



MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
June 23, 2020

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

TUESDAY, JUNE 23, 2020 at 6:00 p.m.

City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, June 23, 2020, 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.

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Mayor Pro-Tem Davis)**

Presentations

- Introduction of the FY 2020-2021 Schertz Sweetheart Court Ambassadors. (B. James/L. Shrum/M. Spence)

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)
- Announcements and recognitions by the City Manager (M. Browne)
- Announcements and recognitions by the Mayor (R. Gutierrez)

Hearing of Residents

Residents who choose to watch the meeting via live stream, but who would like to participate in Residents to be Heard, should email their comments to City Secretary, Brenda Dennis, at bdennis@schertz.com by 5:00 p.m. on Monday, June 22, 2020, SO THAT THE CITY SECRETARY MAY READ THE PUBLIC COMMENTS INTO THE RECORD UNDER THE HEARING OF RESIDENTS. In the body of the email please include your name, your address, phone number, agenda item # if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Discussion by the Council 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.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

- 1. Minutes** – Consideration and/or action regarding the approval of the minutes of the regular meeting of June 9, 2020. (B. Dennis)
- 2. Resolution 20-R-68** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing expenditures in an amount not to exceed \$121,179.00 with Grande Truck Center for a new Fleet Vehicle and other matters in connection therewith. (C. Kelm/S. Williams/C.Hernandez)
- 3. Ordinance No. 20-S-17**- Consideration and/or action approving an Ordinance on a request to amend the official zone map by rezoning approximately 0.5 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), located at 619 Main Street, City of Schertz, Guadalupe County, Texas. ***Final Reading*** (B. James/ L. Wood/ N. Kopyay)
- 4. Ordinance Number 20-S-16** - Consideration and/or action approving an Ordinance on a request to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation, generally located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, also known as Bexar County Property Identification Numbers 309419, 309811, 310011, and

Discussion and Action Items

5. **Ordinance No. 20-T-21** - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2019-2020 Budget to increase the budget amount by \$5,000.00 for the Hal Baldwin Scholarship, repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. ***First Reading*** (M. Browne/S. Gonzalez)
6. **Ordinance No. 20-T-22** - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2019-2020 Budget to increase the budget amount by \$100,000.00 for the General Fund (Maintenance Services), repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. ***First Reading*** (C. Kelm/S. Williams/T. Buckingham)

Public Hearings

7. **Ordinance 20-S-19** - Conduct a public hearing, and consideration and/or action approving an Ordinance on a request to rezone approximately 0.5 acres of land from Single-Family Residential District (R-2) to General Business District (GB), located at 603 Main Street, City of Schertz, Guadalupe County, Texas. ***First Reading*** (B. James/ L. Wood/ N. Koplyay).

Workshop

8. **Workshop Discussion and possible action regarding (Ordinance 20-H-18)** - Discussion and possible action regarding Ordinance No. 20-H-18 and update regarding the COVID-19 virus and our current Ordinance No. 20-H-18 Declaration of Local Disaster. (M. Browne/K. Long)
9. **Mobile Food Unit License Reciprocity (MFU)** - Workshop discussion and possible action regarding Mobile Food License Reciprocity. (C. Kelm/M. Bane)

Roll Call Vote Confirmation

Closed Session

10. City Council will meet in closed session under Section 551.071 of the Texas Government Code, for consultation with the City Attorney, to receive legal advice regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code, to include the following matters:
 - a. Annexations pursuant to delayed annexation development agreements.

Reconvene into Regular Session

10A. Take any action based on discussions held in closed session under Agenda Item 10.

Roll Call Vote Confirmation

Requests and Announcements

- Announcements by the City Manager.
- Requests by Mayor and Councilmembers that items be placed on a future City Council agenda.
- Announcements by Mayor and Councilmembers
 - City and community events attended and to be attended
 - City Council Committee and Liaison Assignments (see assignments below)
 - Continuing education events attended and to be attended
 - Recognition of actions by City employees
 - Recognition of actions by community volunteers

Adjournment

CERTIFICATION

I, BRENDA DENNIS, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 19th DAY OF JUNE 2020 AT 4:50 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

BRENDA DENNIS

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2020. 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 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed 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.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed 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.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

Mayor Gutierrez Audit Committee Investment Advisory Committee Main Street Committee	Councilmember Scagliola – Place 5 Cibolo Valley Local Government Corporation - Alternate Hal Baldwin Scholarship Committee Interview Committee for Boards and Commissions - Alternate Schertz-Seguin Local Government Corporation
Councilmember Davis– Place 1 Audit Committee Interview Committee for Boards and Commissions Main Street Committee - Chair Schertz Housing Authority Board TIRZ II Board	Councilmember Scott – Place 2 Interview Committee for Boards and Commissions
Councilmember Larson – Place 3 Main Street Committee – Vice Chair	Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions TIRZ II Board
Councilmember Heyward – Place 6 Audit Committee Investment Advisory Committee Schertz Animal Services Advisory Commission	Councilmember Brown – Place 7 Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes of the regular meeting of June 9, 2020. (B. Dennis)

BACKGROUND

The City Council held a Regular City Council meeting on June 9, 2020.

RECOMMENDATION

Recommend Approval.

Attachments

6-9 minutes

DRAFT

MINUTES REGULAR MEETING June 9, 2020

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on June 9, 2020, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Mark Davis; Councilmember Rosemary Scott; Councilmember Scott Larson; Councilmember David Scagliola; Councilmember Michael Dahle; Councilmember Allison Heyward; Councilmember Tim Brown

City: City Manager Dr. Mark Browne; Assistant City Manager Brian James;
Staff: Assistant City Manager Charles Kelm; City Attorney Daniel Santee; City Secretary Brenda Dennis; Assistant to the City Manager Sarah Gonzalez

Call to Order – City Council Regular Session

Mayor Gutierrez called the regular meeting to order at 6:00 p.m.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Tim Brown)

Councilmember Brown led the opening prayer followed by the Pledges of Allegiance to the Flags of the United States and State of Texas.

Presentations

- 2019 Achievement of Library Excellence Award Presentation - Presentation regarding the Texas Municipal Library Directors Association Excellence Award. (M. Browne/B. James/M. Uhlhorn)

Mayor Gutierrez recognized Library Director Melissa Uhlhorn who provided information regarding the award received as well as the enhancements the Library accomplished in 2019. She thanked her staff, who without them the award and enhancements of the programs would not have been possible.

1. **Resolution No. 20-R-59** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the 2020 Recipients of the Hal Baldwin Scholarship. (M. Browne/S. Gonzalez) *Presentation to follow approval.*

Mayor Gutierrez read the above into record and recognized Assistant to the City Manager Sarah Gonzalez who provided background information on this item, requesting Council approve the Resolution for the funding portion.

Moved by Councilmember Allison Heyward, seconded by Councilmember Tim Brown to approve Resolution 20-R-59.

AYE: Mayor Pro-Tem Mark Davis, Councilmember Rosemary Scott, Councilmember Scott Larson, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

Sarah Gonzalez recognized Susan Beck, Daughter of late Mayor Hal Baldwin who provided information submitted from each student. Mrs. Beck presented the following students with a certificate and scholarship award:

- Ms. Alexa Harper - \$2500
- Mr. Jacob Brehm - \$2500
- Ms. Sarah McMurry - \$5000

Mrs. Beck stated that this year the quality of the scholarship applications and information submitted was exactly in line with what her Dad believed in and he would be proud. She thanked and congratulated each student on the accomplishment. Mayor and Council also congratulated the students.

Employee Recognition

- Engineering Department - Christopher Blain - Graduate Engineer (K. Woodlee)
- Parks Department - Matthew Piller - Seasonal Parks Worker 1 (L. Shrum) (Not Present)
- Police Department - Charles Exavier, Ian McMath - Police Officers (V. Jones)
- Police Department - Stephanie Luna, Zue Tellez - Police Communication Officers (K. Harris)

Various Department heads introduced their new employees to Council. Mayor and Council welcomed each new employee.

City Events and Announcements

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)

No announcements were provided.

- Announcements and recognitions by the City Manager (M. Browne)

City Manager Dr. Mark Browne stated that it was great to get to introduce our new employees again and welcomed each one.

Dr. Browne thanked and congratulated Library Director Melissa Uhlhorn and her staff (April, Lizzy and Natalie) for the accomplishment of receiving the 2019 Achievement of Library Excellence Award. They continue to do a fantastic job promoting the Library.

Dr. Browne also recognized EMS Team, particularly Tyler Bowker and Denise Connors who accomplished a herculean effort as they tested 1685 individuals for COVID-19 - 901 staff and 784 residents at several skilled nursing facilities in Schertz, Selma, Converse and Seguin, this was part of a regional team effort to conduct those testings that were mandated by the State. Dr. Browne stated that he appreciates the great work done and expressed that for our entire public safety employees who are still on the front-line of all this, continuing to do a fantastic job serving our community.

Dr. Browne recognized Traffic Corporal A. J. Arriaga who assisted in putting up all the signs on Elbel for the High School Seniors. He stated that one of the great things about working for the City of Schertz is that folks just do things when they don't have to, they just do things that are great for the community. A. J. Arraga is one of those individuals, he is a great representative of our Police Department.

- Announcements and recognitions by the Mayor (R. Gutierrez)

No announcements were provided.

Hearing of Residents

Residents who choose to watch the meeting via live stream, but who would like to participate in Residents to be Heard, should email their comments to City Secretary, Brenda Dennis, at bdennis@schertz.com by 5:00 p.m. on Monday, June 8, 2020, SO THAT THE CITY SECRETARY MAY READ THE PUBLIC COMMENTS INTO THE RECORD UNDER THE HEARING OF RESIDENTS. In the body of the email please include your name, your address, phone number, agenda item # if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

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Mayor Gutierrez recognized the following who spoke:

- Mr. Alfred Fluitt, Round Mountain, who spoke in favor of agenda item 14, Ordinance No. 20-S-16.
- Mrs. Maggie Titterington, The Chamber President who provided information on their upcoming events.

Mayor Gutierrez recognized City Secretary Brenda Dennis who stated that she had received one email prior to the meeting from Mr. Ricky Austin, 1024 Natalie Way, Schertz who expressed his displeasure with the recent chip seal applied to the roads on the Estates at Wilson's Preserve.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

The following were read into record:

2. **Minutes** - Consideration and/or action regarding the approval of the minutes of the regular meeting of June 2, 2020. (B. Dennis)
3. **Ordinance No. 20-D-20** - Consideration and/or action approving an Ordinance providing that the Code of Ordinances of the City of Schertz, Texas be amended by revising Chapter 86, Section 86-115, Maximum limits generally on specific streets, adding the maximum speed limits of Cibolo Valley Drive to a construction speed limit and thus temporarily changing the

maximum speed limit, and declaring an emergency. ***First & Final Reading***
(B. James/K. Woodlee/J. Nowak)

4. **Resolution No. 20-R-66** - Consideration and/or action approving a Resolution by The City Council Of The City Of Schertz, Texas Amending Resolution No. 20-R-57 Approving Management Advisory Group Report On City Classification And Compensation Study And Other Matters In Connection Therewith. (M. Browne/C. Kelm/J. Kurz)
5. **Resolution 20-R-62** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a master service agreement between the City of Schertz and the Cibolo Valley Local Government Corporation ("CVLGC") for Management Services and other matters in connection therewith. (C. Kelm/S. Williams/A. Beard)
6. **Resolution 20-R-60** - Consideration and/or action approving a Resolution with the Schertz Seguin Local Government Corporation (SSLGC) Fiscal Year 2020-2021 Annual Budget and other matters in connection therewith. (C. Kelm/S. Williams/A. Beard)
7. **Resolution 20-R-61** - Consideration and/or action approving the Schertz Seguin Local Government Corporation (SSLGC) Fiscal Year 2020-2021 Water Rates and other matters in connection therewith. (SSLGC Resolution #SSLGC R20-06) (C. Kelm/S. Williams/A. Beard)
8. **Resolution No. 20-R-65** - Consideration and/or action approving a resolution by the City Council of the City of Schertz, Texas authorizing the City Manager to sign Memorandum Of understanding With The Guadalupe County Fire Marshal's Office For Rescue Task Force Equipment and other matters in connection therewith. (C. Kelm/K. Long)
9. **Resolution No. 20-R-58** - Consideration and/or action approving a Resolution authorizing expenditures in an amount not to exceed \$65,738 with C-3 Environmental Inc. (C. Kelm/S. Williams/D. Letbetter)
10. **Resolution 20-R-63** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing expenditures in an amount not to exceed \$250,025 with Tymco, Inc. in Fiscal Year 2019-20 and other matters in connection therewith. (C. Kelm/S. Williams /D. Letbetter)

11. **Resolution 20-R-64** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz authorizing an Interlocal Agreement between the City of Schertz and the Alamo Area Council of Governments ("AACOG") related to the provision of goods and/or services to Joint Base San Antonio ("JBSA") and other matters in connection therewith. (C. Kelm/J. Gohlke)
12. **Resolution No. 20-R-56** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing the approval of the Bexar Metro 911 budget for fiscal year 2021, and other matters in connection therewith. (M. Browne/C. Kelm)

Mayor Gutierrez asked Council if any of these items needed to be removed for separate action and recognized Councilmember Scott who asked if agenda item 4 be removed for separate action.

Moved by Councilmember Michael Dahle, seconded by Councilmember Allison Heyward to approve consent agenda items 2, 3, and 5 through 12.

AYE: Mayor Pro-Tem Mark Davis, Councilmember Rosemary Scott, Councilmember Scott Larson, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

Discussion and Action Items

Mayor Gutierrez read the following into record:

4. **Resolution No. 20-R-66** - Consideration and/or action approving a Resolution by The City Council Of The City Of Schertz, Texas Amending Resolution No. 20-R-57 Approving Management Advisory Group Report On City Classification And Compensation Study And Other Matters In Connection Therewith. (M. Browne/C. Kelm/J. Kurz)

Mayor Gutierrez recognized Human Resources and Purchasing Director Jessica Kurz who stated the resolution before you simply seeks to build in flexibility so that as we go through the implementation process if we identify any anomalies in the study or anything that is incorrect, we can fix those without having to bring it back to Council. Any substantive changes to the report that would impact results in a greater cost to the study, we would bring back before Council.

Last week the agenda item was placed on consent we were not able to provide a presentation. The change recommended by MAG was made after the resolution had

been drafted and provided to Council in advance of the June 2nd meeting. Staff had intended to recommend including language in the resolution to allow the City Manager to approve corrections and changes as necessary in developing the first phase of implementation and adjust job descriptions and titles. She provided Councilmember Scott with examples of those types of changes.

Mayor Gutierrez recognized Councilmember Scott who stated there were two (2) points she would like to address and was sorry she was unable to attend last week. She noticed in the language that the City Manager could make minor changes, and for the record she thinks Dr. Browne is doing a fantastic job, she doesn't see the criteria for what minor even means, she would like to see some metrics on that.

Mrs. Kurz replied that in the CCM examples were provided of what would be minor changes. She also provided other examples such as a position mistakenly placed in the wrong pay grade, etc.

Councilmember Scott also stated that at the pre-budget workshop meeting she remembers there being two scenarios that were presented to them, at that time she lobbied for some more scenarios. She is not suggesting those tonight, as we have a lot on our plates, but at some point, she would like to see which road we went down, and why. Also, for the record she would like to make sure that we are not going to defund the Police Department, she wants to make sure that our police officers are taken care of and are compensated fairly with the market. She believes we are, but she really thinks we need to take care of our officers, Police and Fire. Safety is extremely important to keep Schertz - Schertz. Mrs. Kurz concurred.

Moved by Councilmember Scott Larson, seconded by Councilmember Allison Heyward to approve Resolution No. 20-R-66.

AYE: Mayor Pro-Tem Mark Davis, Councilmember Scott Larson, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Allison Heyward, Councilmember Tim Brown

NAY: Councilmember Rosemary Scott

Passed

Public Hearings

The following were read into record:

- 13. Ordinance No. 20-S-17-** Conduct a public hearing, consider and/or take action on a request to amend the official zone map by rezoning approximately 0.5 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), located at 619 Main Street, City of Schertz, Guadalupe County, Texas (B. James, L. Wood, N. Kopyay) ***First Reading***

Mayor Gutierrez recognized Planner 1 Nick Koplyay who provided a PowerPoint presentation regarding the approval of this item.

Mayor Gutierrez opened the public hearing, and as no one spoke; closed the public hearing for Council comments. No comments were provided.

Moved by Councilmember Scott Larson, seconded by Councilmember Michael Dahle to approve Ordinance 20-S-17 on first reading.

AYE: Mayor Pro-Tem Mark Davis, Councilmember Rosemary Scott, Councilmember Scott Larson, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

- 14. Ordinance Number 20-S-16** - Conduct a public hearing, consider and/or take action on a request to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation, generally located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, also known as Bexar County Property Identification Numbers 309419, 309811, 310011, and 310013, City of Schertz, Bexar County, Texas (B. James, L. Wood, N. Koplyay) ***First Reading***

Mayor Gutierrez recognized Planner 1 Nick Koplyay who provided a PowerPoint presentation regarding this item. He stated the applicant is requesting to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation. Based on the intended development for the subject property as a traditional single-family neighborhood, the applicant chose to request the Single-Family Residential land use designation.

He stated nineteen (19) public hearing notices were mailed to surrounding property owners within two hundred (200) feet of the subject property on May 1, 2020, and a public hearing notice was published in the “San Antonio Express” on May 20, 2020. At the time of this report, Staff has received the following responses to the public hearing notices: five (5) in favor of the amendment, two (2) opposed to the amendment, and one (1) neutral to the amendment. The Planning and Zoning Commission met on May 15, 2020 and made a recommendation to City Council to deny the proposed amendment by

a 6-1 vote. The Commissioners spoke at length that the Comprehensive Plan needs to be updated in order to reanalyze the Future Land Use Map for Southern Schertz as a whole, instead of on a project by project basis. The Commissioners also referenced the original wishes of the Southern Schertz residents during the original public hearings for the 2013 Sector Plan, which were focused on preserving the agricultural presence in certain areas of Southern Schertz. Commissioner Chair Outlaw mentioned that he understands the way of life in Southern Schertz is changing for a number of families, but the original 2013 Sector Plan was a group effort and any large scale amendment of the plan should be as well.

Mr. Koplyay continued his presentation and stated staff is recommending denial of the proposed Comprehensive Land Use Plan amendment due to its incompatibility with the goals and objectives of the 2013 Sector Plan, and the potential collateral impact on the future development of surrounding areas given the scale and context of the proposed amendment. Staff was available for questions as well as the applicant is here to make a presentation.

Mayor Gutierrez recognized Mr. Ramon Tarin with MTR Engineers and the Civil Engineer for the project, address is 12770 Cimmaron Path, San Antonio who spoke regarding the amendment to the Comprehensive Land Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation.

He spoke regarding the proposed amendment being consistent with the overall goals of the Comprehensive Land Plan, and emphasized that traditional single-family residential neighborhoods are necessary to connect the Agricultural land with the Mixed use core. He provided information about the project utilizing photographs/maps of the proposed area (copies were provided to Council).

Mr. Tarin stated that the Comprehensive Land Use Plan and the Sector Plan should not be considered a static document, but rather the continuous process to gather and evaluate information and make informed decisions based upon constantly changing conditions. The plan is intended to be reviewed on a regular basis and to be updated accordingly. They agree with the City's goal to balance its traditional identity with the opportunity for smart growth as the City continues to develop. The requested amendments to the Comprehensive Land Use Plan they are requesting are consistent with this smart growth plan. The current plan has a multi-use core at the intersection of FM1518 and Lower Sequin. This area is surrounding areas radiating out from that core are designated as mixed use neighborhood focusing on the development of a variety of walkable retail, restaurant, office, civic and multi-family uses intended to anchor residential neighborhoods. The Schertz Sector Plan

specifically states the intent to anchor the residential neighborhoods, however with the current plan there is a sudden or a direct transition that goes right from the multi-use over to a one (1) house for every five (5) acre use immediately adjacent to it. The mixed-use neighborhood could be apartments, town homes, retail higher density uses and then immediately adjacent you have one (1) house for every five (5) acres. He showed the plan that they have been working with city staff on to develop, the master plan that they have been working on for the area.

He stated their presentation to Planning and Zoning was obvious to them that there wasn't the ability for them to understand what it was that they were proposing and what they were proposing was significantly different from what was already allowed under the mixed-use and the current Land Use Plan. Mr. Tarin continued his presentation providing further details of the proposed project which they believe are consistent with the overall goals of the Comprehensive Land Plan and Sector Plan. He stated that they are here today as staff told them they needed an amendment to the Comprehensive Land Use to change the designation to single family residential, and asked if this amendment was even needed or if this project shouldn't already be allowed with the existing Comprehensive Land Use Plan and the definition of what is already allowed under the multi-use neighborhood designation. Mr. Tarin thanked the Council for the opportunity to speak and was available for questions.

Mayor Gutierrez opened the public hearing and as no one spoke; closed the public hearing for Council comments.

Mayor Gutierrez stated that before he opens this item up for discussion, he is aware this approach is not something that Council is accustomed to and with Council's indulgence we will be reviewing 12 different items on this analysis and recommendation. This approach will allow Council to systematically and methodically consider the analysis and recommendation with two different viewpoints from the same Sector Plan. He stated that what makes this interesting is that when staff was looking at the denial they tend to overlook the approval. Therefore, this analysis and recommendation requires a closer review. Council should then decide and determine what is relevant, what is irrelevant, what's your vision and what is in the best interest of this City.

Mayor stated that the Sector Plan of 2013 provided constraints but it also provided opportunities. In addition, it focused on the benefits while reviewing the 2013 infrastructure limitations and the current agreements with land owners in place at that specific point in time. The Sector Plan page 9, section 1.5 item A "one major goal of this plan is encourage development surrounding Randolph Air Force Base", isn't that the intent of the development? Mayor Gutierrez asked with the Council's indulgence let's

dissect the analysis and recommendation. He stated that he has fifteen (15) copies here to provide to Council and staff. He also had Mr. Koplyay place these points on the overhead projector as presented. A copy of the 12 different items can be found in the City Secretary's Office. Mayor Gutierrez continued his presentation reviewing the 12 areas while staff addressed questions.

Finally, Mayor Gutierrez stated that this analysis and recommendation review was good but not perfect, it was intended to be critical and motivated to get the results and outcome they wanted, but not necessarily what the Sector Plan reflected or what would be in the best interests of the City.

Mayor Gutierrez opened the floor for Council discussion and stated that a minor adjustment to our parliamentary procedures would be made, that Mr. Tarin will be allowed to clarify points regarding questions to this amendment.

Mayor Gutierrez recognized all the Members of Council who at great length provided their questions and thoughts regarding whether to approve or disapprove this item. Some points included: items in the Comprehensive Land Plan, the 2013 Schertz Sector Plan, information received from the surrounding area on approval, information received from residents who had come before Council earlier that they can not sell their properties due to the zoning, and tht the area has changed since the 2013 Sector Plan was developed. Staff and Mr. Tarin addressed those questions. Mayor Gutierrez provided his final comments stating market conditions have changed, and we must be flexible. The Sector Plan provides more rational for the approval of this amendment vs the denial.

In 1994 FM 3009 was a 2-lane road. The Schertz Parkway connection to IH35 did not exist. Single Residential housing: Dove Meadows, the Wilson Preserves, Mesa Oaks, Jonas Woods, Ashley Park, Kramer Farms, Belmont, Riata, Arroyo Verde, The Fairways, and Cypress Point did not exist. There was no Walmart, HEB, Lowe's, MacDonald's, Whataburger, limited banks, gas stations, car washes, and no chicken eating establishments.

The day has come for this Council to determine the vision for South Schertz.

Moved by Councilmember David Scagliola, seconded by Councilmember Michael Dahle to approve Ordinance No. 20-S-16 on first reading.

AYE: Mayor Pro-Tem Mark Davis, Councilmember Rosemary Scott, Councilmember Scott Larson, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Allison Heyward, Councilmember Tim Brown

Passed

Roll Call Vote Confirmation

Mayor Gutierrez recognized City Secretary Brenda Dennis who provided the roll call confirmation for agenda items 1 through 14.

Workshop

- 15. Workshop Discussion and Update (Ordinance 20-H-18)** - Discussion and update regarding the COVID-19 virus and our current Ordinance No. 20-H-18 Declaration of Local Disaster. (M. Browne/K. Long)

Mayor Gutierrez recognized Fire Chief Kade Long who provided updated information regarding the number of cases and number of recovery cases, City Services opening updates, Phase 3 openings and changes as well as future openings.

Requests and Announcements

- Announcements by the City Manager.

No further announcements were provided.

- Requests by Mayor and Councilmembers that items be placed on a future City Council agenda.

No requests were made.

- Announcements by Mayor and Councilmembers

- City and community events attended and to be attended
- City Council Committee and Liaison Assignments (see assignments below)
- Continuing education events attended and to be attended
- Recognition of actions by City employees
- Recognition of actions by community volunteers

Mayor Gutierrez recognized Mayor Pro-Tem Davis who stated that he attended the recent Housing Authority Board meeting and announced that the Director Mynette Benedict will be retiring and that the Board will be looking to hire a new Director.

Mayor Gutierrez recognized Councilmember Dahle who thanked members of Staff for the policy discussions this evening.

Mayor Gutierrez recognized Councilmember Heyward who stated she attended the Chamber Leadership Core Class today and visited Commissioners Court,

some of our Non Profit Entities, a tour with the Connections for Individuals and Families in New Braunfels and RACAP.

Adjournment

Mayor Gutierrez adjourned the meeting at 9:08 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: Facility & Fleet
Subject: Resolution 20-R-68 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing expenditures in an amount not to exceed \$121,179.00 with Grande Truck Center for a new Fleet Vehicle and other matters in connection therewith. (C. Kelm/S. Williams/C.Hernandez)

BACKGROUND

As approved by Schertz City Council in FY 2019-2020 budget year, City Staff is replacing a 2003 Ford F450 Crew Cab Dually Fleet Truck that has exceeded its useful life. Staff has obtained a quote from Grande Ford who is with HGAC Purchasing Cooperative, for \$121,179.00 for the 2019 Ford F550 4x4 SD Crew Cab 203 to ensure the City is obtaining the best value for the vehicle needed. HGAC allows the City to leverage increased buying power and recognize greater cost savings. This purchase is also a part of the 10-Year Vehicle Replacement Program for City of Schertz, Texas.

This purchase will be made in accordance with the terms and conditions set forth in HGAC Contract #571-18.

GOAL

Issue a purchase order for the 2019 Ford F550 Chassis 4x4 SD Crew Cab 203 as approved to be purchased in the FY 2019-2020 budget year.

COMMUNITY BENEFIT

Fleet Department will be able to maintain appropriate levels of efficiency to service all Emergency Service Department calls during normal business hours and after hours as needed.

SUMMARY OF RECOMMENDED ACTION

Staff recommends City Council approve Resolution 20-R-68

FISCAL IMPACT

The City of Schertz will fund the purchase of the 2019 Ford F-550 Chassis 4x4 Crew Cab 203 through the City's General Fund with the money approved in the FY19-20 Budget in the amount of \$121,179.00.

RECOMMENDATION

Staff recommends City Council approve Resolution 20-R-68.

Attachments

20R68

Buy Board Quote

Grande Truck Quote

Initial Quote

RESOLUTION NO. 20-R-68

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,
TEXAS AUTHORIZING EXPENDITURES IN AN AMOUNT NOT TO
EXCEED \$121,179.00 WITH GRANDE TRUCK CENTER, IN FISCAL
YEAR 2019-20 AND OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, Facility Service & Fleet has a need to purchase one (1) Fleet Truck as part of the Vehicle Replacement Program; and

WHEREAS, City Staff has done due diligence in researching what vehicle best fits the needs of the department, to obtain the best pricing and to provide the best quality of vehicles; and

WHEREAS, the City of Schertz has chosen Grande Truck Center, a vendor participating in the HGAC Purchasing Cooperative under Contract Number SW04-20, for the purchase the vehicle; and

WHEREAS, the additional vehicle will have a cost not to exceed \$121,179.00; and

WHEREAS, purchases under the cooperative programs meet the requirements under Subchapter C, Chapter 791.025 of the Texas Government Code, which states that a local government that purchases goods and services under this section satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and services; and

WHEREAS, the City Council has determined that it is in the best interest of the City to authorize the City Manager to contract with Grande Truck Center, pursuant to the vendor quote attached hereto as Exhibit A (the "Supporting Documentation").

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS
THAT:

Section 1. The City Council hereby authorizes expenditures to Grande Truck Center, in a not to exceed amount of ONE HUNDRED TWENTY-ONE THOUSAND AND ONE HUNDRED SEVENTY-NINE. (\$121,179.00).

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of

such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 23rd day of June 2020.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

(CITY SEAL)

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE

BUYBOARD

6/10/2020

PRODUCT PRICING BASED ON CONTRACT

Customer:

City of Shertz

2019 Ford F550 4X4

A: Base Price in Bid/Proposal Number **571-18** 43 \$ 123,632.00

B: Published Options: [Itemize each item below]

	\$ -		\$ -
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		

Subtotal Column 1: \$ -

Subtotal Column 2: \$ -

Published Options added to Base Price (Subtotal of "Col 1" + "Col 2")

\$ -

C: Subtotal of A + B =>

\$ 123,632.00

D: UnPublished Options

%

Upgrade Waterbody to Crane Body	\$ (2,853.00)	\$ -
	\$ -	\$ -

Subtotal Column 1: \$ (2,853.00)

Subtotal Column 2: \$ -

Body

\$ (2,853.00)

E: Contract Price Adjustment (If any, explain here)

\$ -

F: Total of C + D + E (Not including Buy Board Fee) =>

\$ 120,779.00

G: Quantity Ordered {Units x F} => # of Units 1

\$ 120,779.00

H: BUYBOARD Fee {From Fee Schedules, Table: _____ => @ _____ %

\$ 400.00

I: Non-Equipment Charges & Credits (le: Ext. Warranty, Trade-In, Cost of Factory trips, etc.)

	\$ -
	\$ -

Subtotal of Non-Equipment Charges

\$ -

J: TOTAL PURCHASE PRICE INCLUDING {G + H + I} =>

\$ 121,179.00

Grande Truck Center
PO Box 201210
San Antonio, Texas 78220

Rocky Shoffstall
PH 210-666-7112
FX 210-666-7216
800-779-7672 X112
6/10/2020

Grande Truck Confidential

Page 1

PRELIMINARY COPY

INTERSTATE 10 AND W.W.WHITE ROAD
P.O. BOX 201210, SAN ANTONIO, TX 78220
PHONE: (210) 661-4121

5/14/2020

STOCK NO.

19-5130

YEAR	MAKE	MODEL	COLOR	V.B.	I.D. NO.
2019	Ford	F-550	White	203	1FD0W5HT6KEG56120

LIST PRICE:	\$	\$0.00
SALE PRICE	\$	\$120,772.00
ADDITIONAL EQUIPMENT	\$	\$0.00
SUB TOTAL	\$	\$120,772.00
FEDERAL EXCISE TAX	\$	\$0.00
**DEALER'S INVENTORY TAX	\$	\$0.00
LESS TRADE-IN ALLOWANCE	\$	\$0.00

0

YEAR	MAKE	LIC. NO		
I.D. NO.				

NET DIFFERENCE

\$120,772.00

STATE & LOCAL TAXES	\$	\$0.00
LICENSE & BRIDGE FEES	\$	\$0.00
TITLE FEE	\$	\$0.00
STATE INSPECTION	\$	\$7.00
EXTENDED SERVICE PLAN	\$	\$0.00
MISC CHARGES	\$	\$400.00
DOCUMENTARY FEE	\$	\$0.00

USED VEHICLE MILES

DOCUMENTARY FEE	\$	\$0.00
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IF SALE IS OF A USED VEHICLE, IT IS SOLD (BOUGHT) AS IS.

DRAFT

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS AND PERFORMING SERVICES RELATING TO THE CLOSING OF A SALE. A DOCUMENTARY FEE MAY NOT EXCEED \$300 OR A REASONABLE AMOUNT AGREED TO BY THE PARTIES FOR A HEAVY COMMERCIAL VEHICLE CONTRACT. THIS NOTICE IS REQUIRED BY LAW.

SUB TOTAL	\$	\$121,179.00
-----------	----	--------------

LIEN TO:

OWING	TO:	\$	\$0.00
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ON

TRADE

IN

AMOUNT DUE

\$121,179.00

CASH DEPOSIT REC. #	Rebates	\$	\$0.00
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Unpaid Balance - Amount Financed

BALANCE DUE	\$	\$121,179.00
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PURCHASER AGREES THAT THIS ORDER INCLUDES ALL OF THE TERMS AND CONDITIONS ON BOTH THE FACE AND REVERSE SIDE HEREOF, THAT THIS ORDER CANCELS AND SUPERSEDES ANY PRIOR AGREEMENT AND AS OF THE DATE HEREOF COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT RELATING TO THE SUBJECT BINDING UNTIL ACCEPTED BY THE GENERAL MANAGER OR SALES MANAGER. PURCHASER BY HIS EXECUTION OF THIS ORDER ACKNOWLEDGES THAT HE HAS READ ITS TERMS AND CONDITIONS AND HAS RECEIVED A TRUE COPY OF THIS ORDER.

IF SALE IS OF A USED VEHICLE, IT IS SOLD (BOUGHT) AS IS.

THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY THE GENERAL MANAGER OR SALES
MANAGER

ACCEPTED &
APPROVED

SALESMAN

Dave Parry

F&L

Prepared for: Mr. Steve Brozovic, Fleet Foreman, City of Schertz

10 Commercial Place Bldg 1

Schertz, TX 78154

Office: 210-619-1844

Email: sbrozovic@schertz.com

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

VIN: 1FD0W5HT6KEG56120 | Price Level: 950 | Stock No: 19-5130



Client Proposal

Prepared by:

Dave Parry

Office: 210-666-7139

Email: dparry@grandetruck.com

Quote ID: 040220

Date: 04/02/2020



Grande Truck Center | 4562 IH 10 East, San Antonio, Texas, 782194205

Office: 210-661-4121 | Fax: 210-666-7211

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020

Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

**2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)**

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

Warranty

Standard Warranty*Basic*

Distance	36,000 miles	Months	36 months
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Powertrain

Distance	60,000 miles	Months	60 months
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Corrosion Perforation

Distance	Unlimited miles	Months	60 months
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Roadside Assistance

Distance	60,000 miles	Months	60 months
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Additional Warranty*Diesel Engine*

Distance	100,000 miles	Months	60 months
----------	---------------	--------	-----------

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020



Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

As Configured Vehicle

Description

Base Vehicle

Base Vehicle Price (W5H)

Packages

Order Code 660A

Includes:

- Wheels: 19.5" Argent Painted Steel
Includes manual locking hubs.
- HD Vinyl 40/20/40 Split Bench Seat
Includes center armrest, cupholder, storage and driver's side manual lumbar.

Powertrain

Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20

Includes Diesel Exhaust Fluid (DEF) tank, Intelligent Oil-Life Monitor, manual push-button engine-exhaust braking and split-shaft calibration compatibility.

Includes:

- Dual 78-AH 750 CCA Batteries

Transmission: TorqShift 6-Speed Automatic

(6R140). Includes SelectShift.

Limited Slip w/4.88 Axle Ratio

GVWR: 19,500 lb Payload Plus Upgrade Package

Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14,706. Note: See Order Guide Supplemental Reference for further details on GVWR.

Wheels & Tires

Tires: 225/70Rx19.5G BSW Traction (TGK)

Includes 4 traction tires on the rear and 2 traction tires on the front. Not recommended for over the road applications; could incur irregular front tire wear and/or NVH. Optional spare is 225/70Rx19.5G BSW traction.

Wheels: 19.5" Argent Painted Steel

Includes manual locking hubs.

Spare Tire, Wheel & Jack

Required in Rhode Island.

Excludes carrier.

Includes:

- 6-Ton Hydraulic Jack

Seats & Seat Trim

HD Vinyl 40/20/40 Split Bench Seat

Includes center armrest, cupholder, storage and driver's side manual lumbar.

Other Options

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020



Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

As Configured Vehicle (cont'd)

Description

Monotone Paint Application

203" Wheelbase

Power Equipment Group

Deletes passenger side lock cylinder. Includes upgraded door-trim panel.

Includes:

- Accessory Delay
- Advanced Security Pack
Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.
- Trailer Tow Mirrors w/Power Heated Glass
Includes manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals.
- MyKey
Includes owner controls feature.
- Power Front & Rear Side Windows
Includes 1-touch up/down driver/passenger window.
- Power Locks
- Remote Keyless Entry

Extra Heavy-Duty Front End Suspension - 7,500 GAWR

Includes upgraded front axle and max 7,500 lbs. Front Springs/GAWR rating for configuration selected. Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer.

Snow Plow Prep Package

Includes pre-selected springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see Supplemental Reference or Body Builders Layout Book for details. Note 2: Also allows for the attachment of a winch.

Includes:

- Dual Alternators (Total 332-Amps)

4x4 Electronic-Shift-On-The-Fly (ESOF)

Includes manual-locking hubs and auto rotary control on instrument panel.

Engine Block Heater

6-Ton Hydraulic Jack

Transmission Power Take-Off Provision

Includes transmission mounted live drive and stationary mode PTO.

Operator Commanded Regeneration (OCR)

Upfitter Interface Module

Dual Alternators (Total 332-Amps)

Trailer Brake Controller

Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.

Platform Running Boards

Rear View Camera & Prep Kit

Upfitters kit includes camera with mounting bracket, 14' jumper wire and camera mounting and aiming instructions. Kit requires video display option to be added to unit. Reference order guide for additional information. Related option content: 872, 585 and 96V.

Includes cab wiring, frame wiring to the rear most cross member and electrochromic mirror with video display. Video displayed in 4" display.

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020



Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

As Configured Vehicle (cont'd)

Description

Fixed Rear-Window w/Defrost

Privacy Glass

Rear Inflatable Seat Belts

Fleet Options

Steering Wheel-Mounted Cruise Control (LPO)

Requires valid FIN code.

Radio: AM/FM Stereo/MP3 (LPO) (Fleet)

Requires valid FIN code.

Includes 6 speakers.

Includes:

- SYNC Communications & Entertainment System

Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.

Emissions

50-State Emissions System

Interior Colors

Medium Earth Gray

Primary Colors

Oxford White

Upfit Options

KMT1-11 Crane Body

Knapheide Crane Body

Per Attached Quote

LED Compartment Lights

Install LED Compartment Lights

Does Not include Oxy/Acet Compartment

Install OEM Camera

Install OEM Camera.

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020

Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205



2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

Pricing Summary - Single Vehicle

MSRP*Vehicle Pricing*

Base Vehicle Price	\$45,965.00
Options & Colors	\$15,985.00
Upfitting	\$64,063.00
Destination Charge	\$1,595.00

Subtotal	\$127,608.00
-----------------	---------------------

*Pre-Tax Adjustments***Description**

Govenrment Discount	-\$4,600.00
<i>Government Pricing Concession</i>	
Grande Fleet Discount	-\$2,236.00
<i>Grande Fleet Discount</i>	

Subtotal	\$120,772.00
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*Sales Taxes***Description**

Dealer Inventory Tax	\$285.14
----------------------	----------

Subtotal	\$121,057.14
-----------------	---------------------

*Post-Tax Adjustments***Description**

1 Year State Inspection	\$14.50
Buy Board or HGAC Fees	\$400.00

Total	\$121,471.64
--------------	---------------------

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Steve Brozovic, Fleet Foreman, City of Schertz

10 Commercial Place Bldg 1

Schertz, TX 78154

Office: 210-619-1844

Email: sbrozovic@schertz.com

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

VIN: 1FD0W5HT6KEG56120 | Price Level: 950 | Stock No: 19-5130



Client Proposal

Prepared by:

Dave Parry

Office: 210-666-7139

Email: dparry@grandetruck.com

Quote ID: 040220

Date: 04/02/2020



Grande Truck Center | 4562 IH 10 East, San Antonio, Texas, 782194205

Office: 210-661-4121 | Fax: 210-666-7211

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020



Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

Warranty

Standard Warranty*Basic*

Distance	36,000 miles	Months	36 months
----------	--------------	--------	-----------

Powertrain

Distance	60,000 miles	Months	60 months
----------	--------------	--------	-----------

Corrosion Perforation

Distance	Unlimited miles	Months	60 months
----------	-----------------	--------	-----------

Roadside Assistance

Distance	60,000 miles	Months	60 months
----------	--------------	--------	-----------

Additional Warranty*Diesel Engine*

Distance	100,000 miles	Months	60 months
----------	---------------	--------	-----------

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020



Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

As Configured Vehicle

Description

Base Vehicle

Base Vehicle Price (W5H)

Packages

Order Code 660A

Includes:

- Wheels: 19.5" Argent Painted Steel
Includes manual locking hubs.
- HD Vinyl 40/20/40 Split Bench Seat
Includes center armrest, cupholder, storage and driver's side manual lumbar.

Powertrain

Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20

Includes Diesel Exhaust Fluid (DEF) tank, Intelligent Oil-Life Monitor, manual push-button engine-exhaust braking and split-shaft calibration compatibility.

Includes:

- Dual 78-AH 750 CCA Batteries

Transmission: TorqShift 6-Speed Automatic

(6R140). Includes SelectShift.

Limited Slip w/4.88 Axle Ratio

GVWR: 19,500 lb Payload Plus Upgrade Package

Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14,706. Note: See Order Guide Supplemental Reference for further details on GVWR.

Wheels & Tires

Tires: 225/70R19.5G BSW Traction (TGK)

Includes 4 traction tires on the rear and 2 traction tires on the front. Not recommended for over the road applications; could incur irregular front tire wear and/or NVH. Optional spare is 225/70R19.5G BSW traction.

Wheels: 19.5" Argent Painted Steel

Includes manual locking hubs.

Spare Tire, Wheel & Jack

Required in Rhode Island.

Excludes carrier.

Includes:

- 6-Ton Hydraulic Jack

Seats & Seat Trim

HD Vinyl 40/20/40 Split Bench Seat

Includes center armrest, cupholder, storage and driver's side manual lumbar.

Other Options

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Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020



Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205

2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

As Configured Vehicle (cont'd)

Description

Monotone Paint Application

203" Wheelbase

Power Equipment Group

Deletes passenger side lock cylinder. Includes upgraded door-trim panel.

Includes:

- Accessory Delay
- Advanced Security Pack
 - Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.*
- Trailer Tow Mirrors w/Power Heated Glass
 - Includes manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals.*
- MyKey
 - Includes owner controls feature.*
- Power Front & Rear Side Windows
 - Includes 1-touch up/down driver/passenger window.*
- Power Locks
- Remote Keyless Entry

Extra Heavy-Duty Front End Suspension - 7,500 GAWR

Includes upgraded front axle and max 7,500 lbs. Front Springs/GAWR rating for configuration selected. Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer.

Snow Plow Prep Package

Includes pre-selected springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see Supplemental Reference or Body Builders Layout Book for details. Note 2: Also allows for the attachment of a winch.

Includes:

- Dual Alternators (Total 332-Amps)

4x4 Electronic-Shift-On-The-Fly (ESOF)

Includes manual-locking hubs and auto rotary control on instrument panel.

Engine Block Heater

6-Ton Hydraulic Jack

Transmission Power Take-Off Provision

Includes transmission mounted live drive and stationary mode PTO.

Operator Commanded Regeneration (OCR)

Upfitter Interface Module

Dual Alternators (Total 332-Amps)

Trailer Brake Controller

Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.

Platform Running Boards

Rear View Camera & Prep Kit

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Includes cab wiring, frame wiring to the rear most cross member and electrochromic mirror with video display. Video displayed in 4" display.

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020

Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205



2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

As Configured Vehicle (cont'd)

Description

Fixed Rear-Window w/Defrost

Privacy Glass

Rear Inflatable Seat Belts

Fleet Options

Steering Wheel-Mounted Cruise Control (LPO)

Requires valid FIN code.

Radio: AM/FM Stereo/MP3 (LPO) (Fleet)

Requires valid FIN code.

*Includes 6 speakers.**Includes:**- SYNC Communications & Entertainment System**Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.*

Emissions

50-State Emissions System

Interior Colors

Medium Earth Gray

Primary Colors

Oxford White

Upfit Options

KMT1-11 Crane Body

*Knapheide Crane Body**Per Attached Quote*

LED Compartment Lights

*Install LED Compartment Lights**Does Not include Oxy/Acet Compartment*

Install OEM Camera

Install OEM Camera.

Prepared for: Mr. Steve Brozovic

Fleet Foreman, City of Schertz

Prepared by: Dave Parry

04/02/2020

Grande Truck Center | 4562 IH 10 East San Antonio Texas | 782194205



2019 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 950 | Stock No: 19-5130 | VIN: 1FD0W5HT6KEG56120 | Quote ID: 040220

Pricing Summary - Single Vehicle

MSRP*Vehicle Pricing*

Base Vehicle Price	\$45,965.00
Options & Colors	\$15,985.00
Upfitting	\$64,063.00
Destination Charge	\$1,595.00

Subtotal	\$127,608.00
-----------------	---------------------

*Pre-Tax Adjustments***Description**

Govenrment Discount	-\$4,600.00
<i>Government Pricing Concession</i>	
Grande Fleet Discount	-\$2,236.00
<i>Grande Fleet Discount</i>	

Subtotal	\$120,772.00
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*Sales Taxes***Description**

Dealer Inventory Tax	\$285.14
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Subtotal	\$121,057.14
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*Post-Tax Adjustments***Description**

1 Year State Inspection	\$14.50
Buy Board or HGAC Fees	\$400.00

Total	\$121,471.64
--------------	---------------------

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: Planning & Community Development
Subject: Ordinance No. 20-S-17- Consideration and/or action approving an Ordinance on a request to amend the official zone map by rezoning approximately 0.5 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), located at 619 Main Street, City of Schertz, Guadalupe County, Texas *Final Reading* (B. James/ L. Wood/ N. Koplyay)

BACKGROUND

The applicant is proposing to rezone approximately 0.50 acres of land from Single Family Residential District (R-2) to Main Street Mixed Use District (MSMU). The property is located at 619 Main Street and currently has one residential structure and a detached accessory structure.

Nineteen (19) public hearing notices were mailed to surrounding property owners within two hundred (200) feet of the subject property on May 15, 2020, and a public hearing notice was published in the "San Antonio Express" on May 20, 2020. At the time of this staff report one (1) response opposed to the zoning request has been received.

The Planning and Zoning Commission met on May 15, 2020 and made a recommendation to City Council to approve the proposed zone change by a 7-0 vote. The following representatives were in attendance and spoke at the Planning and Zoning Commission public hearing:

- PKM Ventures, Nick Marquez, Owner
 - Spoke on his plans for utilizing the existing buildings on the subject property to start a hair salon

GOAL

The project goal is to rezone the subject property from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU) in order to re-purpose the existing house on-site into a commercial hair salon.

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

The 2013 Sector Plan amendment to the Comprehensive Land Use Plan designates the subject property as part of Historic Downtown Schertz. The objective for Historic Downtown Schertz is to leverage the City's history and heritage to create a unique destination with local independent businesses, while encouraging the use of existing buildings. The Main Street Mixed-Use District (MSMU) was created to help achieve these objectives. The MSMU zoning district is intended to provide a base zoning district to the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for both single-family residential uses and low intensity commercial uses. Reduced setbacks and parking requirements are also provided as part of this district due to physical

constraints.

The proposed zone change to MSMU at 619 Main Street is in conformance with the Comprehensive Plan, because MSMU will allow the subject property to accomplish the goals established for Historic Downtown Schertz: the MSMU zoning district will allow the applicant to take advantage of the existing improvement on-site by repurposing the existing house to develop a local hair salon. The proposed zone change should have a minimal impact on infrastructure and public facilities. The subject property is currently surrounded by single-family dwellings and right-of-way, with commercial businesses in the vicinity along Main Street, so the proposed zone change should also have a minimal impact on the existing and future adjacent land uses.

Based on the new zoning district's compatibility with the Comprehensive Land Use Plan and the land uses of the adjacent properties, the Main Street Mixed Use District (MSMU) is the most appropriate zoning district for the subject property. Staff recommends approval of the zone change application as submitted.

FISCAL IMPACT

None

RECOMMENDATION

Staff recommends approval of the proposed zone change to Main Street Mixed Use District (MSMU) as submitted.

Attachments

Ordinance 20-S-17

Ordinance 20-S-17 Exhibit A

Aerial Map

Public Hearing Notice Map

ORDINANCE NO. 20-S-17

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.5 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) TO MAIN STREET MIXED USE DISTRICT (MSMU), LOCATED AT 619 MAIN STREET, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 0.5 acres of land located at 619 Main Street, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

WHEREAS, on May 27, 2020, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on June 9, 2020, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Main Street Mixed Use District (MSMU)

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

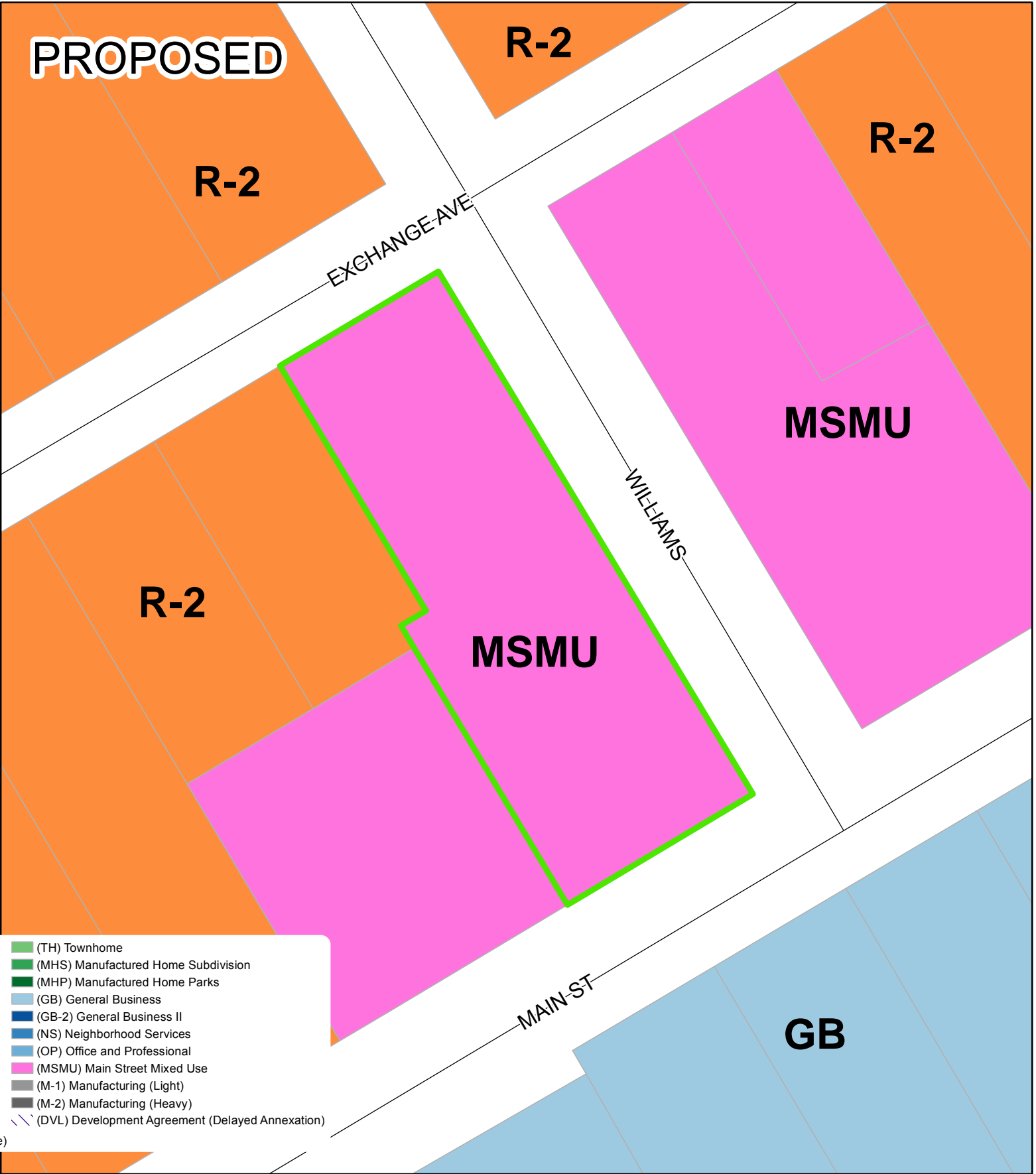
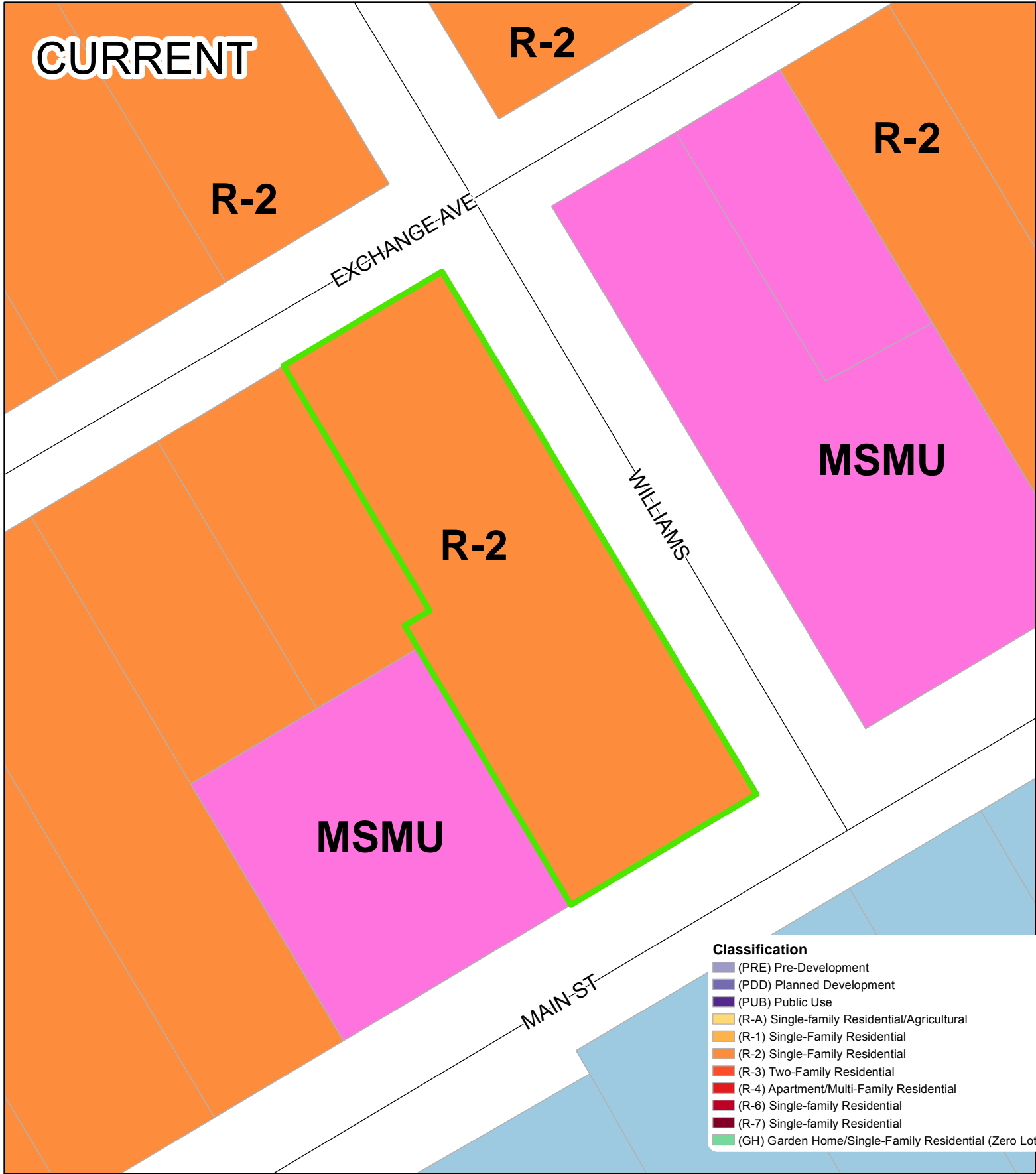
Approved on first reading the 9th day of June, 2020.

PASSED, APPROVED AND ADOPTED on final reading the 23rd day of June, 2020.

Ralph Gutierrez, Mayor

ATTEST:

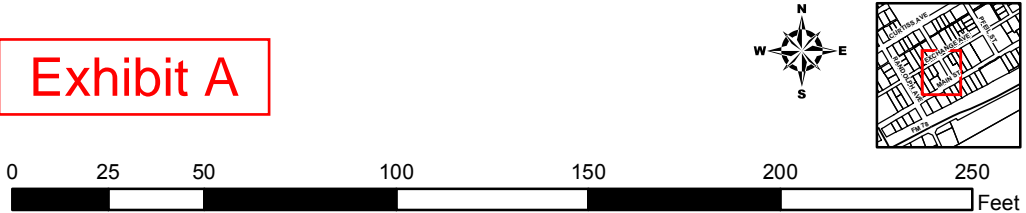
Brenda Dennis, City Secretary
(SEAL OF THE CITY)

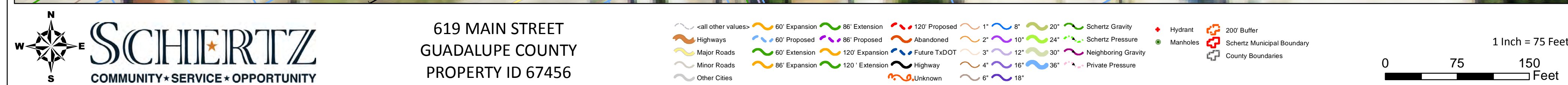


Proposed Zoning Change

619 Main Street
ABS: 221 SUR: G MALPAZ 0.4700 AC.

Exhibit A







Last Update: May 14, 2020
City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185
"The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be made and information may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time."

City of Schertz

619 MAIN ST

ABS: 221 SUR: G MALPAZ 0.4700AC



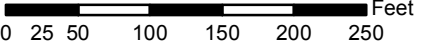
200' Buffer



Parcel Boundaries



Schertz City Boundary



CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020

Department: Planning & Community Development

Subject: Ordinance Number 20-S-16 - Consideration and/or action approving an Ordinance on a request to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation, generally located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, also known as Bexar County Property Identification Numbers 309419, 309811, 310011, and 310013, City of Schertz, Bexar County, Texas. *Final Reading* (B. James/ L. Wood/N. Koplyay)

BACKGROUND

Nineteen (19) public hearing notices were mailed to surrounding property owners within two hundred (200) feet of the subject property on May 1, 2020, and a public hearing notice was published in the “San Antonio Express” on May 20, 2020. At the time of this report, Staff has received the following responses to the public hearing notices: five (5) in favor of the amendment, two (2) opposed to the amendment, and one (1) neutral to the amendment.

The Planning and Zoning Commission met on May 15, 2020 and made a recommendation to City Council to deny the proposed amendment by a 6-1 vote. The Commissioners spoke at length that the Comprehensive Plan needs to be updated in order to reanalyze the Future Land Use Map for Southern Schertz as a whole, instead of on a project by project basis. The Commissioners also referenced the original wishes of the Southern Schertz residents during the original public hearings for the 2013 Sector Plan, which were focused on preserving the agricultural presence in certain areas of Southern Schertz. Commissioner Chair Outlaw mentioned that he understands the way of life in Southern Schertz is changing for a number of families, but the original 2013 Sector Plan was a group effort and any large scale amendment of the plan should be as well.

Joint Base San Antonio reviewed the proposed Comprehensive Plan Amendment and does not object to the request; however, they offer a few additional points for consideration:

- This area is right outside the noise contours, so there is potential for noise impact to residential development.
- Crane equipment and towers (communication or water) will need to be evaluated.

The following project representatives were in attendance and spoke at the Planning and Zoning Commission public hearing:

- Raymond Tarin, Moy Tarin Ramirez Engineers, Project Engineer
 - Spoke on the proposed amendment being consistent with the overall goals of the Comprehensive Plan
 - Emphasized that traditional single-family residential neighborhoods are necessary to connect the Agricultural land with the Mixed use Core
 - Proposed that the project is too far from the Mixed Use Core to incorporate the walkable elements of a Mixed Use Neighborhood

- Wayne Ashabraner, Real Estate Agent representing the Friesenhahn property owners
 - Stated that we are all in the middle of a generational change for the agricultural property owners in this country.
 - We are seeing the new generation have less enthusiasm to farm the land and families must sell the land as the City starts to grow around them
- Cindy Fischer, Property Owner
 - Spoke on the difficult position that farmers in Southern Schertz are put in by the future land use designations.
 - They need to sell the property for their livelihood since their land is too small to run modern cattle ranch.

The applicant is requesting to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation. Based on the intended development for the subject property as a traditional single-family neighborhood, the applicant chose to request the Single-Family Residential land use designation.

GOAL

The project goal is to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation.

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

Based on discussions between City Council and staff at the June 9, 2020 City Council meeting in relation to this item, and the resulting unanimous vote by council for approval of the Comprehensive Land Use Plan Amendment as presented, staff will be making a recommendation of approval for the final reading.

FISCAL IMPACT

None

RECOMMENDATION

Staff is recommending approval based on City Councils unanimous approval on first reading of this item on June 9, 2020.

Attachments

Ordinance 20-S-16

Ordinance 20-S-16 Exhibit A

Ordinance 20-S-16 Exhibit B

Aerial Map

Comprehensive Plan Amendment Request Letter

Comprehensive Plan (Schertz Sector Plan) - South Schertz Future Land Use Map

Public Hearing Notice Map

Public Hearing Notice Responses

Joint Base San Antonio Response

ORDINANCE NO. 20-S-16

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE COMPREHENSIVE LAND USE PLAN BY CHANGING APPROXIMATELY 229 ACRES OF THE FUTURE LAND USE MAP FROM THE MIXED USE NEIGHBORHOOD AND AGRICULTURAL CONSERVATION LAND USE DESIGNATIONS TO THE SINGLE-FAMILY RESIDENTIAL LAND USE DESIGNATION, GENERALLY LOCATED APPROXIMATELY 6,000 FEET EAST OF THE INTERSECTION BETWEEN FM 1518 AND LOWER SEGUIN ROAD, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 309419, 309811, 310011, AND 310013, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.4.6.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on an amendment to the Comprehensive Land Use Plan (the “Criteria”); and

WHEREAS, a total of 18 public hearing notices were mailed out to property owners in the subject areas and to surrounding property owners within two hundred (200) feet of the subject areas on May 1, 2020 and a public hearing notice was published in the San Antonio Express News on May 20, 2020; and

WHEREAS, on May 13, 2020, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to deny the requested Comprehensive Land Use Plan amendment; and

WHEREAS, on June 9, 2020, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Comprehensive Land Use Plan amendment be approved as provided for herein.

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

Section 1. The current Comprehensive Land Use Plan is hereby amended to change the Future Land Use Map of the Property, as shown and more particularly described in the attached Exhibit A, from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 8. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 9th day of June, 2020.

PASSED, APPROVED AND ADOPTED on final reading the 23rd day of June, 2020.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 229.478 acre (9,996,064.69 square feet)

A 229.478 acre (9,996,064.69 square feet) tract of land partially in the City of Schertz, Bexar County, Texas, partially situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, partially situated in the William Bracken Survey No. 65, Abstract No. 48, County Block 5055, and partially situated in the William Bracken Survey No. 74, Abstract No. 43, County Block 5056, Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being comprised of a portion of a called 135.06 acre tract of land as conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk in Special Warranty Deed as recorded in Volume 15867, Page 1756, all of a called 11.680 acre tract of land designated as Tract I, and all of a called 70.824 acre tract of land designated as Tract II, as conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, and all of a called 36.921 acre tract of land as conveyed to David Neal Ludwig and Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 159, all of the Official Public Records of Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being more particularly described as follows:

Beginning: at a found 5/8" iron pipe on the northwesterly right of way line of Lower Seguin Road, a public right of way, being the southwest corner of said 135.06 acre tract;

Thence, leaving the northwesterly right of way line of Lower Seguin Road, with the southwesterly boundary of said 135.06 acre tract, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1803.23 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being an angle point in the herein described tract;

North 30 degrees 32 minutes 28 seconds West, a distance of 715.57 feet to a found iron rod with a red plastic cap, being the south corner of a called 25.01 acre tract of land as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Page 7 of the Official Public Records of Bexar County, Texas, said iron rod being the west corner of the herein described tract;

Thence, leaving the southwesterly boundary of said 135.06 acre tract, with the south and east boundary of said 25.01 acre tract, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1342.29 feet to a found iron rod with a red plastic cap, being the east corner of said 25.01 acre tract, and being an interior corner in the herein described tract;

North 40 degrees 07 minutes 58 seconds West, a distance of 858.27 feet to a found iron rod with a red plastic cap stamped "CEC 210 641-999", being the north corner of said 25.01 acre tract, said iron rod being the south corner of a called 37.921 acre tract of land as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 152 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

Thence, with the southeasterly boundary, and the east boundary of said 37.921 acre tract, the following two (2) courses:

North 49 degrees 56 minutes 07 seconds East, a distance of 603.34 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being the east corner of said 37.921 acre tract, and being the south corner of said 36.921 acre tract;

With the west boundary of said 36.921 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2087.07 feet to a found nail in asphalt on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the northeast corner of said 37.921 acre tract, and being the west corner of said 36.921 acre tract, said nail being the most northerly northwest corner of the herein described tract;

Thence, with the southeasterly right of way line of said Raf Burnette Road, and the northerly boundary of said 36.921 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to a found 5/8" iron rod being the northeast corner of said 36.921 acre tract, and being the north corner of the herein described tract;

Thence, leaving the southeasterly right of way line of said Raf Burnette Road, with the east boundary of said 36.921 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1964.71 feet to a found ½" iron rod, being the east corner of said 36.921 acre tract, and being an angle point in the herein described tract;

Thence, with the southeast boundary of said 36.921 acre tract, South 48 degrees 43 minutes 14 seconds West, a distance of 142.65 feet to a found 5/8" iron pipe, being the north corner of said 135.06 acre tract, and being an angle point in the herein described tract;

Thence, with the easterly boundary of said 135.06 acre tract, South 30 degrees 30 minutes 40 seconds East, a distance of 2296.74 feet to a found 5/8" iron pipe on the northerly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

Thence, with the northerly boundary of said 70.824 acre tract, North 59 degrees 30 minutes 13 seconds East, a distance of 218.72 feet to a found iron rod with a destroyed yellow plastic cap, being the north corner of said 70.824 acre tract, and being the west corner of said 11.680 acre tract;

Thence, with the northerly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found ½" iron rod, being the north corner of said 11.680 acre tract, being an angle point in the herein described tract;

Thence, with the easterly boundary of said 11.680 acre tract, South 28 degrees 40 minutes 09 seconds East, a distance of 1499.40 feet to a found ½" iron rod on the northwesterly right of way line of said Lower Seguin Road, being the east corner of said 11.680 acre tract, and being the most easterly corner of the herein described tract;

Thence, with the northwesterly right of way line of said Lower Seguin Road, the following three (3) courses:

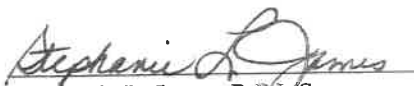
With the southerly boundary of said 11.680 acre tract, South 59 degrees 21 minutes 11 seconds West, a distance of 339.55 feet to a found ½" iron rod, being the south corner of said 11.680 acre tract, being the east corner of said 70.824 acre tract, said iron rod being an angle point in the herein described tract;

With the southerly boundary of said 70.824 acre tract, South 59 degrees 21 minutes 09 seconds West, a distance of 2042.72 feet to a found 5/8" iron pipe, being the south corner of said 70.824 acre tract, said iron pipe being an angle point of said 135.06 acre tract;

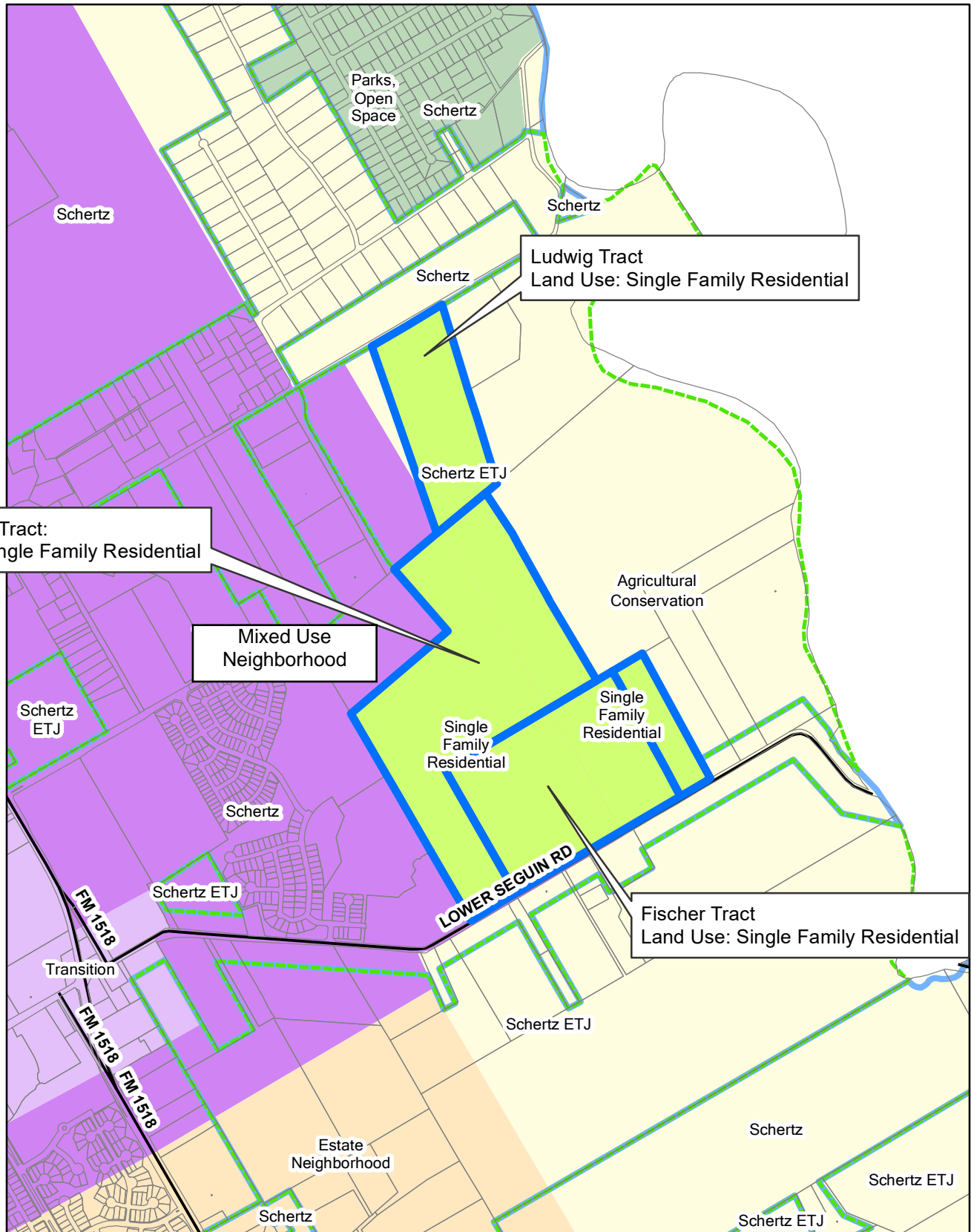
With the southerly boundary of said 135.06 acre tract, South 59 degrees 10 minutes 29 seconds West, a distance of 551.06 feet to the **Point of Beginning**, containing 229.478 acre (9,996,064.69 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.


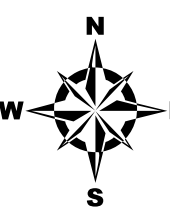



Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2019-10-29 Job No. 19037

PROPOSED COMPREHENSIVE PLAN LAND USE DESIGNATION







SADDLECREEK RANCH

Schertz Municipal Boundary || | County Boundary |

0 325 650 1,300 1,950 2,600 Feet

1 Inch = 650 Feet

March 12,2020



Planning & Community Development Department
Attn.: Lesa Wood, Director Planning &
Community Development Department
City of Schertz 1400 Schertz Parkway
Schertz, Texas 78154

Re: Saddlebrook Ranch Comprehensive Plan
Amendment Request Letter

Dear Ms. Wood:

In connection with the proposed rezoning and development of Saddlebrook Ranch, we are requesting that the City's Future Land Use Plan be amended. The subject property is +/- 217.301-Acres and is located at approximately 13011 Lower Sequin Road (See Exhibit "1").

The City of Schertz Sector Plan lists the current Land Use for the Subject Property as a mix of 'Mixed-Use Neighborhood' and 'Agricultural Conservation' land use designations. We are requesting that these land uses be amended to 'Single-Family Residential' (See Exhibit "2"). Additionally, the owners of the Subject Property will be submitting annexation and zoning requests pursuant to their existing Development Agreements with the City.

The proposed rezoning for the Subject Property will be to the 'Planned Development District' (See Exhibit "3"). That application will be filed within the next two weeks. The proposed Planned Development District will match the Master Plan for Saddlebrook Ranch to be submitted at a later time following approval of the Sector Plan revision.

The existing 'Mixed-Use Neighborhood' and 'Agricultural Conservation' land use designations for the Subject Property may have been appropriate in 2013, but seven years later they are not what is appropriate under today's market and citizen/end-user needs. The Agricultural designation effectively prices the average Schertz citizen out of the market. Additionally, the 'Mixed-Use Neighborhood' designation is too dense. This area of Schertz is just not realistically a walkable community yet. The Lower Schertz Road frontage property is proposed for 'Commercial,' which is intended to be developed for less-intense commercial uses and is appropriate at this location.

12770 Cimarron Path, Suite 100 San Antonio, Texas 78249

Phone: (210) 698-5051 • Fax: (210) 698-5085

TBPELS: Engineering F-5297 • Surveying F-10131500

In order to support a Mixed-Use Neighborhood a population base needs to be present within the area that can support the Mixed-Use development. This project, as residential use, will bring homes with families to the area that can later be used to support commercial and retail type developments. Additionally, there is not sufficient visibility for a Mixed-Use development where these tracts are located and there is no focal point, major intersections or depot that provides the traffic and visibility needed to support a Mixed-Use development. A residential use is what the market will support for this area.

We believe that this amendment request for the Subject Property is appropriate, and ask for your support in amending the Future Land Use Plan in this regard.

I appreciate your consideration of our proposed plan amendment. Please do not hesitate to contact me regarding any questions about the request.

Sincerely,

Moy Tarin Ramirez Engineers, LLC.



Paul Landa, P.E., CFM
Vice President



Enclosures: As Stated

EXHIBIT 1: LOCATION MAP

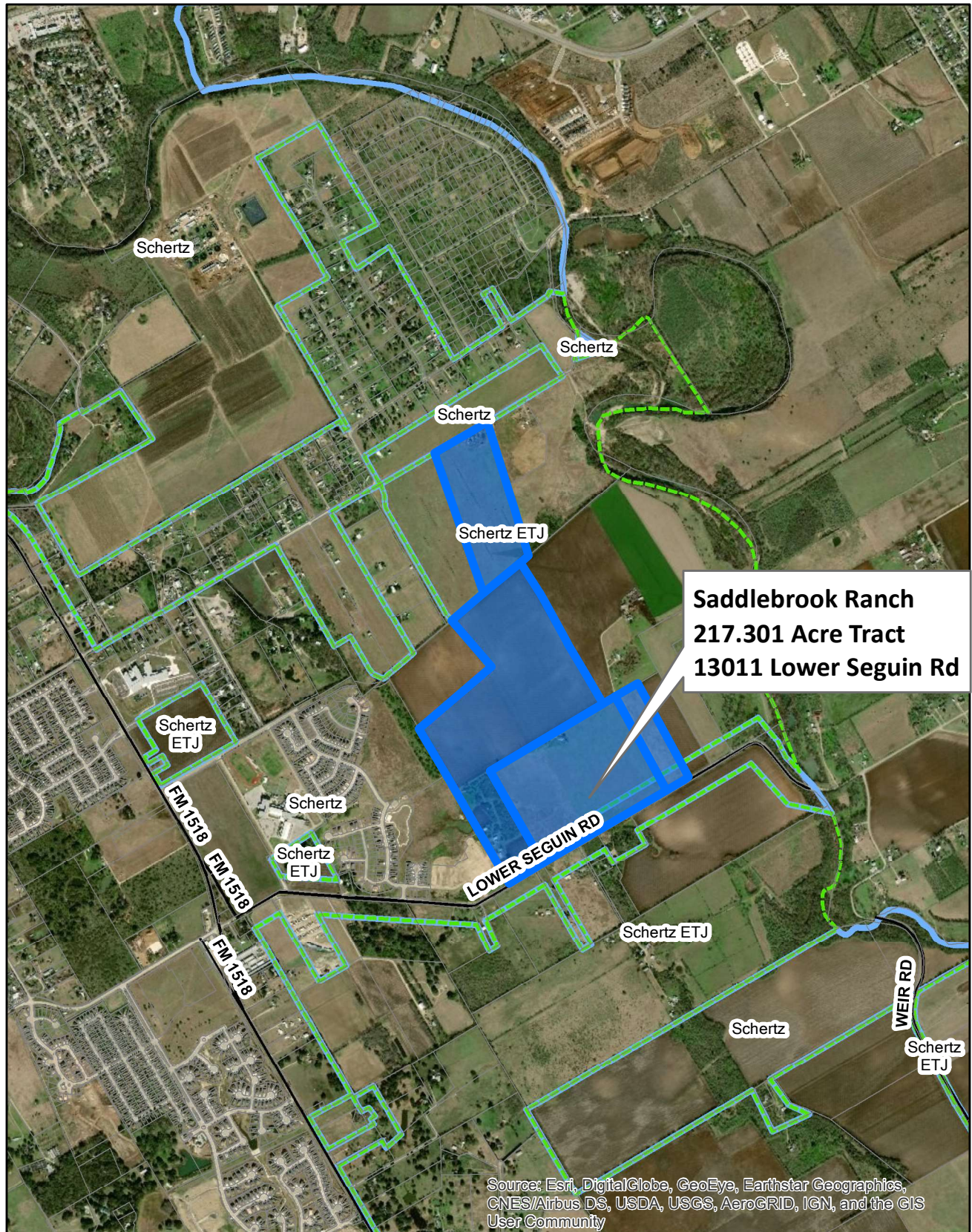


EXHIBIT 2: EXISTING COMPREHENSIVE PLAN

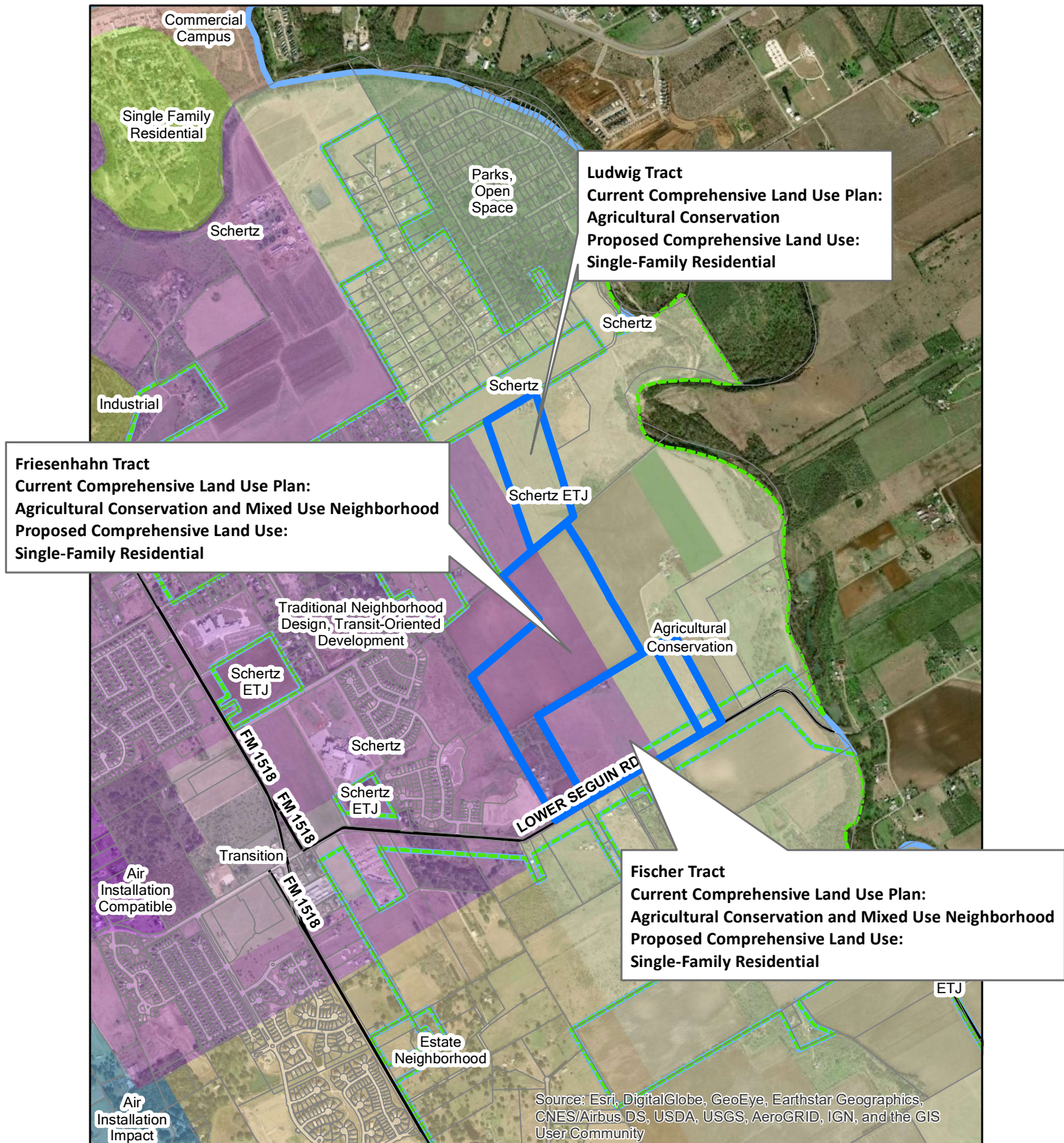
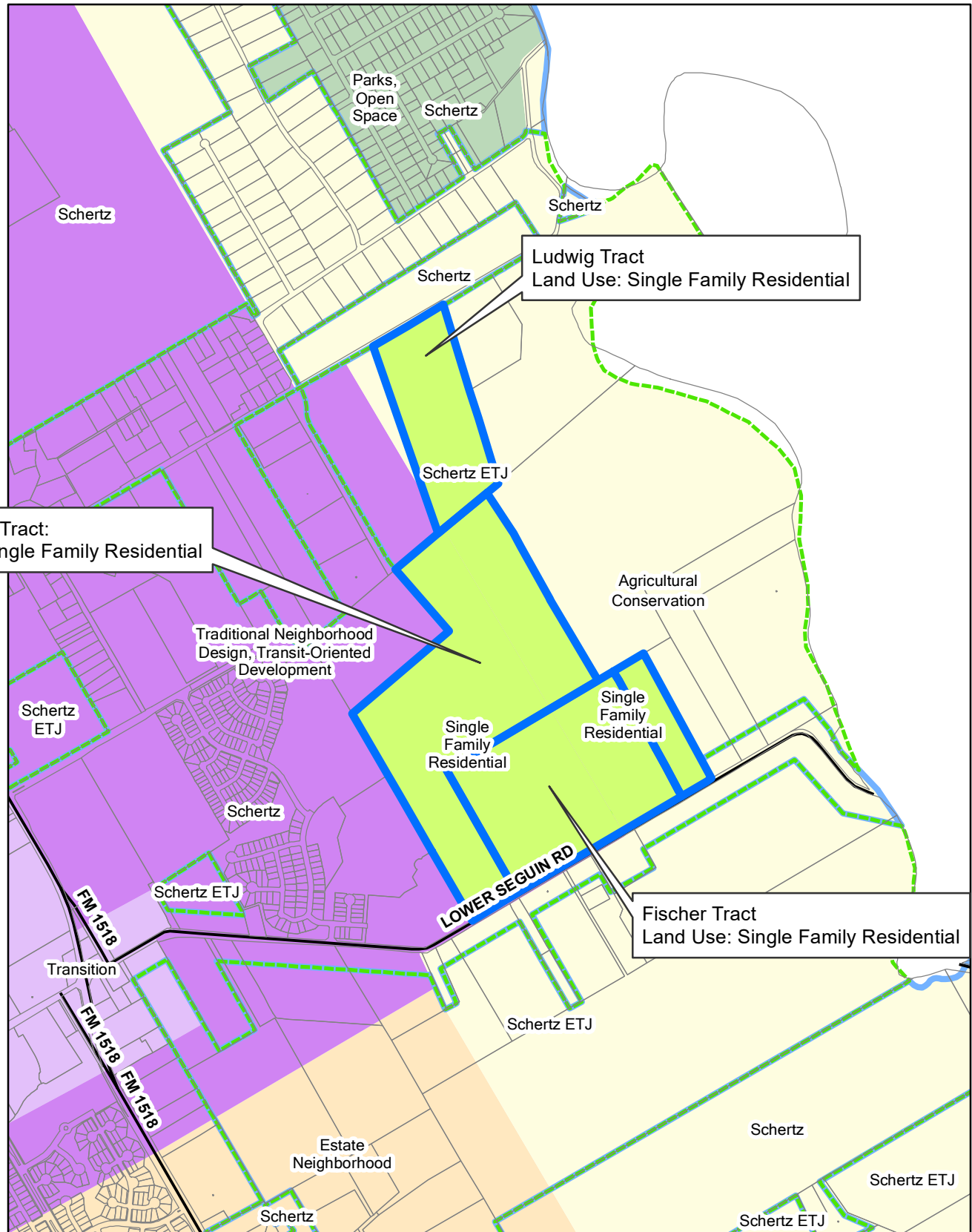
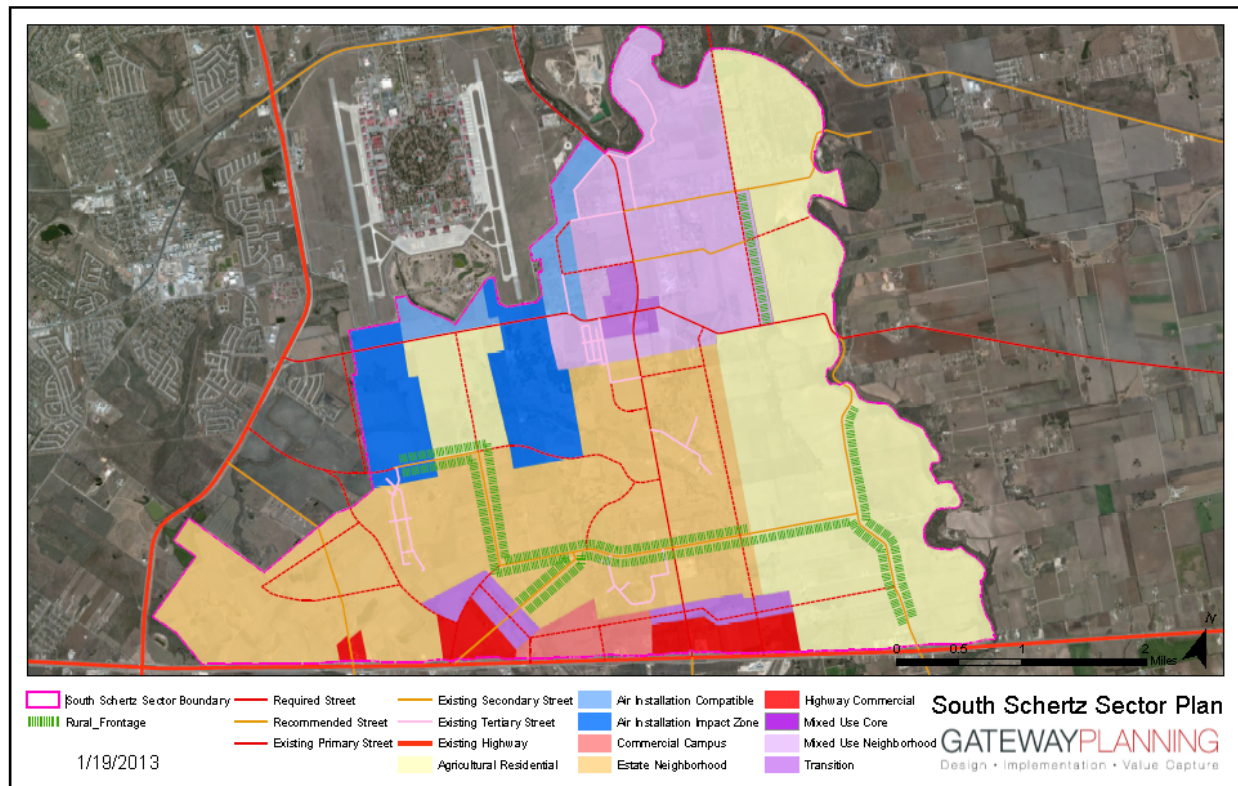


EXHIBIT 3: PROPOSED COMPREHENSIVE PLAN LAND USE DESIGNATION





South Schertz Framework Map showing Land Use/Character Areas and Future Transportation Network

10.1 South Schertz Land-Use and Character Areas

Based on the market assessment, design workshop, stakeholder and staff input, the following land use/character area descriptions were developed. In addition these descriptions form the basis for the proposed amendments to the Unified Development Code included in Appendix 3 of this document.

A. **Agricultural Residential**

This land use/character area is intended to preserve much of South Schertz in a rural/agricultural state. This area is less attractive for more intense uses due to its distance from the Interstate and limited street connectivity. Some of the character-defining elements recommended are:

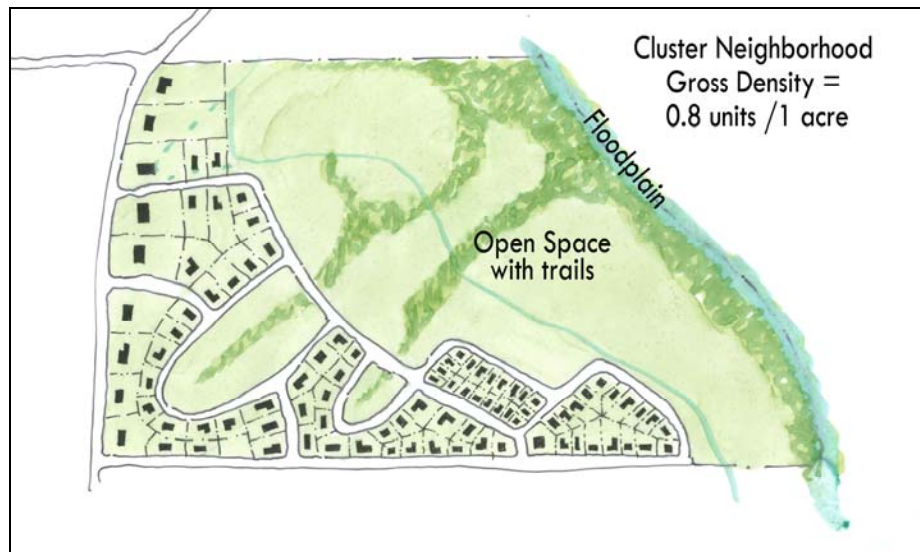
- Use Mix: Mainly large-lot (5 acre min lot size) residential and agricultural with some AG related commercial uses to be permitted (landscaping business, metal workshop, farmers market, convenience store, etc., with appropriate design and transition standards)
- Alternative Development option: Provide incentives for development of conservation subdivisions within this land use/character area due to potential for lower infrastructure (streets and utilities) costs and

greater preservation of open space associated with clustered development with the following recommended standards:

- Minimum assembled acreage required to apply for conservation subdivision zoning (over 30 acres)
- Maintain gross density of 0.2 DU/Ac; but allow varying lot sizes (no lot size minimum)
- Minimum open space (public or private) or conservation easement required (70% minimum)
- Open space to be in a natural state or may be used for agricultural uses
- Preserve rural frontages along Trainer Hale/ Ware Seguin and Weir Roads with deeper setbacks, trails, and low fence design standards



Images showing desirable development character within the Agricultural Conservation Land Use/Character areas



Possible development outcome using a Conservation Subdivision approach in the Agricultural Conservation Land Use/Character area

B. *Commercial Campus*

The Campus Commercial land use/character area is intended to encourage the development of lower intensity commercial and office uses in the locations between major intersections as a buffer between the Interstate Highway and adjoining neighborhoods. Given the significant linear frontage along IH-10 in South Schertz, there are several opportunities to accommodate low impact campus development that takes advantage of the highway frontage and any major environmental assets (such as creeks, flood plains, steep grades, and significant tree cover) as an aesthetic amenity on the site. This category could also accommodate light manufacturing or flex office uses set in a campus like environment in addition to multi-family residential located at mid-block locations and as transitions between office/light industrial uses and adjoining single-family residential uses. Some of the character-defining elements recommended are:

- Land Use Mix: Mostly office, research, flex-office, and supporting uses, light industrial and assembly uses, educational and other institutional uses. This category may include some multi-family uses at mid-block locations and as a buffer between the highway and single-family neighborhoods only. Generally, multi-family should only be considered in locations that may not be ideally suited for retail, office, or light industrial uses such as mid-block locations, behind major commercial uses, and on sites with environmental constraints. In addition, multi-family uses should be incorporated and/or phased in with other retail and office uses.
- Building Scale/Height: May vary from low rise to taller office buildings with scale transitions to adjoining development
- Create an overlay district with standards to implement the campus commercial design elements:
 - Building articulation – Some building articulation required; simple building and roof forms
 - Materials: Allow a range of building materials including but not limited to articulated tilt wall, masonry, stucco, synthetic stone, concrete panels, concrete block, cinder block, metal and tile.
 - Building Orientation:
 - Buildings shall be set in a campus environment with landscaping and natural features
 - Pedestrian linkages and trails to be provided
 - Development to be auto oriented along highway and service street frontages and pedestrian oriented along other internal connector streets (hybrid)

- Emphasis on key linkage streets for more pedestrian oriented development
- Transitions to adjoining uses:
 - Smaller scale garden office and multi-family as transitions to single-family
 - Buffer/screen loading, unloading and service areas
- Civic/Open Space:
 - More natural and unstructured spaces
 - Generally private yards (areas within front, side, and rear setbacks, courtyards, etc.)
- Landscaping:
 - Soften highway frontage with landscaping and screening of surface parking
 - Combination of private and public landscaping
 - Low impact infrastructure for storm water and water quality such as bio swales, rain gardens, pervious pavers, etc.
- Signage: Unified wayfinding program with a palette of monument and building signs



Images showing desirable development character within the Campus Commercial Land Use/Character areas

C. Estate Neighborhood

The Estate Neighborhood Land Use/Character area designation is intended to address residential development patterns within the RA (Residential Agriculture) zoned property within South Schertz. A significant amount of the RA zoned properties within South Schertz are already developed with subdivisions with min. ½ acre lots. Some of these existing neighborhoods areas have a unique and desirable development quality with large wooded lots and streets. The goal within this Land Use/Character area is to incentivize an alternative development outcome with more flexibility in lot size while requiring quality open space and neighborhood design.

- Base Zoning and Land Use: RA (1/2 acre min lot size) with single-family residential uses only

- Alternative Development option: Estate Neighborhood to encourage cluster neighborhood with the same overall gross density with more open space and neighborhood design standards due to potential for lower infrastructure (streets and utilities) costs and greater preservation of open space associated with clustered development. The following are some recommended elements within this alternative incentive zoning district:
 - Minimum assembled acreage to apply for alternative Estate Neighborhood Zoning
 - Maintain gross density of 2 DU/Ac
 - Range of single-family detached residential uses (lot sizes vary; no minimum lot size)
 - Minimum 50% open space (public or private) requirement (with design and location criteria for open space -- to be located along rural frontage roads and along creeks/drainage ways or with agricultural/conservation easements)
 - Design criteria for neighborhood streets and residential buildings based on the specific context of the neighborhood



Images showing desirable development character within the Estate Neighborhood Land Use/Character areas

D. Highway Commercial

This land use/character area designation is intended for regional scale retail and commercial uses that can take advantage of the highway frontage. This land use/character area is located at major highway intersections to maximize access to the region and adjoining neighborhoods. Some of the character-defining elements recommended are:

- Land Use Mix: Mostly large format retail with restaurants and entertainment uses or mid-rise office buildings; may include lodging and related uses.
- Building Scale: generally low rise with some taller office buildings.

- Design Elements:
 - Building Articulation:
 - Focus on minimizing the impact of a 'big box' look by articulating the building mass horizontally and vertically
 - Horizontal and vertical articulation to break up the building mass
 - Building Materials:
 - Allow a range of building materials; primarily masonry (brick, stone, stucco, synthetic stone) for retail/restaurant and masonry, glass, and more flexible materials for office buildings (including, but not limited to masonry, curtain glass, glass block, concrete panels, concrete blocks, architectural metal, tile, etc.).
- Soften highway frontage with landscaping
- Signage: Larger highway facing monument signs; smaller building signs along other streets; limit new billboard signs



Images showing desirable development character within the Highway Commercial Land Use/Character areas

E. *Mixed Use Neighborhood Center*

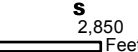
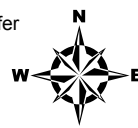
This land use/character area designation is intended to accommodate a higher intensity, walkable, mixed use neighborhood center at the intersection of FM 1518 and Lower Seguin Road. Such a mixed use node would anchor adjoining residential neighborhoods in addition to providing much needed neighborhood commercial services. Some of the character-defining elements recommended are:

- Land Use: Mix of retail, restaurant, office, civic, and multi-family residential uses
- Generally low to medium scale buildings
- Create a PD type mixed use zoning district with the following elements:
 - Require a phased conceptual plan framework over multiple properties (minimum of 10 acres) based on a market-driven assessment

- Establish a set of key performance criteria for the core Mixed Use area and transitions including integration with residential neighborhoods and regional roadways.
- Minimum performance standards for key elements to ensure walkable mixed use including:
 - Building Articulation: Building base is articulated at a pedestrian rhythm/scale (20' to 30' bay/demarcation width). Ground floors designed with a high quality pedestrian realm with active uses at key locations
 - Building Materials:
 - Higher standards for building materials apply only to pedestrian-oriented streets
 - Materials to be masonry or comparable high quality materials of primary facades of buildings
 - Building Orientation:
 - Buildings built to the edge of the sidewalk establishing a strong street wall along internal streets with any parking lots screened along FM 1518 and Lower Seguin Road
 - Ground floors of buildings along internal streets to be of higher quality design
 - Civic spaces: plazas, paseos, and squares
 - Landscaping: mostly in the public realm (street trees) and in civic spaces; buffering of surface parking along FM 1518 and Lower Seguin Road.
 - Signage: establish a palette of more pedestrian-oriented signs
- Street and Block Standards:
 - Urban block standards – generally block face dimensions not to exceed 400' (see table on page 50 based on the ITE Manual for Context Sensitive Urban Thoroughfares)
 - Street network should be based on the required and recommended streets on the framework plan and city's Thoroughfare Plan



Images showing desirable development character within the Mixed Use Land Use/Character areas



NOTICE OF PUBLIC HEARING

April 30, 2020

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 13, 2020 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2020-002 – A request to amend the Comprehensive Land Use Plan by changing approximately 229 acres of the Future Land Use Map from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation, generally located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, also known as Bexar County Property Identification Numbers 309419, 309811, 310011, and 310013, 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Nick Kopyay, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail nkopyay@schertz.com. If you have any questions please feel free to call Nick Kopyay, Planner directly at (210) 619-1782.

Sincerely,

Nick Kopyay
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2020-002**

COMMENTS:

NAME: Katherine Menk (PLEASE PRINT) SIGNATURE: Katherine MenkSTREET ADDRESS: 12691 Lower Seguin Rd, Schertz TX 78154DATE: 5-9-2020

NOTICE OF PUBLIC HEARING

April 30, 2020

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Sincerely,

Nick Kopyay
Planner

Reply Form

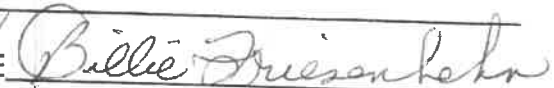
I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2020-002**

COMMENTS:

NAME:

BILLIE FRIESEN HAHN
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

12691 Lower Seguin Rd. Schertz, Tex

DATE:

5-10-2020

NOTICE OF PUBLIC HEARING

April 30, 2020

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Sincerely,

Nick Kopyay
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2020-002**

COMMENTS:

NAME: MILTON FRIESEV HAN SIGNATURE Milton Friesev Han
(PLEASE PRINT)

STREET ADDRESS: 12691 Lower Seguin Rd. Schertz TX

DATE: 5-10-2020

NOTICE OF PUBLIC HEARING

April 30, 2020

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Sincerely,

Nick Koplyay
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2020-002

COMMENTS: _____

NAME: Elizabeth Basha (PLEASE PRINT) SIGNATURE Elizabeth Basha

STREET ADDRESS: 12691 Lower Seguin Rd, Schertz, TX 78154

DATE: 5-10-20

NOTICE OF PUBLIC HEARING

April 30, 2020

Dear Property Owner,

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Sincerely,

Nick Kopyay
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2020-002**

COMMENTS: _____

NAME: JEANNE ZWICKE SIGNATURE jeanne zwicke
(PLEASE PRINT)STREET ADDRESS: 12691 LOWER SEGUIN RD SCHERTZ, TX 78154DATE: 5-11-20

NOTICE OF PUBLIC HEARING

April 30, 2020

Dear Property Owner,

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Sincerely,

Nick Kopyay
Planner

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for ZC2020-002

COMMENTS: _____

NAME: Robert Lindorfer SIGNATURE: RL
(PLEASE PRINT)STREET ADDRESS: 12816 Lower Seguin RdDATE: 5/11/2020Planning@Schertz.Com

Reply Form

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for **ZC2020-002**

COMMENTS: _____

NAME: Janis K. Ludwig
(PLEASE PRINT)

SIGNATURE Janis K Ludwig

5-2-2020

Nick Kopyay

From: Norma Frasier <norma.frasier@gmail.com>
Sent: Thursday, May 7, 2020 11:15 AM
To: Nick Kopyay
Subject: ZC2020-002 Public Hearing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

In response to your communication of Apr. 30 regarding request to amend the comprehensive land use plan, I will be unable to attend but will be represented by my step-son, Richmond Frasier. My property is 12610 and 12740, Lower Seguin Road. I would like very much to see the agriculture land use designation removed. I need to sell this property and have had 2 offers that did not close because of the agriculture use clause. Your map does not show my property to be included but it is just across the road, no flood plain and very desirable, please include it in your plan change to residential. I am sending you a map showing location of my property.

Reply Form

I am: in favor of ☐

absolutely,
passionately,
completely
opposed to ☒

neutral to ☐

the request for **ZC2020-002**

COMMENTS: _____

NAME: Seanna Fraser Holtz
(PLEASE PRINT)

SIGNATURE Seanna Fraser Holtz

STREET ADDRESS: 12820 Lower Seguin Rd

DATE: May 12, 2020

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☐ the request for **ZC2020-002**

COMMENTS: I will be in favor of your proposed change to residential if my property is included. If not, H.

NAME: Alfred L. Fluit SIGNATURE Alfred L. Fluit
(PLEASE PRINT)

STREET ADDRESS: 528 Appaloosa Run, Round Mt, TX 78663

DATE: 5-7-20

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2020-002**

COMMENTS: _____

NAME: Dawn Wales SIGNATURE Dawn Wales
(PLEASE PRINT)

STREET ADDRESS: 12700 Raf Burnette

DATE: 5-7-20

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com



DEPARTMENT OF THE AIR FORCE
502D AIR BASE WING
JOINT BASE SAN ANTONIO

27 May 2020

MEMORANDUM FOR City of Schertz

FROM: 502 ABW/CI

JBSA Installation Encroachment Management
2080 Wilson Way
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of Saddlebrook Ranch Comp Plan Amendment.

1. Saddlebrook Ranch Comp Plan Amendment, has been reviewed by JBSA-RND organizations. JBSA does not object with this request, however there are additional comments for consideration in planning and development.

- a. This area is right outside of the noise contours, so there is potential for noise impact to residential development.
- b. Crane equipment and towers (communication or water) will need to be evaluated.
- c. In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination is also requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

2. Point of contact for this action is Sharonn D. Brew, 502 ABW/CI. She can be reached at 210-221-0564 or by email at Sharonn.d.brew.civ@mail.mil or usaf.jbsa.502-abw.mbx.502-abw-community-initiatives-workflow@mail.mil.

JOHN H.ANDERSON, GS-14, USAF
Acting, JBSA Installation Encroachment Manager

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020

Department: Executive Team

Subject: Ordinance No. 20-T-21 - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2019-2020 Budget to increase the budget amount by \$5,000.00 for the Hal Baldwin Scholarship, repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. *First Reading* (M. Browne/S. Gonzalez)

BACKGROUND

Scholarship money is budgeted for the Hal Baldwin Scholarship each fiscal year. Historically, the Hal Baldwin Scholarship Committee has awarded up to \$5,000 to scholarship recipients. This year, due to the caliber and the quality of the applications received, the Committee made the recommendation to City Council to award \$10,000 to scholarship recipients (one \$5,000 scholarship and two \$2,500 scholarships) and at the June 9 Council meeting, Council approved Resolution 20-R-59, which authorized distribution of the scholarship funds to the three recipients.

With approval of this ordinance, the remaining \$5,000 that is needed for scholarship distribution will be transferred from the Hal Baldwin Scholarship Fund Balance, which has a current balance of \$114,156.43.

GOAL

To distribute scholarship funds to the three recommended recipients.

COMMUNITY BENEFIT

The Hal Baldwin Scholarship serves a public purpose by encouraging and assisting graduating high school seniors from Schertz pursue their interest in public service at the collegiate level.

SUMMARY OF RECOMMENDED ACTION

City Staff recommends that the City Council approve Ordinance 20-T-21 on first reading.

FISCAL IMPACT

The City shall increase the budget for the Hal Baldwin Scholarship by \$5,000.00 and offset the increase with a transfer of \$5,000.00 from the \$114,156.43 Hal Baldwin Scholarship Fund Balance.

RECOMMENDATION

City Staff recommends that the City Council approve Ordinance 20-T-21 to adjust the budget for the Hal Baldwin Scholarship to award scholarship funds to three Schertz students.

ORDINANCE NO. 20-T-21

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN ADJUSTMENT TO THE FISCAL YEAR 2019-2020 BUDGET TO INCREASE THE BUDGET AMOUNT BY \$5,000.00 FOR THE HAL BALDWIN SCHOLARSHIP, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance 19-T-23, the City of Schertz (the “City”) adopted the budget for the City for the fiscal year 2019-2020 (the “Budget”), which provides funding for the City’s operations throughout the 2019-2020 fiscal year; and

WHEREAS, the City needs to increase the budget amount by \$5,000.00 for the Hal Baldwin Scholarship; and

WHEREAS, the Hal Baldwin Scholarship Fund Balance is \$114,156.43; and

WHEREAS, City staff recommends that the City Council adjust the Budget and approve the ordinance; and

WHEREAS, the City Council of the City has determined that it is in the best interest of the City to adjust the Budget and increase the budget amount for the Hal Baldwin Scholarship, as more fully set forth in this Ordinance.

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

Section 1. The City shall increase the budget for the Hal Baldwin Scholarship by \$5,000.00 and offset the increase with a transfer of \$5,000.00 from the Hal Baldwin Scholarship Fund Balance.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of

such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the 23rd day of June, 2020.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 7th day of July, 2020.

CITY OF SCHERTZ, TEXAS

Mayor Ralph Gutierrez

ATTEST:

City Secretary

(CITY SEAL)

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: Public Works
Subject: Ordinance No. 20-T-22 - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2019-2020 Budget to increase the budget amount by \$100,000.00 for the General Fund (Maintenance Services), repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. *First Reading* (C. Kelm/S. Williams/T. Buckingham)

BACKGROUND

Money is budgeted for the General Fund Maintenance Services each fiscal year. Due to unexpected and emergency projects and \$50,000 in funds from an FY 18-19 maintenance project not being encumbered into this FY, there is a shortfall in the remaining balance of the Maintenance Services General Fund account. With approval of this ordinance, \$100,000 will be used from additional sales tax received to meet the maintenance services needs of the City for the remainder of the FY.

Unencumbered Funds

A. One of the FY18-19 Expanded Programs was to repair and paint the facilities within the Hal Baldwin Municipal Complex. This project was completed at the end of the FY 18-19. Unfortunately, the invoice wasn't received until FY 19-20 and the funds allocated for these repairs and painting in FY18-19 were not re-encumbered to reconcile the invoice. Funds from the FY19-20 Building Maintenance Funds were used to pay the invoice; however, this has created a shortfall in the current budget/contract for the Public Safety Restroom Repairs being funded from Building Maintenance Funds. The funds for the painting and repairs were in the original FY 18-19 budget; however, they were not spent because of the delayed invoice and returned to the General Fund.

Unexpected and Emergency Projects:

- A. The FM 3009 tower has become unstable over time due to the three base legs rusting through and poses an immediate safety risk because it could fall over. The communication attachments have been removed and the appropriate entities have been notified in preparation of its removal. (\$35,000)
- B. Two of the Civic Center HVAC units needed emergency repairs with condensers and coils replaced. (\$15,000)

GOAL

City Staff recommends the City Council approve Ordinance 20-T-22 on first reading.

COMMUNITY BENEFIT

Maintenance Services are an asset to the City as this program allows for cost effective/internal maintenance of City Facilities and allow staff to serve our residents in a safe and comfortable environment. Without adequate funding, maintenance services will cease and/or be very limited for the remainder of this FY and the Public Safety Restroom Repair project may have to be "de-scoped" or reduced in the amount of repairs/renovation completed.

SUMMARY OF RECOMMENDED ACTION

City Staff recommends City Council approve 20-T-22

FISCAL IMPACT

The City shall increase the General Fund Maintenance Services budget by \$100,000, from additional sales taxes received, to appropriately fund this account for the remainder of FY19-20.

RECOMMENDATION

City Staff recommends City Council approve Ordinance 20-T-22 to fund Maintenance Services for the remainder of FY 19-20.

Attachments

Ordinance 20-T-22

ORDINANCE NO. 20-T-22

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN ADJUSTMENT TO THE FISCAL YEAR 2019-2020 BUDGET TO INCREASE THE BUDGET AMOUNT BY \$100,000.00 FOR THE GENERAL FUND (MAINTENANCE SERVICES) REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance 19-T-23, the City of Schertz (the “City”) adopted the budget for the City for the fiscal year 2019-2020 (the “Budget”), which provides funding for the City’s operations throughout the 2019-2020 fiscal year; and

WHEREAS, the City needs to increase the budget amount by \$100,000.00 for the Hal Baldwin Scholarship; and

WHEREAS, the Hal Baldwin Scholarship Fund Balance is \$204,958.67; and

WHEREAS, City staff recommends that the City Council adjust the Budget and approve the ordinance.

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

Section 1. The City shall increase the budget for the General Fund (Maintenance Services) by \$100,000.00 and offset the increase with the utilization of unbudgeted added sales tax.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the 23rd day of June, 2020.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 7th day of July, 2020.

CITY OF SCHERTZ, TEXAS

Mayor Ralph Gutierrez

ATTEST:

City Secretary

(CITY SEAL)

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: Planning & Community Development
Subject: Ordinance 20-S-19 - Conduct a public hearing, and consideration and/or action approving an Ordinance on a request to rezone approximately 0.5 acres of land from Single-Family Residential District (R-2) to General Business District (GB), located at 603 Main Street, City of Schertz, Guadalupe County, Texas. *First Reading* (B. James/ L. Wood/ N. Koplyay).

BACKGROUND

Twenty-four (24) public hearing notices were mailed to surrounding property owners within two hundred (200) feet of the subject property on May 29, 2020, and a public hearing notice was published in the "San Antonio Express" on June 3, 2020. At the time of this staff report one (1) response in favor of and one (1) response opposed to the zone change have been received.

This application was noticed in the "San Antonio Express" as a zone change from Single-Family Residential District (R-2) to General Business District (GB), which is the reason it is listed on the June 23, 2020 City Council meeting agenda as a zone change to General Business District (GB); however, following the public hearing held at the June 10, 2020 Planning and Zoning Commission, the zone change request has been revised to Neighborhood Services District (NS) instead of General Business District (GB). After conversations with Staff and the property owner, the Planning and Zoning Commission decided that the Neighborhood Services District (NS) is more representative of the objectives for Historic Downtown Schertz, and still allows the property owner to achieve his goals for redevelopment. The property owner and the Planning and Zoning Commission agreed to move forward to City Council under a recommendation of approval to rezone the property to Neighborhood Services District (NS).

The following representatives were in attendance and spoke at the Planning and Zoning Commission public hearing:

- PKM Ventures, Nick Marquez, Owner
 - Spoke regarding his plans for all the properties he owns on Main Street and in the surrounding area
 - Spoke regarding his plans for developing a restaurant at 603 Main Street
 - Answered any questions the Commissioners had regarding proposed parking requirements
 - Was amenable to the proposed amendment to the change application to NS instead of GB

GOAL

The project goal is to rezone the subject property from Single-Family Residential District (R-2) to Neighborhood Services District (NS) in order to redevelop the existing house on-site into a restaurant. The property is located at 603 Main Street and is currently developed with one residential structure and an accessory detached garage.

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

The Planning and Zoning Commission met on May 15, 2020 and made a recommendation to City Council to recommend approval of a zone change to the Neighborhood Services District (NS) by a 7-0 vote. The original zone change application presented to the Planning and Zoning Commission was to rezone the property to General Business District (GB). The Commissioners expressed their concerns with the breadth of permitted uses in the General Business zoning district that they did not feel were adequately suited for the area designated as Historic Downtown Schertz. After conversations with Staff and the property owner, the Planning and Zoning Commission decided that the Neighborhood Services zoning district was more representative of the objectives for Historic Downtown Schertz due to the zoning district's heavier regulation of higher intensity land uses. The Neighborhood Services District (NS) permits the restaurant land use by right, which also allows the property owner to keep his original plans to redevelop the subject property as a restaurant.

The Sector Plan amendment to the Comprehensive Land Use Plan designates the subject property as part of Historic Downtown Schertz. The objective for Historic Downtown Schertz is to leverage the City's history and heritage to create a unique destination with local independent businesses, while encouraging the use of existing buildings. While the Main Street Mixed-Use District (MSMU) is traditionally used in order to aid the transition of Main Street into the historic downtown envisioned in the Comprehensive Plan, the MSMU zoning district does not support the restaurant land use. This is primarily due to the reduced parking requirements for the properties zoned MSMU, and the potential problems that could arise if a restaurant only has two allotted parking spaces on a physically constrained lot. The applicant will be required to comply with all parking regulations in the UDC through the construction of parking spaces on-site and/or the potential utilization of off-site parking. Even though the proposed zoning application is to change the subject property to the Neighborhood Services District (NS) instead of the Main Street Mixed Use District (MSMU), the proposed zone change is still in conformance with the Comprehensive Plan by promoting the goals of Historic Downtown Schertz: the newly developed restaurant will be a local, independent business unique to Schertz and the applicant will be taking advantage of existing infrastructure by repurposing the house on-site to develop the restaurant.

The subject property is currently surrounded by single-family dwellings and right-of-way; however, all three of the other corners at the intersection between Main Street and Randolph Avenue are zoned General Business and used for commercial purposes, so the proposed zone change to Neighborhood Services is compatible with the commercial properties on this corner and that span along the vast majority of Main Street.

FISCAL IMPACT

None

RECOMMENDATION

The Comprehensive Land Use Plan identifies this area as Historic Downtown Schertz which is intended to leverage the City's history and heritage to create a unique destination with local independent businesses, while encouraging the use of existing buildings. The proposed zone change to Neighborhood Services District (NS) and the property owner's plan to repurpose the existing house into a restaurant is compatible with the above outlined goals. The proposed zone change should also have a minimal impact on the adjacent properties around the intersection of Randolph Avenue and Main Street since the area is already primarily used for commercial purposes.

The property owner and the Planning and Zoning Commission agreed to revise the requested zone change to Neighborhood Services District (NS) during the June 10, 2020 public hearing. Based on this recommendation on behalf of the Planning and Zoning Commission, the compatibility of the proposed zone change and development plans with the Comprehensive Plan's goals for Historic Downtown Schertz, and the minimal impact of adjacent properties, Staff is recommending approval of the proposed zone change to Neighborhood Services District (NS) at 603 Main Street.

Attachments

Ordinance 20-S-19

Ordinance 20-S-19 Exhibit A

Aerial Map

Public Hearing Notice Map

Public Hearing Notice Responses

ORDINANCE NO. 20-S-19

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.5 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) TO NEIGHBORHOOD SERVICES DISTRICT (NS), LOCATED AT 603 MAIN STREET, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 0.5 acres of land located at 603 Main Street, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

WHEREAS, on June 10, 2020, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on June 23, 2020, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Neighborhood Services District (NS).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

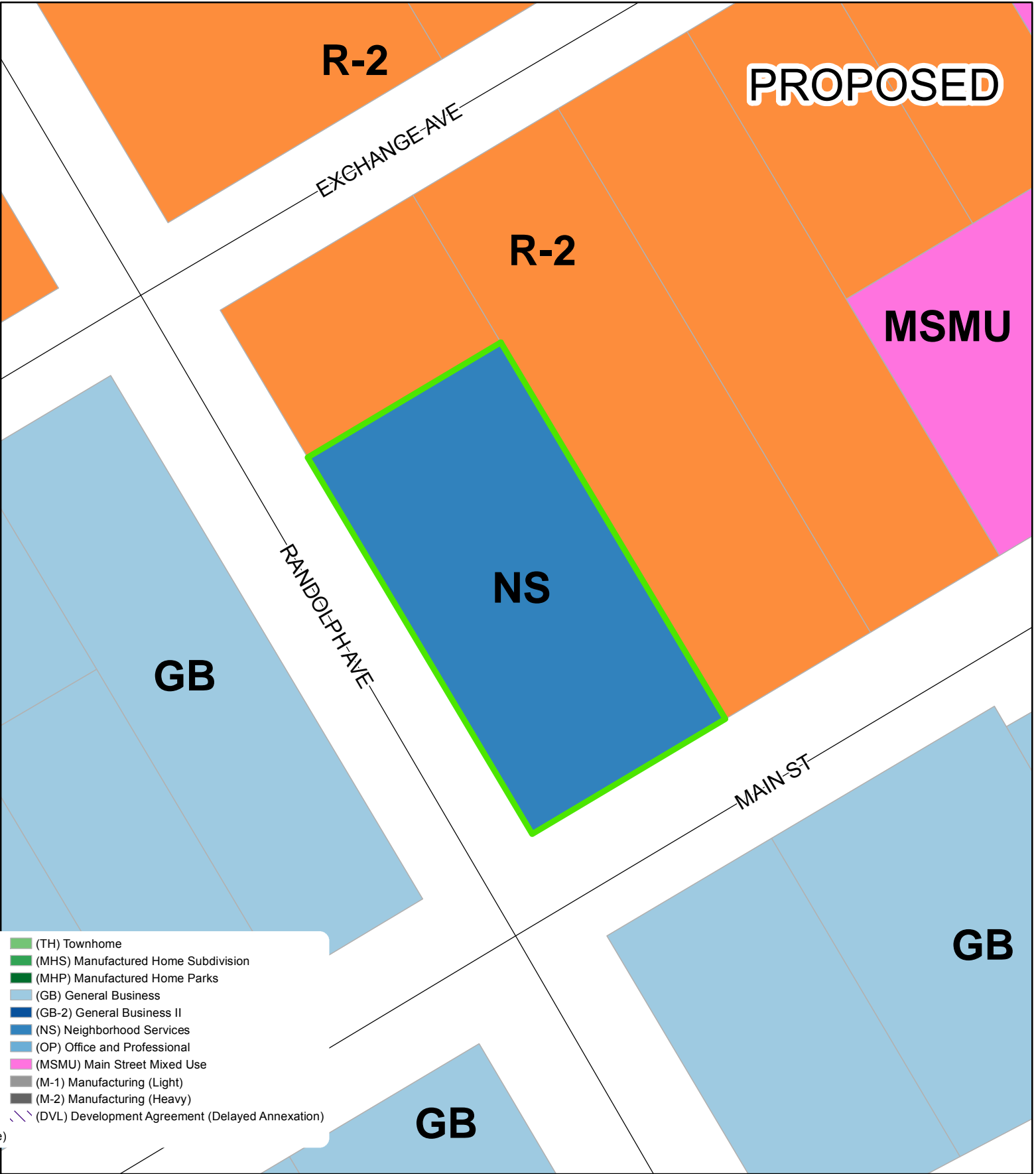
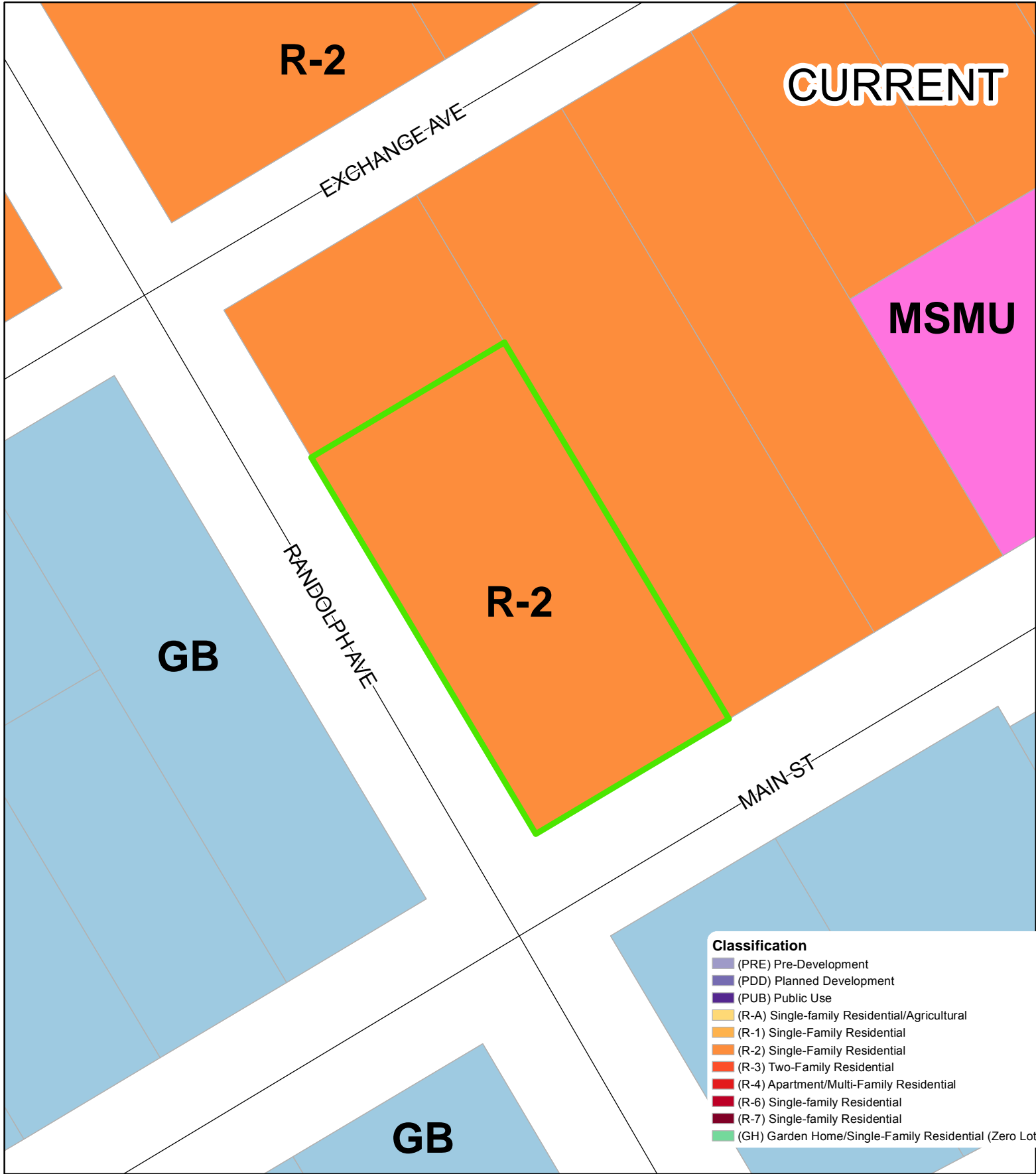
Approved on first reading the 23rd day of June, 2020.

PASSED, APPROVED AND ADOPTED on final reading the 7th day of July, 2020.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)



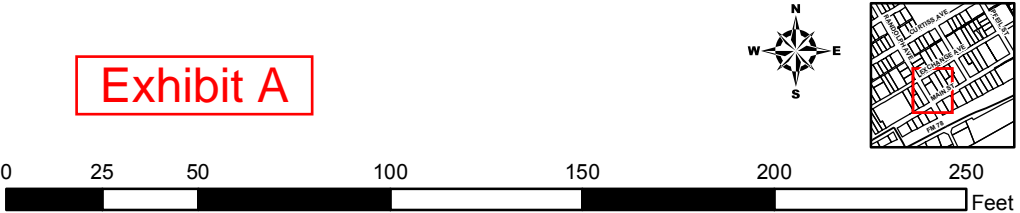
- Classification**
- (PRE) Pre-Development
 - (PDD) Planned Development
 - (PUB) Public Use
 - (R-A) Single-family Residential/Agricultural
 - (R-1) Single-Family Residential
 - (R-2) Single-Family Residential
 - (R-3) Two-Family Residential
 - (R-4) Apartment/Multi-Family Residential
 - (R-6) Single-family Residential
 - (R-7) Single-family Residential
 - (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
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

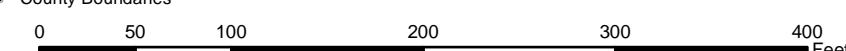

Proposed Zoning Change

603 Main Street
ABS: 221 SUR: G MALPAZ 0.3400 AC.

Exhibit A







603 MAIN ST

<all other values>	60' Expansion	86' Extension	120' Proposed	1", 1 1/2"	8"	20'	Schertz Gravity
Highways	60' Proposed	86' Proposed	Abandoned	2", 2 1/2"	10"	24'	Schertz Pressure
Major Roads	60' Extension	120' Expansion	Future TxDOT	3"	12"	30"	Neighboring Gravity
Minor Roads	86' Expansion	120' Extension	Highway	4"	16"	36"	Private Pressure
Other Cities				6"	18"		

Hydrant	200' Buffer	Schertz Municipal Boundary
Manholes	County Boundaries	

0 50 100 200 300 400 Feet

1 Inch = 100 Feet



City of Schertz

603 MAIN ST

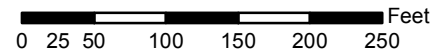
ABS: 221 SUR: G MALPAZ 0.3400 AC.



200' Buffer



Parcel Boundaries



NOTICE OF PUBLIC HEARING

May 29, 2020

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 10, 2020 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2020-004 – A request to rezone approximately 0.5 acres of land from Single-Family Residential District (R-2) to General Business District (GB), located at 603 Main Street, City of Schertz, Guadalupe 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Nick Kopyay, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail nkopyay@schertz.com. If you have any questions please feel free to call Nick Kopyay, Planner directly at (210) 619-1782.

Sincerely,

Nick Kopyay

Nick Kopyay
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2020-004

COMMENTS: _____

NAME: Ramona G Garcia SIGNATURE Ramona G Garcia
(PLEASE PRINT)

STREET ADDRESS: 204 Randolph Ave Schertz TX 78154

DATE: 6/3/20

NOTICE OF PUBLIC HEARING

May 29, 2020

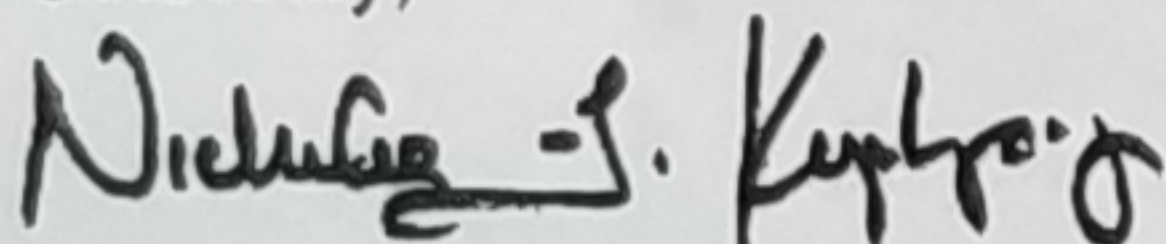
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Sincerely,

Nick Koplyay
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **ZC2020-004**COMMENTS: Need more information as to type of business plannedNAME: Sue Ann Cherrine (PLEASE PRINT) SIGNATURE: Sue Ann CherrineSTREET ADDRESS: 530 & 534 Main StreetDATE: 6-9-2020

for this
location
opposed to
any establish-
ment serv-
alcohol.
Too close to
school.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: City Secretary
Subject: Workshop Discussion and possible action regarding (Ordinance 20-H-18) - Discussion and possible action regarding Ordinance No. 20-H-18 and update regarding the COVID-19 virus and our current Ordinance No. 20-H-18 Declaration of Local Disaster. (M. Browne/K. Long)

BACKGROUND

Staff will provide Council with an update regarding the COVID-19 Virus. Discussion will include how Phase 3 is progressing and update on the number of cases.

Attachments

Ordinance 20-H-18

Ordinance No. 20-H-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCHERTZ TO SUPERSEDE ORDINANCE 20-H-15; EXTENDING A DECLARATION OF LOCAL DISASTER; RESTRICTING CERTAIN ACTIVITIES; ESTABLISHING PENALTIES FOR VIOLATIONS. PROVIDING AN EFFECTIVE DATE AND DECLARING AN EMERGENCY; FIRST AND FINAL READING

WHEREAS, in December 2019 a novel coronavirus, now designated COVID-19, was detected in Wuhan City, Hubei Province, China. Symptoms of COVID-19 include fever, cough, and shortness of breath. Outcomes have ranged from mild to severe illness, and in some cases death; and

WHEREAS, on January 20, 2020, the World Health Organization (WHO) Director General declared the outbreak of COVID-19 as a Public Health Emergency of International Concern (PHEIC), advising countries to prepare for the containment, detection, isolation and case management, contact tracing and prevention of onward spread of the disease; and

WHEREAS, on March 13, 2020, President Trump declared a state of emergency due to COVID- 19; and

WHEREAS, President Trump has invoked the Stafford Act, which will allow state and local governments to access federal disaster relief funds; and

WHEREAS, the Governor of Texas, issued a disaster proclamation on March 13, 2020, certifying that COVID-19 poses an imminent threat of disaster for counties in the state of Texas; and

WHEREAS, the Texas Department of State Health Services has now determined that, as of March 19, 2020, COVID- 19 represents a public health disaster within the meaning of Chapter 81 of the Texas Health and Safety Code; and

WHEREAS, to date, there have been 48,693 confirmed positive cases in Texas; and

WHEREAS, the crisis that is now a pandemic has infected 4,805,430 people around the world resulting in 318,554 deaths, with 1,537,830 cases confirmed in the United States: and

WHEREAS, on March 31, 2020 Governor Abbott issued GA-14 superseding local authority invoked under Chapter 418 of the Government Code, and Chapter 81 and 122 of the Health and Safety Code where local order conflict with GA-14 or any previous order of the Governor related to the pandemic;

WHEREAS, also on April 17, 2020, Governor Abbott issued Executive Order GA-16 to replace Executive Order GA- 14, and while Executive Order GA- 16 generally continued through April 30, 2020, the same social-distancing restrictions and other obligations for Texans according to federal guidelines, it offered a safe, strategic first step to Open Texas, including permitting retail pick-up and delivery services; and

WHEREAS, Texas must continue to protect lives while restoring livelihoods, both of which can be achieved with the expert advice of medical professionals and business leaders and the continued gradual reopening of Texas pursuant to GA-18- GA-23 and subsequent orders of the Governor; and

WHEREAS, pursuant to the Texas Disaster Act of 1975, the Mayor is designated as the Emergency Management Director of the City of Schertz, and may exercise the powers granted by the governor on an appropriate local scale; and

WHEREAS, Ralph Gutierrez, the Mayor of the City of Schertz previously determined and declared that extraordinary and immediate measures must be taken to respond quickly, prevent and alleviate the suffering of people exposed to and those infected with the virus, as well as those that could potentially be impacted by COVID-19;

WHEREAS, a declaration of local disaster and public health emergency includes the ability to reduce the possibility of exposure to disease, control the risk, promote health, compel persons to undergo additional health measures that prevent or control the spread of disease, including isolation, surveillance, quarantine, or placement of persons under public health observation, including the provision of temporary housing or emergency shelters for persons misplaced or evacuated and request assistance from the governor of state resources.

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

- Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 2. That the local state of disaster and public health emergency declared by Mayor Ralph Gutierrez for the City of Schertz, Texas, pursuant to §418.108(a) of the Texas Government Code and renewed and extended to May 26, 2020 at 11:59 p.m. by City Council Ordinance 20-H-15 pursuant to §418.108(b) of the Government Code, including all rules and regulations, is hereby further amended and extended until June 23, 2020 at 11:59 p.m.
- Section 3. Pursuant to §418.108(c) of the Government Code, this declaration of a local state of disaster and public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.
- Section 4. Pursuant to §418.108(d) of the Government Code, this declaration of a local state of disaster and public health emergency activates the City of Schertz, Texas, emergency management plan.
- Section 5. All ordinances or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters herein except those portions deemed to conflict with any emergency orders of Governor Abbott.

- Section 6. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 7. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.
- Section 8. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.
- Section 9. Should Governor Abbott lift the statewide disaster declaration and orders now in place prior to the date of expiration stated herein, this ordinance shall no longer be subject to enforcement by the City and shall be repealed by the City Council at the first legally posted meeting thereafter.
- Section 10. Any person, firm, corporation or agent who shall violate a provision of this ordinance, or fail to comply therewith, or with any other requirements thereof, shall be guilty of a Class C misdemeanor. Such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this article is committed or continued, and upon conviction of any such violation, such person shall be punished by a fine not to exceed \$2,000.00..
- Section 11. Any peace officer or other person with lawful authority is further authorized to enforce the provisions of this Ordinance or the orders of the Governor in accordance with the authority granted under the Texas Disaster Act of 1975, as applicable, which allows a fine not to exceed \$1000.00 and confinement not to exceed 180 days pursuant to Government Code 418.173.
- Section 12. This Ordinance shall be in force and effect from its first and final passage, and any publication required by law.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ TEXAS
THIS ORDINANCE WAS PASSED, ON FIRST AND FINAL READING, THE 26th DAY
OF MAY 2020.**

CITY OF SCHERTZ, TEXAS

By: _____

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary



CITY COUNCIL MEMORANDUM

City Council Meeting: June 23, 2020
Department: Police Department
Subject: Mobile Food Unit License Reciprocity (MFU) - Workshop discussion and possible action regarding Mobile Food License Reciprocity. (C. Kelm/M. Bane)

BACKGROUND

The Police department and City Sanitarian were tasked with looking into Mobile Food Unit (MFU) permitting reciprocity with other local government agencies for Health and Fire safety inspections. This presentation defines the laws regulating the local authority's responsibility to perform inspections, the pros and cons of reciprocity, a review of the revenue generated from inspections, and a cost comparison of permitting with other government agencies. It also explains why inspections are important to the safety of the community, information on a government agency that is currently involved in a reciprocity agreement, along with another government agency that is moving away from reciprocity, and a recommendation if council wishes to move forward with seeking out reciprocity agreements in MFU inspections.

Attachments

Power Point

Mobile Food Unit License Reciprocity

Schertz City Council June 23, 2020

Mobile Food Unit (MFU) License Reciprocity

This is an agreement between local / regional government entities that allows MFU health and fire inspections performed by one local government to be accepted by others through a written agreement.

Applicable Codes

Texas Administrative Code

§228.247. Permit Requirement, Prerequisite for Operation:

A person may not operate a food establishment without a valid permit or license to operate issued by the regulatory authority.

§116. Regulatory Authority:

The local, state, or federal enforcement body or authorized representative having jurisdiction over the food establishment.

Why Reciprocity

- Regulations for MFU operations could be uniform throughout the area or region.
- A MFU operator would be able to streamline the licensing process by setting one appointment and paying one fee.
- A MFU operator could increase the size of their customer base utilizing one permit and servicing various communities.

MFU Health Inspections

- Each regulatory authority is required to perform a health inspection on a MFU.
- Each regulatory authority involved in an agreement would have to adopt uniform health codes applicable to MFU's.
- There would need to be a means in place to track or regulate inspections across city and county lines.
- Inconsistencies in conducting health inspections across multiple municipalities.

MFU Inspections & Revenue per year

2017-2018	14 units	\$1750
2018-2019	25 units	\$3125
2019-2020	27 units	\$3375

Cost Comparison

Regulatory Authority	Food permit	Fire permit
Schertz	\$125	\$25
San Antonio	\$103-\$309	\$309
Cibolo	\$95	\$0
Universal City	\$120	\$0
Selma	\$100	\$0
New Braunfels	\$50- \$156	\$0
Seguin	\$200	\$0

Fire Department

MFU Inspection

Why are inspection necessary?

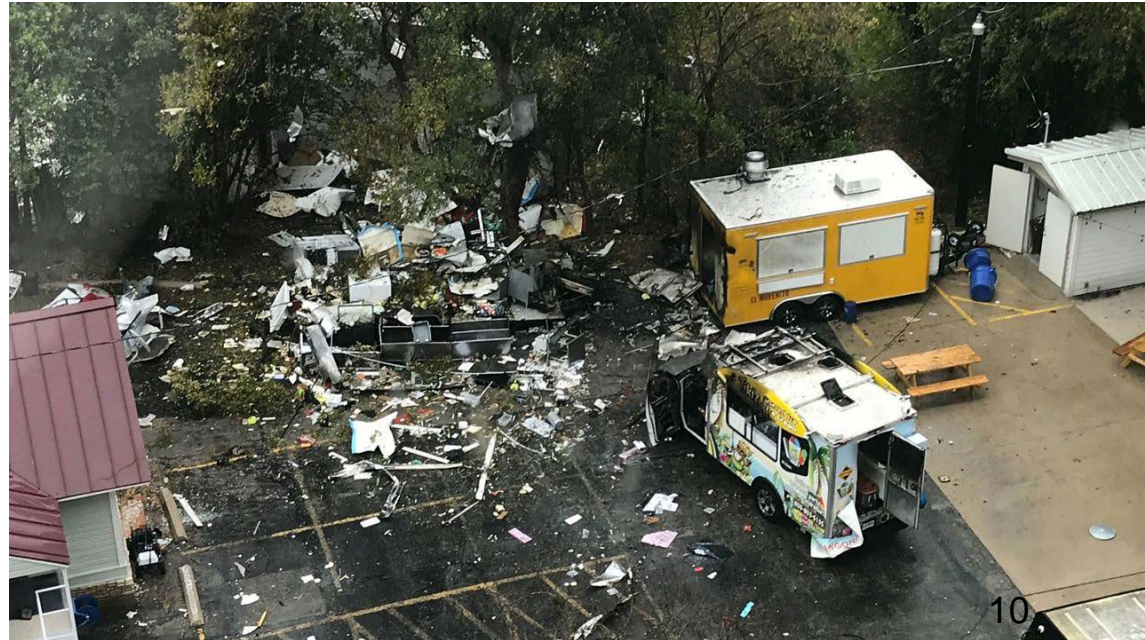
- Verify that the vehicle complies with fire code.
- Verifying that fire safety devices such as “fire extinguishers and hood suppression systems have been installed, inspected and are in good working order.



Food Truck explosion in San Marcos, Texas
Nov. 14, 2019

Fire Inspections

Vibrations and impacts of a MFU driving down the road can cause deterioration of electrical connections, wiring, gas connections and hoses. This can become dangerous, causing electrical arcing or gas leaks.



Fire Code

Not all agencies perform fire inspections on MFUs.

Performs fire inspections:

Schertz	San Antonio
Bexar County	

Does not perform fire inspections:

Selma	Cibolo
Live Oak	Universal City
Garden Ridge	

Additional Information

The City of Austin has entered into agreements for health inspections of MFUs with Unincorporated Travis County, Sunset Valley, Manor, Bee Cave, Lakeway, Rollingwood, Volente, and Westlake Hills.

Additional Information

Bexar County has been accepting health certificates for MFUs from outside agencies.

Due to issues with permits and vendors operating outside the scope of their permits, Bexar County will stop this practice July 10th, 2020.

Pro's

- Regulations for MFU operations could be uniform throughout the region.
- A MFU operator would be able to streamline the licensing process by setting one appointment and paying one fee.
- A MFU operator could increase the size of their customer base utilizing one permit and servicing various communities.

Con's

- Each regulatory authority would have to adopt uniform health codes applicable to MFU's.
- We do not have the shared technology in place to track or regulate inspections across city and county lines.
- Inconsistencies in conducting health inspections across multiple municipalities.
- Not all government agencies perform fire inspections on MFUs.
- Loss of revenue and oversight of MFUs that would operate in the city.

Recommendation

To work with the City of San Antonio on a reciprocity agreement for MFUs. The City of San Antonio's standards mirror our current health and fire safety standards, making it a logical start to the proposed program.

Questions?