



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
September 2, 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, SEPTEMBER 2, 2026 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, September 2, 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 August 5, 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. **PLZC20260186** - Hold a public hearing and make a recommendation on a zone change request to Public Use District (PUB) on approximately 10.7 acres of land, located approximately 900-feet north-west of the intersection of FM 482 and Schwab Road, more specifically known as Comal County Property Identification Number 56613, Comal County, Texas.
 - B. **PLZC20260187** - Hold a public hearing and make a recommendation on a zone change request to Public Use District (PUB) on approximately 0.19 acres of land, known as 12235 Aztec Way, more specifically known as a portion of Bexar County Property Identification Number 308309, Bexar County, Texas.
 - C. **PLZC20260143** – Hold a public hearing and make a recommendation on a zone change request from General Business District (GB) to General Business District -II (GB-2) on approximately 5 acres of land, generally located approximately 1,555 feet east of the intersection of FM 2252 and IH 35 N Access Road, more specifically known as a portion of Comal County Property Identification Number 73267, City of Schertz, Comal County, 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 26th day of August, 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: 09/02/2026
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the August 5, 2026 Regular Meeting.

Attachments

Draft Minutes for the August 5, 2026 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

August 5, 2026

The Schertz Planning and Zoning Commission convened on August 5, 2026 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Clayton Wallace, Chair; Patrick McMaster, Vice Chair; Glen Outlaw, Commissioner; Sonya Loredó-Reyes, Commissioner; Roderick Hector, Commissioner; Francisco Velazquez, Commissioner; David Hughes, Commissioner; Sean Grady, Commissioner; Jesse Anguiano, Commissioner

Staff present: Brian James, Deputy City Manager, Lesa Wood, Director of Planning & Community Development, Emily Delgado, Planning Manager, Daisy Marquez, Planner, Brandon Elliott, Planner, Christina Timke, Administrative Assistant

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:00 pm.

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. PLANNING AND ZONING COMMISSION ELECTIONS

A. Election of Planning and Zoning Commission Chair and Vice Chair

There was an election of the Chair.

There was an election of the Vice-Chair.

Motioned by Commissioner Glen Outlaw to re-elect Commissioner Wallace as Chair, seconded by Commissioner Roderick Hector

Vote: 7 - 0 Passed

Motioned by Chair Clayton Wallace to re-elect Commissioner McMaster as Vice-Chair, seconded by Commissioner Glen Outlaw

Vote: 7 - 0 Passed

5. CONSENT AGENDA

- A.** Minutes for the July 22, 2026 Special Session Meeting.

Motioned by Commissioner Glen Outlaw to approve the minutes, seconded by Vice Chair Patrick McMaster

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. PLSPU20260130** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Automobile Repairs and Service, Major on an approximately 1.19 acres of land located approximately 1,200 feet south of the intersection of Borgfeld Rd and FM 3009, more specifically known as Guadalupe County Property Identification Number 67644, City of Schertz, Texas.

Mr. Elliott gave a presentation on PLSPU20260130.

Chair Wallace opened the public hearing at 6:07pm.
No one spoke.

Chair Wallace closed the public hearing at 6:07pm.

There was no discussion.

Motioned by Vice Chair Patrick McMaster to recommend approval with conditions as presented by Staff, to City Council, seconded by Commissioner Sonya Loredore-Reyes

Vote: 7 - 0 Passed

- B. PLUDC20260182** - Hold a public hearing and make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.8 Permitted Use Table, and Article 16 Definitions.

Mrs. Marquez gave a presentation on PLUDC20260182.

Chair Wallace opened the public hearing at 6:16pm.
No one spoke.

Chair Wallace closed the public hearing at 6:17pm.

There was a lengthy discussion regarding the following:

- the zoning districts in which a data center would be permitted with an approved SUP
- history of existing centers in Schertz
- adding to the definition "including but not limited to"
- adding a square footage requirement for a Specific Use Permit
- the possibility of coming back to amend the requirements for a proposed Data Center

Motioned by Commissioner Glen Outlaw to recommend approval to City Council with amendments to only allow Data Centers in Manufacturing (Heavy) District (M-2) with a Specific Use Permit in the Permitted Use Table and adding "including but not limited to" to the definition and removing the word "large" from the definition, , seconded by Commissioner Francisco Velazquez

Vote: 7 - 0 Passed

7. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20260176 Waiver** — Consider and act upon a request for a waiver in relation to on-site sewer facilities for the Preliminary Plat of the Ware-Seguin Subdivision, approximately 17 acres of land, known as 11444 Ware Seguin, more specifically known as Bexar County Property Identification Numbers 619175, 1457269, and 1457270, City of Schertz, Bexar County, Texas.

Mr. Elliott gave a presentation on PLPP20260176 Waiver.

Motioned by Vice Chair Patrick McMaster to approve with conditions presented by staff, seconded by Commissioner Glen Outlaw

Vote: 7 - 0 Passed

- B. PLPP20260176** - Consider and act upon a request for approval of a Preliminary Plat of the Ware-Seguin Subdivision, approximately 17 acres of land, known as 11444 Ware Seguin, more specifically known as Bexar County Property Identification Numbers 619175, 1457269, and 1457270, City of Schertz, Bexar County, Texas.

Mr. Elliott gave a presentation on PLPP20260176.

Motioned by Commissioner Glen Outlaw to approve, seconded by Vice Chair Patrick McMaster

Vote: 7 - 0 Passed

8. REQUESTS AND ANNOUNCEMENTS:

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

There were no requests.

B. Announcements by Commissioners

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

There were no announcements.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements.

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

A. Current Projects and City Council Status Update

10. ADJOURNMENT OF THE REGULAR MEETING

Chair Wallace adjourned the meeting at 6:50 pm.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 09/02/2026
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Senior Planner
 SUBJECT: **PLZC20260186** - Hold a public hearing and make a recommendation on a zone change request to Public Use District (PUB) on approximately 10.7 acres of land, located approximately 900-feet north-west of the intersection of FM 482 and Schwab Road, more specifically known as Comal County Property Identification Number 56613, Comal County, Texas.

BACKGROUND

The City of Schertz purchased an approximately 10.7-acre tract along FM 482 for the Dry Comal Creek Nature Park. This property is currently outside the city limits and within the Comal County City of Schertz ETJ. As part of the annexation process, this subject property is being requested to be zoned Public Use District (PUB).

On August 21, 2026, fourteen (14) 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 published in the "San Antonio Express" on August 26, 2026. A notice sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	N/A	Undeveloped
Proposed	Public Use District (PUB)	Park / Trail

Adjacent Properties:

	Zoning	Land Use
North	Outside of City Limits	Residence
South	Right-of-Way	FM 482
East	Right-of-Way	Bunker Street
West	Outside of City Limits	Undeveloped

Zoning:

Table 21.5.7.B Dimensional Requirements for Non-Residential Zoning Districts (d)									
		Minimum Lot Size and Dimensions			Minimum Yard Setbacks			Misc. Requirements	
	Code	Area sqft	Width ft.	Depth ft.	Front Ft.	Rear Ft.	Side Ft.	Maximum Impervious Coverage	
Proposed Zoning District	Public Use	PUB	10,000	100	100	25	0 adjacent to non-residential 15 adjacent to residential	0 adjacent to non-residential 25 adjacent to residential	70%

GOAL

The City is requesting to zone approximately 10.7 acres of City-owned property to Public Use District (PUB) for the Dry Comal Creek Nature Park.

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

Staff looks toward the criteria of approval found in UDC Section 21.5.4.D when evaluating zone changes.

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

The proposed zone change implements the policies of the Comprehensive Land Use Plan. The subject property is designated as Development Deferment in the Comprehensive Land Use Plan Future Land Use Map. Development Deferment is the future land use category used for large tracts outside of city limits, but within the ETJ. Land within the Development Deferment Future Land Use Map designation should be reconsidered for applicable land uses that are appropriate for the land. The subject property is undeveloped and is being proposed to be used as part of the larger parks plan within the City of Schertz for the future Dry Comal Creek Nature Park that connects to the Great Springs Project. The proposed zoning district of Public Use District (PUB) allows for land uses that serve the community which promotes the policies of the Comprehensive Land Use Plan- Future Land Use Map.

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. The subject property is part of the Parks Master Plan as a nature park that connects to the Great Springs Project trail system. Providing services and public parks to the City promote the health, safety, and general welfare of the City.

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

The proposed Public Use District (PUB) allows for public uses such as parks, schools, municipal uses, etc. Adjacent to the property are rural residences and agricultural land. Additionally, along the southwestern and southeastern portion of FM 482, there are existing schools, rural residences and agricultural land. The proposed zone change and its permitted uses are appropriate with the existing uses in the immediate area, as it permits land uses that are essential to creating a neighborhood unit and providing services to residents.

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

RECOMMENDATION

Staff recommends approval of PLZC20260186.

Attachments

Aerial Exhibit

200-Foot Notification Map

Zone Change Exhibit



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Comal County
Property ID 56613

- County Boundaries
- Schertz Municipal Boundary
- ETJ
- Project Boundary

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial

- Planned Principal Arterial
- Planned Residential Collector
- Planned Secondary Arterial
- Planned Secondary Rural Arterial

- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Planned Commercial Collector A

- 1"
- 2"
- 3"
- 4"
- 6"

- 8"
- 10"
- 12"
- 16"
- 18"

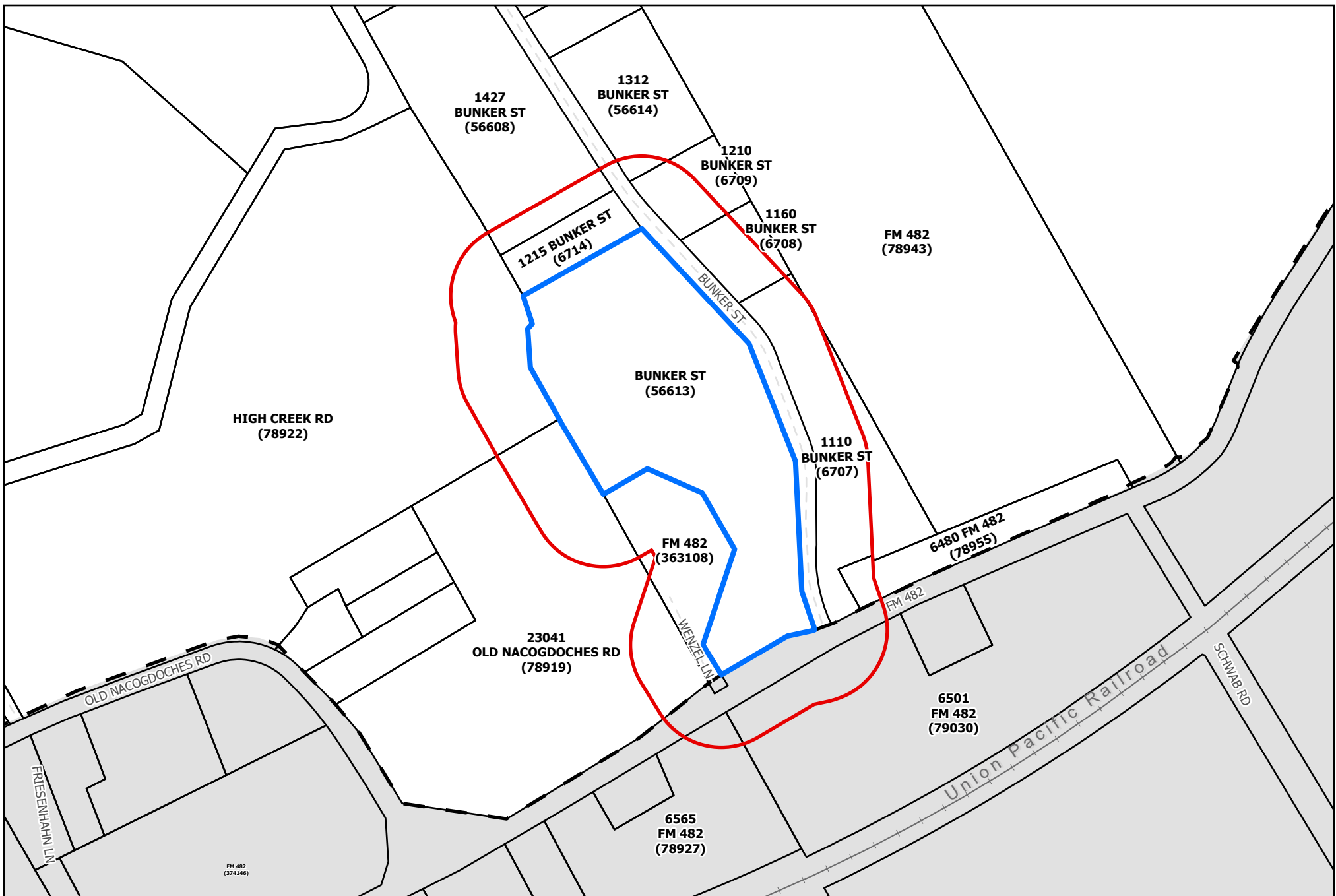
- 20"
- 24"
- 30"
- 36"
- Unknown

- 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

0 125 250 500 Feet



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Last update: July 24, 2026
City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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City of Schertz

Comal County
Property ID 56613

 Project Boundary
 200' Buffer

 Parcels
 City Limits



0 175 350 700
Feet



Proposed Zoning Change

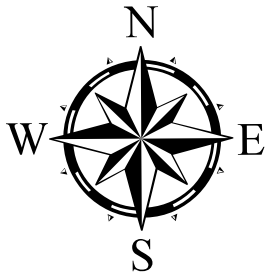
**Comal County
Property ID 56613**

Classification

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

- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business

- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



0 100 200 400
Feet



PLANNING AND ZONING COMMISSION MEETING: 09/02/2026

Agenda Item 5 B

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Senior Planner

SUBJECT: **PLZC20260187** - Hold a public hearing and make a recommendation on a zone change request to Public Use District (PUB) on approximately 0.19 acres of land, known as 12235 Aztec Way, more specifically known as a portion of Bexar County Property Identification Number 308309, Bexar County, Texas.

BACKGROUND

The City of Schertz purchased approximately 2.06 acres of land, known as 12235 Aztec Way, in 2026. Approximately 0.19 acres of the subject property is currently outside of City limits and within the Bexar County City of Schertz ETJ. As part of the annexation process, the approximately 0.19 acres are being requested to be zoned Public Use District (PUB).

On August 21, 2026, fourteen (14) 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 published in the "San Antonio Express" on August 26, 2026. A notice sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	N/A	Undeveloped
Proposed	Public Use District (PUB)	Undeveloped

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB) and Right-of-Way	Undeveloped and FM 78
South	Out of City Limits	Bexar County ETJ
East	Public Use District (PUB) and Single-Family Residential District (R-2)	Undeveloped
West	Out of City Limits and Right-of-Way	Bexar ETJ and Aztec Way

Proposed Zoning:

Table 21.5.7.B Dimensional Requirements Non-Residential Zoning District (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.	Max Impervious Coverage
PUB	Public Use District	10,000	100	100	25	15 adj to residential 0 adj to non-residential	25 adjacent to Residential 0 adjacent to non-residential	75%

GOAL

The City is requesting to zone approximately 0.19 acres of City-owned property to Public Use District (PUB).

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

Staff looks to the criteria of approval found in UDC Section 21.5.4.D when evaluating zone changes.

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 Comprehensive Land Use Plan. The subject property is designated as Local Corridor. The intent of the Local Corridor Future Land Use Designation is for commercial and entertainment areas along medium to high-volume collector roads that are of scale and intensity compatible with the surrounding residential neighborhoods. The subject property is undeveloped, in the floodplain, and Cibolo Creek runs through it. The property is surrounded by a small park, the floodplain, floodway, and other smaller residential developments. The subject property is also south of Cut-Off Park and is identified in the Parks Master Plan as having a proposed Off System Trail. The proposed Public Use District (PUB) allows for land uses that serve the community and are compatible and of scale with surrounding uses, which promotes the policies of the Comprehensive Land Use Plan- Future Land Use Map.

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 is required to meet the site design standards listed in Article 9 of the Unified Development Code. By the City purchasing the property, annexing it into City limits, and proposing a zone change to Public Use District (PUB), allows for the City to maintain the natural area of land that is within the floodplain. The proposed zone change to Public Use District (PUB) allows for public uses that serve the community and promotes the health, safety, and general welfare of the City.

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

The proposed Public Use District (PUB) allows for public uses such as parks, schools, municipal uses, etc. The subject property is adjacent to a small undeveloped City park, undeveloped land, Cibolo Creek, the floodplain, the floodway, and residential uses. The uses permitted within the Public Use District (PUB) are compatible with the existing adjacent and surrounding uses.

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

RECOMMENDATION

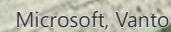
Staff recommends approval of PLZC20260187.

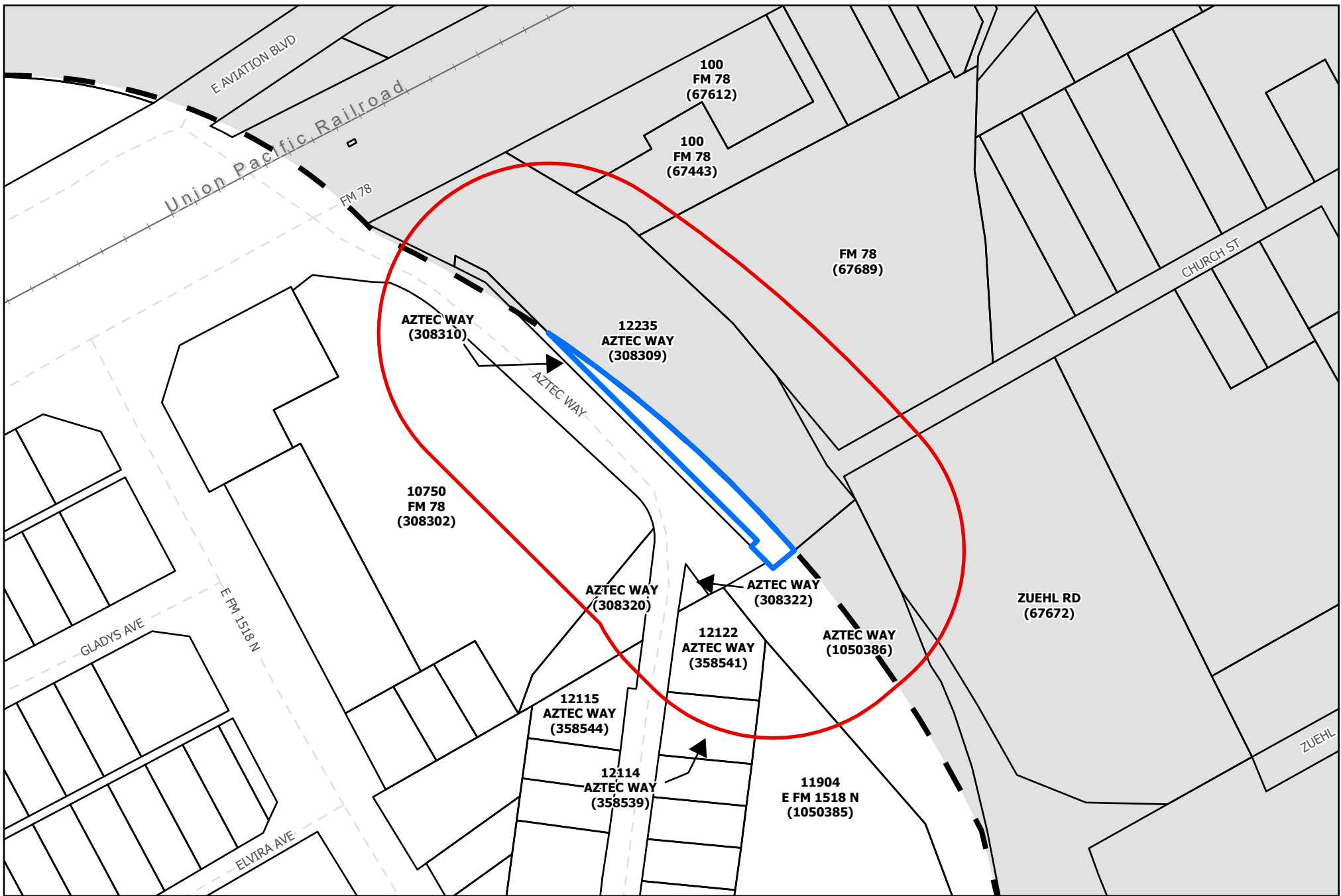
Attachments

Aerial Exhibit

200-Foot Notification Map

Zone Change Exhibit





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Last update: July 23, 2026
City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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City of Schertz

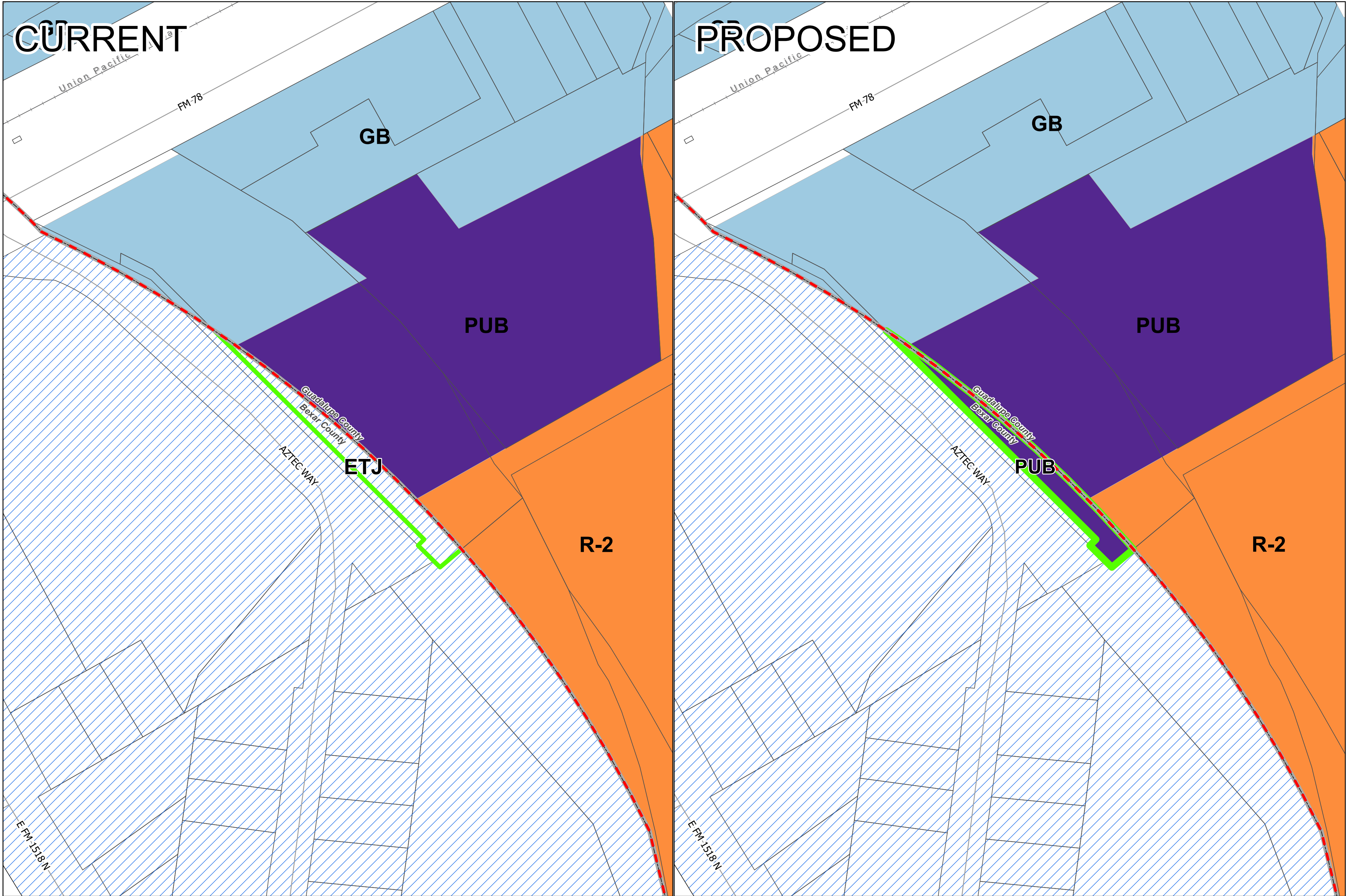
0.183 Acres out of
Bexar County
Property ID 308309

 Project Boundary
 200' Buffer

 Parcels
 City Limits



0 75 150 300
Feet



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Last update: July 29, 2026

City of Schertz, GIS Specialist: Bill Gardner,
gis@schertz.com (210) 619-1185

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Proposed Zoning Change

**0.183 Acres out of
Bexar County
Property ID 308309**

Classification

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

- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business

- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



0 75 150 300 Feet



PLANNING AND ZONING COMMISSION MEETING: 09/02/2026

Agenda Item 5 C

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
SUBJECT: **PLZC20260143** – Hold a public hearing and make a recommendation on a zone change request from General Business District (GB) to General Business District -II (GB-2) on approximately 5 acres of land, generally located approximately 1,555 feet east of the intersection of FM 2252 and IH 35 N Access Road, more specifically known as a portion of Comal County Property Identification Number 73267, City of Schertz, Comal County, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 5 acres of land, a portion of Comal County Property Identification Number 73267, an approximately 13-acre tract, from General Business District (GB) to General Business District- II (GB-2). The subject property is currently not platted, and does not have approved development permits. The applicant wishes to use the property as an extension of the existing RDO Equipment Company for Heavy Equipment Sales, Service, and Rental and Outdoor Storage. Heavy Equipment Sales, Service or Rental is permitted by right in General Business District (GB) as per UDC Section 21.5.8. The applicant is requesting General Business District-II (GB-2) to permit Outdoor Storage as per UDC Section 21.8.9.

On August 21, 2026, four (4) public hearing notices were mailed to the surrounding property owners within 200-feet 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 published in the "San Antonio Express" on August 26, 2026. A notice sign was placed on the property by the property owner.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped and Used as an extension of the existing RDO Equipment Company business
Proposed	General Business District - II (GB-2)	Heavy Equipment Sales, Service, and Rental and Outdoor Storage

Adjacent Properties:

	Zoning	Land Use
North	General Business District (GB) and Manufacturing (<i>Light</i>) District (M-1)	Undeveloped
South	Right-of-Way	IH-35 N Access Road
East	General Business District (GB) with an approved Specific Use Permit (Ordinance 2008-S-01)	Heavy Equipment Sales, Service and Rental, RDO Equipment Company
West	General Business District (GB)	Undeveloped

Zoning:

Table 21.5.7.B. Dimensional Requirements Non-Residential Zoning District (d)				
			Minimum Lot Size Requirements	Minimum Yard Setbacks
				Miscellaneous Lot Requirements

	Zoning District	Code	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Max Height Ft.	Max Impervious Coverage
Existing	General Business District	GB	10,000	100	100	25	0 adjacent to non-residential 25 adjacent to residential	0 adj to non-residential 25 adjacent to residential	120	80%
Proposed	General Business District - II	GB-2	10,000	100	100	25	0 adjacent to non-residential 25 adjacent to residential	0 adjacent to non-residential 25 adjacent to residential	120	80%

GOAL

The applicant is proposing to rezone approximately 5 acres of land to General Business District -II (GB-2) for Heavy Equipment Sales, Service, and Rental and Outdoor Storage.

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

Background on the Site:

The applicant is proposing to rezone approximately 5 acres out of an approximately 13-acre tract to General Business District-II (GB-2). The remaining approximately 8 acres of land owned by the applicant are zoned Manufacturing (Light) District (M-1), are immediately adjacent to FM 482, and would support the proposed uses by right.

The subject 5 acres are located along IH-35 N Access Road and are immediately to the west of the existing RDO Equipment located at 19275 IH 35 N. RDO Equipment has an approved Specific Use Permit, known as Ordinance 2008-S-01, that authorized and established Heavy Equipment Sales Service and Rental as a use and permitted it on the approximately 8 acres of land. The approved Specific Use Permit for the approximately 8 acres is included in the attachments and also includes the approved site plan documents for the development. The business sells equipment which includes: John Deere Agriculture Equipment; John Deere Construction and Forestry Equipment; Lawn and Land Equipment; Roadbuilding and Aggregate Equipment; and Vermeer.

The applicant has been using the subject 5 acres as an extension of the existing business without the proper development permits. The proposed zone change is the first step to bring the site into compliance. The 5 acres will be required to come into compliance with all site design requirements and outdoor storage requirements per the Unified Development Code and Building Code. General Business District-II (GB-2) is being requested because Outdoor Storage is only permitted in General Business District-II (GB-2), Manufacturing (*Light*) District (M-1), and Manufacturing (*Heavy*) District (M-2).

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

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

The proposed zone change to General Business District-II (GB-2) does not implement the policies of the adopted Comprehensive Land Use Plan. The Comprehensive Land Use Plan is intended to guide development and manage growth in the City over the next 20 years and was adopted in April 2024. The subject property is designated as Regional Corridor in the Comprehensive Plan- Future Land Use Map. Regional Corridor is identified as commercial and entertainment areas along major thoroughfares that serve the City and the population within the area. Typically, this includes "big box" retailers, regional shopping centers, supermarkets, movie theaters,

department stores, office spaces, and larger multifamily. Regional Corridor also includes accommodating the existing limited industrial and logistical uses. The Regional Corridor Future Land Use Designation supports commercial-type uses and zoning.

The proposed General Business District-II (GB-2) permits land uses that are not compatible with the Regional Corridor Future Land Use Designation that include light industrial and industrial uses along IH-35. Although the proposed zone change is for an existing business, the rear 8 acres of the parcel, not part of this zone change, are zoned Manufacturing District (Light) M-1 and are owned by the applicant, which would support their proposed land use and needed outdoor storage along FM 482.

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 and all other Unified Development Code (UDC) and building code requirements.

As per UDC Section 21.5.6, the purpose and intent of General Business District-II (GB-2) is to provide suitable areas for the development of non-residential and light industrial uses that are generally oriented toward serving the overall needs of the entire community, located on appropriately landscaped site along principal transportation corridors on arterial streets, that should not emit dust, odor, smoke, gas, fumes, and hazardous elements detectable beyond the boundary of the site. Although the proposed zone change is for the expansion of an existing business, the uses allowed within the requested zoning district of General Business District-II (GB-2) do not align with the Comprehensive Plan Future Land Use Map, which does not promote the general welfare of the City. If the requested zone change to General Business District (GB-2) is approved, then all uses permitted within the zoning district are permitted, and any future applicants may request a Specific Use Permit for uses allowed within the zoning district.

As part of the zone change, the Engineering Department provided a memo summarizing the impact of traffic on the City's transportation system. Due to the proposed zone change being intended for the proposed expansion of the existing business to the right of the subject property, there is no adverse impact on the City's transportation system.

The proposed zone change to General Business District-II (GB-2) and its permitted uses are not compatible with the Comprehensive Land Use Plan- Future Land Use Map, which does not promote the 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 General Business District-II (GB-2) zoning is not consistent or appropriate with the existing zoning districts in the area and along IH-35. To the right of the subject property is the existing RDO Equipment that obtained a Specific Use Permit under Ordinance 2008-S-01 to permit Heavy Equipment Sales and Service, with an approved site plan that limited the storage of equipment to the rear of the site within a confined area. To the south is IH-35 N Access Road. To the north is the remaining 8 acres of the approximately 13-acre tract, owned by the applicant, that is undeveloped and zoned Manufacturing (*Light*) District (M-1) and is adjacent to FM 482. To the west of the subject property is an approximately 8-acre tract of land that is undeveloped.

As per UDC Section 21.5.8- Permitted Use Table, the following uses are permitted by right in General Business District-II (GB-2) that are not permitted in General Business District (GB). If the use is shown with an (S), it means GB-2 is the first zoning district that permits the use with an approved Specific Use Permit (SUP). The uses are as seen below:

- Airport, Heliport, Landing Field
- Automobile Repair and Service, Major
- Automobile Sales (S)
- Bottling Works
- Cabinet or Upholstery Shop

- Commercial Amusement, Outdoor
- Dry Cleaning, Major
- Flea Market, Outside
- General Manufacturing/ Industrial Use
- Mini-Warehouse/ Public Storage (S)
- Mixed-Use Self Storage
- Nursery, Major
- Office-Warehouse/ Distribution Center
- Portable Building Sales (S)
- Print Shop, Major
- Railroad/ Passenger Bus Station
- Recycling Collection Centers
- Rehabilitation Care Facility
- Stable, Commercial
- Storage or Wholesale Warehouse
- Truck Sales, Heavy Equipment
- veterinarian Clinic/ Kennel, Outdoor
- Welding/ Machine Shop

This is not a comprehensive list of permitted uses. The comprehensive list can be found in UDC Section 21.5.8- Permitted Use Table. The uses permitted in the proposed zoning district are not compatible with the Comprehensive Land Use Plan- Future Land Use Map and the existing zoning along IH-35.

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 with no objections.

Although the proposed zone change is for the expansion of the existing RDO Equipment Company, the applicant has approximately 8 acres of land along FM 482, adjacent to the subject 5-acre tract, that has the proper zoning for what is being proposed. When evaluating zone changes, Staff evaluates the zoning district and all the uses permitted within that zoning district. When evaluating the proposed zone change to General Business District-II (GB-2), Staff is evaluating all permitted uses within the zoning district and potential Specific Use Permits that can be requested. If the proposed zone change to General Business District-II (GB-2) is approved, then all uses permitted within the zoning district are permitted with the applicable potential Specific Use Permit requests without restrictions.

In previous City Council Meetings, Staff has received direction from City Council to protect the existing General Business District (GB) along IH-35 and IH-10 to promote commercial development that aligns with the comprehensive plan. The proposed zone change to General Business District-II (GB-2) does not align with that direction.

RECOMMENDATION

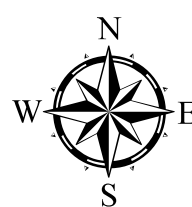
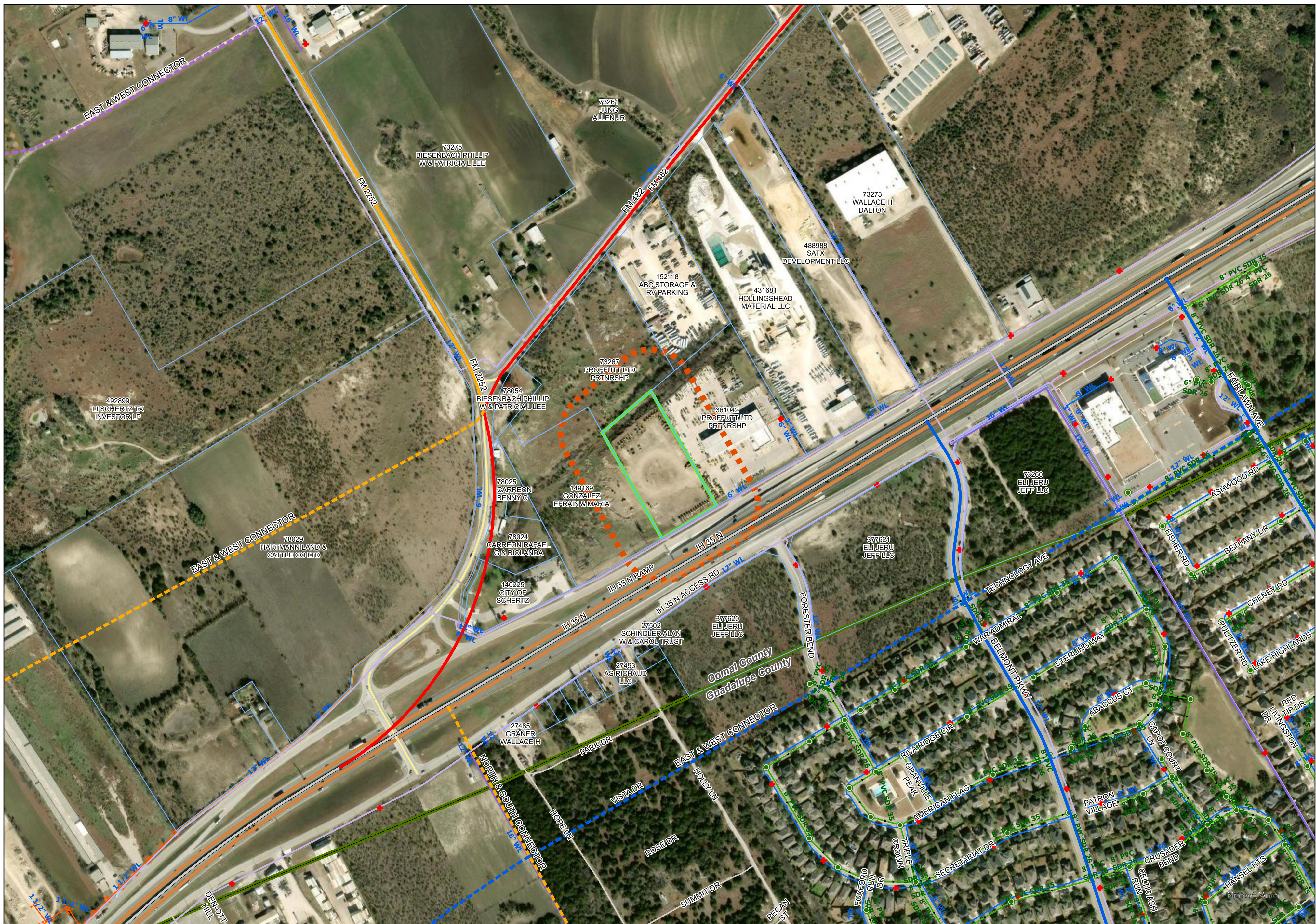
Staff Recommendation:

Although the proposed zone change is for an existing business that is proposed to be expanded, the proposed zone change to General Business District (GB-2) and its permitted uses are not compatible with the Comprehensive Land Use Plan - Future Land Use Map Designation of Regional Corridor, which does not support the general welfare of the community; thus, Staff recommends denial of PLZC20260143.

Attachments

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

Ord. 2008-S-01- RDO Specific Use Permit



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

RDO 19275 IH-35
(PLZC20260143)

- County Boundaries
- Schertz Municipal Boundary
- ETJ
- Project Boundary

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial

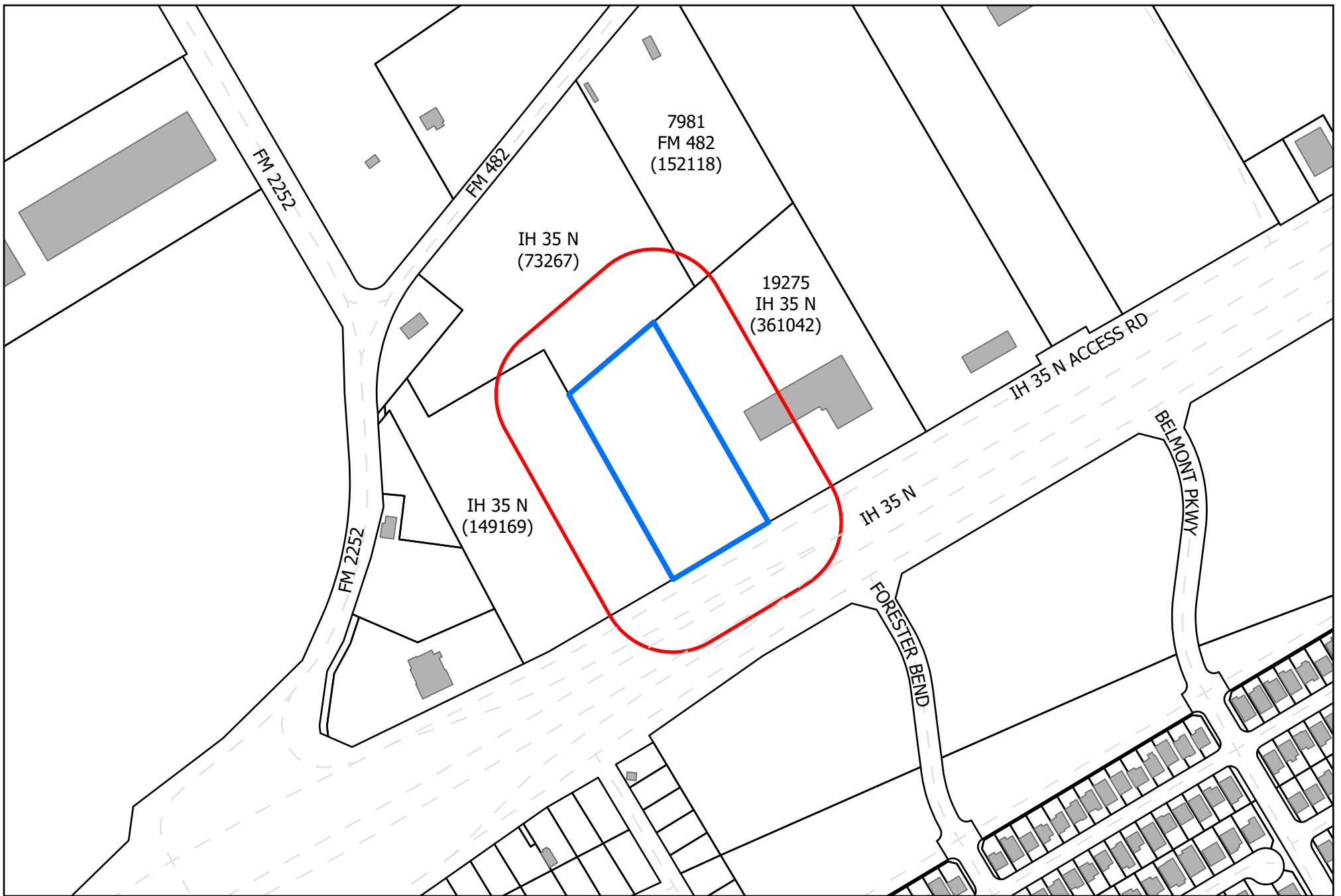
- Planned Principal Arterial
- Planned Secondary Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Planned Commercial Collector A

- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown

- 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

0 150 300 600 Feet



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: July 30, 2026

City of Schertz, GIS Specialist: Angelica Gonzales, gao@schertz.com (210) 619-1174

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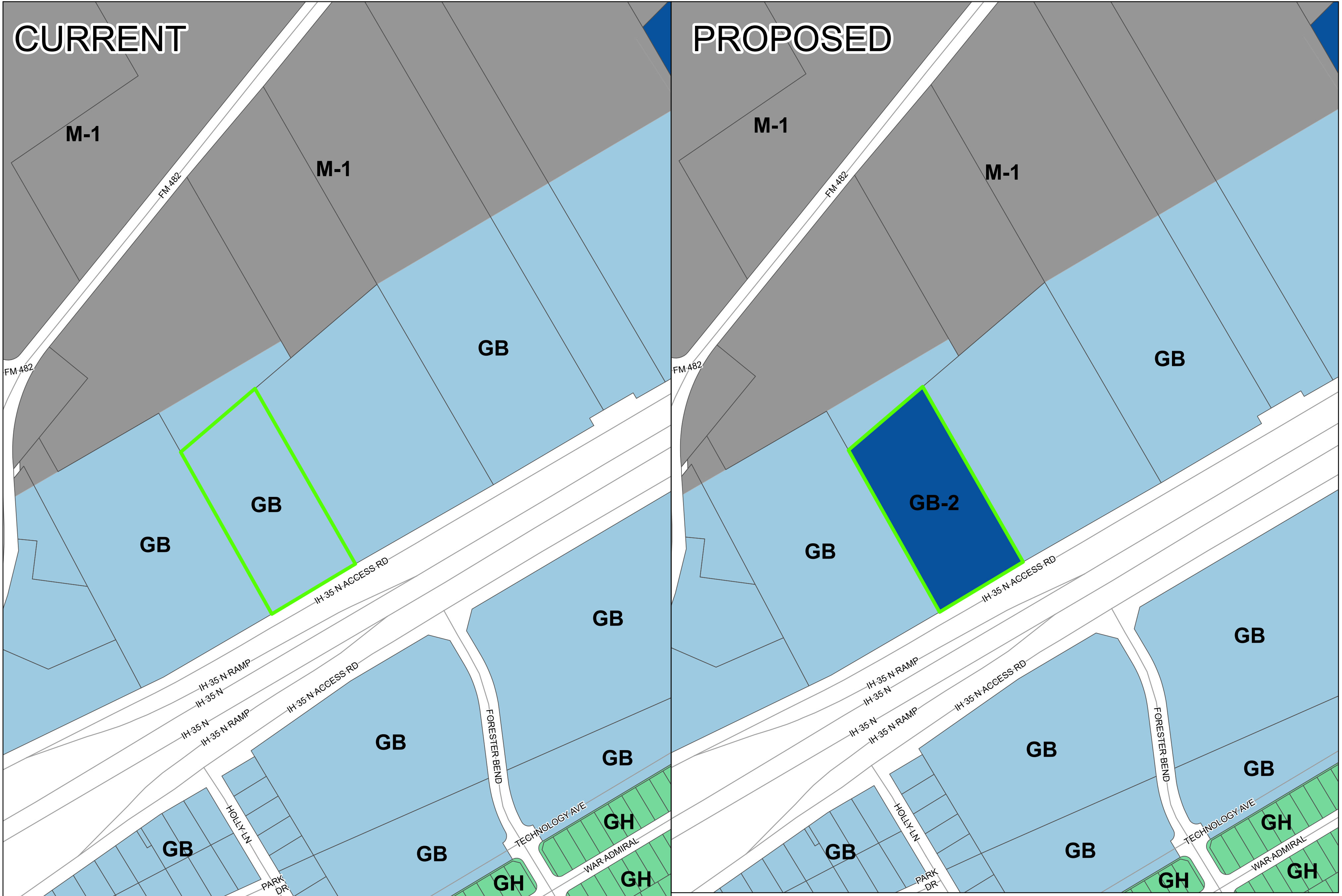
City of Schertz
RDO 19275 IH 35 N
Zone Change
(PLZC20260143)

 200 Ft Buffer
 Project Boundary

 Parcels



0 175 350 700 Feet



SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY
Last update: August 3, 2026

City of Schertz, GIS Specialist: Angelica Gonzales,
gis@schertz.com (210) 619-1174

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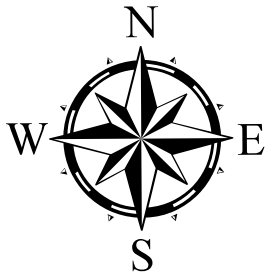
**Proposed
Zoning Change
RDO 19275 IH-35
(PLZC20260143)**

Classification

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

- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business

- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



0 100 200 400 Feet

Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner

From: John Nowak, P.E., Engineer



Date: August 12, 2026

Re: Traffic Impact Summary for Proposed Zone Change at 19275 IH-35

The portion of the property at 19275 IH-35 currently used by the construction equipment business is currently zoned GB, General Business. The property owner is requesting this portion be re-zoned to GB2 so the zoning matches the current use on the property.

The proposed zone change is to bring the property into compliance with the current use on the property. No new commercial uses, or any expansion of the existing use, is associated with the requested zone change. As such, there is no adverse impact to the City's transportation system by the zone change request.

ORDINANCE NO. 08-S-01

AN ORDINANCE

BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) ORDINANCE 96-S-28, AS AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR 7.79± ACRES OF LAND OUT OF THE CALVIN B. ABBOTT SURVEY NO. 262, A-18, COMAL COUNTY, TEXAS AUTHORIZING A HEAVY EQUIPMENT SALES AND RENTAL ESTABLISHMENT AS A NEW AND UNLISTED USE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A REPEALING CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:

THAT, UDC Ordinance No. 96-S-28 of the City of Schertz, Texas is hereby amended in the following manner.

SECTION I

“Grant a Specific Use Permit for 7.79± acres of land out of the Calvin B. Abbott Survey No. 262, Abstract No. 18 Comal County, Texas more particularly described in the Field Notes and Map, as attached hereto as Exhibit A, authorizing a Heavy Equipment Sales and Rental establishment as a new and unlisted use.”

SECTION II

THAT, The Zoning District Map described and referred to in Article III, of the UDC, Ordinance 96-S-28 shall be changed to reflect the above amendments.

SECTION III

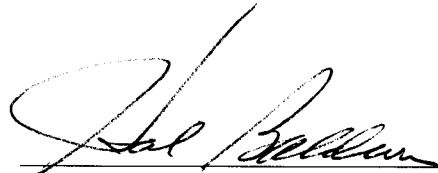
THAT this Ordinance shall be effective from and after its final passage and any publication required by the City of Schertz.

SECTION IV

THAT all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

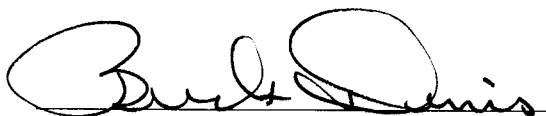
Approved on first reading the 18th day of December, 2007.

PASSED, APPROVED AND ADOPTED the 8th day of January, 2008



Mayor, City of Schertz, Texas

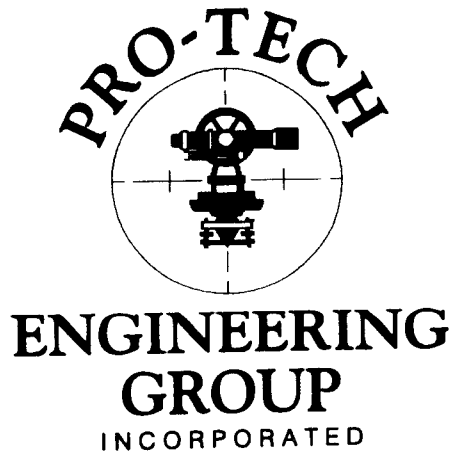
ATTEST:



City Secretary, City of Schertz, Texas

(SEAL OF THE CITY)

100 E. San Antonio St. Suite 100
San Marcos, TX 78666-5568



512 / 353-3335
FAX 512 / 396-0224

FIELD NOTE DESCRIPTION
OF A SURVEY OF
7.79 ACRES OF LAND
OUT OF THE
CALVIN P. ABBOTT SURVEY NO. 262, A-18
CITY OF SCHERTZ
COMAL COUNTY, TEXAS

BEING 7.79 ACRES OF LAND OUT OF THE CALVIN P. ABBOTT SURVEY NO. 262, A-18, COMAL COUNTY, TEXAS, SAME BEING A PORTION OF THAT 20.454 ACRE TRACT OF LAND CONVEYED TO PROFFUTT LIMITED PARTNERSHIP BY FREDERICK S. SCHLATHER RETIREMENT PLAN BY DEED DATED AUGUST 25, 2006, AND RECORDED IN DOCUMENT NUMBER 200606038582, COMAL COUNTY OFFICIAL PUBLIC RECORDS, AND BEING THAT SAME TRACT SHOWN ON PRO-TECH ENGINEERING GROUP, INC. PLAN NO. 5555 "SPECIFIC USE PERMIT EXHIBIT" OF EVEN DATE HERewith, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

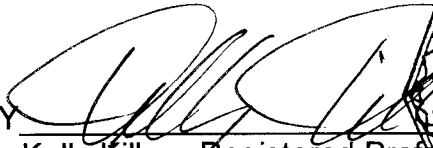
BEGINNING at a concrete monument found in the northwest line of Interstate Highway No. 35 at Engineer's Centerline Station 251+00, same being the east corner of the said PROffutt Limited Partnership 20.454 acre tract and the south corner of that 14.632 acre tract of land conveyed to Lattimore Ready Mix, LLC by deed recorded in Document No. 200606004385, Comal Official Public Records, for the east corner of the tract herein described;

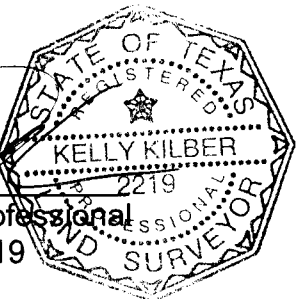
THENCE, leaving the said Lattimore Ready Mix, LLC 14.632 acre tract, with the northwest line of the said Interstate Highway No. 35, S60°11'00"W, 500.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the south corner of the tract herein described;

THENCE, leaving the said Interstate Highway No. 35, N29°49'00"W, 634.87 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the west corner of the tract herein described;

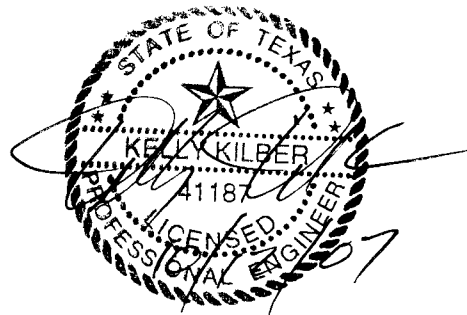
THENCE, N49°28'46"E, at 149.08 feet passing the south corner of that 2.49 acre tract of land conveyed to Travis G. Payne Family Partnership, Ltd. by deed recorded in Volume 313, Page 548, Comal County Deed Records, same being a re-entrant corner of the said PROffutt Limited Partnership 20.454 acre tract and continuing on, in all, with the southeast line of Travis G. Payne Family Partnership, Ltd., a northwest line of the said PROffutt Limited Partnership 20.454 acre tract, 504.67 feet to a 60d nail found at the most easterly north corner of the said PROffutt Limited Partnership 20.454 acre tract, same being the east corner of the Travis G. Payne Family Partnership, Ltd. and in the southwest line of the aforementioned Lattimore Ready Mix, LLC 14.632 acre tract, for the north corner of the tract herein described,

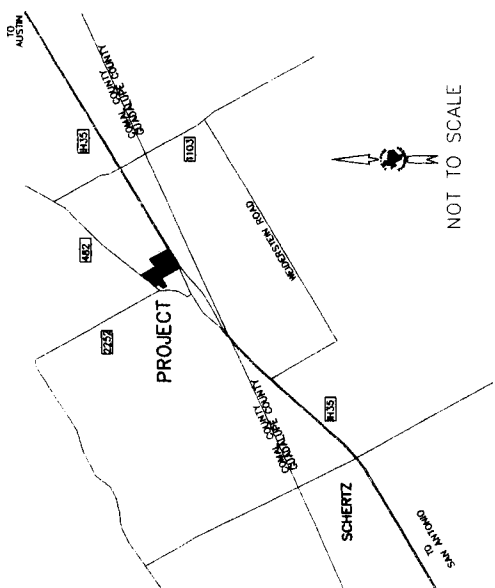
THENCE, leaving the said Travis G. Payne Family Partnership, Ltd. 2.49 acre tract, with the common line between the said PROffutt Limited Partnership 20.454 acre tract and the said Lattimore Ready Mix, LLC 14.632 acre tract, S30°08'23"E, 728.62 feet to the POINT OF BEGINNING, containing 7.79 acres of land. Surveyed October 12, 2007.

BY 
Kelly Kilber, Registered Professional
Land Surveyor Number 2219

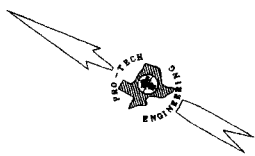


RDO EQUIPMENT COMPANY
EO# 14792
PLAN# 5555
FNF# 9825
9825 7.79 AOL 101207.DOC





VICINITY MAP



SCALE: 1"=100'

<u>PARKING TABULATION</u>	
RETAIL SERVICE AREA	8,672 SF @ 1 SPACE/250 SF=34.68
PARTS STORAGE AREA	10,847 SF
SHOP WORK AREA	16,763 SF
FUTURE SHOP EXPANSION	4,500 SF
	32,110 SF @ 1 SPACE/1000 SF=32.10
<u>PARKING REQUIRED</u>	
PARKING PROVIDED	<u>67 SPACES</u>
	67 SPACES (INCLUDES 3 HANDICAP SPACES)
HANDICAP PARKING REQUIRED & PROVIDED=3	

CONCEPTUAL SITE PLAN

RDO EQUIPMENT COMPANY
CITY OF SCHERTZ

Comal County, Texas

7.79 ACRES OF LAND
OUT OF THE

CALVIN P. ABBOTT SURVEY No. 262,
ABSTRACT 18



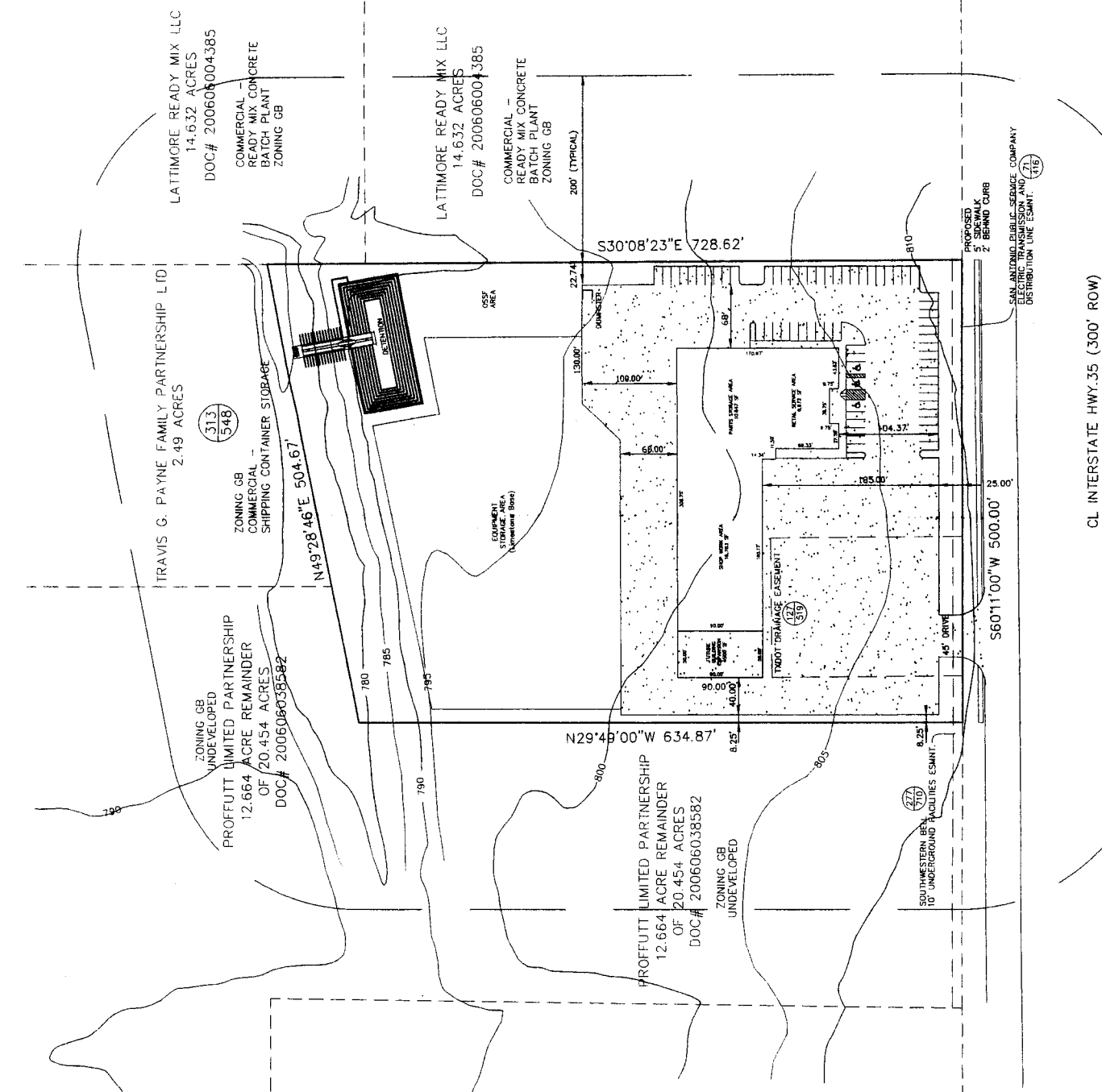
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100
Morrisville, NC
(312) 353-3535

REVISED: NOVEMBER 20, 2007	DATE OCTOBER 12, 2007
----------------------------	-----------------------

SHEET

SCALE 1"=100'

OWNER/APPLICANT:
 Profit Limited Partnership
 by RDO Family, LLC,
 a Minnesota limited liability company
 F. Scott Neal, President
 700 South 7th Street
 Fargo, ND 58103
 Phone (701) 526-9620



\\14792\...MOS\14792.DWG

SCALE: 1" = 100'

PLANNING AND ZONING COMMISSION MEETING: 09/02/2026
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: The following site plan applications were submitted from July 28, 2026, to August 25, 2026.

- Sysco Parking Lot - A proposed truck terminal parking lot for the Sysco development located at 23870 Baugh Ln, a 4-acre lot, Sysco Annex Lot Subdivision Lot 1, Block 1, zoned General Business District (GB).
- WHHT Development Subdivision Site Plan - A proposed two-building speculative industrial development of office-warehouse, a total of approximately 200,000 square feet, located on Lot 5, Block 1 of WHHT Development Subdivision, located at 18027 Sunrise Way, zoned General Business District-II (GB-2) and Manufacturing (Light) District (M-1).
- Star Athletics - A proposed approximately 27,000 square foot indoor gymnasium located at 159 Hubertus Road, zoned General Business District-II (GB-2).

CITY COUNCIL RESULTS: The following planning applications went to City Council from July 28, 2026, to August 25, 2026.

- Ordinance 26-S-017 - Conduct a public hearing and consider a request to rezone 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 Ave, specifically known as Guadalupe County Property Identification Number 67454, City of Schertz, Texas.
 - The Planning and Zoning Commission held a public hearing for the item at the July 22, 2026, Planning and Zoning Commission meeting and made a recommendation of approval to City Council.
 - The City Council held a public hearing for the item on August 3, 2026, and approved the ordinance.
- Ordinance 26-S-019 - Conduct a public hearing and consider a request for a Specific Use Permit to allow for Automobile Repairs and Services, Major on approximately 1.0 acre of land, generally located 1,200 feet southeast of the intersection of FM 3009 and Borgfeld Rd., also known as Guadalupe County Property Identification Number 67644, City of Schertz, Guadalupe County, Texas.
 - The Planning and Zoning Commission held a public hearing for the item at the August 5, 2026, Planning and Zoning Commission meeting and made a recommendation of approval with conditions as shown by staff, to City Council.
 - The City Council will conduct a public hearing for the item on September 1, 2026.
- Ordinance 26-S-020 - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.8. Permitted Use Table, and Article 16 Definitions.
 - The Planning and Zoning Commission held a public hearing for the item at the August 5, 2026, Planning and Zoning Commission meeting and made a recommendation of approval with amendments to City Council.
 - The City Council will conduct a public hearing for the item on September 1, 2026.

ADMINISTRATIVELY APPROVED PROJECTS: The following applications were administratively approved from July 28, 2026, to August 25, 2026.

- WHHT Development Subdivision Replat - An administratively approved Replat of WHHT Development Subdivision to combine lots 1-4 of Block 1 to establish two buildable lots and Right-of-Way, Lots 5 and 6, and Sunrise Way, zoned General Business District-II (GB-2) and Manufacturing (Light) District (M-1).
-