



MEETING AGENDA
Planning & Zoning Commission
SPECIAL SESSION PLANNING & ZONING COMMISSION
July 22, 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, JULY 22, 2026 at 6:00 p.m.

The Planning and Zoning Commission will hold a special session meeting at 6:00p.m., Wednesday, July 22, 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 July 1, 2026 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. **PLZC20260166** - Hold a public hearing and make a recommendation on a zone change request on approximately 0.26 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU), generally located approximately 50-feet southwest of the intersection of Main Street and Lindbergh Avenue, specifically known as Guadalupe County Property Identification Number 67454, City of Schertz, Texas.

6. REQUESTS AND ANNOUNCEMENTS:

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
- City and community events attended and to be attended.

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

- A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Daisy Marquez, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the ____ day of _____, 2026 at 9:00 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.



Daisy Marquez, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 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: 07/22/2026
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
SUBJECT: Minutes for the July 1, 2026 Regular Meeting.

Attachments

Draft Minutes for the July 1, 2026 Regular P&Z Meeting

DRAFT

PLANNING AND ZONING MINUTES

July 1, 2026

The Schertz Planning and Zoning Commission convened on July 1, 2026 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Clayton Wallace, Chair; Glen Outlaw, Commissioner; Francisco Velazquez, Commissioner; Sonya Loreda-Reyes, Commissioner; Roderick Hector, Commissioner; David Hughes, Commissioner; Sean Grady, Commissioner

Absent: Patrick McMaster, Vice Chair; Jesse Anguiano, Commissioner

Staff present: Emily Delgado, Planning Manager, Daisy Marquez, Senior Planner, Brandon Elliott, Planner, Christina Timke, 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

Commissioner Sean Grady was seated as an alternate.

3. HEARING OF RESIDENTS

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

There were no residents who spoke.

4. CONSENT AGENDA:

A. Minutes for the June 3, 2026 Regular Meeting.

There was no discussion.

Motioned by Commissioner Glen Outlaw to approve the minutes, seconded by Commissioner David Hughes

Vote: 7 - 0 Passed

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLVAR20260154 Sign Waiver** - Consider and act upon a waiver request for a waiver in relation to a wall sign located on Lot 8 Block 12 of the Verde Enterprise Business Park Unit 10B, approximately 3.5 acres of land located at 17720 Verde Parkway, more specifically known as Guadalupe County Property Identification Number 199145, City of Schertz, Texas.

Mrs. Marquez gave a presentation on PLVAR20260154.

No discussion occurred.

Motioned by Commissioner David Hughes to approve PLVAR20260154 Sign Waiver, seconded by Commissioner Sonya Loreda-Reyes

Vote: 7 - 0 Passed

6. 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.** Conduct a Public Hearing, workshop, discussion, and possible action in relation to implementing a new land use category, definition, and Specific Use Permit process for Data Centers.

Mrs. Marquez gave a presentation on data centers.

Chairman Clayton Wallace opened the Public Hearing at 6:18 P.M.

No one spoke.

Chairman Clayton Wallace closed the Public Hearing at 6:18 P.M.

The Commissioners held a lengthy discussion regarding the following:

- Security and substation requirements
- Data Centers on the permitted land use table, specific use permit requirements, and definitions based on size
- Concerns with JBSA compatibility, recharge zones, water and electric consumption
- Environmental impact studies, water impact studies and JBSA /lighting studies

- B.** Conduct a Public Hearing, workshop, discussion, and possible action in relation to Article 11 Signs and Advertising Devices.

Mrs. Delgado gave a presentation on Article 11 Signs and Advertising Devices.

Chairman Clayton Wallace opened the discussion at 7:09 P.M.

No one spoke.

Chairman Clayton Wallace closed the discussion at 7:09 P.M.

The Commissioners had a lengthy conversation regarding the following:

- Pole sign aesthetics, locations, and maximum allowable sign area
- Sign area calculations and maximum allowable sign area
- Multi-tenant signs, monument signs, and incentivizing monument signs

7. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made.

B. Announcements by Commissioners

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

No announcements were made.

C. Announcements by City Staff.

- City and community events attended and to be attended.

No announcements were made.

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

A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Clayton Wallace adjourned the meeting at 7:40 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 07/22/2026
Agenda Item 5 A

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Senior Planner

SUBJECT: **PLZC20260166** - Hold a public hearing and make a recommendation on a zone change request on approximately 0.26 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU), generally located approximately 50-feet southwest of the intersection of Main Street and Lindbergh Avenue, specifically known as Guadalupe County Property Identification Number 67454, City of Schertz, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 0.26 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU). The subject property is currently not platted. The application wishes to use the flexibility of the Main-Street Mixed Use District (MSMU) that is permitted.

On July 9, 2026, fifteen (15) 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, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice was also sent to the school district. A public hearing notice will be published in the “San Antonio Express” before the City Council hearing. A notice sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	Main Street Mixed-Use District (MSMU)	Parking Lot

Adjacent Properties:

	Zoning	Land Use
North	Right-of-Way	Main Street
South	Railroad	Union Pacific
East	Main Street Mixed-Use District (MSMU)	Restaurant
West	General Business District (GB)	Auto Repair and Service, Major

Zoning:

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

Table 21.5.7.A. Residential Zoning District	Proposed	MSMU	Main Street Mixed-Use	5,000	50	100	10	5	10	35	80%
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Main Street Mixed-Use District (MSMU) Site Design Requirements

Main Street Mixed-Use District (MSMU) was established to create a flexible zoning district that allowed the original and smaller lots of Schertz within the Main Street Corridor flexibility due to the characteristics of the lots. The minimum off-street parking spaces required for the Main Street Mixed-Use District (MSMU) are 2 parking spaces. As per UDC Article 9, Main Street Mixed-Use District (MSMU) is also allowed additional flexibility in the following site design requirement subsections:

- 21.9.7.D.9. The 20-foot landscape buffer with one tree every 20 linear feet adjacent to Right-of-Way is not required for Main Street Mixed-Use District (MSMU) properties.
- 21.9.7.D.13. Main Street Mixed-Use District (MSMU) zoned properties are exempt from the planting island requirements.
- 21.9.7.D.14. Main Street Mixed-Use District (MSMU) zoned properties adjacent to residential uses or zoning is only required to provide a 5-foot landscape buffer and are not required to provide an 8-foot masonry wall.

GOAL

The applicant is requesting to rezone approximately 0.26 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU).

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When considering zone changes, staff looks to the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

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

The proposed zone change implements the policies of the adopted Comprehensive Land Plan. The subject property is designated as Main Street on the Future Land Use Map. The Main Street Future Land Use Designation is intended for residential, commercial, cultural, and entertainment uses to create a dynamic urban core.

The property is also part of the Main Street Corridor that is eligible for Main Street Grants. The proposed zone change to Main Street Mixed-Use District (MSMU) implements the Future Land Use Map designation of Main Street.

2. Whether the proposed zoning change promotes the health, safety, and 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. Any new development will be required to meet the site design requirements listed in Article 9 of the Unified Development Code. Per the letter of intent, the applicant wishes to use the lot to revitalize Main Street. As part of the zone change, the Engineering Department provided a traffic impact evaluation and concluded that there would be no adverse impact to the City's transportation system due to the zone change request. The intent of the proposed zone change and no change on impact to the City's transportation system promotes the health, safety, and general welfare of the community.

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

The proposed Main Street Mixed-Use District (MSMU) is intended for properties along Main Street and in proximity to Main Street, and permits single-family, multi-family, and low-intensity commercial uses. Along Main Street, there are existing commercial uses which include restaurants, professional offices, parking lots, and retail. The applicant intends to revitalize the lot in compliance with the Main Street Mixed-Use (MSMU) permitted uses and site design requirements, which are consistent with and appropriate with the existing uses in the immediate area.

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

Staff has ensured all UDC requirements have been met for the proposed zone change application.

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

RECOMMENDATION

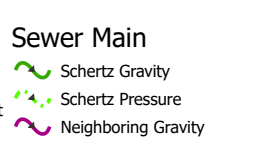
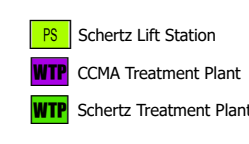
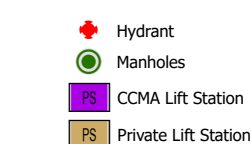
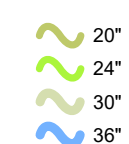
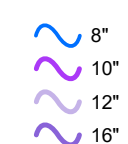
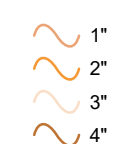
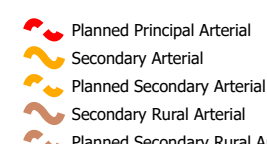
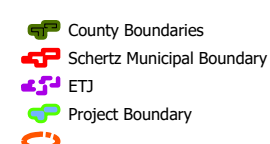
Staff recommends approval of PLZC20260166 due to the location of the subject property on Main Street and compatibility of the proposed zoning district with the Comprehensive Land Use Plan Future Land Use Map.

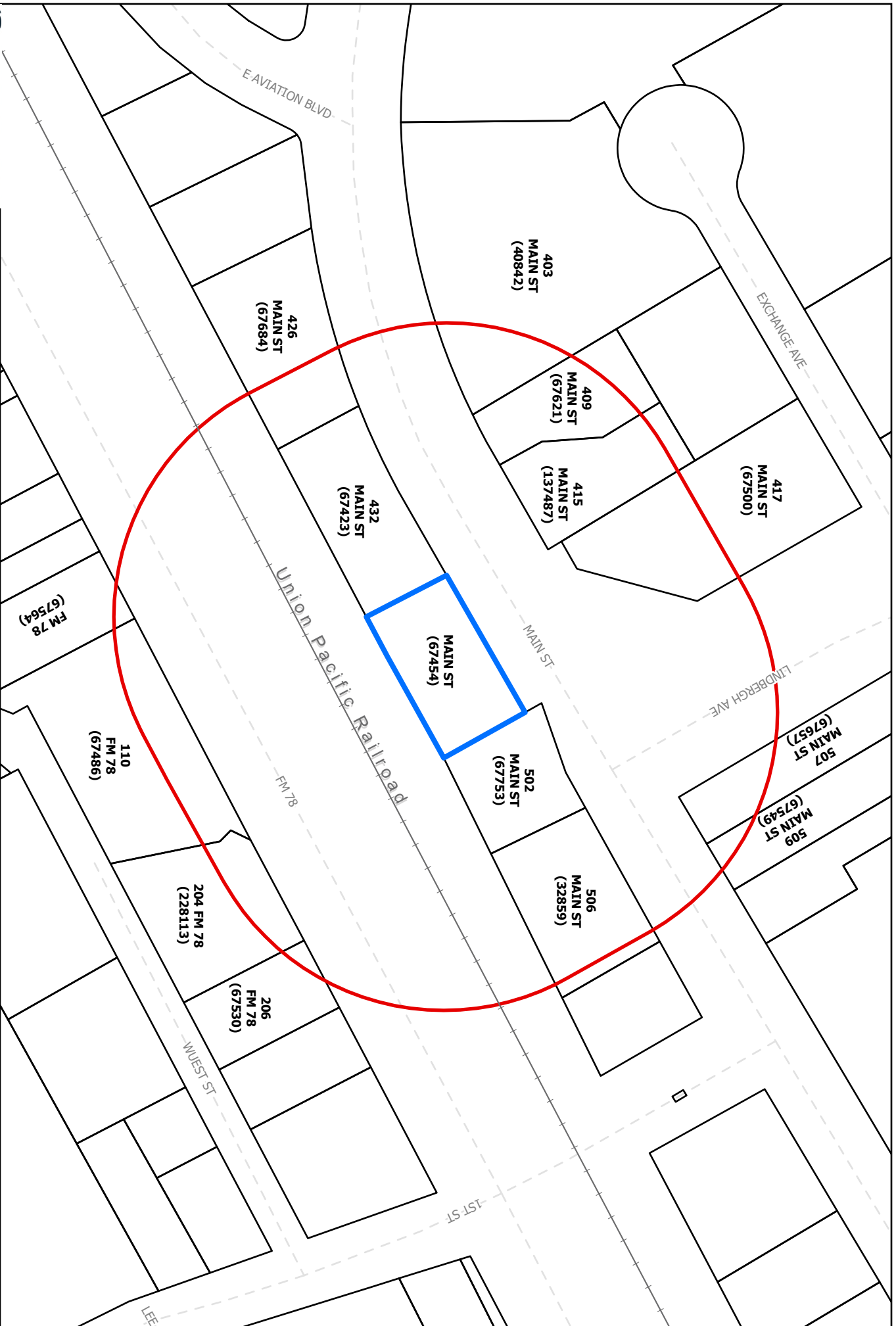
Attachments

- Aerial Exhibit
- 200-Foot Notification Map
- Zone Change Exhibit



Proposed Zone Change
Property ID 67454
PLZC20260166





City of Schertz
Proposed Zone Change
Property ID 67454

 Project Boundary  Parcels
 200' Buffer

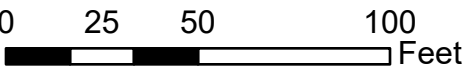
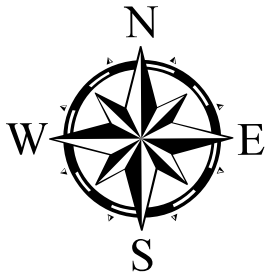

0 50 100 200 Feet



**Proposed
Zoning Change
Property ID 67454**

Classification

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





PLANNING AND ZONING COMMISSION MEETING: 07/22/2026
Agenda Item 7 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS: No new site plan applications were submitted from June 24, 2026, to July 10, 2026.

CITY COUNCIL RESULTS: The following planning applications went to City Council from June 24, 2026, to July 14, 2026.

- Ord. 26-S-015: Conduct a public hearing and consider a request to amend the Comprehensive Land Use Plan - Future Land Use Map from Local Corridor to Industrial Hub on approximately 2.1 acres of land, known as 6615 FM 482, specifically known as Comal County Property Identification Numbers 428461 and 78974, City of Schertz, Comal County, Texas.
 - Approved at the July 7, 2026, City Council Meeting.
- Ord. 26-S-016: Conduct a public hearing and consider a request to rezone approximately 2.1 acres of land from Pre-Development District (PRE) to General Business District-II (GB-2), known as 6615 FM 482, specifically known as Comal County Property Identification Numbers 428461 and 78974, City of Schertz, Comal County, Texas.
 - Approved at the July 7, 2026, City Council Meeting.

ADMINISTRATIVELY APPROVED PROJECTS: No new administratively approved applications from June 24, 2026, to July 10, 2026.
