



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

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA
WEDNESDAY, NOVEMBER 4, 2026 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, November 4, 2026, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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

4. CONSENT AGENDA:

A. Minutes for the October 7, 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. **PLSPU20260242** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow Automobile Repairs and Service, Major on approximately 1.3 acres of land, known as 2077 Schertz Parkway, more specifically known as Guadalupe County Property Identification Number 171854, City of Schertz, Guadalupe 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 27th day of October, 2026 at 12:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.



Daisy Marquez, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of ____, 2026. ____ title: ____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.



PLANNING AND ZONING COMMISSION MEETING: 11/04/2026
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
SUBJECT: Minutes for the October 7, 2026, Regular Meeting.

Attachments

Draft Minutes for the October 7, 2026 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

October 7, 2026

The Schertz Planning and Zoning Commission convened on October 7, 2026 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Patrick McMaster, Vice Chair; Glen Outlaw, Commissioner; Sonya Lored-Reyes, Commissioner; David Hughes, Commissioner; Roderick Hector, Commissioner; Francisco Velazquez, Commissioner; Jesse Anguiano, Commissioner

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

1. CALL TO ORDER

Vice-Chair McMaster called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Jesse Anguiano was seated as an alternate.

3. HEARING OF RESIDENTS

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

There were no residents who spoke.

4. CONSENT AGENDA:

A. Minutes for the September 2, 2026, Regular Meeting.

There was no discussion.

Motioned by Commissioner Sonya Lored-Reyes to approve the minutes, seconded by Commissioner Glen Outlaw

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. 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.

Mrs. Marquez gave a presentation on PLPDD20260052. The applicant, Ashley Farrimond, also gave a presentation.

- Vice-Chair McMaster opened the public hearing at 6:14 P.M.
- No one spoke.
- Vice-Chair McMaster closed the public hearing at 6:14 P.M.
- There was no discussion.

Motioned by Commissioner Glen Outlaw to make a recommendation of approval of PLPDD20260052 to City Council, seconded by Commissioner Francisco Velazquez

Vote: 7 - 0 Passed

- 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.

Mrs. Marquez gave a presentation on PLZC20260208.

- Vice-Chair McMaster opened the public hearing at 6:22 P.M.
- No one spoke.
- Vice-Chair McMaster closed the public hearing at 6:22 P.M.
- There was a brief discussion.
 - R-5 density and design requirements;
 - Maske Rd street improvements;
 - Park dedication requirements; and
 - Platting process for a property with two zoning districts.

Motioned by Commissioner Glen Outlaw to make a recommendation of approval of PLZC20260208 to City Council, seconded by Commissioner Roderick Hector

Vote: 7 - 0 Passed

- 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.

Mr. Elliott gave a presentation of PLZC20260234.

- Vice-Chair McMaster opened the public hearing at 6:37 P.M.
- No one spoke.
- Vice-Chair McMaster closed the public hearing at 6:37 P.M.
- There was a brief discussion on the history of the lot and the proposed use

Motioned by Commissioner Glen Outlaw to make a recommendation of approval of PLZC20260234 to City Council, seconded by Commissioner Sonya Loredore-Reyes

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made by Commissioners.

- B.** Announcements by Commissioners

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

No announcements were made by Commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

No announcements were 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

Vice-Chair McMaster adjourned the meeting at 6:40 P.M.



PLANNING AND ZONING COMMISSION MEETING: 11/04/2026

Agenda Item 5 A

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Senior Planner

SUBJECT: **PLSPU20260242** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow Automobile Repairs and Service, Major on approximately 1.3 acres of land, known as 2077 Schertz Parkway, more specifically known as Guadalupe County Property Identification Number 171854, City of Schertz, Guadalupe County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow Automobile Repairs and Service, Major on approximately 1.3 acres of land zoned General Business District (GB). The subject property is currently platted under the Cottonwood II Subdivision Lot 5, Block 1.

As per Unified Development Code (UDC) Section 21.5.8, a Specific Use Permit is required to allow for Automobile Repairs and Service, Major in General Business District (GB). As per Unified Development Code (UDC) Article 16 - Automobile Repairs and Service, Major is defined as *general repairs or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; muffler services; upholstery shop; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses* In the letter of intent provided by the applicant, they list the specific services and repairs they are proposing on the site.

On October 22, 2026, twenty-four (24) public hearing notices were mailed to the surrounding property owners within 200-feet of the subject property. At the time of the Staff Report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Two (2) public hearing notice signs were placed by the applicant.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	General Business District (GB) with SUP to permit Automobile Repairs and Service, Major	Automobile Repairs and Service, Major

Adjacent Properties:

	Zoning	Land Use
North	Single-Family Residential District (R-7)	Undeveloped
South	Right-of-Way	Mare Way
East	Right-of-Way	Schertz Parkway
West	Single-Family Residential District (R-7)	Single-Family Residential

Zoning:

Table 21.5.7.B Dimensional Requirements Non-Residential Zoning Districts

		Minimum Lot Size and Dimensions			Minimum Yard Setbacks			Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Setback	Rear Setback	Side Setback	Max Height	Max Impervious Coverage
GB	General Business	10,000	100	100	25'	0' adjacent to non-residential 25' adjacent to residential	0' adjacent to non-residential 25' adjacent to residential	120'	80%

GOAL

The applicant is requesting a Specific Use Permit on approximately 1.3 acres of land to allow Automobile Repairs and Service, Major in General Business District (GB). The applicant is proposing to construct an approximately 9,000 square foot automobile repair shop with six (6) service bays. Per the letter of intent, the applicant is proposing to provide preventative maintenance, brake services, steering and suspension, tires and alignment, heating and air conditioning, cooling system, engine performance and diagnostics, electrical services, exhaust system, vehicle inspections, hybrid and electrical vehicle maintenance services, with the potential of offering state emissions testing, auto glass replacement, and fleet service in the future.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When evaluating Specific Use Permits (SUP), Staff uses the criteria of approval listed in Unified Development Code (UDC) Section 21.5.11.D.

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

The proposed SUP at the specified location, with the required conditions listed in the Staff Recommendation, is consistent with the Comprehensive Land Use Plan Future Land Use Map. The Comprehensive Land Use Plan Future Land Use Map has this site designated as Local Corridor. Local Corridor is intended for locally oriented commercial and entertainment areas typically situated along medium to high collector roads with neighborhoods at the perimeter. Additionally, it is intended for conventional retail, small scale mixed-use, multifamily, and residential uses of scale and intensity compatible with the surrounding residential uses. With the conditions listed in the Staff Recommendation which include limiting services provided, etc., the proposed SUP will be compatible in scale and intensity of surrounding development, per the Comprehensive Land Use Plan Local Corridor Land Use Designation. The site will be required to meet all screening requirements, landscape requirements, additional screening requirements, and additional right-of-way screening requirements. Additionally, onsite storage is not permitted in the General Business District (GB).

The subject property is located at the corner of Mare Way and Schertz Parkway. The proposed Specific Use Permit location is located along a high collector road as per the intent of the future land use designation, as Schertz Parkway is identified as a Principal Arterial on the Master Thoroughfare Plan.

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

General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors. The proposed SUP on the subject property is consistent with the purpose and intent of the General Business District (GB) as it is located along a Principal Arterial, and the proposed use is intended to provide automobile services oriented toward the needs of the

community. If the Specific Use Permit is approved, the applicant will be required to meet all site design requirements, including the additional requirements for non-residential uses adjacent to residential uses or zoning.

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

The proposed Specific Use Permit is compatible with the adjacent developments and neighborhoods with the conditions listed in the Staff recommendation. To the north, the property is zoned Single-Family Residential District (R-7) and remains undeveloped. To the west, the property is zoned Single-Family Residential District (R-7) and is developed as single-family residential part of the Bindseil Farms Subdivision. To the east and south is Right-of-Way known as Mare Way and Schertz Parkway. As per UDC Article 9, there are additional site design requirements to provide additional screening for non-residential uses adjacent to residential uses. Additionally, the General Business District (GB) zoning prohibits outdoor storage, which assists with the preservation of the character and integrity of the adjacent developments and neighborhoods.

Automobile Repairs and Service, Minor is permitted by right in General Business District (GB) whereas Automobile Repairs and Service, Major requires a Specific Use Permit in General Business District (GB). Automobile Repairs and Service, Minor is defined in UDC Article 16 as an establishment used for the dispensing or sales of automobile fuels, lubricants, and automobile accessories; the minor repair or replacement of parts and performing State inspections and making minor repairs necessary to pass said inspection; automobile detailing; window tinting; and the sales and installation of automobile radios. Uses listed under "Automobile Repair, Major" or any other similar uses are not included. The definition of permitted repairs and service under the Minor classification is limited. The applicant has come in and requested a Specific Use Permit to allow Automobile Repairs and Service, Major with the requested repairs and services listed in their letter of intent to allow a larger list of services than what is defined in the Minor classification, while restricting their services to services compatible with the neighboring residential and surrounding development.

Additionally, the Specific Use Permit allows staff to evaluate the request and add conditions. With the proposed Specific Use Permit at the subject location and the conditions proposed by Staff listed in the recommendation, the proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

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

The proposed use will not adversely affect the health, safety, or general welfare of the City with the recommended conditions listed in the staff recommendation. Conditions include, but are not limited to, operations that will be required to be conducted inside the vehicle bays, with no onsite storage or outdoor storage permitted. In addition to the required conditions for the proposed use, the subject property will be required to meet all site design requirements and building code requirements. Additional site design requirements will include an 8-foot masonry wall with a 20-foot landscape buffer and one shade tree every 30 linear feet adjacent to all residential uses or zoning, which will be to the north and west of the site. Additionally, other additional site design requirements include a 20-foot landscape buffer with one shade tree every 20 linear feet will be required along Mare Way and Schertz Parkway.

As part of the Specific Use Permit, Engineering has provided a memo summarizing the traffic impact of the requested Specific Use Permit. The Engineering Department came to the conclusion that the requested SUP allows for a particular use to be located on the property. Therefore, there is no adverse traffic impact created by the SUP request. The proposed SUP will not adversely affect the health and welfare of the City.

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

Staff has ensured the proposed Specific Use Permit application meets the Unified Development Code requirements. The proposed SUP was sent to the City of Schertz Fire, EMS, and Police Departments and have not received objections.

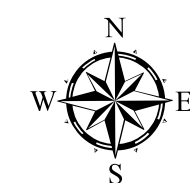
RECOMMENDATION

The requested Specific Use Permit to allow Automobile Repairs and Service, Major meets the intent of the Comprehensive Land Use Plan Future Land Use Designation, preserves the character of the neighboring residential and surrounding development, and will not affect the overall safety and welfare of the City with the proposed conditions. Staff recommends approval of the proposed Specific Use Permit to allow Automobile Repairs and Service, Major with the following conditions:

1. The following uses are not permitted on the site: wrecking or towing service with onsite storage of vehicles, collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading, upholstery shop; undercoating and rustproofing; onsite storage and outdoor storage, and other similar uses are not permitted on the site at the subject location.
2. All repairs and services must be conducted inside the vehicle service bays of the building.
3. A building permit is approved within (2) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

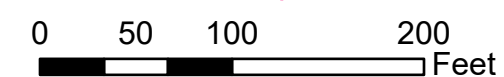
Attachments

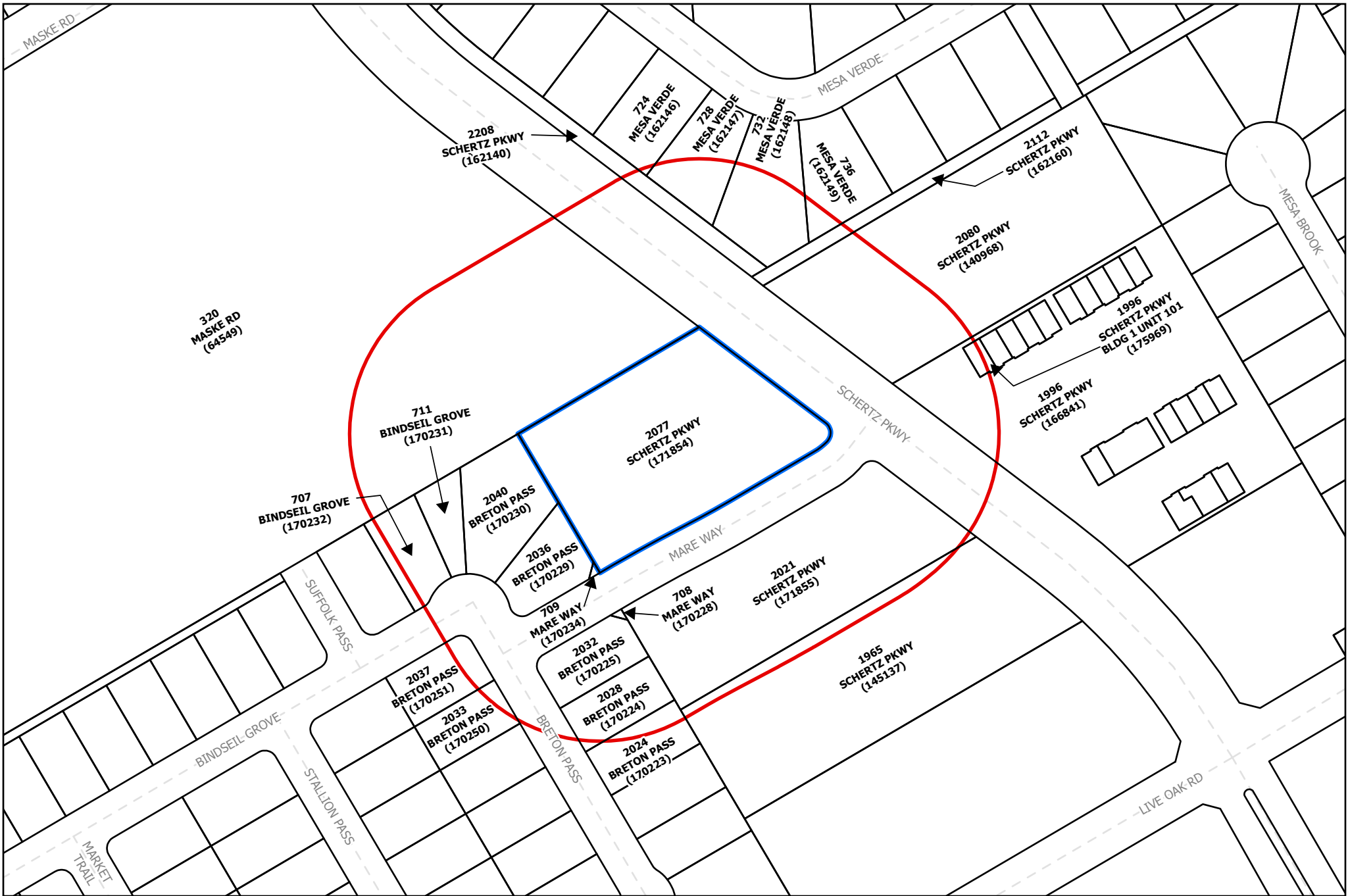
Aerial Exhibit
200-Foot Notification Map
Applicant Letter of Intent
Engineering TIA Memo



Sewer Main

- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity





SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: September 29, 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.

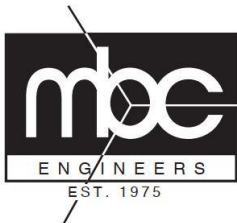
City of Schertz

Specific Use Permit
Stellar Auto Schertz
2077 Schertz Pkwy
(PLSPU20260242)

 Project Boundary  Parcels
 200' Buffer



0 75 150 300 Feet



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 | www.mbcengineers.com

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463

May 12, 2026

Revised August 3, 2026

Revised September 24, 2026

City of Schertz Planning Department
1400 Schertz Parkway Bldg 1
Schertz, Texas 78154
Phone: (210) 619-1780

RE: Schertz Auto Center – Schertz Parkway
Letter of Intent

To Whom it May Concern:

This letter is provided as intent to develop Lot 5, Block 1 of the Cottonwood II Subdivision. The undeveloped 1.293-acre lot is currently zoned GB (General Business) per the City of Schertz Zoning Map. The property is located at the northwest corner of the intersection of Mare Way and Schertz Parkway. The proposed development includes the construction of a 9,000-sf auto center with associated parking and drive aisles, and installation of water, sewer and electric services. The auto center will have six (6) service bays and an office with customer lobby. The project will develop in one phase and does anticipate the need for special considerations to include waivers or variances to current city codes. The site is proposing a Specific Use Permit in General Business District (GB) to permit Automobile Repair and Service, Major. Services to be performed as listed on the attached enclosure.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.
Texas Registered Engineering Firm F-784

Richard Hendrix, P.E.
Project Manager

Schertz Stellar Automotive List of Services

Preventive Maintenance

- Full Synthetic Oil Changes
- Manufacturer Scheduled Maintenance (30K, 60K, 90K, etc.)
- Fluid Services
 - Transmission Fluid Exchange
 - Brake Fluid Flush
 - Coolant Flush
 - Differential Service
 - Power Steering Fluid Service
- Air Filter Replacement
- Cabin Air Filter Replacement
- Fuel System Cleaning
- Spark Plug Replacement
- Serpentine Belt Replacement
- Battery Testing & Replacement

Brake Services

- Brake Pad Replacement
- Brake Rotor Replacement
- Brake Caliper Replacement
- Brake Fluid Flush
- ABS System Diagnostics
- Parking Brake Repair

Steering & Suspension

- Shock & Strut Replacement
- Control Arm Replacement
- Ball Joint Replacement
- Tie Rod Replacement
- Sway Bar Links & Bushings
- Wheel Bearing Replacement
- Steering System Diagnostics

Tires & Alignment

- Tire Sales
- Tire Installation
- Tire Rotation
- Tire Balancing
- Flat Tire Repair
- TPMS Diagnosis & Repair

- Four-Wheel Alignment

Heating & Air Conditioning

- A/C Performance Inspection
- A/C Recharge
- Compressor Replacement
- Condenser Replacement
- Heater Core Service
- Blend Door Actuator Replacement
- Climate Control Diagnostics

Cooling System

- Radiator Replacement
- Water Pump Replacement
- Thermostat Replacement
- Cooling Fan Replacement
- Coolant Hose Replacement
- Cooling System Pressure Testing

Engine Performance & Diagnostics

- Check Engine Light Diagnostics
- Computer Diagnostics
- Ignition System Repair
- Fuel Injector Service
- Fuel Pump Replacement
- Oxygen Sensor Replacement
- Mass Air Flow (MAF) Sensor Replacement
- Throttle Body Service
- EVAP System Repair
- Emissions Diagnostics

Electrical Services

- Alternator Replacement
- Starter Replacement
- Battery Replacement
- Charging System Diagnostics
- Starting System Diagnostics
- Electrical Wiring Repair
- Fuse & Relay Replacement
- Lighting Repair
- Power Window & Door Lock Repair

Exhaust System

- Catalytic Converter Replacement
- Oxygen Sensor Replacement

Vehicle Inspections

- Digital Vehicle Inspections (DVI)
- Pre-Purchase Inspections
- Brake & Safety Inspections
- Seasonal Vehicle Inspections
- Road Trip Inspections

Specialty Services

- Hybrid Vehicle Maintenance
- Electric Vehicle Maintenance (where applicable)
- Diesel Maintenance & Diagnostics
- European Vehicle Maintenance
- Fleet Maintenance Programs

Future Growth Services

- State Emissions Testing
- Auto Glass Replacement (including mobile service)
- Fleet Service Programs

Memo

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

From: John Nowak, P.E., Engineer



Date: October 13, 2026

Re: Traffic Impact Summary for SUP at 2077 Schertz Parkway

The 1.293-acre property at 2077 Schertz Parkway is currently zoned GB and is requesting a Specific Use Permit (SUP) for an automotive repair business. The requested SUP does not have an impact on the maximum peak hour vehicular trips if the property is developed to the maximum potential allowed under GB zoning. The requested SUP simply allows for a particular use to be located on the property. Therefore, there is no adverse traffic impact created by the SUP request.

The proposed development will not be required to do a detailed TIA during future steps of the development process as the peak hour trips generated by the proposed use of the property falls below the threshold for requiring a TIA.

PLANNING AND ZONING COMMISSION MEETING: 11/04/2026
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 October 1 to October 26.

CITY COUNCIL RESULTS: The following planning applications went to City Council from October 1 to October 26.

- 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 City Council approved the item as proposed by Staff at the October 13, 2026 meeting.
- 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 City Council approved the item as proposed by Staff at the October 20, 2026 meeting.
- Ord. 26-S-033- Conduct a public hearing and consider a request for a zone change of approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), generally located approximately 2,500 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as a portion of Guadalupe County Property Identification Number 64582, City of Schertz, Guadalupe County, Texas.
 - The Planning and Zoning Commission held a public hearing for the item on October 7, 2026 and made a recommendation of approval to City Council.
 - The City Council will hear the item at the November 17, 2026 City Council Meeting.
- Ord. 26-S-034- Conduct a public hearing and consider a request for a zone change of 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, City of Schertz, Guadalupe County, Texas.
 - The Planning and Zoning Commission held a public hearing for the item on October 7, 2026 and made a recommendation of approval to City Council.
 - The City Council will hear the item at the November 17, 2026 City Council Meeting.
- Ord. 26-S-035- Conduct a public hearing and consider a request for a zone change of 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 held a public hearing for the item on October 7, 2026 and made a recommendation of approval to City Council.

- The City Council will hear the item at the November 17, 2026 City Council Meeting.

ADMINISTRATIVELY APPROVED PROJECTS: The following applications were administratively approved from October 1 to October 26.

- 6592 Guada Coma - An administratively approved site plan to reconfigure the parking lot and landscaping at 6592 Guada Coma.
 - 6696 Tri County Parkway - An administratively approved site plan to reconfigure the parking lot and landscaping at 6696 Tri County Parkway.
 - Replat of Nell Deane - An administratively approved Replat of the Nell Deane Subdivision Lots 31, 32, and 33, to combine them and establish one buildable lot known as Lot 39, Block 1.
 - The Parklands Subdivision MDP- An administratively approved major revision of the previously approved The Parklands MDP to amend the school site location, incorporate off-site utility linework, and revise the land plan and phase lines for Units 3C, 4A, and 4B.
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