



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
October 7, 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, OCTOBER 7, 2026 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, October 7, 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 September 2, 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. **PLPDD20260052** - Hold a public hearing and make a recommendation on a zone change request on approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), generally located approximately 2,500 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as a portion of Guadalupe County Property Identification Number 64582, Guadalupe County, City of Schertz, Texas.
- B. **PLZC20260208** - Hold a public hearing and make a recommendation on a zone change request on approximately 21 acres of land from Single-Family Residential District (R-2) to Middle-Density Residential District (R-5), generally located approximately 2,700 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as Guadalupe County Property Identification Number 113897 and a portion of 64582, Guadalupe County, City of Schertz, Texas.
- C. **PLZC20260234** - Hold a public hearing and make a recommendation on a zone change request on approximately 0.40 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the south-east intersection of FM 1518 and Schaefer Rd, also known as 10580 E FM 1518 N, specifically known as Bexar County Property Identification Number 309822, City of Schertz, Bexar 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 30th day of September, 2026 at 10:00 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: 10/07/2026
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
SUBJECT: Minutes for the September 2, 2026, Regular Meeting.

Attachments

Draft Minutes for the September 2, 2026 Planning and Zoning Commission Meeting

DRAFT

PLANNING AND ZONING MINUTES

September 2, 2026

The Schertz Planning and Zoning Commission convened on September 2, 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; Roderick Hector, Commissioner; Sonya Loredó-Reyes, Commissioner; Francisco Velazquez, Commissioner; David Hughes, Commissioner

Absent: Sean Grady, Commissioner; Jesse Anguiano, Commissioner

Staff present: Brian James, Deputy City Manager, Emily Delgado, Planning Manager, Daisy Marquez, Senior Planner, Brandon Elliott, Planner, Christina Timke, Administrative Assistant

1. CALL TO ORDER

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

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.

The following resident spoke at the meeting:

Samuel Mcanally - 1210 Bunker Street - regarding Agenda Item PLZC20260186.

4. CONSENT AGENDA:

A. Minutes for the August 5, 2026 Regular Meeting.

There was no discussion.

Motioned by Vice Chair Patrick McMaster, seconded by Commissioner Sonya Loredó-Reyes

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. 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.

Mrs. Marquez gave a presentation on PLZC20260186.

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

- Mary Wohl — 1551 Bunker Street

Chair Wallace closed the public hearing at 6:11pm.

There was a discussion regarding the following:

- Floodplain on the property and impact on the surrounding area
- Considerations in the design of the park and timeline on development
- Maintenance responsibility of the park
- Parks Board and their considerations on the development of the park

Motioned by Vice Chair Patrick McMaster to make a recommendation of approval to City Council, seconded by Commissioner Francisco Velazquez

Vote: 6 - 1 Passed

NAY: Commissioner Sonya Loredó-Reyes

- 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.

Mrs. Marquez gave a presentation on PLZC20260187.

Chair Wallace opened the public hearing at 6:30pm.

No one spoke.

Chair Wallace closed the public hearing at 6:30pm.

Motioned by Commissioner Glen Outlaw to make a recommendation of approval to City Council, seconded by Vice Chair Patrick McMaster

Vote: 7 - 0 Passed

- 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.

Mrs. Marquez gave a presentation on PLZC20260143.

Chair Wallace opened the public hearing at 6:40pm.

No one spoke.

Chair Wallace closed the public hearing at 6:40pm.

There was a brief discussion regarding the following:

- The Specific Use Permit for the adjacent property to the right.
- The permitted uses within General Business District-II (GB-2).
- Historical concerns with outdoor storage along IH-35 and IH-10.

Motioned by Vice Chair Patrick McMaster to make a recommendation of denial to City Council, seconded by Commissioner Sonya Lored-Reyes

Vote: 6 - 1 Passed

NAY: Commissioner Sonya Lored-Reyes

6. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made by the Commissioners.

- B.** Announcements by Commissioners

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

The following announcement was made by a Commissioner:

- Commissioner Lored-Reyes announced that she voted incorrectly on item 5C.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements made by City Staff.

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

Chair Wallace adjourned the meeting at 6:51pm.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 10/07/2026

Agenda Item 5 A

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Senior Planner

SUBJECT: **PLPDD20260052** - Hold a public hearing and make a recommendation on a zone change request on approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), generally located approximately 2,500 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as a portion of Guadalupe County Property Identification Number 64582, Guadalupe County, City of Schertz, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD). The subject property is not platted and is located within the Accident Potential Zone-II (APZ II). The intent of the Planned Development District (PDD) is to restrict development within the APZ-II and leave the subject 8-acres as open space.

The property is located in the APZ II and the proposed Planned Development District (PDD) for the subject 8-acres has received an affirmative recommendation from Joint Base San Antonio- Randolph (JBSA) as per UDC Section 21.5.9.A.2.

On September 24, 2026, seven (7) public hearing notices were mailed to the surrounding property owners within 200-feet of the subject property. At the time of the Staff Report, two (2) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. A public hearing notice sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	Single-Family Residential District (R-2)	Undeveloped
Proposed	Planned Development District (PDD)	Open Space

Adjacent Properties:

	Zoning	Land Use
North	Single-Family Residential District (R-2)	Undeveloped
South	Right-Of-Way	Maske Road - Commercial Collector (70' ROW)
East	Single-Family Residential District (R-2)	Undeveloped and Creek
West	General Business District (GB)	City of Schertz Soccer Fields

Proposed Planned Development District:

The intent of the Planned Development District (PDD) on the approximately 8 acres, is to restrict development within the APZ-II. The base zoning district of the proposed PDD is Public Use District (PUB). The additional conditions of the proposed Planned Development District (PDD) are as follows:

- the property shall remain as open space
- utilities are permissible within the 8-acres
- Schools shall be prohibited within the 8-acres of the PDD area.

Other than the conditions stated above and in the PDD conditions, the 8-acres of the proposed PDD area will

follow the standards of the Public Use District (PUB).

Zoning:

Dimensional Requirements										
Residential Zoning Districts Table 21.5.7.A										
Non-Residential Zoning Districts Table 21.5.7.B										
			Minimum Lot Size Dimensions			Minimum Yard Setbacks			Miscellaneous Lot Requirements	
	Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Max Height	Max Impervious Coverage
Existing	R-2	Single-Family Residential	8,400	70	120	25	10	20	35	50%
Proposed	PDD	Planned Development District - PUB	10,000	100	100	25	0 adj to non-res. 25 adj to res.	0 adj to non-res. 15 adj to res.	n/a	70%

GOAL

The applicant is proposing to rezone approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD) for open space.

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 Planned Development Districts, Staff looks toward the criteria for approval in UDC Section 21.5.10.F.

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan;

The proposed PDD implements the policies of the Comprehensive Land Use Plan. The Comprehensive Land Use Plan- Future Land Use Map has the subject property designated as Complete Neighborhood. The intent of the Complete Neighborhood Land Use Designation is for a mixture of housing options while considering the appropriateness of density and commercial development with roadway classification, conflict among land uses and buildings. The subject 8-acres are to the east of the Schertz Soccer fields and located within the APZ-II. The PDD is proposing to restrict development to open space to ensure minimal conflict with the APZ-II, which meets the intent of the Future Land Use Designation.

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

As part of promoting the 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. The subject property is located within the Air Installation Compatible Use Zone District (AICUZ), specifically the Accident Potential Zone II (APZ-II). As per UDC Section 21.5.9 Special Districts, unless Randolph Air Force Base affirmatively recommends to the City that the proposed development or zoning change in the AICUZ be permitted, the development or zoning change will not be approved by the City. The proposed Planned Development District (PDD) was able to obtain an affirmative recommendation from Joint Base San Antonio-Randolph. The proposed PDD promotes the safe and orderly development of the City by restricting development within the APZ-II, which promotes the health, safety, and welfare of the City.

As part of the zone change, the Engineering Department reviewed the TIA submitted and came to the conclusion that there is no adverse impact to the City's transportation system with the proposed PDD.

With the proposed PDD restricting development to be compatible with the APZ-II, and impact to the City's transportation system being not adverse, the proposed PDD promotes the health, safety, and general welfare of the City.

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;

The proposed PDD with a base zoning district of Public Use District (PUB) is appropriate in the immediate area of the land to be reclassified. To the east of the subject property is undeveloped land, to the west are the Schertz Soccer Fields, and to the North is undeveloped land. The proposed use of the site for open space is appropriate within the immediate area of the land to be reclassified.

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

As the site goes through the development process, staff will ensure the site meets all street, water and sewer requirements. Schools are not compatible within the APZ-II. The PDD prevents the development of public schools due to the site being encumbered by the APZ-II. The site is within the Schertz and CCMA North sewer impact fee area and the Schertz and SSLGC water impact fee area. The property is adjacent to Maske Road, a Commercial Collector, and Engineering will make a determination on the final required improvements to Maske Road during the development process.

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning;

A PDD is the only avenue available to restrict development within the APZ-II to ensure minimal land use conflict. Without a PDD, and with the current zoning district of the subject property, the property owner would be able to develop Single-Family Residential under the R-2 dimensional requirements, which could potentially allow the development of 41 single-family residences, not including streets and easements, directly within the APZ-II. The proposed PDD is able to prevent the development of Single-Family homes within the APZ-II, which provides a superior development than with conventional zoning.

6. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full); and,

This requirement is not applicable until the City Council meeting.

7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.

Staff has ensured the proposed PDD has met the UDC requirements. The City of Schertz EMS, Police Department, and Fire Department have reviewed the proposed zone change and do not provide objections. JB-SA-Randolph has provided a letter of affirmative recommendation as per UDC Section 21.5.9.A.

RECOMMENDATION

Staff recommends approval of PLPDD20260052 as the proposed Planned Development District promotes the policies of the Comprehensive Land Use Plan, lowers conflict among land uses, and provides for a superior development than could be achieved through conventional zoning.

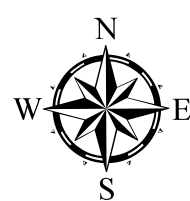
Attachments

Aerial Exhibit
200-foot Notification Map
Public Hearing Responses
Zone Change Exhibit

PDD Conditions

Engineering TIA Summary

JBSA- Randolph Affirmative Recommendation



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Proposed Zone Change
Maske Rd
GCAD - Property ID 64582
(PLPDD20260052)

- 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
- Commercial Collector A
- Planned Commercial Collector A

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

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

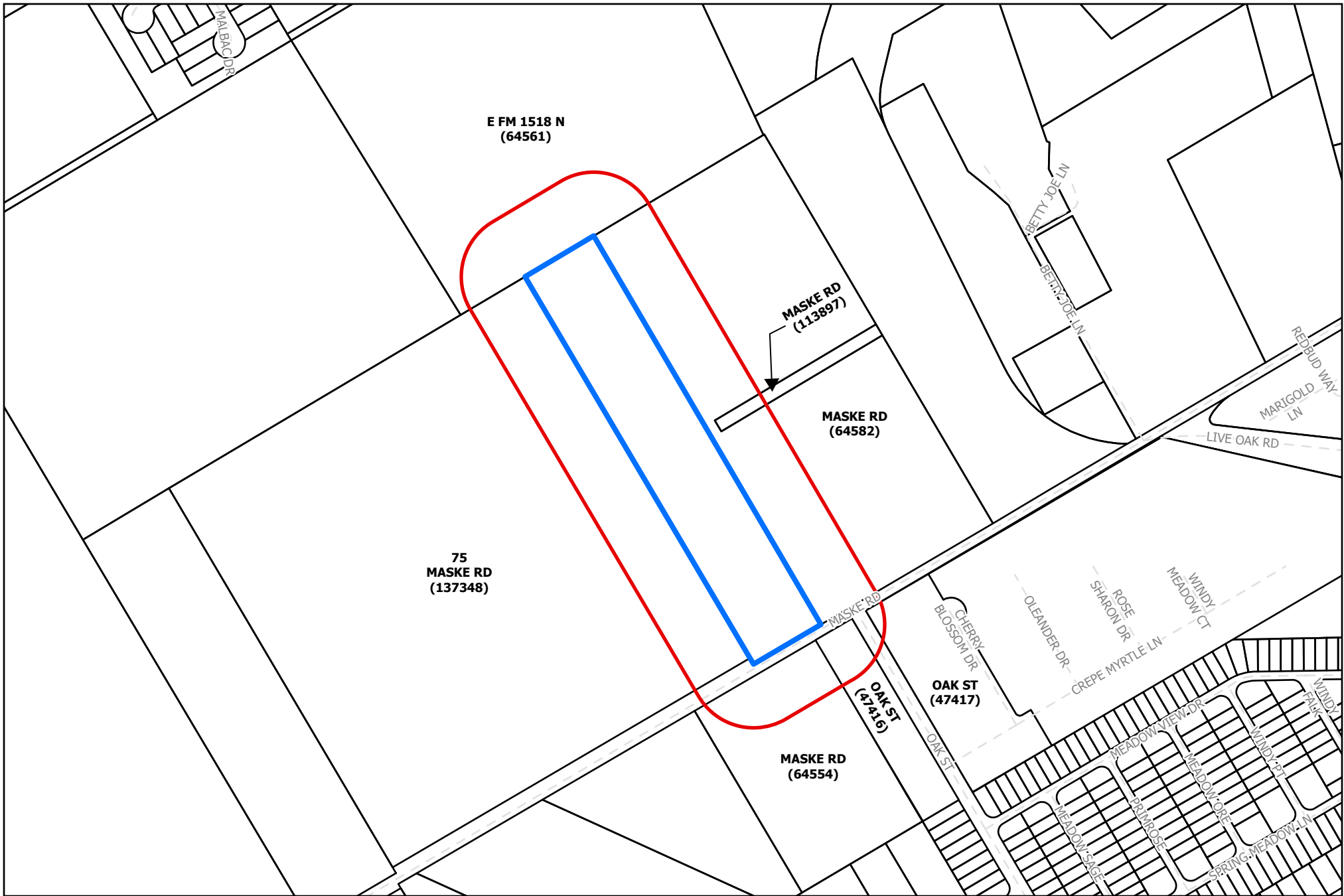
- 20"
- 24"
- 30"
- 36"
- Unknown

- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station

- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- AICUZ
- APZ I
- APZ II
- Clear Zone

0 125 250 500 Feet

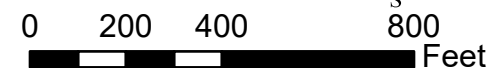


City of Schertz

Proposed Zone Change
MASKE RD

GCAD Property ID 64582
(PLPDD20260052)

- Project Boundary
- 200' Buffer
- Parcels



NOTICE OF PUBLIC HEARING

September 23, 2026

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 7th, 2026 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLPDD20260052 - Hold a public hearing and make a recommendation on a zone change request on approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), generally located approximately 2,500 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as a portion of Guadalupe County Property Identification Number 64582, Guadalupe County, City of Schertz, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Senior Planner directly at (210) 619-1782.

Sincerely,



Daisy Marquez
Senior Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20260052**

COMMENTS: _____

NAME: Pamela Velasco (PLEASE PRINT) SIGNATURE: Pamela Velasco

STREET ADDRESS: Guadalupe Property FD #'s: 64582 & 113897

DATE: 9-28-26



Proposed Zoning Change

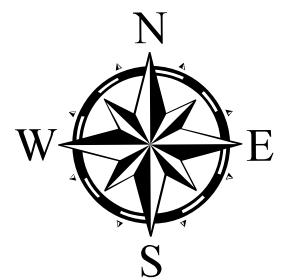
**GCAD Property ID 64582
(PLPDD20260052)**

Classification

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

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

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



0 150 300 600
Feet

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

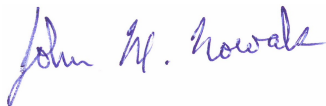
Approximately 7.9 acres (“Property”) out of 189 Maske Road and 2550 Betty Joe is located within the City of Schertz Air Installation Compatible Use Zone District (AICUZ). The Property is within Accident Potential Zone II. In an effort to comply with City and Military recommendations, development of the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

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



FA SPRING

Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: September 4, 2026
Re: Traffic Impact Summary for Proposed Zone Change at 189 Maske Road

The 28.329-acre property at 189 Maske Road is currently zoned R-2. A portion of the property (7.9 acres) is proposed to be zoned PDD. The proposed PDD will keep the property as natural, open space.

The current zoning of R-2 for the 7.9 acres would allow for single family residential development, resulting in a maximum peak hour traffic volume of 28 trips. Under the PDD, with the area being open space, the peak hour trips would be essentially zero.

Therefore, there would not be any adverse impact to the transportation system by the proposed zone change to PDD.



**DEPARTMENT OF THE AIR FORCE
502D AIR BASE WING
JOINTBASE SAN ANTONIO**



18 August 2026

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI

JBSA Installation Mission Sustainment
2080 Wilson Way
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of Land Case, RND-PLPDD20260052- Proposed Planned Development District in the APZ II for Open Space.

1. Land Case, RND-PLPDD20260052- Proposed Planned Development District in the APZ II for Open Space, has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends the proposed development is permitted with additional comments for consideration in planning and development listed below.

- a. Recommend referencing City of San Antonio MLOD lighting standards at:
https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTII_IZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.
- b. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.
- c. Any proposed exterior construction plans, construction or alteration projects which include vertical elements (equipment: cranes, towers: communication or water) will require FAA review to verify no hazard to flight navigation prior to issuance of any construction permits. FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here:
<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredTo olForm>
Further FAA guidance is also available here:
https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf
- d. The FAA recommends criteria of land-use practices in their Advisory Circular 150/5200- 33C, Hazardous Wildlife Attractants on or Near Airports, which is applicable to properties within five miles of JBSA-Randolph. To reduce the exposure to aircraft-wildlife strikes, please use the link below to access this publication and use the information to help reduce wildlife-attractant features near airports. Unwavering consideration for this aviation safety hazard is

vital.https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

2. The items presented above are efforts to enhance the safety of the community and minimize noise impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to both the community and flight operations as well as affect the overall capability of the military at this location.

3. Point of contact for this action is the 502d ABW Community Initiatives organization email box at 502ABW.ABW.Community_initiative@us.af.mil.

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Date: 2026.08.19 17:08:39 -05'00'

MR. TIM WOLIVER, GS-14, USAF
Executive Director, Community and
Mission Integration, JBSA & 502 ABW



PLANNING AND ZONING COMMISSION MEETING: 10/07/2026
Agenda Item 5 B

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Senior Planner

SUBJECT: **PLZC20260208** - Hold a public hearing and make a recommendation on a zone change request on approximately 21 acres of land from Single-Family Residential District (R-2) to Middle-Density Residential District (R-5), generally located approximately 2,700 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as Guadalupe County Property Identification Number 113897 and a portion of 64582, Guadalupe County, City of Schertz, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 21 acres of land from Single-Family Residential District (R-2) to Middle-Density District (R-5). The subject property is not platted and is undeveloped.

On September 24, 2026, ten (10) public hearing notices were mailed to the surrounding property owners within 200-feet of the subject property. At the time of the Staff Report, two (2) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice was also sent to the SCUC ISD. The most recently available demographic report and forecasting report have been attached. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. A public hearing notice sign was placed on the property by the applicant.

Subject Property:

	Zoning	Land Use
Existing	Single-Family Residential District (R-2)	Undeveloped
Proposed	Middle-Density Residential District (R-5)	Rental units

Adjacent Properties:

	Zoning	Land Use
North	Single-Family Residential District (R-2)	Undeveloped
South	Right-of-Way	Maske Road (70' ROW)
East	Single-Family Residential District (R-2)	Undeveloped and Creek
West	Single-Family Residential District (R-2)	Undeveloped

Zoning:

Dimensional Requirements Residential Zoning District Table 21.5.7.A										
			Minimum Lot Size Dimensions			Minimum Yard Setbacks			Misc. Lot Requirements	
	Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Max Height	Max Impervious Coverage
Existing	R-2	Single-Family Residential District	8,400	70	120	25	10	20	35	50%

Proposed	R-5	Middle-Density Residential District	10,890	n/a	n/a	25	10	10	35	80%
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As per UDC Section 21.5.5, Middle-Density Residential District (R-5) is intended to provide for developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/ or denser multi-family developments that is comprised of detached or attached residential dwelling units. The subject property is approximately 21 acres of land which will restrict the density to 12 units per gross acre, will be required to adhere to the multi-family site design standards and provide ten percent of the total platted area as common, usable open space. UDC Section 21.5.7.B.8 also lists additional site design requirements for the Middle-Density Residential District (R-5). The additional requirements are listed below:

- When HVAC units are not within the building separation space the minimum separation is ten (10) feet
- When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet
- HVAC units shall be on the opposite sides of the buildings

These additional standards are not required if fire suppression systems are installed within the buildings.

GOAL

The applicant is requesting to rezone approximately 21 acres of land from Single-Family Residential District (R-2) to Middle-Density Residential District (R-5).

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 listed in UDC Section 21.5.4.D. for 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 to Middle Density Residential District (R-5) does implement the policies of the Comprehensive Plan. The subject property is designated as Complete Neighborhood in the Comprehensive Land Use Plan Future Land Use Map. The intent of the Complete Neighborhood Land Use Designation is for a mixture of housing options while considering the appropriateness of density and commercial development with roadway classification, conflict among land uses and buildings. The proposed zoning district would act as an appropriate transition from the commercial and industrial to the south of Maske Road and the single family residential to the north of the subject property. Additionally, the proposed zoning district allows for a different housing type than what is in the area, whether is be attached or detached residential. The proposed zone change to Middle-Density Residential District (R-5) meets the intent of the Complete Neighborhood Land Use Designation of the Future Land Use Map.

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

As part of promoting the 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. The proposed zone change on the approximately 21 acres will be required to meet the Multi-family site design requirements and provide at least 10% of common open space. Middle-Density Residential District (R-5) provides for attached or detached residential which would be a different housing type than what is immediately adjacent and within the greater area of the proposed development. The new housing type in this area promotes the general welfare of the City as it is a transitional use for the surrounding single-family residential and the General Business District (GB) across Maske Road.

As part of the zone change, the Engineering Department reviewed the submitted TIA summary and provided the following conclusion:

- The increase in peak hour trips would have some impact to the City's transportation system.
- However, since the amount of the impact is less than 100 peak hour trips, the impacts to the transportation system would be limited and mitigation efforts could be provided to mitigate the effects of the additional trips.

Ultimately, the proposed zone change to Middle-Density Residential District (R-5) will increase traffic on the transportation system, the effects can be mitigated through various efforts. During the development process, the applicant will be required to provide a detailed TIA to identify the required improvements and mitigate the effects of their traffic impact.

Although the proposed Middle Density Residential District (R-5) does increase the traffic impact to the City's transportation system, there are mitigation efforts available to relieve the impact, and the proposed development acts as a transitional use from the surrounding single-family development to the General Business District (GB) across Maske Road, thus promoting the 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 zone change to Middle-Density Residential District (R-5) is consistent and appropriate with existing uses in the immediate area. To the north, east, and west of the subject property is undeveloped Single-Family Residential District (R-2). To the south of the property is Maske Road, a commercial collector to be 70-feet of Right-of-Way when built out. Within the larger area, there is single-family development to the north. South of Maske Road, there is a Manufactured Home Park, General Business District (GB) and General Business District-II (GB-2). As per UDC Section 21.5.5, the intent of the Middle-Density Residential District (R-5) is to provide developments that offer a variety of housing types that is a suitable transition between single-family residential and commercial. The proposed development would act as an appropriate transition between the surrounding single-family residential to the north and the commercial and industrial development to the south.

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

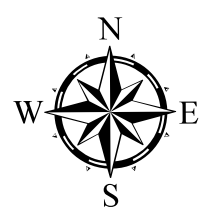
Staff has ensured the proposed zone change meets the UDC requirements. The proposed zone change has been reviewed by the Fire, EMS, and Police departments without objections.

RECOMMENDATION

Staff recommends approval of PLZC20260052 as the proposed Middle-Density Residential District (R-5) implements the policies of the Comprehensive Land Use Plan, acts as a transitional land use, and is compatible with the uses within the immediate and surrounding area.

Attachments

Aerial Exhibit
 200-foot Notification Map
 Public Hearing Responses
 Zone Change Exhibit
 Engineering TIA Summary
 SCUC ISD Forecasting Report
 SCUC ISD Demographic Report



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Proposed Zone Change
Maske Rd
GCAD - Property IDs 64582, 113897
(PLZC20260208)

- 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
- Commercial Collector A
- Planned Commercial Collector A

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

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

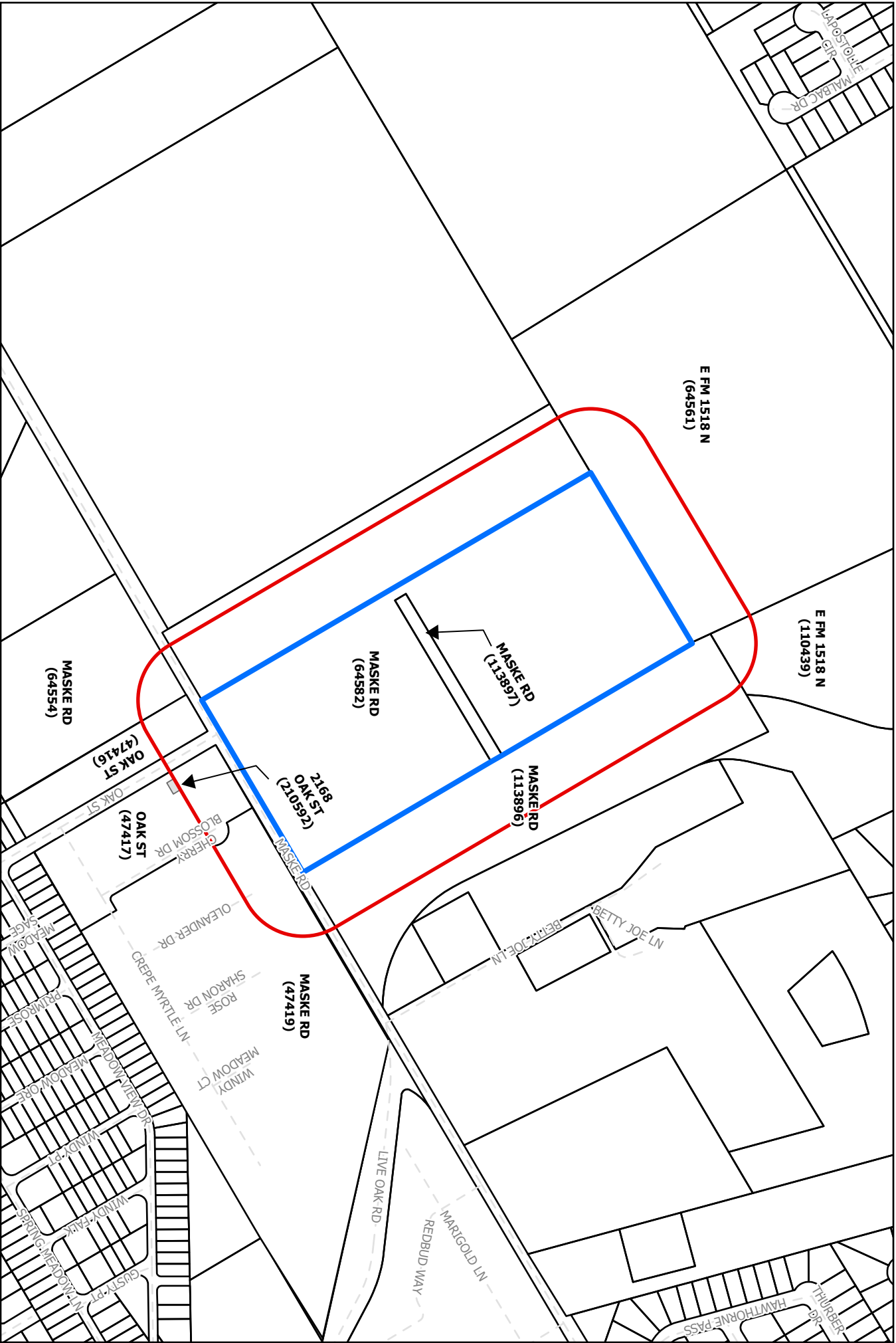
- 20"
- 24"
- 30"
- 36"
- Unknown

- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station

- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- AICUZ
- APZ I
- APZ II
- Clear Zone





City of Schertz

Proposed Zone Change

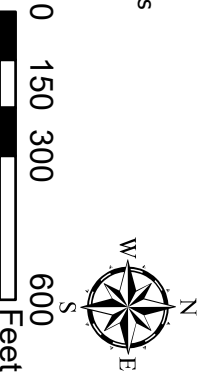
MASKE RD

GCAD Property ID 64582, 113897

(PLZC20260208)

 Project Boundary
 200' Buffer

 Parcels



NOTICE OF PUBLIC HEARING

September 23, 2026

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 7th, 2026 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20260208 - Hold a public hearing and make a recommendation on a zone change request on approximately 21 acres of land from Single-Family Residential District (R-2) to Middle-Density Residential District (R-5), generally located approximately 2,700 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as Guadalupe County Property Identification Number 113897 and a portion of 64582, Guadalupe County, City of Schertz, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Senior Planner directly at (210) 619-1782.

Sincerely,

Daisy Marquez
Senior Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLZC20260208**

COMMENTS: _____

NAME: Peter S. Velasco SIGNATURE Peter S. Velasco
(PLEASE PRINT)STREET ADDRESS: Guadalupe Property ID #'s: 64582 & 113897DATE: 9-28-26



SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY
Last update: August 28, 2026

City of Schertz, GIS Specialist: Angelica Gonzales,
gis@schertz.com (210) 619-1174
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

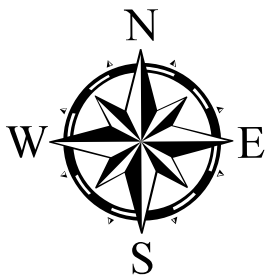
**Proposed
Zoning Change**
**GCAD Property ID 64582,
113897
(PLZC20260208)**

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)



0 150 300 600 Feet

Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: September 4, 2026
Re: Traffic Impact Summary for Proposed Zone Change at 189 Maske Road

The 28.329-acre property at 189 Maske Road is currently zoned R-2. A portion of the property (20.429 acres) is proposed to be zoned R-5. The R-5 zoning would allow for single family attached development, resulting in a greater number of residential units than the current R-2 zoning.

The current zoning of R-2 for the 20.429 acres would allow for single family residential development, resulting in a maximum peak hour traffic volume of 74 trips. With R-5 zoning, the maximum peak hour traffic volume would be 125 trips, an increase of 51 peak hour trips.

The increase in peak hour trips would have some impact to the transportation system. However, since the amount of the increase is less than 100 (the threshold for requiring Traffic Impact Analysis (TIA)), the impacts to the transportation system would be limited and mitigation efforts could be provided to mitigate the effects of the additional trips. Mitigation measures, such as turn lanes could be constructed by the development to mitigate the effects of the additional traffic.

The proposed development will be required to do a detailed TIA during future steps of the development process. The TIA will identify the required mitigation improvements the development needs to construct to mitigate the effects of all their traffic, and not just the 51 peak hour trips. Staff also noted that the proposed development is not planning on developing the maximum number of residential units allowed by R-5 zoning. They are proposing to develop a lesser number of units (220 vs. 245).

While the proposed zone change will increase traffic on the transportation system, the effects of the traffic increase can be mitigated.



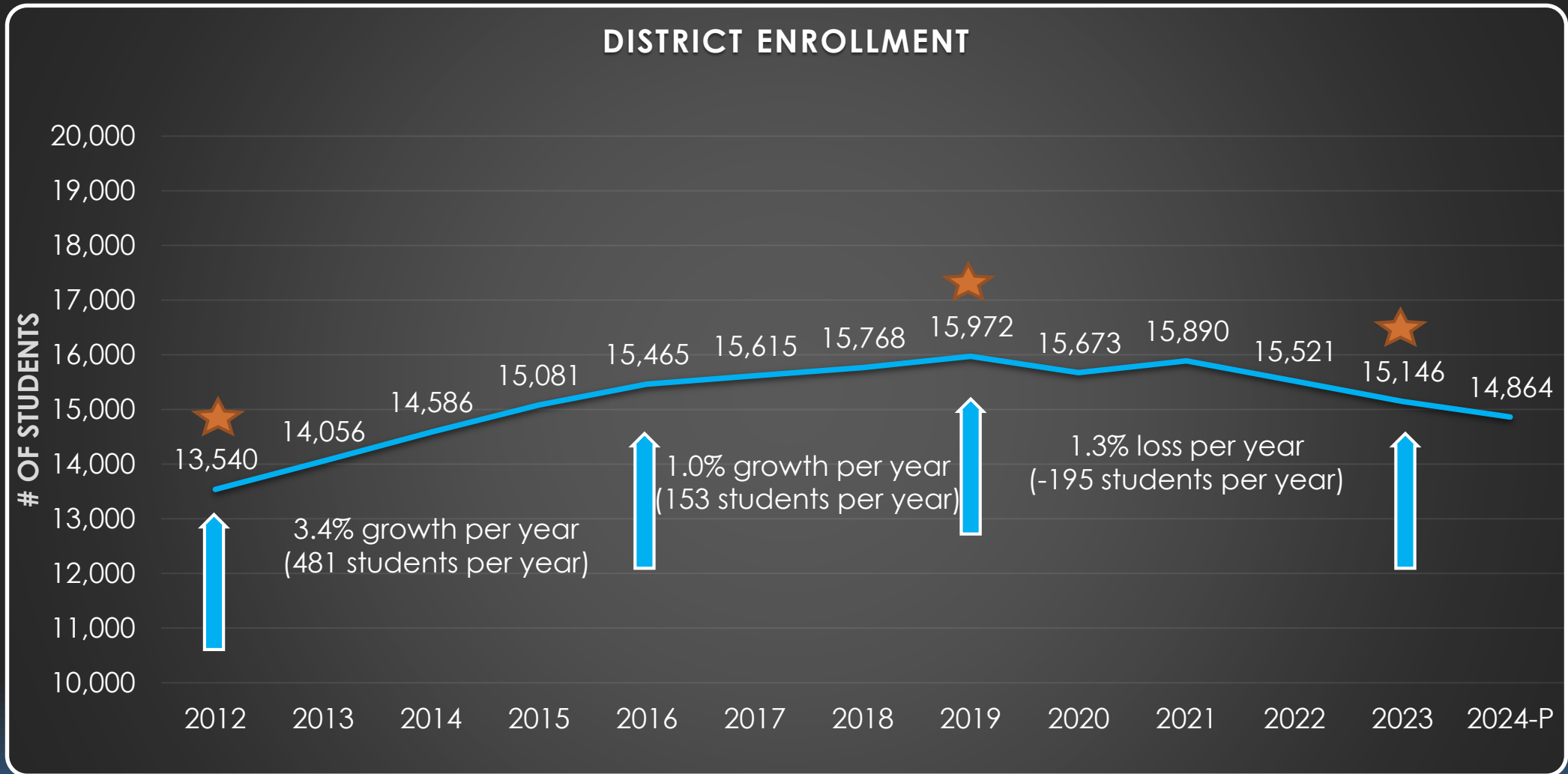
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

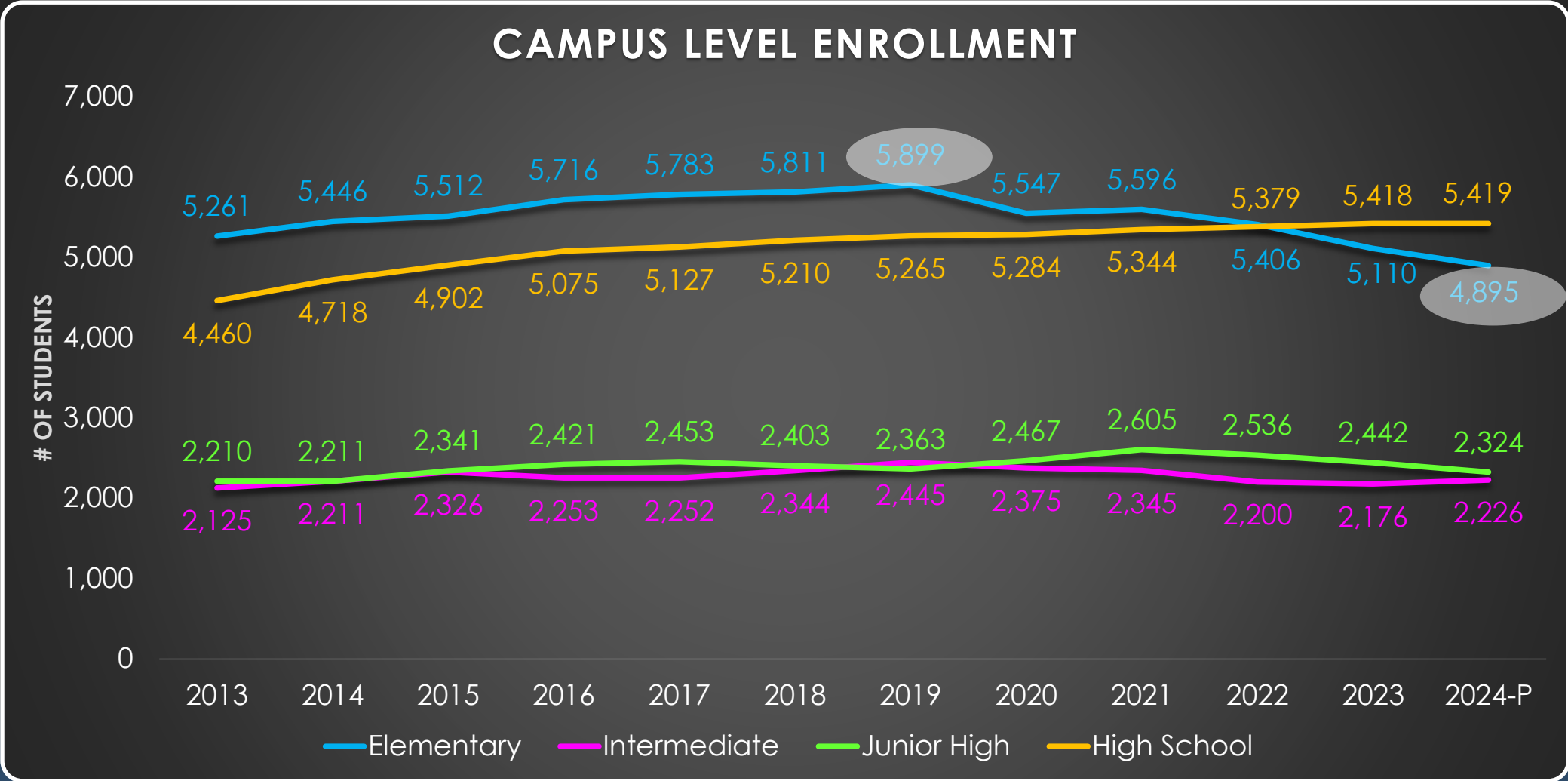
FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 TO 2023 ENROLLMENT DECREASE
 - HIGH SCHOOL ENROLLMENT HAS REMAINED STRONG
 - WE HAVE ADDED 154 HIGH SCHOOL STUDENTS SINCE 2019
 - AND JUNIOR HIGH HAS ONLY LOST 39 STUDENTS SINCE 2019
- ELEMENTARY IS WHERE WE HAVE FELT THE LARGEST DROP IN ENROLLMENT
 - SPECIFICALLY, 918 STUDENTS LOST SINCE 2019
 - AND 219 STUDENTS LOST AT THE INTERMEDIATE LEVEL.

STUDENT TRANSFERS

PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

First Year of Founders Charter School



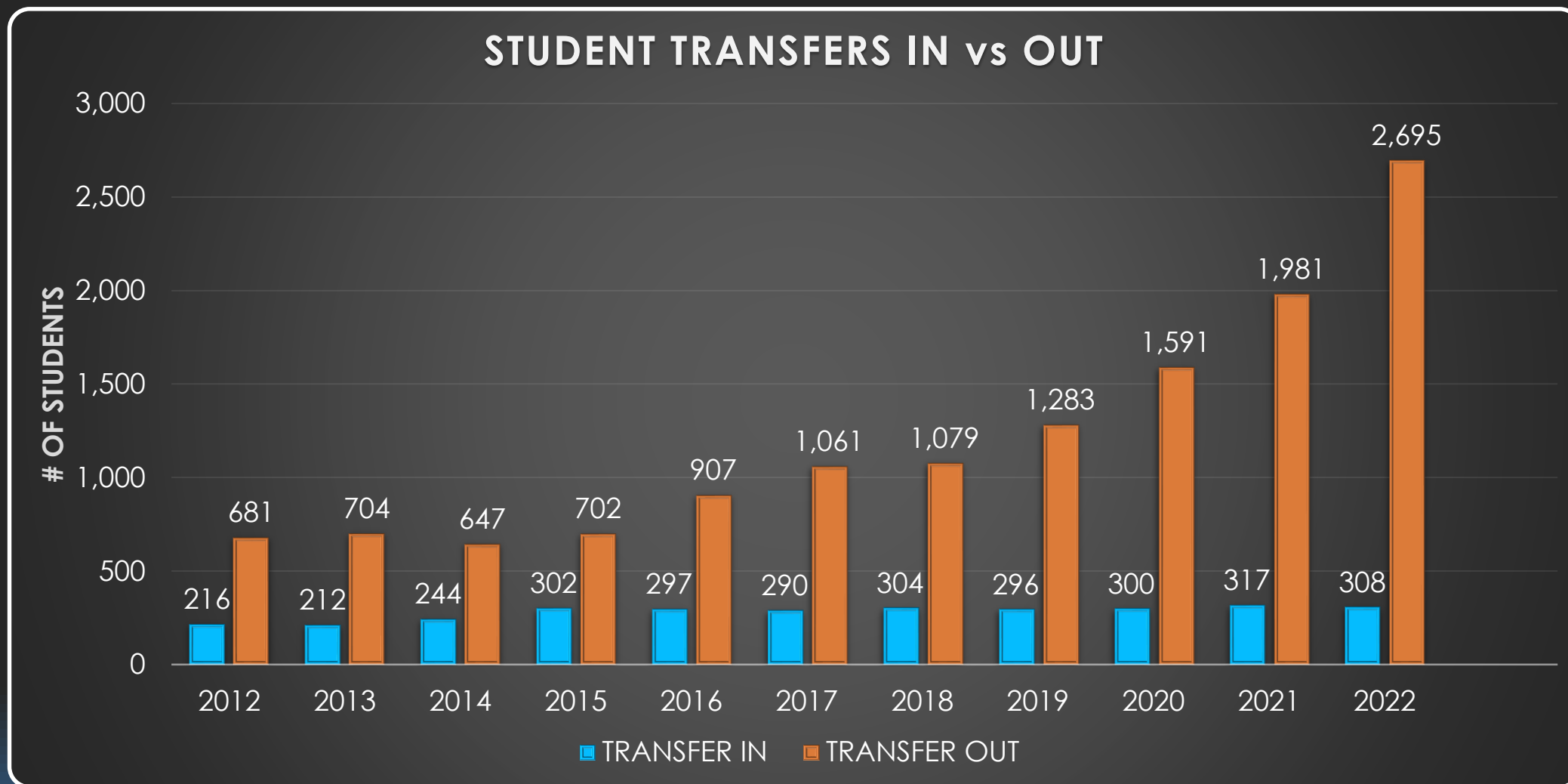
First Year of School of Science and Technology



First Year of Legacy Traditional School



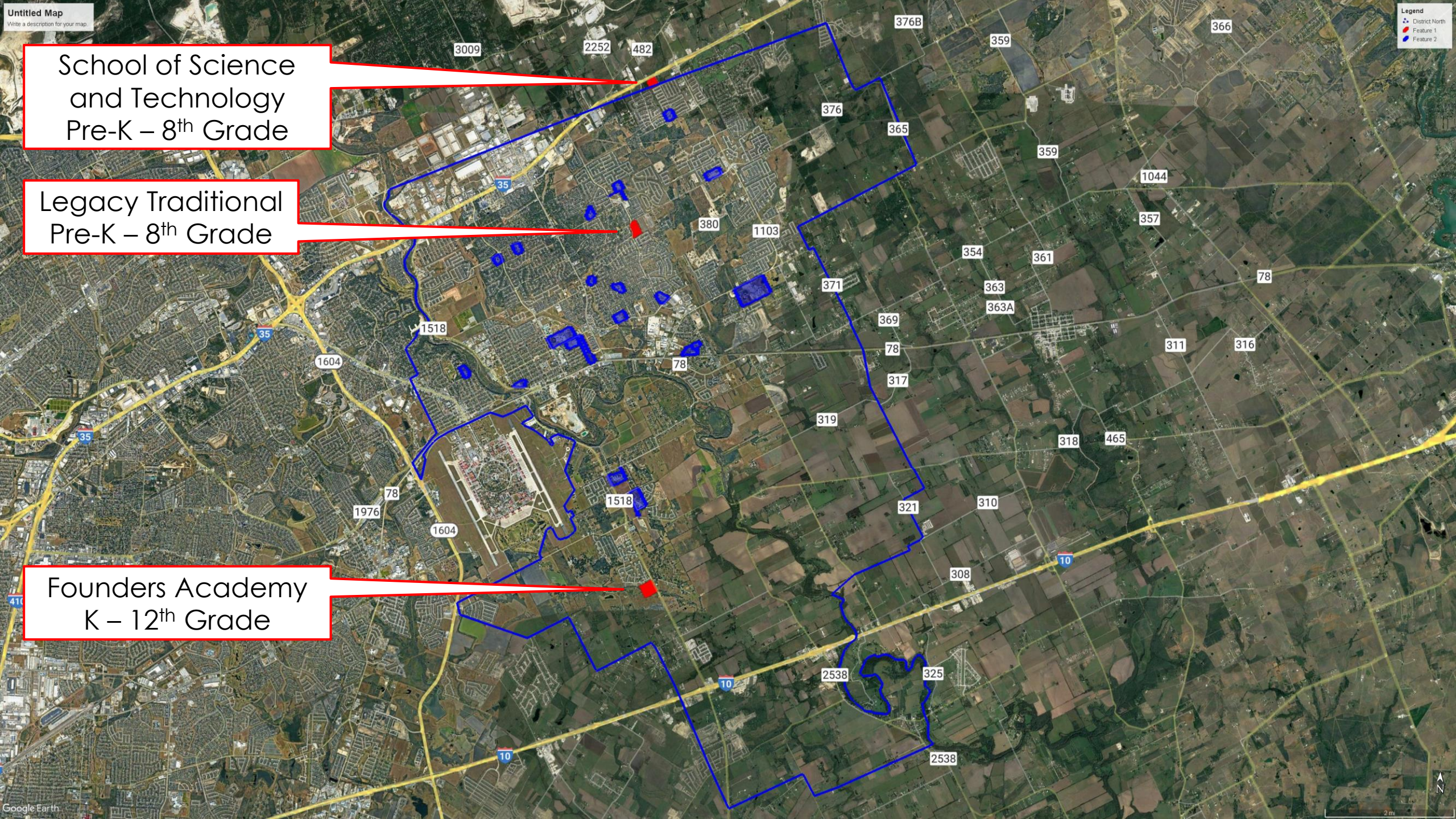
STUDENT TRANSFERS IN VS. OUT



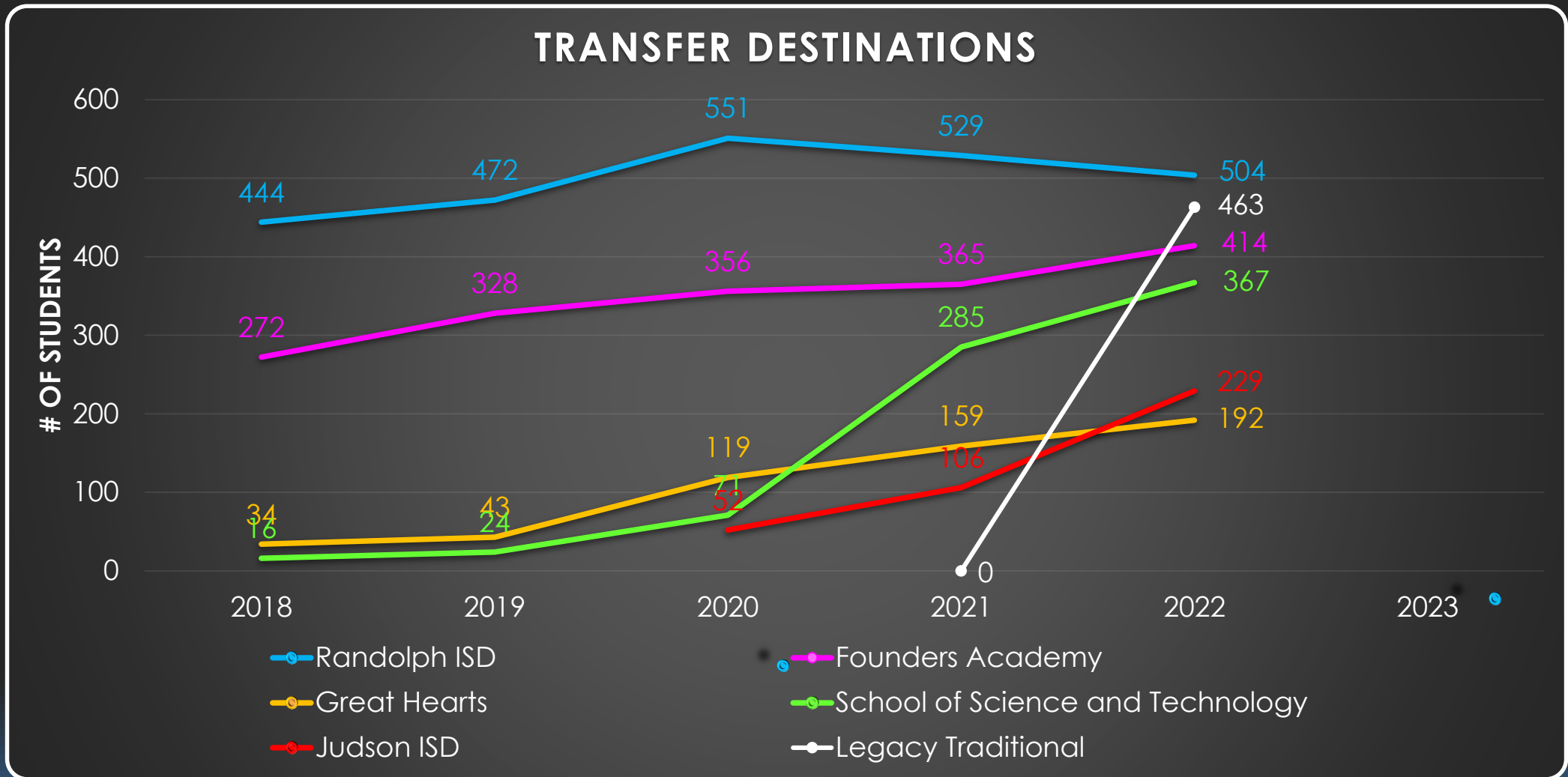
School of Science
and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

Founders Academy
K – 12th Grade

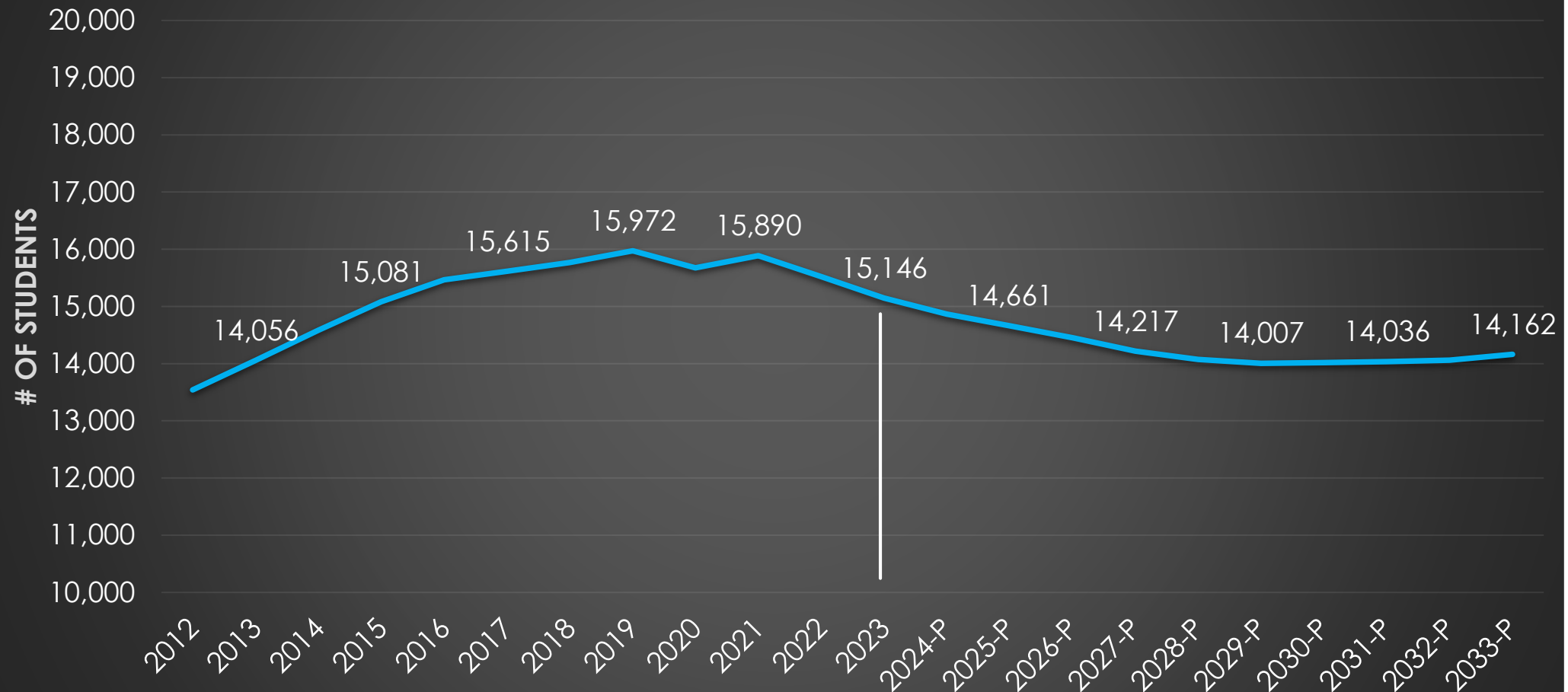


MAIN DESTINATIONS FOR TRANSFERS OUT



SO, HOW MANY STUDENTS WILL WE HAVE IN THE FUTURE?

DISTRICT HISTORICAL ENROLLMENT AND PROJECTIONS



ENROLLMENT PROJECTIONS

- OVER THE NEXT 6 YEARS OUR DISTRICT IS PROJECTED TO LOSE ON AVERAGE 1.3% OF OUR ENROLLMENT ANNUALLY.
 - RESULTING IN THE POTENTIAL DECLINE IN ENROLLMENT OF ANOTHER 1,139 STUDENTS OVER THE SAME PERIOD
 - LARGER GRADUATING CLASSES CONTINUE TO BE REPLACED WITH SMALLER PRE-K AND KINDER
 - GROWTH IN CHARTER ENROLLMENT IS LIKELY TO CONTRIBUTE TO THE SMALLER ELEMENTARY CLASS SIZES

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1.62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- BEGINNING IN 2030 THE DISTRICT IS EXPECTED TO BEGIN ADDING STUDENTS
 - INCOMING ELEMENTARY ENROLLMENT AND GRADUATING CLASSES BEGIN TO REACH A BALANCE
 - IN 2033 WE ARE PROJECTED TO RETURN TO THE ENROLLMENT WE HAD IN 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1.62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- PRIOR TO COVID AND AREA CHARTER SCHOOLS, SCUC WAS ESSENTIALLY THE ONLY OPTION FOR PARENTS MOVING INTO OUR GROWING COMMUNITY.
 - WHEN PROJECTING GROWTH, BIRTH RATES AND HOUSING GROWTH WERE THE ONLY TWO MAJOR VARIABLES WE HAD TO CONSIDER.
- BEGINNING 2017 WITH THE FIRST AREA CHARTER SCHOOL, PARENTS BEGAN TO EXERCISE THEIR CHOICE.
 - WITH COVID WE SAW VIRTUAL LEARNING ENTER THE GAME AND HOMESCHOOLING BECAME MORE PREVALENT
 - OUR COMMUNITY ALSO CONTINUED TO EXPERIENCE AGING IN PLACE
- PROJECTING ENROLLMENT IS MUCH MORE DIFFICULT WITH THESE ADDED VARIABLES.

FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY

UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

- CAPACITY OF A CAMPUS AS ARCHITECTURALLY DESIGNED WITH EVERY FULL-SIZE CLASSROOM AT FULL CAPACITY
- EX. SIPPEL ELEMENTARY HAS A DESIGN CAPACITY OF 750 STUDENTS

- FUNCTIONAL CAPACITY

- DESIGN CAPACITY OF A CAMPUS MINUS 10% TO ACCOUNT FOR SPECIAL PROGRAMS ON A CAMPUS THAT REDUCE THE CAPACITY OF A FULL-SIZE CLASSROOM
- EX. SIPPEL ELEMENTARY HAS A FUNCTIONAL CAPACITY OF 675 STUDENTS

- MAXIMUM CAPACITY

- CAMPUS CAPACITY CONSIDERING THE ADDITION OF PORTABLE CLASSROOM BUILDINGS TO THE DESIGN CAPACITY AND THE NUMBER OF STUDENTS THE COMMON AREAS OF THE CAMPUS CAN SUPPORT
- EX. SIPPEL ELEMENTARY HAS A MAXIMUM CAPACITY OF 1058 STUDENTS

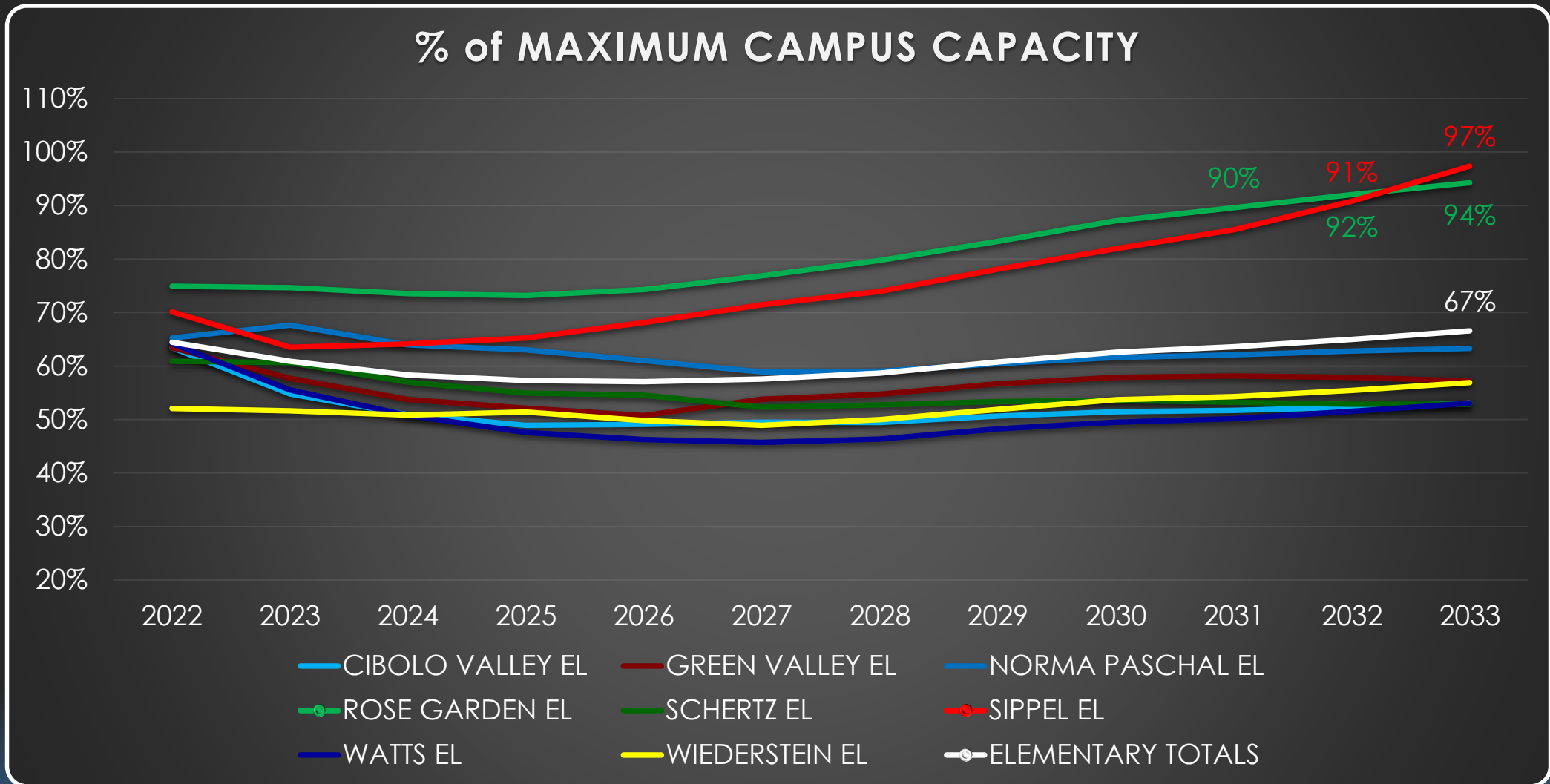
PLANNING USING OUR MAXIMUM CAPACITY

- WE BEGIN CONSIDERING THE USE OF **CAPACITY RELIEF TOOLS** WHEN A CAMPUS REACHES **90%** OF ITS MAXIMUM CAPACITY. THE DISTRICT HAS SEVERAL TOOLS AT OUR DISPOSAL
- TOOLS TO REDUCE/MAINTAIN THE ENROLLMENT OF A CAMPUS INCLUDE:
 - CAPPING ENROLLMENT OF THE CAMPUS TO NEW STUDENTS
 - MOVING SPECIAL PROGRAMS TO CAMPUSES WITH LOWER ENROLLMENTS
- TOOLS TO BALANCE THE ENROLLMENT AT CAMPUSES INCLUDE:
 - REZONING THE ATTENDANCE BOUNDARIES
- TOOLS TO INCREASE THE CAPACITY OF THE CAMPUS/DISTRICT INCLUDE:
 - ADDING PORTABLE CLASSROOM BUILDINGS
 - ADDING TO OR RENOVATING THE EXISTING BUILDING
 - BUILDING A NEW CAMPUS TO THE DISTRICT

ELEMENTARY CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CIBOLO VALLEY EL	891	1,200	761	657	611	587	589	594	594	608	617	620	627	637
% Max Capacity			63%	55%	51%	49%	49%	49%	49%	51%	51%	52%	52%	53%
GREEN VALLEY EL	673	924	586	533	497	482	469	497	506	524	535	537	535	529
% Max Capacity			63%	58%	54%	52%	51%	54%	55%	57%	58%	58%	58%	57%
NORMA PASCHAL EL	673	924	603	625	591	582	564	544	546	559	569	574	580	585
% Max Capacity			65%	68%	64%	63%	61%	59%	59%	60%	62%	62%	63%	63%
ROSE GARDEN EL	891	1,200	899	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
% Max Capacity			75%	75%	74%	73%	74%	77%	80%	83%	87%	90%	92%	94%
SCHERTZ EL	675	1,102	671	668	628	605	601	576	581	588	591	586	582	582
% Max Capacity			61%	61%	57%	55%	55%	52%	53%	53%	54%	53%	53%	53%
SIPPEL EL	675	1,058	742	672	679	690	721	756	782	827	867	904	961	1,030
% Max Capacity			70%	64%	64%	65%	68%	71%	74%	78%	82%	85%	91%	97%
WATTS EL	673	924	593	513	469	440	428	423	428	446	457	463	476	490
% Max Capacity			64%	56%	51%	48%	46%	46%	46%	48%	49%	50%	52%	53%
WIEDERSTEIN EL	675	1,058	551	546	538	544	527	517	529	549	568	574	587	602
% Max Capacity			52%	52%	51%	51%	50%	49%	50%	52%	54%	54%	55%	57%
ELEMENTARY TOTALS	5,826	8,390	5,406	5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
% Max Capacity			64%	61%	58%	57%	57%	58%	59%	61%	63%	64%	65%	67%
Elementary Percent Change			-3.40%	-5.48%	-4.21%	-1.78%	-0.37%	0.83%	1.91%	3.59%	2.96%	1.63%	2.20%	2.46%
Elementary Absolute Change			-190	-296	-215	-87	-18	40	92	177	151	85	117	134

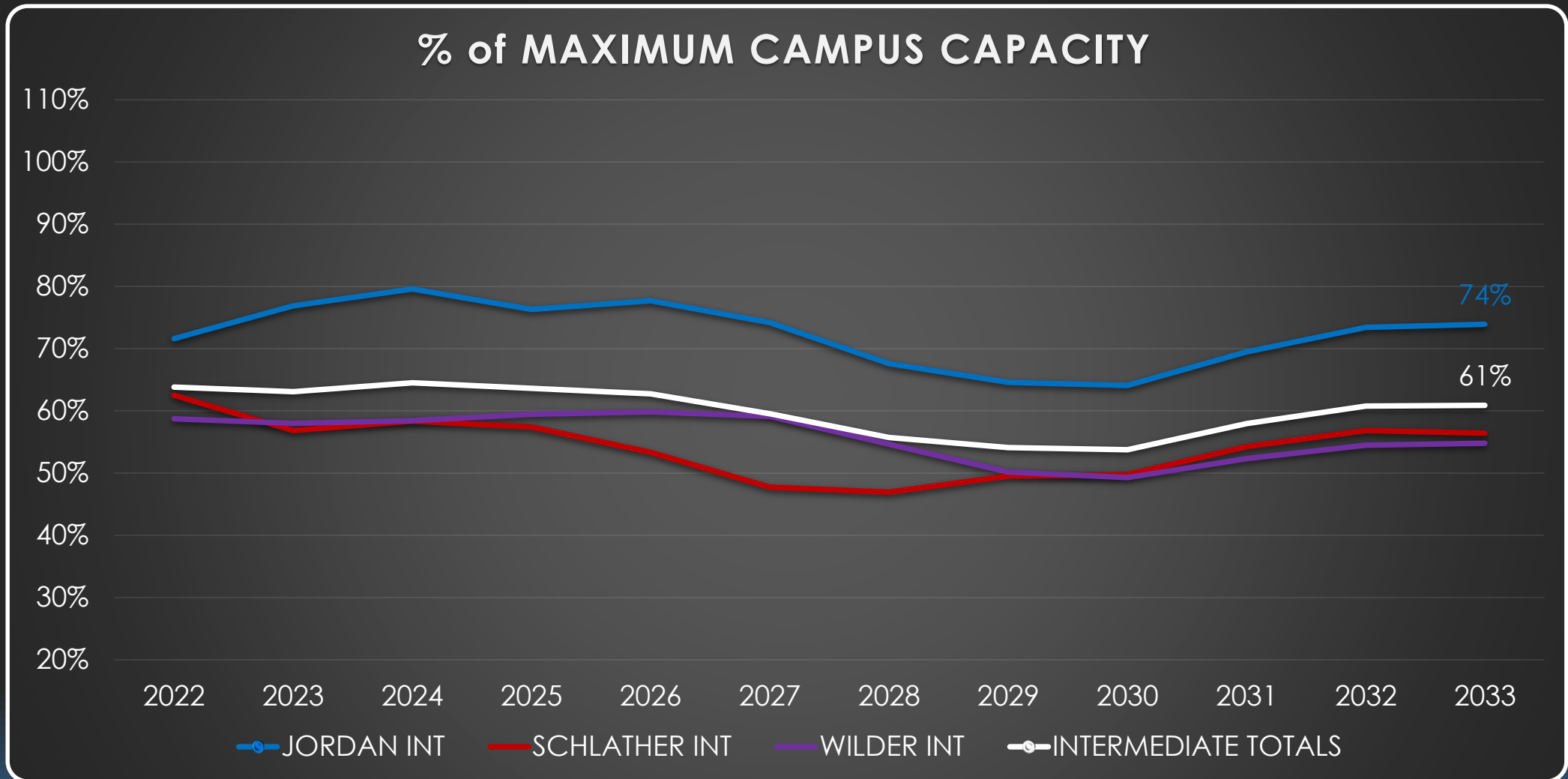
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
JORDAN INT	810	1,000	716	769	796	763	777	742	676	646	641	695	734	739
% Max Capacity			72%	77%	80%	76%	78%	74%	68%	65%	64%	70%	73%	74%
SCHLATHER INT	810	1,200	750	682	700	689	640	573	563	594	597	651	682	677
% Max Capacity			63%	57%	58%	57%	53%	48%	47%	50%	50%	54%	57%	56%
WILDER INT	810	1,250	734	725	730	743	748	739	683	627	616	654	681	685
% Max Capacity			59%	58%	58%	59%	60%	59%	55%	50%	49%	52%	54%	55%
INTERMEDIATE TOTALS		3,450	2,201	2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
% Max Capacity			64%	63%	65%	64%	63%	60%	56%	54%	54%	58%	61%	61%
Intermediate Percent Change			-6.13%	-1.09%	2.30%	-1.39%	-1.37%	-5.13%	-6.43%	-2.86%	-0.70%	7.87%	4.85%	0.19%
Intermediate Absolute Change			-144	-24	50	-31	-30	-111	-132	-55	-13	146	97	4

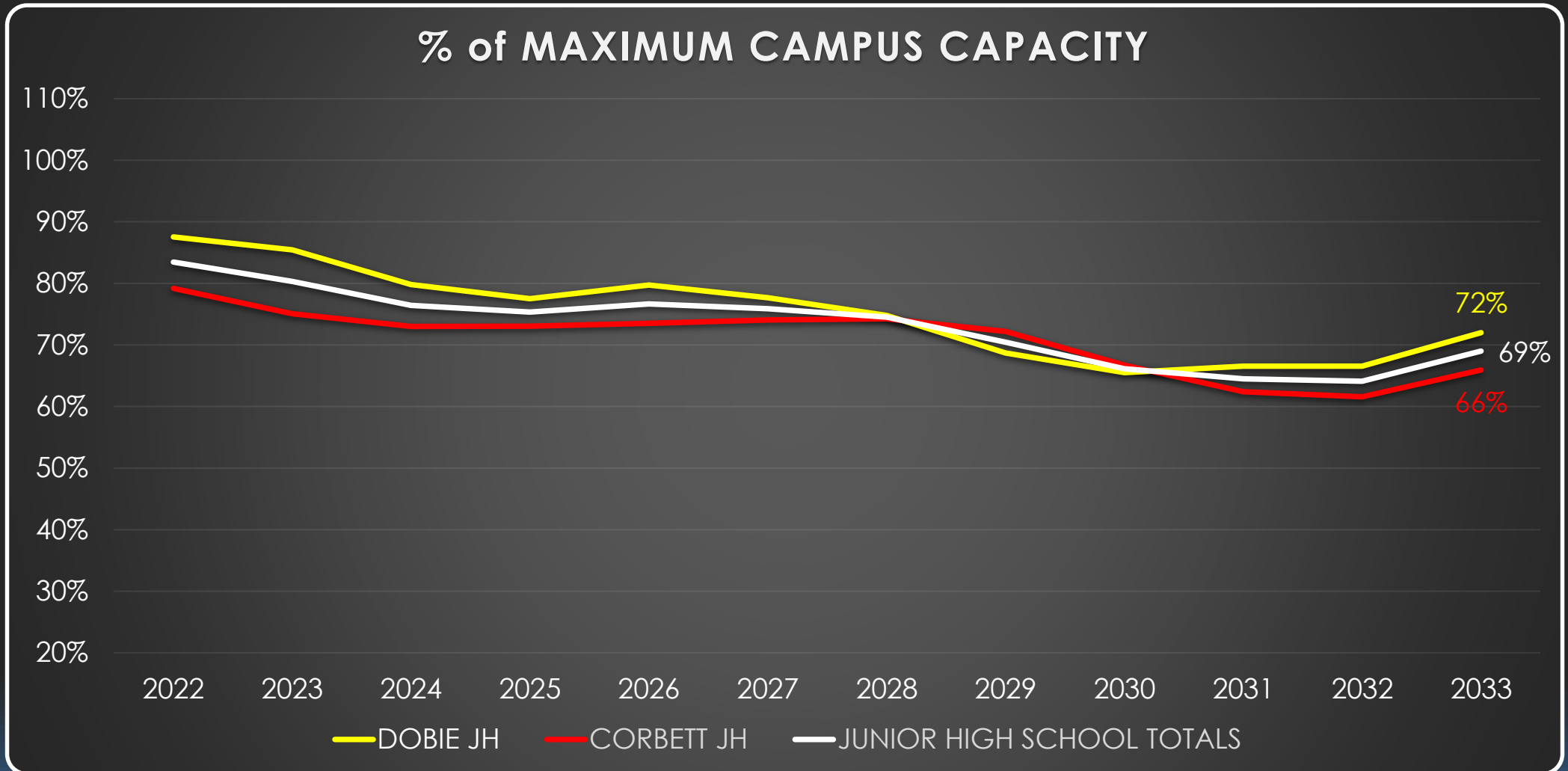
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
DOBIE JH	1,300	1,540	1,348	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
% Max Capacity			88%	85%	80%	78%	80%	78%	75%	69%	66%	67%	67%	72%
CORBETT JH	1,080	1,500	1,188	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
% Max Capacity			79%	75%	73%	73%	74%	74%	74%	72%	67%	62%	62%	66%
JUNIOR HIGH SCHOOL TOTALS		3,040	2,537	2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
% Max Capacity			83%	80%	76%	75%	77%	76%	75%	70%	66%	65%	64%	69%
Junior High School Percent Change			-2.62%	-3.71%	-4.83%	-1.46%	1.79%	-1.03%	-1.78%	-5.52%	-6.12%	-2.44%	-0.61%	7.64%
Junior High School Absolute Change			-68	-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149

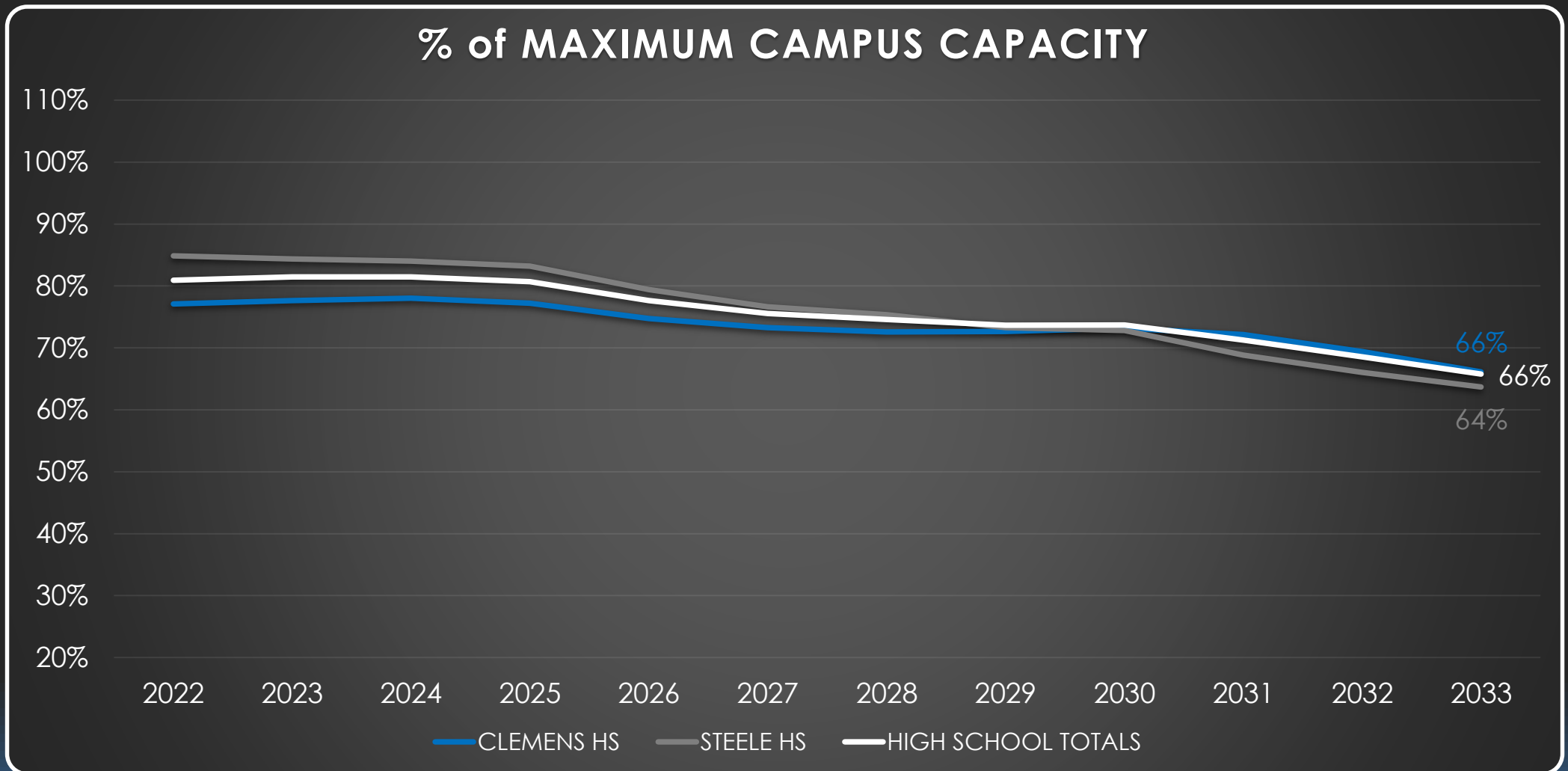
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CLEMENS HS	2,700	3,300	2,544	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
% Max Capacity			77%	78%	78%	77%	75%	73%	73%	73%	73%	72%	69%	66%
STEELE HS	2,160	3,200	2,716	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
% Max Capacity			85%	84%	84%	83%	79%	77%	75%	73%	73%	69%	66%	64%
HIGH SCHOOL TOTALS		6,650	5,381	5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
% Max Capacity			81%	81%	81%	81%	78%	76%	75%	74%	74%	71%	69%	66%
High School Percent Change			0.69%	0.71%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			37	38	1	-52	-204	-137	-64	-63	3	-163	-180	-183

HIGH SCHOOL CAPACITIES



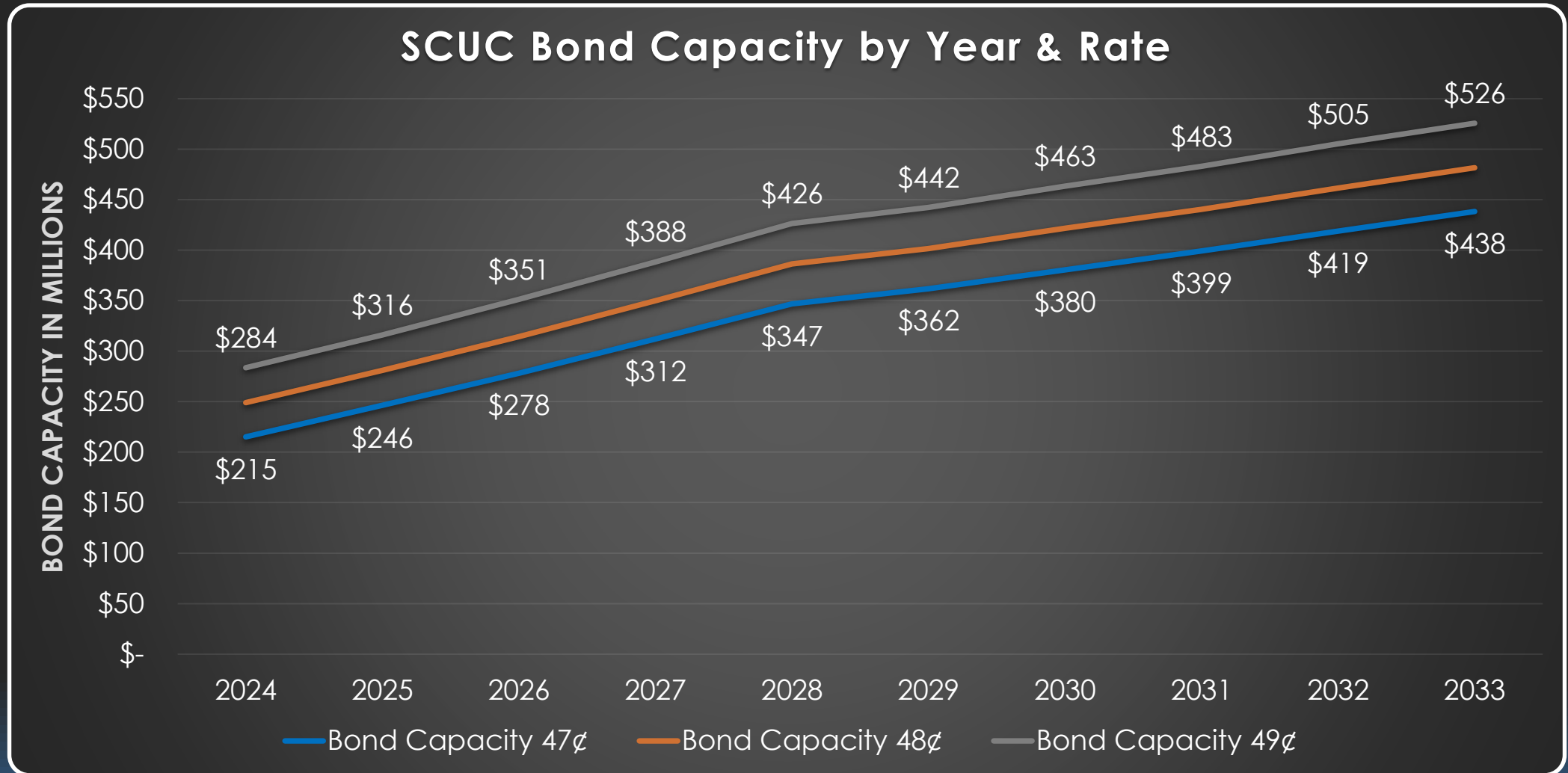
FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

PROJECTING BONDING CAPACITY - SCUC

- PROJECTING TAX REVENUE
 - ASSUMES NO REFINANCING FOR BOND SAVINGS
 - DEFEASING PRINCIPAL
 - MODEST PROPERTY VALUE GROWTH
 - 4.0% ANNUAL INCREASE FOR 2024-2028
 - 2.0% ANNUAL INCREASE FOR 2029-2033
- AS DEBT IS RESTRUCTURED AND PROPERTY VALUES INCREASE, WE BEGIN TO HAVE SOME BONDING CAPACITY
 - CAPACITY FOR ADDITIONAL DEBT IS LOWER AT FIRST, MORE IN LATER YEARS
- FORECASTING USING THREE OPTIONS FOR I&S TAX RATE
 - **\$0.47** PER \$100 OF VALUATION (CURRENT), **\$0.48** PER \$100 VALUATION, AND **\$0.49** PER \$100 VALUATION

PROJECTED AVAILABLE BOND DOLLARS



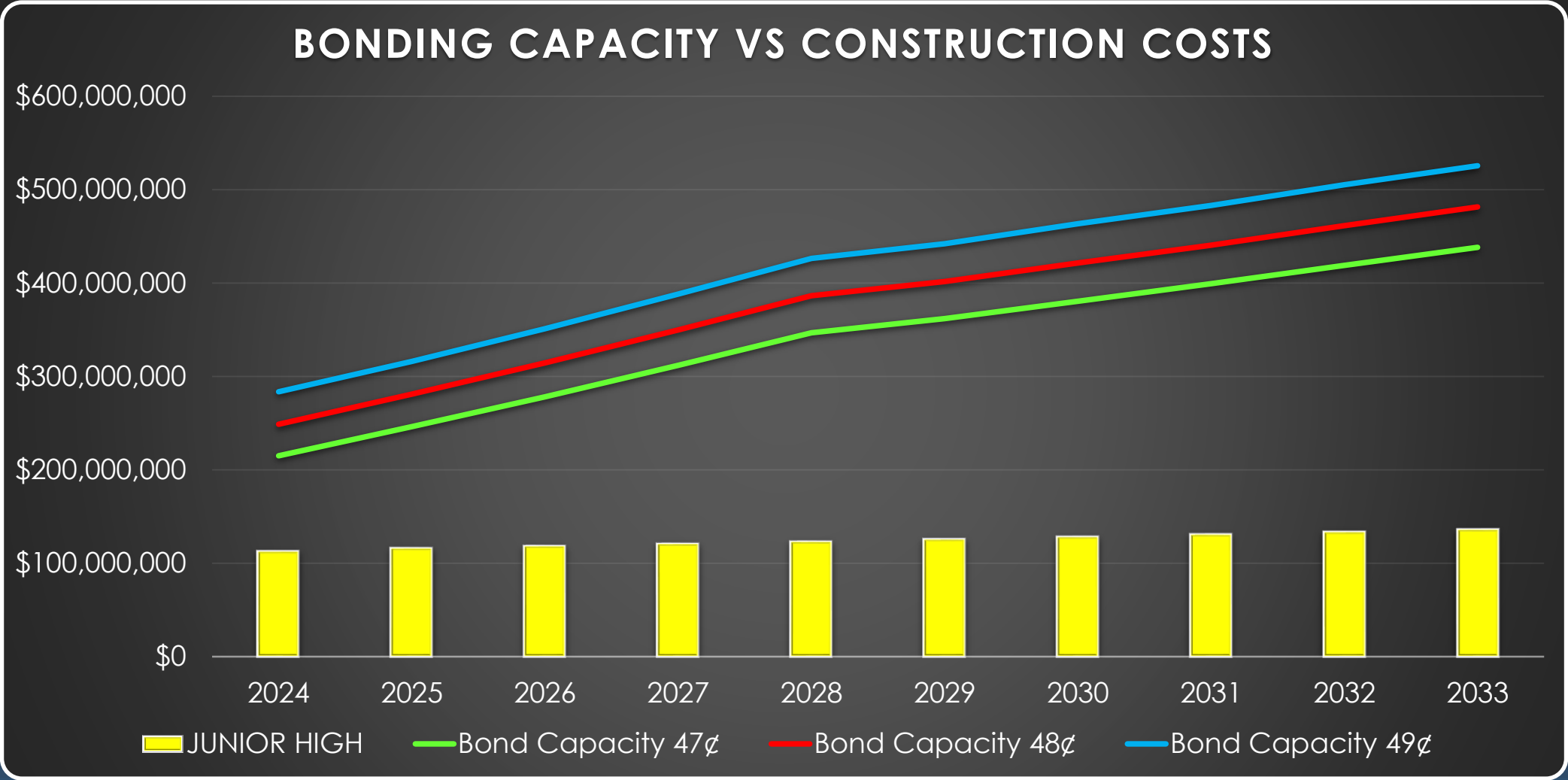
PROJECTING FACILITY COSTS - SCUC

- PROJECTING FUTURE COSTS OF NEW FACILITIES
 - FLUCTUATING MATERIALS AND LABOR COSTS MAKE LONG-TERM PROJECTIONS DIFFICULT
 - THE MARKET HAS SEEN HUGE INFLATION OVER THE LAST SEVERAL YEARS, BUT SEEMS TO HAVE STABILIZED DURING 2023
 - 2020-2023 WE EXPERIENCED 7-15% INFLATION ANNUALLY
 - PROJECTING PAST 2024
 - 3% ANNUAL INFLATION FOR 2024
 - 2% ANNUAL INFLATION FOR 2025 AND BEYOND
- CONSTRUCTION ESTIMATE RULES OF THUMB – 2024 DOLLARS
 - HIGH SCHOOL - \$235 MILLION
 - JUNIOR HIGH SCHOOL - \$113 MILLION
 - INTERMEDIATE/ELEMENTARY - \$72 MILLION

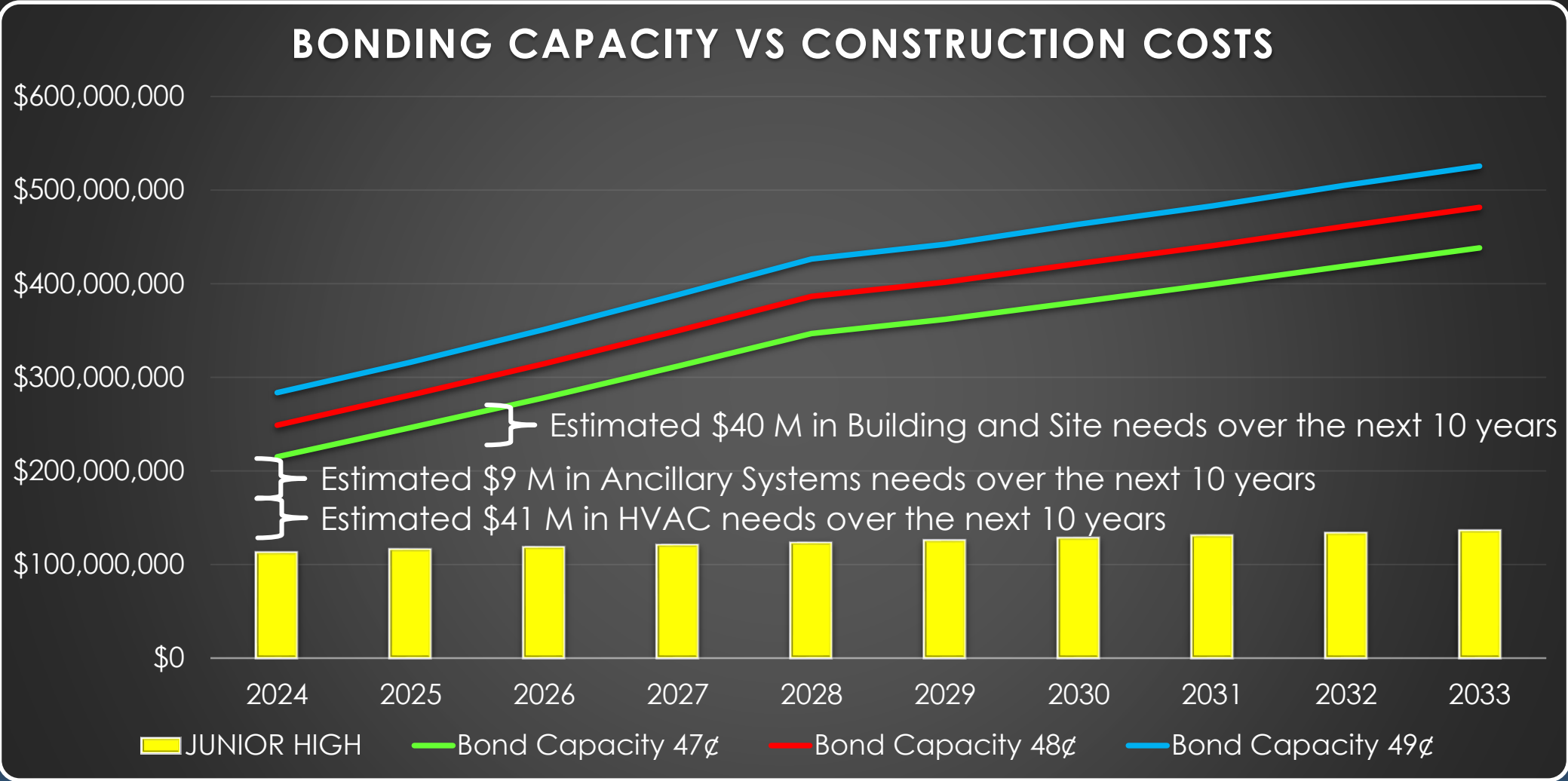
PROJECTING FACILITY COSTS - SCUC

YEAR	High School	Junior High	Elementary/ Intermediate
2024	\$ 235,000,000	\$ 113,000,000	\$ 72,000,000
2025-P	\$ 242,050,000	\$ 116,390,000	\$ 74,160,000
2026-P	\$ 246,891,000	\$ 118,717,800	\$ 75,643,200
2027-P	\$ 251,828,820	\$ 121,092,156	\$ 77,156,064
2028-P	\$ 256,865,396	\$ 123,513,999	\$ 78,699,185
2029-P	\$ 262,002,704	\$ 125,984,279	\$ 80,273,169
2030-P	\$ 267,242,758	\$ 128,503,965	\$ 81,878,632
2031-P	\$ 272,587,614	\$ 131,074,044	\$ 83,516,205
2032-P	\$ 278,039,366	\$ 133,695,525	\$ 85,186,529
2033-P	\$ 283,600,153	\$ 136,369,435	\$ 86,890,260
2034-P	\$ 289,272,156	\$ 139,096,824	\$ 88,628,065

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS....

- STUDENT ENROLLMENT/PROJECTIONS
 - PRIOR TO COVID-19 SCUC ISD'S ENROLLMENT GROWTH HAD SLOWED TO 1% PER YEAR
 - COVID AND THE OPENING OF CHARTER SCHOOLS HAS IMPACTED DISTRICT ENROLLMENT, ESPECIALLY AT THE YOUNGER GRADES
 - THIS MULTI-YEAR IMPACT IS REDUCING OUR ENROLLMENT EVEN WITH NEW HOUSING
 - AN AVERAGE 1% ANNUAL DECLINE IN ENROLLMENT IS FORECASTED FOR THE NEXT SIX YEARS
- CAPACITY RELIEF TOOLS
 - WE HAVE MULTIPLE TOOLS TO HELP RELIEVE OUR CAMPUSES ONCE THEY SURPASS 90% OF THEIR MAX CAPACITY AND MOVE CLOSER TO 100%
- WITH OUR PROJECTED ENROLLMENT DECLINING, OUR ATTENTION MUST BE FOCUSED ON MAINTAINING THE INFRASTRUCTURE OF OUR EXISTING BUILDINGS AND IDENTIFYING FUTURE PROGRAMMATIC NEEDS FOR OUR STUDENTS
- WE ALSO NEED TO CONSIDER IF 2 JUNIOR HIGHS CONTINUE TO MEET THE NEEDS OF OUR DISTRICT

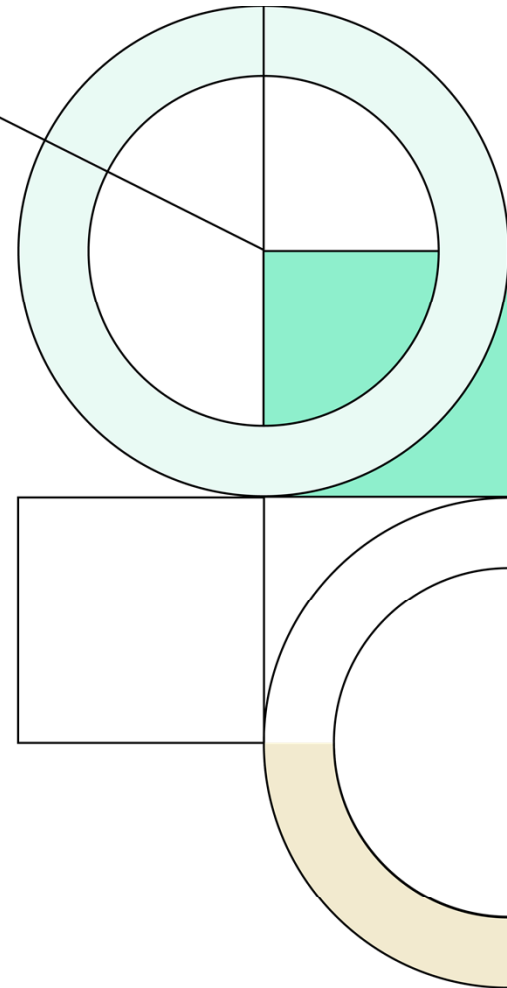
QUESTIONS/COMMENTS





4Q24

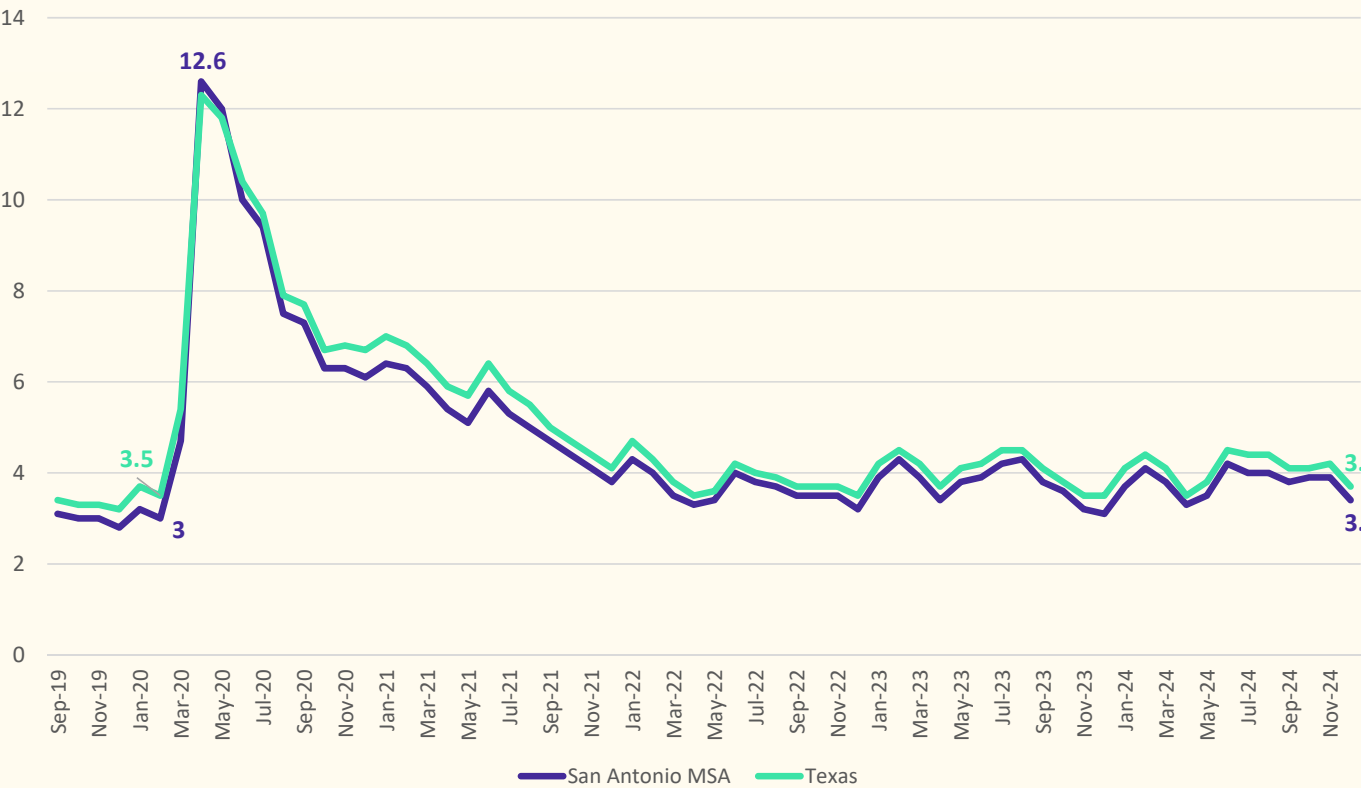
Demographic Report



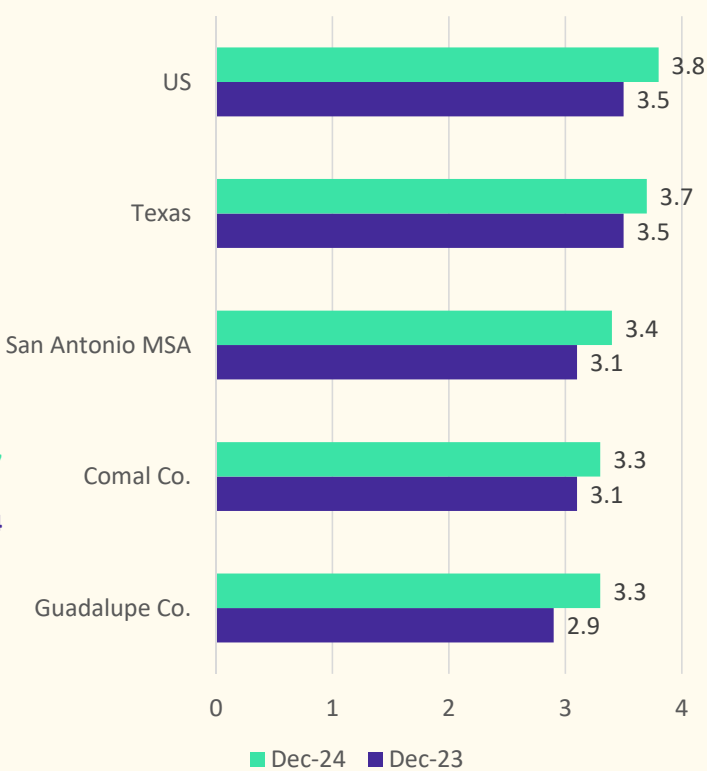


Local Economic Conditions

Unemployment Rate, Sept 2019 – Dec 2024



Unemployment Rate, Year Over Year

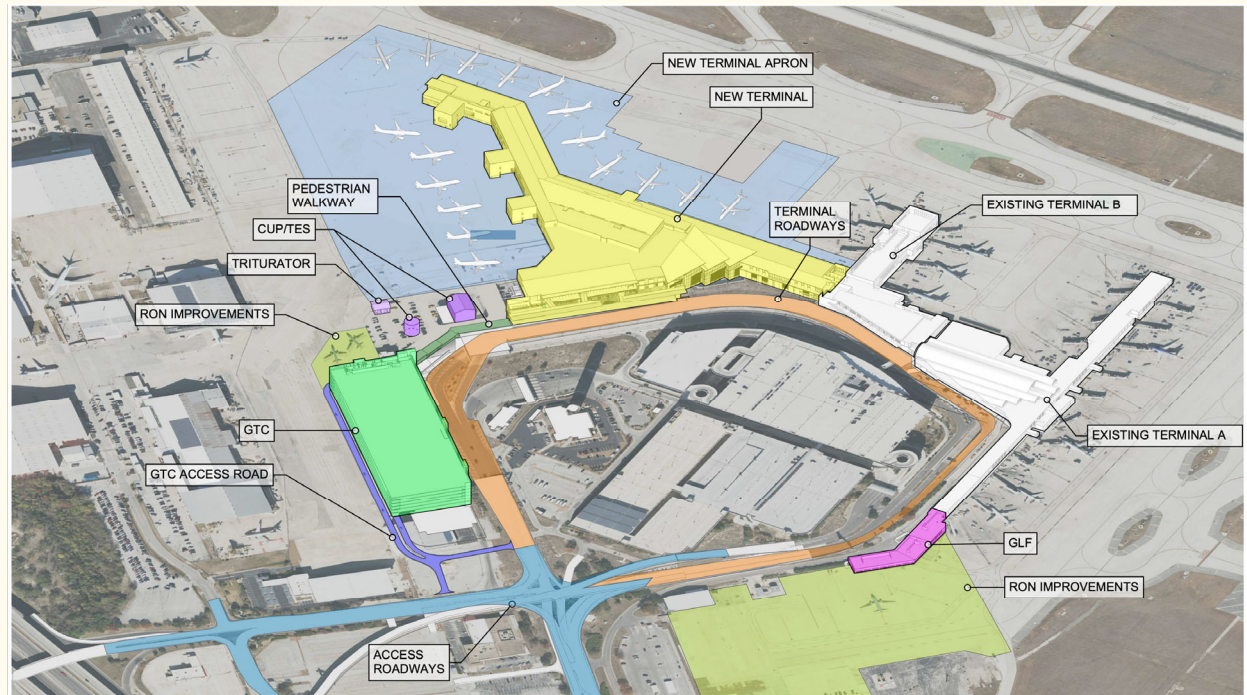




Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = \$2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate \$3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

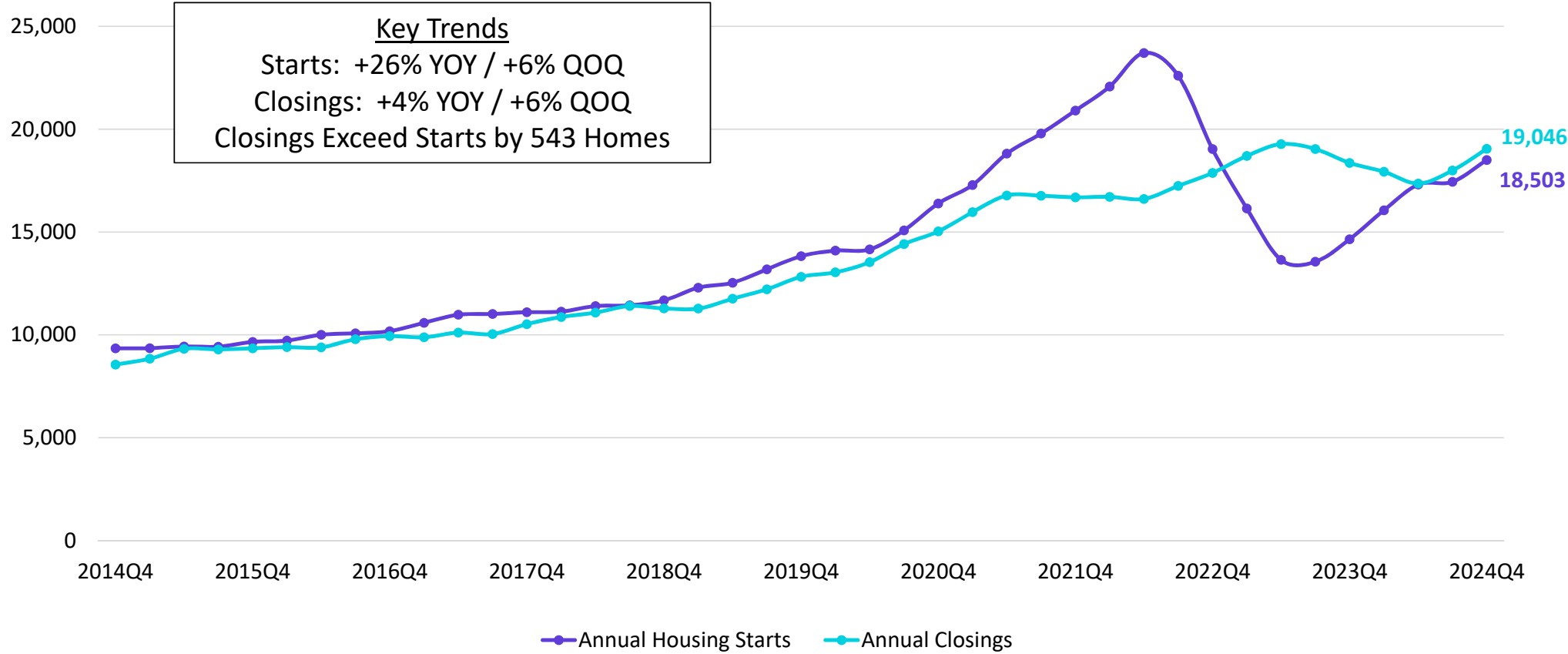
Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda



San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

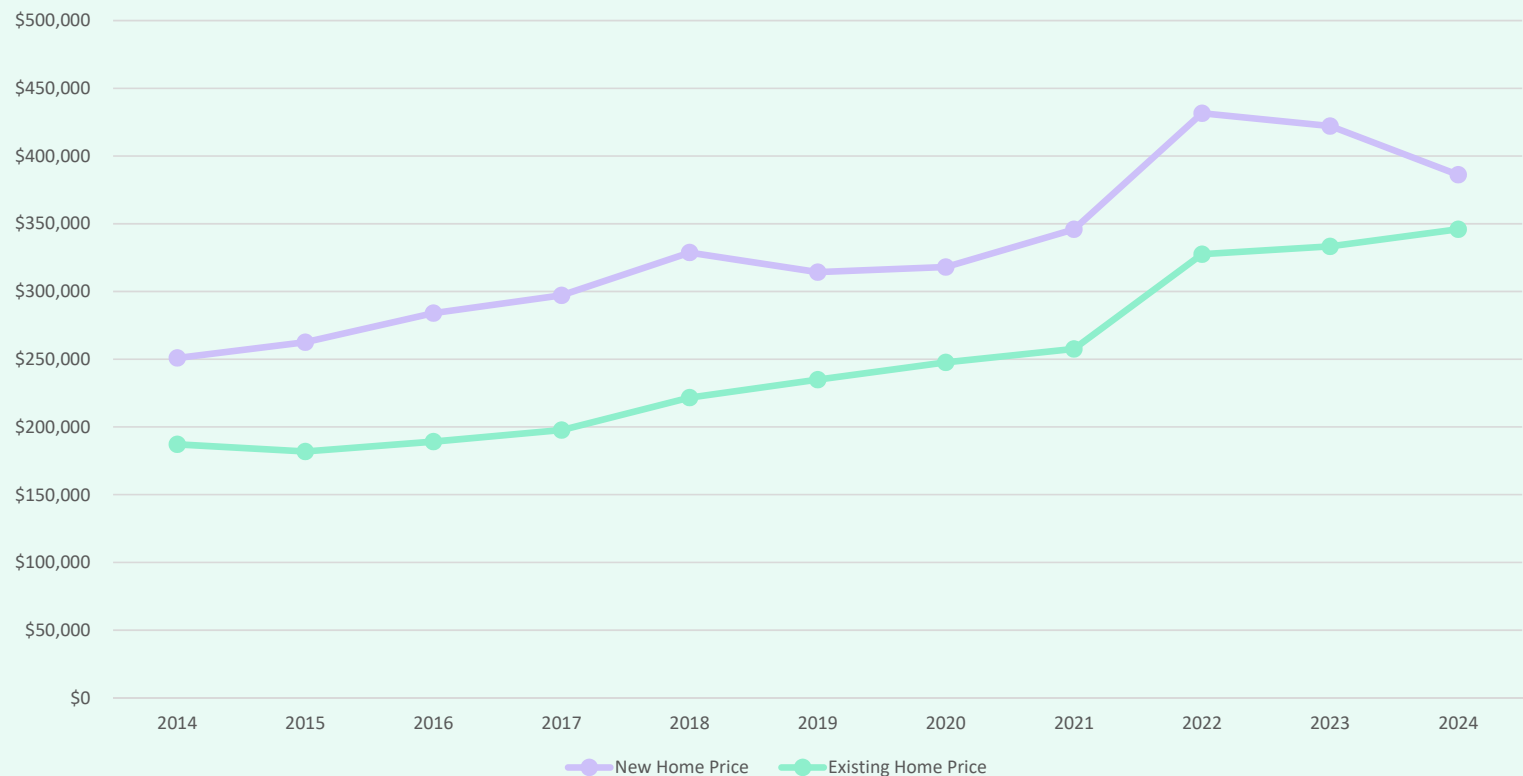


Source: Zonda



SCUC ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than \$135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than \$158,800

	Avg New Home	Avg Existing Home
2014	\$250,897	\$187,097
2015	\$262,532	\$181,881
2016	\$284,037	\$189,189
2017	\$297,182	\$197,710
2018	\$328,762	\$221,637
2019	\$314,299	\$234,868
2020	\$318,065	\$247,691
2021	\$345,858	\$257,537
2022	\$431,606	\$327,526
2023	\$422,149	\$333,286
2024	\$386,156	\$345,921



San Antonio New Home Ranking Report

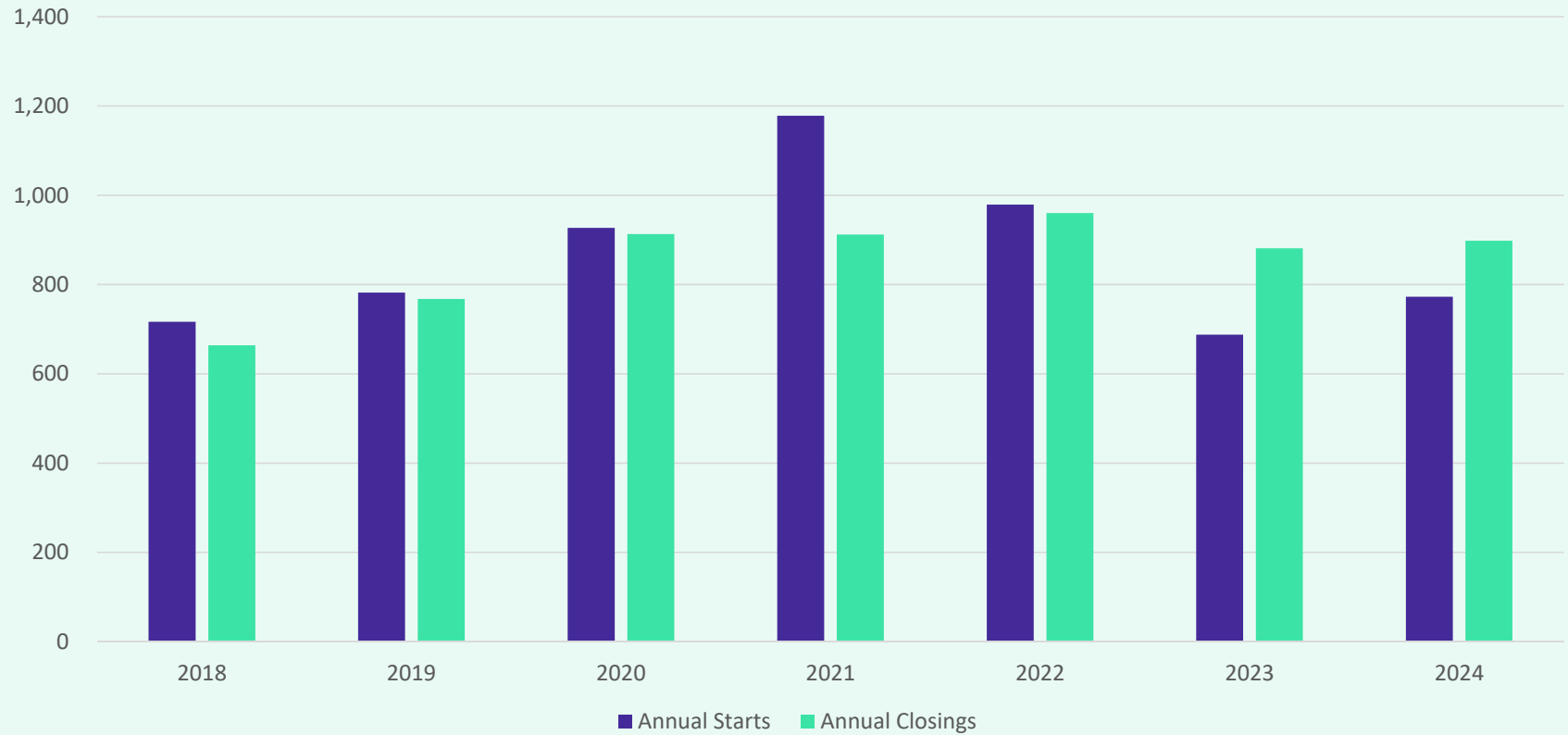
ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,739	3,920	1,909	6,114	21,246
2	COMAL ISD	2,691	3,028	1,670	4,843	21,591
3	MEDINA VALLEY ISD	2,377	2,410	1,232	5,228	27,810
4	EAST CENTRAL ISD	2,513	2,230	1,243	4,351	24,478
5	SOUTHWEST ISD	1,301	1,328	628	2,269	7,296
6	JUDSON ISD	615	899	207	547	871
7	SCUC ISD	787	894	391	2,113	5,896
8	NAVARRO ISD	841	832	453	1,290	6,635
9	BOERNE ISD	777	761	497	1,545	9,427
10	SOUTHSIDE ISD	700	730	322	927	16,702
11	NEW BRAUNFELS ISD	656	589	407	854	6,164
12	NORTH EAST ISD	397	361	234	906	5,196
13	SEGUIN ISD	325	342	204	668	5,384
14	SOUTH SAN ANTONIO ISD	300	238	164	86	790
15	MARION ISD	230	174	139	327	4,559
16	FLORESVILLE ISD	116	137	49	227	0
17	SAN ANTONIO ISD	59	87	126	305	772
18	LYTLE ISD	91	76	44	319	1,046
19	PLEASANTON ISD	54	61	25	72	0
20	ALAMO HEIGHTS ISD	3	41	8	15	19

* Based on additional Zonda Education housing research



District New Home Starts and Closings



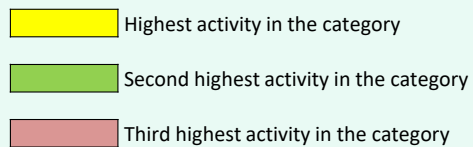
Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	161
Total	717	782	927	1,178	979	688	773

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	664	768	913	912	960	881	898



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	76	11	123	30	13	33	118	36
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	2	1	1	41	242
ROSE GARDEN	234	64	230	53	85	137	827	2,499
SCHERTZ	0	0	21	0	0	1	0	60
SIPPEL	298	70	277	68	76	154	729	1,817
WATTS	47	7	80	20	8	16	15	580
WIEDERSTEIN	131	9	160	41	13	49	383	662
Grand Total	787	161	894	214	196	391	2,113	5,896



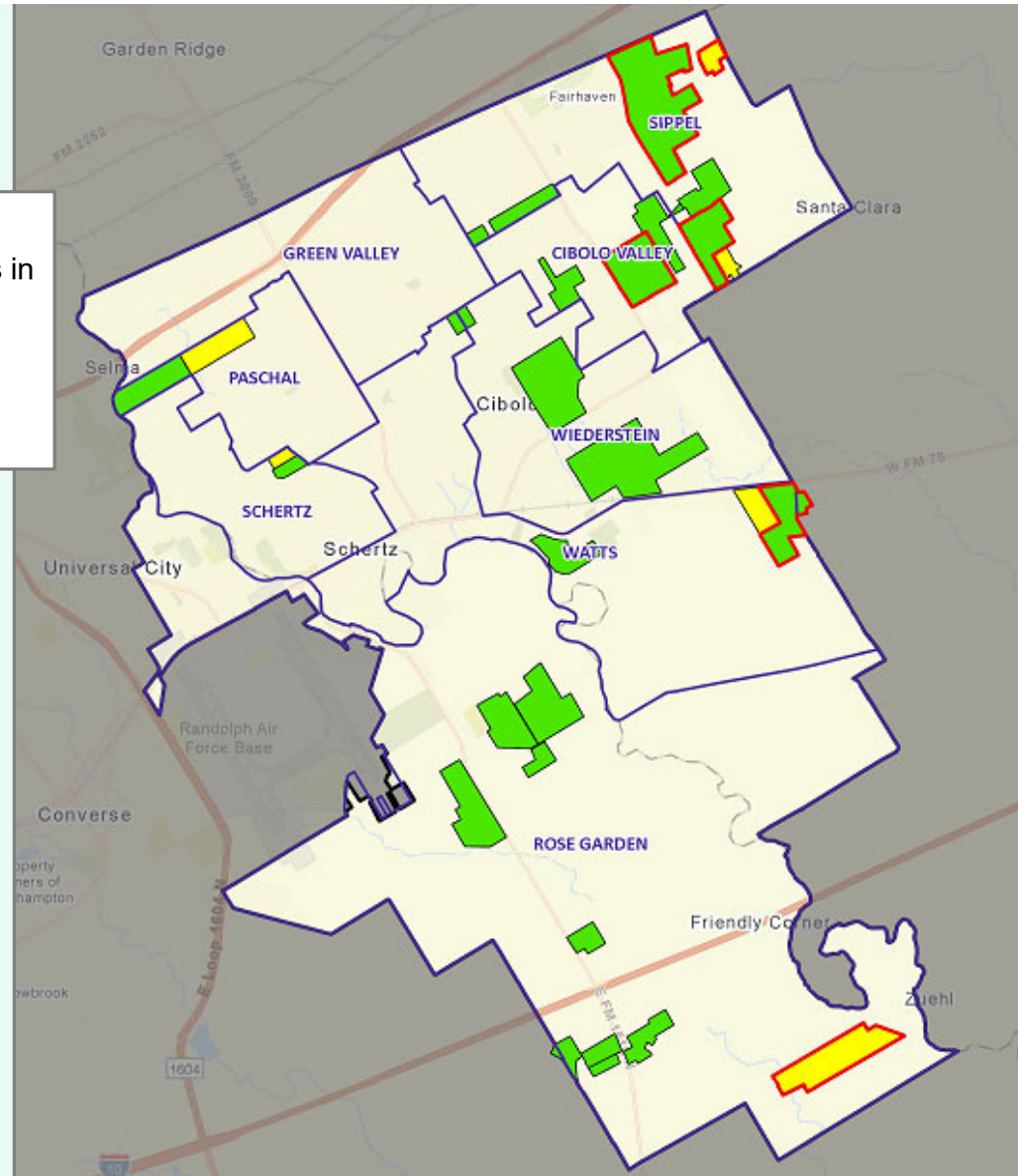


District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

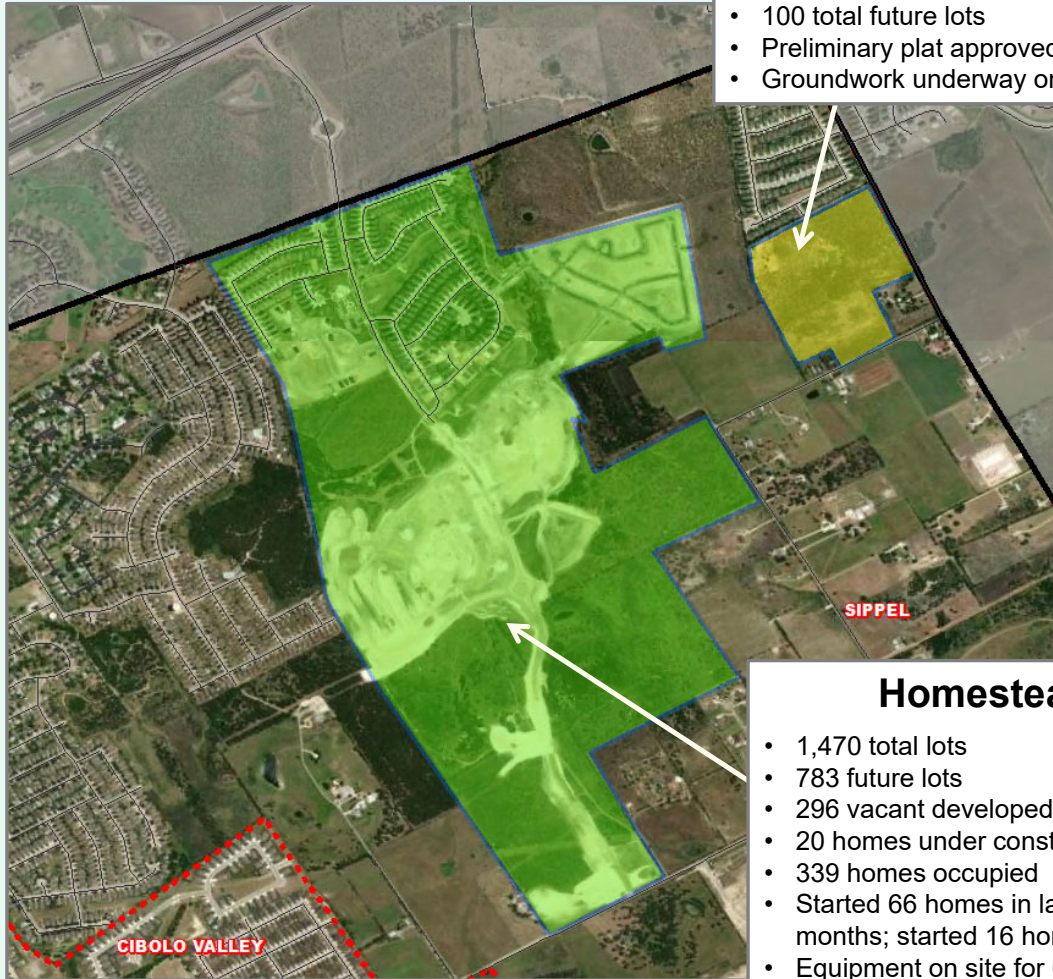
Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Residential Activity



Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots

Homestead

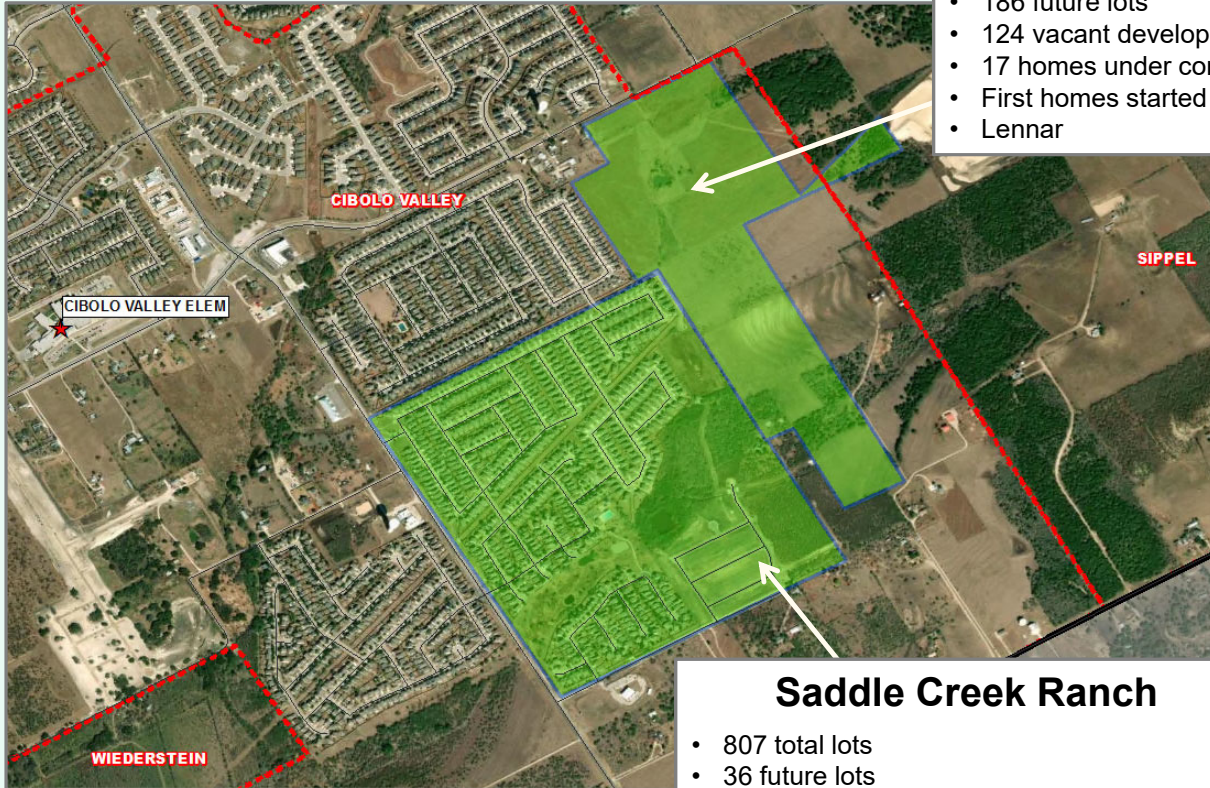
- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- \$400K - \$700K

January 24, 2025





Residential Activity



Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar

January 24, 2025



Saddle Creek Ranch

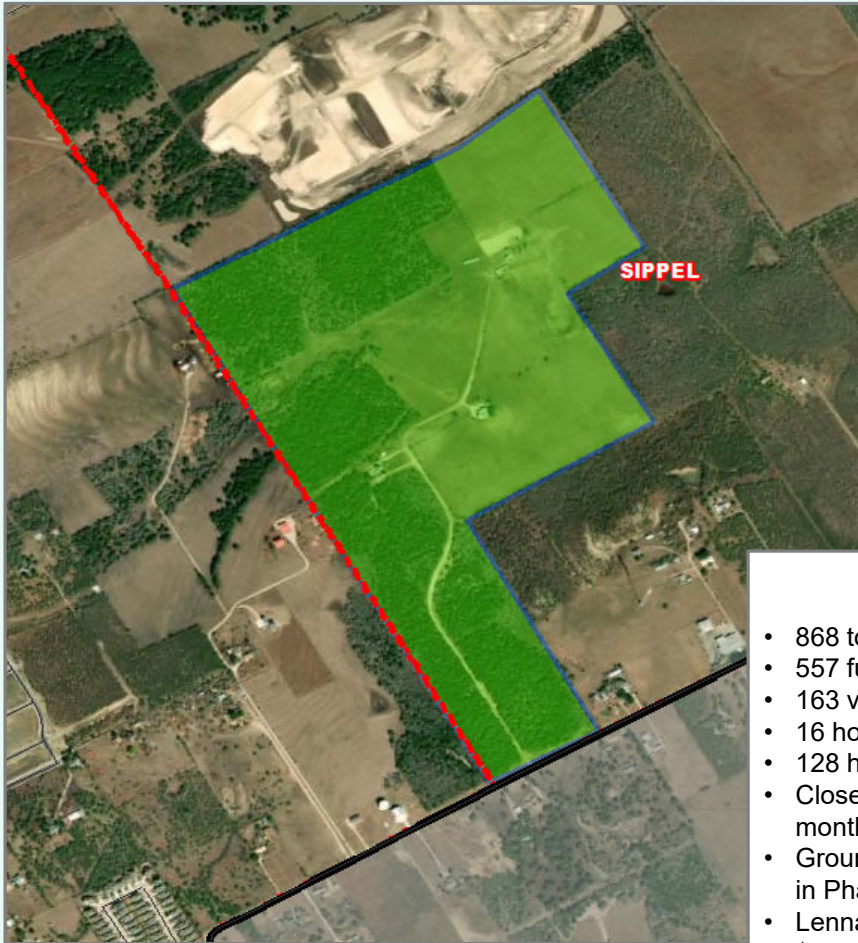
- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- \$290K+



Residential Activity



January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- \$237K+





Residential Activity



Steele Creek

- 940 total lots
- 335 future lots
- 118 vacant developed lots
- 1 home under construction
- 474 homes occupied
- Closed 98 homes in last 12 months; closed 25 homes in 4Q24
- Delivered 111 lots for homebuilding in 4Q24
- DR Horton
- \$365K+

Venado Crossing

- 507 total lots
- 311 future lots
- 15 vacant developed lots
- 8 homes under construction
- 165 homes occupied
- Closed 48 homes in last 12 months; closed 20 homes in 4Q24
- Groundwork underway on 61 lots in Phase 4
- \$350K+



Residential Activity



January 24, 2025



Saddlebrook Ranch

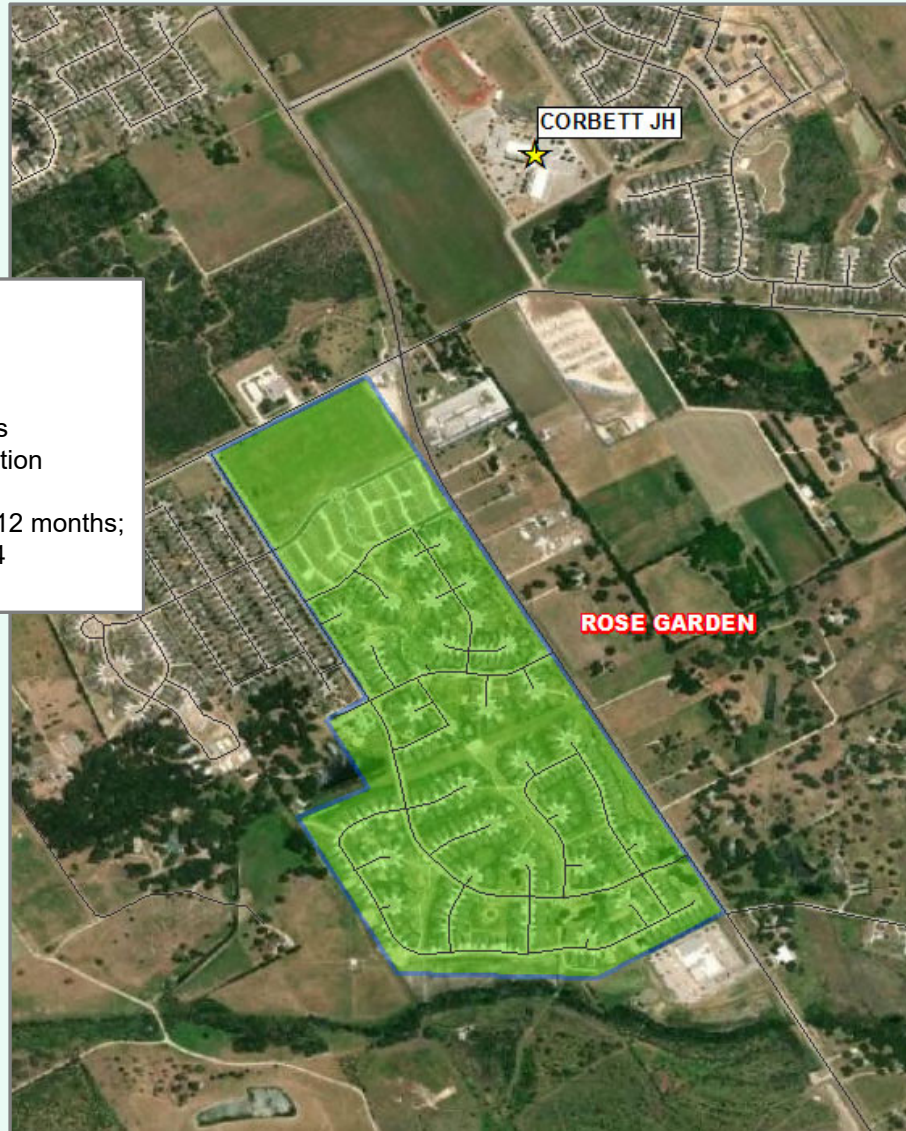
- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- \$362K+



Residential Activity

Crossvine

- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months;
started 15 homes in 4Q24
- \$400K+





Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar

ROSE GARDEN

January 24, 2025

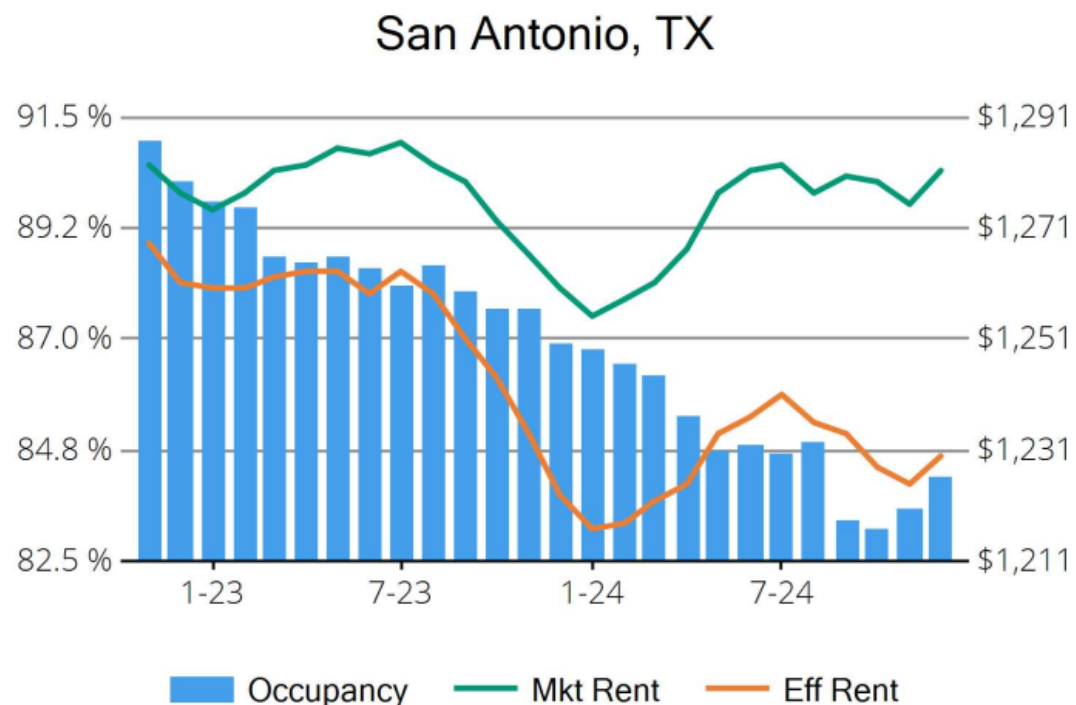




Housing Market Trends: Multi-family market- December 2024

Stabilized and Lease-up Properties

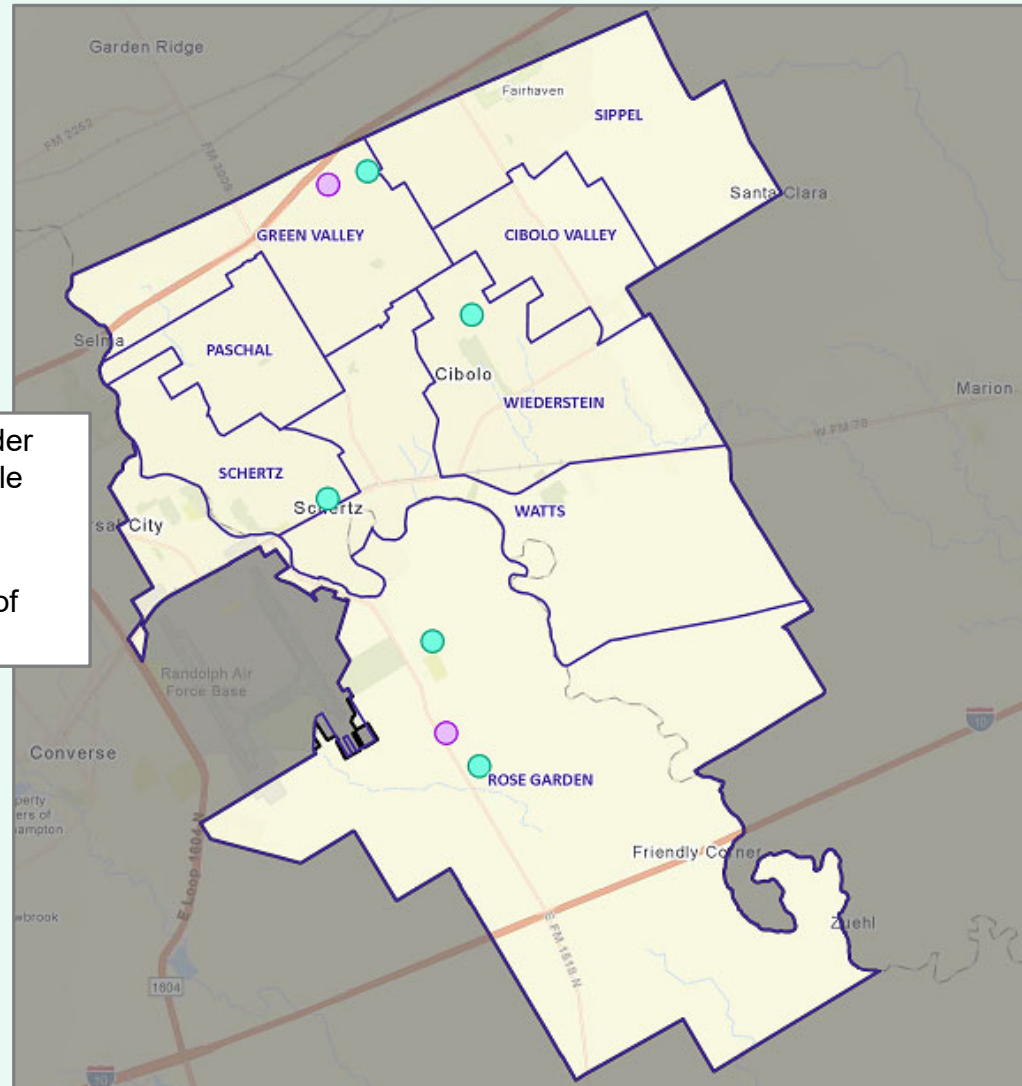
Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	\$1,281	+1.8%
Asking Rent per SF	\$1.48	+0.9%
Effective Rent	\$1,230	+0.5%
Effective Rent per SF	\$1.42	-0.3%
% Offering Concessions	47%	+17.6%
Avg. Concession Package	7.6%	+20.2%





District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Developments

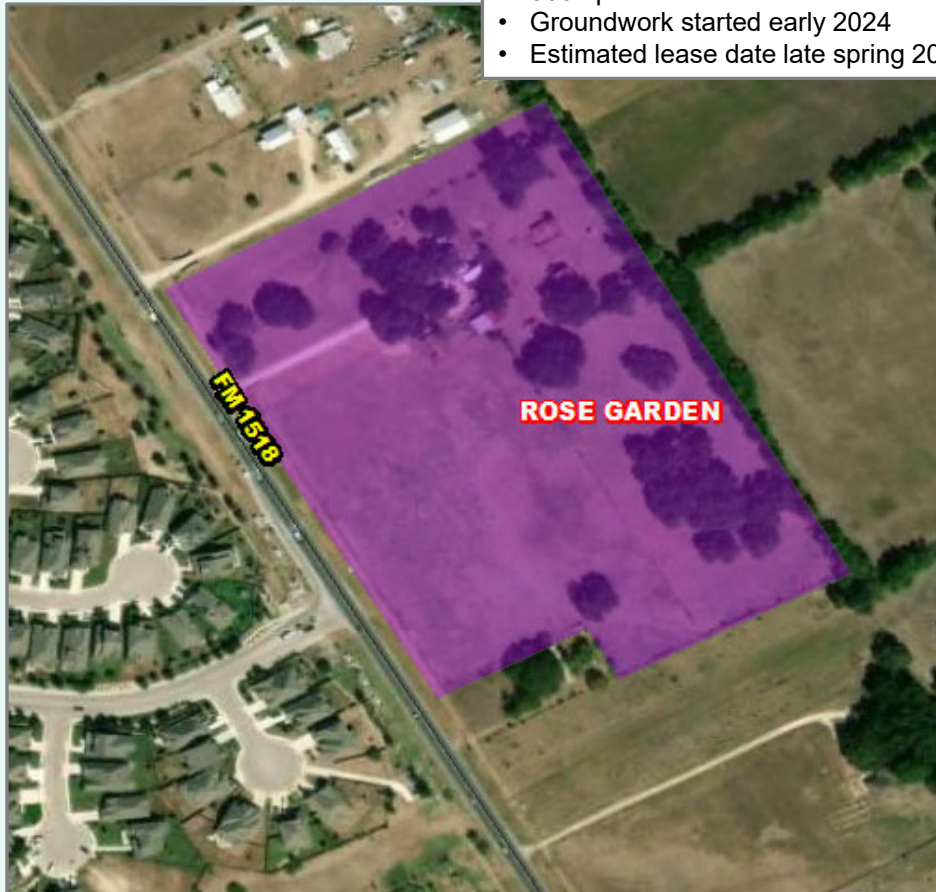
- FUTURE
- UNDER CONSTRUCTION



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025





Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

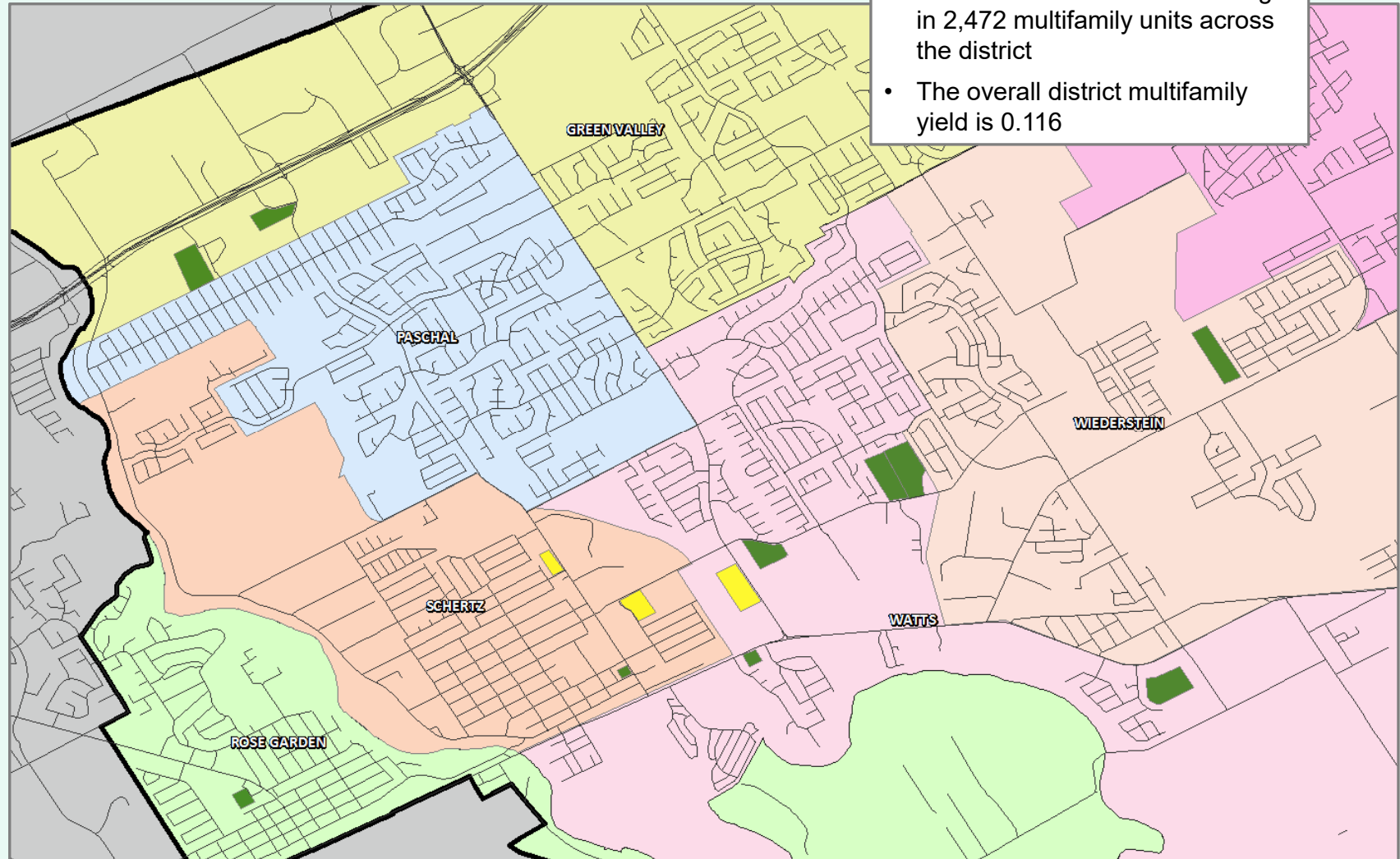
January 24, 2025





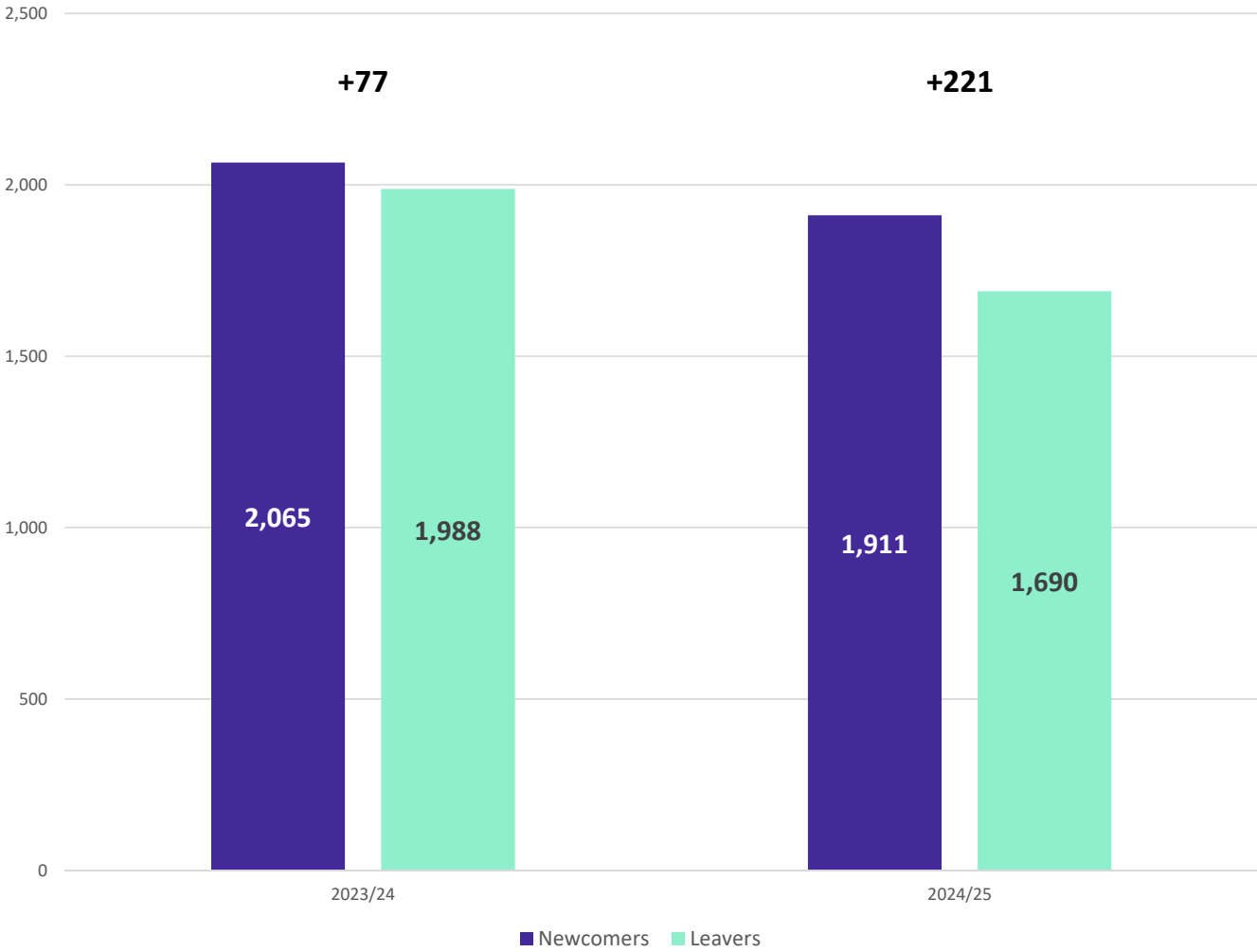
District Multifamily Yield

- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116





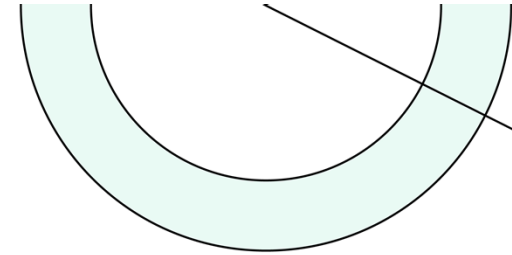
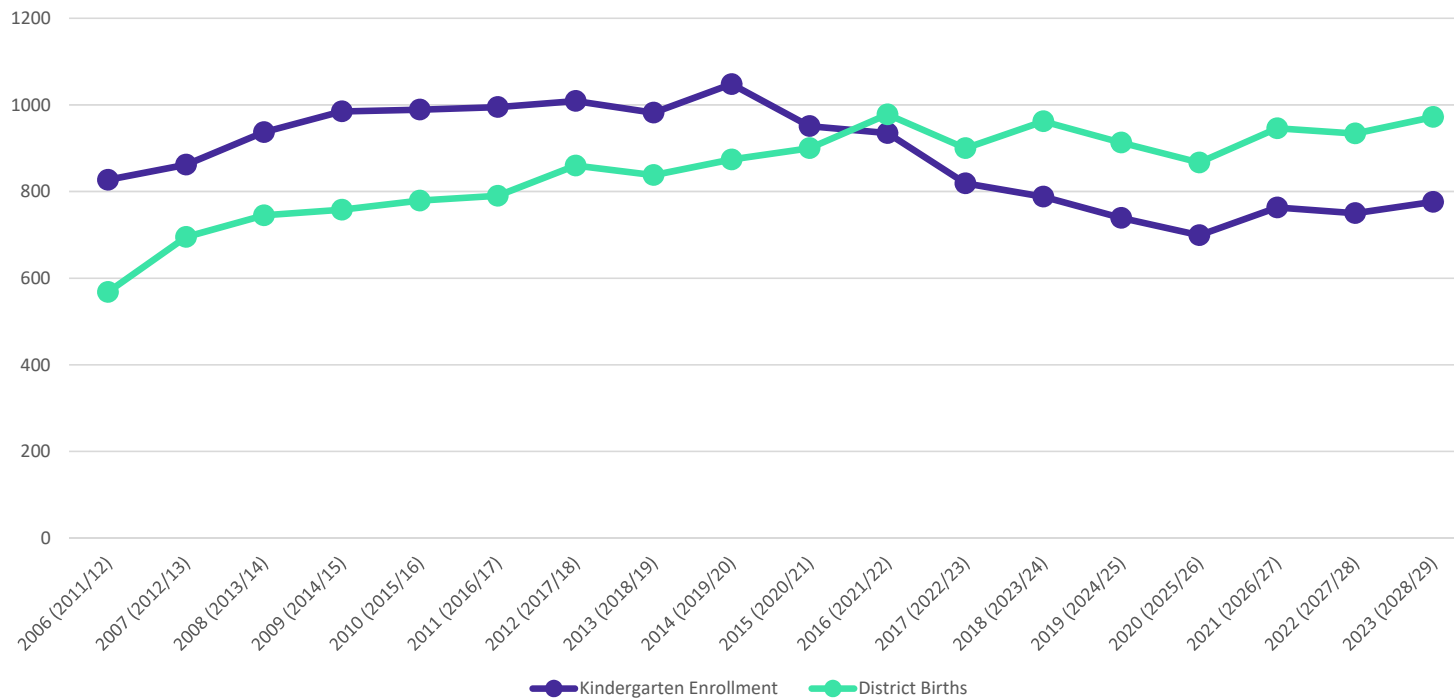
Newcomers and Leavers





Birth Rate Analysis

Schertz-Cibolo-U City ISD KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	827	568	1.456
2007 (2012/13)	862	695	1.240
2008 (2013/14)	937	745	1.258
2009 (2014/15)	985	758	1.299
2010 (2015/16)	989	779	1.270
2011 (2016/17)	995	790	1.259
2012 (2017/18)	1,009	860	1.173
2013 (2018/19)	982	838	1.172
2014 (2019/20)	1,048	874	1.199
2015 (2020/21)	951	900	1.057
2016 (2021/22)	935	978	0.956
2017 (2022/23)	819	900	0.910
2018 (2023/24)	788	962	0.819
2019 (2024/25)	739	913	0.809
2020 (2025/26)	699	867	0.806
2021 (2026/27)	763	946	0.807
2022 (2027/28)	750	934	0.803
2023 (2028/29)	776	972	0.798



Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673		
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%
2025/26	452	715	766	853	925	1,022	1,057	1,171	1,147	1,150	1,415	1,438	1,354	1,374	14,839	-107	-0.7%
2026/27	458	780	747	805	886	972	1,051	1,094	1,207	1,189	1,315	1,388	1,374	1,352	14,618	-221	-1.5%
2027/28	461	768	815	789	838	922	998	1,091	1,120	1,253	1,370	1,286	1,335	1,363	14,409	-209	-1.4%
2028/29	463	797	806	858	825	877	953	1,038	1,119	1,160	1,436	1,342	1,237	1,326	14,237	-172	-1.2%
2029/30	463	811	826	836	888	851	903	988	1,057	1,161	1,331	1,406	1,287	1,232	14,040	-197	-1.4%
2030/31	463	833	840	860	865	918	878	938	1,015	1,098	1,335	1,303	1,352	1,279	13,977	-63	-0.4%
2031/32	463	850	867	874	894	900	948	913	961	1,052	1,264	1,307	1,252	1,343	13,888	-89	-0.6%
2032/33	463	862	877	899	906	926	929	985	935	997	1,207	1,237	1,254	1,246	13,723	-165	-1.2%
2033/34	463	885	890	910	931	939	957	966	1,009	970	1,146	1,184	1,185	1,247	13,682	-41	-0.3%
2034/35	463	902	917	924	943	965	971	995	991	1,047	1,115	1,124	1,140	1,180	13,677	-5	0.0%

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

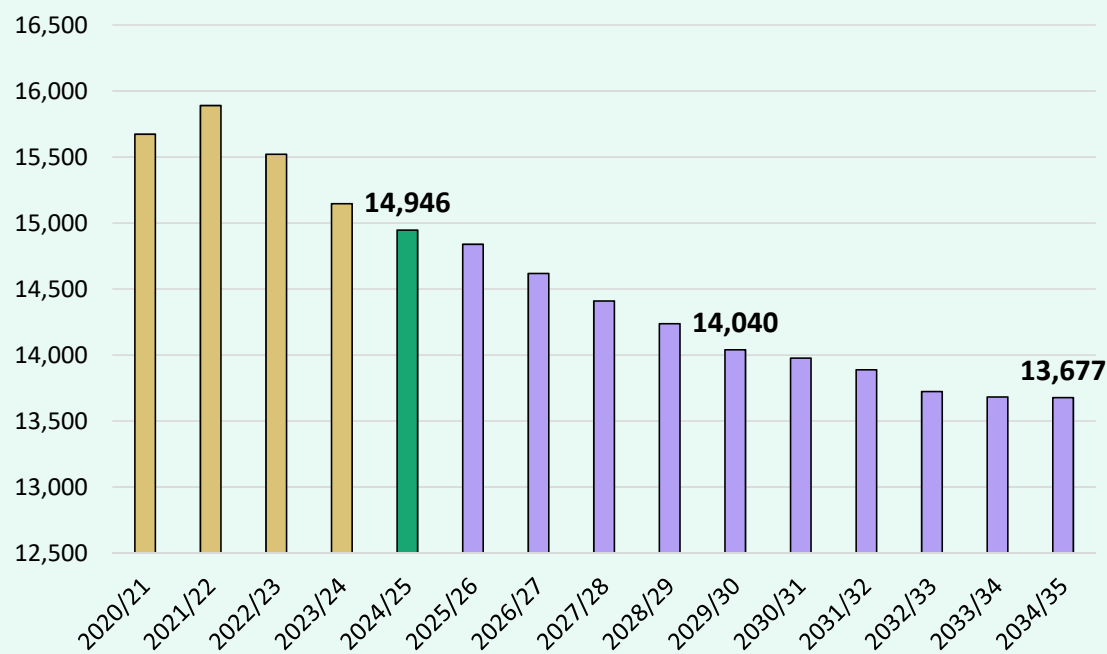
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	448	449
NORMA PASCHAL EL	704	871	574	556	545	521	531	524	528	527	530	531	531
ROSE GARDEN EL	1,031	1,200	861	838	814	813	814	830	856	876	906	936	969
SCHERTZ EL	683	1,017	663	635	618	571	561	561	564	556	553	550	545
SIPPEL EL	704	997	641	625	628	645	647	665	689	707	731	757	783
WATTS EL	739	906	500	486	473	457	473	480	494	505	519	530	546
WIEDERSTEIN EL	704	997	564	577	584	598	628	650	676	701	710	722	737
ELEMENTARY TOTALS			4,897	4,733	4,648	4,593	4,626	4,675	4,779	4,848	4,933	5,018	5,114
Elementary Percent Change			-4.17%	-3.35%	-1.80%	-1.18%	0.72%	1.06%	2.22%	1.44%	1.75%	1.72%	1.91%
Elementary Absolute Change			-213	-164	-85	-55	33	49	104	69	85	85	96
JORDAN INT	888	1,126	811	781	754	752	711	675	665	694	728	737	755
SCHLATHER INT	832	1,116	724	740	683	615	607	607	556	569	583	585	599
WILDER INT	855	1,188	702	707	708	722	673	609	595	598	603	601	612
INTERMEDIATE TOTALS			2,237	2,228	2,145	2,089	1,991	1,891	1,816	1,861	1,914	1,923	1,966
Intermediate Percent Change			2.80%	-0.40%	-3.73%	-2.61%	-4.69%	-5.02%	-3.97%	2.48%	2.85%	0.47%	2.24%
Intermediate Absolute Change			61	-9	-83	-56	-98	-100	-75	45	53	9	43
DOBIE JH	1,285	1,540	1,231	1,184	1,262	1,256	1,180	1,108	1,073	1,052	992	1,023	1,058
CORBETT JH	1,285	1,500	1,113	1,113	1,134	1,117	1,099	1,110	1,040	961	940	956	980
JUNIOR HIGH SCHOOL TOTALS			2,344	2,297	2,396	2,373	2,279	2,218	2,113	2,013	1,932	1,979	2,038
Junior High School Percent Change			-4.01%	-2.01%	4.31%	-0.96%	-3.96%	-2.68%	-4.73%	-4.73%	-4.02%	2.43%	2.98%
Junior High School Absolute Change			-98	-47	99	-23	-94	-61	-105	-100	-81	47	59
CLEMENS HS	2,733	3,300	2,589	2,618	2,531	2,523	2,523	2,491	2,503	2,492	2,388	2,309	2,206
STEELE HS	2,733	3,200	2,790	2,871	2,806	2,739	2,726	2,673	2,674	2,582	2,464	2,361	2,261
ALSELC			89	92	92	92	92	92	92	92	92	92	92
HIGH SCHOOL TOTALS			5,468	5,581	5,429	5,354	5,341	5,256	5,269	5,166	4,944	4,762	4,559
High School Percent Change			0.92%	2.07%	-2.72%	-1.38%	-0.24%	-1.59%	0.25%	-1.95%	-4.30%	-3.68%	-4.26%
High School Absolute Change			50	113	-152	-75	-13	-85	13	-103	-222	-182	-203
DISTRICT TOTALS			14,946	14,839	14,618	14,409	14,237	14,040	13,977	13,888	13,723	13,682	13,677
District Percent Change			-1.32%	-0.72%	-1.49%	-1.43%	-1.19%	-1.38%	-0.45%	-0.64%	-1.19%	-0.30%	-0.04%
District Absolute Change			-200	-107	-221	-209	-172	-197	-63	-89	-165	-41	-5

Yellow box = exceeds Functional capacity
Pink box = exceeds Max capacity



Key Takeaways

Enrollment Projections



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30



PLANNING AND ZONING COMMISSION MEETING: 10/07/2026
Agenda Item 5 C

TO: Planning and Zoning Commission

PREPARED BY: Brandon Elliott, Planner

SUBJECT: **PLZC20260234** - Hold a public hearing and make a recommendation on a zone change request on approximately 0.40 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the south-east intersection of FM 1518 and Schaefer Rd, also known as 10580 E FM 1518 N, specifically known as Bexar County Property Identification Number 309822, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 0.40 acres of land, a portion of Bexar County Property Identification Number 309822, an approximately 1.08 acre tract, from Pre-Development District (PRE) to General Business District (GB). The subject property is not currently platted, and does not have approved development permits. The remainder of the subject tract is currently zoned General Business District (GB). The applicant wishes to use the property as a Restaurant and Bakery, both of which are permitted in the General Business District by right.

On September 25, 2026, five (5) public hearing notices were mailed to the surrounding property owners within 200-feet of the subject property. At the time of the staff report, one (1) response in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice sign was placed on the property by the property owner.

Subject Property:

	Zoning	Land Use
Existing	Pre-Development District	Undeveloped
Proposed	General Business District (GB)	Restaurant and Bakery

Adjacent Properties:

	Zoning	Land Use
North	Right-of-Way	Schaefer Rd
South	General Business District (GB), Pre-Development District (PRE), Single-Family Residential/Agriculture (R-A)	Public School (Rose Garden Elementary)
East	Pre-Development District (PRE)	Residential
West	Right-of-Way	FM 1518

GOAL

The applicant is proposing to rezone approximately 0.39 acres of land to General Business District (GB) to have this small portion of their lot be consistent with the remaining portion of their lot and allow for a Restaurant and Bakery.

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

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 (GB) does 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 Local Corridor in the Comprehensive Land Use Plan-Future Land Use Map. Local Corridor is identified as locally oriented commercial and entertainment areas typically situated along medium- to high-volume collector roads with neighborhoods at their perimeter. Local Corridors contain conventional retail centers, small-scale mixed-use, multifamily development, and residential uses that are of a scale and intensity compatible with the surrounding residential neighborhood.

The proposed zone change to General Business District (GB) does permit land uses that are compatible with the Local Corridor Future Land Use Designation.

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

As part of promoting health, safety, and general welfare, the city should encourage development that is compatible with surrounding uses and adheres to the goals and objectives of the UDC. The surrounding uses of the subject property consist of residential, commercial, and a public school. The majority of the subject property is currently zoned General Business District (GB). This proposed rezone is approved would make the whole tract General Business District (GB).

As part of the zone change, the Engineering Department provided a memo summarizing the impact of traffic on the City's transportation system. Per their evaluation, the proposed zone change would allow for the entire site to be developed commercially, which would have an impact to the transportation system. The increase in traffic can be mitigated by construction of some localized improvements, such as turn lanes. However, the Schaefer Road/FM 1518 intersection is currently under reconstruction by the FM 1518 project, which will improve the efficiency of the intersection and may fully, or partially, mitigate the effects of the additional traffic for the proposed zone change. If the zone change is approved, any future proposed development would be required to do a detailed Traffic Impact Analysis during the development process.

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

The subject property is a portion of an existing lot that is zoned Pre-Development District. By allowing the rezone it would become consistent with the rest of the property. The surrounding areas are zoned Pre-Development District (PRE) and General Business District (GB).

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

The applicant is attempting to rezone part of their lot to be consistent with the remainder of the lot, thus allowing them to develop the whole lot as a commercial use allowed in the General Business District (GB). All UDC requirements have been met for the proposed zone change. Schertz Fire, EMS, and Police Departments have been notified of the zone change request.

RECOMMENDATION

The proposed General Business District (GB) is consistent with the intent of the Comprehensive Land Use Plan-Future Land Use Map, and permits uses that serve the overall needs of the community. Staff recommends approval of PLZC20260234.

Attachments

Aerial Exhibit

Notification Map

Proposed Zone Change Exhibit

Public Hearing Response

Engineering Memo- Traffic Impact



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Proposed Zone Change
0.393 Acres Out of
BCAD - Property ID 309822
(PLZC20260234)

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

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

- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial

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

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

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

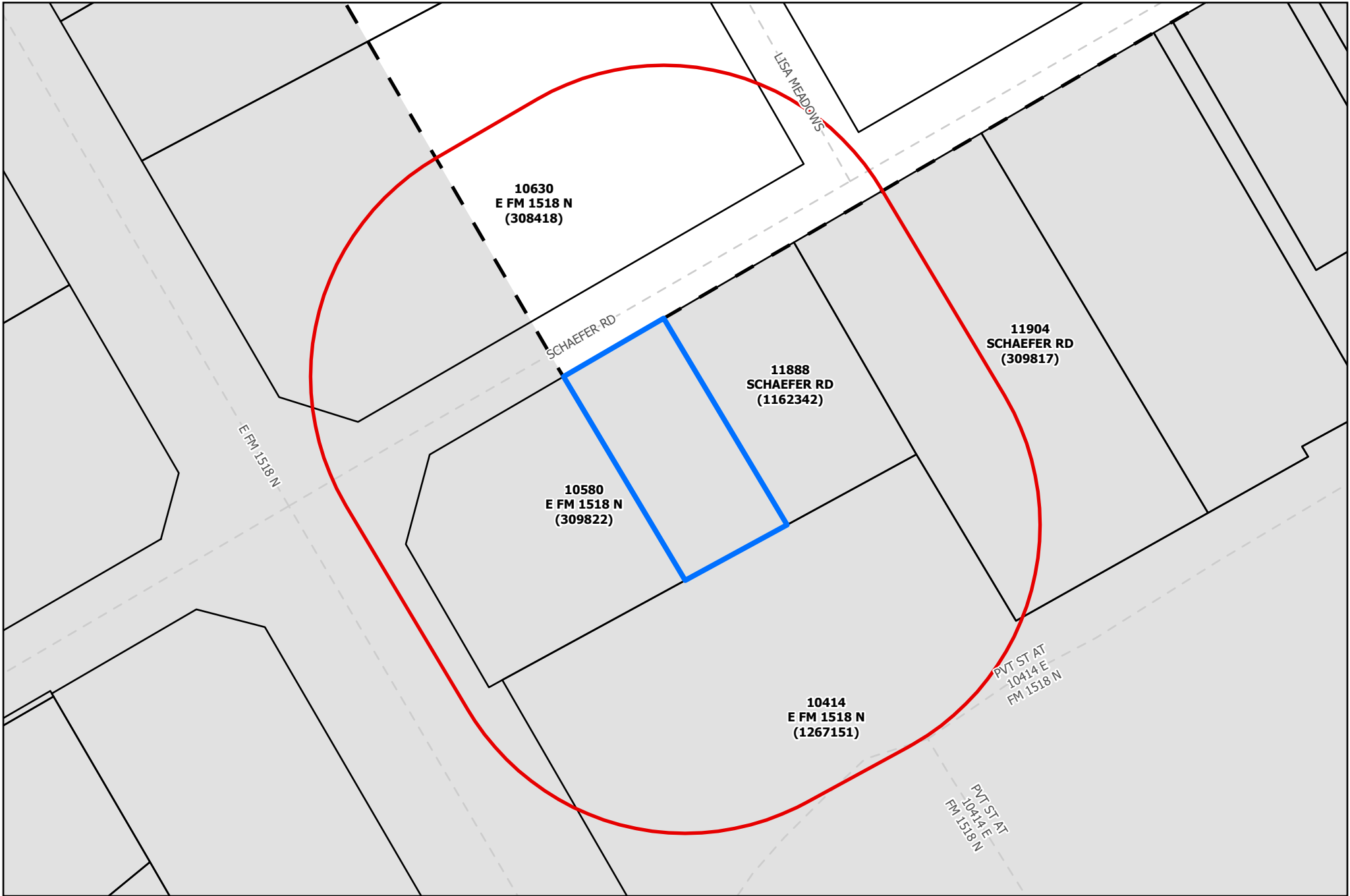
- 20"
- 24"
- 30"
- 36"

- Unknown
- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station

- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- AICUZ
- APZ I
- APZ II
- Clear Zone





SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: September 21, 2026

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

The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

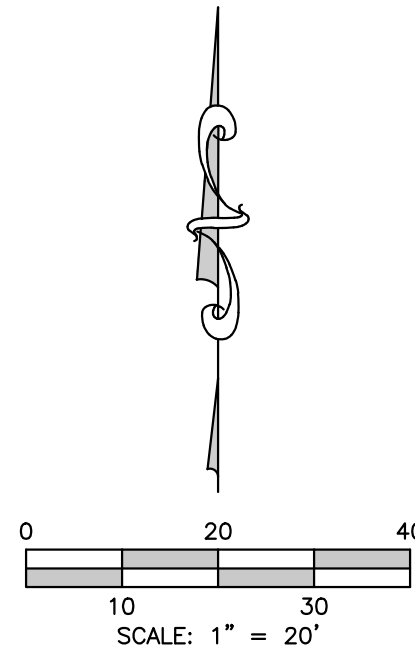
City of Schertz
Proposed Zone Change
0.393 Acres Out of
BCAD Property ID 309822
(PLZC20260234)

 Project Boundary
 200' Buffer

 Parcels
 Schertz City Limits

0 50 100 200 Feet





NOT FOR REGULATORY APPROVAL, BIDDING, PERMITTING, OR CONSTRUCTION.

Schertz Restaurant & Bakery

Schaefer and FM 1518
Schertz, TX. 78108

PROJECT PHASE:		
PERMITTING		
DATE:	7/01/2026	
REV.	DESCRIPTION	DATE
PROJECT #		26-0003
DRAWN BY:		CHECKED BY:
JPE		JPE

ZONING EXHIBIT

EXHIBIT 1

NOTICE OF PUBLIC HEARING

September 25, 2026

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 7th, 2026 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20260234 - Hold a public hearing and make a recommendation on a zone change request on approximately 0.40 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the southeast corner of the intersection of FM 1518 and Schaefer Rd, also known as 10580 E FM 1518 N, specifically known as a portion of Bexar County Property Identification Number 309822, City of Schertz, Bexar County Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Brandon Elliott, Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Brandon Elliott, Planner directly at (210) 619-1783.

Sincerely,


Brandon Elliott
Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLZC20260234**

COMMENTS: _____

NAME: Iris Ortiz SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 45 Calle J. Antongiorgi Sabang Grande, PR 00637

DATE: Sept 30, 2026

Memo

To: Planning and Zoning Commission via Brandon Elliott, Planner
From: John Nowak, P.E., Engineer 
Date: September 28, 2026
Re: Traffic Impact Summary for Proposed Zone Change at the Southeast Corner of Schaefer and FM 1518

The 1.108-acre property at southeast corner of Schaefer Road and FM 1518 has two zoning designations. A 0.393-acre portion of the property (eastern portion) is currently zoned PRE. The Request is to re-zone this portion of the property to GB, making it consistent with the zoning on the rest of the property.

The current zoning of PRE for the 0.393-acre portion doesn't allow for any meaningful development, therefore the existing peak hour trips are zero. The proposed zone change to GB would allow for commercial development of the area. Commercial development of the 0.393-acre portion would result in an estimated maximum trip generation of 105 peak hour trips.

The increase in peak hour trips (105) would have some impact to the transportation system. The increase in traffic can be mitigated by construction of some localized improvements, such as turn lanes. However, the Schaefer Road/FM 1518 intersection is currently under reconstruction by the FM 1518 project, which will improve the efficiency of the intersection and may fully, or partially, mitigate the effects of the additional traffic for the proposed zone change.

The proposed development will be required to do a detailed TIA during future steps of the development process. The TIA will identify any required mitigation improvements the development needs to construct to mitigate the effects of all their traffic, and not just the traffic coming from this portion of the overall site.

In summary, while the proposed zone change will increase traffic on the transportation system, the effects of the traffic increase can be mitigated.

PLANNING AND ZONING COMMISSION MEETING: 10/07/2026
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 August 26, 2026, to September 29, 2026.

CITY COUNCIL RESULTS: The following planning applications went to City Council from August 26, 2026, to September 29, 2026..

- 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 October 13, 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 October 20, 2026.
- Ordinance 26-S-030 - Conduct a public hearing and consider 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.
 - The Planning and Zoning Commission held a public hearing for the item at the September 2, 2026, Planning and Zoning Commission meeting and made a recommendation of denial to City Council.
 - The City Council held a public hearing for the item on September 15, 2026, and denied the zone change.
- Ordinance 26-S-023 - Conduct a public hearing and consider a request to rezone approximately 10.7 acres of land to Public Use District (PUB) 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.
 - The Planning and Zoning Commission held a public hearing for the item at the September 2, 2026, Planning and Zoning Commission meeting and made a recommendation of approval to City Council.
 - The City Council held a public hearing for the item on September 15, 2026, and approved the zone change.

- Ordinance 26-S-024 - Conduct a public hearing and consider a request to zone approximately 0.19 acres of land to Public Use District (PUB) known as 12235 Aztec Way, more specifically known as a portion of Bexar County Property Identification Number 308309, Bexar County, Texas.
 - The Planning and Zoning Commission held a public hearing for the item at the September 2, 2026, Planning and Zoning Commission meeting and made a recommendation of approval to City Council.
 - The City Council held a public hearing for the item on September 15, 2026, and approved the zone change.

ADMINISTRATIVELY APPROVED PROJECTS: The following applications were administratively approved from August 26, 2026 to September 29, 2026.

- WHHT Development Site Plan - A proposed phased industrial development of approximately 200,000 square feet of office-warehouse zoned General Business District-II (GB-2) and Manufacturing (Light) District (M-1), located at 18027 Sunrise Way and 18039 Sunrise Way.
 - Wood Subdivision Final Plat - An administratively approved Final Plat of approximately 2.7 acres of land establishing the Wood Subdivision, zoned Manufacturing (Light) District (M-1).
-