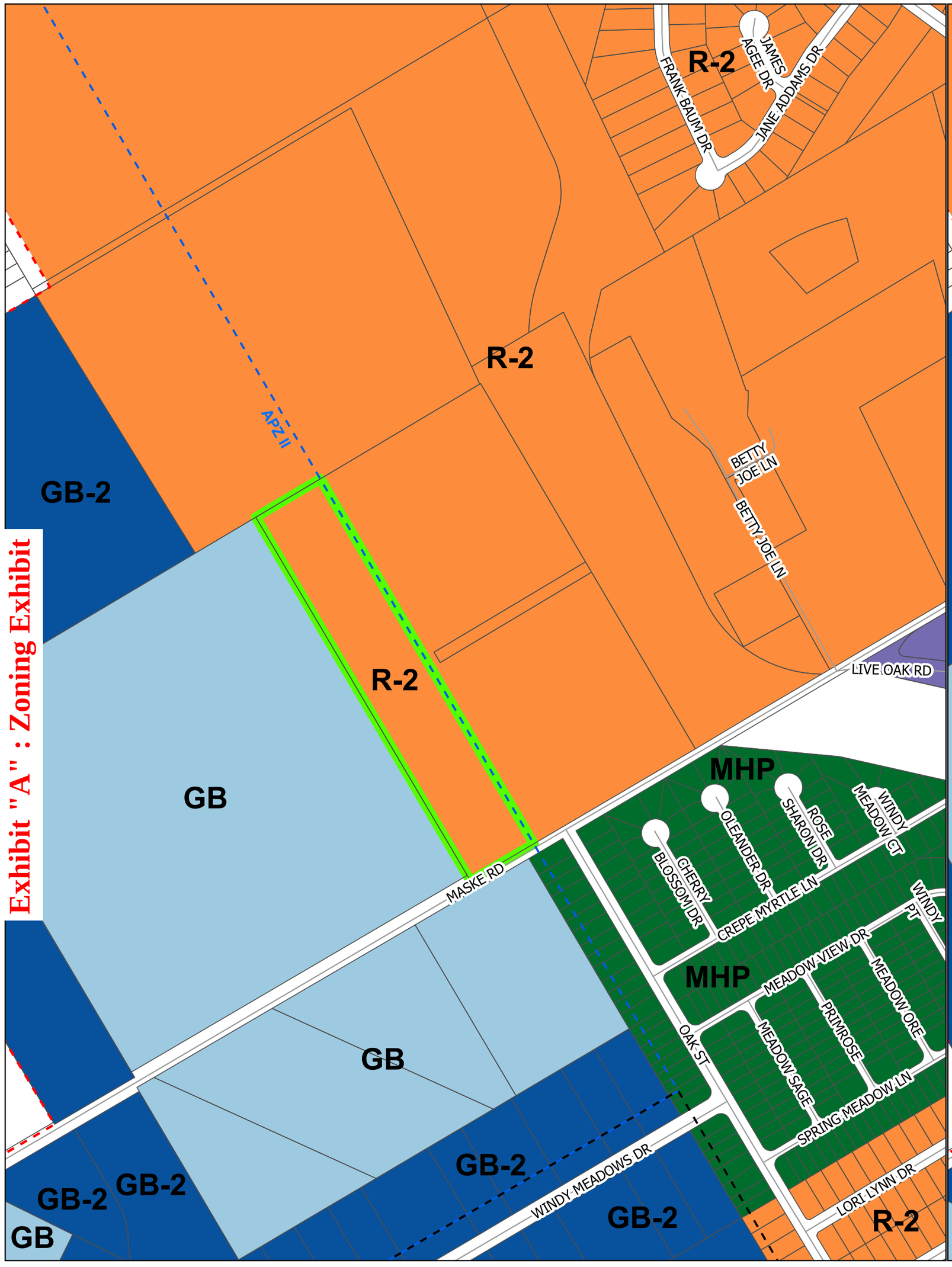
_____
Ralph Rodriguez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Exhibit “A”
Zoning Exhibit

Exhibit "A" : Zoning Exhibit





SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY

Last update: August 28, 2026

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Proposed Zoning Change

GCAD Property ID 64582 (PLPDD20260052)

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-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)

N W E S

0 150 300 600 Feet

Exhibit “B”
Development Standards

Exhibit "B" : Development Standards

Planned Development District ("PDD") Conditions for the Property Located Out of 189 Maske Rd and 2550 Betty Joe, Schertz, Texas 78154

Approximately 7.9 acres ("Property") out of 189 Maske Road and 2550 Betty Joe is located within the City of Schertz Air Installation Compatible Use Zone District (AICUZ). The Property is within Accident Potential Zone II. In an effort to comply with City and Military recommendations, development of the Property will be restricted through this PDD.

Property Address:	Generally located on Maske Road, east of soccer fields Out of Guadalupe County Appraisal District Parcel #64582
Base Zoning District:	Public Use District (PUB)
Overlay(s):	APZ II
Conditions:	The PDD shall be based on the PUB zoning district, and all uses shall comply with the standards of the PUB zoning district, provided, however, the Property shall remain as open space. Utilities are permissible within this area. Schools shall be prohibited on the Property.

Public Use District Planned Development District
PUB PDD

