

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Holtz Tract Rezoning

(PLZC20260263)

County Boundaries
Schertz Municipal Boundary
ETJ
Project Boundary
200' Buffer

Highways
Major Roads
Minor Roads
Freeway
Principal Arterial

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

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

1" 2" 3" 4" 6"

8" 10" 12" 16" 18"

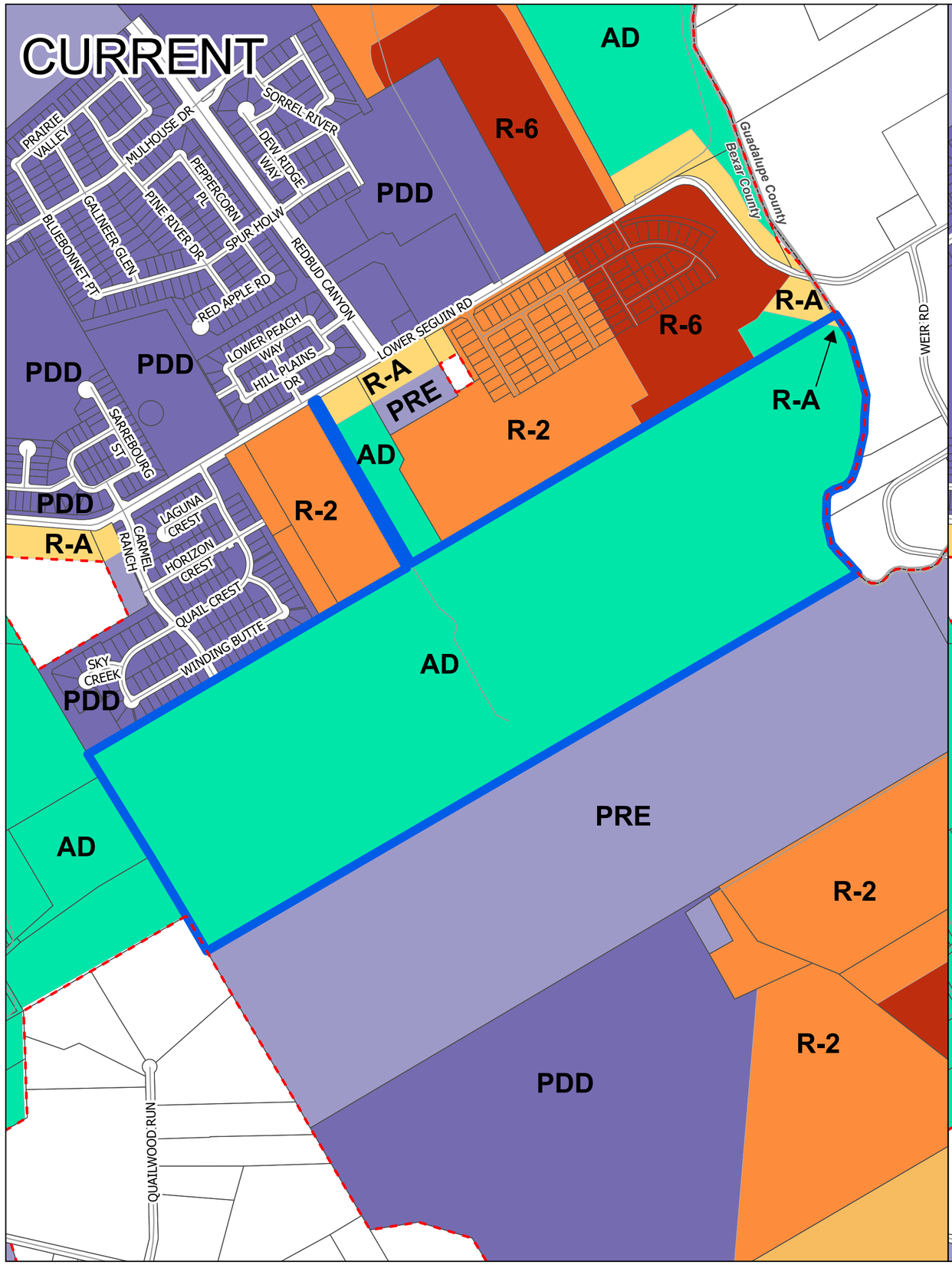
20" 24" 30" 36" Unknown

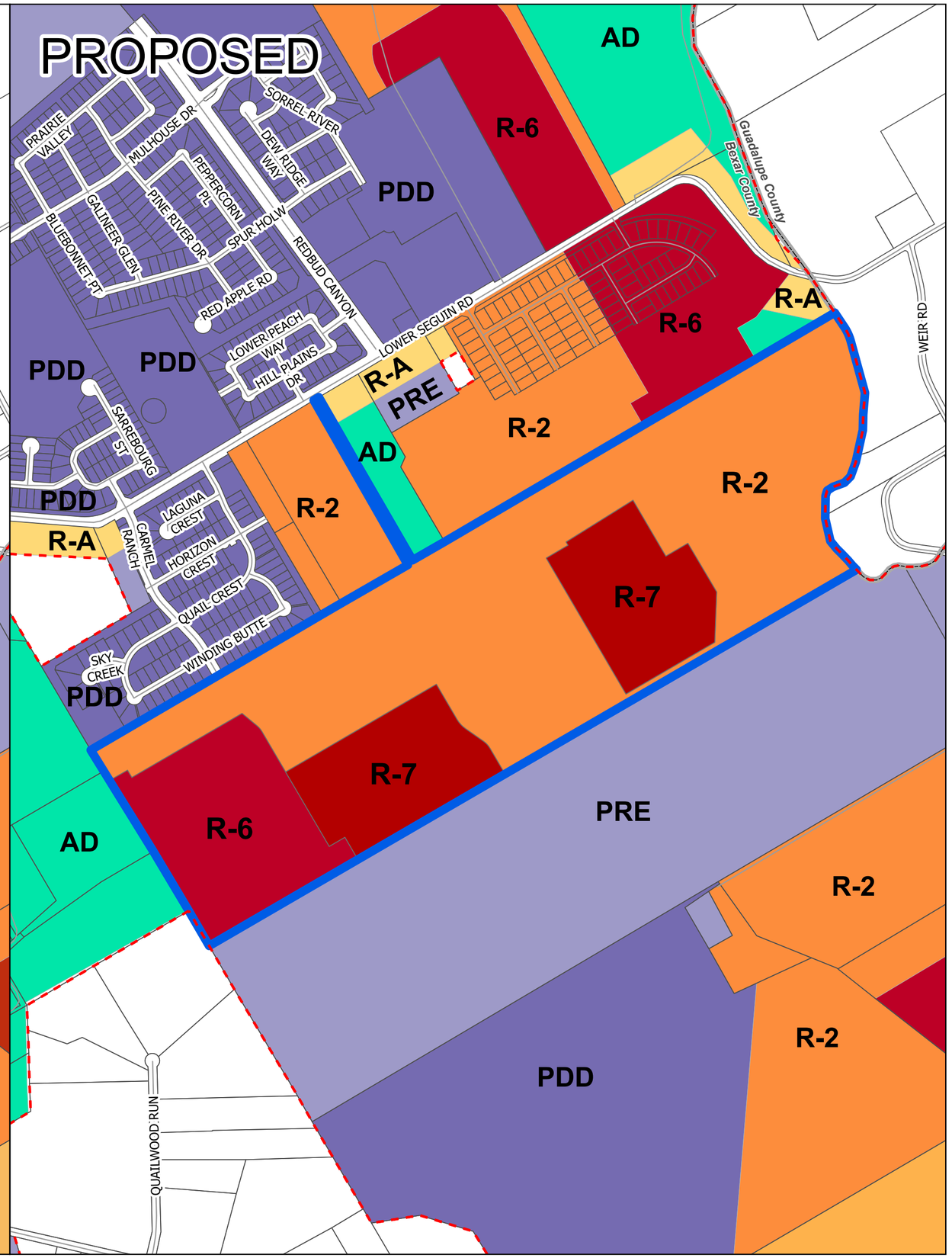
Hydrant
Manholes
CCMA Lift Station
Private Lift Station

Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant

Sewer Main
Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

0 250 500 1000 Feet





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Last update: November 17, 2026

City of Schertz, GIS Specialist: Bill Gardner,
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Proposed Zoning Change

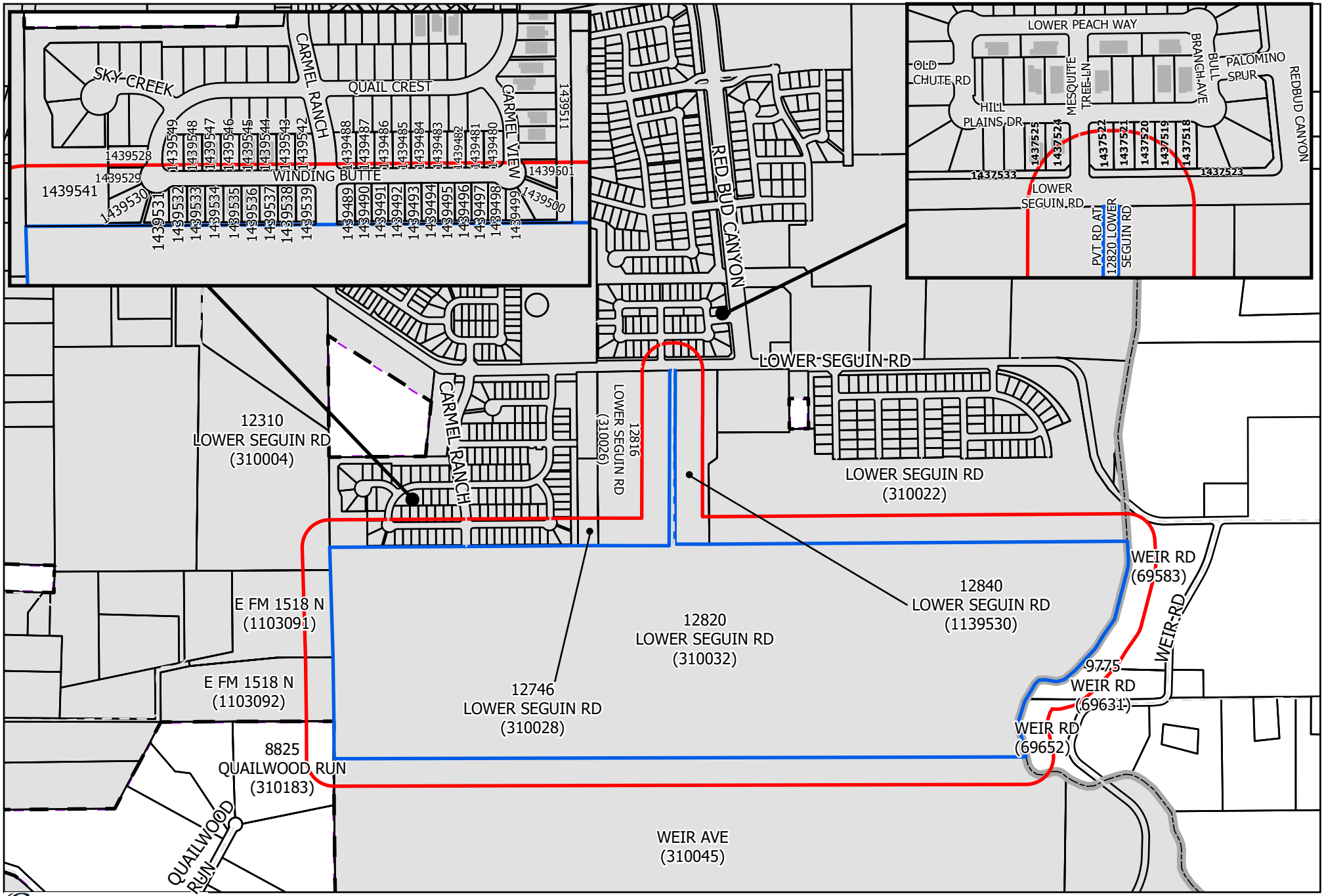
Holtz Tract
12820 Lower Seguin Rd
(PLZC20260263)

Classification

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

N W E S

0 300 600 1,200 Feet



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Last update: Nov 12, 2026

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City of Schertz

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(PLZC20260263)

Project Boundary
200' Buffer
Parcels
City Limits
Schertz ETJ

N

0 500 1000
Feet