



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
February 4, 2026

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, FEBRUARY 4, 2026 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, February 4, 2026, 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 December 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. **PLSPU20260003** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as 18920 IH 35 N, more specifically known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Comal and Guadalupe County, Texas.
 - B. **PLSPU20260006** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a Truck Terminal on approximately 4.1 acres of land, located approximately 600-feet west of the intersection of Baugh Lane and Schwab Road, also known as 23870 Baugh Lane, more specifically known as Comal County Parcel Identification Number 464879, City of Schertz, Comal County, Texas.
 - C. **PLUDC20260015** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8 Section 21.8.4 - Home Occupations and Article 16- Definitions.
 - D. **PLUDC20260016** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 4 Section 21.4.3- Notice Requirements.
 - E. **PLUDC20260020** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.7- Dimensional and Development Standards , and Article 16 Definitions.
 - F. **Main Street Workshop** - Conduct a public hearing, workshop, and discussion on the Comprehensive Land Use Plan - Future Land Use Map Designation area of Main Street and Main Street Mixed Use (MSMU) and Main Street Mixed Use - New Development (MSMU-ND) Zoning District Permitted Uses.
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 28th day of January, 2026 at 12:00 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 _____, 2026. _____ 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: 02/04/2026

Agenda Item 4 A

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

Attachments

Draft Minutes for December 3, 2025

DRAFT

PLANNING AND ZONING MINUTES December 3, 2025

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

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

Absent: Judy Goldick, Commissioner

Staff present: 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 Wallace called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No alternate was seated.

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 November 5, 2025 Regular Meeting.
There was no discussion.

Motioned by Vice Chair Patrick McMaster, seconded by Commissioner Tamara Brown

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. 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.

Mrs. Marquez gave a presentation on PLZC20250240.

- Chairman Wallace opened up the Public Hearing at 6:06 P.M.
- No one spoke.
- Chairman Wallace closed the Public Hearing at 6:06 P.M.

Motioned by Commissioner Glen Outlaw to recommend approval of PLZC20250240 to City Council, seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made by Commissioners.

- B.** Announcements by Commissioners

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

Commissioner Carbon announced he will be running a marathon and reminded the public that the special election runs through December 20th. He also wished everyone a Happy Holiday.

Commissioner Outlaw offered his apologies for his absence at last month's meeting.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

Brian James announced the new state law and described changes involving the CIAC.

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**

Chairman Wallace adjourned the regular meeting at 6:24 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 02/04/2026
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Senior Planner
 SUBJECT: **PLSPU20260003** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as 18920 IH 35 N, more specifically known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Comal and Guadalupe County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, City of Schertz, Comal and Guadalupe County, Texas. The subject property is currently undeveloped and currently zoned General Business District (GB). As per UDC Section 21.5.8, a Specific Use Permit is required for a convenience store with gas pumps in General Business District (GB).

A previous Specific Use Permit application, PLSPU20230153, known as Ordinance 23-S-32, was approved by City Council on January 09, 2024, and expired on January 09, 2026, because the applicant did not receive a building permit. The applicant has an approved Final Plat, Site Plan, and is close to finalizing their building permit approval.

On January 22, 2026, eight (8) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice sign was posted by the applicant on January 20, 2026. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB) with expired Specific Use Permit to allow a Convenience Store with Gas Pumps	Undeveloped
Proposed	General Business District (GB) with Specific Use Permit (SUP) to allow a Convenience Store with Gas Pumps	Convenience Store with Gas Pumps

Adjacent Properties:

	Zoning	Land Use
North	Right-of-Way	IH-35 Frontage
South	General Business District (GB) and Single-Family Residential/ Agricultural District (R-A)	Undeveloped/ Vacant
East	General Business District (GB)	Undeveloped/ Vacant
West	General Business District (GB)	Storage

Zoning:

Table 21.5.7.B. Dimensional Requirements Non-Residential Zoning Districts (d)										
			Minimum Lot Size Dimensions			Minimum Yard Setback			Miscellaneous Lot Requirements	
	Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Maximum Height	Maximum Impervious Coverage
Existing	GB	General Business District	10,000	100	100	25	Rear Adj. to Non-Res:0 Rear Adj. to Res: 25	Adj. to Non-Res:0 Adj. to Res: 25	120	80%

GOAL

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, City of Schertz, Comal and Guadalupe County, Texas. The subject property is currently undeveloped and currently zoned General Business District (GB).

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 Specific Use Permits, staff references UDC Section 21.5.11.D. for the criteria of approval. The criteria are listed below:

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The subject property is designated as Mixed-Use Center in the Comprehensive Land Use Plan Future Land Use Map. The Mixed-Use Center Future Land Use Designation is intended for a combination of higher-density housing, locally serving commercial and recreational uses. Mixed-Use centers are typically located along significant transportation corridors. The proposed Specific Use Permit (SUP) to allow a convenience store with gas pumps meets the intent of the Mixed-Use Land Use Designation. The subject property is located along IH-35, a major transportation network, and would only have access from IH-35 frontage road, thus meeting the intent of the Future Land Use Designation.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

General Business District (GB) is intended to provide suitable areas for the development of non-residential uses that may include retail and service establishments that are generally oriented toward serving the overall needs of the community and are usually located along principal transportation corridors. The proposed development's location along IH-35 N allows for the development to take advantage of IH-35 traffic and the surrounding neighborhoods for business.

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The proposed development is surrounded by adjacent General Business District zoning and is compatible with the

existing development. The proposed convenience store with gas pumps will be required to meet all current City of Schertz site development standards stipulated in Article 9. Article 9 is in place to ensure adverse effects of development are minimized and mitigated on neighboring properties.

4. The proposed use will not adversely affect the overall health, safety or general welfare of the City;

As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. Given the existing General Business District (GB) zoning of the adjacent surrounding properties, the location of the subject property on IH-35 N Access Road, and all access to the subject property being from IH-35 N Access Road, the proposed convenience store with gas pumps would not pose an adverse impact on adjacent properties.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

Staff has ensured all UDC requirements have been met for the Specific Use Permit. A Specific Use Permit was approved for this subject property for the same proposed use on January 9, 2024, that expired on January 9, 2026. The subject property has an approved final plat, site plan, and a building permit application currently under review.

The City of Schertz Fire, EMS, and Police Departments have reviewed the proposed Specific Use Permit request and do not provide objections.

RECOMMENDATION

The proposed Specific Use Permit meets the intent of the Comprehensive Land Use Plan Future Land Use Map and is compatible with the surrounding area. Thus, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property, conditioned upon the following:

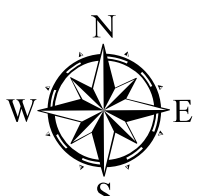
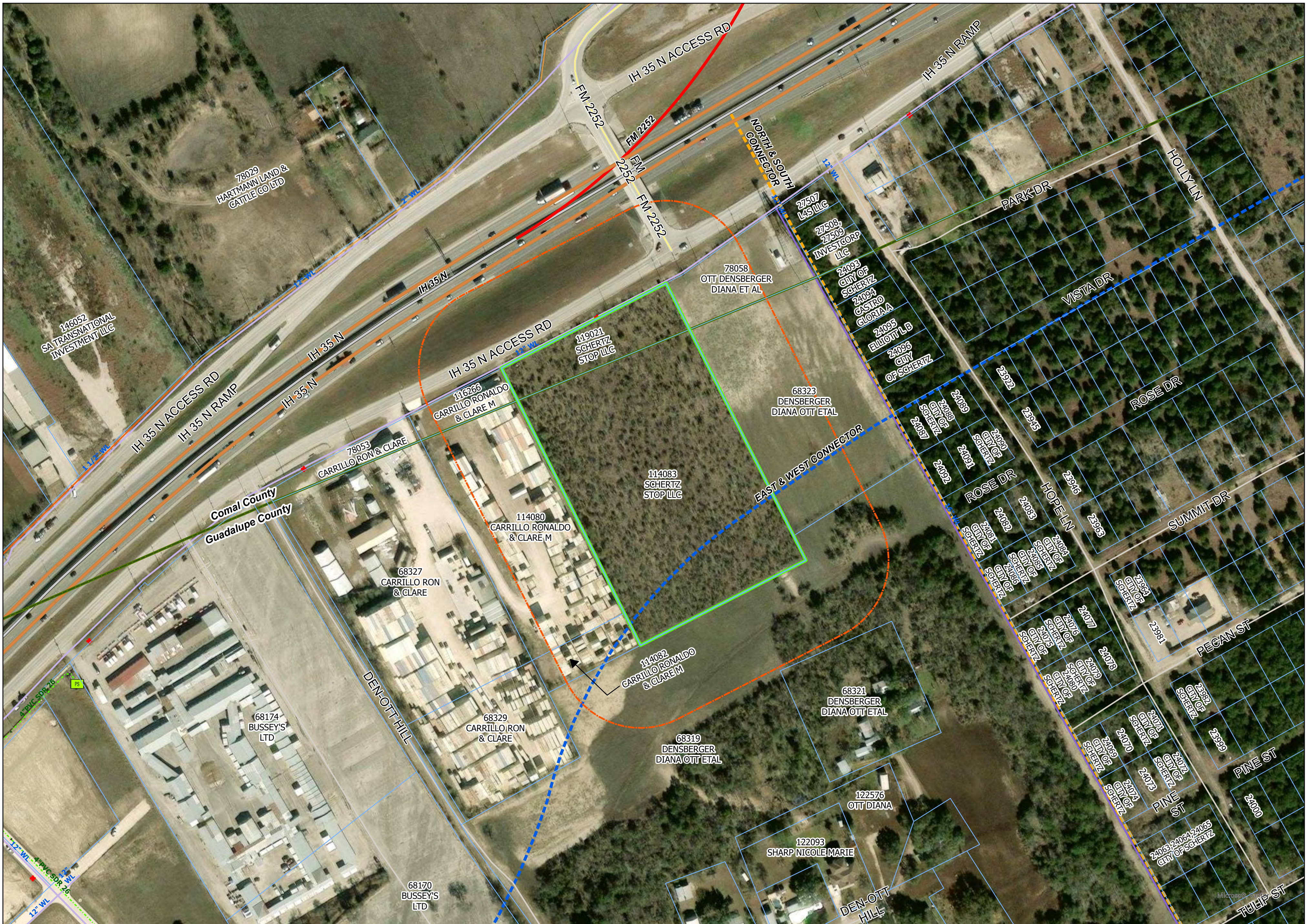
1. A building permit is approved within two years of the adoption of the SUP Ordinance.

Attachments

Aerial Exhibit

Notification Map

Approved Site Plan Exhibit

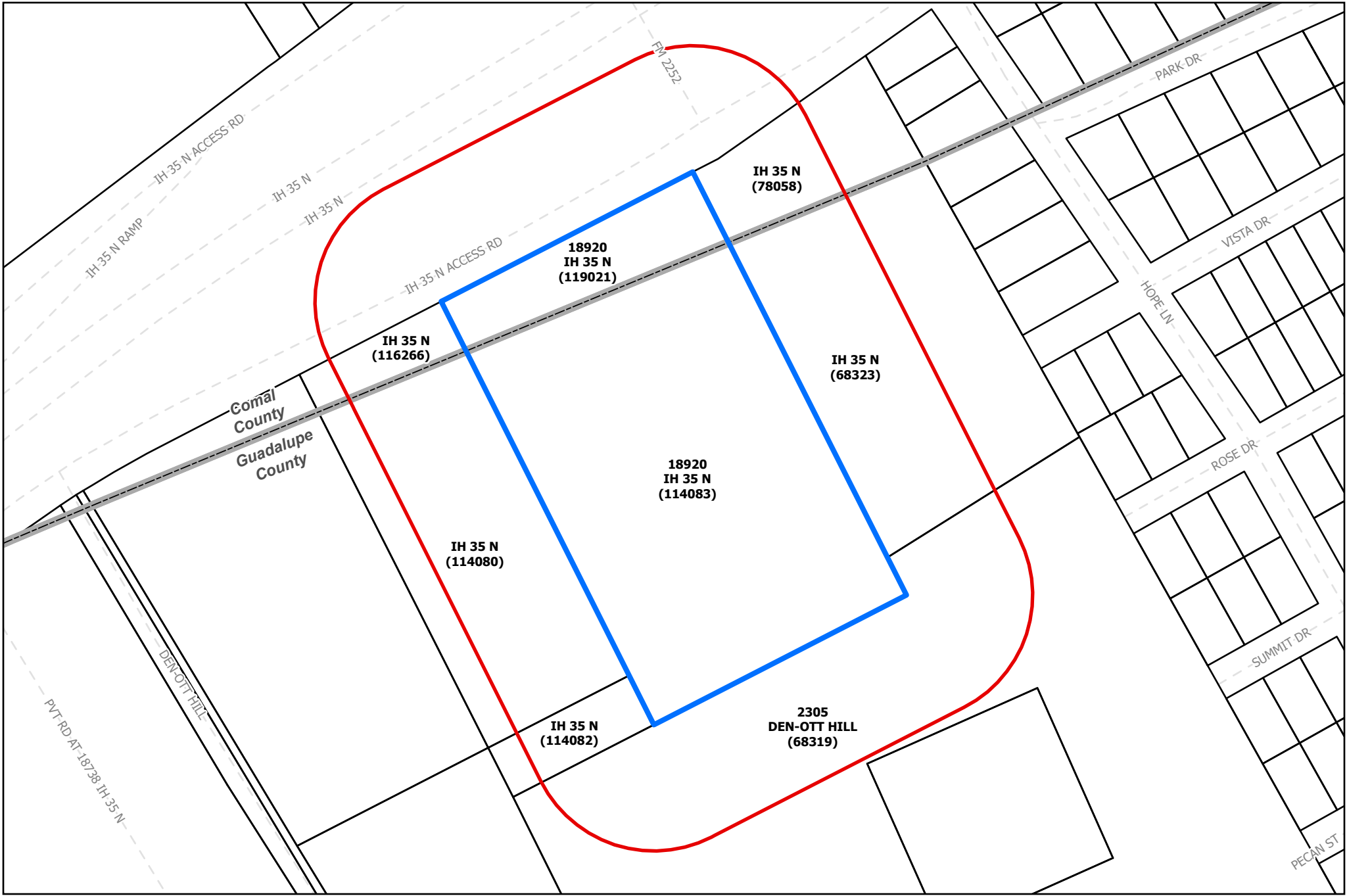


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Bunny Stop No. 9
PLSPU20260003

- | | | | | |
|--|--|--|--|---|
| <ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ Project Boundary | <ul style="list-style-type: none"> Highways Major Roads Minor Roads Freeway Principal Arterial | <ul style="list-style-type: none"> Planned Principal Arterial Planned Secondary Arterial Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A | <ul style="list-style-type: none"> 1" 2" 3" 4" 6" 8" 10" 12" 16" 18" 20" 24" 30" 36" Unknown | <ul style="list-style-type: none"> 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 |
|--|--|--|--|---|

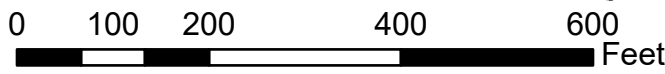




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City of Schertz
 Bunny Stop No. 9
 (PLSPU20260003)

- ▭ Project Boundary
- 200' Buffer
- Parcels



FLOOD INFORMATION

ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATES: 11/02/2007, IS LOCATED IN ZONE UNSHADED X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

PROJECT SUMMARY

TOTAL PROJECT AREA = 337,329 SQ.FT
 TOTAL BUILDING AREA = 11,562 SQ.FT
 TOTAL CANOPY AREA = 8,400.22 SQ.FT
 PROP DETENTION POND AREA = 8,438 SQ.FT
 PROP IMPERVIOUS AREA = 235,027 SQ.FT
 PROP PERVIOUS AREA = 102,302 SQ.FT

SITE DATA TABLE

PROPERTY ZONED: GENERAL BUSINESS DISTRICT (GB)
 SETBACKS: FRONT = 50 FEET BUILDING LINE

- SITE AREA 337,329 SFT = 7.744 ACRES
- BUILDING AREA, C-STORE: 9,103 SFT GROSS AREA
 RETAIL: 2,459 SFT GROSS AREA
 BUILDING HEIGHT 32 FEET
 NUMBER OF STORIES = 1
- PARKING REQUIRED: 62 SPACES
 PARKING PROVIDED: 100 SPACES
 NUMBER OF HANDICAP SPACE REQUIRED: 4
 NUMBER OF HANDICAP SPACE PROVIDED: 4
- EXISTING PERVIOUS AREA: 337,329 SFT = 7.744 ACRES = 100.00%
 EXISTING IMPERVIOUS AREA: 0.00 SFT = 0.00 ACRES = 0.00%
- PROP PERVIOUS AREA: 102,867.0 SFT = 2.362 ACRES = 30.00%
 PROP IMPERVIOUS AREA: 234,462.0 SFT = 5.383 ACRES = 70.00%

PARKING SYNOPSIS

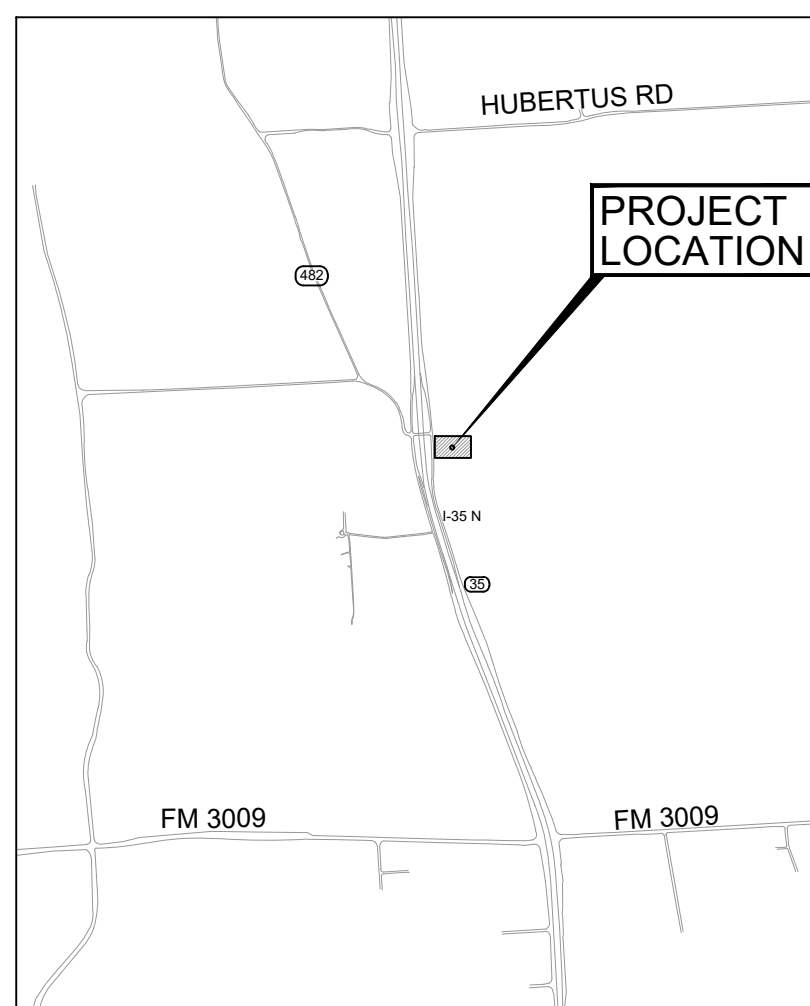
OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROVIDED
C-STORE	9,103 / 250	36.4(37)	100
RETAIL SPACE	2,459/ 100	24.59(25)	
TOTAL		62	100

CO-ORDINATE

POINT	X	Y
1	2204694.0250	13772305.6700
2	2205030.2790	13771635.7600
3	2204629.8590	13771430.4218
4	2204293.5165	13772100.5044
5	2204527.0007	13771951.4591
6	2204671.7853	13772024.1325
7	2204639.4859	13772088.4813
8	2204494.7013	13772015.8079
9	2204666.7561	13771831.3945
10	2204612.9239	13771938.6424

POINT	X	Y
11	2204634.3794	13771949.3971
12	2204688.1529	13771842.1198
13	2204642.9608	13772166.3108
14	2204632.2077	13772187.7688
15	2204426.6441	13772084.5861
16	2204437.4024	13772063.1325
17	2204325.0529	13772126.5854
18	2204398.0347	13772166.6091
19	2204606.8120	13772274.5335
20	2204655.0472	13772301.0189

NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



LOCATION MAP
SCALE: 1"=4,000'-0"

OWNER: MUBARAK MAKNOJIA
 ADDRESS: 5956 CAPE CORAL DR. AUSTIN, TX 78746
 PHONE NUMBER: (512) 577-9294

DEVELOPER: SCHERTZ STOP LLC.
 ADDRESS: 5956 CAPE CORAL DR. AUSTIN, TX 78746
 PHONE NUMBER: (512) 577-9294

ENGINEER: MIDSTREAM AND TERMINAL SERVICES LLC.
 (DBA-MTS ENGINEERING AND DESIGN 9560 WESTPARK OR SUITE 426 HOUSTON, TX 77803)

MTS ENGINEERING & DESIGN
 9950 WESTPARK DR. SUITE #426
 HOUSTON TEXAS 77063
 (281) 404-4438 (281) 253-4849
FIRM NO. 18844



REV	DATE	DESCRIPTION	BY:	CHK	APR
0	10/11/2025	ISSUED FOR PERMIT	SK	MM	GM

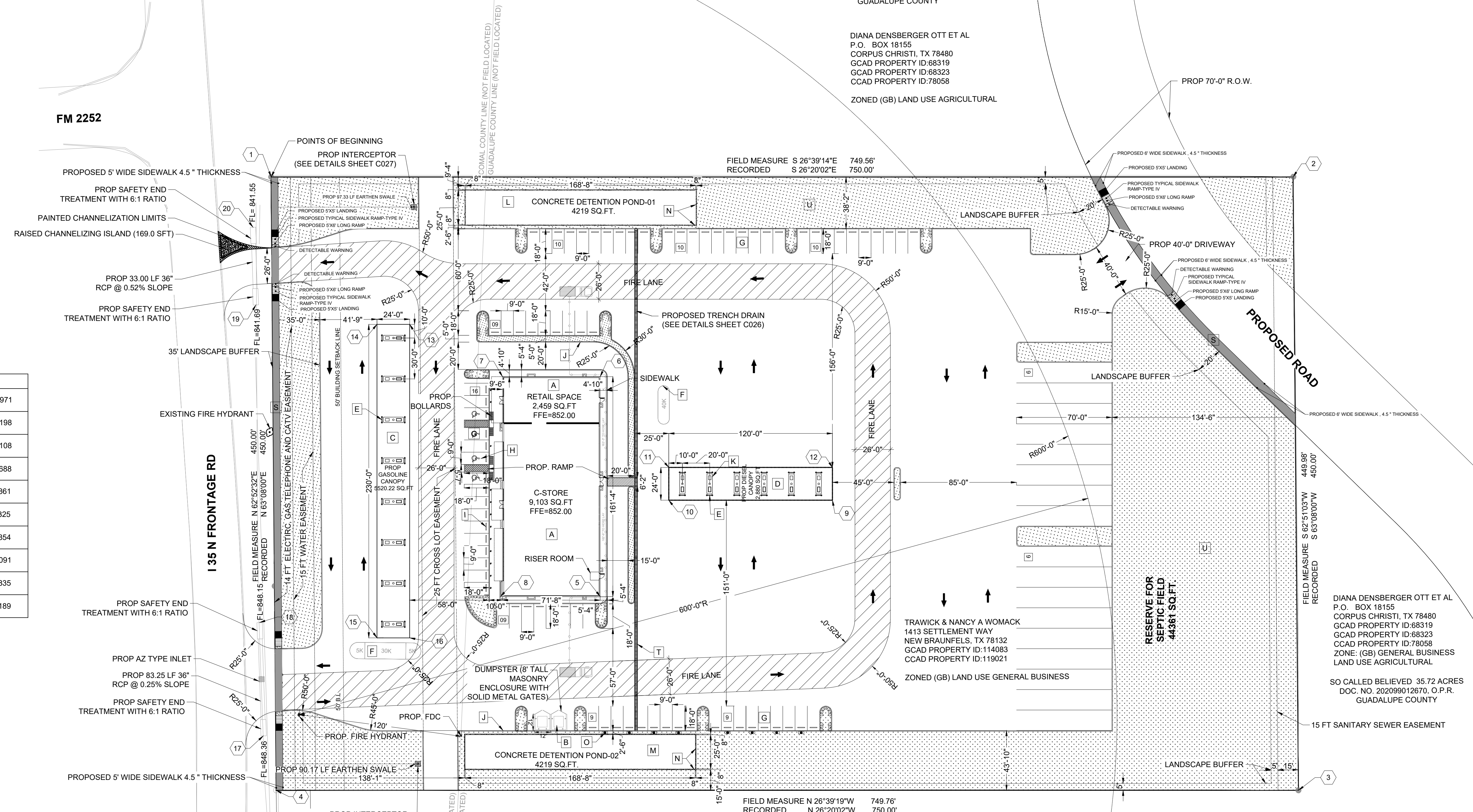
RONALDO & CLARE M CARRILLO P. O. BOX 620843
 SAN ANTONIO, TX 7509 GCAD PROPERTY ID: 114080
 CCAD PROPERTY ID: 114082
 CCAD PROPERTY ID: 118268

ZONED (GB) LAND USE GENERAL BUSINESS

SO CALLED 4.304 ACRES
 DOC. NO. 200406007163, O.P.R. COMAL COUNTY
 VOL. 1972, PG. O.P.R. GUADALUPE COUNTY

LEGEND

- PROPERTY LINE
- ⊕ BENCHMARK
- A PROP C-STORE AND RETAIL SPACE
- B PROP TRASH ENCLOSURE
- C PROP GASOLINE CANOPY
- D PROP DIESEL CANOPY
- E U BOLLARDS
- F UNDERGROUND OIL TANK
- G PARKING AREA
- H HANDICAP PARKING
- I PROP 6"X6"X6" WHEEL STOP-BOLTED INTO PAVING
- J PROP 6" MONOLITHIC CONCRETE CURB
- K FUEL PUMP
- L CONCRETE DETENTION POND-01 4219 SQ.
- M CONCRETE DETENTION POND-02 4219 SQ.
- N SAFETY BOLLARDS
- O ELECTRIC CHARGING
- T TRENCH DRAIN
- U GREEN AREA
- TRAFFIC FLOW ARROW
- S SIDEWALK



1 SITE LAYOUT PLAN
SCALE: 1"=40'-0"

FIELD MEASURE N 26°39'19"W 749.76'
 RECORDED N 26°20'02"W 750.00'

SO CALLED BELIEVED 35.73 ACRES
 DOC. NO. 202006019300, O.P.R. COMAL COUNTY
 CCAD PROPERTY ID: 68323
 CCAD PROPERTY ID: 78058

DIANA DENSBERGER OTT ET AL
 P.O. BOX 18155
 CORPUS CHRISTI, TX 78480
 GCAD PROPERTY ID: 68319
 CCAD PROPERTY ID: 78058

ZONED (GB) LAND USE AGRICULTURAL

TRAWICK & NANCY A WOMACK
 1413 SETTLEMENT WAY
 NEW BRAUNFELS, TX 78132
 GCAD PROPERTY ID: 114083
 CCAD PROPERTY ID: 119021

ZONED (GB) LAND USE GENERAL BUSINESS

RESERVE FOR SEPTIC FIELD
 44861 SQ.FT.

DIANA DENSBERGER OTT ET AL
 P.O. BOX 18155
 CORPUS CHRISTI, TX 78480
 GCAD PROPERTY ID: 68319
 CCAD PROPERTY ID: 78058
 LAND USE AGRICULTURAL

SO CALLED BELIEVED 35.72 ACRES
 DOC. NO. 202099012670, O.P.R. GUADALUPE COUNTY

Approved By: *[Signature]*
 Date: 10/11/2025 8:30:25 AM



BUNNY STOP #9
 18920 IH 35 N SCHERTZ, TX 78154
BUNNY STOP #9 SUBDIVISION UNIT 1
 LOT 1, BLOCK 1

10/11/2025

DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:
SK	MM	GM	10/11/2025	24006
SCALE:	DRAWING TITLE:		DRAWING NUMBER:	REV.
1"=40'-0"	SITE LAYOUT PLAN		C004	0

PLANNING AND ZONING COMMISSION MEETING: 02/04/2026
Agenda Item 5 B

TO: Planning and Zoning Commission
 PREPARED BY: William Willingham, Planner
 SUBJECT: **PLSPU20260006** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a Truck Terminal on approximately 4.1 acres of land, located approximately 600-feet west of the intersection of Baugh Lane and Schwab Road, also known as 23870 Baugh Lane, more specifically known as Comal County Parcel Identification Number 464879, City of Schertz, Comal County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow truck terminal land use on approximately 4.1 acres of land currently zoned General Business District (GB). Per the applicant's letter of intent, the applicant intends to develop the property as a parking lot to serve as a truck terminal for the overflow of trucks from SYSCO located across Baugh Lane.

This request is made as the previously approved Ordinance 23-S-33 which authorized a Specific Use Permit for a truck terminal has expired. Per the conditions of Ordinance 23-S-33, a "building permit [must be] approved within two (2) years of the adoption of the ordinance." A building permit was not issued within two years of the ordinance's adoption and the SUP expired as of January 9, 2026.

On January 23, 2026, six (6) public notices were mailed to the surrounding properties within a 200-foot boundary of the subject property. At the time of the staff report on Wednesday January 28, 2026, 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, two (2) notification signs were placed on the property by the applicant.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB) with expired Specific Use Permit allowing Truck Terminal (Ordinance 23-S-33)	Undeveloped
Proposed	General Business District (GB) with Specific Use Permit allowing Truck Terminal	Truck Terminal

Adjacent Properties:

	Zoning	Land Use
North	Right-of-Way	Baugh Lane
South	General Business District (GB)	Undeveloped
East	General Business District (GB) with Approved Specific Use Permit for Convenience Store with Gas Pumps (Ordinance 21-S-31)	Convenience Store with Gas Pumps
West	General Business District (GB)	Undeveloped

GOAL

Per the applicant's letter of intent, the applicant is requesting a Specific Use Permit to allow truck terminal land use on approximately 4.1 acres of land in the General Business District (GB). The applicant intends to develop a parking lot to serve as a truck terminal on site.

Dimensional and Developmental Standards (Sec. 21.5.7.B)

	Code	Zoning District	Min Lot Size Dimensions			Min Yard Setbacks					Misc. Lot Requirements	
			Area (Sq Ft)	Width (Ft)	Depth (Ft)	Front (Ft)	Rear Adj. Non-Residential (Ft)	Rear Adj. Residential (Ft)	Side Adj. Non-Residential (Ft)	Side Adj. Residential (Ft)	Max. Height (Ft)	Max. Impervious Coverage
Existing	(GB)	General Business District	10,000	100	100	25	0	25	0	25	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 specific use permit requests, staff considers the criteria listed in UDC Section 21.5.11.D. The criteria are listed below.

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The Comprehensive Plan designates this area as Regional Corridor. The Regional Corridor future land use designation is intended for commercial development along major thoroughfares that serve populations within the city and broader region. The proposed truck terminal is located between SYSCO and IH-35 and is located in an area that takes advantage of traffic entering or exiting the site. Additionally, the proposed development will act as an additional buffer from SYSCO and the IH-35 frontage. Thus, the proposed truck terminal meets the intent of the Comprehensive Land Plan.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

The subject property is currently zoned General Business District (GB). This district is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on principal transportation corridors. The location and specific use request for a truck terminal is consistent with the zoning district.

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The proposed development is compatible with the surrounding area. The proposed truck terminal is adjacent to General Business District (GB) to the east, west, and south with Manufacturing District (Light) (M-1) to the north. The proposed truck terminal will be required to meet all current City of Schertz site development standards stipulated in Article 9. Article 9 is in place to ensure adverse effects of development are minimized and mitigated on neighboring properties.

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City.

As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. Given the existing General Business and Manufacturing (light) zoning of surrounding properties, access from Baugh Lane, and the proposed use supporting an existing use, the proposed truck terminal would not pose an adverse impact on adjacent properties.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

All UDC requirements have been met for the proposed Specific Use Permit.

At this time, the development has an approved site plan to serve as a truck terminal which has met the site design requirements of Article 9. There is also an approved final plat for the site which is currently pending county recordation. These applications were submitted and approved prior to the expiration of the SUP Ordinance 23-S-33.

City of Schertz Fire, EMS, and Police Departments have been notified of the Specific Use Permit and have provided no objections to the request.

RECOMMENDATION

Due to the consistency with the Comprehensive Plan and Future Land Use Map, the support the use provides for an existing development, and considering the previously approved SUP request, staff recommends approval of PLSPU20260006 with the following condition:

1. A building permit is approved within two years of the adoption of the SUP Ordinance.

Attachments

Aerial Exhibit

Public Hearing Notice Map

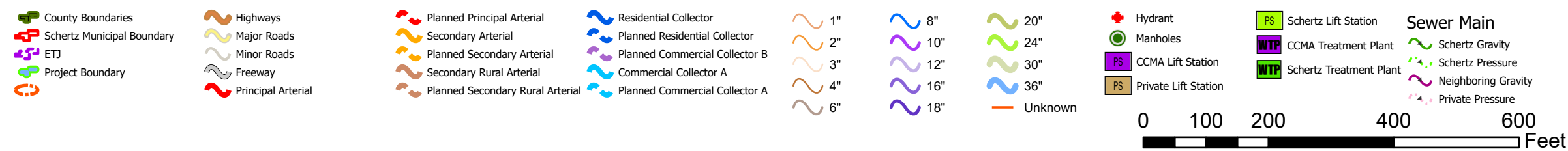
Metes and Bounds

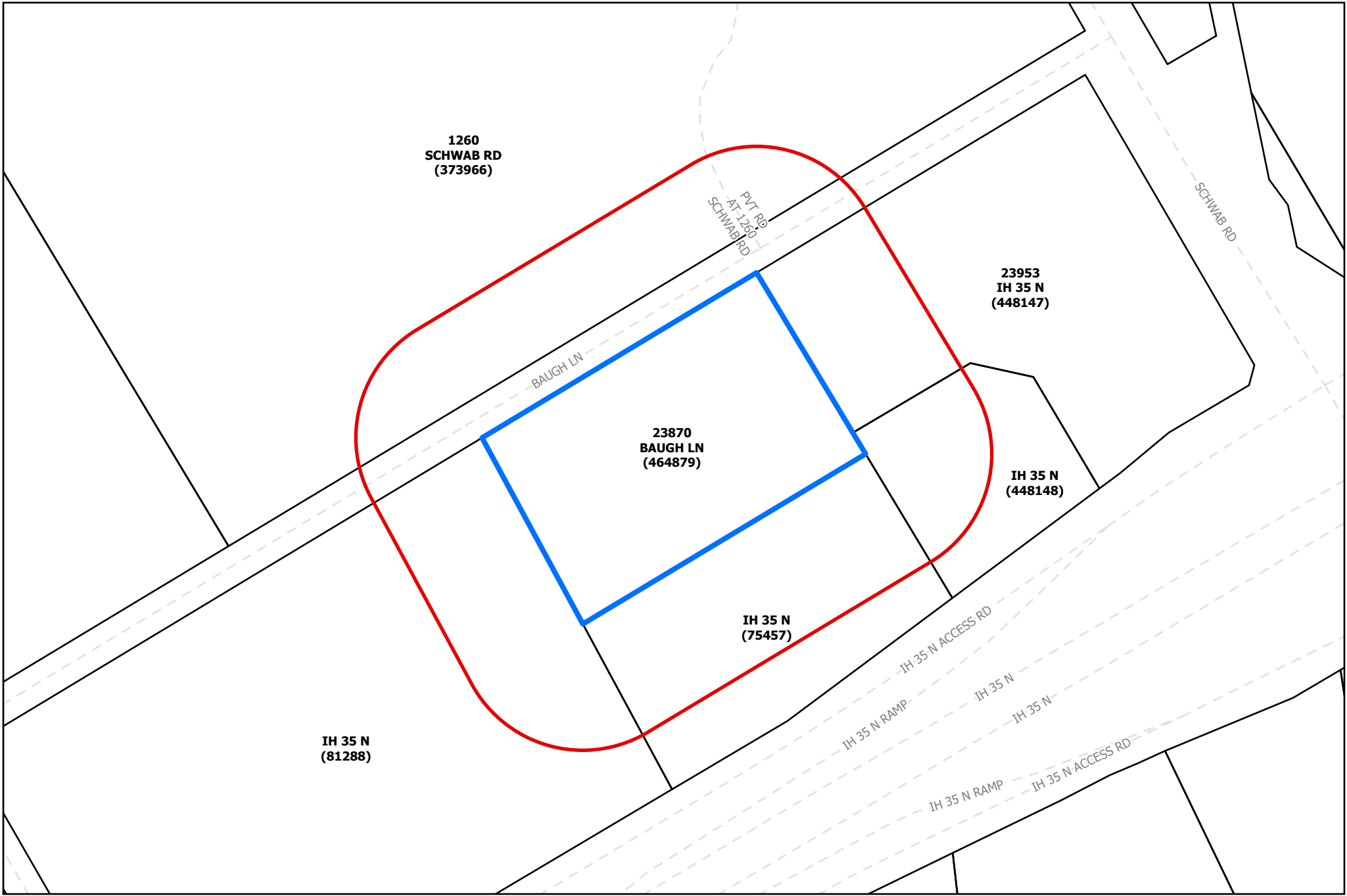
Ordinance 23-S-33: Expired SUP Ordinance



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

SUP Truck Terminal 4 Acres
23870 Baugh Ln
PLSPU20260006





1260
SCHWAB RD
(373966)

23953
IH 35 N
(448147)




23870
BAUGH LN
(464879)

IH 35 N
(448148)

IH 35 N
(75457)

IH 35 N
(81288)

City of Schertz
SUP Truck Terminal - 4 Acres
23870 Baugh Ln
(PLSPU20260006)

-  Project Boundary
-  200' Buffer
-  Parcels





WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 4.015 ACRES OR 174,870 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.015 ACRES OR 174,870 SQUARE FEET OF LAND, SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 182 AND THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 658, COMAL COUNTY, BEING OUT OF A CALLED 25.185 ACRE TRACT, CONVEYED TO SAN ANTONIO ONE LIMITED PARTNERSHIP, AS RECORDED IN VOL. 803, PG. 781, OF THE COMAL COUNTY DEED RECORDS (C.C.D.R.), WITH SAID 4.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF A CALLED BAUGH LANE (60' WIDTH), AS RECORDED IN PLAT DOCUMENT NO. 201006026626, OF THE COMAL COUNTY PLAT RECORDS (C.C.P.R.), AND AN INTERIOR CORNER OF LOT 2, BLOCK 2, SYSCO-CENTRAL TEXAS, PLAT DOCUMENT NO. 201006026626, C.C.P.R.;

THENCE, NORTH 88 DEG. 24 MIN. 59 SEC. EAST, OVER AND ACROSS SAID BAUGH LANE, A DISTANCE OF 122.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF SAID BAUGH LANE, BEING THE WEST CORNER OF LOT 1, BLOCK 2, QT 4032, AS RECORDED IN PLAT DOCUMENT NO. 202106053844, C.C.P.R., BEING THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 31 DEG. 02 MIN. 26 SEC. EAST, WITH THE WEST LINE OF LOT 1 AND LOT 2, OF SAID QT 4032, A DISTANCE OF 335.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

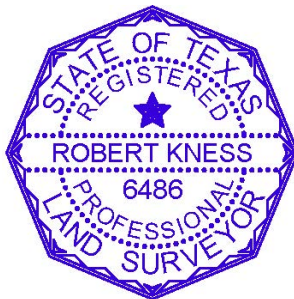
THENCE, OVER AND ACROSS AFORESAID 25.185 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 58 DEG. 57 MIN. 34 SEC. WEST, A DISTANCE OF 522.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 31 DEG. 02 MIN. 26 SEC. WEST, A DISTANCE OF 335.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 58 DEG. 57 MIN. 34 SEC. EAST, A DISTANCE OF 522.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.015 ACRES OR 174,870 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57659, PREPARED BY WINDROSE LAND SERVICES, INC.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



5-12-2022
DATE:

ORDINANCE NO. 23-S-33

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR A TRUCK TERMINAL ON APPROXIMATELY 4 ACRES OF LAND, LOCATED APPROXIMATELY 660-FEET WEST OF THE INTERSECTION OF BAUGH LANE AND SCHWAB ROAD, COMAL COUNTY PROPERTY IDENTIFICATION NUMBER 464879, SCHERTZ, COMAL COUNTY, TEXAS.

WHEREAS, an application for a Specific Use Permit to allow a truck terminal on approximately 4 acres of land, located approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, also known as Comal County Property ID 464879, more specifically described in the Exhibit A and Exhibit B attached (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.11. D. 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 specific use permit (the “Criteria”); and

WHEREAS, on November 15, 2023, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the Specific Use Permit for a Truck Terminal; and

WHEREAS, on December 19, 2023, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Specific Use Permit be approved as provided for herein.

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

Section 1. A Specific Use Permit for Comal County Property Identification Number 464879, more particularly described in the attached Exhibit A and Exhibit B, is hereby approved to allow a Truck Terminal conditioned upon the following occurring:

- a) A building permit is approved within two (2) years of the adoption of the SUP Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

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.

Section 8. 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 ON FIRST READING, the 19th day of December 2023.

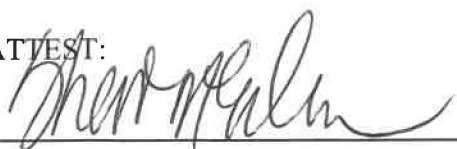
PASSED, APPROVED and ADOPTED ON SECOND READING, the 9th day of January 2024.

CITY OF SCHERTZ, TEXAS



Ralph Gutierrez, Mayor

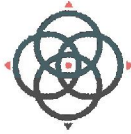
ATTEST:



Sheila Edmondson, City Secretary



Exhibit "A"
Property Description



WINDROSE
LAND SURVEYING | PLATTING

**DESCRIPTION OF
4.015 ACRES OR 174,870 SQ. FT.**

A TRACT OR PARCEL CONTAINING 4.015 ACRES OR 174,870 SQUARE FEET OF LAND, SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 182 AND THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 658, COMAL COUNTY, BEING OUT OF A CALLED 25.185 ACRE TRACT, CONVEYED TO SAN ANTONIO ONE LIMITED PARTNERSHIP, AS RECORDED IN VOL. 803, PG. 781, OF THE COMAL COUNTY DEED RECORDS (C.C.D.R.), WITH SAID 4.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF A CALLED BAUGH LANE (60' WIDTH), AS RECORDED IN PLAT DOCUMENT NO. 201006026626, OF THE COMAL COUNTY PLAT RECORDS (C.C.P.R.), AND AN INTERIOR CORNER OF LOT 2, BLOCK 2, SYSCO-CENTRAL TEXAS, PLAT DOCUMENT NO. 201006026626, C.C.P.R.:

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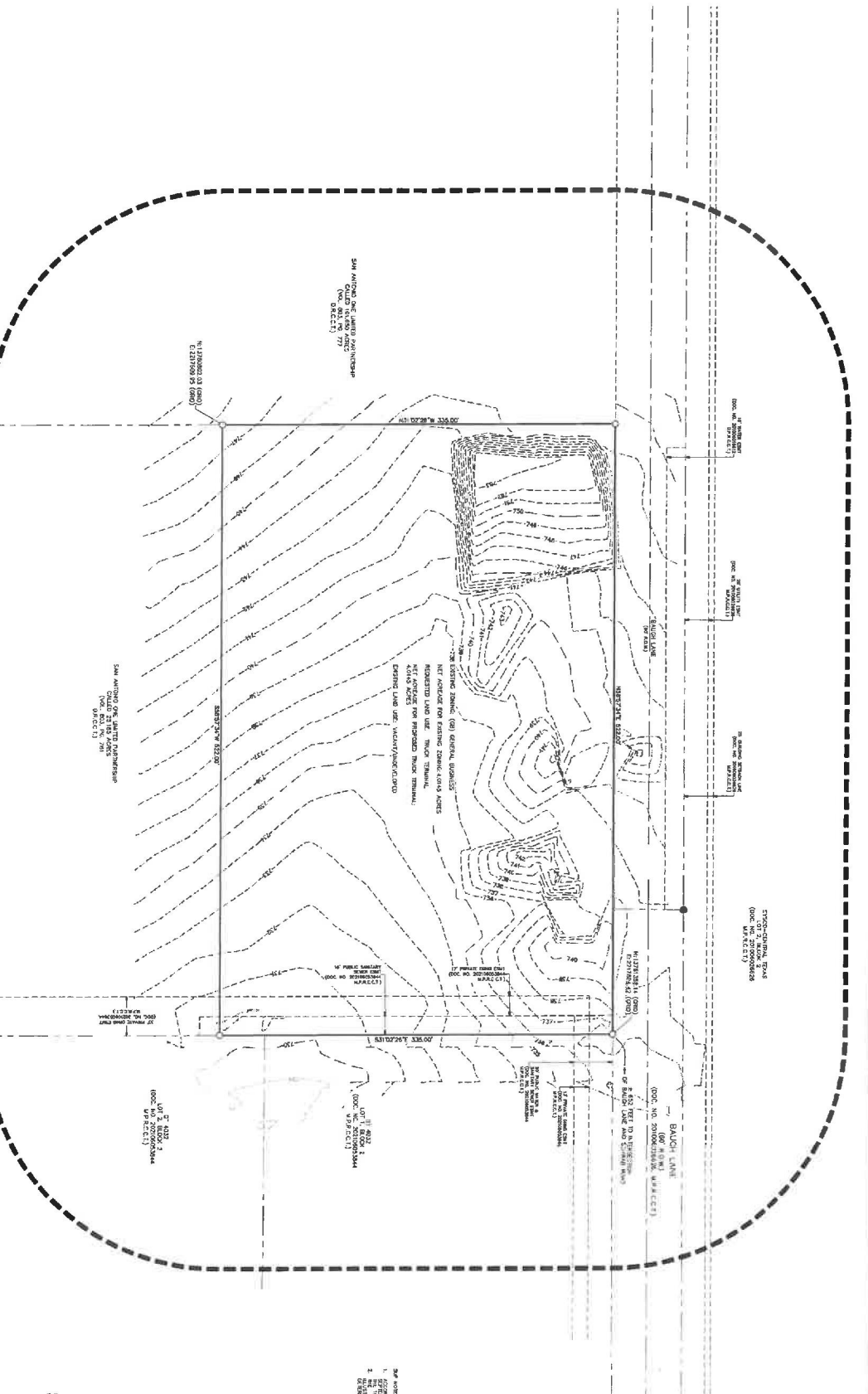


5-12-2022
DATE:

Exhibit "B"
Specific Use Permit Exhibit

Exhibit "B" : Specific Use Permit Exhibit

PROPERTY	OWNER	ADDRESS	PERMIT
272898	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272899	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272900	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
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272993	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272994	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272995	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272996	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272997	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272998	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
272999	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL
273000	INDUSTRIAL	2111 WINDROSE AVE, SUITE 110 WINDROSE INDUSTRIAL CENTER	INDUSTRIAL



WINDROSE
LAND SURVEYING & PLANNING
14044 AC SUBDIVISION OF LOT 1 OF LAND SITUATED IN THE TRACT OF LAND SURVEY NO. 258, ABSTRACT NO. 182 AND THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 859, COMAL COUNTY, TEXAS.
PREPARED OCTOBER 9, 2023

SUN ANNEX LOT
SPECIFIC USE PERMIT
EXHIBIT FOR TRUCK
TERMINAL

SYSCO ANNEX LOT
A SUBDIVISION OF 4.0145 AC OF LAND SITUATED IN THE TRACT OF LAND SURVEY NO. 258, ABSTRACT NO. 182 AND THE JUAN FRANCISCO ZEPEDA SURVEY NO. 257, ABSTRACT NO. 859, COMAL COUNTY, TEXAS.
PREPARED OCTOBER 9, 2023

LOCATION MAP
SCALE: 1" = 500'

SYMBOLS
1. PROPERTY BOUNDARIES
2. EASEMENTS
3. RIGHT-OF-WAY BOUNDARIES
4. SURVEY POINTS
5. ADJACENT PROPERTIES
6. INTERESTED PARTIES
7. EXISTING BUILDINGS
8. EXISTING ROADS
9. EXISTING UTILITIES
10. EXISTING FENCES
11. EXISTING POWER LINES
12. EXISTING WATER LINES
13. EXISTING SEWER LINES
14. EXISTING GAS LINES
15. EXISTING TELEPHONE LINES
16. EXISTING CABLE LINES
17. EXISTING RAILROADS
18. EXISTING AIRWAYS
19. EXISTING CANALS
20. EXISTING DITCHES
21. EXISTING TRENCHES
22. EXISTING POND
23. EXISTING WELLS
24. EXISTING SPRINGS
25. EXISTING CREEKS
26. EXISTING RIVERS
27. EXISTING LAKE
28. EXISTING SWAMP
29. EXISTING SANDHILL
30. EXISTING BARREN LAND
31. EXISTING CROPLAND
32. EXISTING PASTURE
33. EXISTING WOODLAND
34. EXISTING OPEN SPACE
35. EXISTING UNDEVELOPED LAND
36. EXISTING DEVELOPED LAND
37. EXISTING IMPROVED LAND
38. EXISTING UNIMPROVED LAND
39. EXISTING CONCRETE
40. EXISTING ASPHALT
41. EXISTING GRAVEL
42. EXISTING SAND
43. EXISTING SILT
44. EXISTING CLAY
45. EXISTING ROCK
46. EXISTING VEGETATION
47. EXISTING TREES
48. EXISTING SHRUBS
49. EXISTING HERBS
50. EXISTING GRASSES
51. EXISTING MOSS
52. EXISTING FUNGI
53. EXISTING BIRDS
54. EXISTING MAMMALS
55. EXISTING AMPHIBIANS
56. EXISTING REPTILES
57. EXISTING INSECTS
58. EXISTING MOLLUSKS
59. EXISTING ARACHNIDS
60. EXISTING PLANTS
61. EXISTING ANIMALS
62. EXISTING HUMANS
63. EXISTING STRUCTURES
64. EXISTING UTILITIES
65. EXISTING TRANSPORTATION
66. EXISTING COMMUNICATIONS
67. EXISTING ENERGY
68. EXISTING WATER
69. EXISTING SEWER
70. EXISTING GAS
71. EXISTING TELEPHONE
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168. EXISTING REPTILES
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218. EXISTING GRASSES
219. EXISTING MOSS
220. EXISTING FUNGI
221. EXISTING BIRDS
222. EXISTING MAMMALS
223. EXISTING AMPHIBIANS
224. EXISTING REPTILES
22



PLANNING AND ZONING COMMISSION MEETING: 02/04/2026
Agenda Item 5 C

TO: Planning and Zoning Commission
 PREPARED BY: William Willingham, Planner
 SUBJECT: **PLUDC20260015** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8 Section 21.8.4 - Home Occupations and Article 16- Definitions.

BACKGROUND

Per Unified Development Code (UDC), Section 21.4.7, City Council may, from time to time, on its own motion, or at the request of the City Manager or his/her designee, may change or modify the UDC in order to establish and maintain sound, stable, and desirable development. The proposed UDC amendments, which were initiated by the Planning Division Staff, are intended to update the requirements for establishing home occupations in the City of Schertz to comply with the regulatory policy established by Texas House Bill (HB) 2464 "No-Impact Home Based Business." HB 2464 was passed on June 12, 2025 by the State of Texas and was made effective immediately upon its passage. The bill establishes specific criteria for how a municipality in the State of Texas is allowed to regulate home-based businesses, largely preventing municipalities from restricting these kinds of businesses.

The proposed amendments include modifications to Article 8 Section 21.8.4- Home Occupations and Article 16- Definitions; to revise required conditions, eliminate allowed uses, and eliminate permit requirements. The proposed amendments have been reviewed by Schertz' legal team to ensure all changes are compliant with all applicable law.

Proposed Amendments

Staff is proposing modifications to the following UDC Article 8, Section 21.8.4 and Article 16, "Home Occupation" definition:

Article	UDC Section	Current UDC	Proposed Amendment
Article 8	Section 21.8.4; Specifically 21.8.4.A.1	<i>Protect residential areas from adverse impact of activities associated with home occupations.</i>	Adding the alternative names of Home Occupations as "No-Impact Home-Based Businesses" as described by the Texas Local Government Code (LGC)
Article 8	Section 21.8.4; Specifically 21.8.4.B	<i>Home Occupations—Required Conditions. Home occupations shall be permitted as an accessory use in all residential zoning districts provided that they comply with all restrictions herein.</i>	Removing language referencing "permitting" and including a reference to the Texas LGC.
Article 8	Section 21.8.4; Specifically 21.8.4.B.1	Revising the restriction to be compliant with the Texas LGC.	<i>A home occupation shall be incidental and secondary to the use of the premises for residential purposes</i>

Article 8	Section 21.8.4; Specifically 21.8.4.B.2 through 21.8.4.B.12	Eliminating all restrictions which are not compliant with the Texas LGC and revising them so they are compliant.	<ul style="list-style-type: none"> ● <i>A home occupation shall be operated by the owner or tenant of the property.</i> ● <i>Performance of the occupation activities shall not be visible from the street.</i> ● <i>A home occupation shall not generate on-street parking or a substantial increase in traffic.</i> ● <i>A home occupation shall not substantially increase noise in the area or violate the City of Schertz noise ordinance, regulations, or rules.</i> ● <i>A home occupation operating a sexually oriented business or conducting the sales of alcohol or illegal substances shall be prohibited.</i> ● <i>All home occupations shall comply with all federal, state, and municipal law related to all fire and, building code requirements, health and sanitation requirements, transportation and traffic requirements, solid and hazardous waste requirements, and pollution and noise control.</i> ● <i>All home occupations shall be subject to inspection by city staff for compliance with the mandates of this section herein.</i>
Article 8	Section 21.8.4.C through Section 21.8.4.F	All restrictions established in these sections relating to allowable uses, prohibited uses, and permitting have been removed to become compliant with the Texas LGC.	<i>Sections eliminated</i>
Article 16	"Home Occupation"	The definition of a home occupation was revised to comply with the Texas LGC.	<i>Home Occupation: Also known as a Home-Based Business which is located on a residential property, operated by the owner or tenant of the property and is for the purpose of manufacturing, providing, or selling a lawful good, or providing a lawful service. Home Occupations / Home- Based Businesses must comply with regulations as defined in Article 8 Section 21.8.4.</i>

GOAL

To amend Part III of the Schertz Code of Ordinance, Unified Development Code (UDC) Article 8 Section 21.8.4- Home Occupations and Article 16- Definitions.

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 UDC amendments, staff considered the criteria listed in UDC Section 21.4.7.D. The criteria are listed below:

1. The proposed amendment promotes the health, safety, and general welfare of the City

The proposed amendment promotes the general welfare of the City by bringing UDC Section 21.8.4- Home Occupations into compliance with the regulations established by the Texas Local Government Code (LGC). On June 12, 2025, the 89th Legislature of the State of Texas passed and approved House Bill 2464. This bill is related to the authority of a municipality to regulate a home-based business. The bill prohibits municipalities from adopting and enforcing ordinances that prohibit "no-impact home-based businesses," and also prohibits the requirement of permits, approvals, or changes in zoning to establish these businesses. This bill was effective immediately, causing large sections of UDC Section 21.8.4- Home Occupation, to become noncompliant with the Texas LGC Section 229.902.

2. The proposed amendment is consistent with the goals, objectives, and policies of the UDC and the City

The purpose and intent of the UDC is to ensure the safe, orderly, and efficient development and expansion of the City. The proposed revisions to UDC Article 21.8.4- Home Occupations are necessary to become compliant with the State of Texas by ensuring developmental policy adopted by the City is not prohibited per Texas LGC Section 229.902. Thus, the proposed amendment is consistent with the goals of the City.

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law

The proposed revisions to UDC Article 21.8.4- Home Occupations are in response to the adoption of Texas House Bill 2464 which limits the municipal authority to regulate "no-impact home-based businesses." This bill was made effective immediately upon its adoption on June 12, 2025, causing large sections of UDC Section 21.8.4- Home Occupation, to become noncompliant with the Texas LGC.

4. Other factors which are deemed relevant and important in the consideration of the amendment

Staff has ensured all UDC requirements have been met for the proposed Unified Development Code Amendments.

RECOMMENDATION

Staff recommends approval of PLUDC20260015.

Attachments

21.8.4- Home Occupations- Proposed Amendments

21.8.4- Home Occupations- Redlines

Section 21.8.4- Proposed Amendments

Sec. 21.8.4. Home Occupations.

A. *Purpose and Intent.*

1. Home Occupations are also known as a Home-Based Business or a No-Impact Home-Based Business per Texas Local Government Code (LGC) Section 229.902.0
2. Protect residential areas from adverse impact of activities associated with home occupations.
3. Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
4. Establish criteria and development standards for home occupations conducted in dwelling units.

B. *Home Occupations—Required Conditions.* Home occupations shall be allowed as an accessory use in all residential zoning districts provided they comply with the restrictions herein as defined and permitted by Texas LGC Section 229.902.

1. A home occupation shall be incidental and secondary to the use of the premises for residential purposes.
2. A home occupation shall be operated by the owner or tenant of the property.
3. Performance of home occupation activities shall not be visible from the street.
4. A home occupation shall not generate on-street parking or a substantial increase in traffic.
5. A home occupation shall not substantially increase noise in the area or violate the City of Schertz noise ordinance, regulations, or rules.
6. A home occupation operating a sexually oriented business or conducting the sales of alcohol or illegal substances shall be prohibited.
7. All home occupations shall comply with all federal, state, and municipal law related to all fire and, building code requirements, health and sanitation requirements, transportation and traffic requirements, solid and hazardous waste requirements, and pollution and noise control.
8. All home occupations shall be subject to inspection by city staff for compliance with the mandates of this section herein.

Article 16- Proposed Amendments

Article 16: Definitions

Home Occupation: Also known as a Home-Based Business which is located on a residential property, operated by the owner or tenant of the property and is for the purpose of manufacturing, providing, or selling a lawful good, or providing a lawful service as a secondary use to the primary residential use of the property. Home Occupations / Home- Based Businesses must comply with regulations as defined in Article 8 Section 21.8.4.

Section 21.8.4- Proposed Amendments- REDLINES

Article 8: Sec. 21.8.4. Home Occupations.

A. Purpose and Intent.

1. Home Occupations are also known as a Home-Based Business or a No-Impact Home-Based Business per Texas Local Government Code (LGC) Section 229.902.0
- ~~1.~~ 2. Protect residential areas from adverse impact of activities associated with home occupations.
- ~~2.~~ 3. Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
- ~~3.~~ 4. Establish criteria and development standards for home occupations conducted in dwelling units.

B. Home Occupations—Required Conditions. Home occupations shall be ~~permitted~~ allowed as an accessory use in all residential zoning districts provided ~~that~~ they comply with ~~all the~~ restrictions herein ~~as defined and permitted by Texas LGC Section 229.902.~~

1. ~~Such use~~ A home occupation shall be incidental and secondary to the use of the premises for residential purposes. ~~and shall not utilize floor area exceeding 30 percent of the combined enclosed gross floor area of dwelling unit and any accessory building(s). In no case shall the combined enclosed floor area utilized for a home occupation exceed 600 square feet.~~
- ~~2.—No interior or exterior business sign shall be permitted.~~
- ~~3.—Retail sales shall be prohibited on the premises except for items that are produced entirely on the premises in conformance with this Code.~~
- ~~4.—No more than one person other than the immediate family permanently residing on the premises shall be employed in the home occupation and at least one person permanently residing in the home must be involved in the business and shall obtain the Home Occupation Permit.~~
- ~~5.—No more than one home occupation shall be permitted within any single dwelling unit.~~
- ~~6.—The home occupation shall not result in the off-street or on-street parking of more than two (2) vehicles at any one (1) time not owned by members of the occupant family, and no more than one business-related commercial vehicle shall be present at one time.~~
- ~~7.—A home occupation shall be carried on wholly within the principal building or accessory building.~~
2. A home occupation shall be operated by the owner or tenant of the property.
3. Performance of the occupation ~~activity~~ activities shall not be visible from the street.
4. A home occupation shall not generate on-street parking or a substantial increase in traffic.
5. A home occupation shall not substantially increase noise in the area or violate the City of Schertz noise ordinance, regulations, or rules.
6. A home occupation operating a sexually oriented business or conducting the sales of alcohol or illegal substances shall be prohibited.
7. All home occupations shall comply with all federal, state, and municipal law related to all fire and building code requirements, health and sanitation requirements, transportation and traffic requirements, solid and hazardous waste requirements, and pollution and noise control.
8. All home occupations shall be subject to inspection by city staff for compliance with the mandates of this section herein.
- ~~9.—There shall be no exterior storage of materials, equipment, or display to be used in conjunction with a home occupation.~~

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- ~~10.— A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit. The judgment of the City's Code Enforcement Officer pertaining to a violation under this section shall be considered decisive and final unless formally appealed to the Planning and Zoning Commission within thirty (30) days after the Code Enforcement Officer's written determination.~~
 - ~~11.— All home occupations are subject to periodic inspections by the City.~~
 - ~~12.— Said incidental use shall never be permitted as a principal use but only as an accessory use.~~
- C. ~~*Uses allowed as home occupations.*~~ Subject to the provisions of this Section, home occupations may include the following uses:
- ~~1.— Office facility of an accountant, architect, landscape architect, attorney, engineer, consultant, insurance agent, mental health professional, realtor, broker, or similar profession.~~
 - ~~2.— Author, artist, artisan, or sculptor.~~
 - ~~3.— Dressmaker, seamstress or tailor.~~
 - ~~4.— Music or dance teacher, or similar types of instruction, provided that instruction shall be limited to no more than five pupils at a time.~~
 - ~~5.— Individual tutoring.~~
 - ~~6.— Office facility of a minister, rabbi, priest or other cleric.~~
 - ~~7.— Home crafts, such as rug weaving, model making, etc.~~
 - ~~8.— Office facility of a salesman, sales or manufacturer's representative, provided that no retail or wholesale transactions or provision of services are personally and physically made on the premises except for items that are produced entirely on the premises in conformance with this Code.~~
 - ~~9.— Repair shop for small electrical appliances, cameras, watches and clocks, and other small items, provided that the items can be carried by one person without using special equipment, and provided that the items are not equipped with an internal combustion engine.~~
 - ~~10.— Food preparation establishments such as cake making, decorating or catering, provided that there is no on-premises consumption by customers, and provided that all aspects of the business comply with all state and local health regulations.~~
 - ~~11.— Family homes, in compliance with applicable state laws, which are incorporated herein by reference, with no more than six children or adults.~~
 - ~~12.— Barber shop or beauty salon or health spa, provided that no more than one customer is served on the premises at any one time.~~
 - ~~13.— Swimming lessons and water safety instruction, provided that such instruction involves no more than two pupils at any one time.~~
 - ~~14.— Activity involving primarily a computer.~~
 - ~~15.— Contractor, provided that there shall be no outside storage of materials related to the operation of the business and any interior storage shall count toward the maximum area allowed in Subsection B.~~
 - ~~16.— Pet grooming, provided that no overnight kenneling activity is taking place.~~
- D. ~~*Uses prohibited as home occupations.*~~ Home occupations shall not, in any event, be deemed to include the following uses:
- ~~1.— Animal hospitals or clinics, commercial stables having more than two horses per acre or kennels.~~

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- ~~2. — Restaurants or on-premises food or beverage, including private clubs, consumption of any kind, except for limited food or meal consumption associated with the operation of a licensed registered family home or a bed and breakfast facility.~~
 - ~~3. — Automobile, boat or trailer paint or repair shop; small engine or motorcycle repair shop; welding shop; large household appliance repair shop; or other similar type of business.~~
 - ~~4. — On-premises retail or wholesale sales of any kind where multiple customers patronize the sales business on-site, except for items that are produced entirely on the premises in conformance with this Code, and except for occasional garage sales in conformance with Chapter 50, Article VII of the City of Schertz Code of Ordinances.~~
 - ~~5. — Commercial clothing laundering or cleaning.~~
 - ~~6. — Mortuaries or funeral homes.~~
 - ~~7. — Trailer, vehicle, tool or equipment rentals.~~
 - ~~8. — Repair shops for any items having internal combustion engines.~~
 - ~~9. — Any use that would be defined by the building code as an assembly, factory or industrial, hazardous, institutional or mercantile occupancy.~~
- ~~E. — *Home occupation uses not classified herein.* Any use that is not either expressly allowed nor expressly prohibited by this division is considered prohibited, unless and until such use is classified by amendment to this chapter by the city council, subsequent to an affirmative recommendation by the planning commission. Any person or persons who has been aggrieved by an interpretation from the City Manager or his/her designee of the permitted and prohibited Home Occupation uses, may appeal the decision in accordance with Section 21.4.14 and will have the Planning and Zoning Commission make the final determination.~~
- ~~F. — *Home Occupation Permit.*~~
- ~~1. — *Purpose.* To establish a method to allow the City to regulate and control nonresidential activities and maintain a record of the types and numbers of home occupations in the City.~~
 - ~~2. — *Permit Required.* Each resident within the City who has, or desires to establish an authorized home occupation, is required to have a home occupation permit.~~
 - ~~3. — *Application for Home Occupation Permit.*~~
 - ~~a. — Applicant shall apply to the City Manager or his/her designee for a home occupation permit.~~
 - ~~b. — The City Manager or his/her designee may issue the permit if the home occupation meets all the requirements established in Subsection B.~~
 - ~~c. — The decision of the City Manager or his/her designee may be appealed to the Planning and Zoning Commission in accordance with section 21.4.14.~~
 - ~~d. — The Planning and Zoning Commission will be the final judgment on appeals which must be submitted to the Planning and Zoning Commission within thirty (30) days after disapproval by the City Manager or his/her designee.~~
 - ~~e. — *Supporting Documents.*~~
 - ~~i. — *Signed statement.* One type of supporting evidence that may be submitted to the Planning and Zoning Commission for their consideration of an appeal is a signed statement by each property owner up to 200 feet of the property on which the home occupation is to occur, stating that the property owner has no objection to the existence of the proposed home occupation. An example of such a statement is as follows:

"I (name) the property owner at (address) have been advised by (name of home occupation applicant) of the request to the City for a Home Occupation Permit for the purpose of~~

conducting (type of home occupation) and I have no objection to the home occupation permit being granted for the purpose reflected in this statement.

Signature of neighboring property owner and date"

- ii. ~~Statement from property owner.~~ An applicant who is renting the property on which a home occupation permit is requested shall obtain a written statement from the owner of the property. The owner will state that he/she has no objection to the home occupation on the property.
 - iii. ~~Persons with demonstrated physical handicaps.~~ Persons with physical handicaps may be permitted special consideration. The applicant may request a waiver of a portion or all of one or more of the requirements for a home occupation.
 - iv. ~~Granting of exception.~~ It shall be the responsibility of the applicant to submit sufficient evidence to justify the granting of an exception to any of the requirements in Subsection B.
- f. ~~Conditions Applicable to Home Occupation Permits.~~
- i. ~~Validation.~~ A home occupation permit expires every December 31.
 - ii. ~~Renewal.~~ Permits shall be renewed annually.
 - iii. ~~Inspection.~~ The City Manager or his/her designee is authorized to periodically enter the premises to ensure full compliance with these requirements.
 - iv. ~~Termination.~~ When a home occupation is found in noncompliance with the requirements outlined in Subsection B, the permit will be terminated immediately.
 - v. ~~Renewal of terminated permits.~~ The procedure for renewal of a terminated permit shall be the same as required for the issuance of a new permit under this section.

Article 16- Proposed Amendments- REDLINES

Article 16: Definitions

Home Occupation: ~~Any occupation or activity carried on by a member of the immediate family, residing on the premises, which there is no sign used relating to the business or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, and there is no commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes.~~ Also known as a Home-Based Business which is located on a residential property, operated by the owner or tenant of the property and is for the purpose of manufacturing, providing, or selling a lawful good, or providing a lawful service. Home Occupations / Home- Based Businesses must comply with regulations as defined in Article 8 Section 21.8.4.



PLANNING AND ZONING COMMISSION MEETING: 02/04/2026
Agenda Item 5 D

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Senior Planner
 SUBJECT: **PLUDC20260016** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 4 Section 21.4.3- Notice Requirements.

BACKGROUND

Per Unified Development Code (UDC) Section 21.4.7, City Council may, from time to time, on its own motion, or at the request of the City Manager or his/her designee, may change or modify the UDC in order to establish and maintain sound, stable, and desirable development. The proposed UDC amendments, which were initiated by the Planning Division Staff, are meant to maintain compliance with the Texas Local Government Code. The 89th Legislative session resulted in House Bill 24, which updated the notice requirements and provided specific sign dimensions. House Bill 24 went into effect September 1, 2025.

The proposed UDC amendments include modifications to Article 4, Section 21.4.3 - Notice Requirements to include the required dimensions of public hearing notice signs and updated sign posting deadlines.

Proposed Amendments:

Staff is proposing modifications to the following UDC Article 4, Section 21.4.3 subsections:

Article	UDC Section	Current UDC	Proposed Amendments
4	Section 21.4.3; specifically 21.4.3.C	C. Posted Notice. Whenever posted notice of a public hearing is required, notification signs shall be posted by the applicant a minimum of eleven (11) days prior to the scheduled public hearing and shall remain posted during the course of the public hearings, until such time that final action has been taken on the permit application. Signs shall be posted on the subject property and/or along public right-of-way in a format approved by the City Manager or his/her designee. The number of signs, size of signs and content to be placed on the signs shall be in accordance with the Development Manual.	Posting Date Requirement <ul style="list-style-type: none"> ● Amend posting date to "not later than the 10th day before the scheduled public hearing." Sign Dimensions <ul style="list-style-type: none"> ● Add 21.4.3.C.1. "The notice sign must be at least 24 inches long by 48 inches wide."

GOAL

Unified Development Code (UDC) amendments to align with the Texas Local Government Code requirements as per House Bill 24.

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 UDC amendments, staff consider the criteria listed in UDC Section 21.4.7.D. The criteria are listed below:

1. The proposed amendment promotes the health, safety, and general welfare of the City;

Staff proposes UDC amendments from time to time to proactively improve the Unified Development Code that governs development within the City and to remain current with any state law changes. Due to changes from the 89th Regular Legislative session, specific public hearing notice sign dimensions and posting dates were provided. Amending the UDC to comply with the Texas Local Government Code (LGC) ensures the general welfare of the city.

2. The proposed amendment is consistent with the goals, objectives, and policies of this UDC and the City;

The purpose of the UDC is to ensure the safe, orderly, and efficient development and expansion of the City, which requires updates to the UDC to respond to changes in the Texas LGC for compliance and to ensure consistency between state law and the UDC.

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law; and

During the 89th regular Legislative Session, House Bill 24 was passed, and LGC Section 211.0073 was added to provide notice sign requirements for zone changes in Home Rule municipalities. The notice sign must be placed "no later than the 10th day" before the hearing, and the notice sign is now required to be "at least 24 inches long by 48 inches wide." The proposed UDC amendments to UDC Section 21.4.3 directly reflect Texas LGC Section 211.0073.

4. Other factors which are deemed relevant and important in the consideration of the amendment.

The proposed UDC amendments are directly in line with the Texas Local Government Code updates reflected in House Bill 24. Although the House Bill went into effect on September 1, 2025, and the UDC is proposed to be amended at a later date, Staff has implemented the required changes since September 1, 2025. The notice sign process has changed, and applicants are required to purchase the larger sign and place it on the property within the timeframe required, per HB 24.

The UDC amendments were sent to the City of Schertz Fire, EMS, and Police Departments for review. The departments did not send objections to the proposed amendments. The proposed UDC Amendments were sent to legal for review.

RECOMMENDATION

Staff recommends approval of PLUDC20260016 to remain consistent with state law changes.

Attachments

21.4.3. Notice Requirements - Redlines

21.4.3. Notice Requirements - Proposed Amendments

Proposed UDC Amendments

Sec. 21.4.3. Notice Requirements.

- A. *Published Notice.* Whenever published notice of a public hearing before a Board, Commission, Committee or the City Council is required, the City Manager or his/her designee shall cause notice to be published in an official newspaper or a newspaper of general circulation in the City before the fifteenth (15th) day before the date set for the required hearing. Said notice shall set forth the date, time, place and purpose of the hearing. ~~as required under LGC section 211.006(a).~~
- B. *Written Notice.* Whenever written notice of a public hearing before a Board, Commission, ~~Committee~~ or the City Council is required, before the tenth (10th) day before the hearing date, the City Manager or his/her designee shall cause written notice to be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the exterior boundary of the property in question. Said notice shall set forth the date, time, place and purpose of the hearing as required under LGC section 211.007(c). The notice may be served by its deposit, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property in question is located in territory within the City and is not included on the most recently approved municipal tax roll, notice to such owners shall be given by one (1) publication in an official newspaper or a newspaper of general circulation in the municipality at least fifteen (15) days before the date of the hearing. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.
- C. *Posted Notice.* Whenever posted notice of a public hearing is required, notification signs shall be posted by the applicant ~~not later than the 10th day before a minimum of eleven (11) days prior to~~ the scheduled public hearing and shall remain posted during the course of the public hearings, until such time that final action has been taken on the ~~permit~~ application. Signs shall be posted on the subject property and/or along public right-of-way in ~~accordance with LGC section 211.0073 and format approved by the City Manager or his/her designee. The number of signs, size of signs and content to be placed on the signs shall be in accordance with~~ the Development Manual.
1. The notice sign must be at least 24 inches long by 48 inches wide.
- D. It shall be the responsibility of the applicant to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The applicant shall replace any missing or defective signs. ~~within one (1) business day from the time that a City official notifies the applicant that the signs are missing.~~
- E. It is unlawful for a person to alter any notification signs, or to remove it while the case is pending. Removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements of this section.

~~(Ord. No. 17-S-42, § 1(Exh. A), 10-24-2017; Ord. No. 24-S-14, § 1(Exh. B), 4-16-2024)~~

Proposed UDC Amendments- Clean Version

Sec. 21.4.3. Notice Requirements.

- A. *Published Notice.* Whenever published notice of a public hearing before a Board, Commission, Committee or the City Council is required, the City Manager or his/her designee shall cause notice to be published in an official newspaper or a newspaper of general circulation in the City before the fifteenth (15th) day before the date set for the required hearing. Said notice shall set forth the date, time, place and purpose of the hearing.
- B. *Written Notice.* Whenever written notice of a public hearing before a Board, Commission, -or the City Council is required, before the tenth (10th) day before the hearing date, the City Manager or his/her designee shall cause written notice to be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the exterior boundary of the property in question. Said notice shall set forth the date, time, place and purpose of the hearing as required under LGC section 211.007(c). The notice may be served by its deposit, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property in question is located in territory within the City and is not included on the most recently approved municipal tax roll, notice to such owners shall be given by one (1) publication in an official newspaper or a newspaper of general circulation in the municipality at least fifteen (15) days before the date of the hearing. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.
- C. *Posted Notice.* Whenever posted notice of a public hearing is required, notification signs shall be posted by the applicant not later than the 10th day before the scheduled public hearing and shall remain posted during the course of the public hearings, until such time that final action has been taken on the ~~permit~~ application. Signs shall be posted on the subject property and/or along public right-of-way in accordance with LGC section 211.0073 and the Development Manual.
 - 1. The notice sign must be at least 24 inches long by 48 inches wide.
- D. It shall be the responsibility of the applicant to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The applicant shall replace any missing or defective signs.
- E. It is unlawful for a person to alter any notification signs, or to remove it while the case is pending. Removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements of this section.



PLANNING AND ZONING COMMISSION MEETING: 02/04/2026
Agenda Item 5 E

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Senior Planner
 SUBJECT: **PLUDC20260020** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.7- Dimensional and Development Standards , and Article 16 Definitions.

BACKGROUND

Per Unified Development Code (UDC) Section 21.4.7, City Council may, from time to time, on its own motion, or at the request of the City Manager or his/her designee, may change or modify the UDC in order to establish and maintain sound, stable, and desirable development. A workshop was held on impervious coverage at the September 17, 2024, City Council Meeting. This proposed UDC amendment is a result of the workshop and the City Council request to amend the pool impervious coverage requirements and exclude decorative pavers from the impervious coverage definition.

The proposed UDC amendments include modifications to Article 5, Section 21.5.7 - Dimensional and Developmental Standards, and Article 16 - Definitions.

Proposed Amendments:

Per direction given by City Council, the following UDC modifications are being proposed:

Article	UDC Section	Current UDC	Proposed Amendment
Article 5	Section 21.5.7.; specifically Table 21.5.7.A Dimensional Requirements Residential Zoning Districts key k.	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.	Modifying key k to clarify that pool water surface areas do not count toward the maximum impervious coverage limitations for residential zoning districts.
Article 16	Definitions	Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops).	Modifying the definition of impervious coverage to include clarification on decorative pavers at the end. Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops), <i>not to include decorative pavers intended for residential landscaping purposes that are not used for vehicular travel.</i>

GOAL

Per direction provided by City Council, amend Article 5, UDC Section 21.5.7-Dimensional and Development Standards, and Article 16- Definitions to modify impervious coverage limitations for pools in residential zoning and the definition of impervious coverage to exclude decorative pavers.

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 UDC Amendments, staff considers the criteria listed in UDC Section 21.4.7.D. The criteria are listed below:

1. The proposed amendment promotes the health, safety, and general welfare of the City;

Per UDC Section 21.4.7D- Unified Development Code Amendment, City Council, on its own motion, may request an amendment to the Unified Development Code to promote the health, safety, and general welfare of the City. As a result of the September 17, 2024, City Council workshop discussion and direction provided, the proposed amendments are meant to maintain sounds, stable, and desirable development.

2. The proposed amendment is consistent with the goals, objectives, and policies of this UDC and the City.

The Unified Development Code permits City Council to request UDC amendments. This amendment is a direct result of direction from Council.

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law; and

The proposed amendment does not correct an error and is not in response to state law. The proposed UDC amendments were written as a result of the September 17, 2025, City Council Meeting, Impervious Coverage Workshop where amendments to pool surface impervious coverage calculations and the impervious coverage definition were requested to be amended.

4. Other factors which are deemed relevant and important in the consideration of the amendment.

A workshop was held on impervious coverage at the September 17, 2024, City Council meeting. This workshop can be viewed online on the City of Schertz YouTube page. There was a thorough discussion on impervious coverage requirements, why it is regulated for city storm water management, and how long it has worked since its implementation.

The proposed UDC Amendment was sent to the City of Schertz Fire, EMS, and Police Departments. No objection was provided to the proposed amendments. The proposed UDC Amendments were sent to legal for review.

RECOMMENDATION

As per UDC Section 21.4.7, City Council may, on its own motion, request an amendment to the Unified Development Code. The proposed amendments are a result of the direction provided by Council from the September 17, 2024, City Council workshop, and staff has provided those amendments. Staff recommends approval of PLUDC20260020 per City Council's direction.

Attachments

UDC Section 21.5.7- Dimensional and Development Standards- CLEAN

UDC Section 21.5.7- Dimensional and Development Standards - Redlines

Article 16- Definitions Redlines

Article 16- Definitions CLEAN

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 pool water surface areas do not count toward the maximum impervious cover limitations.
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.

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- 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; Ord. No. 24-S-01, § 1(Exh. A), 2-20-2024; Ord. No. 24-S-15, § 1(Exh. A), 4-16-2024; Ord. No. 24-S-156, Exh. A, 10-15-2024)

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 water surface areas do not 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.

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- 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; Ord. No. 24-S-01, § 1(Exh. A), 2-20-2024; Ord. No. 24-S-15, § 1(Exh. A), 4-16-2024; Ord. No. 24-S-156, Exh. A, 10-15-2024)

Article 16 - Definitions REDLINES

- SCHERTZ UNIFIED DEVELOPMENT CODE
ARTICLE 16. DEFINITIONS

ARTICLE 16. DEFINITIONS

Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops), **not to include decorative pavers intended for residential landscaping purposes that are not used for vehicular travel.**

Article 16- Definitions Proposed Amendments

- SCHERTZ UNIFIED DEVELOPMENT CODE
ARTICLE 16. DEFINITIONS

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PLANNING AND ZONING COMMISSION MEETING: 02/04/2026

Agenda Item 5 F

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
SUBJECT: **Main Street Workshop** - Conduct a public hearing, workshop, and discussion on the Comprehensive Land Use Plan - Future Land Use Map Designation area of Main Street and Main Street Mixed Use (MSMU) and Main Street Mixed Use - New Development (MSMU-ND) Zoning District Permitted Uses.

BACKGROUND

At the November 5, 2025, Planning and Zoning Commission Meeting, Commissioner Hector requested a workshop on the Main Street Land Use Designation. Additionally, Chairman Wallace and Commissioner McMaster requested a workshop on requiring Specific Use Permits for Microbrewery/ brewpub and tavern within the Main Street Mixed Use Zoning.

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: The following Site Plan Applications were submitted from November 25, 2025, to January 28, 2026.

- Schertz Station Lot 3: A proposed 1,500 sq. ft. multi-tenant building located at 18574 IH-35, also known as Schertz Station Subdivision Lot 3, Block 1, part of the Schertz Station PDD.
- Schertz Storage:: A proposed two-phase commercial and self-storage development located at 19433 IH-35, also known as Schertz Storage Subdivision Lot 1, Block 1, zoned General Business District (GB) and Manufacturing District (light) (M-1).
- STX Shelter Installation: A proposed installation of two storm shelters located at the existing FedEx Freight Distribution Center, also known as 7012 Roy Richard Dr, zoned General Business District-2 (GB-2) and Manufacturing District (light) M-1).

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

- **Ordinance 26-S-001** - Conduct a public hearing and consider a request 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), generally located approximately 1,412 feet west of the intersection of Eckhardt Road and Green Valley Road, also known as Guadalupe County Property Identification Number 67959 and 64006, City of Schertz, Guadalupe County, Texas.
 - Approved at the January 6, 2026, City Council Meeting
- **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.
 - Recommendation of approval to City Council at the November 5, 2025, Planning and Zoning Commission Meeting
 - Application withdrawn by applicant.

ADMINISTRATIVELY APPROVED PROJECTS: Administratively approved applications from November 25, 2025, to January 28, 2026.

- Google Fiber Hut: An administratively approved site plan for a utility hut located at 3460 Roy Richard Dr, approximately 7 acres of land zoned Neighborhood Services District (NS).
- Savannah Farms Subdivision: An administratively approved preliminary plat for a proposed 141 single-family home residential subdivision zoned Single-Family Residential District (R-2), located on approximately 44.3 acres of land known as Guadalupe Property Identification Number 64640.

- Schertz Fire Station #4: An administratively approved site plan for the proposed Fire Station #4 on approximately 10 acres of land zoned Single-Family Residential District (R-2), known as 17355 Wiederstein Rd.
 - Vantage at Crossvine: An administratively approved site plan for a proposed multifamily and attached single family development consisting of a total 320 units, part of The Crossvine PDD, located at 10953 Sagenite.
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