



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
April 3, 2024

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, APRIL 3, 2024 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, April 3, 2024, 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 March 6, 2024 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.

- B. PLZC20240040** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.8 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), known as Bexar County Property Identification Number 308385, also known as 12396 Schaefer Road, City of Schertz, Bexar County, Texas.
- C. PLZC20240050** - Hold a public hearing and make a recommendation on a request to rezone approximately 3 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), a portion of Bexar County Property Identification Number 308402, also known as 11627 Voges Pass, City of Schertz, Texas, 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, Samuel Haas, 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 29th day of March, 2024 at 11:00 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.

Samuel Haas

Samuel Haas, 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 _____, 2024. _____ 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: 04/03/2024
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the March 6, 2024 Regular Meeting.

Attachments

Minutes for the March 6, 2024 Regular P&Z Meeting - DRAFT

DRAFT

PLANNING AND ZONING MINUTES

March 6, 2024

The Schertz Planning and Zoning Commission convened on March 6, 2024 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Roderick Hector, Commissioner; Danielle Craig, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Staff present: Brian James, Deputy City Manager

Lesa Wood, Director of Planning & Community Development

Kathy Woodlee, City Engineer

Larry Busch, Director of Public Works

John Nowak, Assistant City Engineer

Emily Delgado, Planning Manager

Samuel Haas, Senior Planner

Daisy Marquez, Planner

Tiffany Danhof, Administrative Assistant

Robert Westbrook, Council Liaison

1. CALL TO ORDER / ROLL CALL THE REGULAR PLANNING & ZONING COMMISSION MEETING

Chairman Mr. Outlaw called the meeting to order at 6:13 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Danielle Craig 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.

Barbara Wargo- 3513 Blue Moon Spur

John Clark- 347 Rustic Willow

Kip Holmstead- 3560 Irish Creek Rd

Lynn Bauer- 3604 Sunblade Ranch

Carol Davis-3337 Wimbledon Dr

David Burtch- 139 Hidden Knoll

4. CONSENT AGENDA:

A. Minutes for the February 7, 2024, Regular Meeting.

Motioned by Vice Chairman Richard Braud, seconded by Commissioner Tamara Brown

Vote: 6 - 0 Passed

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats 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. PLZC20240004 - Hold a public hearing and make a recommendation on a request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 6460, located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:04 P.M.

Tom Troutner- 3612 Sharp Hill

Kip Homstead- 3560 Irish Creek Rd.

Angela Chapel-4151 Walnut Crest

Francisco Rosas- 3129 Malbac Dr.

Michelle York- 3601 Sunblade

Bradley Parker- 323 Rustic Willow

Pablo Rosales- 246 Rustic Willow

Barbra Wargo- 3513 Blooming Spur

Mark Juarez- 237 Hawks Meadows

Jennifer Shumaker- 3819 Misty Quail

Tsai Ping- 3528 Irish Creek

Keith Patterson- 364 Silver River

Richard David Daniels- 3524 Enchanted Farm

Amy Cappiello- 368 Silver River

Elsie Houston- 3505 Blue Moon Spur

Darlene Pantoja- 3017 Malbac Dr.

Christina Carrillo- 444 Fawn Pass

Tammy Cleveland- 3517 Enchanted Farm

Kristi Duffett-3400 Woodland Farms

Marie Mendez- 3626 Drywood Ranch

Melanie Cofresi- 449 Silver Buckle

Darren Harvick- 409 Round Creek

Jason Witherspoon- 3505 Willow Ranch

Thomas Trountr- 3612 Sharp Hill

Robert Henkel- 3520 Sunblade Hill

Carltonia Rosa-HOA Board Member for Kensington Ranch

John Clark- 347 Rustic Willow; HOA President for Kensington Ranch
Lynn Bauer- 3604 Sunblade Ranch
Karina Castaneda- 419 Walnut Crest
Christina Carrillo- 444 Fawn Pass
Mr. Outlaw closed the public hearing at 8:18 P.M.

Motioned by Commissioner Danielle Craig, seconded by Commissioner Tamara Brown to recommend disapproval to the City Council

Vote: 5 - 1 Passed

NAY: Vice Chairman Richard Braud

- B.** PLZC20230283 - Hold a public hearing, consider and make a recommendation on a request to rezone approximately 7.7 acres of land, a portion of Bexar County Property Identification Number 339286, to Single-Family Residential District (R-1), also known as 8215 Trainer Hale Road, City of Schertz, Bexar County, Texas.

Recess at 9:30 P.M. and resumed at 9:36 P.M.
Mrs. Marquez provided a presentation.

Mr. Outlaw opened the public hearing at 9:44 P.M.
Keith Morris- 7004 Hallie Path
Daryle Robbison- 6998 Hallie Path
Leslie Pratt- 6986 Hallie Path
Johnathan Cruz- 6992 Hallie Path
Ben Padilla- 6974 Hallie Path
Mr. Outlaw closed the public hearing at 9:53 P.M.

Motioned by Vice Chairman Richard Braud, seconded by Commissioner John Carbon to recommend approval to the City Council

Vote: 4 - 2 Passed

NAY: Commissioner Roderick Hector
Commissioner Tamara Brown

- C.** PLZC20230207 - Hold a public hearing and make a recommendation on a request to rezone approximately 3.6 acres of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), known as Guadalupe County Property Identification Number 42797, more specifically described as 3517 FM 3009, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez and the applicant provided a presentation.
Mr. Outlaw opened the public hearing at 10:09 P.M.
No one spoke.
Mr. Outlaw closed the public hearing at 10:10 P.M.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Danielle Craig to recommend approval to the City Council

Vote: 6 - 0 Passed

- D.** PLZC20240007 - Hold a public hearing and make a recommendation on a request to rezone approximately 11.7 acres of land from General Business District (GB) to General Business District -2 (GB-2), known as Comal County Property Identification Numbers 78053 and 116266, Guadalupe County Property Identification Numbers 68327, 68329, 114080, and 114082 generally located 500 feet west of the intersection of FM 2252 and IH-35 Frontage Road, City of Schertz, Guadalupe and Comal County, Texas.

Mrs. Marquez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 10:28 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 10:28 P.M.

Motioned by Commissioner John Carbon, seconded by Commissioner Tamara Brown to recommend disapproval to the City Council

Vote: 4 - 2 Passed

NAY: Vice Chairman Richard Braud
Commissioner Roderick Hector

- E.** PLSPU20240009 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow Portable Building Sales in General Business District-2 (GB-2) on approximately 11.7 acres of land known as Comal County Property Identification Numbers 78053 and 116266, Guadalupe County Property Identification Numbers 68327, 68329, 114080, and 114082, generally located 500 feet west of the intersection of FM 2252 and IH-35 Frontage Road, City of Schertz, Guadalupe and Comal County, Texas.

Mrs. Marquez provided a presentation.

Mr. Outlaw opened the public hearing at 11:19 P.M.

Claire Carillo- 5370 Prue Red.

Mr. Outlaw closed the public hearing at 11:22 P.M.

Motioned by Commissioner Danielle Craig, seconded by Commissioner John Carbon to recommend disapproval to the City Council

Vote: 4 - 2 Passed

NAY: Chairman Glen Outlaw
Commissioner Roderick Hector

- F.** ***The Planning and Zoning Commission prior to hearing and acting on item 5-F heard agenda items 5-I and 5-J.***

PLUDC20230221 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 1 - General Provisions, Article 4 - Procedures and Applications, and Article 14 - Transportation.

Mrs. Woodlee and Mr. Novak provided a presentation.

Mr. Outlaw opened the public hearing at 12:23 A.M.

No one spoke.

Mr. Outlaw closed the public hearing at 12:24 A.M.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Tamara Brown to recommend approval to City Council

Vote: 6 - 0 Passed

- G.** PLUDC20240044 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning District and Article 9 - Site Design Standards.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 12:30 A.M.

No one spoke.

Mr. Outlaw closed the public hearing at 12:30 A.M.

Motioned by Vice Chairman Richard Braud, seconded by Commissioner Roderick Hector to recommend approval to the City Council

Vote: 6 - 0 Passed

- H.** PLUDC20240045 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning District and Article 16 - Definitions.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 12:34 A.M.

No one spoke.

Mr. Outlaw closed the public hearing at 12:34 A.M.

Motioned by Commissioner Roderick Hector, seconded by Vice Chairman Richard Braud to recommend approval to the City Council

Vote: 6 - 0 Passed

- I.** PLUDC20240048 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning District.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 11:39 P.M.

Ken Brown- 100 N.E. Loop 410

Mr. Outlaw closed the public hearing at 11:43 P.M.

Motioned by Commissioner John Carbon, seconded by Vice Chairman Richard Braud to recommend approval with conditions to the City Council

Vote: 5 - 1 Passed

NAY: Commissioner Roderick Hector

- J.** PLCPA20240035 - Hold a public hearing, workshop and discussion and possible action to make a recommendation for a Comprehensive Plan Amendment.

Mr. Haas and the applicant provided a presentation.
Mr. Outlaw opened the public hearing at 12:04 A.M.
No one spoke.
Mr. Outlaw closed the public hearing at 12:05 A.M.

Motioned by Commissioner Roderick Hector, seconded by Vice Chairman Richard Braud to recommend approval to the City Council with clarification for single-family residential

Vote: 6 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda
There were no requests by Commissioners.

- B.** Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended
- There were no announcements by Commissioners.

- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were no announcements by City Staff.

- A.** Current Projects and City Council Status Update

7. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 12:40 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 04/03/2024
Agenda Item 5 B

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Planner

SUBJECT: **PLZC20240040** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.8 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), known as Bexar County Property Identification Number 308385, also known as 12396 Schaefer Road, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 1.8 acres of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A). The subject property is currently a single-family home.

On March 20, 2024, ten (10) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, one (1) response in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, one (1) sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	Pre-Development District (PRE)	Single Family Home
Proposed	Single-Family Residential/ Agricultural District (R-A)	Single Family Home

Adjacent Properties:

	Zoning	Land Use
North	Extraterritorial Jurisdiction (ETJ)	Single Family Home
South	Pre-Development District (PRE)	Undeveloped
East	Pre-Development District (PRE)	Undeveloped
West	Right-Of-Way	Schaefer Road

GOAL

The proposed zone change is for approximately 1.8 acres of land to Single-Family Residential/ Agricultural District (R-A). The applicant wishes to rezone their property to be able to pull future permits for their residential home.

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

To the north of the property there are single-family homes within the City of Schertz Extraterritorial Jurisdiction (ETJ). To the east and south, the property is Pre-Development District (PRE) and is used for agriculture and is undeveloped. To the west of the property is Right-of-Way, also known as Schaefer Road.

When evaluating zone changes, staff uses criteria listed in UDC Section 21.5.4.D. The criteria are listed below.

1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map;

The proposed Single-Family Residential / Agricultural District (R-A) does implement the policies of the adopted Comprehensive Land Plan.

The Comprehensive Land Use Plan classifies the subject property and area as Complete Neighborhood. The intent of the Complete Neighborhood land use designation is a general area characterized by a mix of housing options with supporting land uses, but when considering the appropriateness of housing density, factors such as roadway classification and conflicts among land uses should be considered.

The proposed Single-Family Residential/ Agricultural District (R-A) is compatible with the Comprehensive Land Use Plan designation as per its statement of purpose and intent from UDC Section 21.5.5. The intention of the Single-Family Residential/ Agricultural District (R-A) is to provide a district suitable for minimum half-acre lots where development may be premature. The surrounding properties include single-family homes and some agricultural uses that are within the City of Schertz Extraterritorial Jurisdiction (ETJ), with some still maintaining Pre-Development District (PRE) since their annexation.

2. Whether the proposed zoning change or zoning map amendment 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 health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. The chosen Single-Family Residential/ Agricultural District (R-A) dimensional and development standards as stated in Section 21.5.7.A of the Unified Development Code, are compatible with what is in the surrounding area.

Table 21.5.7.A Dimensional Requirements Residential Zoning Districts										
		Minimum Lot Size Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Impervious Coverage
R-A	Single-Family Residential/ Agriculture	21,780	-	-	25	25	25	2	35	50%

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;

Yes, the permitted uses in Single-Family Residential/ Agricultural District (R-A) are appropriate within the immediate area of the land to be reclassified. The purpose and intent of the Single-Family Residential/ Agricultural District (R-A) is to provide areas in which agricultural land may be held in such use for as long is practical and reasonable, with minimum half-acre lots, and where development may be premature due to lack of utilities, capacity or services, as per UDC Section 21.5.5.

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;

The entry point for the subject property is on Schaefer Road. Schaefer Road is a Secondary Arterial with a 90-foot Right-of-Way. To the south of the subject property, Raf Burnette is a Planned Secondary Arterial with a 90-foot Right-of-Way and is also known as the planned East & West Connector. The subject property is currently serviced by the City of Schertz for water.

A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District to notify them of the proposed zone change. Included as attachments are the most recent Demographic Report 3Q23 for SCUCISD as well as the most recent 10-Year Campus Forecasting Presentation.

The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

5. Whether there have been environmental and/or economical changes which warrant the requested change;

When the property was annexed, the property was established as Pre-Development District (PRE). The intent of the Pre-Development District (PRE) is to be a temporary designation for existing uses or newly annexed properties. The applicant would like to pull building permits for their home and since Pre-Development District (PRE) is simply a placeholder, a zone change is required for the applicant.

6. Whether there is an error in the original zoning of the property for which a change is requested;

There was no error in the original zoning of the property. The property has been Pre-Development District (PRE) since it was annexed into the City of Schertz in 2011 with Ordinance 11-A-22.

7. 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 does not impact the Planning and Zoning Commission recommendation to City Council.

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

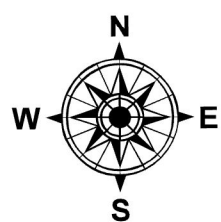
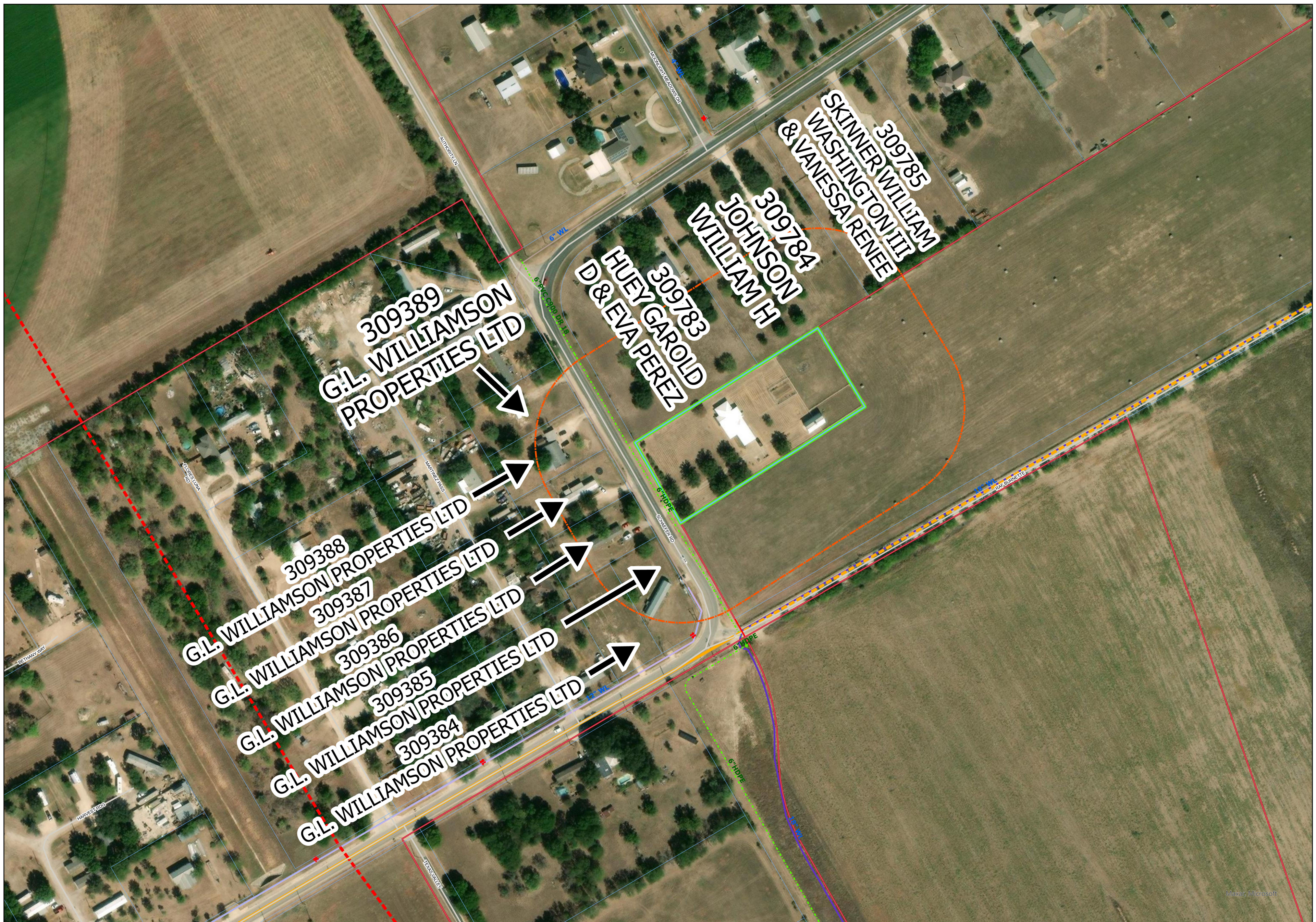
Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special consideration from the Planning and Zoning Commission or the City Council.

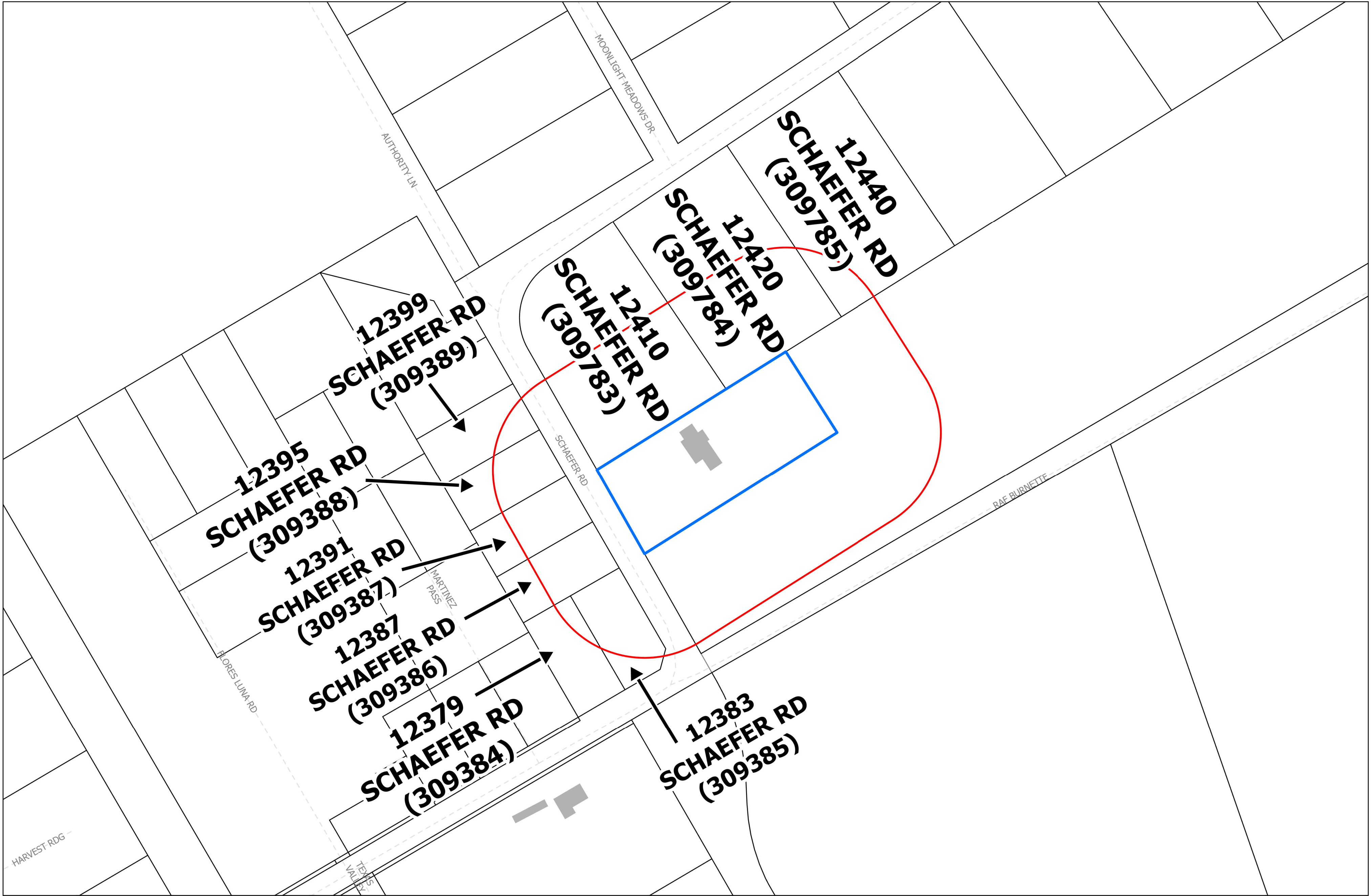
RECOMMENDATION

The proposed zone change to Single-Family Residential/ Agricultural District (R-A) is compatible with the Comprehensive Land Use Plan and is appropriate within the immediate area of the subject property, thus Staff recommends approval of PLZC20240040.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Public Hearing Responses
Zoning Exhibit
SCUCISD 10 Year Campus Forecasting
SCUCISD Demographic Report

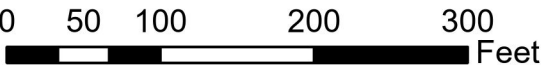
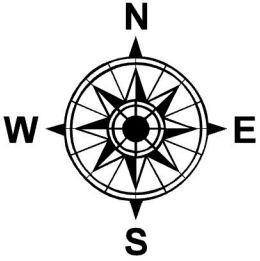




City of Schertz

12396 SCHAEFER RD REZONE
(PLZC20240040)

 Project Area
 200' Buffer





COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

March 20, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, April 3rd, 2023 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

PLZC20240040 – Hold a public hearing and make a recommendation on a request to rezone approximately 1.8 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), known as Bexar County Property Identification Number 308385, also known as 12396 Schaeffer Road, 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 Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP
Planner

Reply Form:

City Council will have two readings 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 each 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 **PLZC20240040**

COMMENTS: _____

NAME: Michael Thiel Burnett SIGNATURE: [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 12396 Schaeffer Rd

DATE: 3-26-24

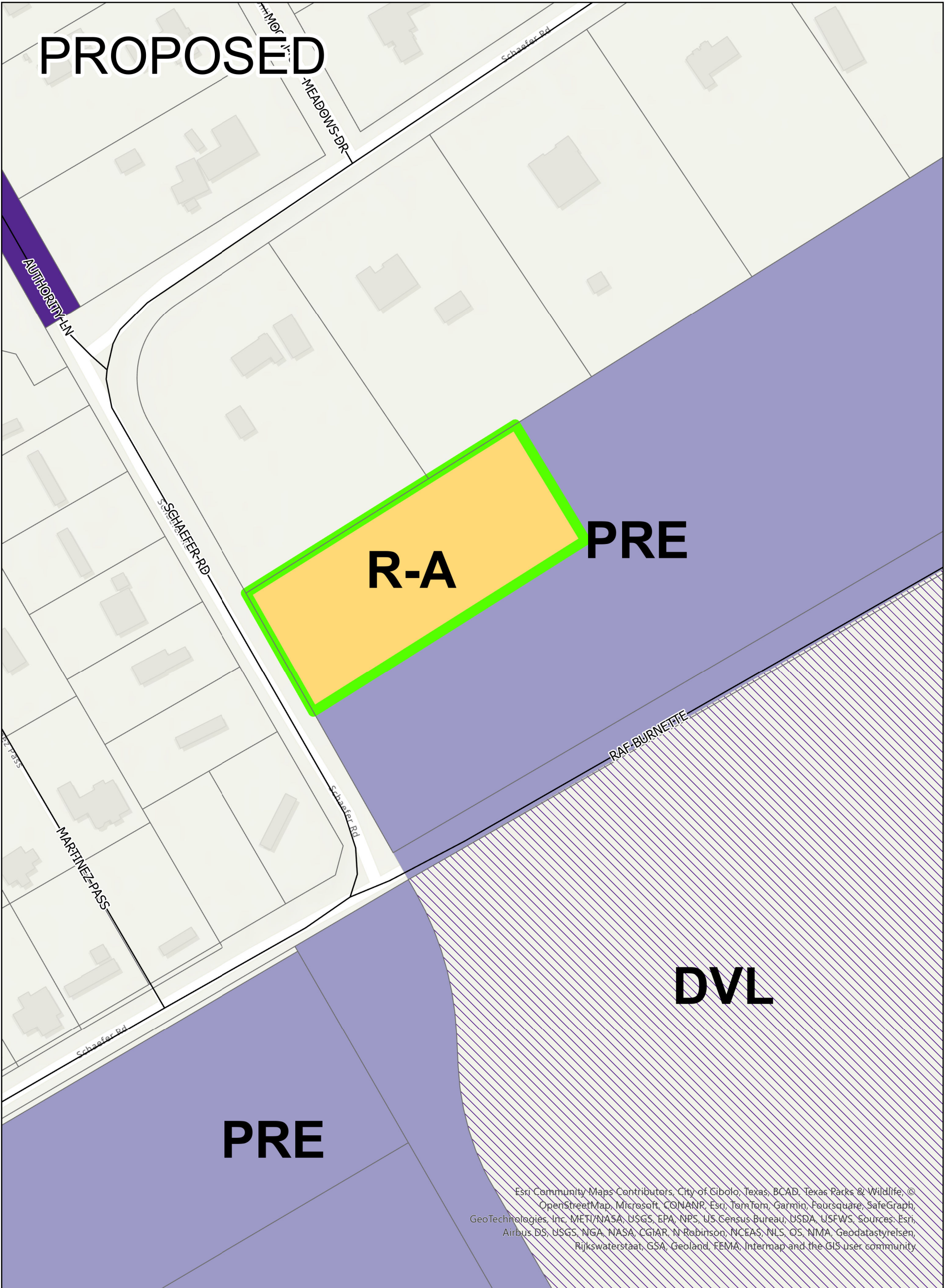
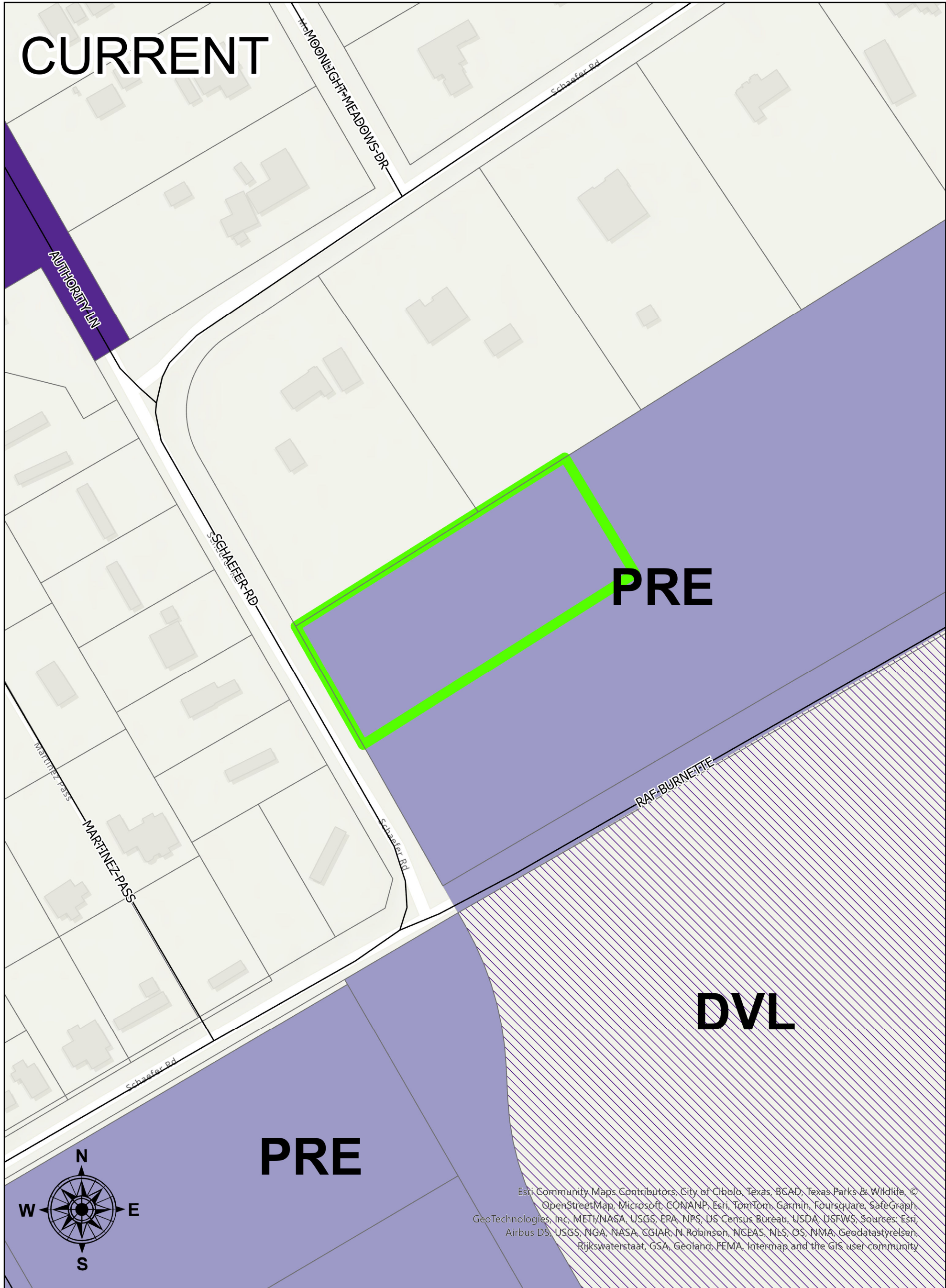
PLZC20240040
12396 Schaefer Rd

My dad bought approximately 33 acres in Bexar county approximately 34 years ago. He built a house and barn on part of the property and the rest he sprigged coastal bermuda on. For years he raised and sold horse quality coastal hay. Dad passed away in 2021 and my sister and I inherited the place. We sold the field shortly after we received ownership. I had lived with dad in his house since 2003 so I decided to buy out my sister so that I can continue living here. The reason I'm asking for the rezoning is because of the way my property is zoned now I cannot add or build anything on it. The only thing I can do is make repairs. Like my dad said when he built this place he was never going to move and would die here. I feel the same way, I do not plan on moving. I would very much appreciate y'all changing my zoning to R&A and I appreciate y'all's consideration in this matter.

Sincerely,

Michael T Burnette

A handwritten signature in black ink that reads "Michael T. Burnette". The signature is written in a cursive style with a horizontal line underneath the name.

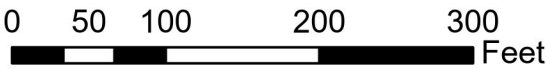


Proposed
Zoning Change

12396 Schaefer Rd

Classification

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



Last update: March 20, 2024
City of Schertz, GIS Specialist: Alexa Venezia Dasse, avdasse@schertz.com (210) 619-1174
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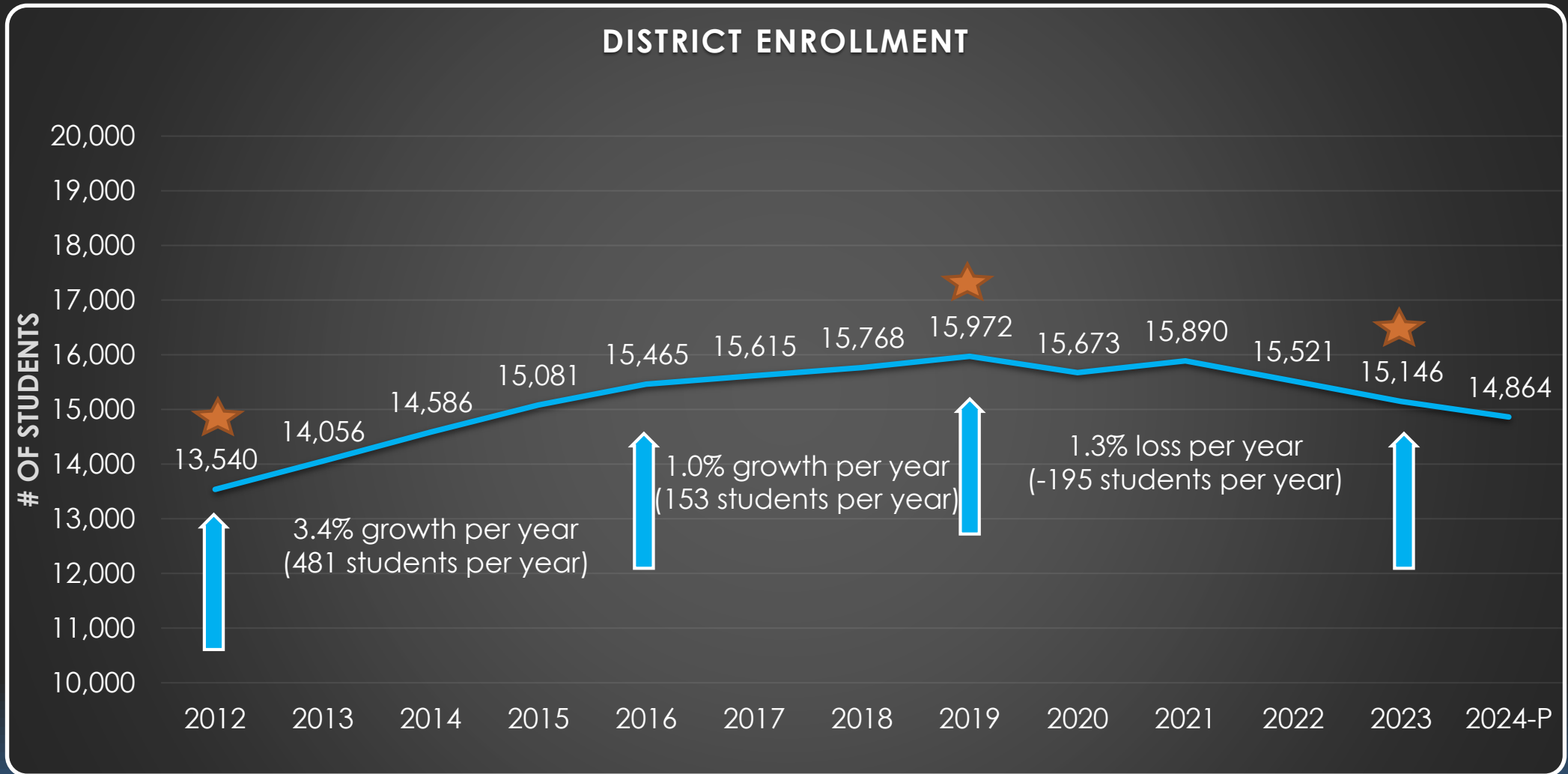
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

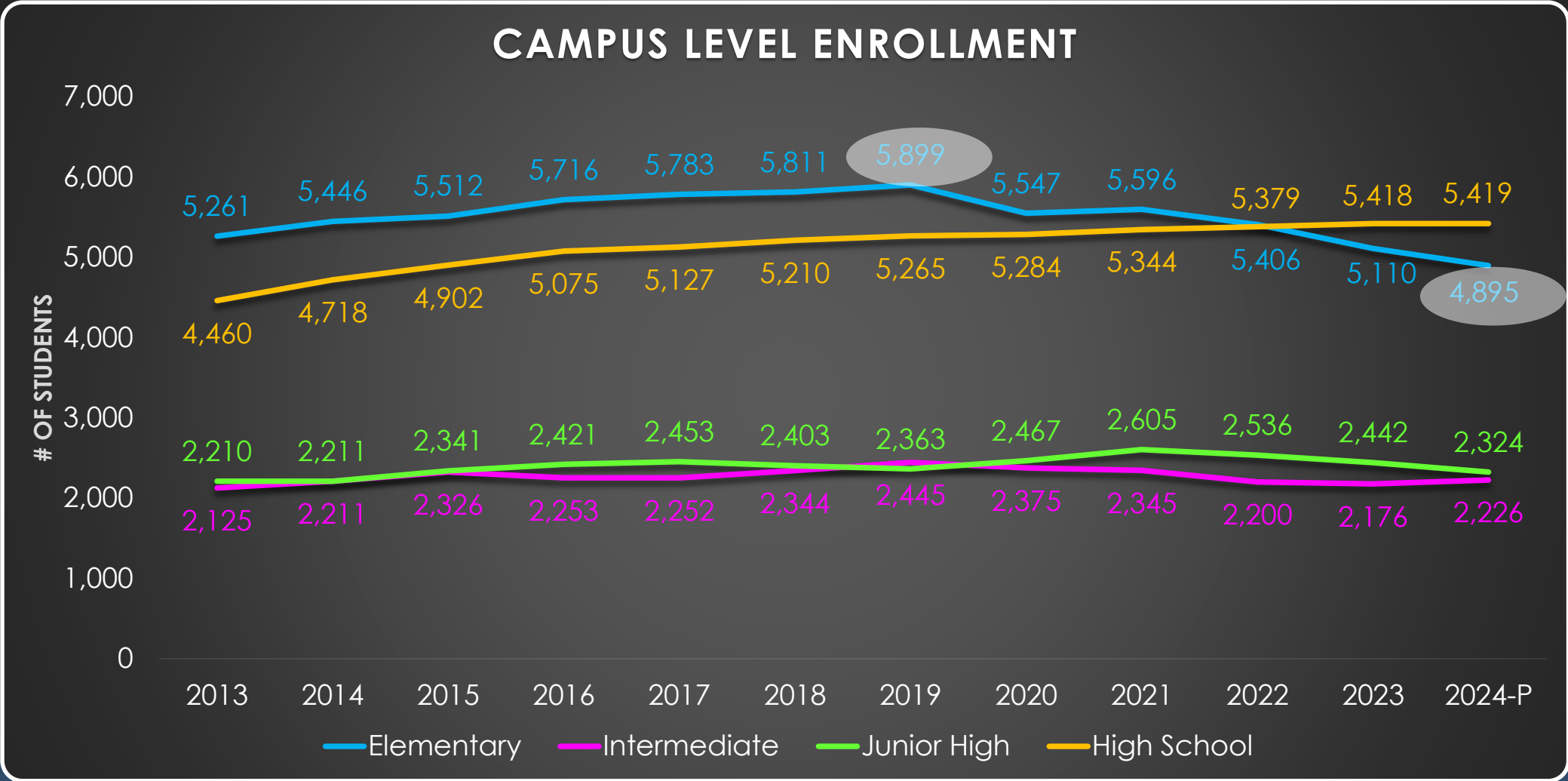
FORECASTING CONSIDERATIONS

- 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



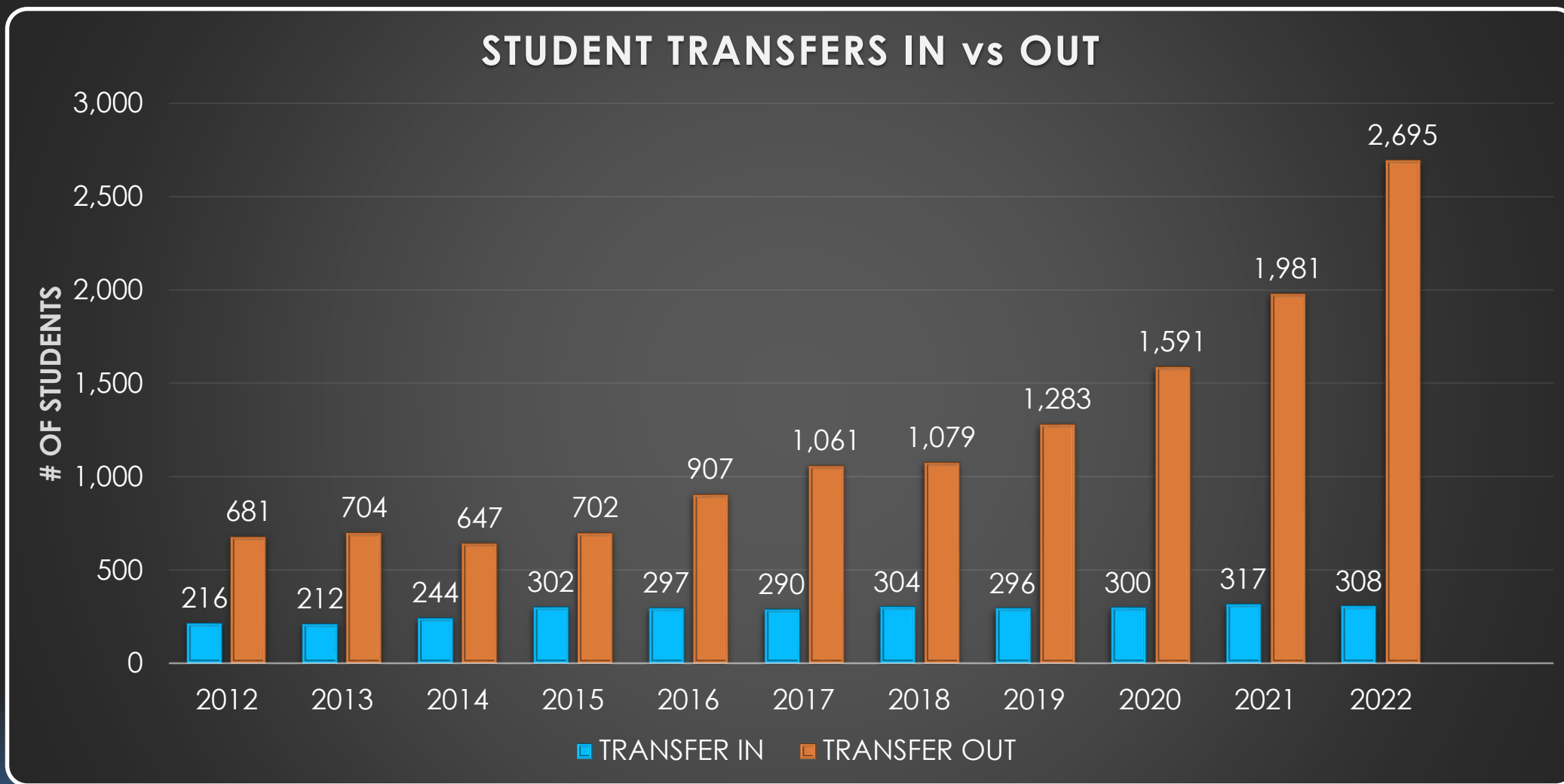
First Year of School of Science and Technology



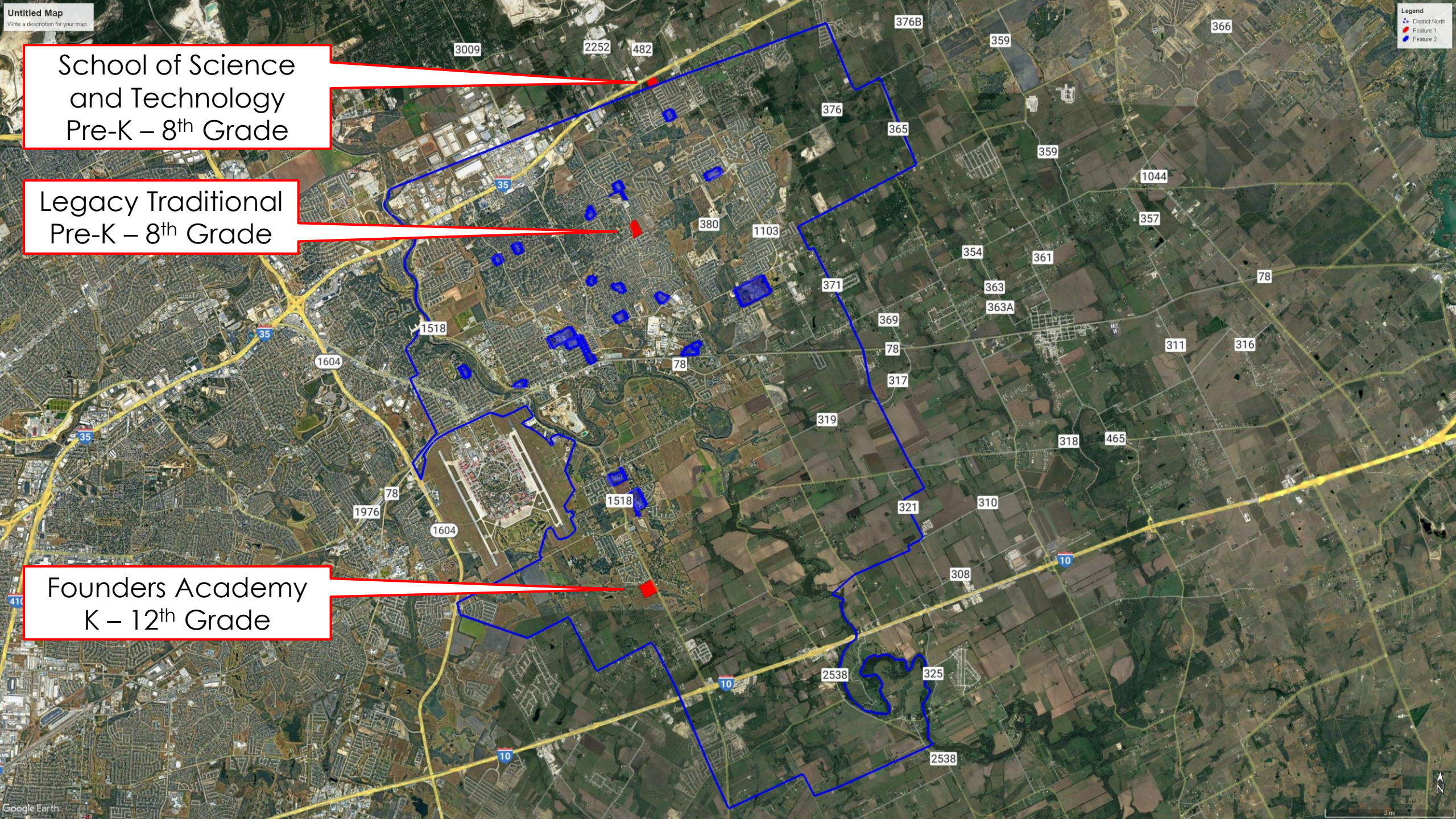
First Year of Legacy Traditional School



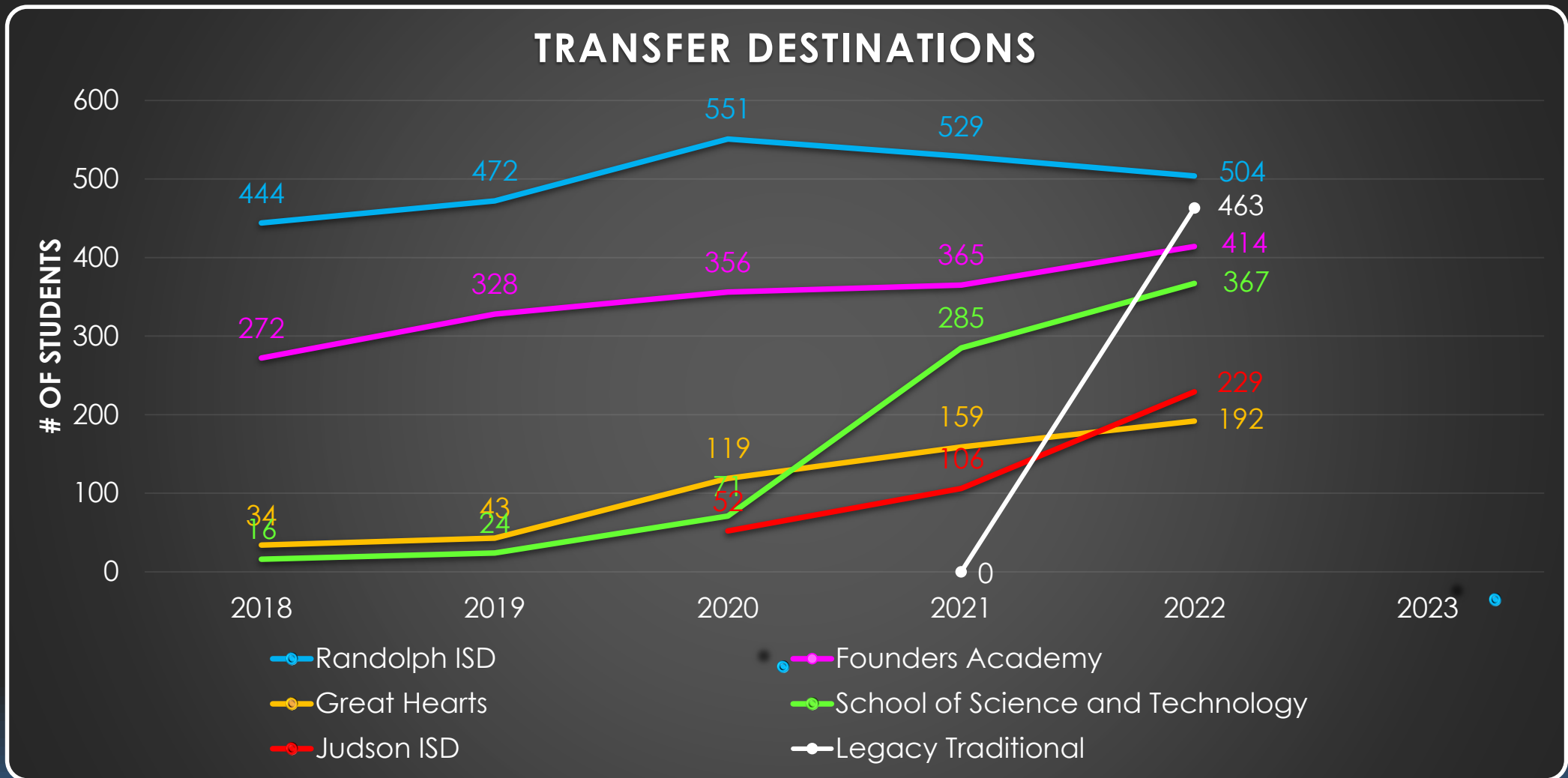
STUDENT TRANSFERS IN VS. OUT



Founders Academy
K – 12th Grade

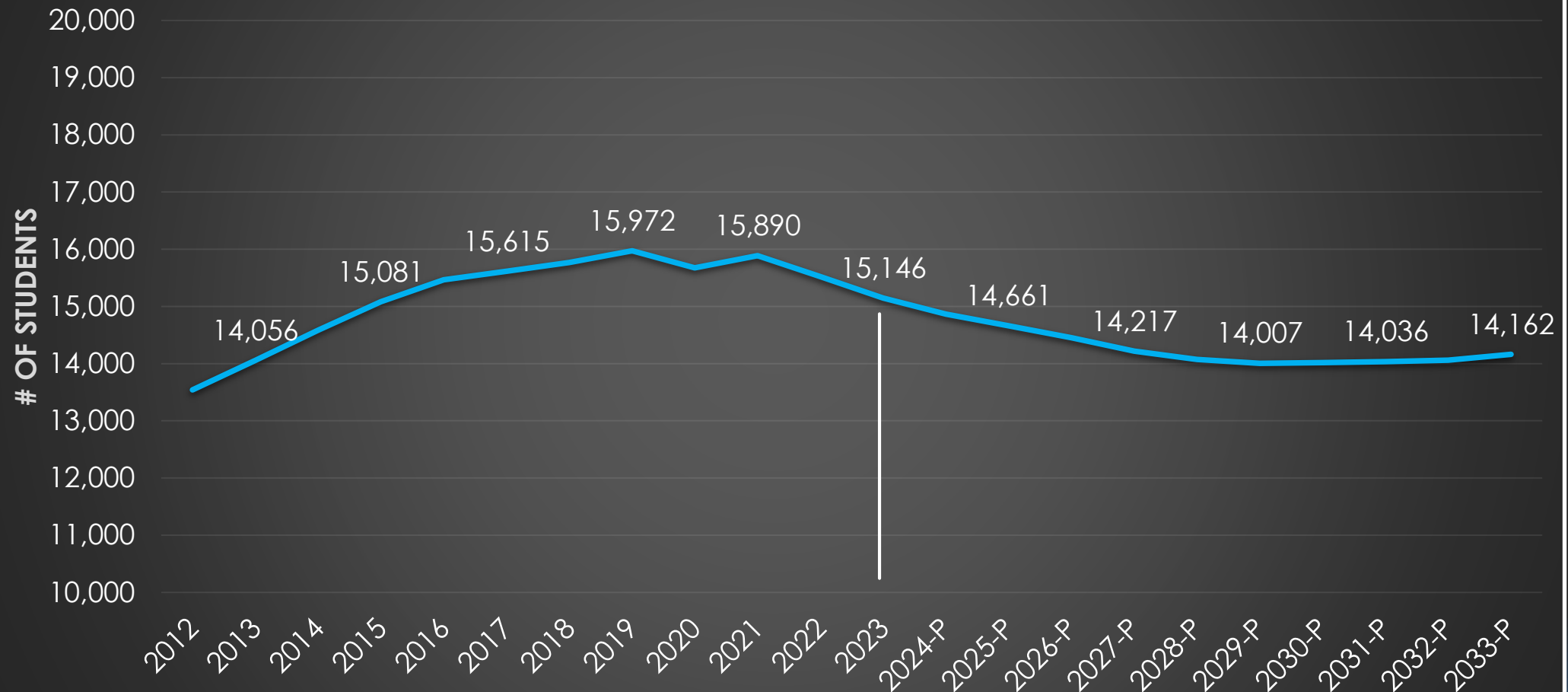


MAIN DESTINATIONS FOR TRANSFERS OUT



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

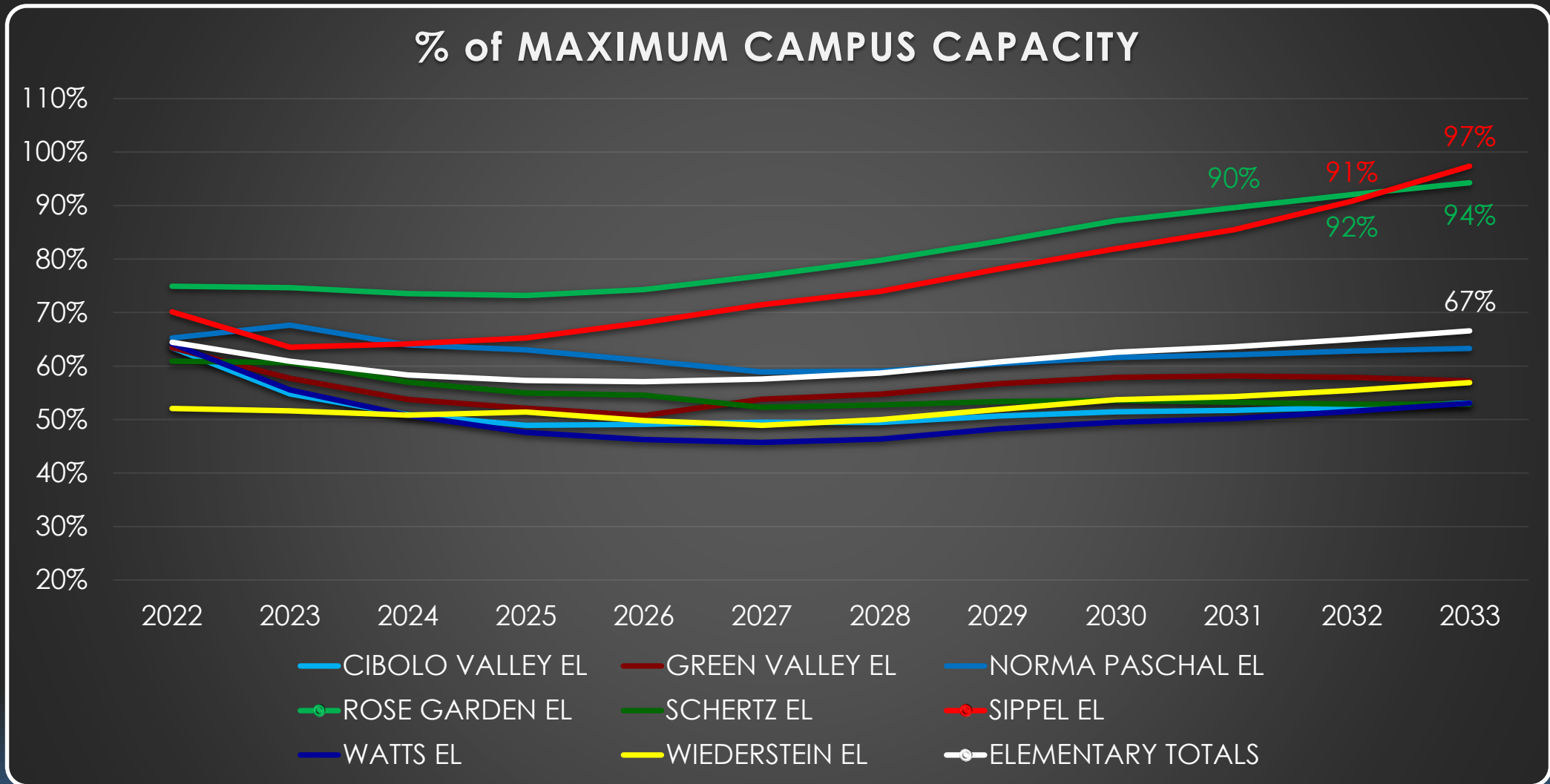
PLANNING USING OUR MAXIMUM CAPACITY

- 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

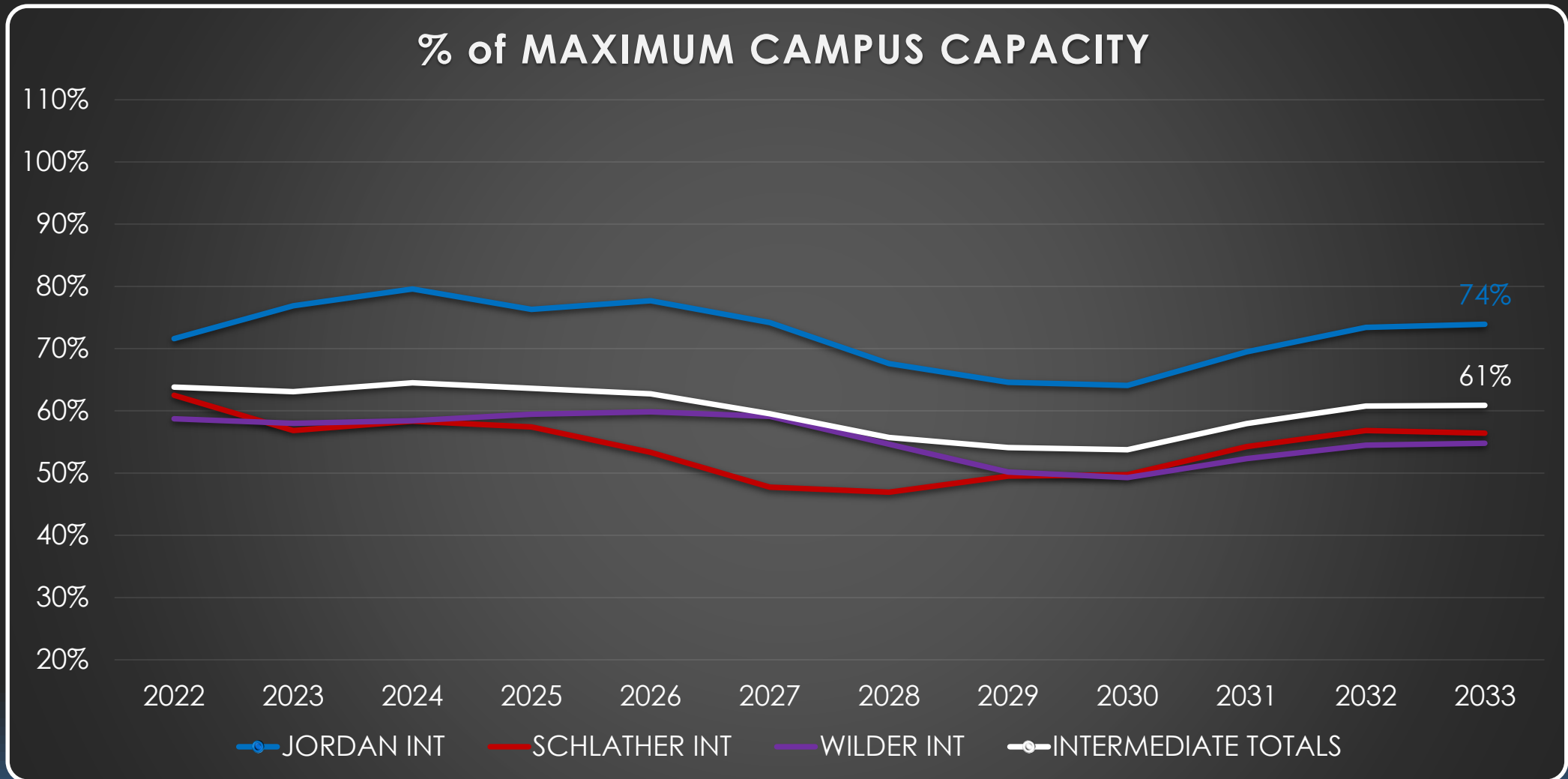
ELEMENTARY CAPACITIES



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

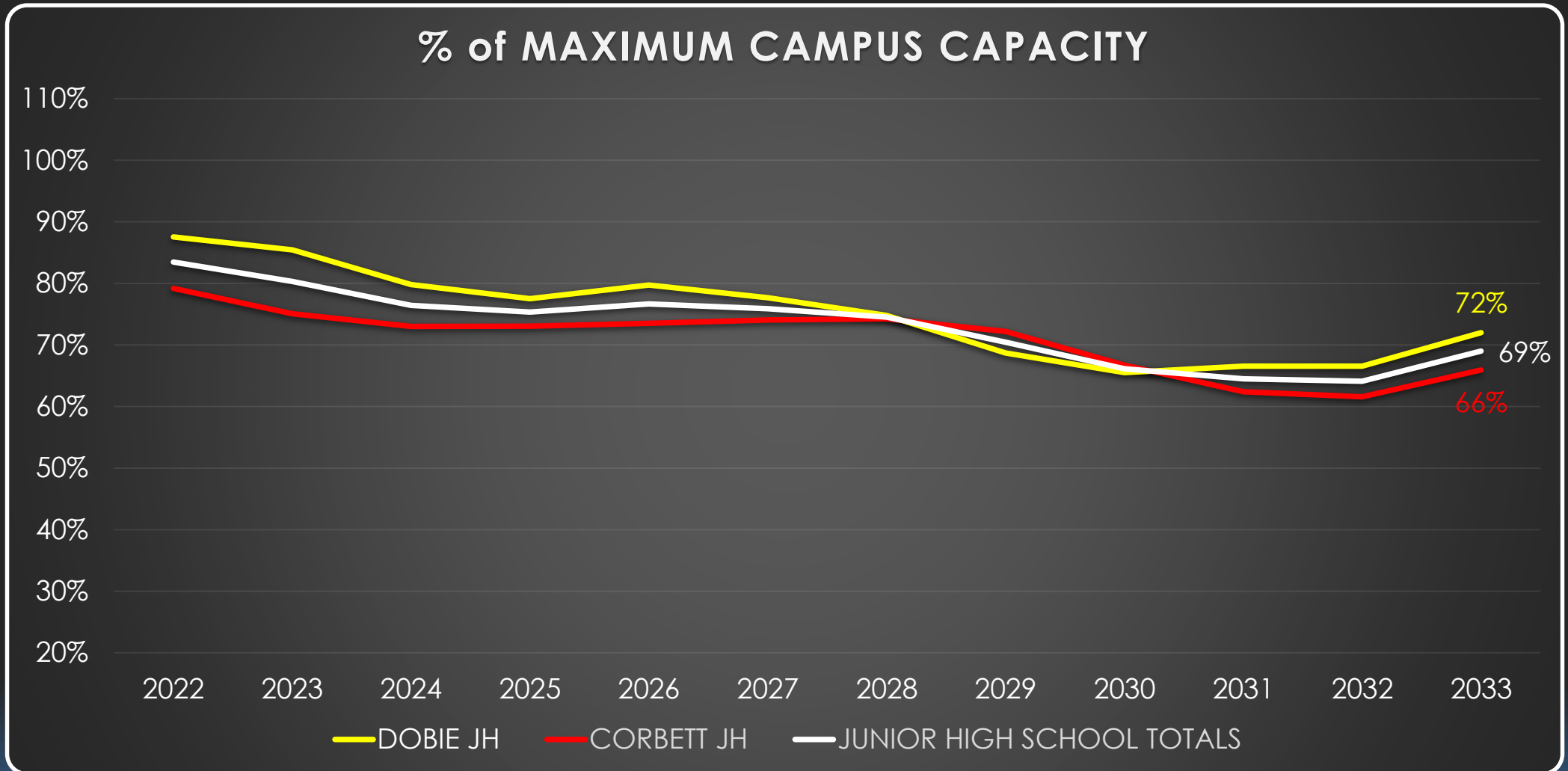
INTERMEDIATE CAPACITIES



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

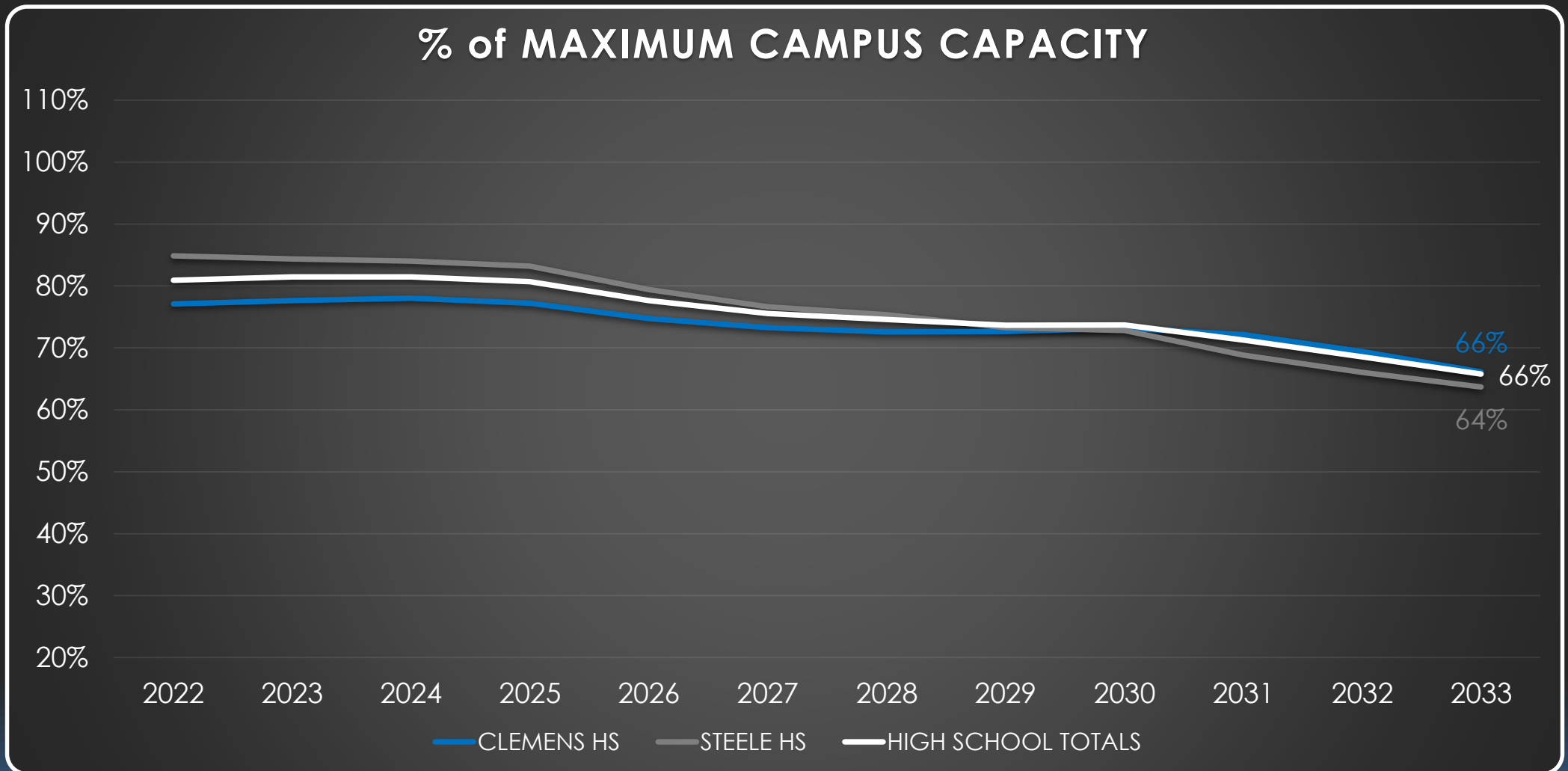
JUNIOR HIGH CAPACITIES



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



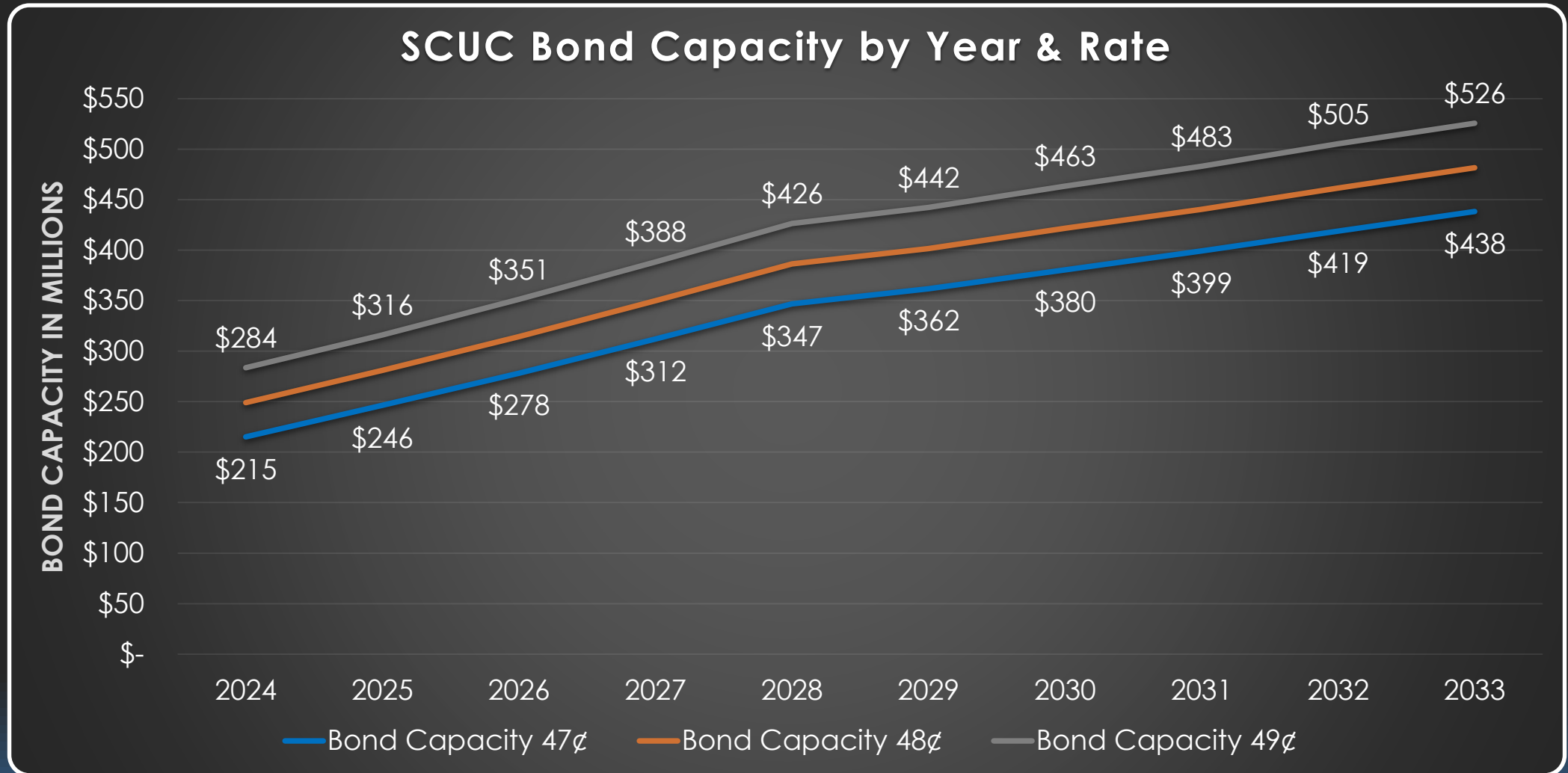
FORECASTING CONSIDERATIONS

- 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



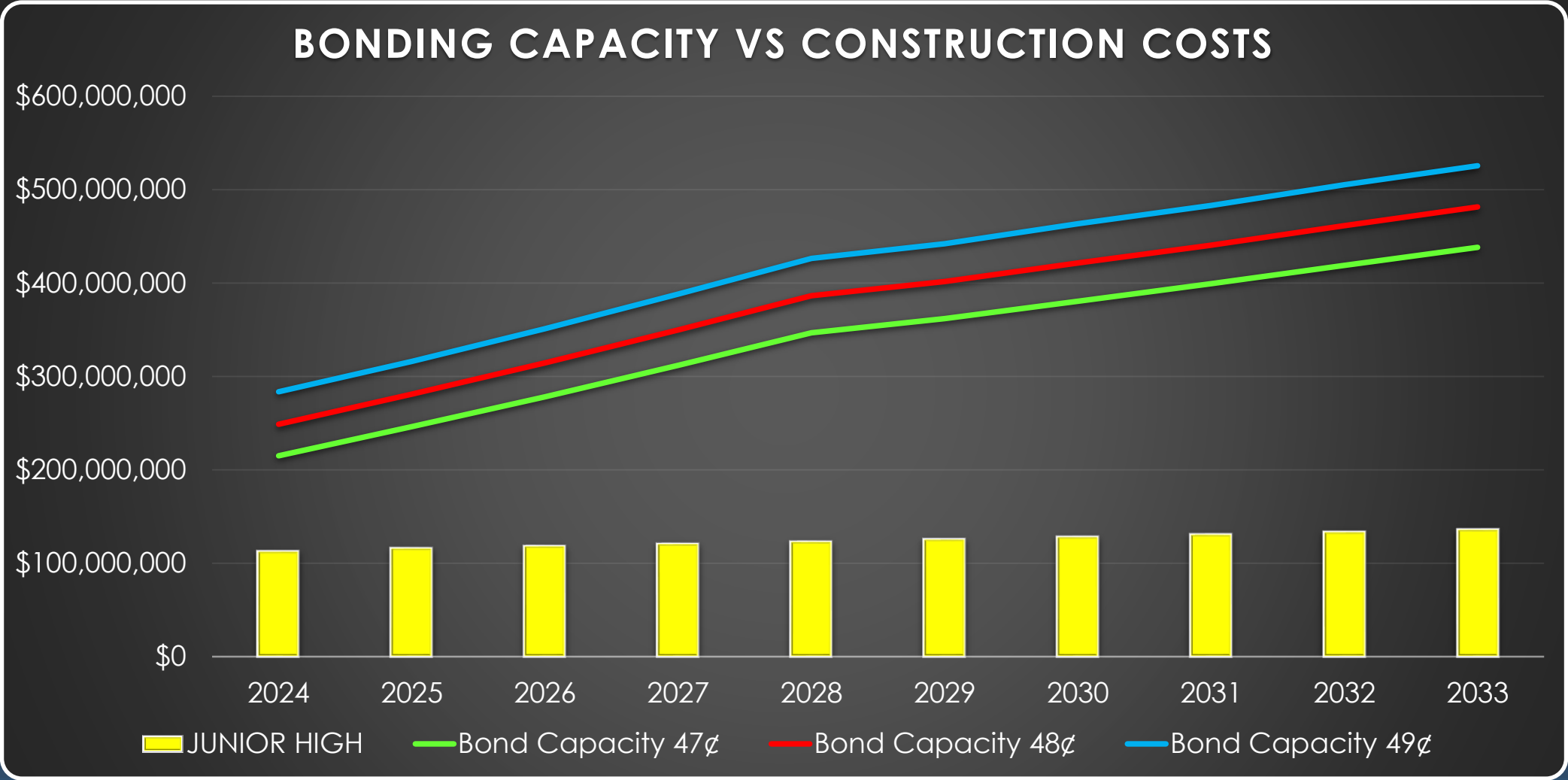
PROJECTING FACILITY COSTS - SCUC

- 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

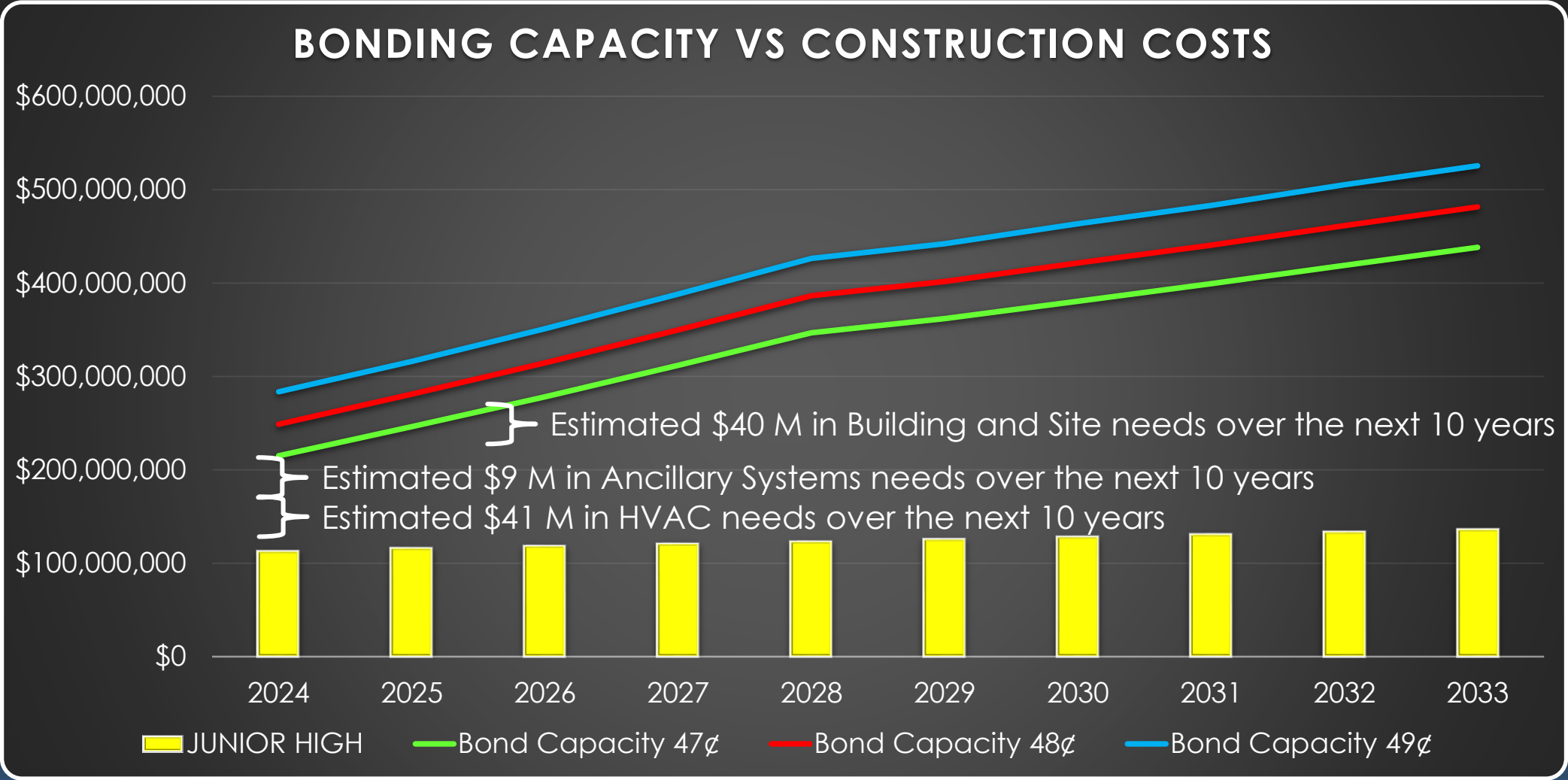
PROJECTING FACILITY COSTS - SCUC

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

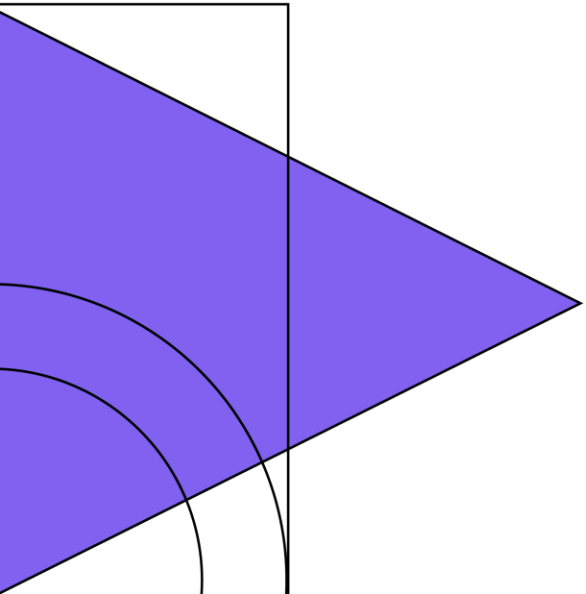
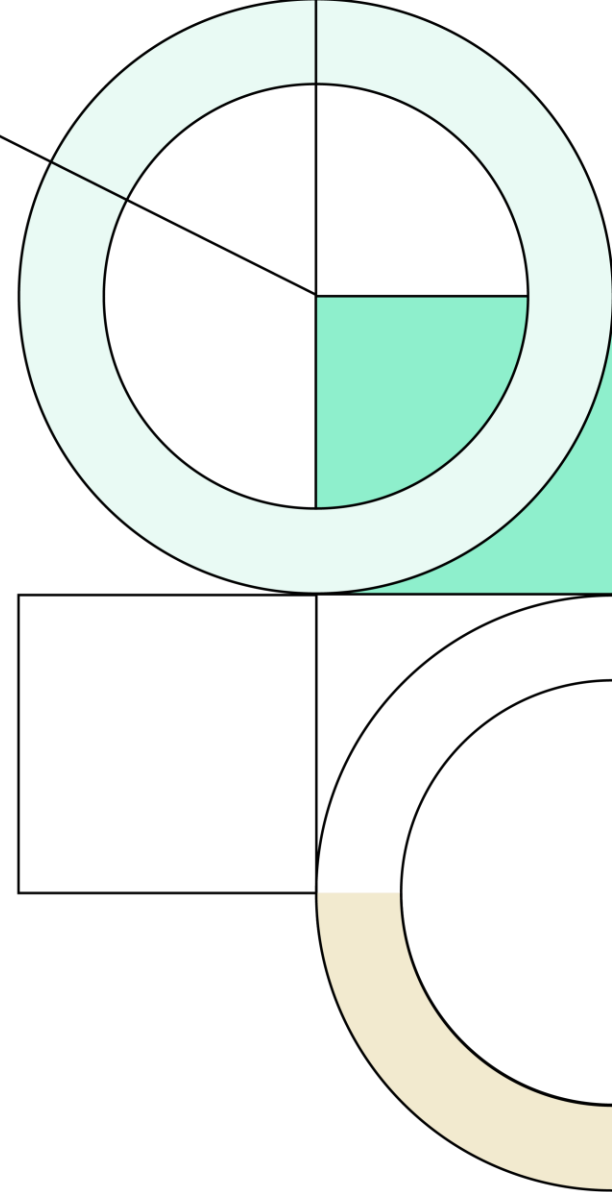
QUESTIONS/COMMENTS

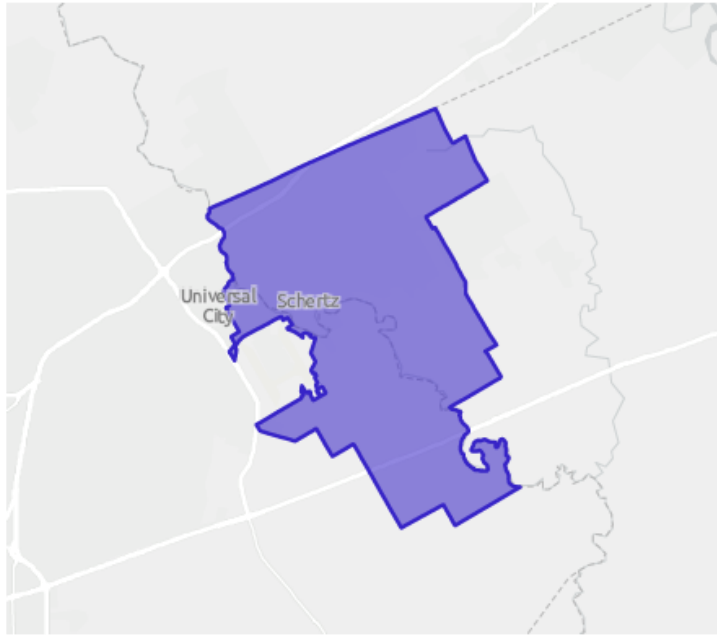




3Q23

Demographic Report





POPULATION TRENDS AND KEY INDICATORS

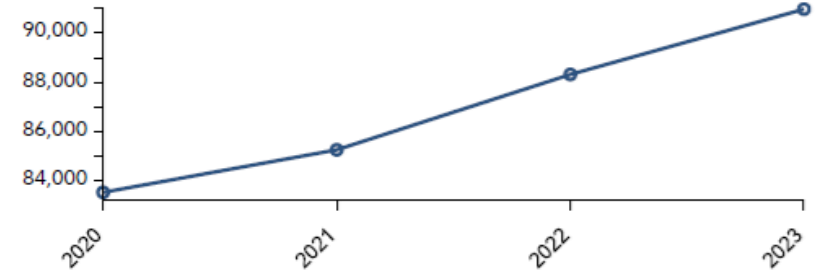
SCHERTZ CIBOLO ISD
Area: 60.01 square miles

90,971	30,960	2.93	36.4	\$97,350	\$267,439	109	128	80
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

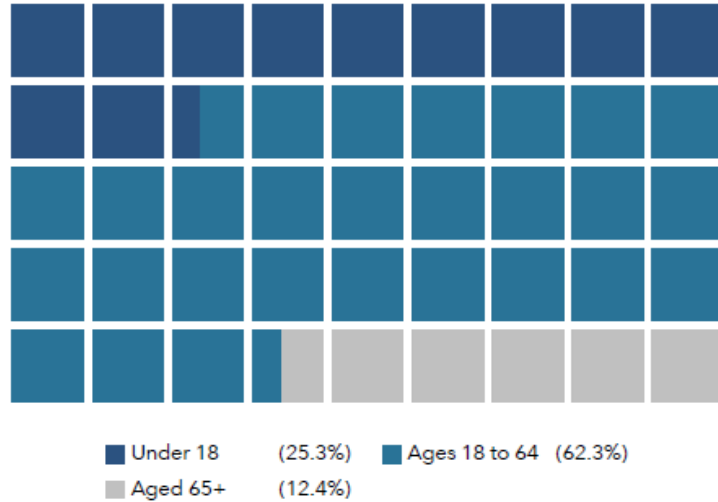
MORTGAGE INDICATORS



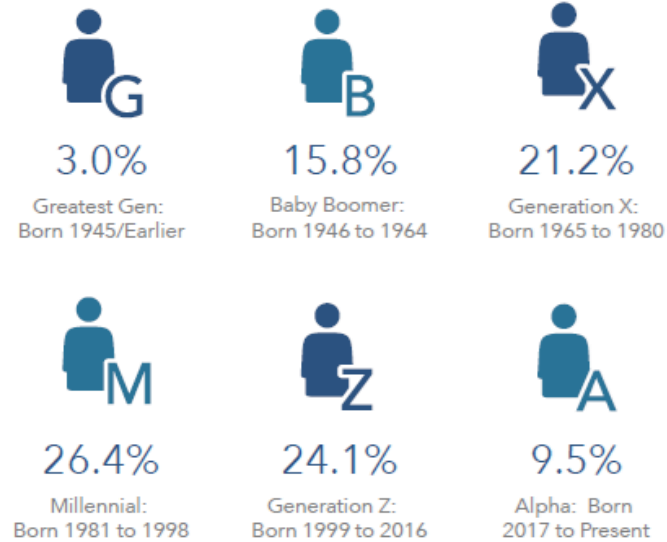
Historical Trends: Population



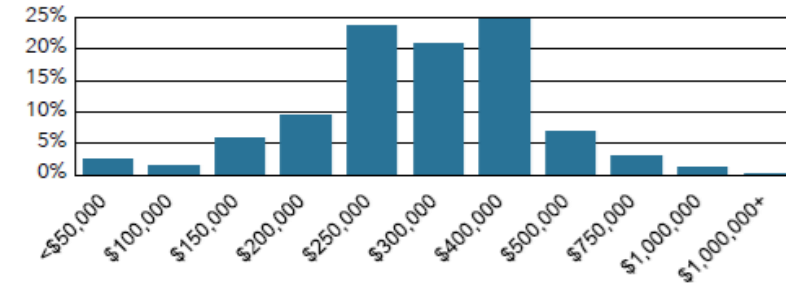
POPULATION BY AGE



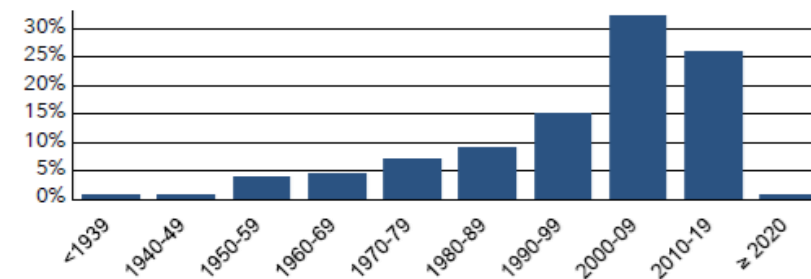
POPULATION BY GENERATION



Home Value



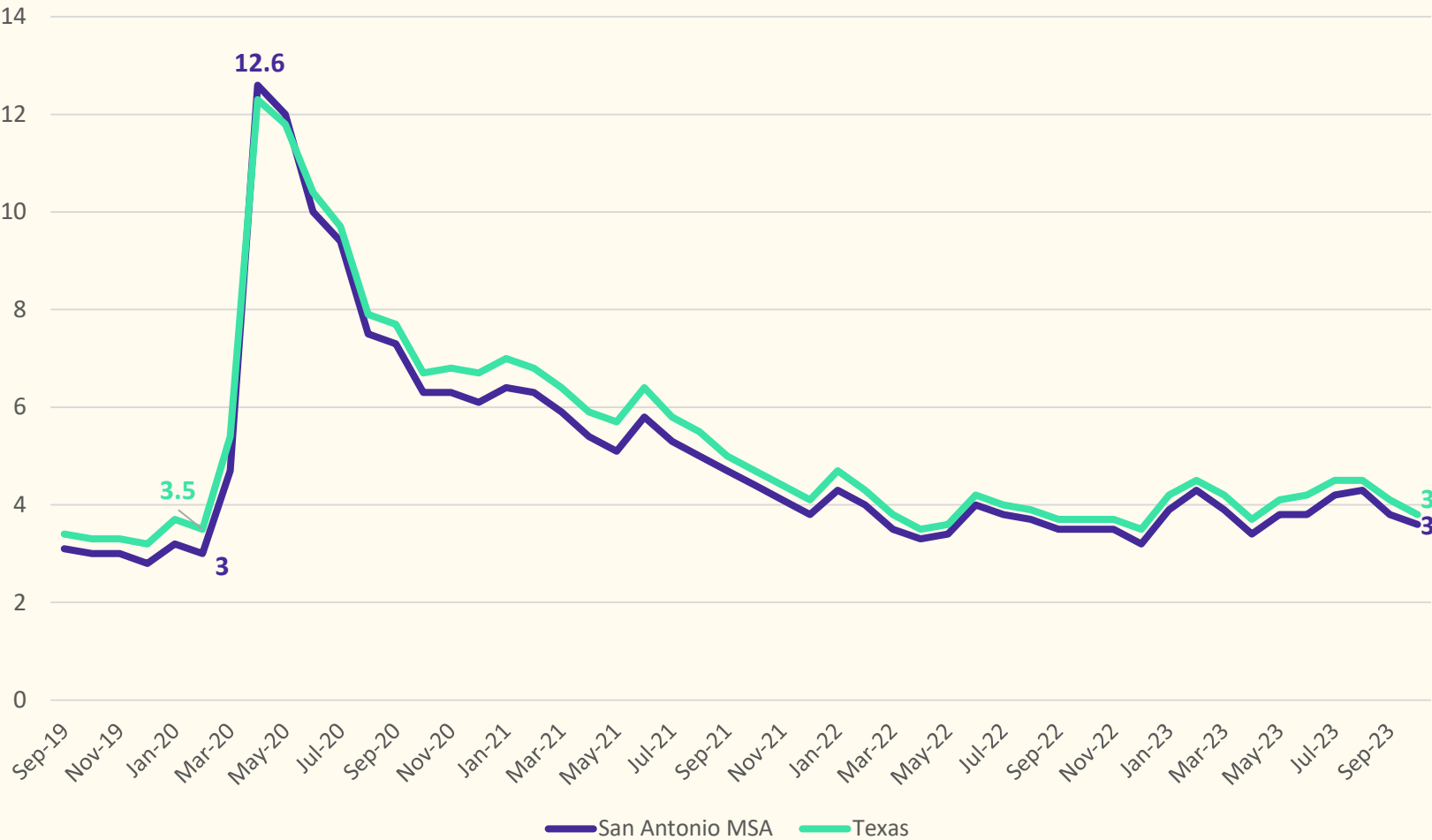
Housing: Year Built



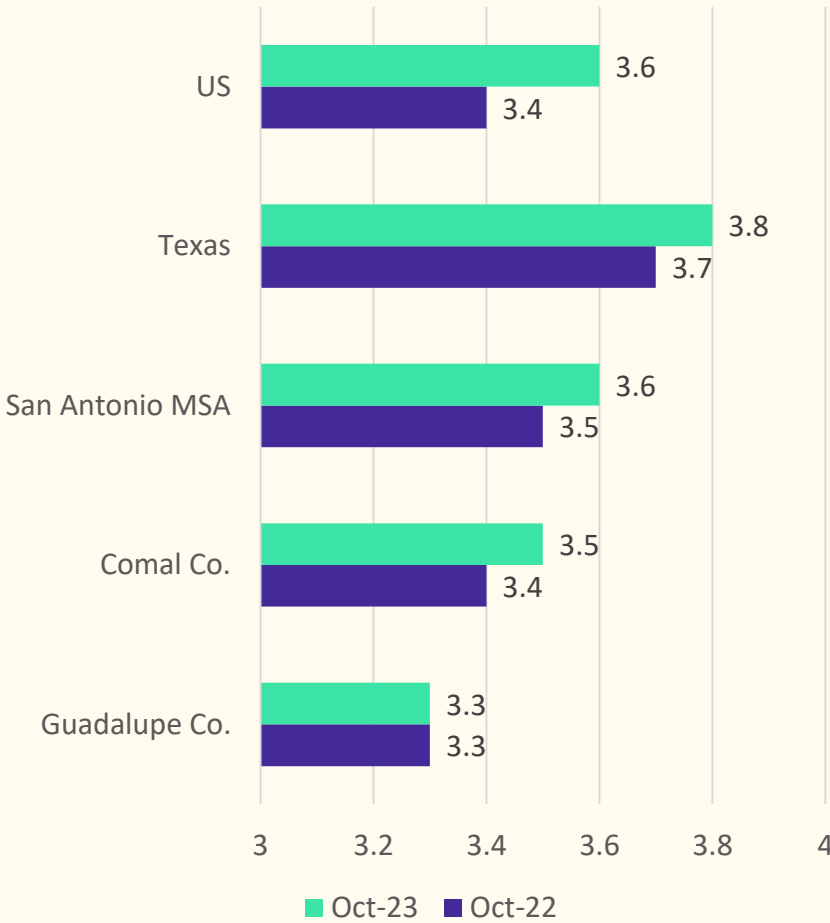


Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2023



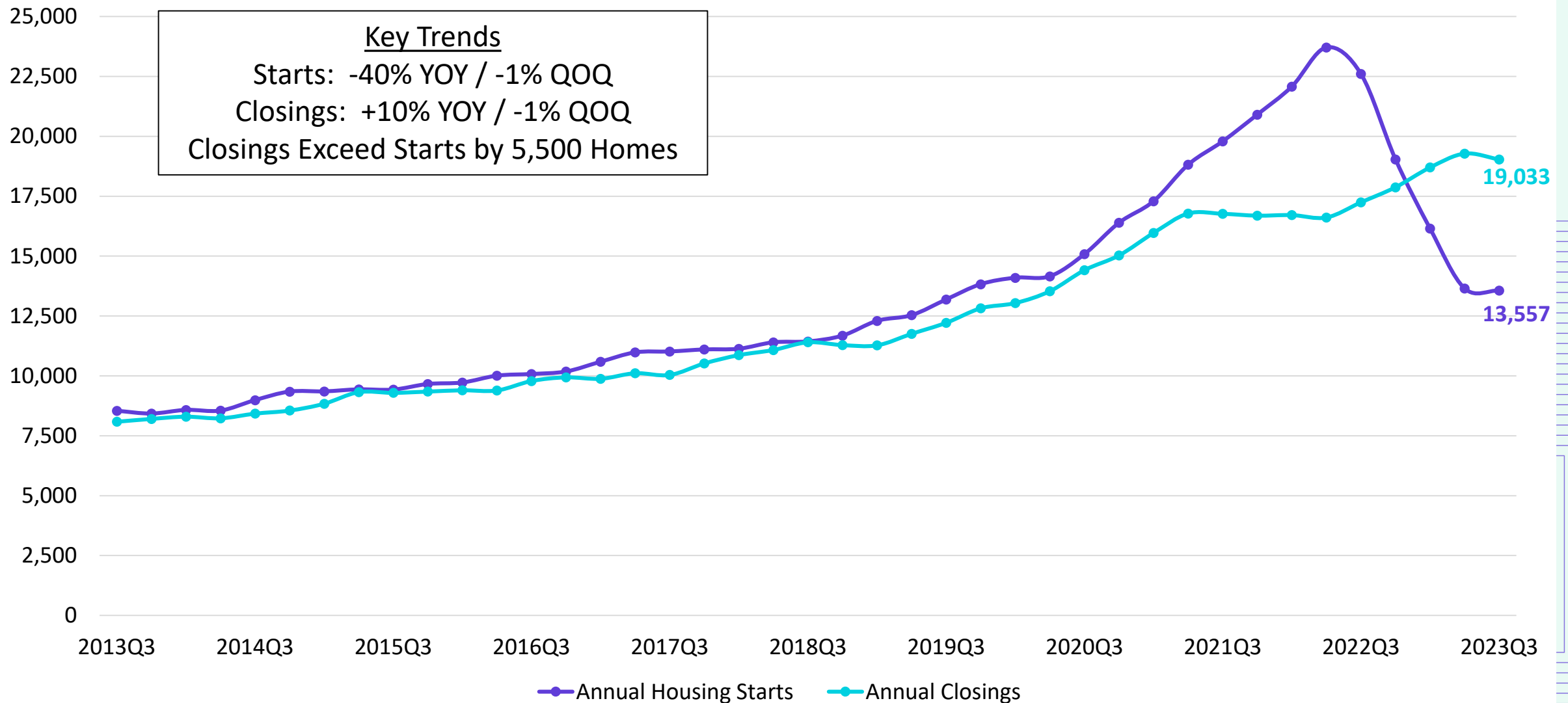
Unemployment Rate, Year Over Year





San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



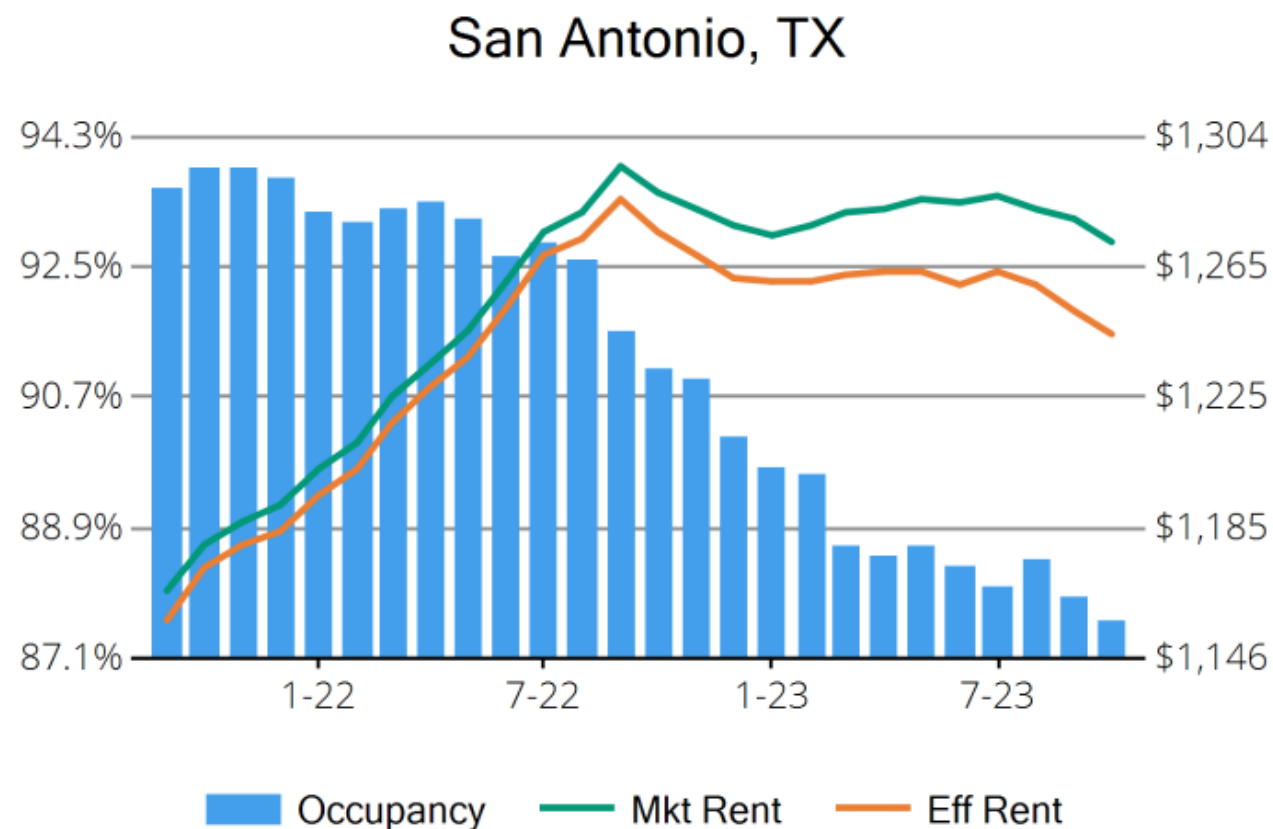


Housing Market Trends: Multi-family Market- Oct. 2023



Stabilized and Lease-up Properties

Conventional Properties	Oct 2023	Annual Change
Occupancy	87.6	-3.8%
Unit Change	6,465	
Units Absorbed (Annual)	-1,119	
Average Size (SF)	858	+0.5%
Asking Rent	\$1,272	-1.2%
Asking Rent per SF	\$1.48	-1.8%
Effective Rent	\$1,244	-2.5%
Effective Rent per SF	\$1.45	-3.0%
% Offering Concessions	34%	+94.7%
Avg. Concession Package	5.8%	+30.6%





San Antonio New Home Ranking Report

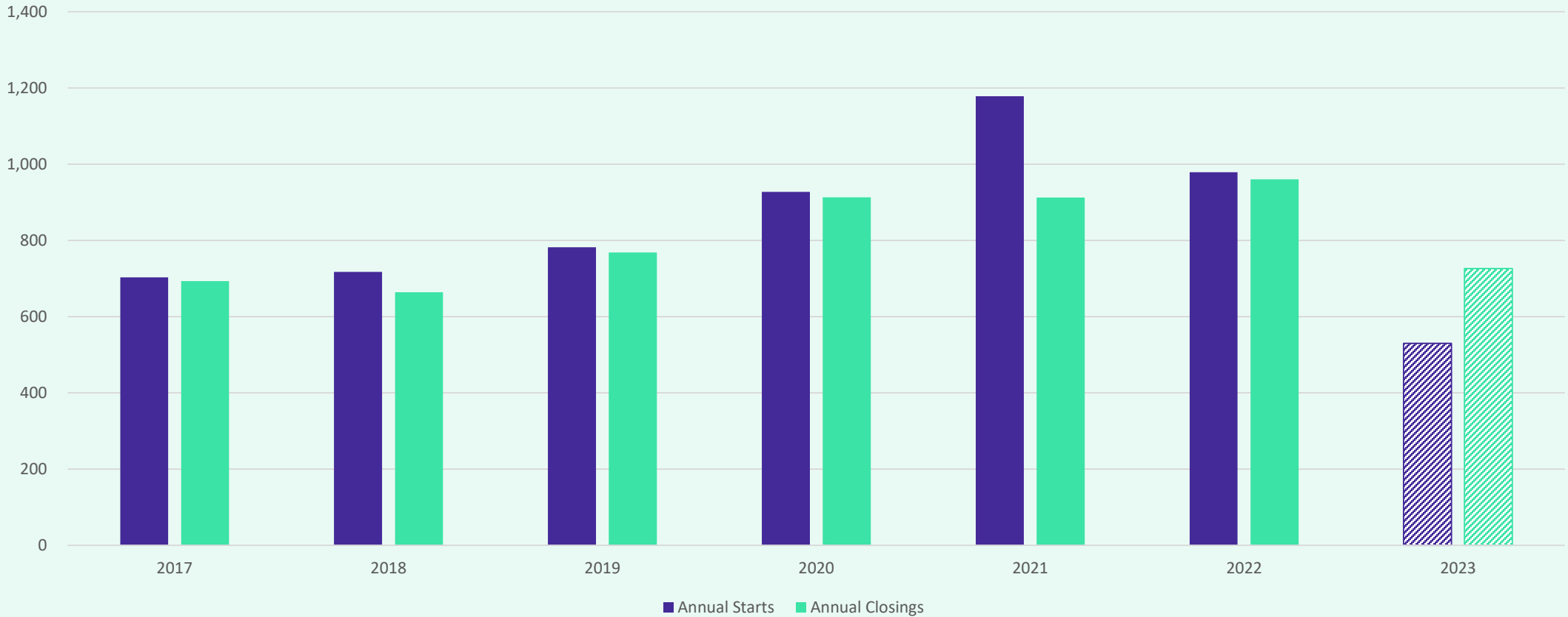
ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	2,762	4,009	2,287	7,237	24,003
2	COMAL ISD	1,960	2,971	1,982	4,390	22,269
3	EAST CENTRAL ISD	1,469	2,282	1,036	4,414	26,268
4	MEDINA VALLEY ISD	1,859	2,139	1,351	4,375	25,751
5	JUDSON ISD	783	1,322	583	774	1,228
6	SOUTHWEST ISD	890	1,106	673	2,704	9,156
7	SCHERTZ-CIBOLO-U CITY ISD	593	1,060	550	1,819	6,914
8	NEW BRAUNFELS ISD	510	762	406	1,203	6,767
9	NAVARRO ISD	636	692	458	1,457	4,461
10	BOERNE ISD	569	623	534	1,263	10,547
11	SEGUIN ISD	327	471	253	681	5,280
12	NORTH EAST ISD	368	463	223	701	5,711
13	SOUTHSIDE ISD	419	460	327	1,082	10,948
14	SAN ANTONIO ISD	94	240	166	347	794
15	SOUTH SAN ANTONIO ISD	129	219	137	250	539
16	LYTLE ISD	51	73	35	157	1,306
17	HARLANDALE ISD	5	41	0	14	43
18	ALAMO HEIGHTS ISD	27	33	58	20	19
19	EDGEWOOD ISD	0	28	0	0	42
20	MARION ISD	62	24	62	283	4,388

* Based on additional housing research by Zonda Education



District New Home Starts and Closings by Quarter

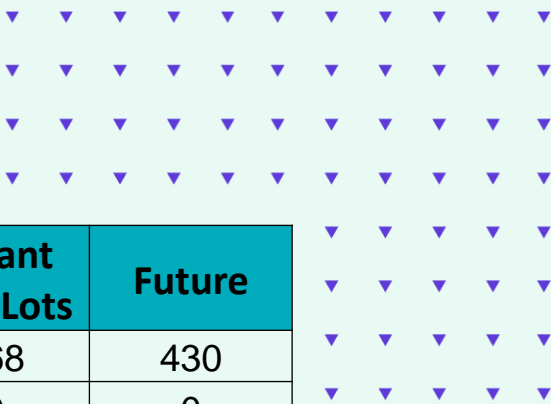


Starts	2017	2018	2019	2020	2021	2022	2023
1Q	196	175	201	237	294	349	103
2Q	168	180	176	197	300	393	186
3Q	167	177	207	261	265	174	241
4Q	172	185	198	232	319	63	
Total	703	717	782	927	1,178	979	530

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	194	133	138	165	190	181	280
2Q	172	185	211	249	258	227	247
3Q	179	185	240	286	268	218	199
4Q	148	161	179	213	196	334	
Total	693	664	768	913	912	960	726

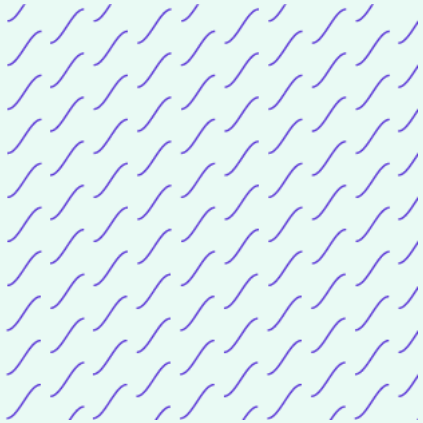


District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	73	22	58	23	39	77	168	430
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	1	0	1	45	242
ROSE GARDEN	146	44	307	41	94	147	590	3,017
SCHERTZ	32	6	103	12	15	24	0	60
SIPPEL	80	42	130	33	46	90	639	1,743
WATTS	61	26	152	25	24	68	76	580
WIEDERSTEIN	200	101	307	64	96	143	301	842
Grand Total	593	241	1,060	199	314	550	1,819	6,914

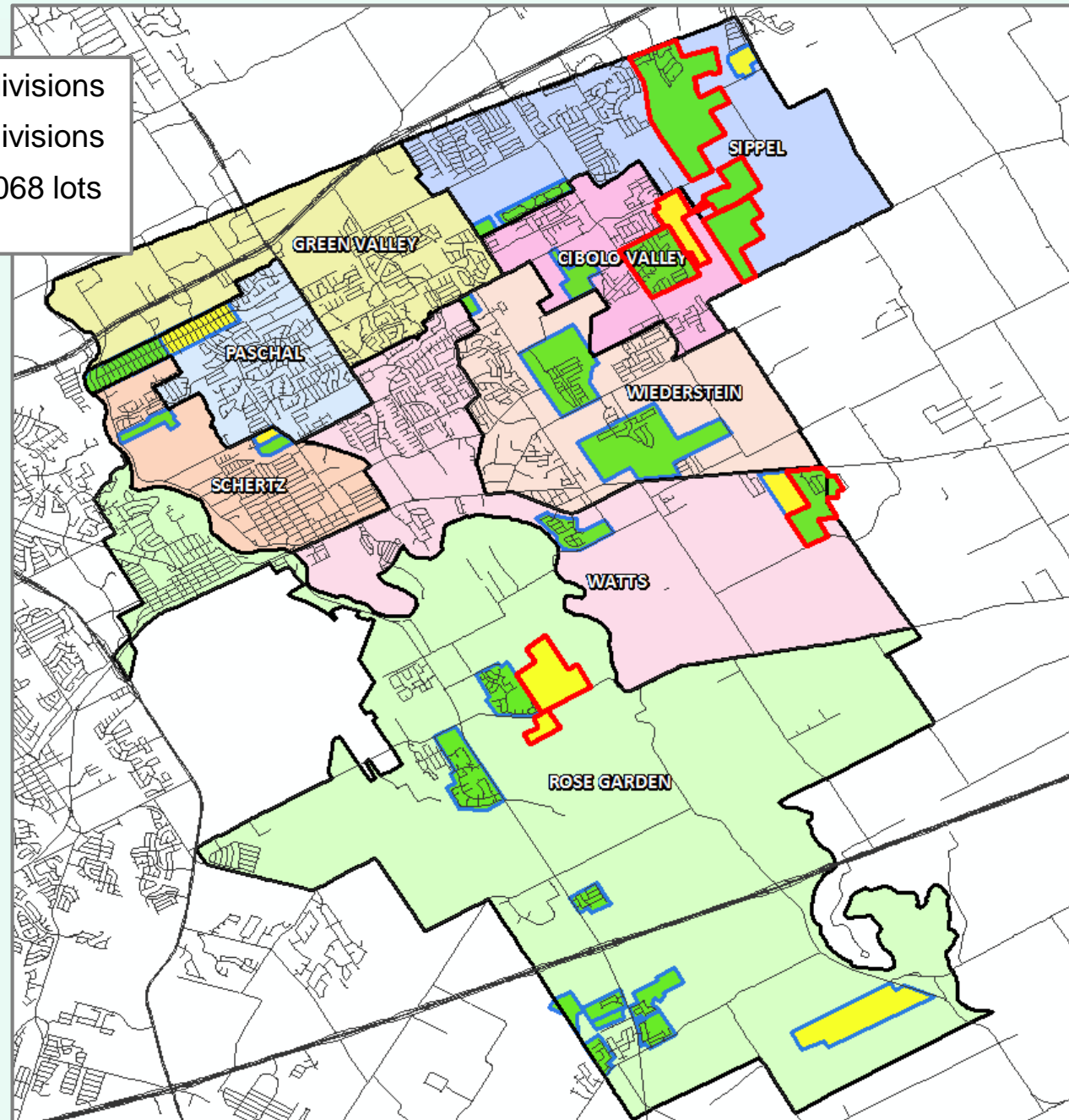
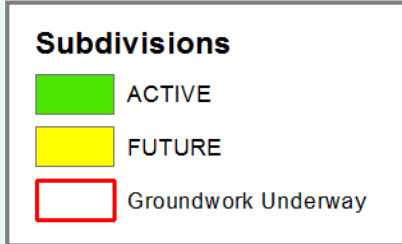
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





District Housing Overview

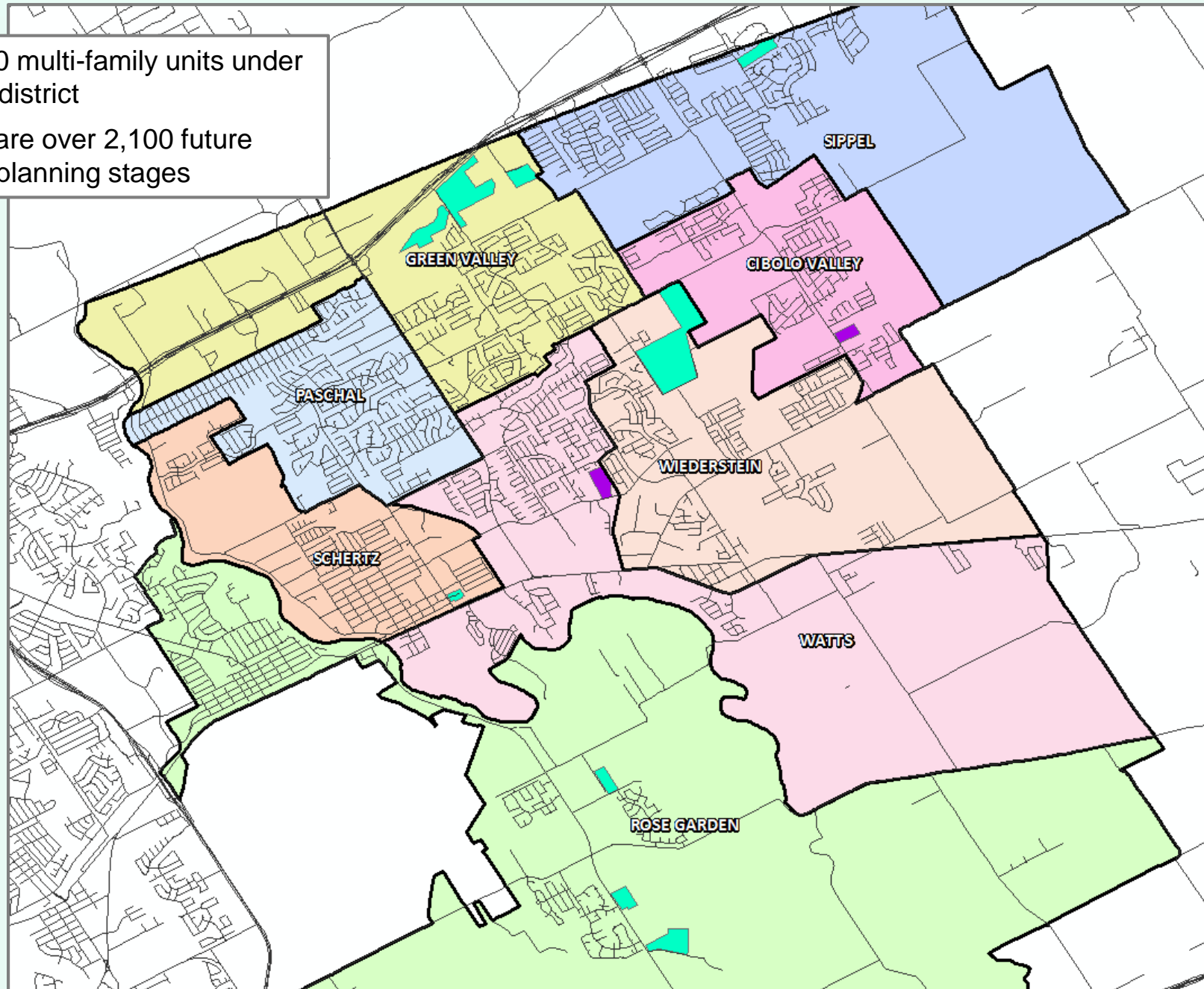
- The district has 24 actively building subdivisions
- Within SCUCISD there are 8 future subdivisions
- Of these, groundwork is underway on 1,068 lots within 8 subdivisions







District Multi-Family Overview

- The district has over 550 multi-family units under construction across the district
- Within SCUCISD there are over 2,100 future multi-family units in the planning stages



Multi-Family Developments

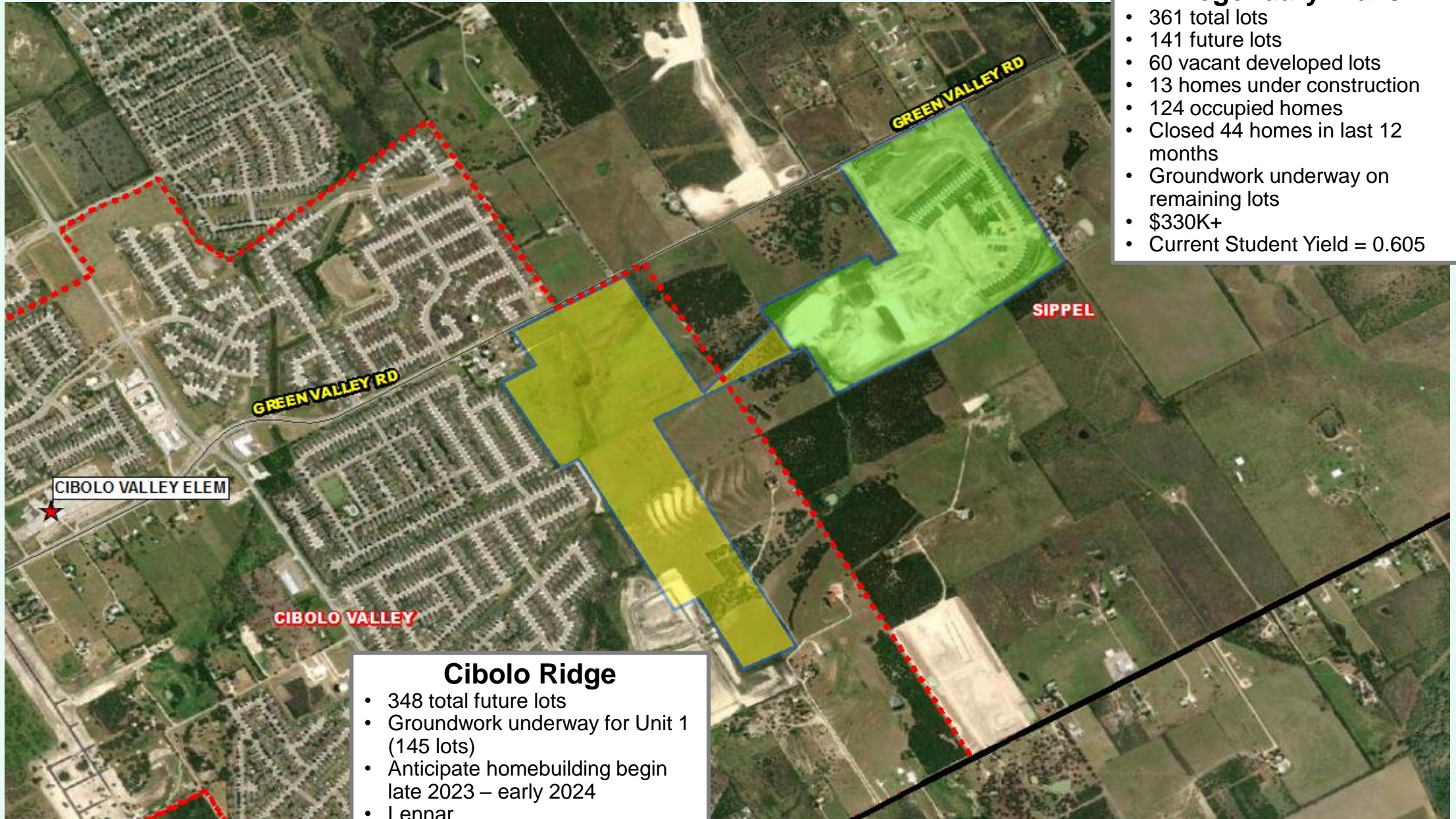
-  MF Under construction
-  Future Multi-Family



Residential Activity

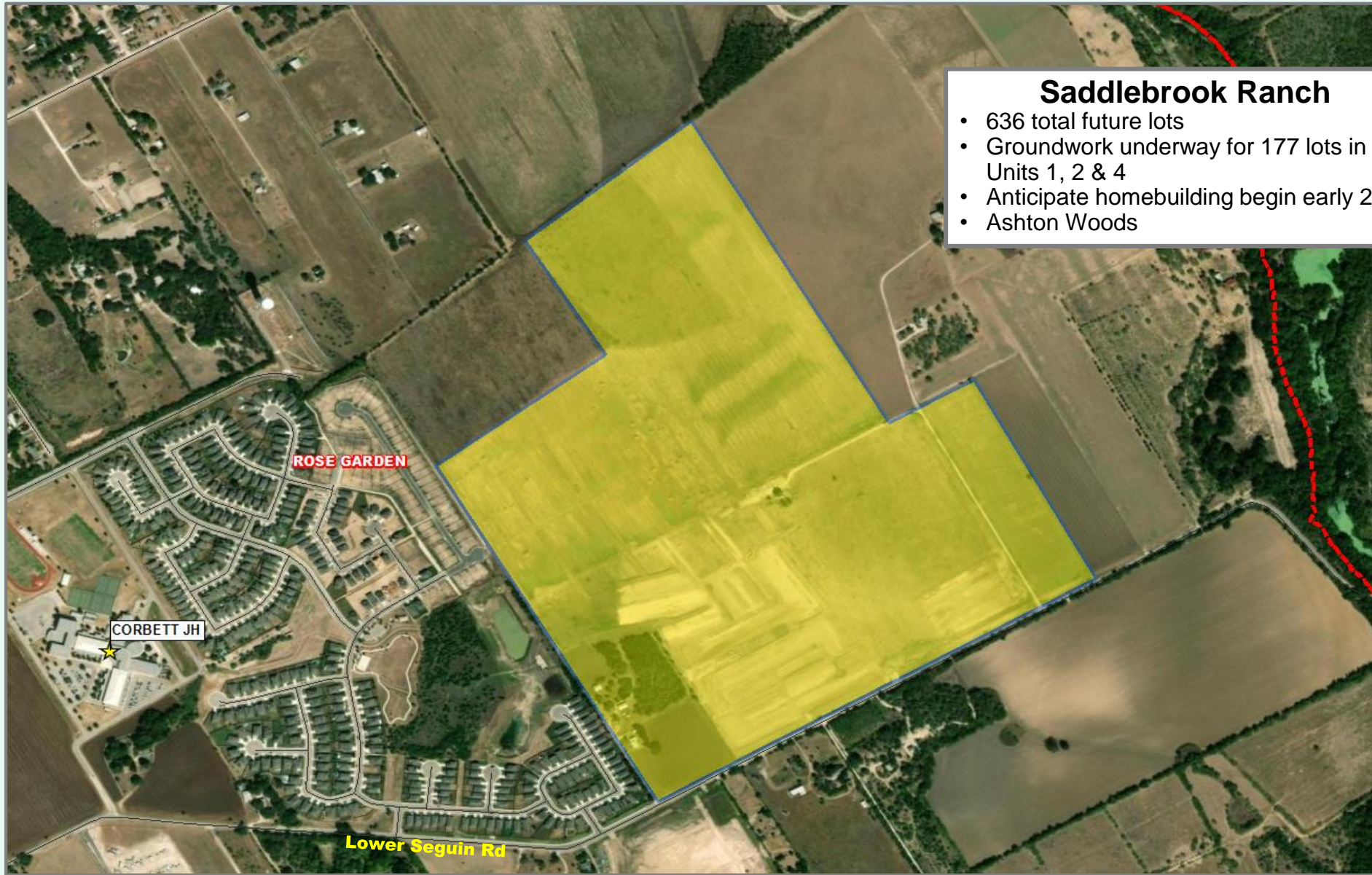
Legendary Trails

- 361 total lots
- 141 future lots
- 60 vacant developed lots
- 13 homes under construction
- 124 occupied homes
- Closed 44 homes in last 12 months
- Groundwork underway on remaining lots
- \$330K+
- Current Student Yield = 0.605





Residential Activity

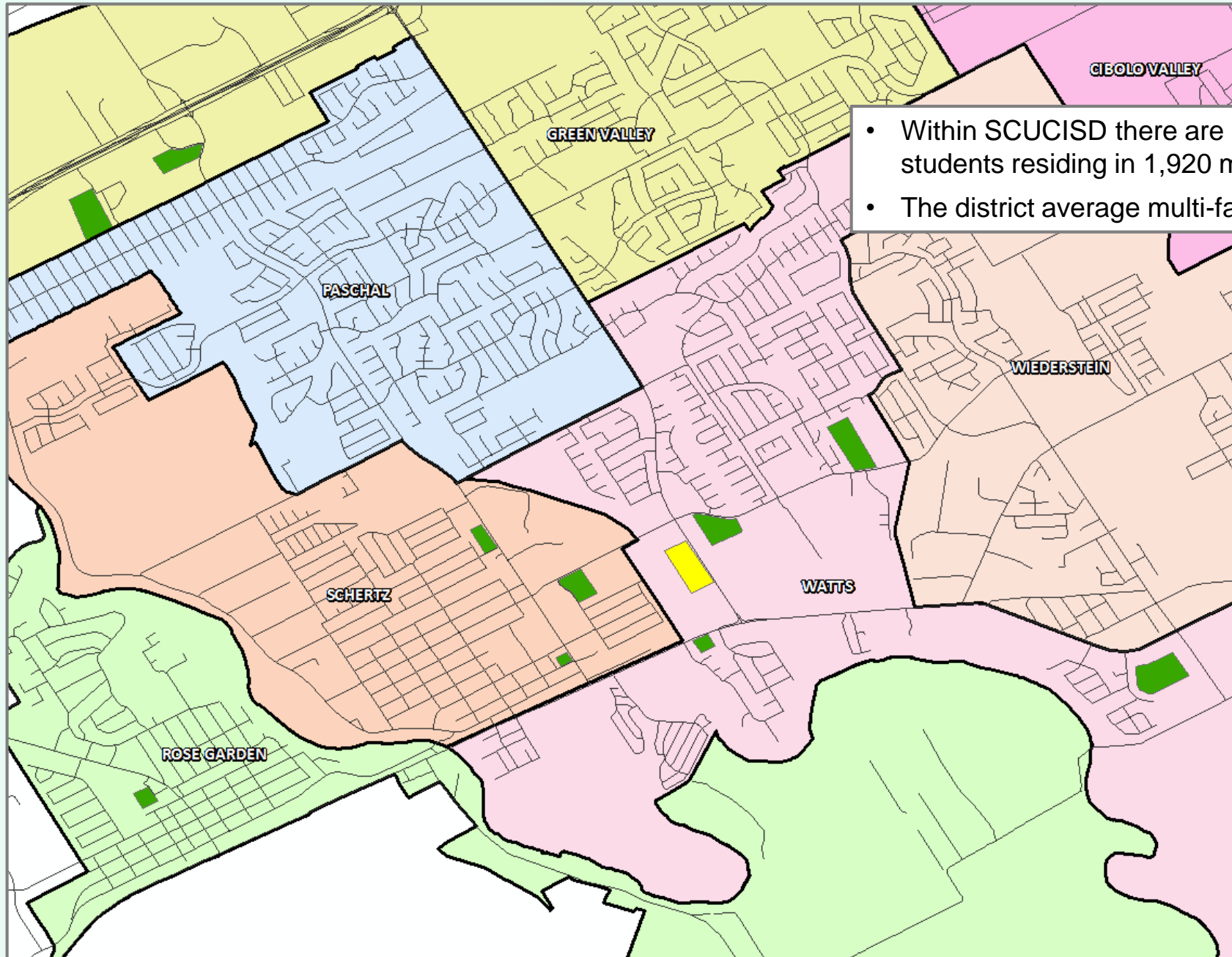


Saddlebrook Ranch

- 636 total future lots
- Groundwork underway for 177 lots in Units 1, 2 & 4
- Anticipate homebuilding begin early 2024
- Ashton Woods



Multi-Family Yield



- Within SCUCISD there are currently 287 students residing in 1,920 multi-family units
- The district average multi-family yield is 0.149



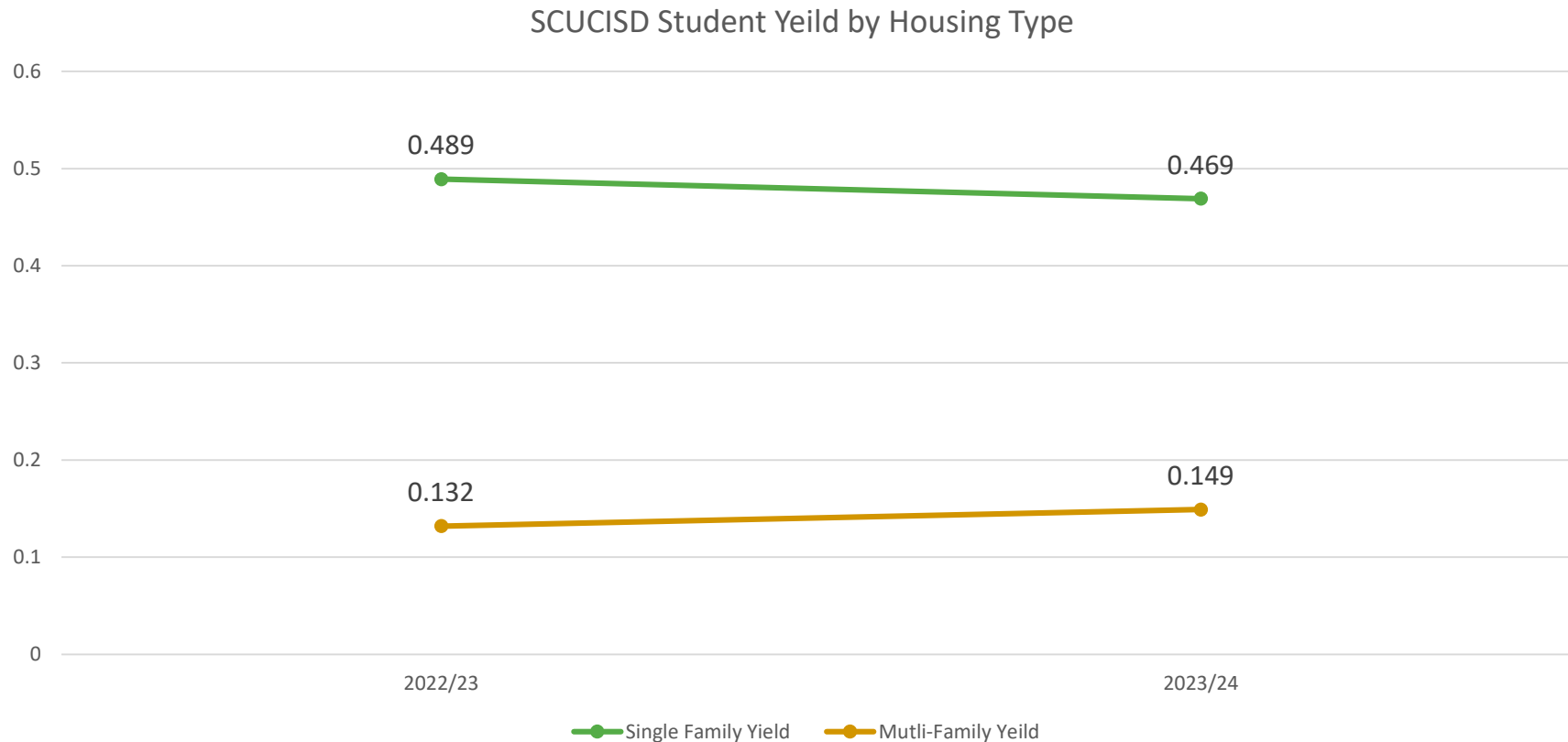
Student Yield by Housing Type



Single Family Yield
0.469



Multi-Family Yield
0.149





Student Density

SCUCISD currently has 308 residing out of district

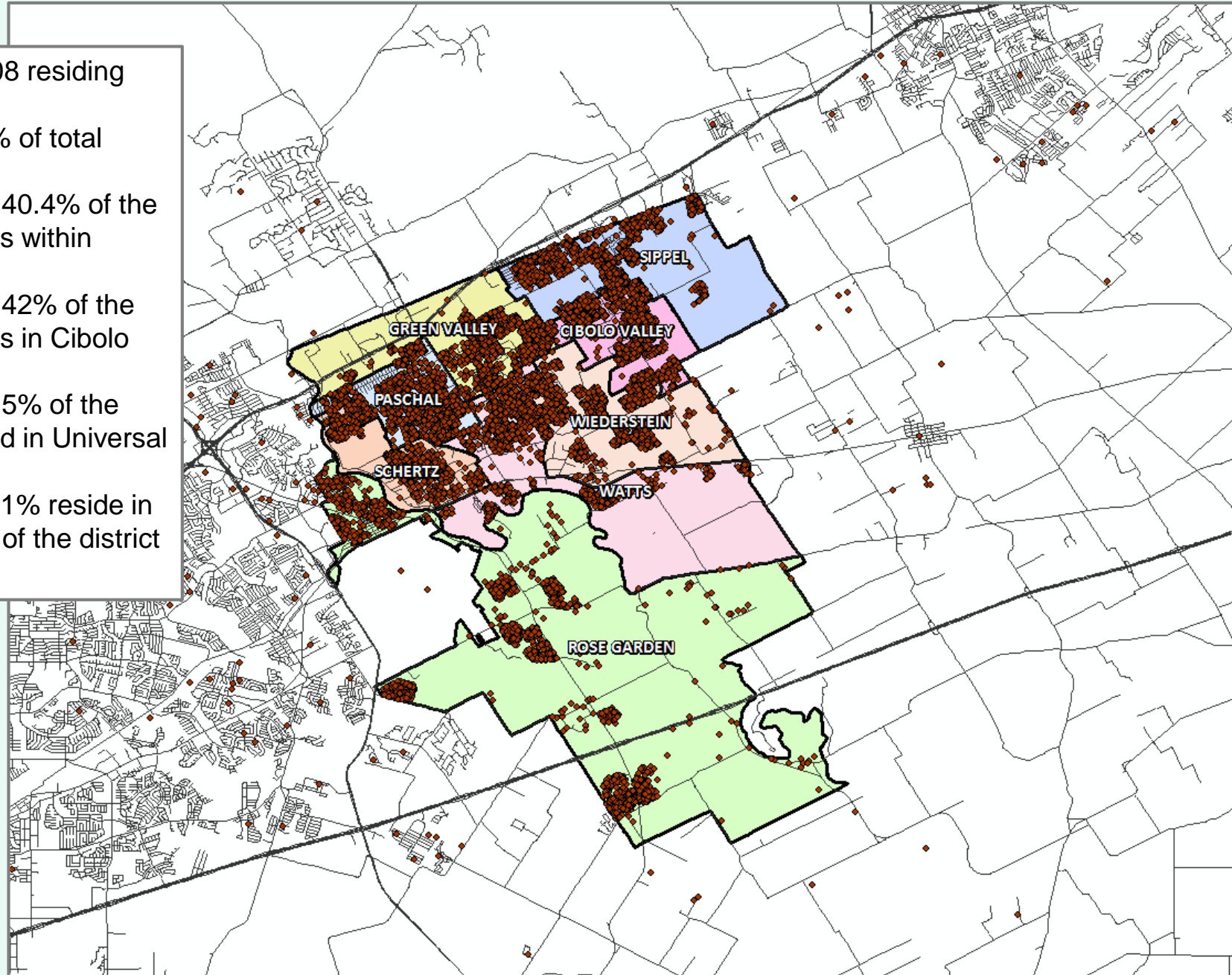
This represents roughly 2% of total SCUCISD students

6,124 students, or roughly 40.4% of the district population resides within Schertz city limits

6,372 students, or roughly 42% of the district population resides in Cibolo city limits

687 students, or roughly 4.5% of the district population resided in Universal City city limits

1,665 students roughly 11.1% reside in the unincorporated area of the district





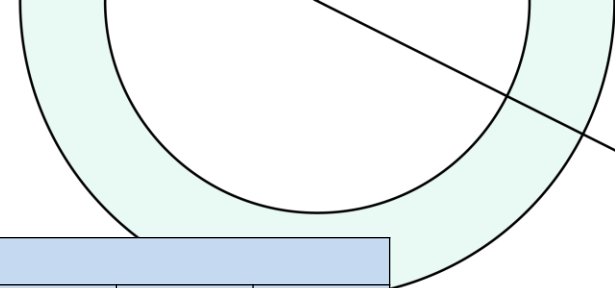
Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	413	1,048	1,036	1,093	1,125	1,184	1,211	1,234	1,183	1,180	1,419	1,340	1,282	1,224	15,972	154	1.0%
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	-299	-1.9%
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	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864	-282	-1.9%
2025/26	406	789	795	870	896	1,052	1,061	1,134	1,145	1,145	1,328	1,387	1,321	1,332	14,661	-203	-1.4%
2026/27	443	861	840	816	897	933	1,072	1,093	1,167	1,164	1,269	1,316	1,274	1,306	14,451	-210	-1.4%
2027/28	438	850	918	851	841	932	950	1,104	1,120	1,187	1,294	1,256	1,218	1,258	14,217	-234	-1.6%
2028/29	446	866	907	945	879	879	947	975	1,128	1,138	1,318	1,278	1,161	1,206	14,073	-144	-1.0%
2029/30	456	886	919	941	978	919	893	974	994	1,147	1,265	1,304	1,180	1,151	14,007	-66	-0.5%
2030/31	465	904	940	951	970	1,020	935	919	1,000	1,010	1,277	1,251	1,205	1,170	14,017	10	0.1%
2031/32	477	931	960	973	982	1,012	1,038	962	944	1,017	1,128	1,263	1,156	1,193	14,036	19	0.1%
2032/33	489	954	984	995	1,006	1,025	1,029	1,068	989	960	1,130	1,117	1,167	1,146	14,059	22	0.2%
2033/34	500	976	1,011	1,021	1,028	1,051	1,042	1,059	1,099	999	1,066	1,120	1,034	1,156	14,162	103	0.7%

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



Ten Year Forecast by Elementary Campus



			Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CIBOLO VALLEY EL	891	1,200	657	611	587	589	594	594	608	617	620	627	637
GREEN VALLEY EL	673	924	533	497	482	469	497	506	524	535	537	535	529
NORMA PASCHAL EL	673	924	625	591	582	564	544	546	559	569	574	580	585
ROSE GARDEN EL	891	1,200	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
SCHERTZ EL	675	1,102	668	628	605	601	576	581	588	591	586	582	582
SIPPEL EL	675	1,058	672	679	690	721	756	782	827	867	904	961	1,030
WATTS EL	673	924	513	469	440	428	423	428	446	457	463	476	490
WIEDERSTEIN EL	675	1,058	546	538	544	527	517	529	549	568	574	587	602
ELEMENTARY TOTALS			5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
Elementary Percent Change			-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			-296	-215	-87	-18	40	92	177	151	85	117	134
JORDAN INT	810	1,000	769	796	763	777	742	676	646	641	695	734	739
SCHLATHER INT	810	1,200	682	700	689	640	573	563	594	597	651	682	677
WILDER INT	810	1,250	725	730	743	748	739	683	627	616	654	681	685
INTERMEDIATE TOTALS			2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
Intermediate Percent Change			-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			-24	50	-31	-30	-111	-132	-55	-13	146	97	4

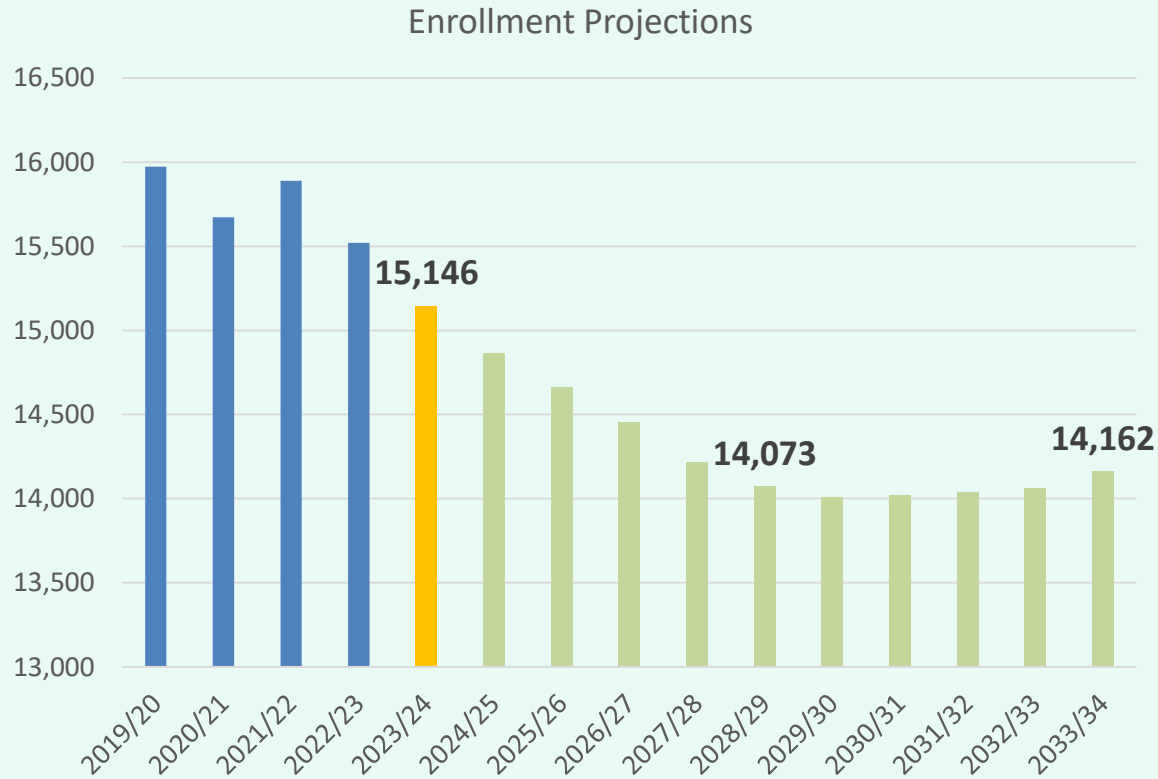


Ten Year Forecast by Secondary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
DOBIE JH	1,300	1,540	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
CORBETT JH	1,080	1,500	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
JUNIOR HIGH SCHOOL TOTALS			2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
Junior High School Percent Change			-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			-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149
CLEMENS HS	2,700	3,300	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
STEELE HS	2,160	3,200	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
ALSELC			155	155	155	155	155	155	155	155	155	155	155
HIGH SCHOOL TOTALS			5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
High School Percent Change			0.73%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			39	1	-51	-203	-139	-63	-63	3	-163	-180	-184
DISTRICT TOTALS			15,146	14,864	14,661	14,451	14,217	14,073	14,007	14,017	14,036	14,059	14,162
District Percent Change			-2.42%	-1.86%	-1.37%	-1.43%	-1.62%	-1.01%	-0.47%	0.07%	0.14%	0.16%	0.73%
District Absolute Change			-375	-282	-203	-210	-234	-144	-66	10	19	22	103



Key Takeaways



- Enrollment in Schertz Cibolo ISD decreased by -2.4% since 2022/23
- Enrollment declines related to Charter expansions and lower Kindergarten enrollments
- 3rd quarter new home starts bounce back to 241 starts highest in the past year
- The district has 24 actively building subdivisions with more than 1,800 lots available to build on
- SCUCISD has 8 future subdivisions with over 6,900 lots in the planning stages
- Groundwork is underway on more than 1,000 lots across the district
- Larger graduating classes verses smaller Kindergarten classes leading to decrease in overall enrollment
- District enrollment near 14,000 students in 2028/29 school year

PLANNING AND ZONING COMMISSION MEETING: 04/03/2024
Agenda Item 5 C

TO: Planning and Zoning Commission

PREPARED BY: Daisy Marquez, Planner

SUBJECT: **PLZC20240050** - Hold a public hearing and make a recommendation on a request to rezone approximately 3 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), a portion of Bexar County Property Identification Number 308402, also known as 11627 Voges Pass, City of Schertz, Texas, Bexar County, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 3 acres of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A). The subject property is currently a single-family home with agriculture.

On March 20, 2024, seven (7) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, one (1) sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	Pre-Development District (PRE)	Single Family Home
Proposed	Single-Family Residential / Agricultural District (R-A)	Single Family Home

Adjacent Properties:

	Zoning	Land Use
North	Pre-Development District (PRE)	Single Family Home and Agriculture
South	Extraterritorial Jurisdiction (ETJ)	Single Family Home and Agriculture
East	Private Right-of-Way	Voges Pass
West	Manufacturing District- Heavy (M-2)	Undeveloped

GOAL

The proposed zone change is for approximately 3 acres of land to Single-Family Residential/ Agricultural District (R-A). Per the letter of intent submitted with the application, the property owner desires to remodel their existing home.

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

To the north of the property, the property is zoned Pre-Development District (PRE) and is used as a single-family home and agricultural. To the east of the property is Voges Pass. To the west, the property is zoned Manufacturing District-Heavy (M-2) and is currently used for industrial uses. To the south, the property is within the Schertz Extraterritorial Jurisdiction (ETJ) and is used for a single-family home and agriculture.

When evaluating zone changes, staff uses criteria listed in UDC Section 21.5.4.D. The criteria are listed below.

1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map;

The proposed Single-Family Residential / Agricultural District (R-A) does implement the policies of the adopted Comprehensive Land Plan.

The Comprehensive Land Use Plan classifies the subject property and area as Complete Neighborhood. The intent of the Complete Neighborhood land use designation is a general area characterized by a mix of housing options with supporting land uses, but when considering appropriateness of housing density factors such as roadway classification and conflicts among land uses should be considered.

The proposed Single-Family Residential/ Agricultural District (R-A) is compatible with the Comprehensive Land Use Plan designation as per its statement of purpose and intent from UDC Section 21.5.5. The intent of the Single-Family Residential/ Agricultural District (R-A) is to provide a district suitable for minimum half-acre lots where development may be premature. The surrounding properties are Pre-Development District (PRE) and the subject property is at the edge of the City of Schertz Extraterritorial Jurisdiction (ETJ).

2. Whether the proposed zoning change or zoning map amendment 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 health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. The chosen Single-Family Residential/ Agricultural District (R-A) dimensional and development standards as stated in Section 21.5.7 of the Unified Development Code, are compatible with what is in the surrounding area.

Tables 21.5.7.A Dimensional Requirements Residential Zoning Districts										
		Minimum Lot Size Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Impervious Coverage
R-A	Single-Family Residential/ Agriculture	21,780	-	-	25	25	25	2	35	50%

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;

Yes, the uses permitted in Single-Family Residential/ Agricultural District (R-A) are appropriate within the immediate area of the land to be reclassified. The purpose and intent of the Single-Family Residential / Agricultural District (R-A) is to provide areas in which agricultural land may be held in such use for as long as is practical and reasonable with residences a minimum of half-acre in size, and where development is premature due to lack of utilities, capacity or services, as per UDC Section 21.5.5.

A majority of the surrounding properties are zoned Pre-Development District (PRE) and are used for single family

residential and agriculture. Additionally, the southern property line of the subject property is adjacent to the City of Schertz Extraterritorial Jurisdiction.

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;

The existing access point for the property is off of the existing Voges Pass. Voges Pass is a private road and is not maintained by the City of Schertz. The subject property currently uses an on site septic system and is serviced by the City of Schertz for water.

A public hearing notice was mailed to Schertz-Cibolo-Universal City Independent School District to notify them of the proposed zone change. Included as attachments are the most recent Demographic Report 3Q23 for SCUCISD as well as the most recent 10-Year Campus Forecasting Presentation.

The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

5. Whether there have been environmental and/or economical changes which warrant the requested change;

The applicant would like to renovate the existing home and the Pre-Development District (PRE) is a placeholder and requires a zone change for construction, building permits, etc.

6. Whether there is an error in the original zoning of the property for which a change is requested;

There was no error in the original zoning of the property. The property was given the designation of Pre-Development District (PRE) since at least 1989. The subject property was annexed in to the City of Schertz in 1974 with Ordinance 74-A-24.

7. 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 does not impact the Planning and Zoning Commission recommendation to City Council.

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

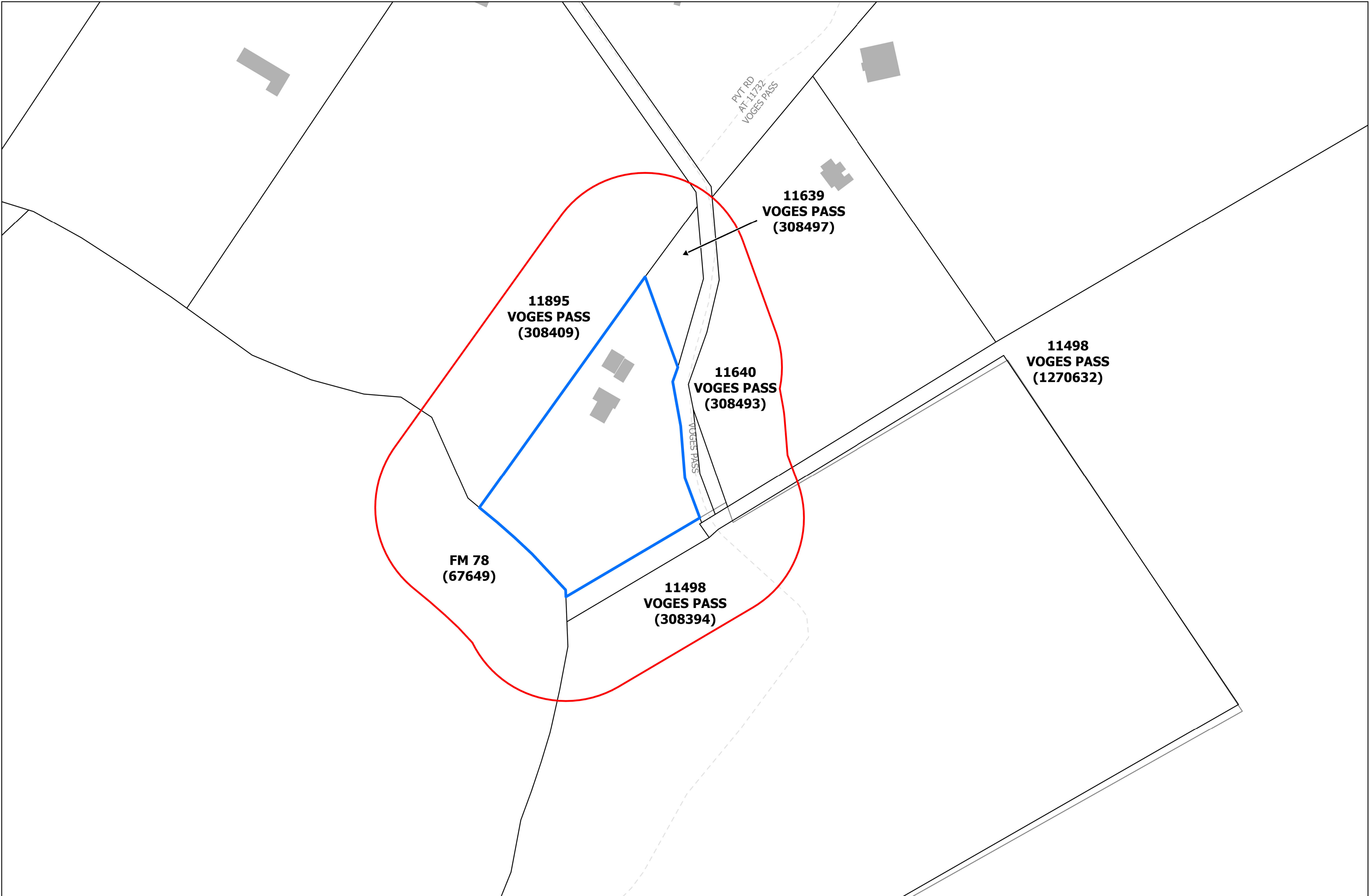
Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special consideration from the Planning and Zoning Commission or the City Council.

RECOMMENDATION

The proposed zone change to Single-Family Residential / Agricultural District (R-A) is compatible with the Comprehensive Land Use Plan and is appropriate within the immediate area of the subject property, thus staff recommends approval of PLZC20240050.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Zoning Exhibit
SCUCISD 10 Year Campus Forecasting
SCUCISD Demographic Report

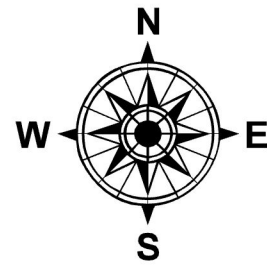


City of Schertz

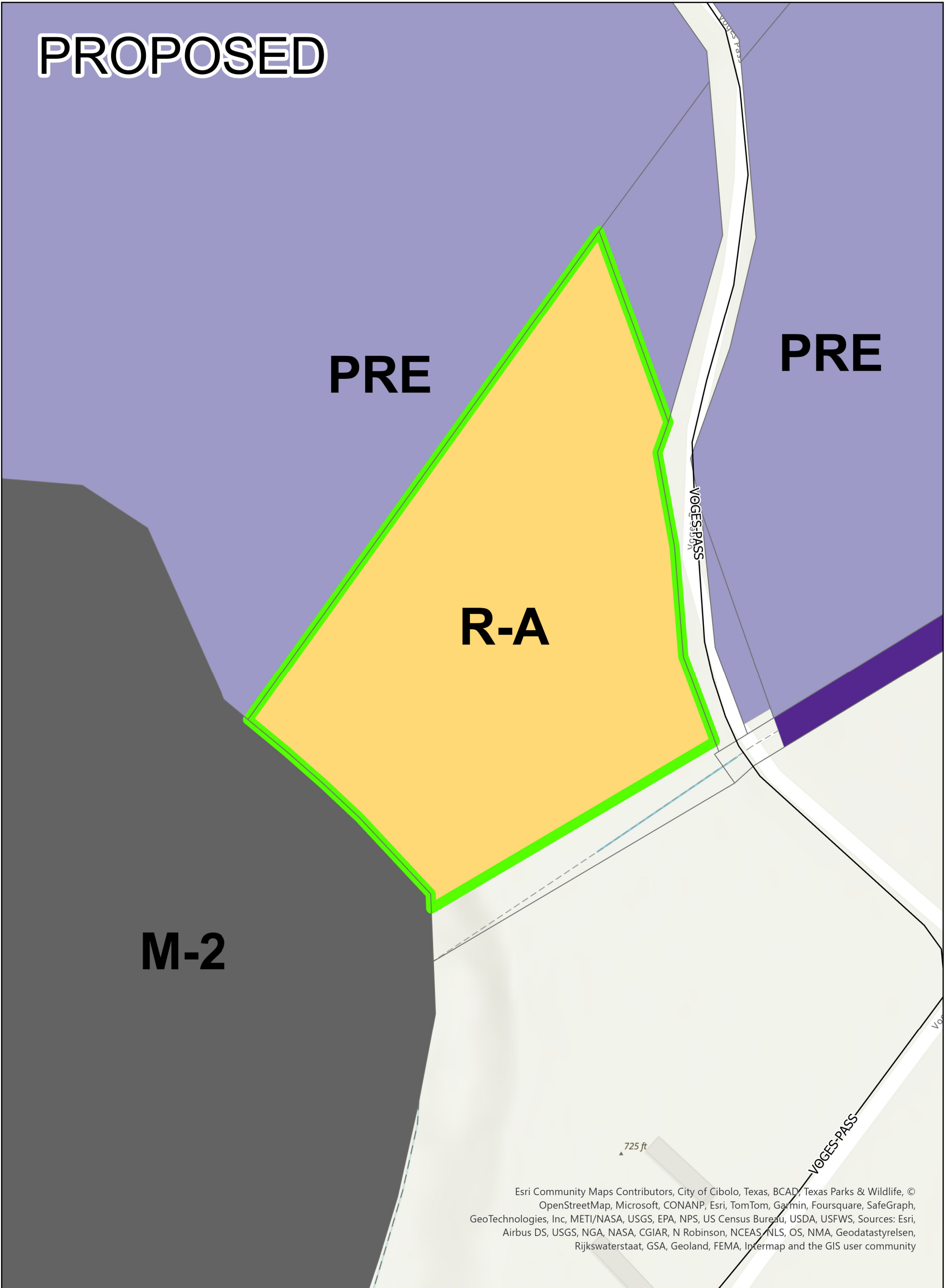
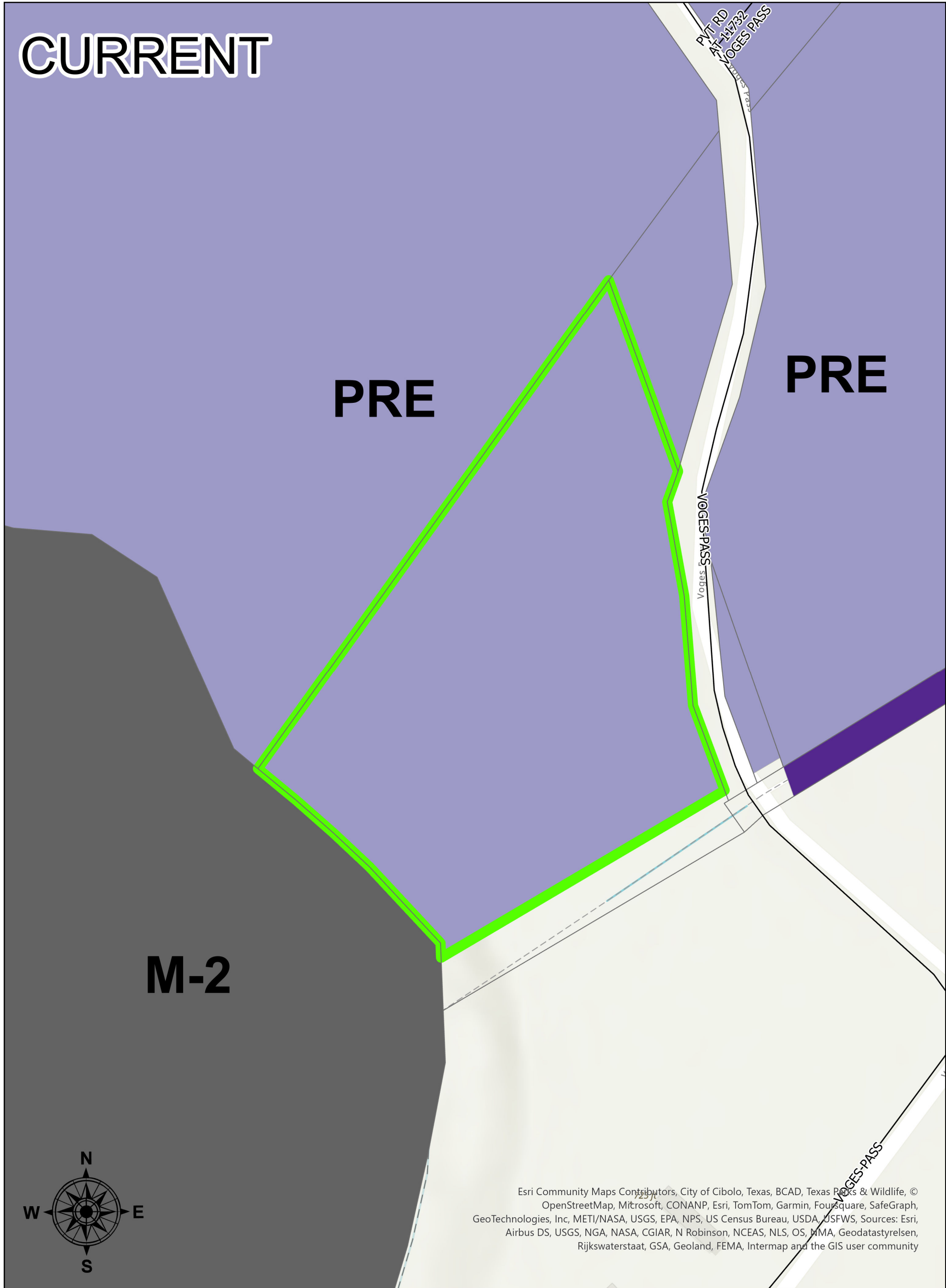
11627 VOGES PASS REZONE
(PLZC20240050)

200'
Buffer

Project
Area



0 50 100 200 300 Feet

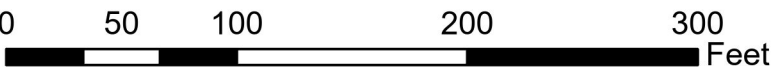


Proposed Zoning Change

11627 Voges Pass

G. MALPAZ SURVEY NO.67, ABS NUM: 464

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



Last update: March 20, 2024
City of Schertz, GIS Specialist: Alexa Venezia Dasse, avdasse@schertz.com (210) 619-1174
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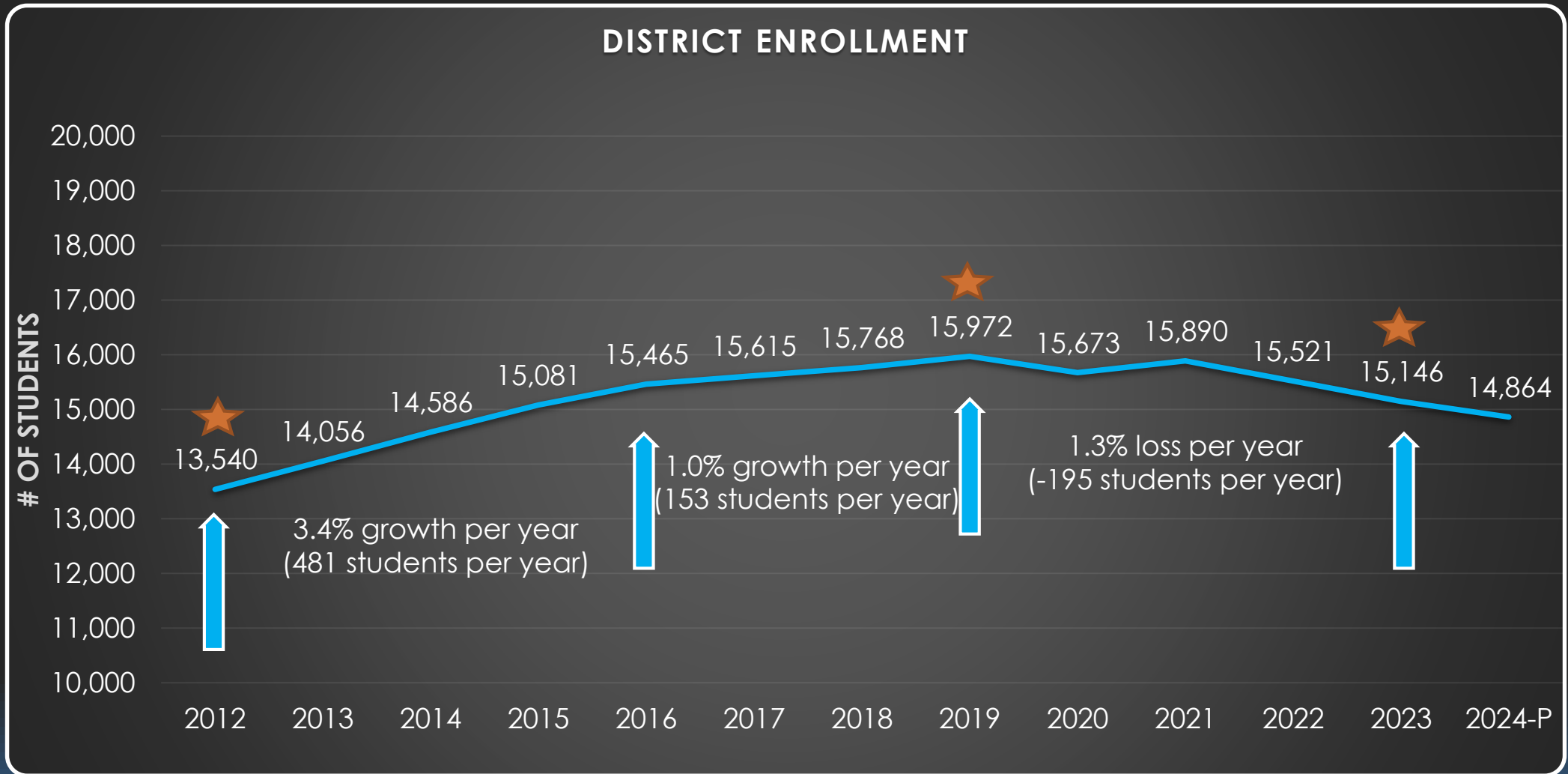
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

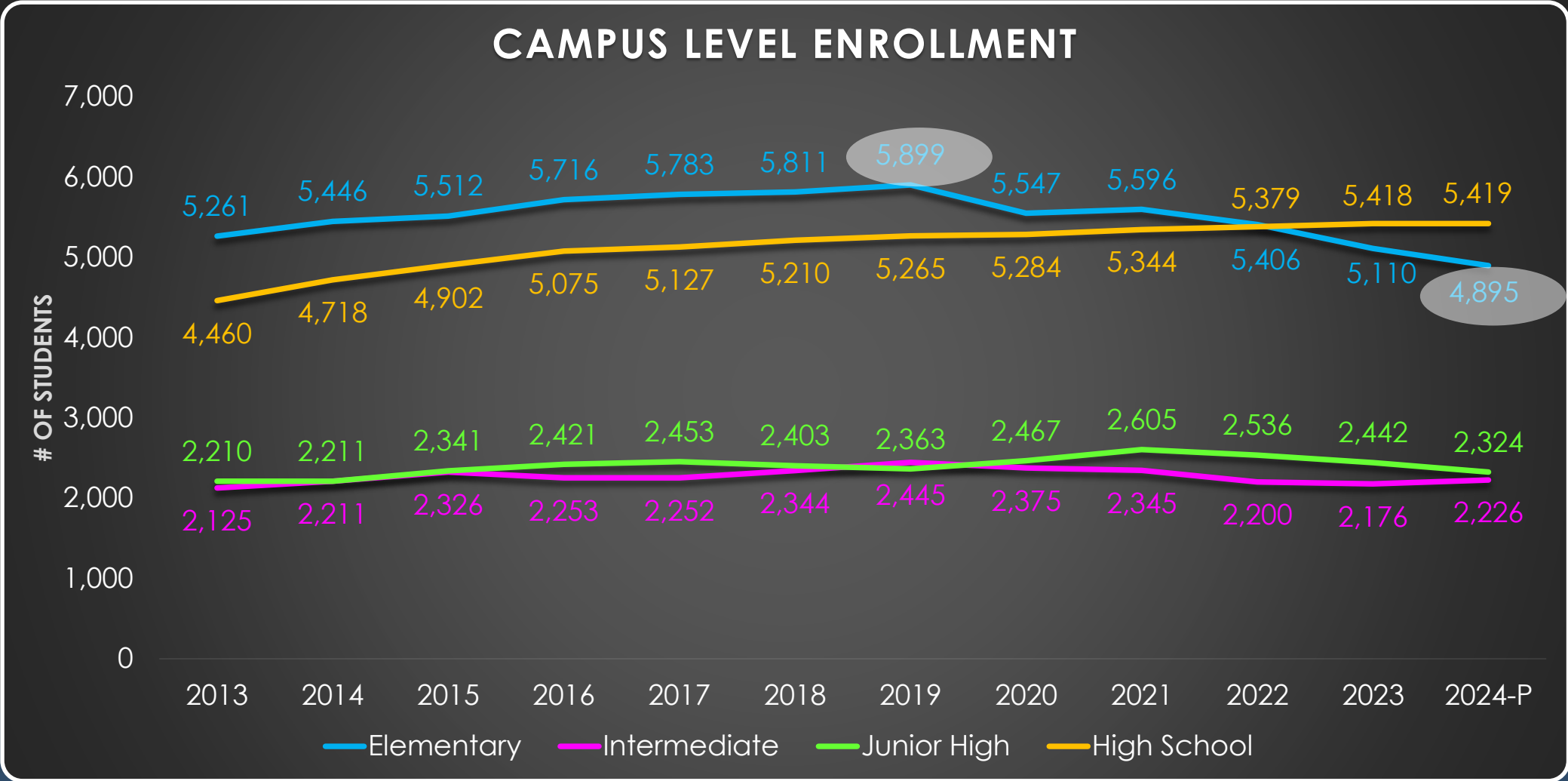
FORECASTING CONSIDERATIONS

- 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



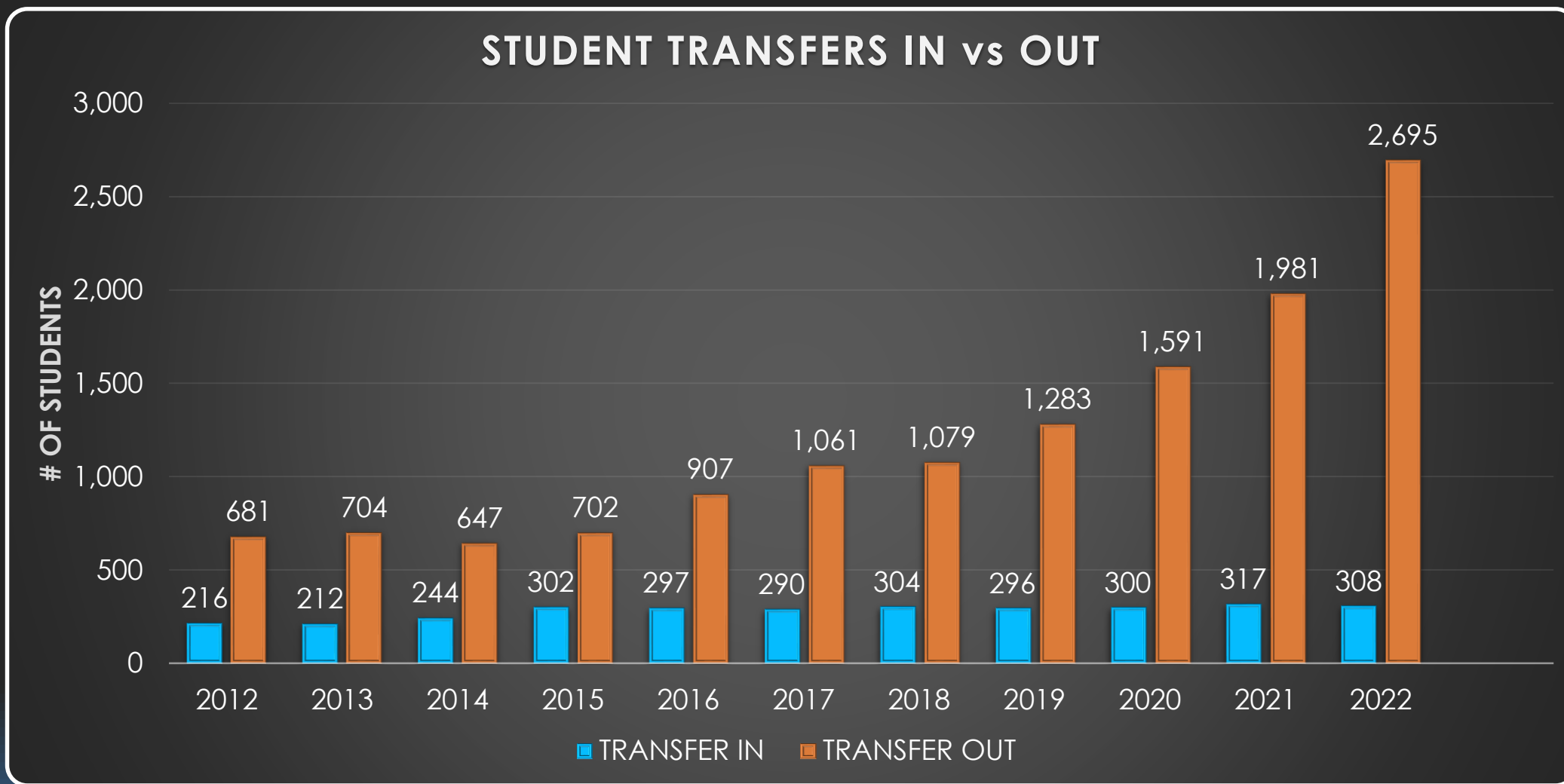
First Year of School of Science and Technology



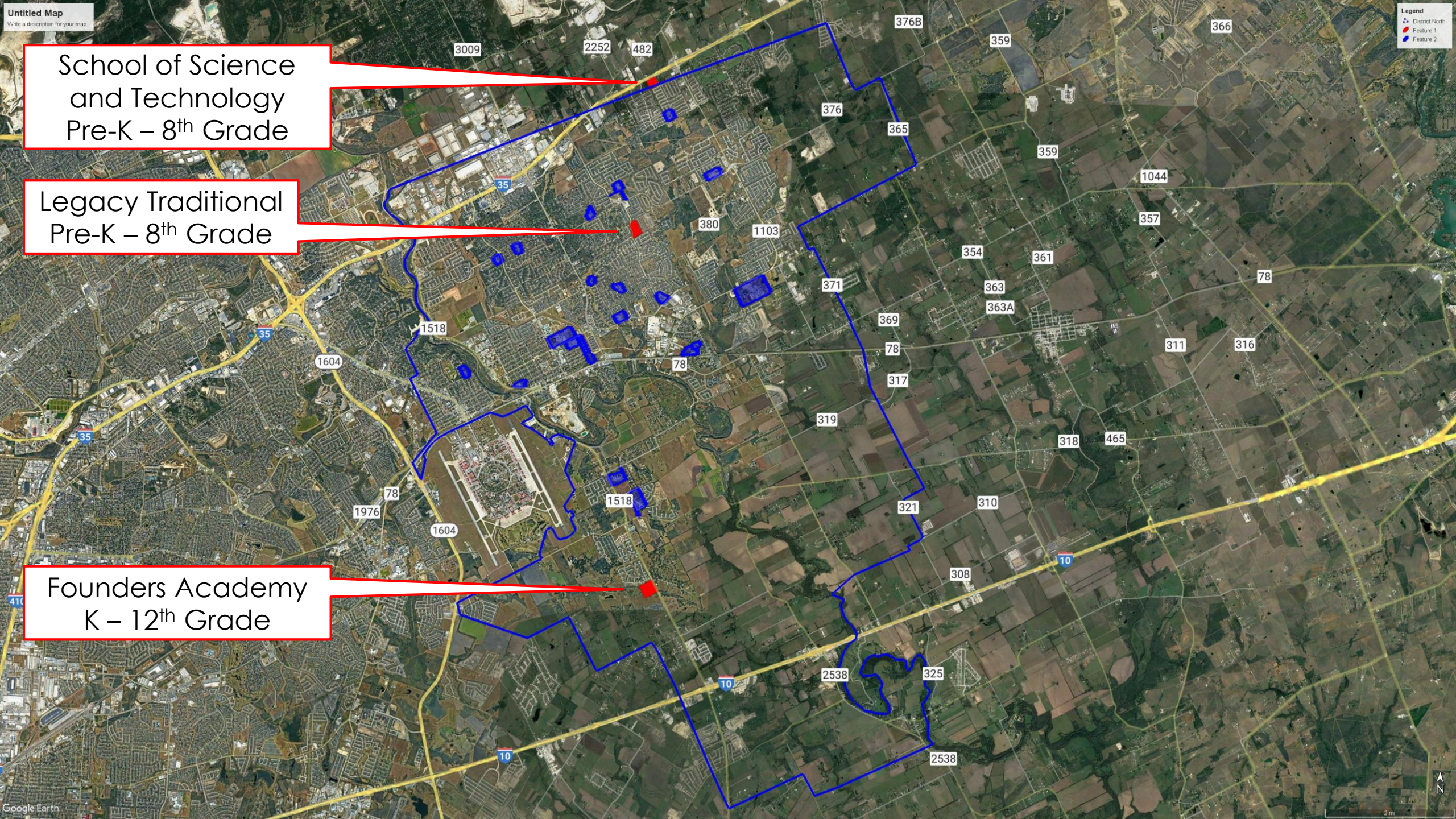
First Year of Legacy Traditional School



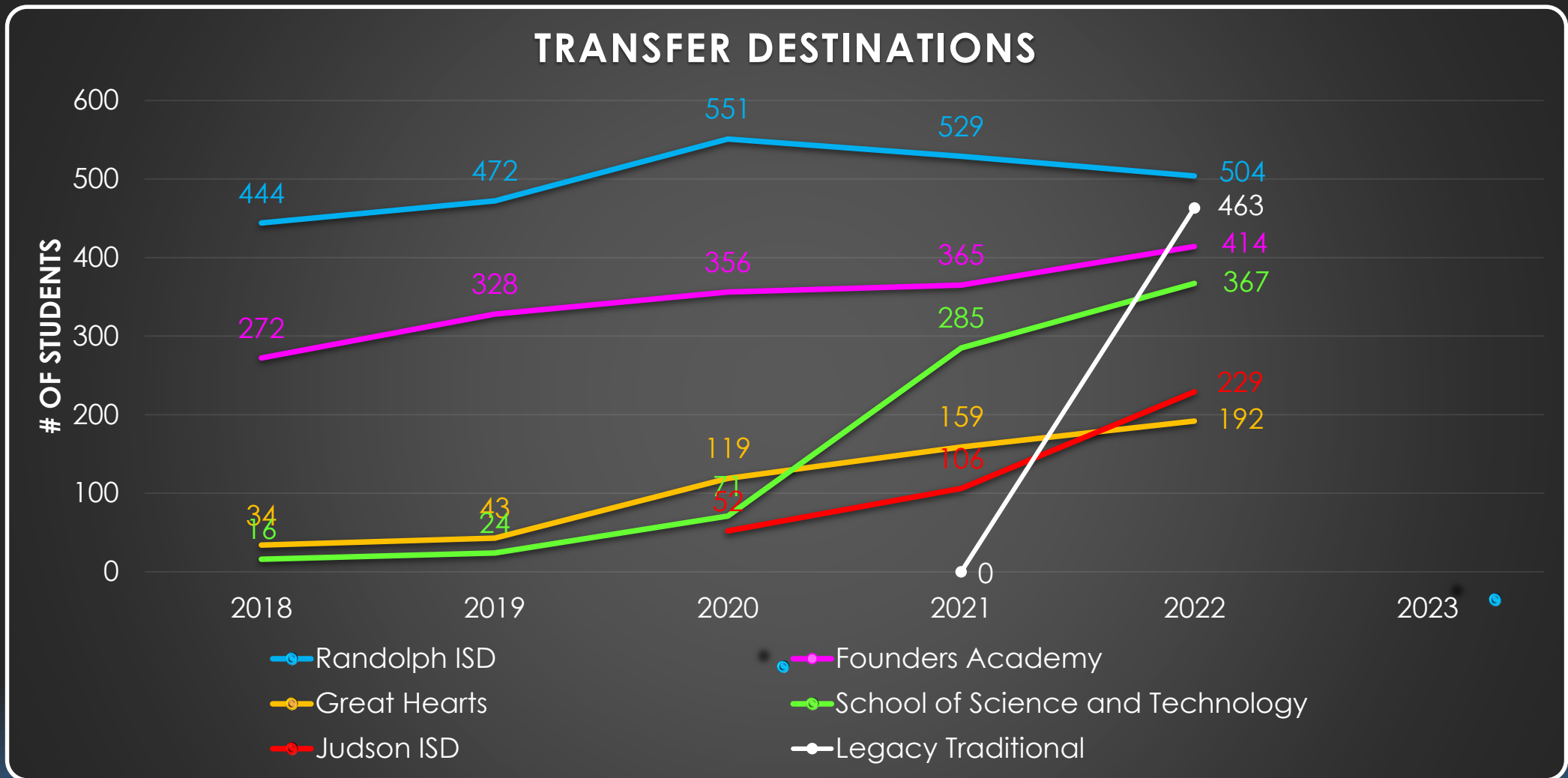
STUDENT TRANSFERS IN VS. OUT



Founders Academy
K – 12th Grade

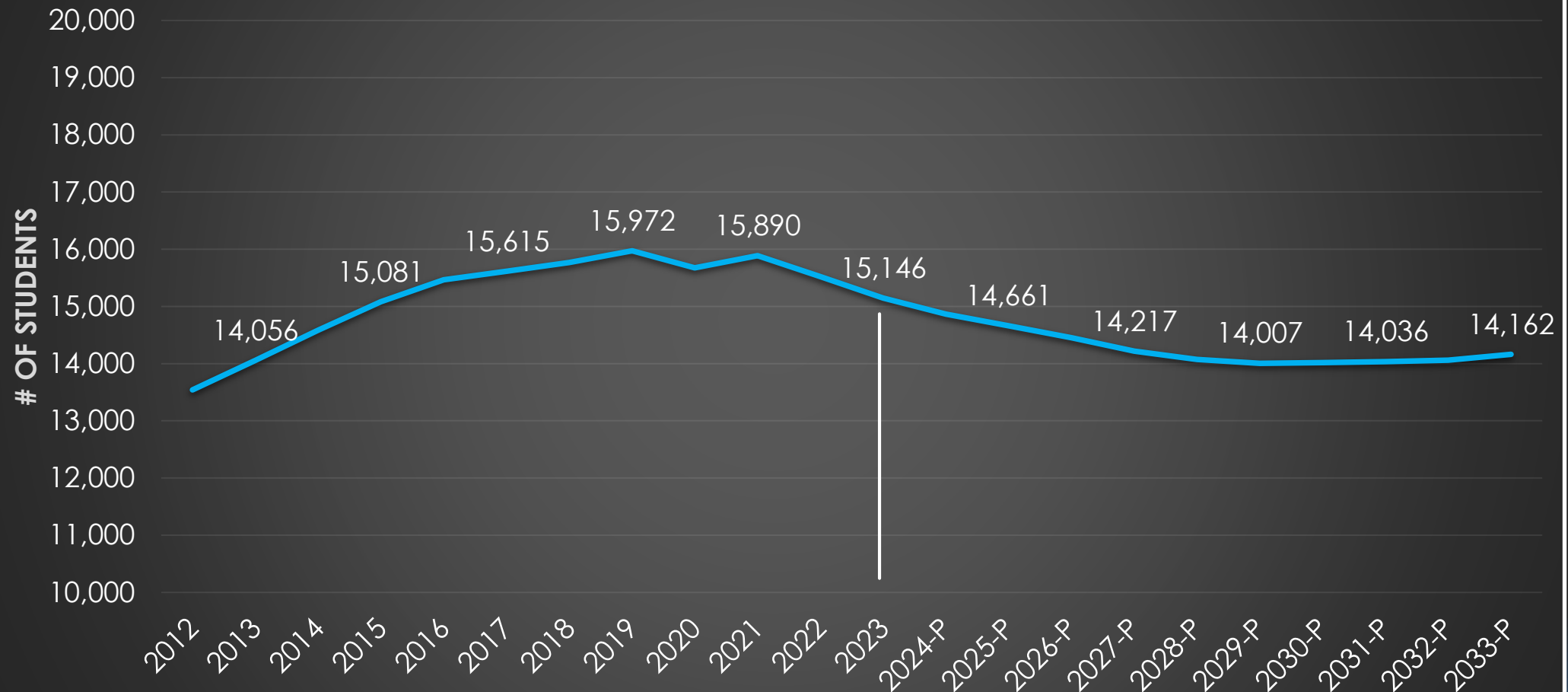


MAIN DESTINATIONS FOR TRANSFERS OUT



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

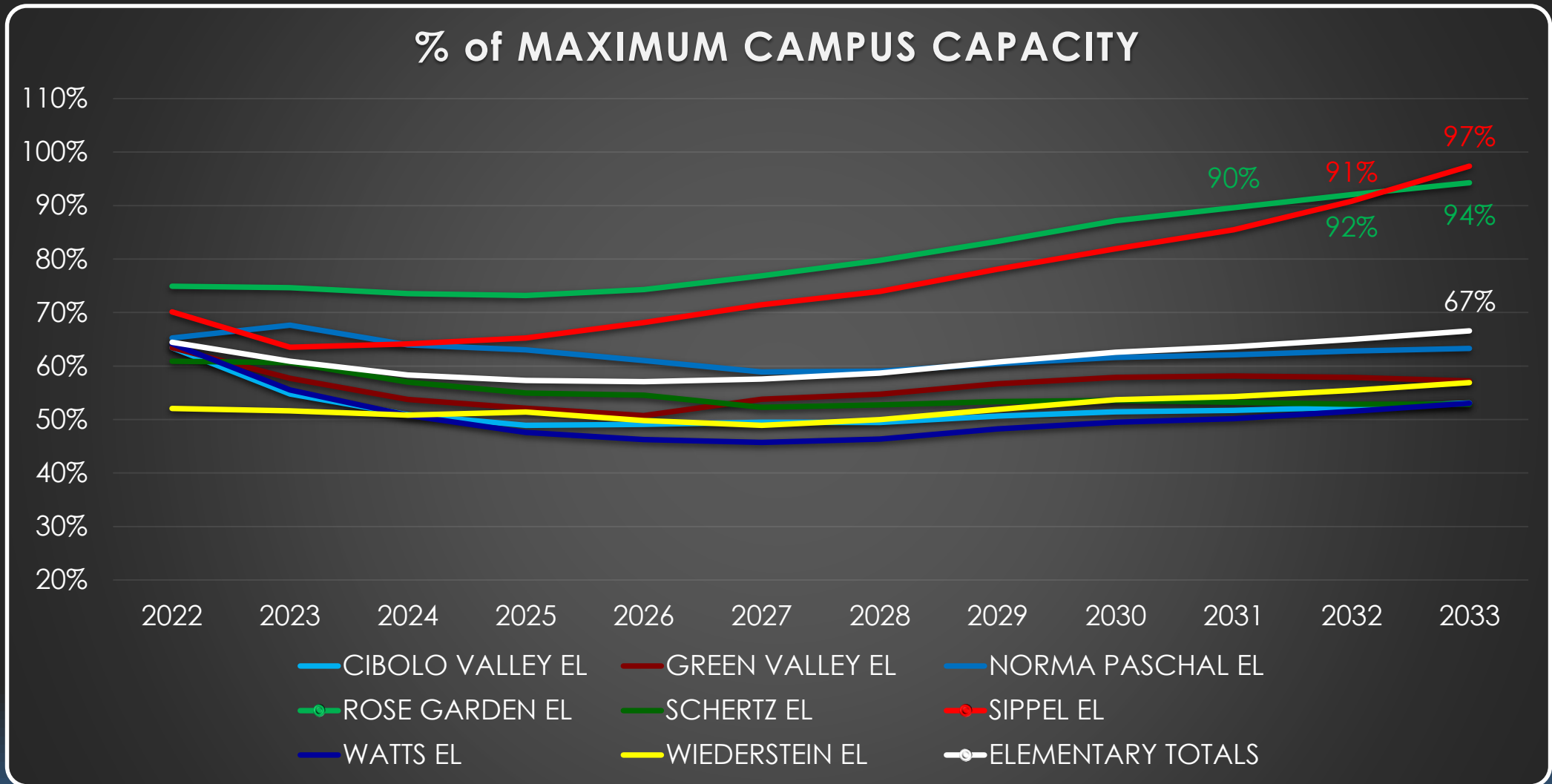
PLANNING USING OUR MAXIMUM CAPACITY

- 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

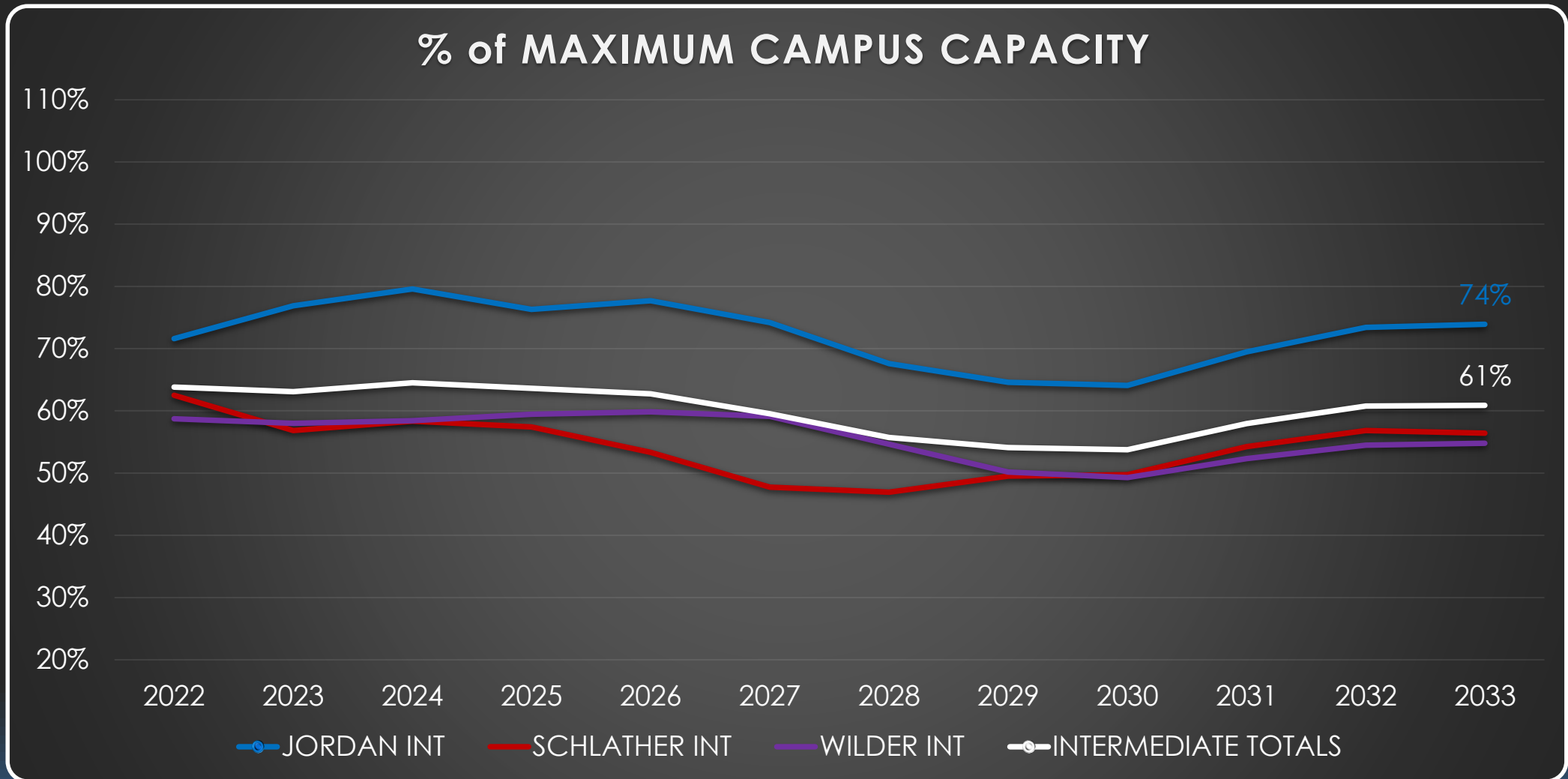
ELEMENTARY CAPACITIES



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

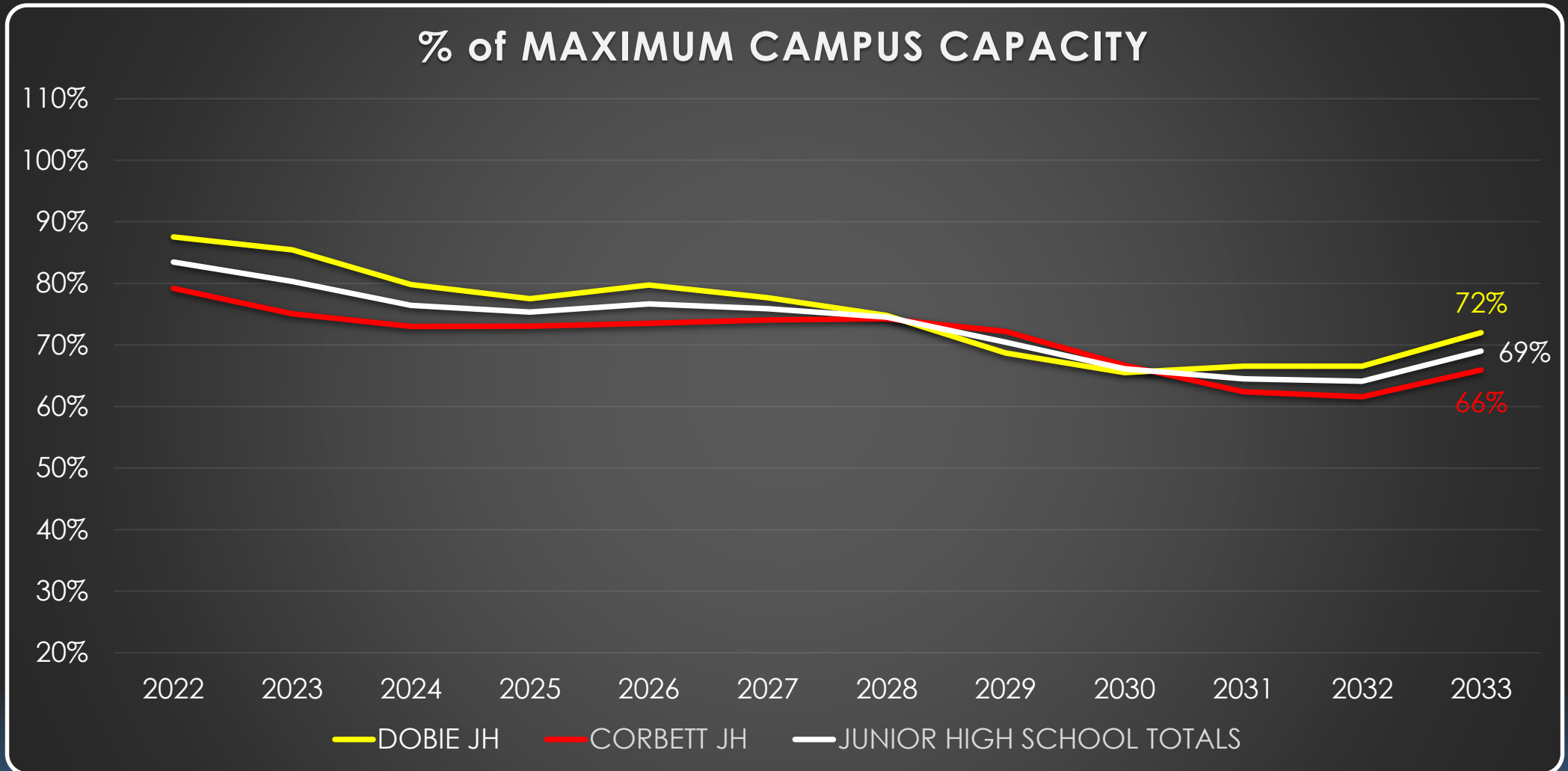
INTERMEDIATE CAPACITIES



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

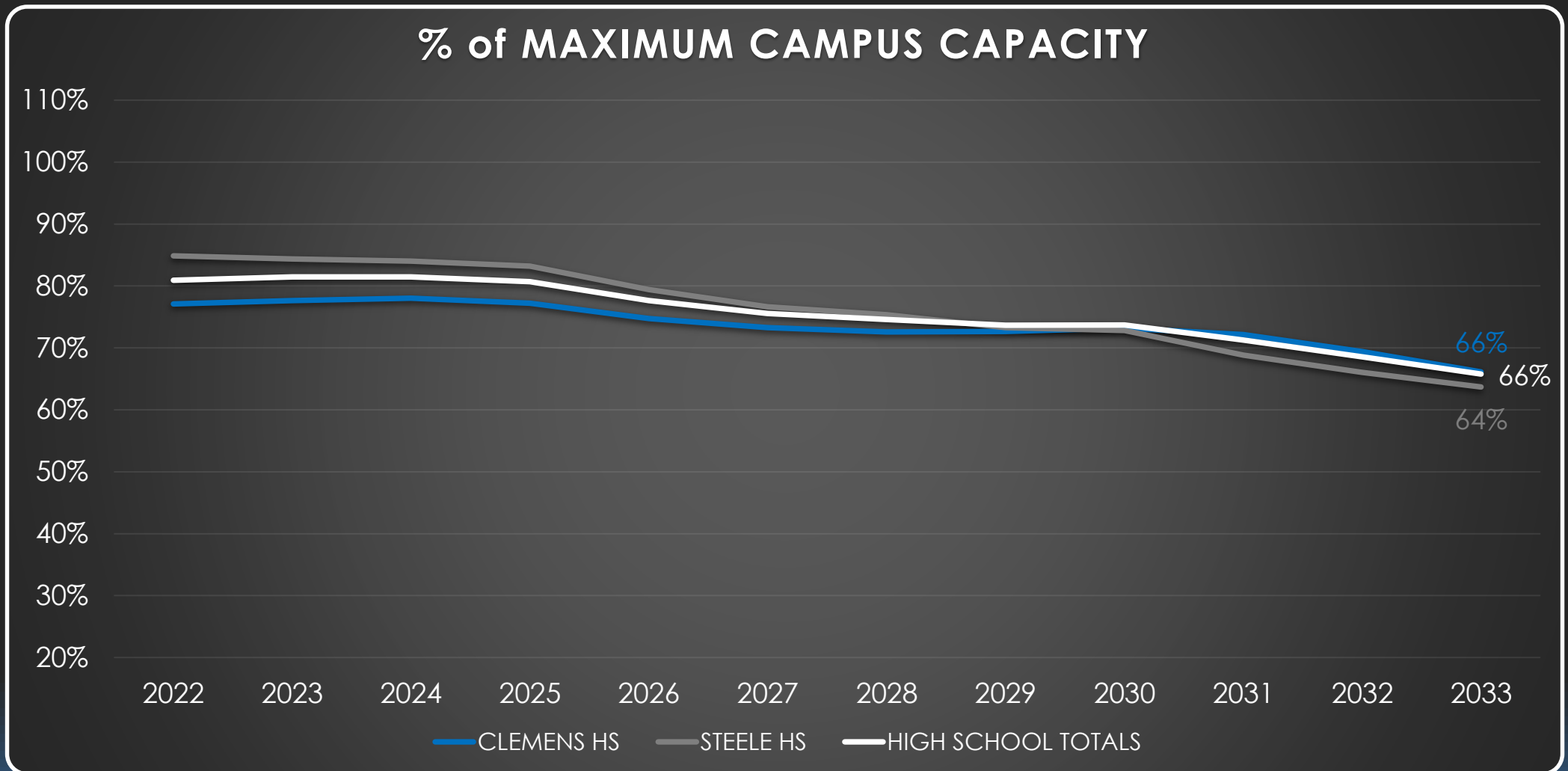
JUNIOR HIGH CAPACITIES



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



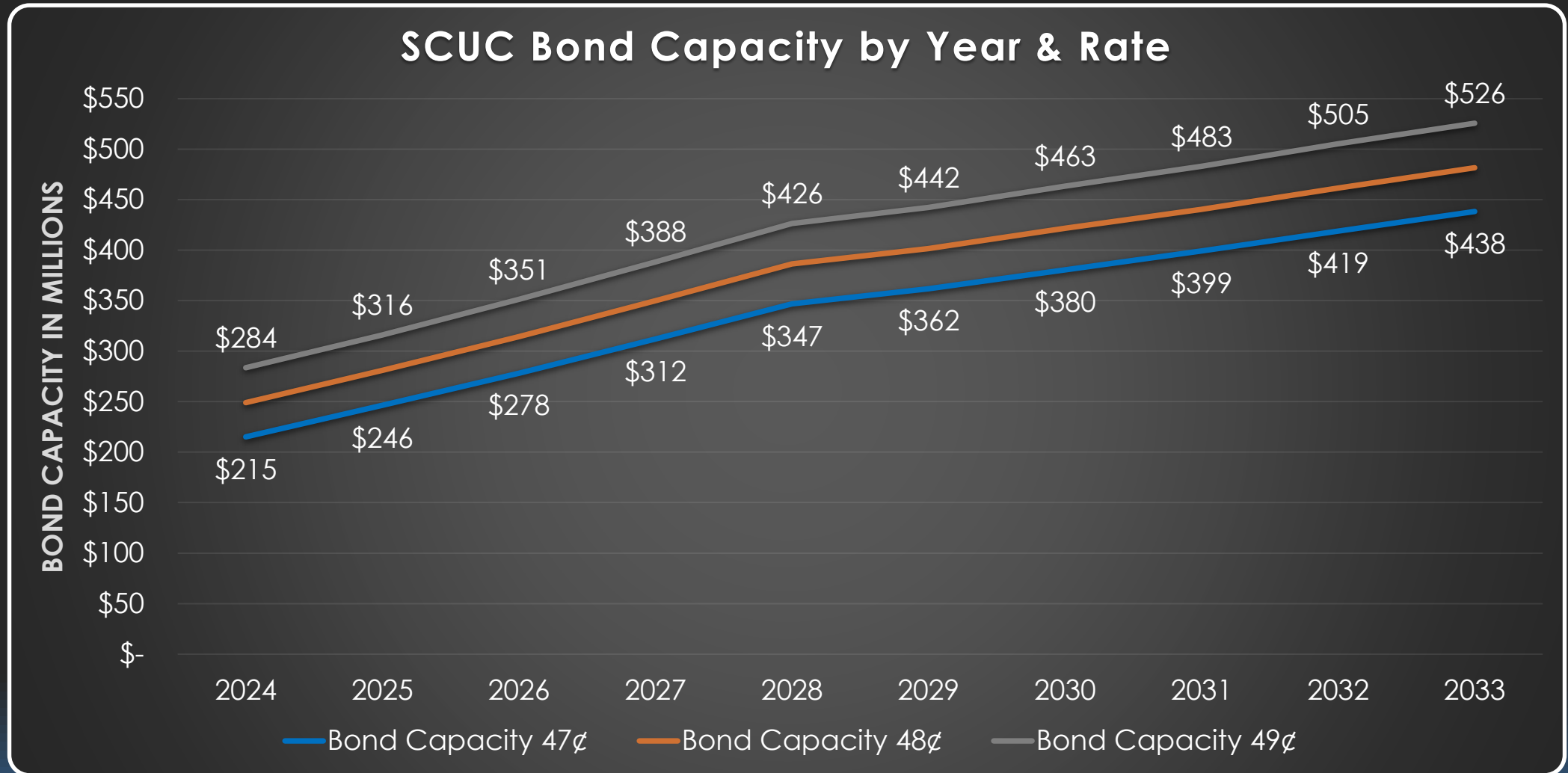
FORECASTING CONSIDERATIONS

- 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



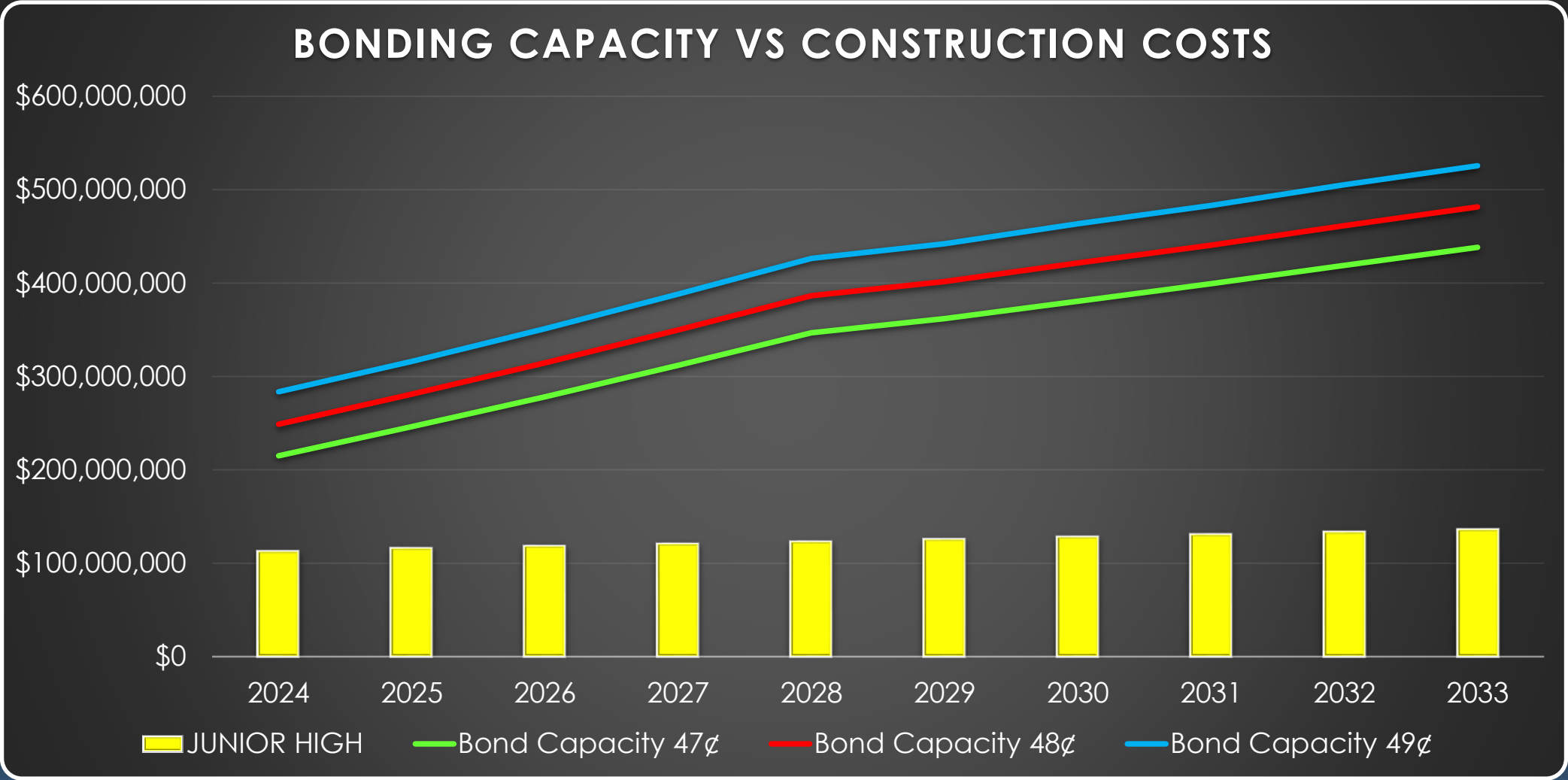
PROJECTING FACILITY COSTS - SCUC

- 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

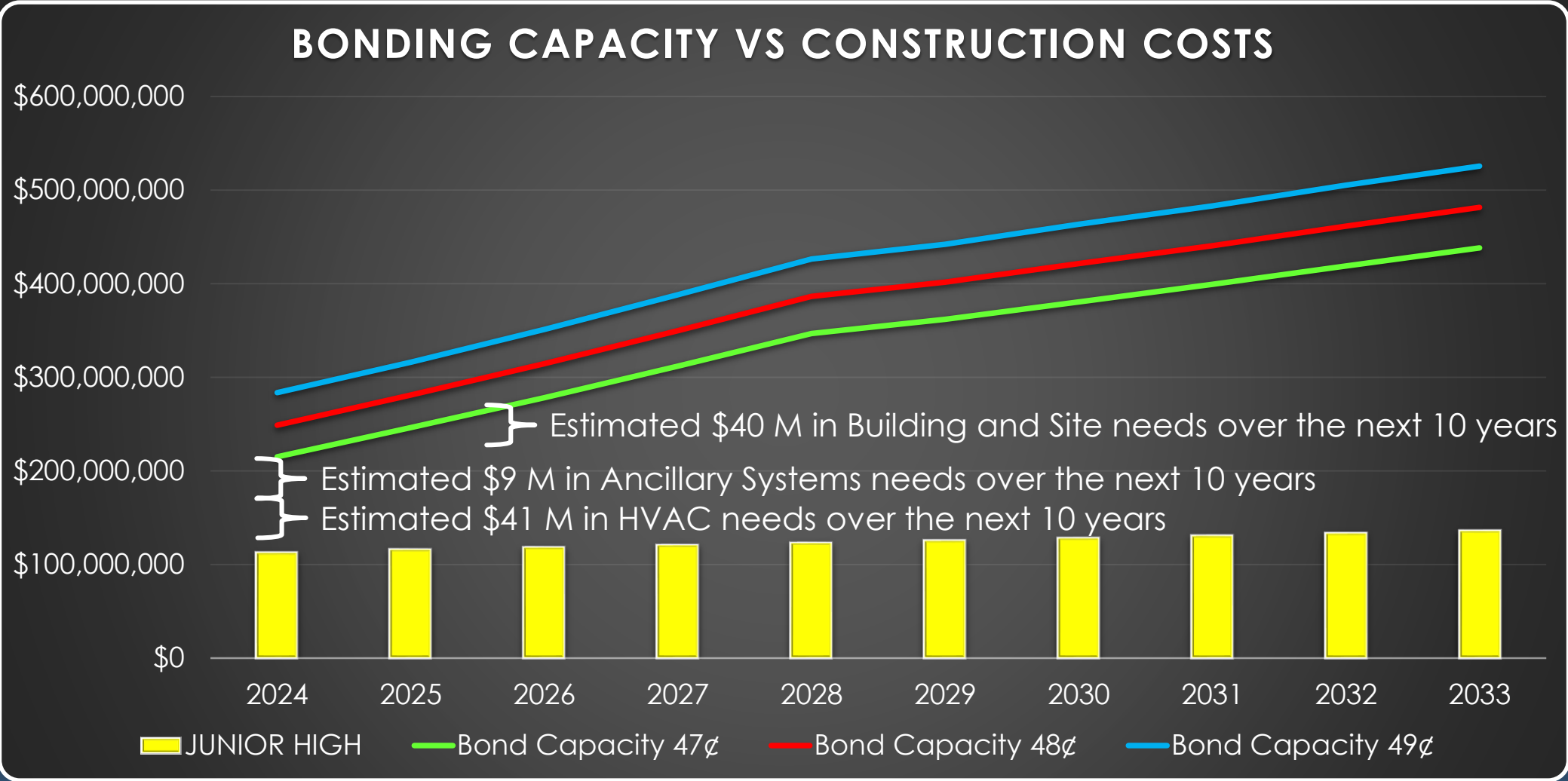
PROJECTING FACILITY COSTS - SCUC

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

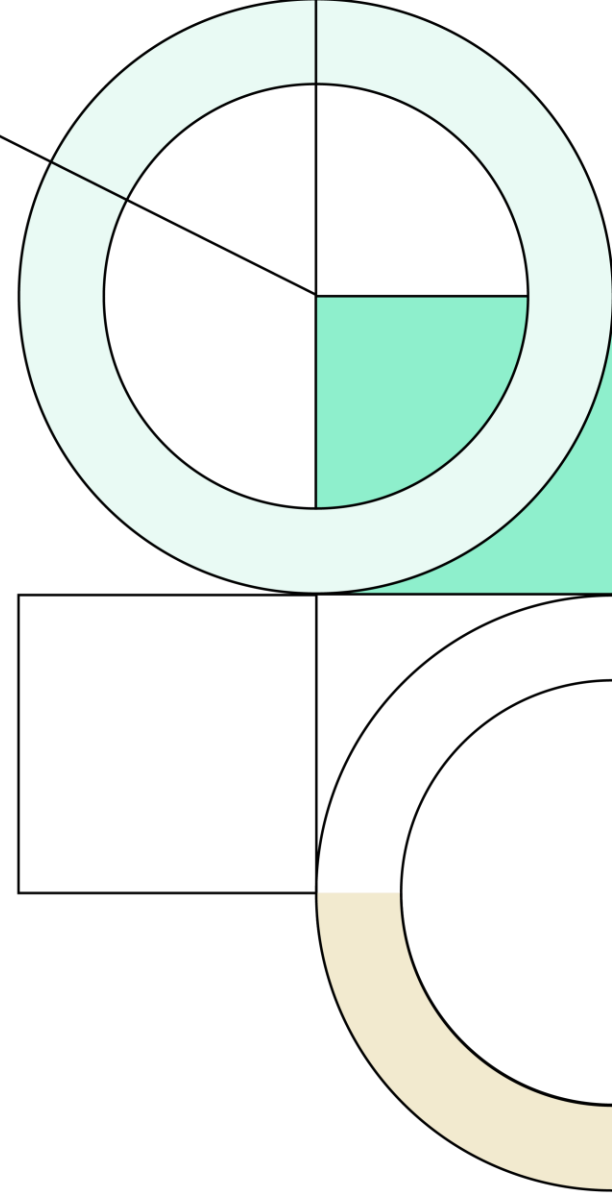
QUESTIONS/COMMENTS

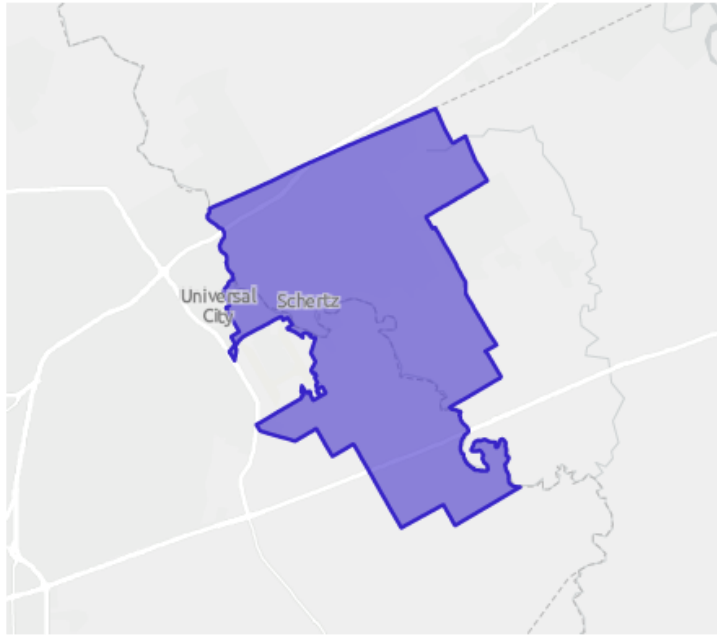




3Q23

Demographic Report





POPULATION TRENDS AND KEY INDICATORS

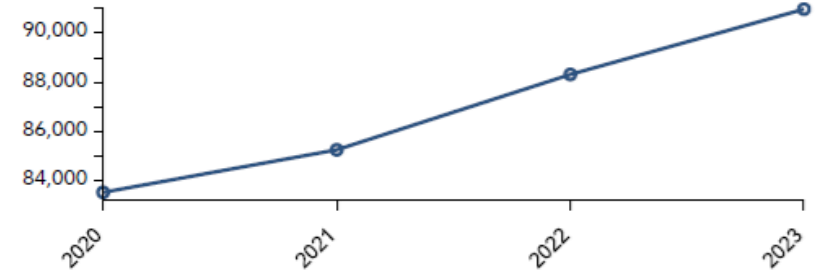
SCHERTZ CIBOLO ISD
Area: 60.01 square miles

90,971	30,960	2.93	36.4	\$97,350	\$267,439	109	128	80
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

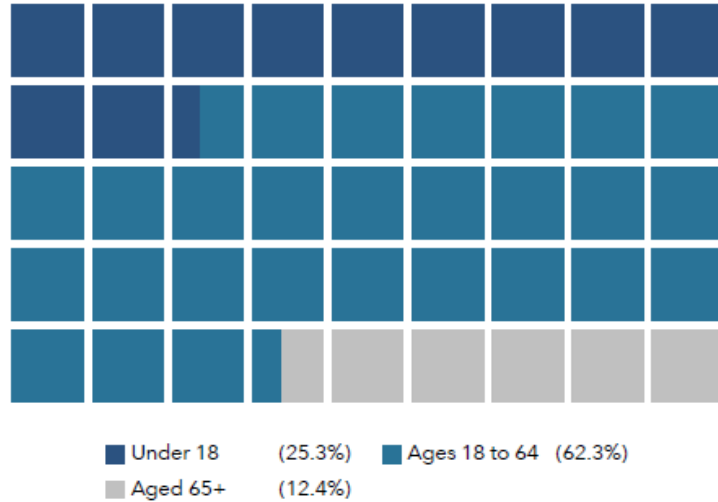
MORTGAGE INDICATORS



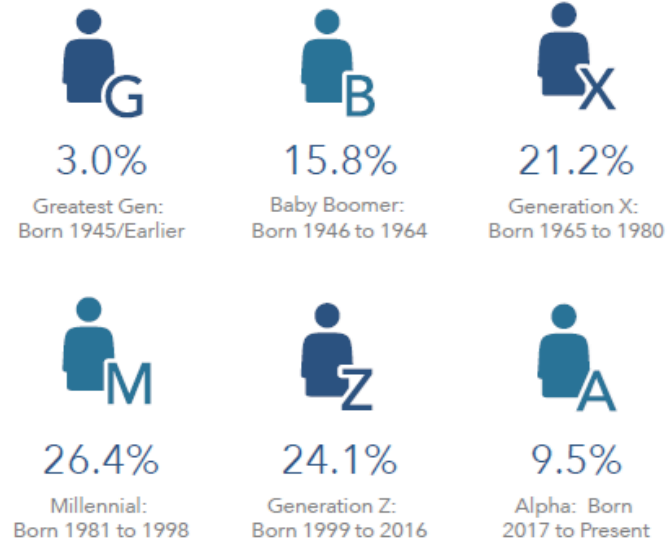
Historical Trends: Population



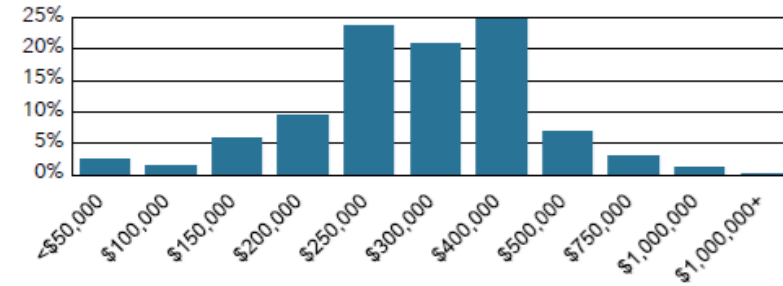
POPULATION BY AGE



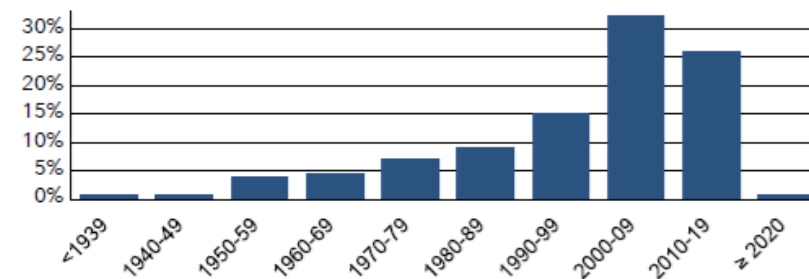
POPULATION BY GENERATION



Home Value



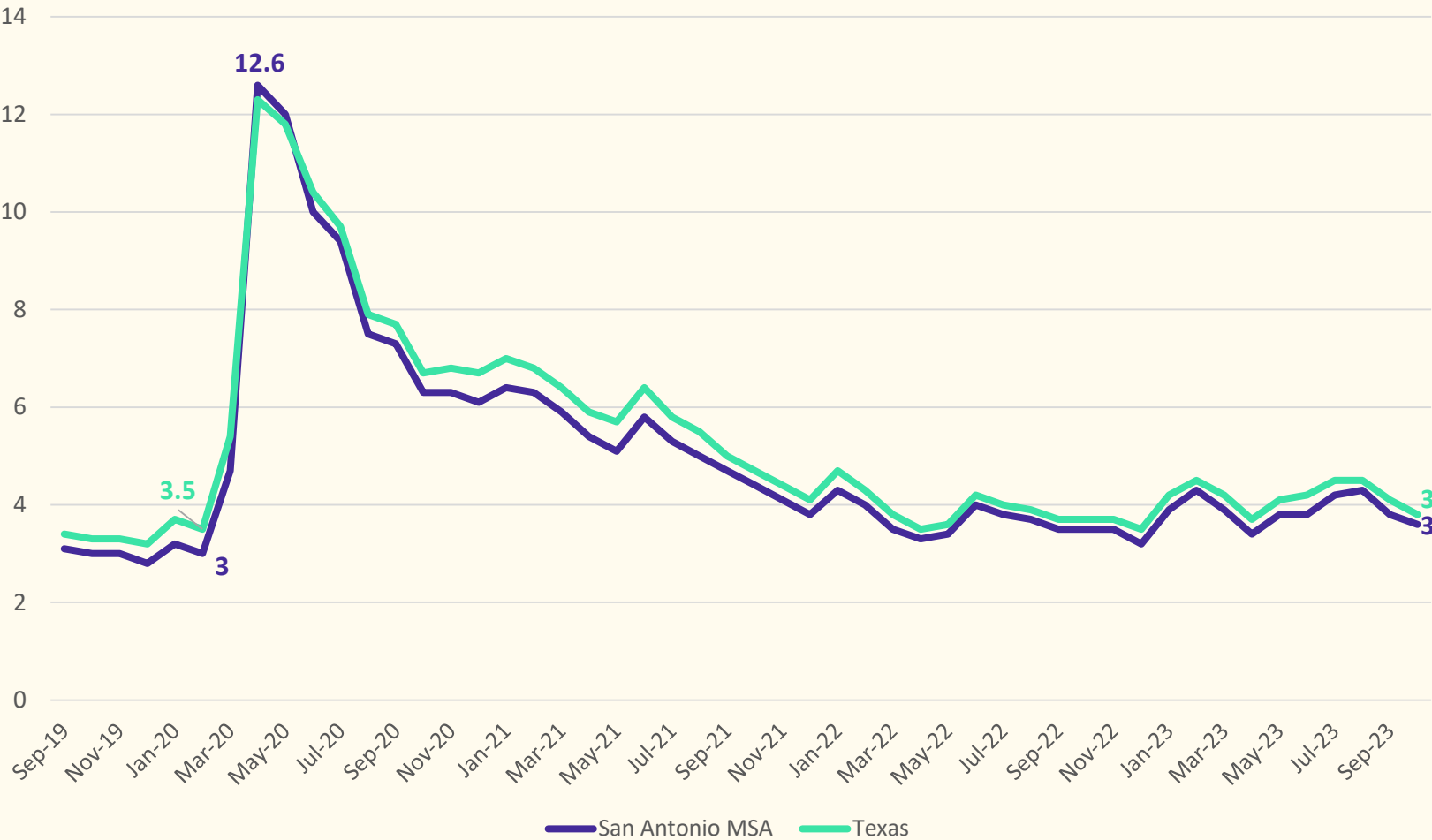
Housing: Year Built



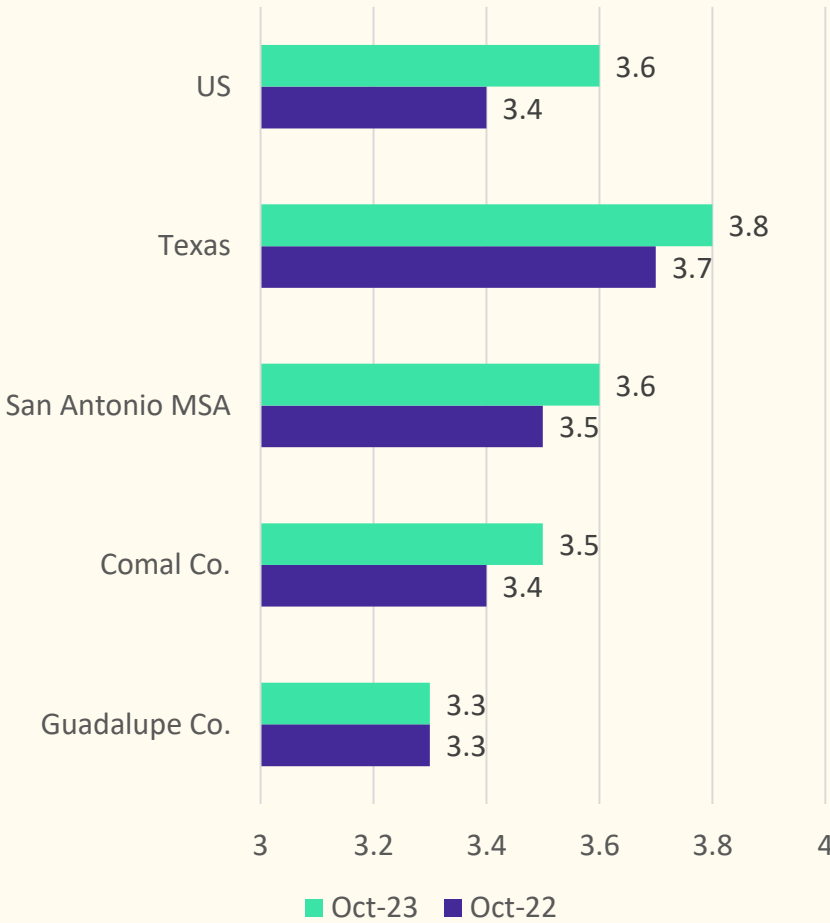


Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2023



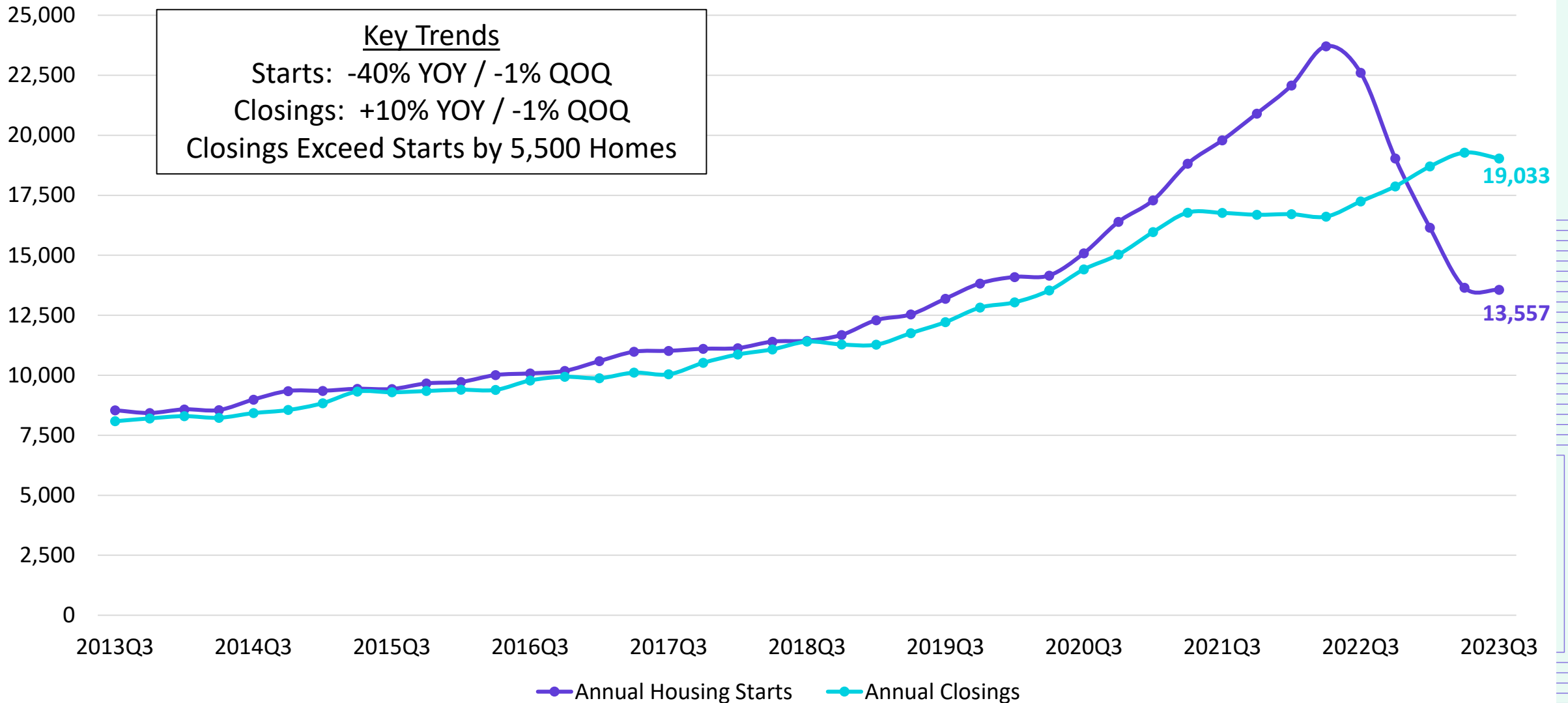
Unemployment Rate, Year Over Year





San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



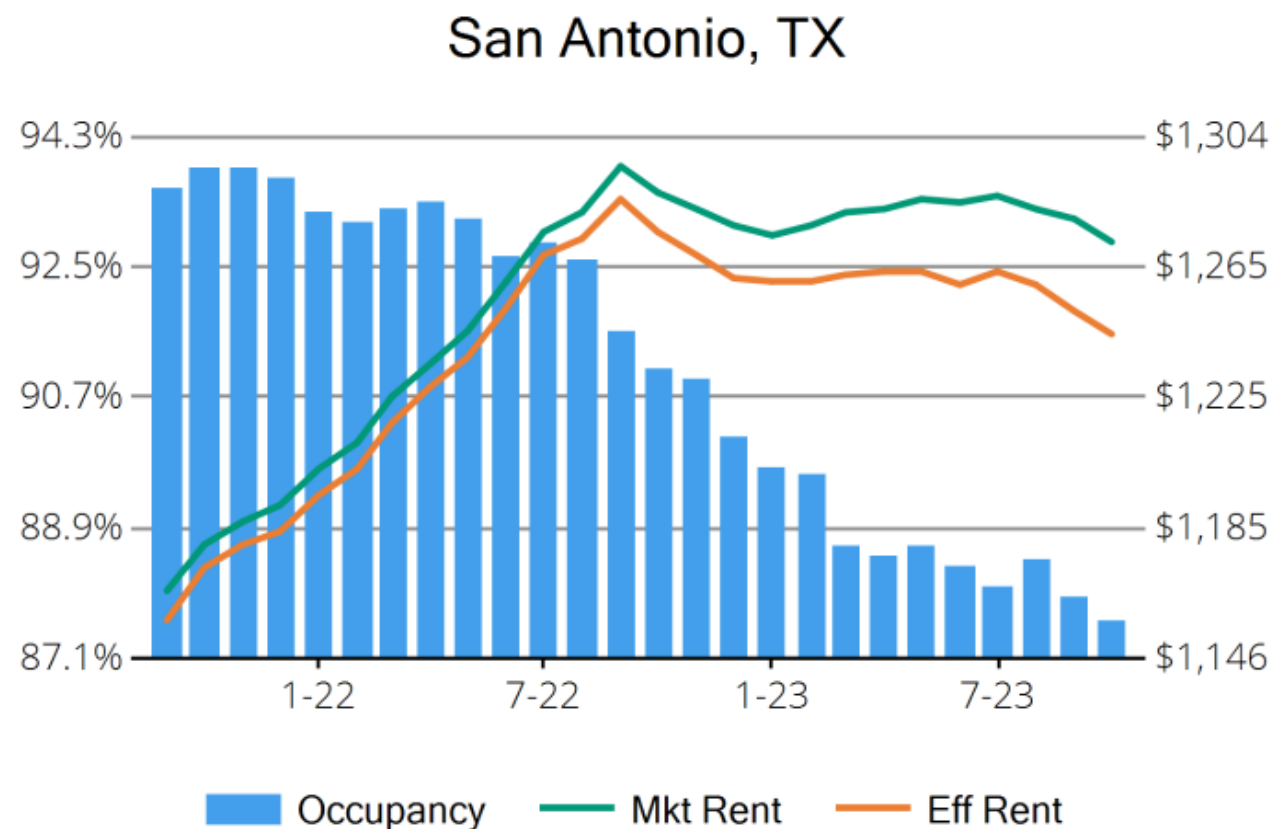


Housing Market Trends: Multi-family Market- Oct. 2023



Stabilized and Lease-up Properties

Conventional Properties	Oct 2023	Annual Change
Occupancy	87.6	-3.8%
Unit Change	6,465	
Units Absorbed (Annual)	-1,119	
Average Size (SF)	858	+0.5%
Asking Rent	\$1,272	-1.2%
Asking Rent per SF	\$1.48	-1.8%
Effective Rent	\$1,244	-2.5%
Effective Rent per SF	\$1.45	-3.0%
% Offering Concessions	34%	+94.7%
Avg. Concession Package	5.8%	+30.6%





San Antonio New Home Ranking Report

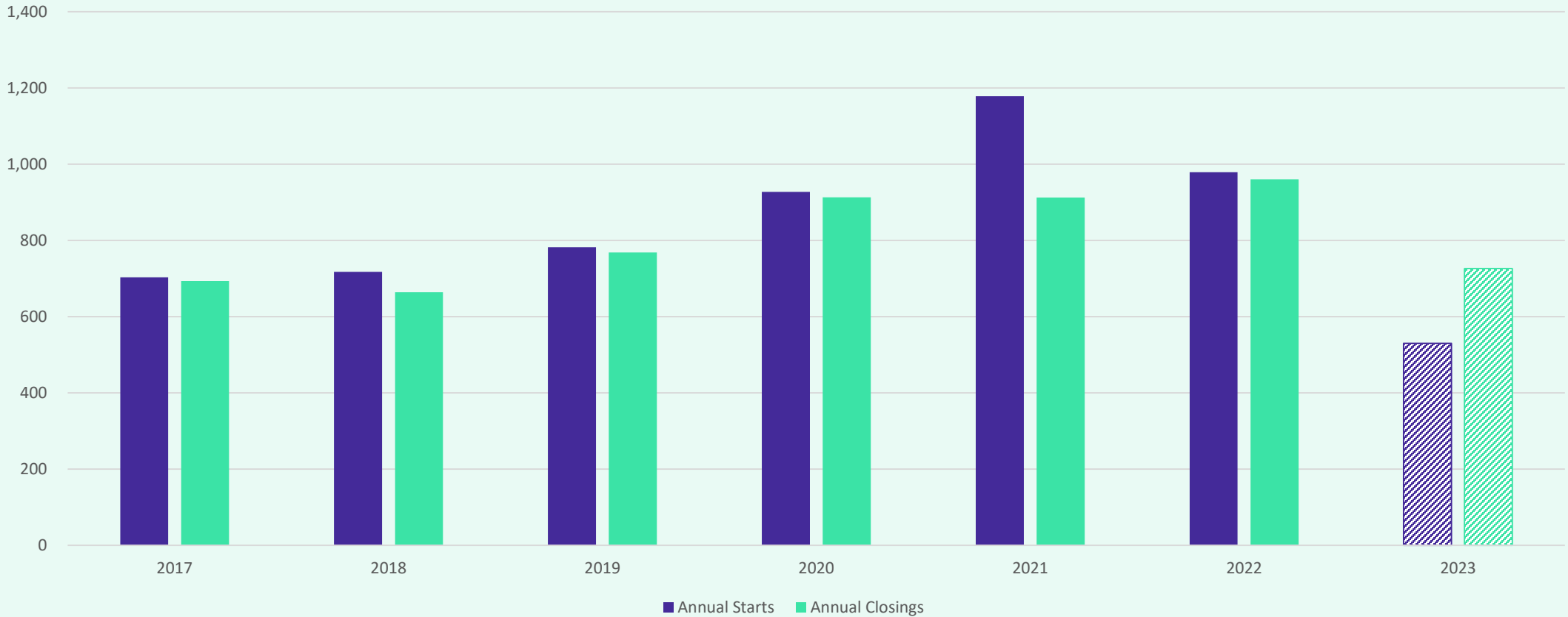
ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	2,762	4,009	2,287	7,237	24,003
2	COMAL ISD	1,960	2,971	1,982	4,390	22,269
3	EAST CENTRAL ISD	1,469	2,282	1,036	4,414	26,268
4	MEDINA VALLEY ISD	1,859	2,139	1,351	4,375	25,751
5	JUDSON ISD	783	1,322	583	774	1,228
6	SOUTHWEST ISD	890	1,106	673	2,704	9,156
7	SCHERTZ-CIBOLO-U CITY ISD	593	1,060	550	1,819	6,914
8	NEW BRAUNFELS ISD	510	762	406	1,203	6,767
9	NAVARRO ISD	636	692	458	1,457	4,461
10	BOERNE ISD	569	623	534	1,263	10,547
11	SEGUIN ISD	327	471	253	681	5,280
12	NORTH EAST ISD	368	463	223	701	5,711
13	SOUTHSIDE ISD	419	460	327	1,082	10,948
14	SAN ANTONIO ISD	94	240	166	347	794
15	SOUTH SAN ANTONIO ISD	129	219	137	250	539
16	LYTLE ISD	51	73	35	157	1,306
17	HARLANDALE ISD	5	41	0	14	43
18	ALAMO HEIGHTS ISD	27	33	58	20	19
19	EDGEWOOD ISD	0	28	0	0	42
20	MARION ISD	62	24	62	283	4,388

* Based on additional housing research by Zonda Education



District New Home Starts and Closings by Quarter

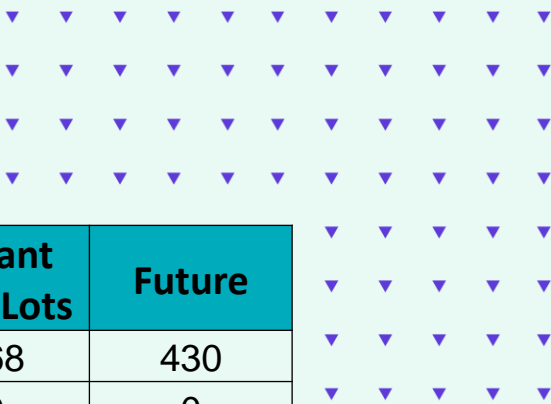


Starts	2017	2018	2019	2020	2021	2022	2023
1Q	196	175	201	237	294	349	103
2Q	168	180	176	197	300	393	186
3Q	167	177	207	261	265	174	241
4Q	172	185	198	232	319	63	
Total	703	717	782	927	1,178	979	530

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	194	133	138	165	190	181	280
2Q	172	185	211	249	258	227	247
3Q	179	185	240	286	268	218	199
4Q	148	161	179	213	196	334	
Total	693	664	768	913	912	960	726

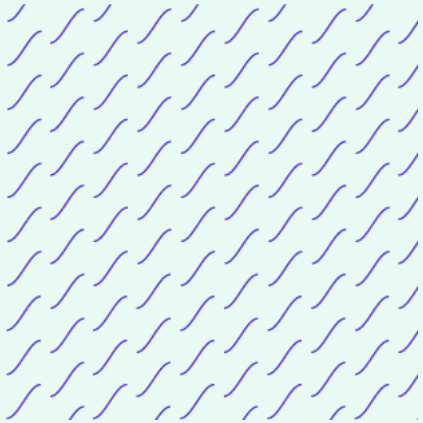


District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	73	22	58	23	39	77	168	430
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	1	0	1	45	242
ROSE GARDEN	146	44	307	41	94	147	590	3,017
SCHERTZ	32	6	103	12	15	24	0	60
SIPPEL	80	42	130	33	46	90	639	1,743
WATTS	61	26	152	25	24	68	76	580
WIEDERSTEIN	200	101	307	64	96	143	301	842
Grand Total	593	241	1,060	199	314	550	1,819	6,914

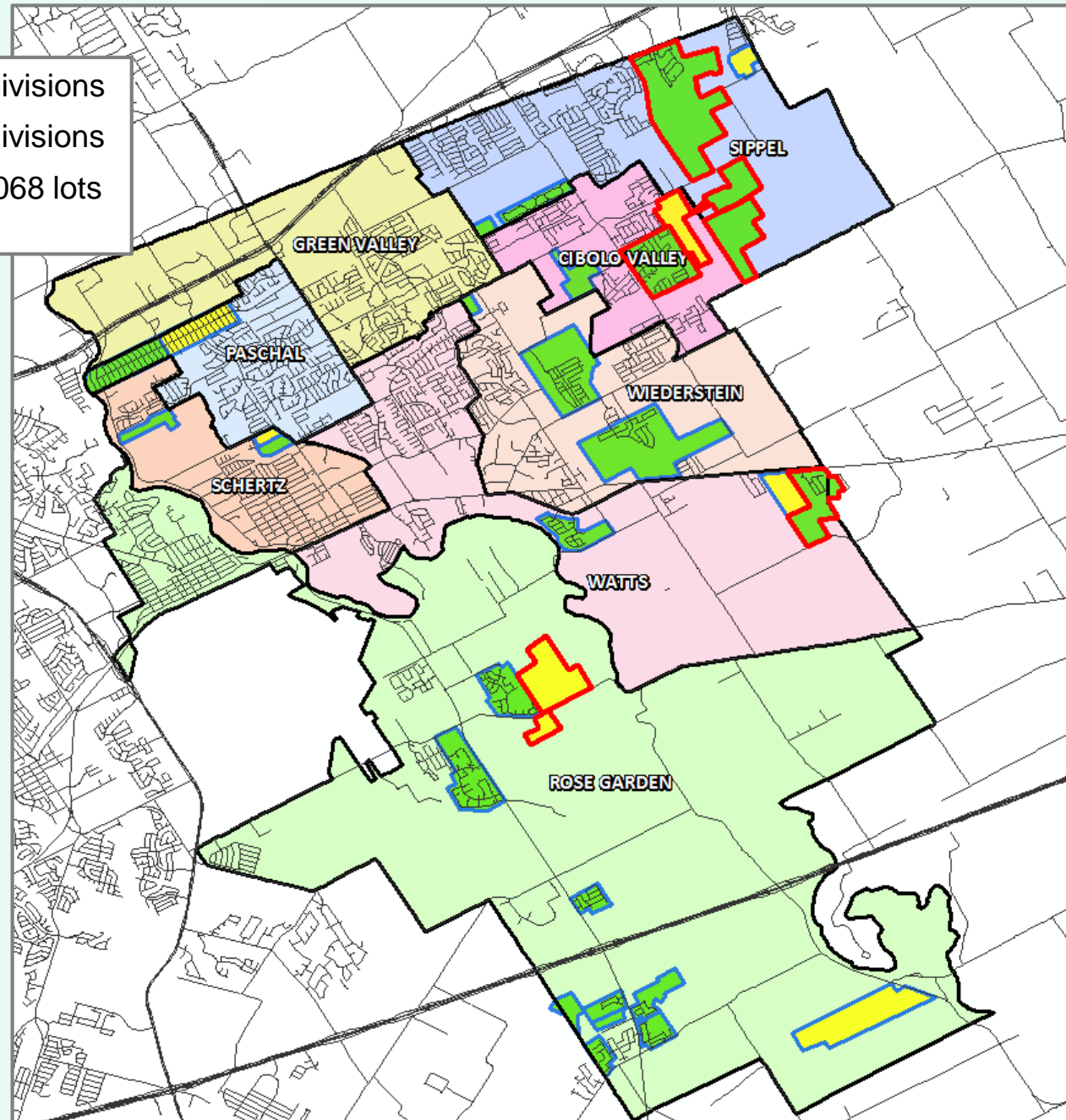
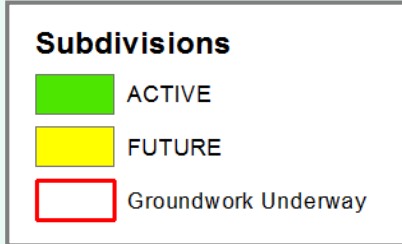
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





District Housing Overview

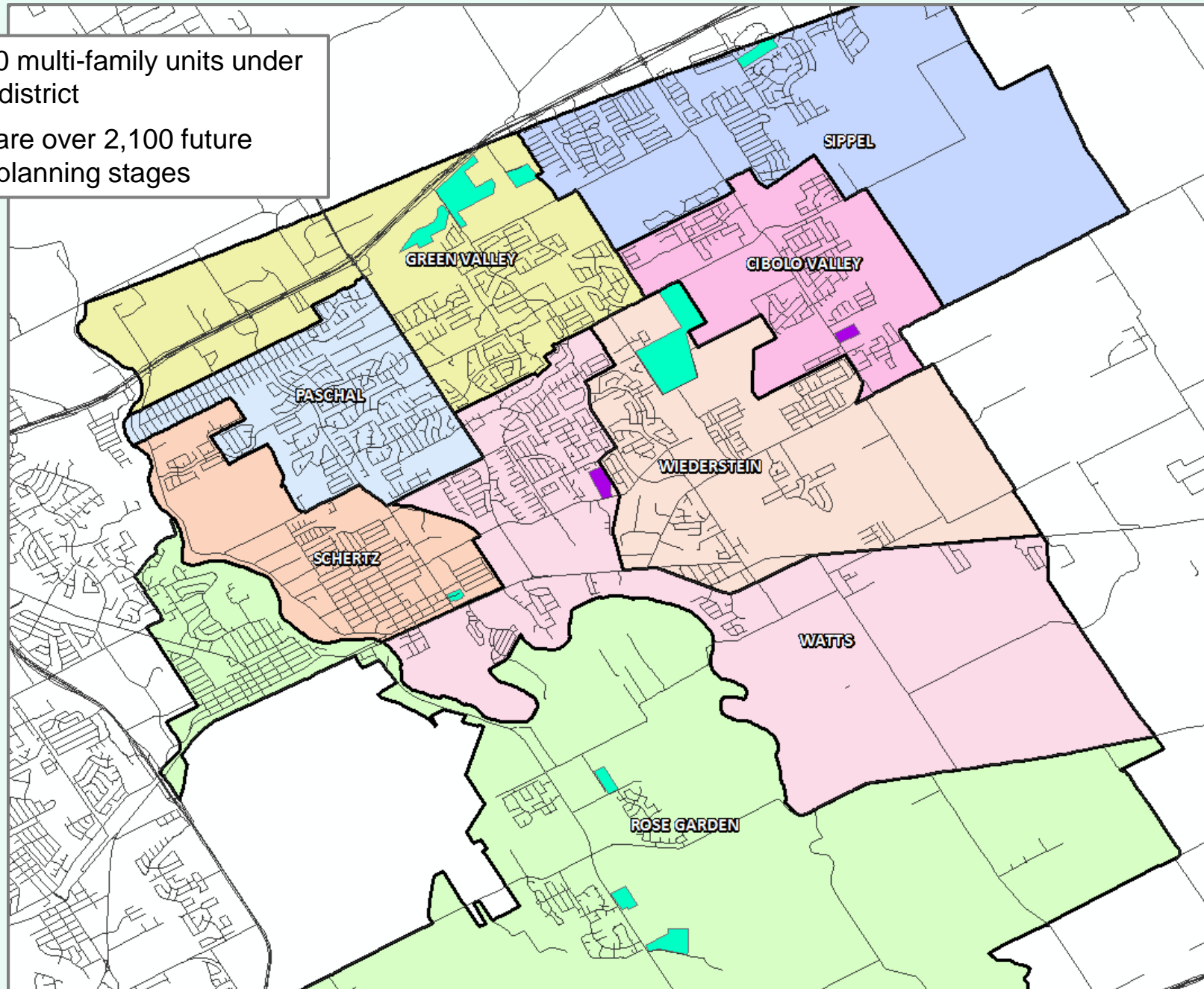
- The district has 24 actively building subdivisions
- Within SCUCISD there are 8 future subdivisions
- Of these, groundwork is underway on 1,068 lots within 8 subdivisions







District Multi-Family Overview

- The district has over 550 multi-family units under construction across the district
- Within SCUCISD there are over 2,100 future multi-family units in the planning stages



Multi-Family Developments

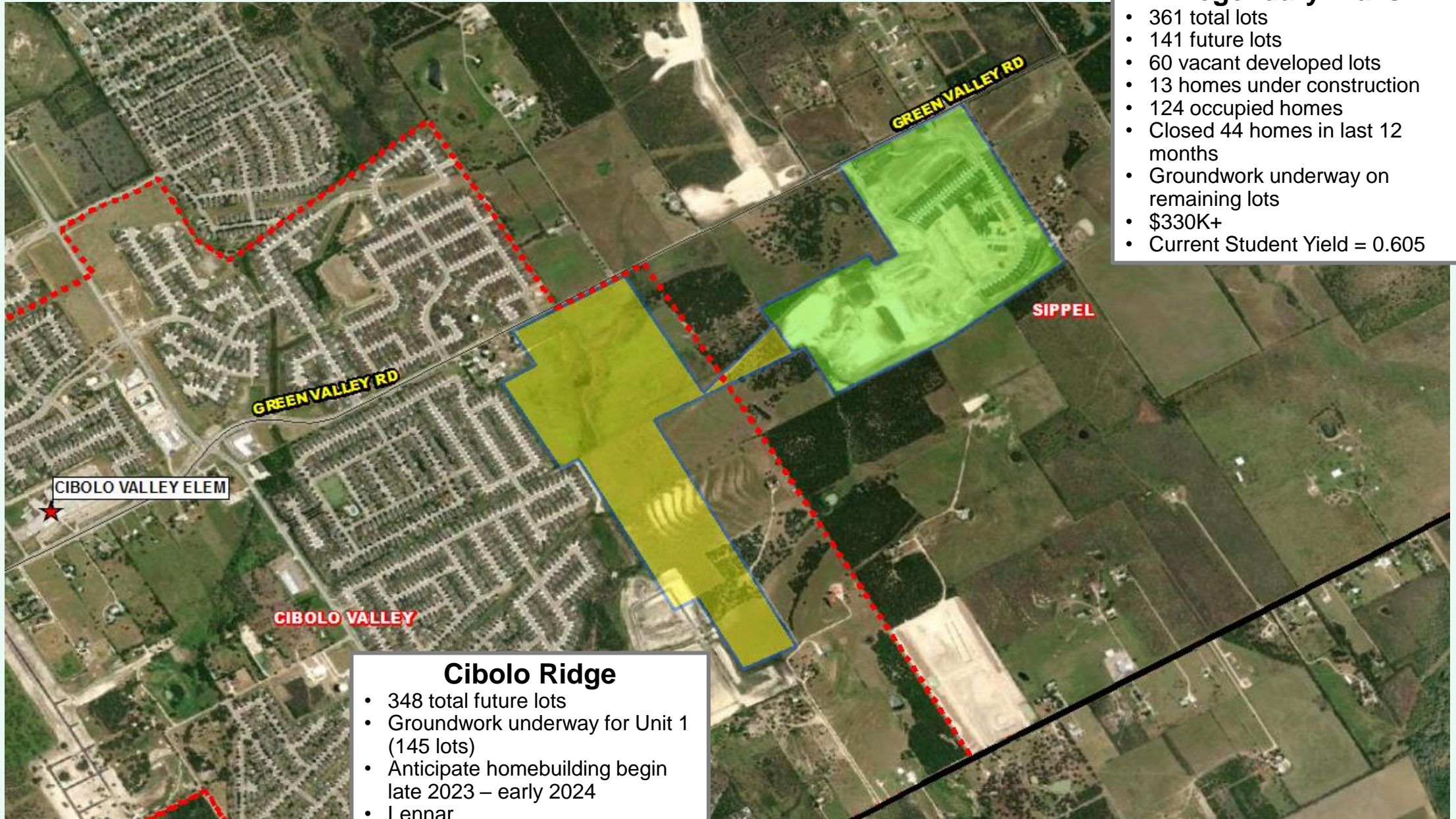
-  MF Under construction
-  Future Multi-Family



Residential Activity

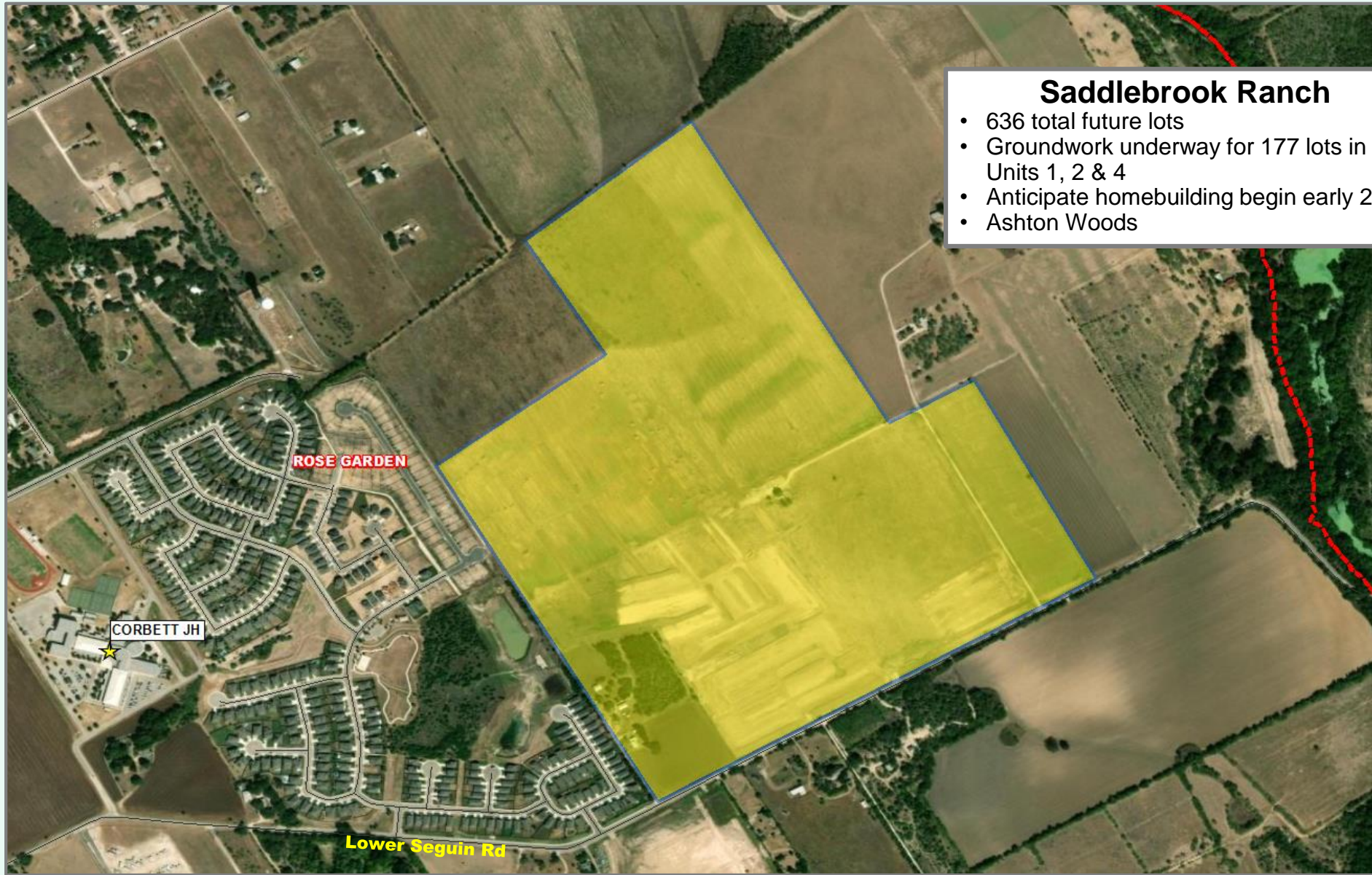
Legendary Trails

- 361 total lots
- 141 future lots
- 60 vacant developed lots
- 13 homes under construction
- 124 occupied homes
- Closed 44 homes in last 12 months
- Groundwork underway on remaining lots
- \$330K+
- Current Student Yield = 0.605





Residential Activity

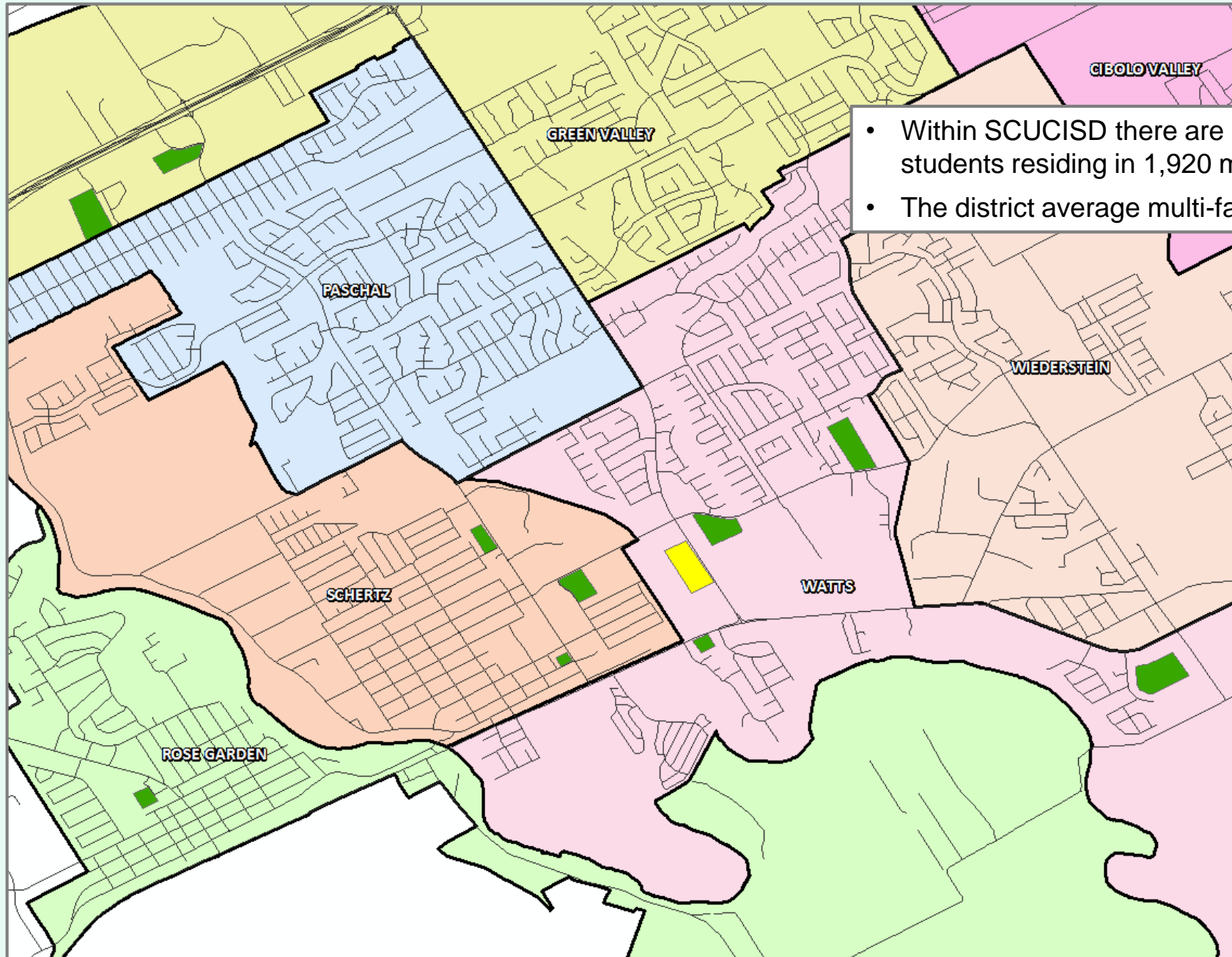


Saddlebrook Ranch

- 636 total future lots
- Groundwork underway for 177 lots in Units 1, 2 & 4
- Anticipate homebuilding begin early 2024
- Ashton Woods



Multi-Family Yield





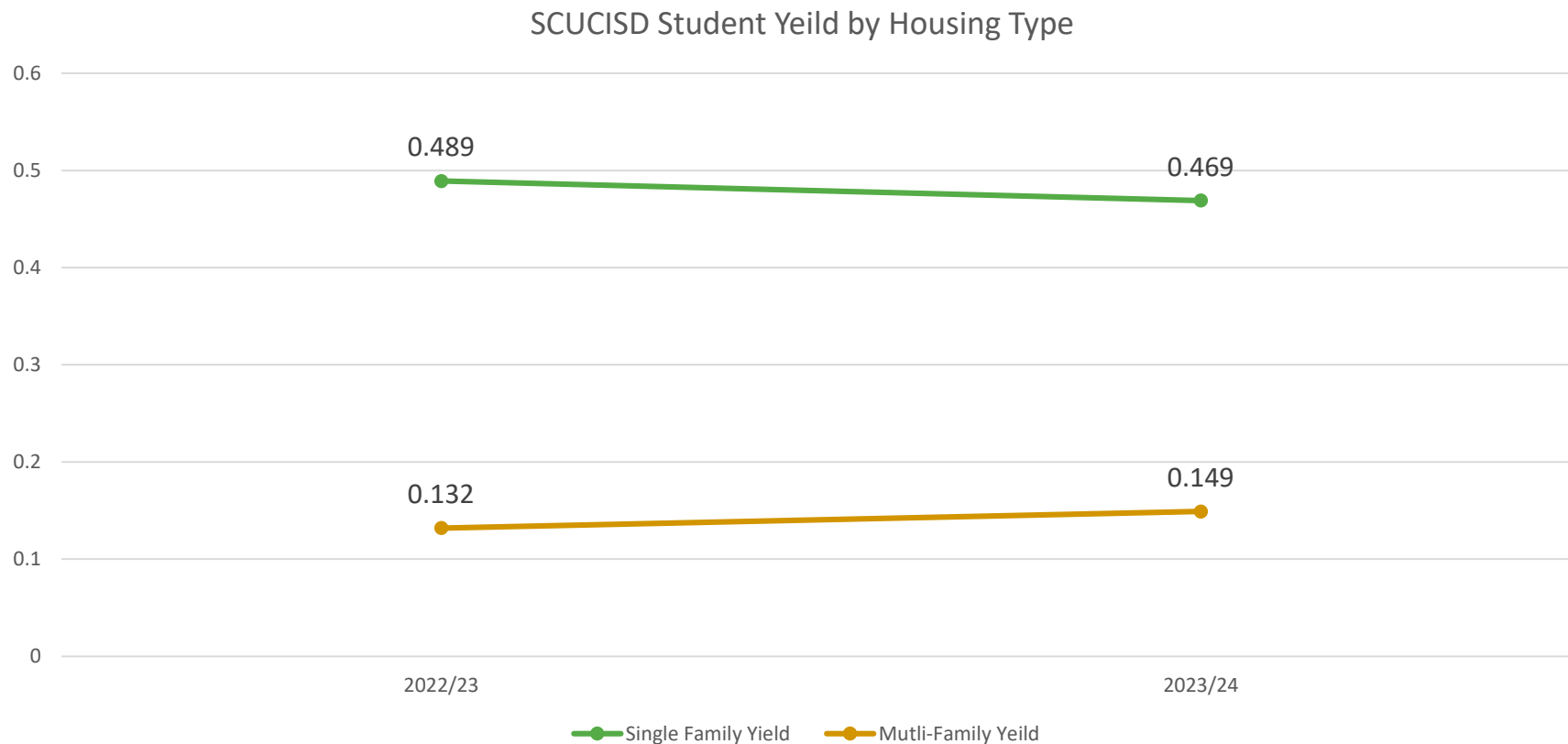
Student Yield by Housing Type



Single Family Yield
0.469



Multi-Family Yield
0.149





Student Density

SCUCISD currently has 308 residing out of district

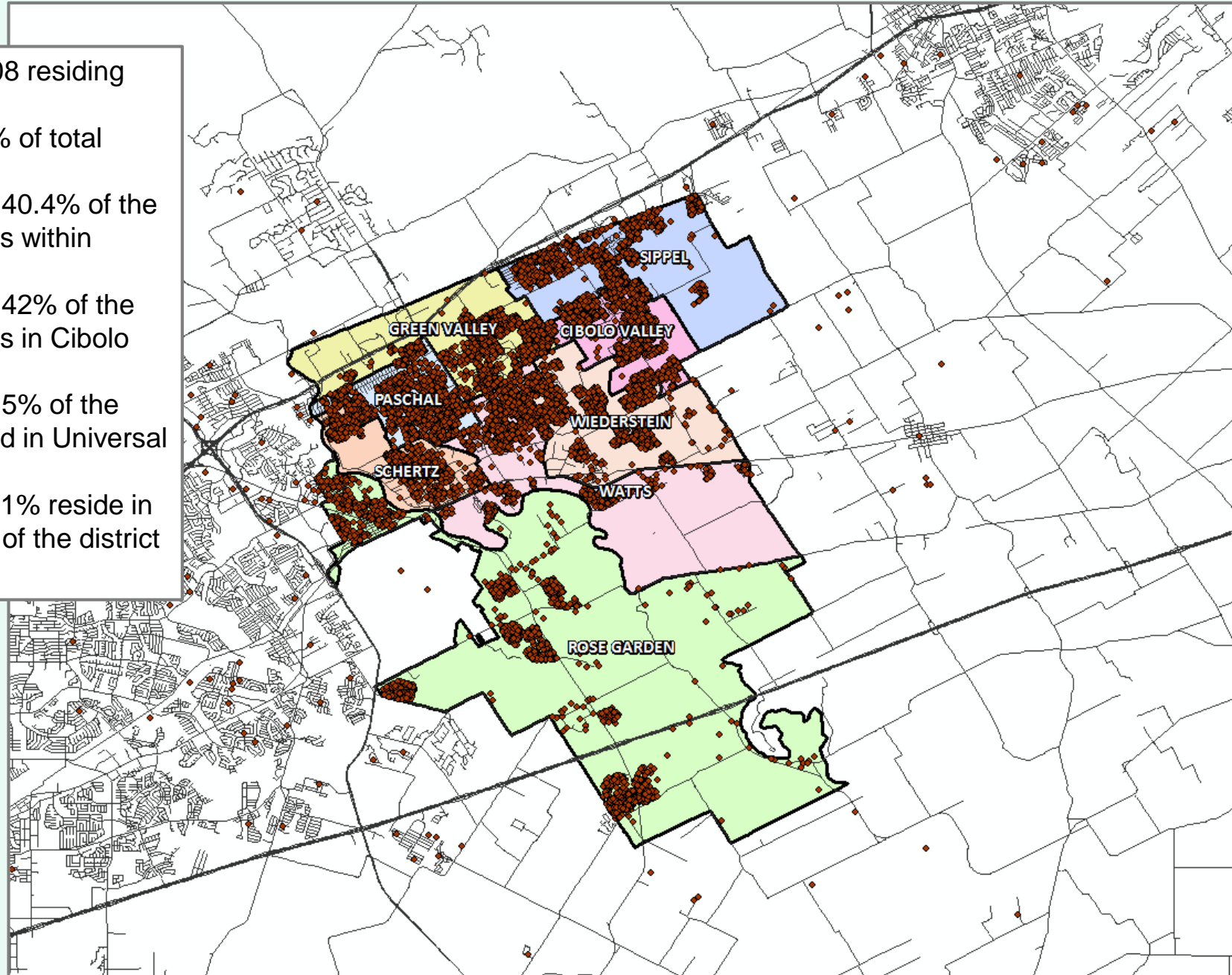
This represents roughly 2% of total SCUCISD students

6,124 students, or roughly 40.4% of the district population resides within Schertz city limits

6,372 students, or roughly 42% of the district population resides in Cibolo city limits

687 students, or roughly 4.5% of the district population resided in Universal City city limits

1,665 students roughly 11.1% reside in the unincorporated area of the district





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
2019/20	413	1,048	1,036	1,093	1,125	1,184	1,211	1,234	1,183	1,180	1,419	1,340	1,282	1,224	15,972	154	1.0%
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	-299	-1.9%
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	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864	-282	-1.9%
2025/26	406	789	795	870	896	1,052	1,061	1,134	1,145	1,145	1,328	1,387	1,321	1,332	14,661	-203	-1.4%
2026/27	443	861	840	816	897	933	1,072	1,093	1,167	1,164	1,269	1,316	1,274	1,306	14,451	-210	-1.4%
2027/28	438	850	918	851	841	932	950	1,104	1,120	1,187	1,294	1,256	1,218	1,258	14,217	-234	-1.6%
2028/29	446	866	907	945	879	879	947	975	1,128	1,138	1,318	1,278	1,161	1,206	14,073	-144	-1.0%
2029/30	456	886	919	941	978	919	893	974	994	1,147	1,265	1,304	1,180	1,151	14,007	-66	-0.5%
2030/31	465	904	940	951	970	1,020	935	919	1,000	1,010	1,277	1,251	1,205	1,170	14,017	10	0.1%
2031/32	477	931	960	973	982	1,012	1,038	962	944	1,017	1,128	1,263	1,156	1,193	14,036	19	0.1%
2032/33	489	954	984	995	1,006	1,025	1,029	1,068	989	960	1,130	1,117	1,167	1,146	14,059	22	0.2%
2033/34	500	976	1,011	1,021	1,028	1,051	1,042	1,059	1,099	999	1,066	1,120	1,034	1,156	14,162	103	0.7%

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



Ten Year Forecast by Elementary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CIBOLO VALLEY EL	891	1,200	657	611	587	589	594	594	608	617	620	627	637
GREEN VALLEY EL	673	924	533	497	482	469	497	506	524	535	537	535	529
NORMA PASCHAL EL	673	924	625	591	582	564	544	546	559	569	574	580	585
ROSE GARDEN EL	891	1,200	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
SCHERTZ EL	675	1,102	668	628	605	601	576	581	588	591	586	582	582
SIPPEL EL	675	1,058	672	679	690	721	756	782	827	867	904	961	1,030
WATTS EL	673	924	513	469	440	428	423	428	446	457	463	476	490
WIEDERSTEIN EL	675	1,058	546	538	544	527	517	529	549	568	574	587	602
ELEMENTARY TOTALS			5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
Elementary Percent Change			-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			-296	-215	-87	-18	40	92	177	151	85	117	134
JORDAN INT	810	1,000	769	796	763	777	742	676	646	641	695	734	739
SCHLATHER INT	810	1,200	682	700	689	640	573	563	594	597	651	682	677
WILDER INT	810	1,250	725	730	743	748	739	683	627	616	654	681	685
INTERMEDIATE TOTALS			2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
Intermediate Percent Change			-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			-24	50	-31	-30	-111	-132	-55	-13	146	97	4

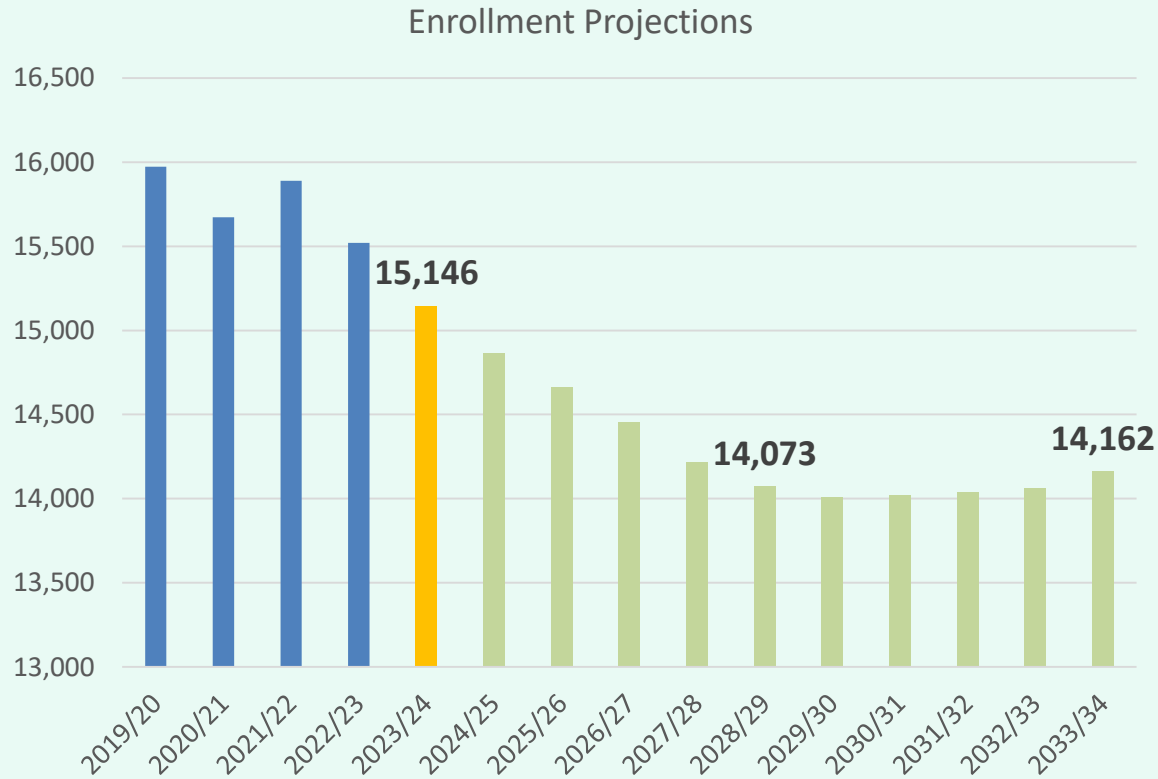


Ten Year Forecast by Secondary Campus

			Fall	ENROLLMENT PROJECTIONS									
Campus	Functional Capacity	Max Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
DOBIE JH	1,300	1,540	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
CORBETT JH	1,080	1,500	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
JUNIOR HIGH SCHOOL TOTALS			2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
Junior High School Percent Change			-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			-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149
CLEMENS HS	2,700	3,300	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
STEELE HS	2,160	3,200	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
ALSELC			155	155	155	155	155	155	155	155	155	155	155
HIGH SCHOOL TOTALS			5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
High School Percent Change			0.73%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			39	1	-51	-203	-139	-63	-63	3	-163	-180	-184
DISTRICT TOTALS			15,146	14,864	14,661	14,451	14,217	14,073	14,007	14,017	14,036	14,059	14,162
District Percent Change			-2.42%	-1.86%	-1.37%	-1.43%	-1.62%	-1.01%	-0.47%	0.07%	0.14%	0.16%	0.73%
District Absolute Change			-375	-282	-203	-210	-234	-144	-66	10	19	22	103



Key Takeaways



- Enrollment in Schertz Cibolo ISD decreased by -2.4% since 2022/23
- Enrollment declines related to Charter expansions and lower Kindergarten enrollments
- 3rd quarter new home starts bounce back to 241 starts highest in the past year
- The district has 24 actively building subdivisions with more than 1,800 lots available to build on
- SCUCISD has 8 future subdivisions with over 6,900 lots in the planning stages
- Groundwork is underway on more than 1,000 lots across the district
- Larger graduating classes verses smaller Kindergarten classes leading to decrease in overall enrollment
- District enrollment near 14,000 students in 2028/29 school year

PLANNING AND ZONING COMMISSION MEETING: 04/03/2024
Agenda Item 7 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
SUBJECT: Current Projects and City Council Status Update

BACKGROUND

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS: The following site plan development application was submitted between March 1, 2024 and March 28, 2024.

- **Big League Schertz**

- A proposed 5,317 sqft Automatic Carwash with vacuum bays on 17969 IH 35 N.

CITY COUNCIL RESULTS:

- **Ord. 24-S-04** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 16 - Definitions.
 - Recommended for approval at the February 7, 2024 P&Z Meeting
 - Approved on first reading at the March 5, 2024, CC Meeting
 - Approved on second reading at the March 19, 2024, CC meeting
- **Ord. 24-S-05** - Conduct a public hearing and consider a request to rezone approximately 26.11 acres of land from Single-Family Residential / Agricultural District (R-A) to General Business District (GB), a portion of 11209 E FM 1518 generally located 600ft northwest of the intersection of Lisa Meadows and FM 1518, City of Schertz Bexar County, Texas, also known as Bexar County Property Identification Number 308363.
 - Recommended for approval at the February 7, 2024 P&Z Meeting
 - Approved on first reading at the March 5, 2024, CC Meeting
 - Approved on second reading at the March 19, 2024, CC Meeting
- **Ord. 24-S-06** - Conduct a public hearing and consider amendments to the City of Schertz Comprehensive Plan.
 - Recommended for approval at the March 6, 2024 P&Z Meeting
 - Approved on first reading at the March 19, 2024, CC Meeting
 - Scheduled for second reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-08** Conduct a public hearing and consider a request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 6460, located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.
 - Recommended for denial at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-A-10** - Conduct a public hearing and consider an ordinance on a petition for voluntary annexation of approximately 7-acres, a portion of Bexar County Property Identification Number 339286, also known as 8215 Trainer Hale Road, City of Schertz, Bexar County, Texas.
 - Recommended for approval at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-09** – Conduct a public hearing and consider a request to rezone approximately 7.7 acres of land, a

portion of Bexar County Property Identification Number 339286, to Single-Family Residential District (R-1), also known as 8215 Trainer Hale Road, City of Schertz, Bexar County, Texas.

- Recommended for approval at the March 6, 2024
- Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-11** – Conduct a public hearing and consider a request to rezone approximately 3.6 acres of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), known as Guadalupe County Property Identification Number 42797, more specifically described as 3517 FM 3009, City of Schertz, Guadalupe County, Texas.
 - Recommended for approval at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-12** – Conduct a public hearing and consider a request to rezone approximately 11.7 acres of land from General Business District (GB) to General Business District-2 (GB-2), known as Comal County Property Identification Numbers 78053 and 116266, Guadalupe County Property Identification Numbers 68327, 68329, 114080, and 114082 generally located 500 feet west of the intersection of FM 2252 and IH-35 Frontage Road, City of Schertz, Guadalupe and Comal County, Texas.
 - Recommended for denial at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-13** – Conduct a public hearing and consider a request for a Specific Use Permit to allow Portable Building Sales in General Business District-2 (GB-2) on approximately 11.7 acres of land known as Comal County Property Identification Numbers 78053 and 116266, Guadalupe County Property Identification Numbers 68327, 68329, 114080, and 114082, generally located 500 feet west of the intersection of FM 2252 and IH-35 Frontage Road, City of Schertz, Guadalupe and Comal County, Texas.
 - Recommended for denial at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-14** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 1 - General Provisions, Article 4 - Procedures and Applications, and Article 14 - Transportation.
 - Recommended for approval at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-15** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning District and Article 9 - Site Design Standards in relation to Public Use District (PUB) height requirements.
 - Recommended for approval at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-16** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning District and Article 16 – Definitions in relation to Mixed-Use Self Storage.
 - Recommended for approval at the March 6, 2024
 - Scheduled for first reading at the April 2, 2024, CC Meeting
- **Ord. 24-S-17** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning District in relation to Automobile Sales.
 - Recommended for approval at the March 6, 2024 with modifications
 - Scheduled for first reading at the April 2, 2024, CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

The following applications were administratively approved between March 1, 2024 and March 28, 2024.

- **Schertz Business Park Subdivision Lot 35 Block 1 Replat - 3/21/24**
 - Replat of Schertz Business Park Subdivision Lots 23 and 24 Block 1 and Schertz Business Park Subdivision Lots 31 and 32 Block 1, to establish Schertz Business Park Lot 35 Block 1; approximately 2.7 acres, also known as 27 Commercial Place.
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