



MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
February 23, 2021

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, FEBRUARY 23, 2021 at 6:00 p.m.

City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, February 23, 2021, 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.
(Councilmember Scagliola)

Presentations

- Texas Festival & Event Association's Kaliff Marketing Awards. (M. Browne/B. James/L. Shrum)

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, February 22, 2021, **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 Special Workshop Retreat Meeting of February 5, 2021 and the minutes of the Regular Meeting of February 9, 2021. (B. Dennis)
2. **Boards, Commissions and Committee Member Resignations** - Consideration and/or action approving the resignation of Mr. Paul Ryson from the Transportation Safety Advisory Commission. (M. Browne/B. Dennis)
3. **Resolution 21-R-16.** Presentation and consideration and/or action regarding the 2020 Annual Racial Profiling Report. (M. Browne/C. Kelm/M. Hansen)

Discussion and Action Items

Public Hearings

4. **Ordinance No. 21-A-05** - Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 214 acres 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, Bexar County, Texas. **First Reading** (B. James, L. Wood, N. Kopyay)

5. **Ordinance No. 21-S-06** - Conduct a public hearing and consideration and/or action on a request to rezone approximately 229 acres of land to Planned Development District (PDD), 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. ***First Reading*** (B. James, L. Wood, N. Koplyay)

Roll Call Vote Confirmation

Workshop

6. **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/S. Hall)
7. **Winter Weather Emergency Declaration of Local Disaster for Schertz, Texas** - Workshop discussion and update regarding the Winter Weather Emergency Response, our Declaration of Local Disaster, and impacts of power outages on our residents and water system. (M. Browne/C. Kelm/K. Long/S. Hall)

Roll Call Vote Confirmation

Information available in City Council Packets - NO DISCUSSION TO OCCUR

8. Mayor and Council Compensation. (B. James/J. Walters)
9. SEDC Annual Report FY 2019-2020. (M. Browne/A. Perez)

Requests and Announcements

- Announcements by the City Manager.
- Requests by Mayor and Councilmembers for updates or information from staff.
- Requests by Mayor and Councilmembers that items or presentations 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 FEBRUARY 2021 AT 5:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

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 _____, 2021. 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 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 Schertz Animal Services Advisory Commission

Councilmember Whittaker – Place 3 Audit Committee TIRZ II Board	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 Main Street Committee	Councilmember Brown – Place 7 Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes of the Special Workshop Retreat Meeting of February 5, 2021 and the minutes of the Regular Meeting of February 9, 2021. (B. Dennis)

BACKGROUND

The City Council held a Special Workshop meeting on February 5, 2021 and a Regular City Council meeting on February 9, 2021.

RECOMMENDATION

Recommend Approval.

Attachments

2-5-2021 Draft min
2-9-2021 Draft min

DRAFT

MINUTES SPECIAL WORKSHOP MEETING February 5, 2021

A Special Workshop meeting was held by the Schertz City Council of the City of Schertz, Texas, on February 5, 2021 at 8:30 a.m. in the Small Board Room of EVO Entertainment Center, 18658 I-35 Schertz, Texas. The following members present to-wit:

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

Absent: Councilmember Rosemary Scott

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; City Attorney Lowell Denton; Finance Director James Walters; Executive Director Economic Development Adrian Perez; City Engineer Kathy Woodlee; Public Works Director Suzanne Williams; Human Resource Manager Lindsey Cox

Call to Order (General Comments)

Mayor Gutierrez called the meeting to order at 8:43 a.m.

DISCUSSION AND ACTION

City Manager Dr. Browne provided the following retreat overview with the theme "Building the Complete City".

- **Welcome/Breakfast**
- **Teambuilding Activity**
- **The Complete City Discussion**
- **Staff Compensation**
- **Lunch**
- **City Staff Presentations**
- **Citizen Engagement**

Welcome/Breakfast

Introductions - Mayor Gutierrez and City Manager Dr. Mark Browne provided the opening introductions.

Icebreaker Question: "What is something we may or may not know about you?" City Manager Dr. Mark Browne led this section and all those in attendance provided something to the group that each may or may not have known about themselves to the group.

Teambuilding Activity - Mayor/Council and staff engaged in a bowling teambuilding exercise.

The Complete City Discussion:

- Core Services (what we must provide to be a city)
- Quality of Life (what we want to provide to be a desirable city)
- Economic Engine (what drives our ability to provide adequately for each)

We have competing demands and scarce resources. Are we appropriately balancing these resources to meet the three areas?

Are we successfully creating the complete city as envisioned in the strategic plan?

Resiliency and Adaptability lead to Sustainability

Resiliency - "the ability to prepare and plan for, absorb, recover from and more successfully adapt to adverse events."

We often think about resiliency in terms of natural disasters.

Adaptability involves longer term, flexible planning

"Sustaining such prosperity requires that regional decision-makers undertake coordinated planning efforts that emphasize resilient and adaptable policies and infrastructure."

Changing economy (*example*)

Richardson, Tx – Telecom bust in 2001

Richardson's office vacancy rate, which was 9.5 percent in the first quarter of 2001, climbed to 25.9 percent by the fourth quarter of 2003. Telecom Corridor lost as many as 30,000 jobs tied to the industry.

Decline of brick and mortar retail

Thoughts on sustainability – ability to support "it" in the future. Are we relying too much on something that will not always be here – permit revenue, growth, or one demographic or not thinking about what will be here?

In smart cities of the future, social resilience will be a key ingredient for building stronger communities and for addressing aging-in-place issues. In 2013, a research

report published by the Federal Reserve Bank of Atlanta concluded that cities with a high degree of social resilience tend to enjoy numerous health and economic benefits. Put simply, it is not only the right thing to do, it is also not feasible to continue isolating adults based on their age as seniors become a greater share of the populace.

- Seeking clarity and alignment
- Short-term and long-term goals

Discussion regarding staff compensation. (Mayor Gutierrez/M. Browne/C. Kelm)
Staffing Levels/Vacancies dashboard and Class & Comp

Mayor Gutierrez, City Manager Dr. Browne and Assistant City Manager Charles Kelm reviewed and discussed minimum pay for full-time employees.

- Hourly Employee Personnel discussion, breakdown and examples of take-home-pay - possible suggestions were presented by Mayor Gutierrez to address this.

Finance presentation discussions - led by Finance Director James Walters

Future Bond Issuance:

- FM 1518 (already approved and committed)
- Fire Station 4 - Industrial area, benefits our ISO rating, insurance, response times, projected completion date CY 2024, cost estimate \$15M
- Public Safety Building - Phase 1 - provides new building 60K sq. ft, projected completion if approved 2028, minor renovations for bldg #6, cost estimate \$35M

Phase 2 (not planned in next 10 years) - adds on to existing new building 30K sq. ft, completes renovations for Bldg 6, cost estimate \$25M

CIP Funding discussion

- Projects from CIP lists

Timing

- Ability to complete Public Safety Items and some CIP
- Reduce the I&S Rate
- Old Plan debt issuance discussion
- New Plan (lower I&S)

City Staff Presentations

Core Services

Planning & Community Development -discussion led by Assistant City Manager Brian James

Key Projects Accomplished FY 19/20

- Shift to online application submittal and inspection requests
- Permit Information Sheets
- Fee Calculator
- Virtual Inspections
- Delayed Annexation Service Agreements

Key Projects Planned FY 20/21

- Residential Master Plan Process
- Building Code Update
- Cityview Go Live
- UDC Update – quick victories and overhaul
- Comprehensive Plan Update
- Office Space/Counter remodel

Look Ahead: 1-3 years

- Annexations
- Comprehensive Plan and UDC adjustments
- Inspector Certifications
- Improvement – Virtual Inspections & Permit fee estimator

Public Works (Drainage, Sidewalks, Facilities) - discussion led by Public Works Director Suzanne Williams

Key Projects Accomplished FY 19/20

- The Colonies Drainage Project - Schertz Pkwy behind the Gardens
- Curtis Avenue Sidewalk Project - Westchester Dr to Main Street
- Main Street Sidewalk Project - Schertz Pkwy to Randolph Ave
- Castle Hills Drainage Project - from existing concrete north to golf course
- Osage Avenue Drainage Project - from Osage Ave S to Jasmine Dr
- Westchester Drive Sidewalk Project - Elbel Rd to Gettysburg Dr.
- Looking ahead Sidewalk Projects
- Drainage CIP projects FY19/20 - FY20-21
- Facilities - Renovations
- Future Renovations

Building 10 Renovation – Parks

Building 1 City Hall - Counter Renovation

Community Center Renovation

Flooring Projects – Fire Station 1; Civic Center (main)

Building 2 Administration - ADA Renovation

HVAC Replacement – Building 1,6,7,8

Fire Station #4

Public Safety Building

East Live Oak Pump Additions

FY 19-21 Water Plans

Looking ahead 1-3 years
16"(Hooks) Waterline & Ware Seguin loop line

Engineering - lead by City Engineer Kathy Woodlee

Key Projects accomplished FY 19-20

- First Round of SPAM Projects
- Easement Acquisition for Woman Hollering Creek Wastewater Project
- Corbett Elevated Storage Tank and Distribution Mains
- Capital Improvements projects (website)

Key Projects underway or Planned FY 20-21

Water and Wastewater

- Woman Hollering Creek Wastewater Main and Lift Station
- 16" Transmission Main Route Study and Preliminary Design
- Riata Lift Station Relocation
- Crest Oak Wastewater Line Upsize
- Ware Seguin to Lower Seguin Loop Lines
- Aviation Heights Water Main Replacements (phases pending funding)
- FM 1518 Utility Relocation Design
- Corbett Ground Storage Tank

Streets

- Remediation to Schertz Parkway and Residential Chip Seal
- Elbel Road and Drainage Improvements Design
- Cibolo Valley Drive Expansion (collaboration with Cibolo and Developer)
- Tri County Parkway Reconstruction (Corridor Parkway to FM 3009)
- Next Round of SPAM Projects
 - Cherry Tree Drive nearly done
 - Aviation and Lindbergh on hold due to drainage discussion
 - Elbel Road Construction possibly accelerated (pending funding availability)
 - Elbel Road and Drainage Improvements Construction (pending funding)

Studies and Support

Water-Wastewater Master Plan and Impact Fee Update Study

Pedestrian Trails and Bike Lanes Project (Parks)

PCI Study Update

2020 Drainage Projects - Fire Station #2, Sycamore Creek Channel, Savannah Square Detention, East Dietz Creek at Arroyo Verde, etc. (Public Works – Drainage)

S4 Permit Implementation – City Facilities Control Inventory and Operations Assessment

FM 3009 – FM 78 Intersection Improvement (TxDOT Planning Study)

Moved to 11 Commercial Place!

Look Ahead 1-3 years - Water and Wastewater:

Continue Execution of Water and Wastewater 5-Year CIP
Graytown to Pfeil Loop Line
FM 2252 Utility Relocations
Lookout Road Sewer Line Upsize
Aviation Heights Water Main Replacements (Future Phases)
Cibolo West Wastewater Trunk Main to South CCMA Plant

Look Ahead 1-3 years - Streets

Continue with SPAM 5-Year Plan

Studies and Support:

- Continue to manage design and construction of drainage maintenance projects requiring design
- Roadway Impact Fee Update Study (due FY22/23)
- Continue Implementation of MS4 Permit Requirements

Quality of Life

Parks - discussion led by Director of Parks, Rec. & Community Services Lauren Shrum

Key Projects Accomplished FY 20/21 or Late 19/20

- Heritage Oaks Park playscape and trail
- Shade structures at Johnie McDow Sports Complex
- Senior Center Parking Lot
- Veterans Memorial Plaza paver replacements
- Implementation of CivicREC software
- Shift to virtual events

Key Projects Planned FY 20/21

- Schertz Pedestrian Routes and Bike Lanes Construction
- Great Northern Trail Segment Design and Construction
- Veterans' Memorial Plaza landscape renovation
- Crescent Bend Entry Improvements
- Pickrell Pool Deck
- Thulemeyer Parking Lot
- Trail of Lights
- Volunteer Schertz Program

Look Ahead: 1-3 years

- Hilltop & Homestead Park Design and Construction

- Hallie's Cove Park Design
- Parklands Park Acceptance and Construction
- Graytown Valley Park Acceptance and Design
- Trail Construction (\$150,000 annual budget)
- Community Circle Park Master Plan Begin Implementation
- Improvement - Year calendar of work program tied to projects

Economic Engine

EDC - discussion led by Executive Director Economic Development Adrian Perez

SEDC 2019-2020 Accomplishments:

- Recruitment

Kellum/Nexus/Four Oaks
Pivot to digital marketing
Implementation of CRM
Incentive Policy/Practices
Return to traditional event-based prospect generation

- Retention

COVID-19 Response
Outreach – over 100 direct calls
Assessment
Response
Food Related
Top 20 employers
Workforce development incentives/programs

- Infrastructure

Completed payment on Schertz
312 Phase I

Market-Driven Infrastructure
\$3.5 M Lookout Rd
David Lack Blvd
Mixed-Use Retail

Looking Ahead:

Policy

- Establish quantitative evaluations and joint process to adapt

Incentive Policy

Reserve Fund Projects

Resilient, Adaptable, Sustainable

Partners

State of Texas/Regional Partners
Developers/Brokers/Site Selectors

Programs

Targeted Recruitment
Retention/Expansion
Infrastructure Development

Presentation on citizen engagement. (M. Browne/L. Denton)

City Attorney Lowell Denton with Denton Navarro Rocha Bernal & Zech, P.C. provided a presentation regarding Crucial Policing Choices - What do you want?"

Today:

- 2016
- The world is different since the last time
- The same old Lessons from particular - Consent Decrees
- “Best Practices”
- Follow your own rules
- Smaller communities are in this now
- Don’t expect to hide the things that have not been visible in the past

What do you want?

- Compliance & Compliant
- Oath of Office
- Law Enforcement must obey the law
- Professionalism
- Law Enforcement must know what they are doing, NOT in a 1980’s world
- Avoid the Death Penalty for misdemeanors or worse
- Avoid the consequences of unnecessary police authority
- Citizens involved
- Officers
- Officer’s families
- Community at large
- Actually treat citizens with respect and serve them
- Avoid unfair criticism and COMPELLED changes

Who are You?

- What do we have in common?
- What do we believe in? About law enforcement?
- What do we know about
 - Police law
 - Police policy and professionalism
 - Police in Schertz
- What do you have in common with your community?
- What do your officers have in common with your community?

- What parts of your community lack
 - Commonality and common experience
 - Common expectations
 - Trust
 - Access
- What do POLICE DEPARTMENTS have in common

8 *Can't Wait* - is trending on social media. It's been endorsed by Oprah and Arian Grande, and DeRay McKesson is talking about it everywhere from GQ to Fast Company to The Bill Simmons Podcast.

Proof:

- LAW & RULE OF LAW
- Oath of Office
- Fact & Evidence
- Investigation
- Truth not Opinion
- Why did we reach our conclusion?
- Why did we decide as we did?
- How did we evaluate our own compliance and standards?
- Can we show a jury the truth?
- Can we prove our story?

A Volatile Discussion - How to have it?

- PERF - IACP – COPS – ACADEMICS
- Educators, Psychologists, Social Science
- Street cops and “experts” say not necessary, don’t do it, won’t work
- Professionals are prepared to learn and grow
- Cops are the CORE of a learning organization
- The culture WILL change
- Choose the right thing and the right side of history

Focus on tactics and scenarios

Community relationships

Don't Get Lost in the Deadly Force

ADJOURNMENT

Mayor Gutierrez adjourned the workshop meeting at 4:10 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

DRAFT

MINUTES REGULAR MEETING February 9, 2021

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on February 9, 2021, 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 Jill Whittaker; Councilmember Mark Davis; Councilmember Rosemary Scott; Councilmember Michael Dahle; Councilmember David Scagliola; 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

Call to Order

Mayor Gutierrez called the 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 Dahle)

Mayor Gutierrez provided the opening prayer followed by the pledges of allegiance to the Flags of the United States and State of Texas.

Mayor Gutierrez stated he has a special announcement: Council and guests, while seated it is perfectly fine for you to remove your mask or while speaking at the podium, but as you approach the dais or depart the Chamber we respectfully ask that you place your face mask back on.

Presentations

- Proclamation President George Washington Day (Mayor/Tom Jones)

Mayor Gutierrez read and presented the proclamation to Mr. Will Moravits. Mr. Moravits provided a little background regarding this event and thanked the City for

their continued support. Mayor Gutierrez also provided some history on George Washington.

City Events and Announcements

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

Mayor Gutierrez recognized Assistant City Manager Brian James who provided the following information on upcoming events:

Monday, February 15th
President's Day
City Offices Closed

Wednesday, February 17th
Breakfast with the Blue
Abel's Diner
17327 IH 35 N, Suite 200, Schertz
8:00 AM – 10:00 AM
Get to know your neighbors and local police officers over breakfast!
(Subject to change/cancellation)

Tuesday, February 23rd
Next regular scheduled Council meeting

March 4th-May 6th
The Schertz Police Department is hosting the Citizens Police Academy starting March 4, 2021 and ending on May 6, 2021. The classes are every Thursday from 6pm-9pm. At this time, the location of the class is to be determined. Depending on how many applications we receive will depend on having the classes in the PD training room or another location. Applications are available at the Police Department or by visiting the Schertz website at www.Schertz.com/351/Schertz-Citizens-Police-Academy, completing the PDF application, and returning the application to the Schertz Police Department, attention Officer Anna Kraft.

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

No announcements at this time.

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

None at this time.

Hearing of Residents

Mayor Gutierrez read the following: This time is set aside for any person who wishes to address the City Council. Each person is limited to 3 minutes, and we ask before addressing the Council, for the record, please state your name and address. Mayor Gutierrez read the five rules that were on the overhead. For the record please state your name address.

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.

Mayor Pro-Tem read the following names and Mayor Gutierrez recognized the following:

- Mr. Leonard Moore, 1653 N. Santa Clara, Santa Clara Texas who was asked recently why he keeps attending the meetings, maybe you can stop going, in answer he stated because it is his privilege. His privilege to not have to walk in their shoes every day, his privilege to not worry when he gets pulled over that maybe that cop's going to shoot him for simply trying to walk away. His privilege to get mad when he gets a speeding ticket, yell at the cop and the cop gives me a ticket, but nothing happens - that's privilege, and it's not equal. We have a system that has systematically lessened the voice of some people over the voice of some people, and until we can change that system and all of us are truly free and equal, none of us are. He stated that if he has to worry about his children growing up in a racist environment, because let's face it, racism is taught. It is not inherent, nobody grows up thinking one person is better than another, they're taught that from their parents, great-grandparents. He has heard lately "well that is how they are raised," "that's how they were brought up" - you do not see a problem with that? That is our privilege showing. It is his privilege to stand here week after week to talk to you on their behalf. He will be here even if he is the last voice in the room shouting for what's right and will be here until you change things. You have the power to change things, you do not need him to tell you what to change, you know what needs to change. Your privilege is showing by not changing. You know what to do, you should be ashamed, every single one of you.
- Ms. Mandy Moore, 1653 N. Santa Clara, Santa Clara Texas who shared a personal story, and coincides with the privilege topic that was just covered. It's just been over a year since she received her one and only ticket. She explained that when she was pulled over she went into a little panic, started crying and got shaky and the

officer instead of assuming that I was on drugs, asked if she was alright. Her husband was able to speak, and he told the officer that she was fine, she just has anxiety which is true, but then the officer was also shining his light into her eyes. She got angry and upset with that and told the officer that they needed to shine it down or somewhere else. The way she was talking to the officer was probably not right, she does have anxiety, and it escalated the situation, but the officer didn't escalate this any further, even though she was outright upset. The officer took her information, went back to his car, he didn't ask me to step out of the car or anything and my co-workers mentioned that I didn't realize that if I wasn't white, that's not how that would have happened. This didn't happen in Schertz, it happened in Garden Ridge. She spoke regarding she had seen the last meeting and the head of the Police Department said that they are kind of hiring out of desperation. They have to put forth more and take whatever remainder they can get. Don't hire out of desperation first, after all. If you have to, they need training, more ethics training for the officers that are being hired. You have to have accountability for those who show a record here. You can meet with us, the police accountability activists, that would be a great start, and we can discuss this further.

- Mr. Jack Miller, 4839 Dick Gordon, Kirby Texas, who gave a big shout out to Officer Fennesy, because on the night of the Rayford incident she decided to pull that man over and she did not see a violation. He has taken his film crew out, we have measured, we have put ourselves in the position of her sight-line, and he can't tell if anyone's stopping at that red light or not. It's indisputable that when she made the decision to pull that car over, she had a hunch that he committed a crime. He has looked at each member of Council's background and stated that they are extremely educated and have an impeccable background. He asked if they knew anything about hunches as it pertains to cops? Cops can't take action on hunches, they can't make arrests on hunches. They can detain someone on a hunch, but they cannot arrest someone. Where he comes from, and his law enforcement background, he always taught his trainees don't put so much effort into hunches, ask some questions and let's move on to the next thing, because hunches are going to get you into trouble. This gets officers in trouble all the time. Again a shout out to Officer Fennesy, without her, he wouldn't have made the money he has made so far off his YouTube streams, so far he is around \$4,000. He doesn't want her fired, he doesn't want Chavarria fired, he wants him to stay here. I know you don't want him to do it again, but he does, because that is the devil in him. The angel in him doesn't want him to do it again and that's why he keeps coming before the Council to speak. So far he is still fighting the City, he thinks the City is being as transparent as possible and doing the right thing, but he is still fighting the City on the release of the Use of Force Policy, the General Manual Policy. He isn't asking for anything secret, the Use of Force Policy, the Taser Policy and the General Manual Policy (and you are paying your attorney's a lot of money to fight him that). Anytime you want to meet, he can give them an example of how much a city ends up paying to fight him for the release of information that we ultimately end up getting anyway. It cost Leon Valley to the tune of \$250,000 over the course of 2 years just in fees fighting him on the release of information. He doesn't understand

why the City will not release the information - it's not in the spirit of transparency - it's a simple policy, and he needs it to ask and to answer some questions, that's all.

- Mr. Dana Eldridge, 2628 Gallant Fox Drive, Schertz Texas who addressed the first part to Dr. Browne as he had the privilege last week of being a volunteer with a tremendous group of people giving out vaccines over at the Civic Center.

Summer Hall will be briefing you shortly, Chief Long the whole group. The way they treated citizens going through the line, especially the elderly, top-notch. The other thing is he has the privilege of standing up here giving a correct address

(disruption in the room - audience stating the clock was not set - Mayor Gutierrez stated it was a mistake and to please not interrupt). Mr. Eldridge continued stating **(the time was adjusted)** and that he gave his correct address unlike some people here, and it is hard from him to sit back and continually listen to our city being run down by people who are not from our city and still refuse to give their own correct address, but he does feel privileged that he was able to work as a volunteer in his city helping residents get the vaccine.

- Marie Fleur, 9415 Hanover Cove who stated it is difficult to see Council celebrating George Washington Day and talking about the founding of this country, saying the pledges and talking about liberty and justice for all and there is literally a family suffering. Like others have said you have tried to be transparent, but we need for you to take more accountability for what is happening.
- Andrew Perretta, 2920 Mineral Springs, Schertz Texas yielded his time to Pharaoh Clark. Mr. Clark stated what he has to say is very short and is not going to be antagonistic in any way. He is here to say that you have heard before we already know what happened, and we know what needs to be done. He is here to advocate and ask Council is to stop wasting your own time and our time to stop looking at this as an us- against-them situation and take some time to work together with the people that are here to come up with the reasonable solution. We all know that everyone that has seen the video, no matter which side you are on, there were things that were done that could have been done better. We know that there were policy violations that happened in the video that need to be addressed. Instead of sitting here every other week, why not come together and work with the citizens and try to come up with solutions. Come together and release those policies and say what can we do to address these and make these better, so we don't have this situation again. He is here to advocate for them and that instead of looking at this as an us-against- them, work with people that want to work with you. In Schertz they have a very good opportunity right now to set the tone for the rest of the world how they should address this issue. The city is small enough to address this issue in the police department and then to be able to measure the metrics and see how far little changes can actually go in making a difference between community police relationships. Instead of looking at us as enemies, try to look at them as people that want to work with you to get changes that are needed, not only in this police department but across the nation. It's a serious issue, and it is not going away - come together to find a reasonable solution that we all can agree on. If you are open to this he would love to be the person to help advocate with them and help.

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.

Mayor Gutierrez read the following items into record:

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the regular meeting of February 2, 2021. (B. Dennis)
2. **Resolution No. 21-R-11-** Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the City Manager to sign and execute Development Agreement Extensions in relation to Development Agreements entered into November of 2010, April of 2011, and August of 2011. (B. James/L. Wood/E. Delgado)
3. **Boards, Commissions and Committee Member Resignations** - Consideration and/or action approving the resignations of Mr. Will Soto and Ms. Debbie Krause from the Historical Preservation Committee. (M. Browne/B. Dennis)
4. **Resolution No. 21-R-02** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing the City Manager to enter into an agreement with Affinity Family Care Clinic for Mobile Integrated Healthcare (MIH) services. (C. Kelm/J. Mabbitt)

Mayor Gutierrez asked Council if there were any items they wished to be removed for separate action. Mayor Gutierrez recognized Councilmember Scott who requested that agenda item 4 be removed.

Moved by Councilmember Allison Heyward, seconded by Councilmember Rosemary Scott to approve consent agenda items 1 through 3.

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

Passed

4. **Resolution No. 21-R-02** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing the City Manager to enter into an agreement with Affinity Family Care Clinic for Mobile Integrated Healthcare (MIH) services. (C. Kelm/J. Mabbitt)

Mayor Gutierrez recognized EMS Director Jason Mabbitt who addressed Councilmember Scott's question. Mr. Mabbitt recapped this item by providing background as to how they came up with this service due to those doing telemedicine visits. The problems with telemedicine visits are they are not doing hands-on blood pressure, pulse assessments and things like this. He thought this would be a great idea, and he reached out to Affinity to see if this was something they would be interested in doing - thus having our MIH Paramedics actually making house calls. They will provide this information to the doctor and when they do their Telemedicine visits they will have this information with them.

Councilmember Scott thanked Mr. Mabbitt for going over this and stated it could not be better spoken and broke it all down for her.

Moved by Councilmember Rosemary Scott, seconded by Councilmember Michael Dahle to approve Resolution No. 21-R-02.

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

Passed

Discussion and Action Items

5. **Resolution 21-R-05** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, approving the review and recommendations addressing Staff compression concerns. (M. Browne/C. Kelm/J. Kurz)

Mayor Gutierrez recognized Human Resource & Purchasing Director Jessica Kurz who provided a PowerPoint presentation explaining how they came up with the recommendation.

She stated Council directed staff during the August 2020 pre-budget retreat to review the compensation compression that exists within the City. Due to wide and overlapping pay ranges; in conjunction with the City's current merit program and a commitment in the recent Class & Comp study to maintain employee depth penetration in their respective pay range, the City continues to have compression issues between and within the Public Safety ranks. This is

evidenced when employees (generally, long-term or high-performing) are making more than their supervisors. Problematic morale issues, employee dissatisfaction, low levels of engagement, and a lack of desire to promote are concerns created by compression issues.

A cross departmental team was assembled with representatives from Police, Fire, EMS, and non-Public Safety employees to review the issue, causes of the issue, and to determine potential courses of action to resolve or mitigate compression issues. Following problem definition, the committee delved deeper into framing the issue appropriately with compensation policy and practice while identifying contributing factors to the compression issues (e.g. tenure of employee; pay band width; overlap of pay bands; depth of penetration; etc.) by individual employee.

In a workshop item on November 10, 2020, Staff shared preliminary findings, including a potential solution to effectively address the compression issue. Staff reviewed key decision points with Council such as creating a separate pay plan for Public Safety (and more specifically, for each department). Police, Fire and EMS all have different pay practices, scheduled hours of operations, and rank structures, which significantly drives viability of options to effectively address the issue. Additionally, in accordance with industry standards, Staff recommended narrowing pay bands to mitigate the negative impact of large overlap between ranks. With these basic tenets decided, the team considered several different types of pay models, and ultimately settled upon a time-in-rank system. Staff has finalized pay plan models by department, and thoroughly reviewed individual impacts to each Public Safety employee. Management and HR met with representatives from each department to review the proposed models and discuss specific employee impacts. Department support for the proposed models is outlined below.

Schertz Police Association & Schertz Police Non-Association

- Do not support the model as proposed
 - Outstanding reservations: Reduced earning potential, employees maxing out
-

Schertz Fire Association / Schertz Fire Non-Association / EMS

- Agrees it is a step in the right direction and supports the model as proposed, with the understanding there is still a need for further evaluation and discussion on this issue
- Outstanding reservations: ECI keeping pace with the cost of living; Revisiting Class & Comp in the next 2-3 years; Reduced earning potential, employees maxing out.

Mayor Gutierrez opened it up for Council questions. Ms. Kurz addressed several questions and concerns from Councilmembers. Dr. Browne also addressed concerns raised. Council continued to discuss this at great length as to what was

tasked of staff six months ago to try to fix the compression issues. They provided their thoughts and concerns.

Moved by Councilmember Allison Heyward, seconded by Councilmember David Scagliola to approve Resolution No. 21-R-05.

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

Passed

Roll Call Vote Confirmation

Workshop

- 6. 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/S. Hall)

Mayor Gutierrez recognized Emergency Management Coordinator Summer Hall who provided a PowerPoint presentation regarding Vaccination update:

Vaccination Clinic this Week (February 11th & 12th)

- Received 2nd Dose of Pfizer (975 Doses)

- 1st Dose Give January 21st & 22nd

- Received additional 1st Dose Allocations of Moderna

EOC Activities:

Current Numbers

- Guadalupe: 11,763 with 10,932 recovered --- 712 Active

- Schertz 1,955 with 1,824 recovered --- 109 Active

- Bexar: 183,436 with 155,698 recovered --- 25,181 Active

- Comal: 8,571 with 7,714 recovered --- 588 Active

Active case count information in various counties

SCUCISD Active case count information

Testing Positivity Rates State of Texas - 11.18% Molecular 5.28% Antigen

February 4, 2021 Governor has extended the State Disaster Declaration for additional 30 days

State Daily new cases

State Hospitalization Rates - San Antonio 14.99%

Hospitalizations - Bexar County

Ms. Hall addressed questions from members of Council. Members of Council thanked Fire Chief Kade Long and Emergency Management Coordinator Summer Hall for the great work done on executing the vaccination clinic. Ms.

Hall mentioned and thanked the many volunteers that assisted with the vaccination clinics. Dr. Browne also thanked the Mayor, his wife Raquel, Councilmembers Whittaker and Heyward and many other volunteers who assisted.

Requests and Announcements

- Announcements by the City Manager.

Dr. Browne thanked Assistant City Manager Charles Kelm and his staff on the work they did on the compression issue.

- Requests by Mayor and Councilmembers for updates or information from staff.

Mayor Gutierrez recognized Councilmember Scott who requested an update from Parks. Mayor Gutierrez and City Manager Dr. Browne indicated that Council will be scheduling a joint meeting with them.

Councilmember Dahle also asked if Council would be having a joint meeting with the Planning and Zoning Commission. In answer, Dr. Browne indicated yes.

Mayor Gutierrez stated that the joint meeting with Parks is planned for March and the joint meeting with Planning & Zoning will be in April.

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

No items requested.

- 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 the following:

Mayor Pro-Tem Whittaker, who attended the COVID 19 clinic, attended a ribbon cutting event at Authentic Cuts on Main Street, thanked the Chamber for assisting with providing a curtain over the window that had been broken earlier in the morning.

Councilmember Scott attended the Animal Advisory Board meeting, she indicated that staff and the facility are fantastic.

Councilmember Dahle who attended the Council Workshop meeting, great discussions and conversations.

Councilmember Scagliola also attended the Council Workshop retreat, discussions on the budget, planning, policies, revision to policies. He indicated that he would leave it up to staff to advise the community of policy changes - it is a story to be told.

Councilmember Heyward who also participated in the COVID 19 vaccination clinic, attended the ribbon cutting event at Authentic Cuts on Main street as well as attended the Guadalupe County Coalition Zoom meeting. Discussions regarding the THC concentrate that is now in marihuana and in the gummies that kids are eating is very dangerous. They also discussed policies and how these may be affected by Legislative bills that are being filed, she will keep everyone updated.

Councilmember Brown who thanked Dr. Browne and staff for the Council Workshop retreat, great conversations and knows we will have a lot of positive outcomes over the next year or two to come.

Mayor Gutierrez who also thanked Dr. Browne and staff for the information provided at the Workshop Retreat.

Adjournment

Mayor Gutierrez adjourned the meeting at 7:38 p.m.

ATTEST:

Ralph Gutierrez, Mayor

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: City Secretary
Subject: Boards, Commissions and Committee Member Resignations - Consideration and/or action approving the resignation of Mr. Paul Ryson from the Transportation Safety Advisory Commission. (M. Browne/B. Dennis)

BACKGROUND

The City Secretary's office has received resignation from Mr. Paul Ryson. Council to approve the resignation.

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: Police Department
Subject: Resolution 21-R-16. Presentation and consideration and/or action regarding the 2020 Annual Racial Profiling Report. (M. Browne/C. Kelm/M. Hansen)

BACKGROUND

Texas Code of Criminal Procedure Article 2.134 requires the chief administrator of the law enforcement agency to submit an annual report concerning data obtained on traffic stops to the governing body of the municipality served.

GOAL

Comply with state mandated review and submission of the Annual Racial Profiling Report.

COMMUNITY BENEFIT

Provides documentation of the activities of the City's police department in the area of traffic enforcement.

SUMMARY OF RECOMMENDED ACTION

Staff recommends acceptance of the resolution accepting the 2020 Annual Racial Profiling Report

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Staff recommends acceptance of the resolution accepting the 2020 Annual Racial Profiling Report

Attachments

Racial Profiling Report Cover Letter
2020 Annual Racial Profiling Report
Resolution 21-R-16
Racial Profiling Report Annual Comparisons



SCHERTZ POLICE DEPARTMENT

MICHAEL R. HANSEN, CHIEF OF POLICE
1400 SCHERTZ PARKWAY BLDG 6 • SCHERTZ, TEXAS 78154
OFFICE: 210-619-1213 • FAX: (210) 619-1220
MHANSEN@SCHERTZ.COM

February 5, 2021

City Council
City of Schertz

Re: Annual Racial Profiling Report

In accordance with the Texas Code of Criminal Procedure Article 2.134 the attached compilation of traffic stop information is submitted.

The required report must include the race or ethnicity of the individual detained, whether a search was conducted, if the individual detained consented to the search and if the officer was aware of the race or ethnicity of the individual before the stop was conducted.

Although Legislation does not offer any details concerning the evaluation of the data, over the past few years it has become commonly considered acceptable if the diversity of the data is somewhat similar to that of the demographics of the jurisdiction.

	Detained	Population*
Black	16%	12%
Hispanic	21%	29%
White	60%	70%

In addition to the statistical report, it must also provide information relating to each complaint filed with the agency alleging that an officer engaged in racial profiling. There was one internal investigation initiated from a traffic stop that did result in a finding of justified use of force. However, there were no complaints alleging officers engaged in racial profiling.

The law specifically states that data collected as a result of the reporting requirements shall not constitute prima facie evidence of racial profiling. In fact, I believe the data supports the recognition that the Schertz Police Department continues to ethically and impartially enforce the laws and ordinances for which we are responsible.

United in a spirit of teamwork, the Schertz Police Department, as a regional leader and in partnership with the Community, is devoted to excellence in innovative and proactive public service and safety while contributing to an exceptional quality of life.

A handwritten signature in black ink, reading "M. Hansen". The signature is stylized with a large, sweeping "M" and a cursive "Hansen".

Michael R. Hansen,
Chief of Police

* Demographic data is from the 2019 census report 5 year estimate data profiles

Racial Profiling Report | Full Report

Agency Name:	Schertz Police Department
Reporting Date:	February / 2021
TCOLE Agency Number:	187203
Chief Administrator:	Michael Hansen
Agency Contact Information:	
Phone:	210-619-1200
Email:	mhanzen@schertz.com
Mailing Address:	1400 Schertz Parkway Building 6 Schertz, Texas 78154

This Agency filed a full report.

Schertz Police Department has adopted a detailed written policy on racial profiling. Our policy:

- (1) clearly defines acts constituting racial profiling;
- (2) strictly prohibits peace officers employed by the Schertz Police Department from engaging in racial profiling;
- (3) implements a process by which an individual may file a complaint with the Schertz Police Department if the individual believes that a peace officer employed by the Schertz Police Department has engaged in racial profiling with respect to the individual;
- (4) provides public education relating to the Schertz Police Department 's compliment and complaint process, including providing the telephone number, mailing address, and email address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;
- (5) requires appropriate corrective action to be taken against a peace officer employed by the Schertz Police Department who, after an investigation, is shown to have engaged in racial profiling in violation of the Schertz Police Department 's policy adopted under this article;
- (6) requires collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
 - (a) the race or ethnicity of the individual detained;
 - (b) whether a search was conducted and, if so, whether the individual detained consented to the search;
 - (c) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and
 - (d) whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;

(e) the location of the stop; and

(f) the reason for the stop; and

(7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

(a) the Texas Commission on Law Enforcement; and

(b) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

Executed by: Michael Hansen

Chief Administrator

Schertz Police Department

Date: **/**/2021

Schertz Police Department Racial Profiling Information

Total stops: 6,854

Gender

Female: 2,611

Alaska Native/American Indian: 5

Asian/Pacific Islander: 68

Black: 405

Hispanic/Latino: 461

White: 1,672

Male: 4,243

Alaska Native/American Indian: 27

Asian/Pacific Islander: 73

Black: 703

Hispanic/Latino: 1,009

White: 2,431

Race or ethnicity

Alaska Native/American Indian: 32

Asian/Pacific Islander: 141

Black: 1,108

Hispanic/Latino: 1,470

White: 4,103

Was race or ethnicity known prior to stop

Yes: 81

No: 6,773

Reason for stop?

Violation of law: 186

Alaska Native/American Indian: 1

Asian/Pacific Islander: 3

Black: 29

Hispanic/Latino: 52

White: 101

Preexisting knowledge: 61

Alaska Native/American Indian: 1

Asian/Pacific Islander: 0

Black: 9

Hispanic/Latino: 10

White: 41

Moving traffic violation: 5,436

Alaska Native/American Indian: 25

Asian/Pacific Islander: 121

Black: 847

Hispanic/Latino: 1,135

White: 3,308

Vehicle traffic violation: 1,171

Alaska Native/American Indian: 5

Asian/Pacific Islander: 17

Black: 223

Hispanic/Latino: 273

White: 653

Street address or approximate location of the stop

City street: 4,740

US highway: 1,342

County road: 284

State highway: 436

Private property or other: 52

Was a search conducted

Yes: 271

Alaska Native/American Indian: 0

Asian/Pacific Islander: 3

Black: 68

Hispanic/Latino: 89

White: 111

No: 6,583

Alaska Native/American Indian: 32

Asian/Pacific Islander: 138

Black: 1,040

Hispanic/Latino: 1,381

White: 3,992

Reason for Search

Consent: 26

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 2

Hispanic/Latino: 7

White: 17

Contraband in plain view: 3

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 0

Hispanic/Latino: 2

White: 1

Probable cause: 210

Alaska Native/American Indian: 0

Asian/Pacific Islander: 3

Black: 61

Hispanic/Latino: 70

White: 76

Inventory: 18

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 5

Hispanic/Latino: 8

White: 5

Incident to arrest: 14

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 0

Hispanic/Latino: 2

White: 12

No Search: 6,583

Alaska Native/American Indian: 32

Asian/Pacific Islander: 138

Black: 1,040

Hispanic/Latino: 1,381

White: 3,992

Was Contraband discovered

Yes: 219

Alaska Native/American Indian: 0

Asian/Pacific Islander: 3

Black: 55

Hispanic/Latino: 79

White: 82

No: 52

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 13

Hispanic/Latino: 10

White: 29

Description of contraband

Drugs: 198

Alaska Native/American Indian: 0

Asian/Pacific Islander: 3

Black: 54

Hispanic/Latino: 69

White: 72

Currency: 7

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 1

Hispanic/Latino: 5

White: 1

Weapons: 8

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 1

Hispanic/Latino: 3

White: 4

Alcohol: 19

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 4

Hispanic/Latino: 6

White: 9

Stolen property: 2

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 0

Hispanic/Latino: 1

White: 1

Other: 11

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 1

Hispanic/Latino: 6

White: 4

Result of the stop

Written warning: 2,912

Alaska Native/American Indian: 19

Asian/Pacific Islander: 53

Black: 506

Hispanic/Latino: 650

White: 1,684

Citation: 3,856

Alaska Native/American Indian: 13

Asian/Pacific Islander: 88

Black: 590

Hispanic/Latino: 790

White: 2,375

Written warning and arrest: 52

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 6

Hispanic/Latino: 21

White: 25

Citation and arrest: 34

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 6

Hispanic/Latino: 9

White: 19

Arrest

Total: 86

Arrest based on

Violation of Penal Code: 64

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 7

Hispanic/Latino: 23

White: 34

Violation of Traffic Law: 1

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 0

Hispanic/Latino: 1

White: 0

Outstanding Warrant: 21

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 5

Hispanic/Latino: 6

White: 10

Was physical force resulting in bodily injury used during stop?

Yes: 7

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 1

Hispanic/Latino: 0

White: 6

No: 6,847

Alaska Native/American Indian: 32

Asian/Pacific Islander: 141

Black: 1,107

Hispanic/Latino: 1,470

White: 4,097

Was Arrest Due to Contraband Found?

Yes 1

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 1

Hispanic/Latino: 0

White: 0

No 63

Alaska Native/American Indian: 0

Asian/Pacific Islander: 0

Black: 0

Hispanic/Latino: 26

White: 30

RESOLUTION NO. 21-R-16

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE ACCEPTANCE OF THE 2020 RACIAL PROFILING REPORT, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Article 2.134 of the Texas Code of Criminal Procedure, as amended, requires the chief administrator of a law enforcement agency to submit an annual report to the governing body of the municipality served that contains data obtained on traffic stops during the previous calendar year, including an analysis of both the number of motor vehicle stops and the disposition of such cases based on the race or ethnicity of the affected persons (the “2020 Racial Profiling Report”);

WHEREAS, the Chief of Police of the City of Schertz (the “City”) submitted the 2020 Racial Profiling Report to the City;

WHEREAS, the Chief of Police and City staff recommend that the City accept the 2020 Racial Profiling Report; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the 2020 Racial Profiling Report.

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

Section 1. The City Council hereby accepts the 2020 Racial Profiling Report.

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 23 day of February 2021.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

	2013		2104	
Result of Stop				
Written Warning				
Citations Only	14710	99.3%	10710	99.0%
Arrest Only	30	0.2%	34	0.3%
Citations & Arrests	73	0.5%	74	0.7%
Warning & Arrest				
Total		14816		10818

Gender

Male

Female

Unknown

Race or Ethnicity

African American	1630	11.0%	1204	11.1%
Asian	223	1.5%	184	1.7%
Caucasian	9568	64.6%	6737	62.3%
Hispanic	3335	22.5%	2631	24.3%
Middle Eastern	31	0.2%	50	0.5%
Native American	15	0.1%	12	0.1%
Other	14	0.1%	0	0.0%
Unknown	0	0.0%	0	0.0%

Race known prior to stop

Yes	977	6.6%	370	3.4%
No	13839	93.4%	10448	96.6%

Reason for Stop

Violation of law

Preexisting knowledge

Moving traffic violation

Vehicle traffic violation

Location of Stop

City street

US highway

County road

State highway

Private property or other

Search conducted

Yes	380	2.6%	433	4.0%
No	14436	97.4%	10385	96.0%

Search consented

Yes	87	22.9%	79	18.2%
No	293	77.1%	354	81.8%

Reason for Search

Consent
Contraband in plain view
Probably cause
Inventory
Incident to arrest

Was contraband discovered

Yes
No

Discription of contraband

Drugs
Currency
Weapons
Alcohol
Stolen property
other

Arrests**Arrests based on**

Violation of Penal Code
Violation of Traffic Law
Violation of City Ordinance
Outstanding Warrant

Due to Contraband Found

Yes
No

Physical Force w/Injury Used

Yes
No

2015		2016		20
8003	98.7%	6431	98.4%	4766
48	0.6%	32	0.5%	35
56	0.7%	72	1.1%	69
	8107		6536	4870

1042	12.9%	840	12.9%	673
128	1.6%	132	2.0%	95
4929	60.8%	4234	64.8%	3434
1976	24.4%	1301	19.9%	646
8	0.1%	18	0.3%	9
24	0.3%	10	0.2%	13
0	0.0%	0	0.0%	0
0	0.0%	0	0.0%	0

329	4.1%	204	3.1%	144
7778	95.9%	6331	96.9%	4726

341	4.2%	317	4.9%	290
7766	95.8%	6218	95.1%	4580

53	15.5%	25	7.9%	19
288	84.5%	292	92.1%	271

97.9%

0.7%

1.4%

13.8%

2.0%

70.5%

13.3%

0.2%

0.3%

0.0%

0.0%

3.0%

97.0%

6.0%

94.0%

3174	37.0%
5312	62.0%
0	0.0%
55	0.6%
27	0.3%
8568	
5057	59.0%
3484	40.7%
27	0.3%
1236	14.4%
189	2.2%
5595	65.3%
1488	17.4%
0	0.0%
24	0.3%
0	0.0%
0	0.0%
215	2.5%
8353	97.5%
192	2.2%
275	3.2%
5436	63.4%
2665	31.1%
5481	64.0%
1652	19.3%
1431	16.7%
0	0.0%
4	0.0%
305	3.6%
8263	96.4%

4027	42.5%
5348	56.4%
0	0.0%
64	0.7%
46	0.5%
9485	
5655	59.6%
3826	40.3%
4	0.0%
1440	15.2%
209	2.2%
5945	62.7%
1861	19.6%
0	0.0%
27	0.3%
3	0.0%
0	0.0%
174	1.8%
9311	98.2%
278	2.9%
94	1.0%
7007	73.9%
2106	22.2%
6702	70.7%
1546	16.3%
528	5.6%
607	6.4%
102	1.1%
341	3.6%
9144	96.4%

6.6%
93.4%

	included
	below
32	10.5%
10	3.3%
217	71.1%
10	3.3%
38	12.5%
215	70.5%
90	29.5%
183	85.1%
2	0.9%
1	0.5%
0	0.0%
0	0.0%
29	13.5%
	111
42	37.8%
0	0.0%
0	0.0%
69	62.2%
3	0.0%
8565	100.0%

	included
	below
39	11.4%
8	2.3%
246	72.1%
22	6.5%
26	7.6%
278	81.5%
63	18.5%
233	83.8%
5	1.8%
4	1.4%
25	9.0%
9	3.2%
35	12.6%
	110
62	56.4%
3	2.7%
0	0.0%
45	40.9%
29	0.3%
9456	99.7%

2020

2912	42.5%
3856	56.3%
0	0.0%
34	0.5%
52	0.8%
6854	
4243	61.9%
2611	38.1%
4	0.1%
1108	16.2%
141	2.1%
4103	59.9%
1470	21.4%
0	0.0%
32	0.5%
0	0.0%
0	0.0%
81	1.2%
6773	98.8%
186	2.7%
61	0.9%
5436	79.3%
1171	17.1%
4740	69.2%
1342	19.6%
284	4.1%
436	6.4%
52	0.8%
271	4.0%
6583	96.0%

	included
	below
26	9.6%
3	1.1%
210	77.5%
18	6.6%
14	5.2%
219	80.8%
52	19.2%
198	73.1%
7	2.6%
8	3.0%
19	7.0%
2	0.7%
11	4.1%
	86
64	74.4%
1	1.2%
0	0.0%
21	24.4%
1	1.2%
63	73.3%
7	0.1%
6847	99.9%

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021

Department: Planning & Community Development

Subject: Ordinance No. 21-A-05 - Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 214 acres 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, Bexar County, Texas. *First Reading* (B. James, L. Wood, N. Koplyay)

BACKGROUND

Annexation of land into the City's corporate limits may be voluntary or involuntary. Each type has Texas Local Government Code (LGC) requirements that identify the necessary process based on the annexation type. The City's Unified Development Code (UDC) Section 21.4.8 includes provisions that apply to requests for voluntary annexation meeting certain criteria. This section of the City's UDC includes provisions for processing of voluntary annexation requests.

On behalf of each of the property owners, Moy Tarin Ramirez Engineers, LLC submitted a petition for voluntary annexation to the City of Schertz for approximately 214 acres of land 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.

On January 26, 2021, City Council approved Resolution 21-R-06, accepting a petition for voluntary annexation, therefore allowing this annexation ordinance to be heard by the City Council. The property owners are also requesting to zone the subject property to Planned Development District (PDD) immediately following action of Ordinance 21-A-05.

A public hearing notice was published in the San Antonio Express News for the public hearing associated with the annexation ordinance on February 10, 2021. City Staff also sent written notice of the proposed annexation to the Board of Trustees for Schertz-Cibolo-Universal City ISD and all property owners within 200 feet on February 10, 2021. Additionally, a public hearing notice has been published on the City of Schertz website since February 11, 2021. At the time of this report, Staff has received four responses in favor of the proposed annexation.

GOAL

The property owners are requesting voluntary annexation into the City of Schertz because they want the subject property to be located within the Schertz City limits in order to develop the land as a residential subdivision under the Planned Development Zoning District (PDD).

COMMUNITY BENEFIT

Promote the safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of annexation Ordinance 21-A-05.

FISCAL IMPACT

In accordance with Texas Local Government Code (LGC) Chapter 43, the City must provide services to the land on the effective date of the annexation. While some services are provided to the subject property through an interlocal agreement, the City of Schertz must provide police protection, fire protection, emergency medical services, operation and maintenance of streets, solid waste collection, sewer service, and water service. However, The fiscal impact of this annexation was already accounted for given that the subject properties are under delayed annexation development agreements, which all expire in August 2021. Per the original agreement, the subject properties were already planned to be annexed, and thus the aforementioned services were already planned to be provided, in August 2021.

RECOMMENDATION

Staff recommends approval of Ordinance 21-A-05 and the annexation of the approximately 214 acres.

Attachments

Ordinance 21-A-05

Ordinance 21-A-05 Exhibit A

Ordinance 21-A-05 Exhibit B

Annexation Exhibit

Aerial Map

Public Hearing Notice Map

Public Hearing Notice Responses

ORDINANCE NO. 21-A-05

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, PROVIDING FOR THE EXTENSION OF THE BOUNDARY LINES OF THE CITY OF SCHERTZ, TEXAS BY THE ANNEXATION OF APPROXIMATELY 214 ACRES OF LAND LOCATED IN BEXAR COUNTY 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.

WHEREAS, the City Council of the City of Schertz (the “City”) has determined that it should annex the territory described on Exhibit A attached hereto and made a part hereof (the “Annexed Land”); and

WHEREAS, the Annexed Land is located entirely within the extraterritorial jurisdiction of the City, is contiguous to the corporate boundaries of the City (or is deemed to be contiguous, pursuant to Section 43.035(c) of the Texas Local Government Code, as amended), and may be annexed pursuant to Chapter 43 of the Texas Local Government Code, as amended; and

WHEREAS, Texas Local Government Code Section 43.028 authorizes the City of Schertz to extend its City limit boundaries through the voluntary annexation of area adjacent to those boundaries upon petition of a landowner; and

WHEREAS, a public hearing notice was published in the San Antonio Express News on January 6, 2021 for the hearing held on January 26, 2021, and notice was published in the San Antonio Express News on February 10, 2021 for the hearing on February 23, 2021; and

WHEREAS, on January 26, 2021 the City Council conducted a public hearing and after considering the request for voluntary annexation, adopted Resolution 21-R-06 accepting a petition for voluntary annexation; and

WHEREAS; the City Council finds that the Annexed Land is suitable, and it is in the best interest of the City and the citizens and inhabitants thereof that the Annexed Land be annexed to and made a part of the City.

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

Section 1. The City hereby annexes the Land described in Exhibit A.

Section 2. The Annexed Land shall be included within the City’s corporate limits effective on the effective date of this Ordinance, and all taxable property in the Annexed Land shall hereafter bear its pro rata part of the taxes levied by the City, subject to allowable exemptions.

Section 3. The land and territory more particularly described as that portion of the tract of land described in Exhibit A, attached hereto and incorporated herein by reference shall be part of the City of Schertz, Texas and inhabitants thereof shall be entitled to all of the rights and privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Schertz, Texas.

Section 4. A service plan outlining the provisions of necessary municipal service to the property described in Exhibit A is hereby approved and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein as Exhibit B.

Section 5. The City manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the additions to the City's Corporate Limits and the City Secretary is hereby authorized and directed to provide appropriate notice to the State of Texas and the County of Guadalupe of this annexation.

Section 6. 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 7. 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 8. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. 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 10. 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 11. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 12. 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 February, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 2nd day of March, 2021.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)

Field Notes for a Tract of Land
Containing 213.898 acre (9,317,414.98 square feet)

A 213.898 acre (9,317,414.98 square feet) tract of land 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 213.898 acre (9,317,414.98 square feet) tract of land being all of a 36.92 acre tract as conveyed to David Neal Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 159-164, and a portion of a 135.06 acre tract as conveyed to Milton Friesenhahn in Warranty Deed with Vendor's Lien as recorded in Volume 7423, Page 621, with undivided three-fourths interest conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk, in Special Warranty Deed as recorded in Volume 15867, Pages 1756-1759, and a portion of a 11.680 acre tract designated as Tract I, and a portion of a called 70.824 acre tract designated as Tract II, both tracts conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, all of the Official Public Records of Bexar County, Texas, said 213.898 acre (9,317,414.98 square feet) tract of land being more particularly described as follows:

Beginning: at a found 5/8" iron rod on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the west corner of a 14.25 acre tract, as conveyed to Bruce J. Wales by Warranty Deed, as recorded in Volume 14209, Pages 1254-1258 of the Official Public Records of Bexar County, Texas, being the northeast corner of said 36.92 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 36.92 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1,964.71 feet to a found 1/2" iron rod, being the east corner of said 36.92 acre tract, and being an angle point in the herein described tract;

Thence, with the southeasterly boundary of said 36.92 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 interior corner of 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 2,296.74 feet to a found 5/8" iron pipe on the northwesterly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

Thence, with the northwesterly 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, being the west corner of said 11.680 acre tract, and being an angle point in the herein described tract;

Thence, with the northwesterly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found 1/2" iron rod, being the north corner of said 11.680 acre tract, and 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 1,271.70 feet to a point on a southeasterly Schertz City Limits Line, and being the most easterly corner of the herein described tract;

Thence, with a southeasterly boundary of said Schertz City Limits Line, South 59 degrees 29 minutes 09 seconds West, passing the westerly boundary of said 11.680 acre tract and continuing said course passing the westerly boundary of said 70.824 acre tract for a total distance of 2,938.88 feet to a point on a westerly boundary of said 135.06 acre tract, and being the most southerly corner of the herein described tract;

Thence, with the northwesterly boundary of said 135.06 acre tract and the Schertz City Limits Line, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1,567.11 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 as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Pages 7-11 of the Official Public Records of Bexar County, Texas, 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 and the Schertz City Limits Line, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1,342.29 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, being the south corner of a called 37.921 acre tract as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 152-158 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

Thence, leaving the Schertz City Limits Line, 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 36.92 acre tract, being an interior corner of the herein described tract;

With the west boundary of said 36.92 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2,087.07 feet to a found nail in asphalt on the southeasterly right of way line of said Raf Burnette Road, being the north corner of said 37.921 acre tract, being the west corner of said 36.92 acre tract, and 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 northwesterly boundary of said 36.92 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to the **Point of Beginning**, containing 213.898 acre (9,317,414.98 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

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2021-01-21 Job No. 19037
VB

CITY OF SCHERTZ, TEXAS

ANNEXATION SERVICE PLAN

AREA ANNEXED

A 213.898 acre (9,317,414.98 square feet) tract of land 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 213.898 acre (9,317,414.98 square feet) tract of land being all of a 36.92 acre tract as conveyed to David Neal Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 159-164, and a portion of a 135.06 acre tract as conveyed to Milton Friesenhahn in Warranty Deed with Vendor's Lien as recorded in Volume 7423, Page 621 , with undivided three-fourths interest conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk, in Special Warranty Deed as recorded in Volume 15867, Pages 1756-1759, and a portion of a 11.680 acre tract designated as Tract I, and a portion of a called 70.824 acre tract designated as Tract II , both tracts conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, all of the Official Public Records of Bexar County, Texas.

See Exhibit A, "*Metes and Bounds Description*", attached hereto for a complete description of the property.

INTRODUCTION

This service plan has been prepared in accordance with Local Government Code Section 43.056. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the city at the following levels and in accordance with the following schedule:

POLICE PROTECTION

Patrolling, responses to calls, and other police services will be provided on the effective date of the annexation at the same level as provided throughout the city.

FIRE PROTECTION AND FIRE PREVENTION

Fire protection and fire prevention services will be provided on the effective date of the annexation at the same level as provided throughout the city.

EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

SOLID WASTE COLLECTION AND DISPOSAL

Solid waste collection and disposal services will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city. However, no obligation exists for the city to provide solid waste collection services to a person who continues to use the services of a privately owned solid waste management service provider.

OPERATION AND MAINTENANCE OF WATER AND WASTEWATER FACILITIES THAT ARE NOT WITHIN THE SERVICE AREA OF ANOTHER WATER OR WASTEWATER UTILITY

Operation and maintenance of water and wastewater facilities that are not within the service area of another water or wastewater utility will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

OPERATION AND MAINTENANCE OF ROADS AND STREETS

Operation and maintenance of roads and streets will be provided on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

STREET LIGHTING

Street lighting will be made available on the effective date of the annexation on the same basis and at the same level in comparable areas as provided throughout the city.

OPERATION AND MAINTENANCE OF PUBLIC PARKS AND OTHER PUBLICLY OWNED FACILITIES

If any public park, playground, swimming pool, or any other publicly owned facility, building or service is located within the annexed area, it will be maintained on the effective date of the annexation on the same basis and at the same level as similar facilities are maintained throughout the city.

OTHER SERVICES

Other services that may be provided by the city such as planning, code enforcement, animal control, library, park and recreation, court, and general administration will be made available on the effective date of the annexation on the same basis and at the same level as provided throughout the city.

CAPITAL IMPROVEMENTS

The city will make available to the annexed area any necessary water, sewer, street, and drainage facilities within two and one-half (2-1/2) years of the effective date of the annexation unless the construction of the necessary facilities is interrupted by circumstances beyond the control of the city, or unless this period is extended by an arbitration decision. No impact fees will be charged to any developer or landowner within the annexed area except in conformity with Local Government Code Ch. 395. Construction of other capital improvements shall be considered by the city in the future as the needs dictate on the same basis as such capital improvements are considered throughout the city.

UNIFORM LEVEL OF SERVICES MAY NOT BE REQUIRED

Nothing in this plan shall require the city to provide a uniform level of full municipal services to each area of the city, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

TERM

This service plan shall be valid for a term of ten (10) years.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Local Government Code Section 43.0561.

OWNER(S):

Signature: _____

Print Name: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021 by Raymond Tarin Jr., Principal of Moy Tarin Ramirez Engineers, LLC, a Texas limited liability company, the Authorized Agent for the owners of the real property.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires:_____

ATTEST:

City Secretary

SIGNED:

City Manager

Exhibit A

Metes and Bounds Description

213.898 ACRES

Field Notes for a Tract of Land
Containing 213.898 acre (9,317,414.98 square feet)

A 213.898 acre (9,317,414.98 square feet) tract of land 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 213.898 acre (9,317,414.98 square feet) tract of land being all of a 36.92 acre tract as conveyed to David Neal Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 159-164, and a portion of a 135.06 acre tract as conveyed to Milton Friesenhahn in Warranty Deed with Vendor's Lien as recorded in Volume 7423, Page 621, with undivided three-fourths interest conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk, in Special Warranty Deed as recorded in Volume 15867, Pages 1756-1759, and a portion of a 11.680 acre tract designated as Tract I, and a portion of a called 70.824 acre tract designated as Tract II, both tracts conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, all of the Official Public Records of Bexar County, Texas, said 213.898 acre (9,317,414.98 square feet) tract of land being more particularly described as follows:

Beginning: at a found 5/8" iron rod on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the west corner of a 14.25 acre tract, as conveyed to Bruce J. Wales by Warranty Deed, as recorded in Volume 14209, Pages 1254-1258 of the Official Public Records of Bexar County, Texas, being the northeast corner of said 36.92 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 36.92 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1,964.71 feet to a found 1/2" iron rod, being the east corner of said 36.92 acre tract, and being an angle point in the herein described tract;

Thence, with the southeasterly boundary of said 36.92 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 interior corner of 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 2,296.74 feet to a found 5/8" iron pipe on the northwesterly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

Thence, with the northwesterly 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, being the west corner of said 11.680 acre tract, and being an angle point in the herein described tract;

Thence, with the northwesterly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found 1/2" iron rod, being the north corner of said 11.680 acre tract, and 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 1,271.70 feet to a point on a southeasterly Schertz City Limits Line, and being the most easterly corner of the herein described tract;

Thence, with a southeasterly boundary of said Schertz City Limits Line, South 59 degrees 29 minutes 09 seconds West, passing the westerly boundary of said 11.680 acre tract and continuing said course passing the westerly boundary of said 70.824 acre tract for a total distance of 2,938.88 feet to a point on a westerly boundary of said 135.06 acre tract, and being the most southerly corner of the herein described tract;

Thence, with the northwesterly boundary of said 135.06 acre tract and the Schertz City Limits Line, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1,567.11 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 as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Pages 7-11 of the Official Public Records of Bexar County, Texas, 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 and the Schertz City Limits Line, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1,342.29 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, being the south corner of a called 37.921 acre tract as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Pages 152-158 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

Thence, leaving the Schertz City Limits Line, 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 36.92 acre tract, being an interior corner of the herein described tract;

With the west boundary of said 36.92 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2,087.07 feet to a found nail in asphalt on the southeasterly right of way line of said Raf Burnette Road, being the north corner of said 37.921 acre tract, being the west corner of said 36.92 acre tract, and being the most northerly northwest corner of the herein described tract;

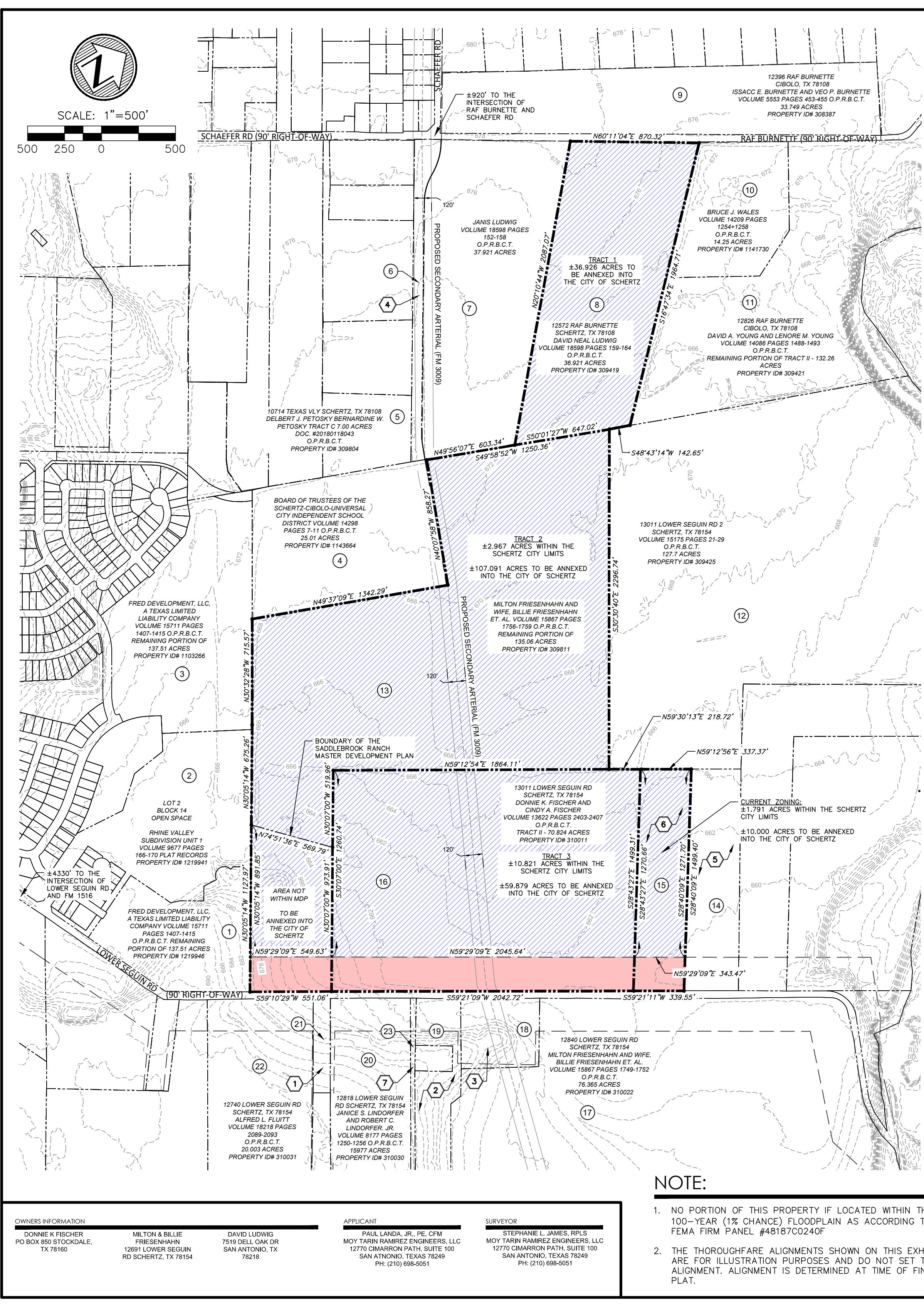
Thence, with the southeasterly right of way line of said Raf Burnette Road, and the northwesterly boundary of said 36.92 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to the **Point of Beginning**, containing 213.898 acre (9,317,414.98 square feet) of land.

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.



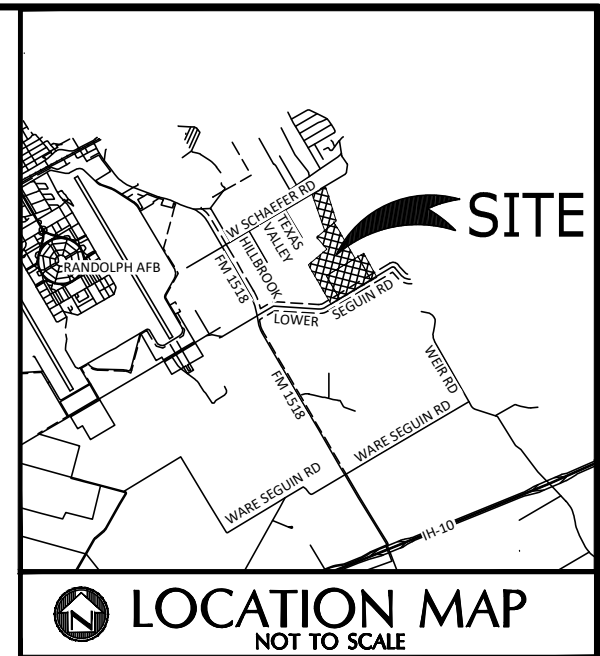
Stephanie L. James

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2021-01-21 Job No. 19037
VB



PROPERTY INFORMATION

- 1 12746 LOWER SEGUIN RD SCHERTZ, TX 78154
CARLOS GARZA, JR. AND WIFE,
MARGRET L. CARTY
VOLUME 6541 PAGES 807-811
O.P.R.B.C.T.
2.005 ACRES
PROPERTY ID# 310027
- 2 12840 LOWER SEGUIN RD SCHERTZ, TX 78154
KAREN MARX FISCHER
VOLUME 18819 PAGES 1418-1423
O.P.R.B.C.T.
8.132 ACRES
PROPERTY ID# 310019
- 3 GUILLERMO J. GUAJARDO AND
MARTHA C. GUAJARDO
VOLUME 18616 PAGES 400-405
O.P.R.B.C.T.
5.500 ACRES
PROPERTY ID# 310021
- 4 BOARD OF TRUSTEES OF THE
SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT
SCHOOL DISTRICT VOLUME 14325 PAGES 2280-2287
O.P.R.B.C.T.
4.100 ACRES
PROPERTY ID# 1146856
- 5 MILTON FRIESENHAHN AND WIFE, BILLIE
FRIESENHAHN ET. AL. VOLUME 15867 PAGES
1753-1755 O.P.R.B.C.T.
11.651 ACRES
PROPERTY ID# 310012
- 6 TRACT 4
13011 LOWER SEGUIN RD SCHERTZ, TX 78154
DOWIE K. FISCHER AND
CINDY A. FISCHER
VOLUME 13622 PAGES 2403-2407
O.P.R.B.C.T.
TRACT I - 11.880 ACRES
PROPERTY ID# 310013



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- SCHERTZ CITY LIMITS
- O.P.R.B.C.T.
- AREA TO BE ANNEXED INTO THE CITY OF SCHERTZ
- AREA WITHIN THE SCHERTZ CITY LIMITS

LAND USE TABLE

1	BASE RATE LOT
2	BASE RATE LOT
3	BASE RATE LOT
4	UNDEVELOPED LAND
5	RANGE IMPROVED DRYLAND
6	BASE RATE LOT
7	TILLABLE DRY (FARM)
8	R/1 FAMILY HOMESITE SINGLE & TILLABLE DRY (FARM)
9	BASE RATE LOT
10	TILLABLE DRY (FARM) & NON QUALIFYING
11	FLOOD PLAIN, RANGE IMPROVED DRYLAND & PTD LAND TYPE - ORCHARDS
12	R/1 FAMILY HOMESITE SINGLE, TILLABLE IRRIGATED & RANGE IMPROVED DRYLAND
13	TILLABLE DRY (FARM) & RANGE NATIVE PASTURE
14	TILLABLE DRY (FARM)
15	TILLABLE DRY (FARM)
16	TILLABLE DRY (FARM)
17	TILLABLE DRY (FARM)
18	RANGE IMPROVED DRYLAND
19	NON QUALIFYING & RANGE IMPROVED DRYLAND
20	TILLABLE DRY (FARM)
21	BASE RATE LOT
22	RANGE IMPROVED DRYLAND

NOTE:

- 1. NO PORTION OF THIS PROPERTY IF LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F
- 2. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

OWNERS INFORMATION	APPLICANT	SURVEYOR
DONNIE K FISCHER PO BOX 850 STOCKDALE, TX 78160	MILTON & BILLIE FRIESENHAHN 12891 LOWER SEGUIN RD SCHERTZ, TX 78154	DAVID LUDWIG 7519 DELL OAK DR SAN ANTONIO, TX 78218
	PAUL LANDA, JR., PE, CFM MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051	STEPHANIE L. JAMES, RPLS MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5055

- Engineers
- Surveyors
- Planners

DRAWING NAME: ANNEXATION EXHIBIT		
PROJECT NAME: SADDLEBROOK RANCH SUBDIVISION ±213.896 AC. TO BE ANNEXED INTO THE CITY OF SCHERTZ		
PROJECT No.: 19037	DATE: JANUARY 20, 2021	SCALE: 1"=500'

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 135.08 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 11.880 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.



NOTICE OF PUBLIC HEARING

February 9, 2021

Dear Property Owner,

The Schertz City Council at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following items:

Ord. No. 21-A-05 Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 214 acres 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.

Ord. No. 21-S-06 Conduct a public hearing and consideration and/or action on a request to rezone approximately 229 acres of land to Planned Development District (PDD), 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 City Council 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, Senior 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, Senior Planner directly at (210) 619-1782.

Sincerely,

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 21-A-05 & No. 21-S-06

COMMENTS: 309811NAME: Milton Friesenhahn
(PLEASE PRINT)SIGNATURE Milton FriesenhahnSTREET ADDRESS: 12691 Lower Seguin Rd Schertz TX 78154DATE: 2-17-2021

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Sincerely,

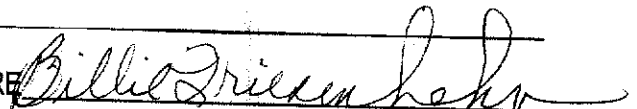
Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 21-A-05 & No. 21-S-06

COMMENTS: 309811NAME: Billie Friesenhahn
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 12691 Lower Seguin Rd Schertz TX 78154DATE: 2-17-2021

NOTICE OF PUBLIC HEARING

February 9, 2021

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Sincerely,

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 21-A-05 & No. 21-S-06

COMMENTS: 309811

NAME: Elizabeth Basha SIGNATURE Elizabeth Basha
(PLEASE PRINT)

STREET ADDRESS: 637 Santa Clara Loop Marion TX 78124DATE: 2-17-2021

NOTICE OF PUBLIC HEARING

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Sincerely,



Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 21-A-05 & No. 21-S-06

COMMENTS: _____

NAME: Katherine Menk

(PLEASE PRINT)

SIGNATURE Katherine Menk

STREET ADDRESS: 12691 Lower Seguin, Schertz

DATE: 2-18-21

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021

Department: Planning & Community Development

Subject: Ordinance No. 21-S-06 - Conduct a public hearing and consideration and/or action on a request to rezone approximately 229 acres of land to Planned Development District (PDD), 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. *First Reading* (B. James, L. Wood, N. Koplyay)

BACKGROUND

Public Notice

Eighteen (18) public hearing notices were mailed to surrounding property owners on January 15, 2021 prior to the Planning and Zoning Commission public hearing, and a public hearing notice was published in the "San Antonio Express" on February 3, 2021 prior to the City Council public hearing. City Staff also sent written notice of the proposed annexation to the Board of Trustees for Schertz-Cibolo-Universal City ISD. At the time of this report staff has received eleven (11) responses in favor of the zone change and one (1) response opposed.

Proposed Zoning

The applicant is proposing to rezone approximately 229 acres of land to Planned Development District (PDD), which will consist of single-family residential uses, commercial uses, and private parkland. Currently, 12.423 acres of the subject property along Lower Seguin Road are located within the City limits and zoned Single-Family Residential Agricultural District (R-A), and the remaining 217.055 acres are outside the City limits and under various delayed annexation development agreements.

According to the proposed Saddlebrook Ranch PDD Development Standards, the subdivision will have three different base zoning districts: the 'SF 55', 'SF 60', and 'SF 70' lot codes will have a base zoning district of Single-Family Residential (R-1), the 'Garden' lot code will have a base zoning district of Garden Home (GH), and the 'Comm' lot code will have a base zoning district of General Business (GB). Please see "Table Two - Dimensional Requirements" within the Saddlebrook Ranch PDD Development Standards for full details on lot sizes and building setback requirements. The proposed mix of detached single-family residential lots would result in a median lot size of 60'x118' (these calculations do not include the 49 garden homes sized at 50'x100').

The PDD also outlines other modifications for residential lots, including a single-story height restriction for 75% of lots abutting arterial roadways; modified width requirements for lots on cul-de-sacs, knuckles, or curves (39' at lot frontage line and 50' at the building setback line); and driveway location restrictions that prevent side orientation and access of lots on street corners. In addition to the 636 single-family residences and 3.43 acres of commercial development shown on the conceptual land use plan, the developer is also proposing to construct 4.82 acres of private parkland that will include active and passive improvements, as well as a trail system that will connect the surrounding neighborhoods through the open space corridors.

The Saddlebrook Ranch PDD Development Standards proposes to modify the regulations for

subdivision entry signs and development signs. The applicant is requesting to increase the maximum area and maximum number of subdivision entry signs, and is requesting to increase the maximum area, maximum height, maximum number, and maximum installation duration of development signs. Please see the sign regulations within the Saddlebrook Ranch PDD Development Standards for full details on the modifications to UDC Sec. 21.11.15 Subdivision Entry Signs and UDC Sec. 21.11.18 Development Signs. Please note that the Development Sign regulations in UDC Sec. 21.11.18 have been split into two different categories: wayfinding signs and model ID signs. Wayfinding signs will give directional cues to drivers to locate the Parks, trail heads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home

The Saddlebrook PDD Development Standards also modify UDC Sec. 21.14.1 Streets to increase the pavement width for a 'Paved Alley' from 20 feet to 24 feet. The remainder of the thoroughfare classifications within the Saddlebrook subdivision will remain consistent with the UDC regulations as amended.

Comprehensive Plan Goals and Objectives

A Comprehensive Land Use Plan Amendment was approved by the Schertz City Council on June 23, 2020, which changed the future land use designations of the 229 acre subject area from the Mixed Use Neighborhood and Agricultural Conservation land use designations to the Single-Family Residential land use designation. Areas classified under the Single-Family Residential land use designation are intended to utilize a traditional neighborhood design that includes a mix of residential uses, as well as limited commercial development to support the daily activities of the development. The proposed zone change meets the goals and objectives of the Single-Family Residential future land use designation, and is therefore in conformance with the Comprehensive Land Use Plan.

Impact to Infrastructure

In order to service the subject property the developer will be obligated to design water and sanitary sewer services throughout the subdivision during the Master Development Process in order to connect to public utility systems. The developer is also proposing to construct a lift station in order to connect the proposed Saddlebrook subdivision to the public sanitary sewer system. The property owner will also be required to dedicate the necessary Right-Of-Way and construct the necessary roadway improvements to fulfill their half of the obligation to improve roads identified on the Master Thoroughfare Plan to their ultimate build-out. Relevant Master Thoroughfare Plan roadways for the proposed Saddlebrook PDD include FM 3009, Lower Seguin Road, and Raf Burnette. In addition, other improvements to existing and planned public roadways and intersections will be identified through the Traffic Impact Analysis Study that will be finalized with the Master Development Plan process.

Impact to Public Facilities/Services

In accordance with Texas Local Government Code (LGC) Chapter 43, the City must provide public services to the land on the effective date of the annexation, which is scheduled to occur roughly simultaneously with the zone change application. However, the impact of providing these services in association with the annexation of the subject property was already accounted for given that the subject properties are currently under delayed annexation development agreements, which all expire in August 2021. Per the original agreement, in August 2021 the subject properties would have been annexed, and thus public services would have been provided to the subject properties. The voluntary annexation application associated with this zoning application will require the City to provide public services approximately six months sooner than originally anticipated, so this proposed zoning application should have a minimal impact on the City's ability to provide public services.

Compatibility with Existing and Potential Adjacent Land Uses

The subject property is currently surrounded by land that is undeveloped or used for agricultural purposes, as well as land utilized for single-family residences. The proposed zone change to PDD, given the single-family residential base zoning throughout most of the subdivision and commercial base zoning at the hard corner of FM 3009 and Lower Seguin Road, is compatible with the existing and potential adjacent land uses.

GOAL

The project goal is to rezone approximately 229 acres of land from Single-Family Residential Agricultural District (R-A) and Development Agreement (DVL)/Outside City limits to Planned Development District (PDD), 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. The Saddlebrook Ranch PDD will consist of single-family residences, limited commercial development, and a network of interconnected private trails, parkland, and open space.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

Staff Recommendation

The proposed zone change to PDD, which proposes a mix of detached single-family residential housing, limited commercial development at the intersection of two arterial roadways on our Master Thoroughfare Plan in order to support the surrounding neighborhood, and an interconnected system of private trails and parkland, would allow the property to develop in accordance with the recently-approved Single-Family Residential future land use designation. Therefore, the proposed zone change meets the goals and objectives of the Comprehensive Land Use Plan.

During the public hearings for the owner-requested comprehensive plan amendment for this subject property, City Council and Mayor Gutierrez spoke at length regarding their vision for residential development in Southern Schertz; they would like to grant the flexibility for property owners and developers to implement smaller lot sizes than previously desired in order to offer single-family residential housing options to Schertz residents at a wider range of price points. City Council has also indicated their preference for Staff to reduce the amount of oversight on neighborhood design elements, allowing property owners to more efficiently develop their land in accordance with evolving market conditions. Therefore, Staff recommends approval of the proposed zone change to Planned Development District (PDD).

Planning and Zoning Commission Recommendation

The Schertz Planning and Zoning Commission met on January 27, 2021 and voted to recommend that City Council deny Ordinance 21-S-06 (ZC2019-010) by a 5-2 vote.

City Staff and the Planning and Zoning Commission had a lengthy discussion regarding the proposed development standards for the Saddlebrook Ranch Subdivision. The Commission's primary concern was the proposed density of the single-family residential subdivision, with the vast majority of the proposed single-family residential lot sizes measuring 55'x125' and 60'x118', in addition to the garden home lots measuring 50'x100'. According to the Saddlebrook Ranch Conceptual Plan, the applicant is proposing to develop 636 lots on the subject property, which the Commission believes is too many given the size and location of the subject properties. The Commission noted that while other Planned Development Districts also proposed smaller lots than what would be typically allowed through city

zoning districts, the other subdivisions had some sort of innovative design elements or increased public benefit that were befitting of a Planned Development District. They believe that Saddlebrook Ranch offers nothing above and beyond typical Schertz development regulations that would balance the proposed density.

City Staff explained that City Council had indicated their preference to allow a greater amount of smaller lot sizes and reduce the amount of oversight on neighborhood design elements in an effort to allow property owners to develop their land as they best see fit for the current market. These discussions on the future of residential development in Southern Schertz occurred during the public hearings for the two property owner requested Comprehensive Plan amendments in 2020. However, the Planning and Zoning Commission noted they have not been given any specific instruction from City Council on whether they should allow Planned Development Districts with the level of density and/or the abbreviated development regulations proposed with the Saddlebrook Ranch subdivision. The Planning and Zoning Commission would like guidance from City Council on how they should be evaluating single-family residential development in relation to density and design regulation.

Other major topics addressed by the Planning and Zoning Commission include the potential road improvements and traffic flow of the subdivision given the proposed density, as well as the construction and operation of the proposed lift station.

FISCAL IMPACT

None

RECOMMENDATION

Staff recommends approval of Ordinance 21-S-06.

Attachments

Ordinance 21-S-06

Ordinance 21-S-06 Exhibit A

Ordinance 21-S-06 Exhibit B

Ordinance 21-S-06 Exhibit C

Aerial Map

Public Hearing Notice Map

Public Hearing Notice Responses

ORDINANCE NO. 21-S-06

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 229 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), 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 rezone approximately 229 acres of land located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, and more specifically described in the Exhibit A and Exhibit B 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 January 27, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to disapprove the requested rezoning according to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

WHEREAS, on February 23, 2021, 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 and Exhibit B, is hereby zoned Planned Development District (PDD)

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 February, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 2nd day of March, 2021.

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;

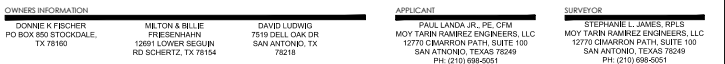
With the southerly boundary of said 70.824 acre tract, South 59 degrees 21 minutes 09 seconds West, a distance of 2042.72 feet to a found 5/8" iron pipe, being the south corner of said 70.824 acre tract, said iron pipe being an angle point of said 135.06 acre tract;

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.

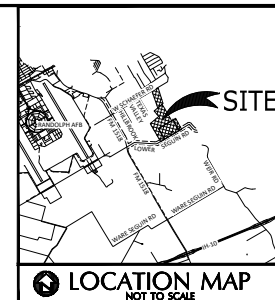
Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



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



	SUBJECT PROPERTY BOUNDARY
	PROPERTY BOUNDARY
	200' NOTIFICATION LINE
	EXISTING CONTOUR
	EXISTING EASEMENT
	SCHERTZ CITY LIMITS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



12746 LOWER SEGUIN RD SCHERTZ, TX 78154
CARLOS GARZA, JR. AND WIFE,
MARGRET L. CARTY
VOLUME 6541 PAGES 807-811
O.P.B.C.T.
2.005 ACRES
PROPERTY ID# 310027

	DEVELOPMENT AGREEMENT (DELAYED ANNEXATION)
	PRE-DEVELOPMENT
	PLANNED DEVELOPMENT
	R-A SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
	PUBLIC USE

1	BASE RATE LOT
2	BASE RATE LOT
3	BASE RATE LOT
4	UNDEVELOPED LAND
5	RANGE IMPROVED DRYLAND
6	BASE RATE LOT
7	TILLABLE DRY (FARM)
8	R/1 FAMILY HOMESITE SINGLE & TILLABLE DRY (FARM)
9	BASE RATE LOT
10	TILLABLE DRY (FARM) & NON QUALIFYING
11	FLOOD PLAIN, RANGE IMPROVED DRYLAND & PTD LAND TYPE - ORCHARDS
12	R/1 FAMILY HOMESITE SINGLE, TILLABLE IRRIGATED & RANGE IMPROVED DRYLAND
13	TILLABLE DRY (FARM) & RANGE NATIVE PASTURE
14	TILLABLE DRY (FARM)
15	TILLABLE DRY (FARM)
16	TILLABLE DRY (FARM)
17	TILLABLE DRY (FARM)
18	RANGE IMPROVED DRYLAND
19	NON QUALIFYING & RANGE IMPROVED DRYLAND
20	TILLABLE DRY (FARM)
21	BASE RATE LOT
22	RANGE IMPROVED DRYLAND
23	R/1 FAMILY HOMESITE SINGLE & RANGE IMPROVED DRYLAND

CONDITION	ZONING	AREA (AC.)
EXISTING	"R-A" & "DVL"	229.478
PROPOSED	"PDD"	229.478

1. NO PORTION OF THIS PROPERTY IF LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F
2. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

A 229.478 ACRES (0.96,004.609 SQUARE FEET) TRACT OF LAND PARTIALLY IN THE CITY OF SCHERTZ, ZACHARY COUNTY, TEXAS, PARTIALLY SITUATED IN THE UNINCORPORATED AREA OF ABSTRACT 187, COUNTY BLOCK NO. 5059, BEING A PORTION OF THE LAND DESCRIBED IN SURVEY NO. 65, ABSTRACT NO. 48, COUNTY BLOCK 5055, AND PARTIALLY SITUATED IN THE UNINCORPORATED AREA OF ABSTRACT NO. 43, COUNTY BLOCK 5056, BEAR COUNTY, TEXAS, AS SHOWN ON A CERTAIN MAP OF SAID TRACT OF LAND BEING COMPRISED OF A PORTION OF A CALLED 155.06 ACER TRACT OF LAND AS BEING UTILIZED BY MARIE WIZKE AND KATHERINE MENK IN SPECIAL ORDER NO. 156, BEARING DATE OF FEBRUARY 1967, PAGE 1756, ALL OF A CALLED 11,880 ACER TRACT OF LAND DESIGNATED AS TRACT I, AND A PORTION OF A CALLED 11,880 ACER TRACT DESIGNATED AS TRACT II, AS CONVEYED TO DAVID NEAL LUDWIG AND JAMES LUDWIG IN EXECUTIVE DISTRIBUTION DEED NO. 156, BEARING DATE OF MARCH 1967, VOLUME 156 OF THE PUBLIC RECORDS OF BEAR COUNTY.

DRAWING NAME:
ZONING EXHIBIT

PROJECT NAME:
SADDLEBROOK RANCH SUBDIVISION

PROJECT No.:	DATE:	SCALE:
19037	DECEMBER 21, 2020	1"=500'

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5055
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SADDLEBROOK RANCH

A Planned Development District
Schertz, Texas

January 2021

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SADDLEBROOK RANCH

A Planned Development District Schertz, Texas

I. General

A. Introduction

Understanding that there would be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, Section 21.5.10, a Planned Development District (**PDD**), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

B. Purpose and Intent

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as Saddlebrook Ranch ("**Saddlebrook**").

C. The Property

The attached metes and bounds (Exhibit "C") place the property within the corporate limits of the City of Schertz upon annexation and Bexar County, Texas. The property is bounded on the north by Raf Burnette Road and on the south by Lower Seguin Road and intersected by the extension of FM 3009. The property contains 217.59 acres of land.

Analysis of the property does not reveal any physical constraints or potential health or safety hazards. Further evaluation of the tract reveals that utilities are available and that the property's demands can be served.

The Overall Recreation and Open Space Master Plan (exhibit "A") are proposed. Such amenities will include both passive and active areas, as well as pathways and hike and bike trails. Multi-purpose walkways will provide links between park areas, open spaces, neighborhood units, a school site, and such amenities as playscapes, sports courts, picnic tables, and natural water features. All of which to promote a safe and pedestrian friendly environment and overall livable community.

Table One – Units and Land Use	
Unit	Land Use
1	SF – 55' Lots & Drainage - Open Space
2	SF – 60' Lots & Drainage - Open Space
3	SF – 70' Lots & Park Area & Drainage - Open Space
4	SF – 60' Lots
5	SF - 70' Lots
6	SF - 55' Lots
7	SF – 60' Lots & Drainage - Open Space
8	SF – 60' Lots & Drainage - Open Space
9	SF – 55' Lots & Garden Home & Park Area
10	SF – 55' Lots & Garden Home & Drainage - Open Space
11	Commercial
12	Lift Station
13	Drainage Easement - Open Space

Affected UDC Articles

II. Zoning Districts (Article 5)

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Plan (Exhibit “B”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are both commercial and residential in character as well as shows parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

A. Single-Family Residential District per the PDD

Each area, as shown and identified on the PDD Master Plan, is comprised of a single-family residential dwelling on four (4) minimum size lots of 6,875 sf for 55-foot wide lots, 7,080 sf for 60-foot wide lots, 8,260 sf for 70-foot wide lots, and a garden home minimum lot size of 5,000 sf. The SF 55, SF 60, & SF 70 residential district areas will be subject to the same zoning regulations as the Single Family Residential District (R-1) in the Schertz UDC, and the Garden residential district areas will be

subject to the same zoning regulations as the Garden Home District (GH) in the Schertz UDC, unless otherwise stated in the following development standards.

B. Commercial District per the PDD

There are approximately 3.427 acres along the Principal Arterial (FM 3009) thoroughfare extension that is considered commercial use. Commercial use areas will be subject to the same land use restrictions as the General Business District (**GB**) as stated in the Schertz UDC 21.5.6 (C) General Business District (GB), unless otherwise stated in the following development standards.

C. Dimensional and Developmental Standards (Section 21.5.7)

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

1. Additional Standards

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two. Such lots designated as residential will have at least the minimum area and width and depth indicated in Table Two of this proposal.

No portion of the main or primary structure on a residential lot may be located any closer to any lot line or to the street right-of-way line than is authorized in Table Two. The front yard setback shall be measured from the property line to the front face of the main or primary building. Eaves and roof line of the main structure may project into any setback line by no more than two (2) feet.

2. Double Frontage Lots

Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side. Access in this case shall mean, but not limited to any opening or gate for use by vehicles or pedestrians.

Table Two – Dimensional Requirements											
		Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max. Ht.	Max. Cover	Keys
SF 55	Single Family	6,875	55	125	30(c)	10	15	2	35	65%(f) 50%(g)	a, c, f, g
SF 60	Single Family	7,080	60	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
SF 70	Single Family	8,260	70	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
Garden	Single Family	5,000	50	100	10	10	10	2	35	75%	a, e
COMM	Commercial	10,000	100	100	25	10	20	(b)	120	80%	b
<p>Key:</p> <p>a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the street side.</p> <p>b. See Article 10 in the Schertz UDC for parking requirements.</p> <p>c. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 25 feet.</p> <p>d. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.</p> <p>e. Garden homes require rear ingress/egress, a 30 foot ROW and a twenty-four paved alley shall be provided.</p> <p>f. One-story homes to have a maximum impervious coverage at 65%.</p> <p>g. Two-story homes to have a maximum impervious coverage at 50%.</p>											

3. Height Restriction for Lots abutting the Principal Arterial (FM 3009) and Lower Seguin Road.

Only 25% of the Lots that abut the Principal Arterial and Lower Seguin Road may be two-story homes.

III. Special Uses (Article 8)

A. Home Owners Association - Section 21.8.1(C)

Even though Saddlebrook is not proposed as a gated community, a Homeowners Association (**HOA**) will be established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hiking trails and multi-use paths within the development's common areas.

B. Architectural Review Committee

The Developer will establish an Architectural Review Committee (**ARC**) which will be responsible for reviewing and approving construction plans for all residential construction within the Saddlebrook PDD. The ARC will consist of members appointed by the Developer until all of the property within the Saddlebrook PDD has been transferred to an independent third party purchaser or to the HOA.

Construction of residential and community amenities within the Saddlebrook PDD shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

IV. Site Design Standards (Article 9)

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

A. Lots (Section 21.9.3)

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD. In addition, the following requirements will apply to this PDD:

- On a residential corner lot, orientation of the dwelling will be forward facing and in similar physical orientation with the other houses next-door and on the same street. Side orientation will not be permitted;
- No driveway cuts or garage access will be permitted from a side orientation of a corner lot;
- The width of a residential lot located on a cul-de-sac, knuckle or curve will be no less than thirty-nine (39) feet wide at the property line, and at least fifty (50) feet wide at the building line.

V. Signs (Article 11)

A. Subdivision Entry Signs (Section 21.11.15)

The provisions of this section shall only apply to entry signs that identify the residential or commercial development associated with this PDD and include the Subdivision Entry Signs, Wayfinding Signs, and Park ID Signs.

1. Subdivision Entry Signs (Section 21.11.15)

Subdivision Entry Signs are two types, being Primary Subdivision Entry Signs and Secondary Entry Signs. Primary Subdivision Entry Signs may be located at both sides of the primary entrance into the subdivision located on FM 3009 which meets up with the connecting road into Rhine Valley. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy-five percent (75%) of the size of the primary entrance sign.

2. Maximum Area

- i. Project Entry Signs:

Primary Subdivision Entry Signs will allow for a maximum area not to exceed one-hundred and eighty-seven (187) square feet per sign face and may consist of a surface with lettering and logo or a combination of both.

3. Subdivision Entry Feature

An entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with the Primary Subdivision Entry Signs, may be constructed at the primary subdivision entrance on FM 3009 and the Secondary Entry locations provided the maximum area per entry sign(s) shall not exceed the square footage noted above.

B. Development Signs (Section 21.11.18)

Development Signs are typically wood, durable plastic, or metal and advertise the community, builders, land uses within the community, and communities within the development. The signs may also be used for providing traffic direction to specific internal destinations. Development signs may be categorized into two types, being Wayfinding Signs and Model ID Signs.

Wayfinding signs will give directional cues to drivers to locate the Parks, trailheads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home.

1. Maximum Area

Wayfinding Signs: Wayfinding Signs are internal to the community, and shall not exceed thirty-two (32) square feet per sign face. These signs will be double-faced and placed perpendicular to the street

2. Maximum Height

Wayfinding Signs: Wayfinding Signs shall not exceed eight (8) feet in height.

Model ID Signs: The Model ID Signs, will allow for a maximum face height of six (6) feet.

3. Number of Signs

Wayfinding Signs: One Wayfinding Signs is allowed per the number of recorded Units.

Model ID Signs: One Model ID Sign may be installed at each Model Home.

4. Duration

Wayfinding Signs: Wayfinding Signs per Unit may be installed at any time after approval and recordation of the Final Plat for each Unit identified on the Master Development Plan (Exhibit "B").

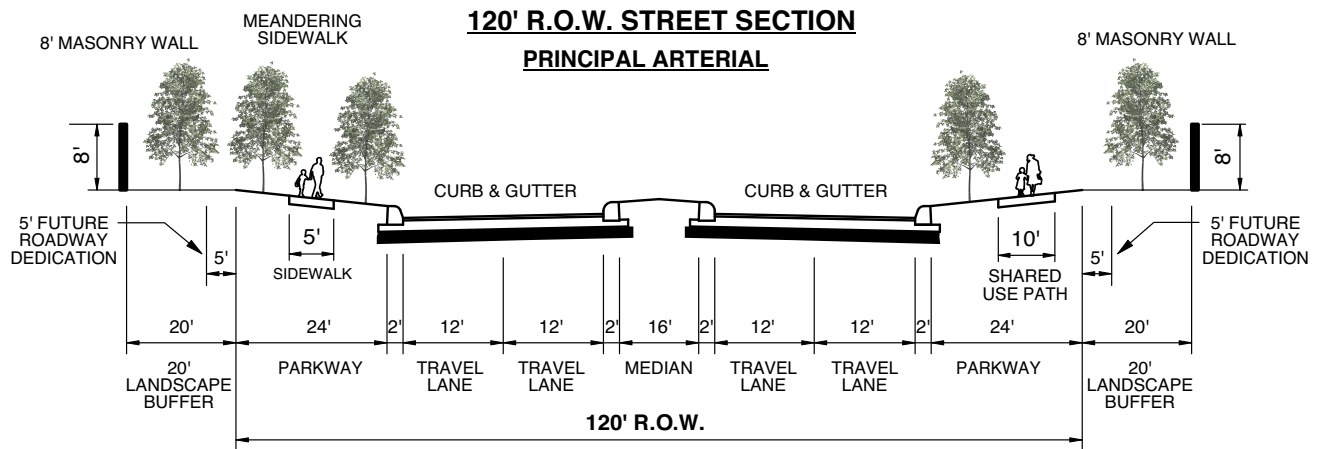
Model ID Signs: The Model ID Signs may be installed at any time after the approval and recordation of the Final Plat of the Unit in which the Model Home resides. The Model ID Signs must be removed when a model home is sold and closes.

VI. Transportation (Article 14)

A. Street Improvement Standards (Section 21.14.1)

Street Improvement Standards for the Saddlebrook master development plan are described in Table Three.

Table Three – Street Improvement Standards					
Classification	ROW	Pavement	Drainage Width	Sidewalk Width	Hike/Bike Trail
Principal Arterial – w/ 10' Future Roadway Dedication	120 feet	48 feet (see Section Drawing)	Curb or Curb and Gutter	5 feet one side	10 feet other side
Collector – Local B Residential	60 feet	42 feet	Curb or Curb and Gutter	5 feet both sides	-
Local Street – Local A Residential	50 feet	30 feet	Curb or Curb and Gutter	5 feet both sides	-
Paved Alley	30 feet	24 feet Rear Ingress/Egress	Curb or Curb and Gutter	None	-



Note: Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story homes.

VII. Amendments to the Planned Development District (PDD)

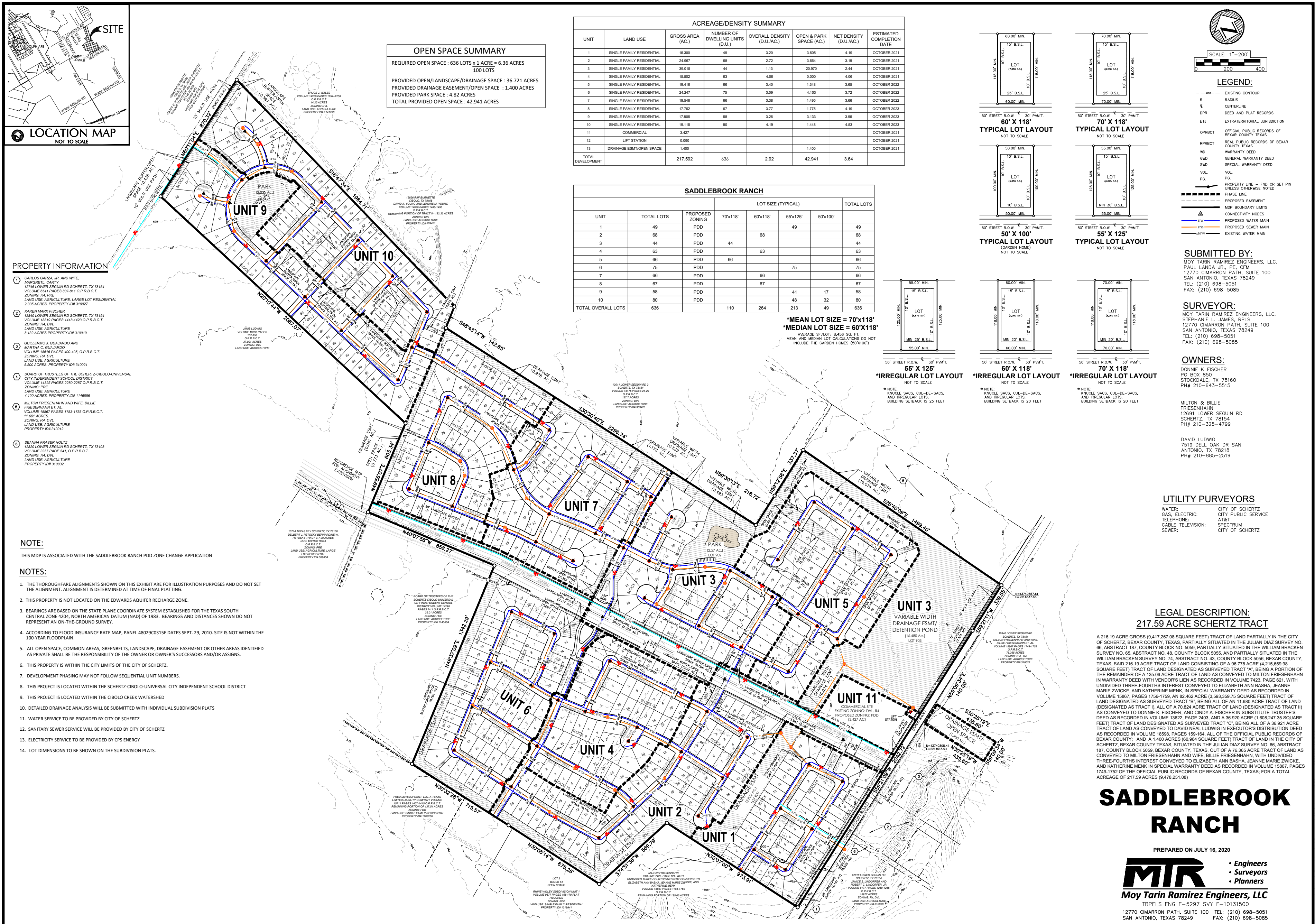
Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.

EXHIBIT "A"
CONCEPTUAL
Overall Recreation
and Open Space Plan

Average Lot Size - 8,456 SF - Excluding Garden Lots

-

EXHIBIT "B"
CONCEPTUAL





• 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:

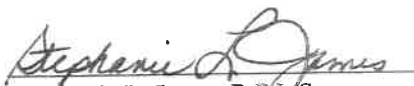
With the southerly boundary of said 11.680 acre tract, South 59 degrees 21 minutes 11 seconds West, a distance of 339.55 feet to a found ½" iron rod, being the south corner of said 11.680 acre tract, being the east corner of said 70.824 acre tract, said iron rod being an angle point in the herein described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

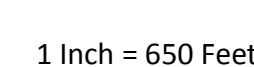
With the southerly boundary of said 70.824 acre tract, South 59 degrees 21 minutes 09 seconds West, a distance of 2042.72 feet to a found 5/8" iron pipe, being the south corner of said 70.824 acre tract, said iron pipe being an angle point of said 135.06 acre tract;

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



NOTICE OF PUBLIC HEARING

January 15, 2021

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, January 27, 2021 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, TX 78154, to consider and make recommendation on the following item:

ZC2019-010 – A request to rezone approximately 229 acres of land to Planned Development District (PDD), 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 Koplyay, Senior Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail nkoplyay@schertztx.com. If you have any questions please feel free to call Nick Koplyay, Senior Planner directly at (210) 619-1782.

Sincerely,

Nick Koplyay

Nick Koplyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2019-010

COMMENTS: _____

NAME: Bob Lindorfer
(PLEASE PRINT)

SIGNATURE

[Signature]

STREET ADDRESS: 12816 Lower Seguin Rd

DATE: 1/26/2021

NOTICE OF PUBLIC HEARING

January 15, 2021

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Sincerely,

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2019-010

COMMENTS:

NAME: Katherine Menk SIGNATURE Katherine Menk
(PLEASE PRINT)STREET ADDRESS: 12691 Lower Seguin Rd, SchertzDATE: 1-21-21

NOTICE OF PUBLIC HEARING

January 15, 2021

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Sincerely,



Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2019-010**

COMMENTS: owner Property ID 309811

NAME: Billie Friesenhahn SIGNATURE: Billie Friesenhahn
(PLEASE PRINT)

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

DATE: Jan 20, 2021

NOTICE OF PUBLIC HEARING

January 15, 2021

Dear Property Owner,

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2019-010

COMMENTS: owner Property ID 309811

NAME: Elizabeth Basha SIGNATURE Elizabeth Basha
(PLEASE PRINT)

STREET ADDRESS: 637-Santa Clara Loop, Marlon TX 78124

DATE: 1-21-2021

NOTICE OF PUBLIC HEARING

January 15, 2021

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Sincerely,

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2019-010COMMENTS: Owner Property ID 309811NAME: JEANNE ZWICKE
(PLEASE PRINT)SIGNATURE jeanne zwickeSTREET ADDRESS: 1545 GIN RD SEGUIN, TX 78155DATE: 1-21-21

NOTICE OF PUBLIC HEARING

January 15, 2021

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Sincerely,

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for ZC2019-010COMMENTS: owner Property ID 309811NAME: Milton Friesenhahn SIGNATURE Milton Friesenhahn
(PLEASE PRINT)STREET ADDRESS: 12091 Lower Seguin Rd Schertz, TX 78154DATE: Jan 20, 2021

NOTICE OF PUBLIC HEARING

January 15, 2021

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2019-010**

COMMENTS: _____

NAME: Donnie Fischer
(PLEASE PRINT)

SIGNATURE Donnie Fischer

STREET ADDRESS: 13011 Lower Seguin Road

DATE: 1-20-2021

NOTICE OF PUBLIC HEARING

January 15, 2021

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2019-010**

COMMENTS: _____

NAME: Cindy Fischer
(PLEASE PRINT)

SIGNATURE *Cindy Fischer*

STREET ADDRESS: 13011 Lower Seguin Road

DATE: 1-20-2021

NOTICE OF PUBLIC HEARING

January 15, 2021

Dear Property Owner,

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Sincerely,

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2019-010**COMMENTS: I am very much in favor of request ZC2019-010NAME: Alfred L. Fluitt SIGNATURE Alfred L. Fluitt
(PLEASE PRINT)STREET ADDRESS: 538 Appaloosa Run, Round Mt, Tx 78663DATE: Jan. 23, 2021

NOTICE OF PUBLIC HEARING

January 15, 2021

Dear Property Owner,

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **ZC2019-010**

COMMENTS: _____

NAME: Dawn Wakes SIGNATURE *Dawn Wakes*
(PLEASE PRINT)

STREET ADDRESS: 12700 Laf Burmette

DATE: 1-22-21

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for ZC2019-010

COMMENTS: _____

NAME: DAVID LUDWIG SIGNATURE *David Ludwig*
(PLEASE PRINT)

STREET ADDRESS: 12572 RAF BURNETTE SCHERTZ, TX

DATE: 1/20/2021

Reply Form

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for **ZC2019-010**

COMMENTS: _____

NAME: Janis K. Ludwig SIGNATURE Janis K Ludwig
(PLEASE PRINT)

STREET ADDRESS: 403 Woodcrest Dr. San Antonio, TX 78209

DATE: 1-19-2021

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



schertz.com

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: City Secretary
Subject: 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/S. Hall)

BACKGROUND

Staff will provide Council with an update regarding the COVID-19 Virus. Discussion will include the recent Executive Order 29 relating to the use of face coverings.

Attachments

Revised 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, 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 originally 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 the Disaster Declaration put in place by Governor Abbott for the State of Texas expires.
- 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 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 11. 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 23rd DAY
OF JUNE 2020.**

CITY OF SCHERTZ, TEXAS

By: _____

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: Fire Department
Subject: Winter Weather Emergency Declaration of Local Disaster for Schertz, Texas - Workshop discussion and update regarding the Winter Weather Emergency Response, our Declaration of Local Disaster, and impacts of power outages on our residents and water system. (M. Browne/C. Kelm/K. Long/S. Hall)

BACKGROUND

A rare winter storm severely impacted the entire 254 counties in the State of Texas. On February 12, 2021, Governor Abbott declared a state of disaster. The critical impacts of the storm included large amounts of wintry precipitation and extreme low temperatures which extended over the course of 5 days. The impact of the precipitation and temperatures were exasperated by the widespread nature and extended duration of the storm.

On Tuesday, February 16th, the City of Schertz declared a local disaster due to the winter weather. The extended low temperatures across the entire state significantly increased the demand on the State's power grid. This increase in demand forced state wide mandatory power outages. These outages further impacted residents by affecting the water supply systems.

Additionally, all three public safety departments (Fire, Police, and EMS) saw a sharp increase in demand for service responding to numerous icy road conditions, motor vehicle accidents, water emergencies, and EMS calls.

The Public Works Department also operated on a 24-hour schedule. The Streets and Drainage Divisions treated icy conditions on roadways, bridges, and overpasses. Fleet ensured vehicle functionality and fuel availability. The Water Division worked to ensure the City's water supply did not succumb to the stress of the rolling power outages. Utility Billing, provided critical assistance in water shutoffs for those with broken pipes.

GOAL

Update the community regarding the recent events.

COMMUNITY BENEFIT

Through this unprecedented event, the City's Public Safety and Public Works Departments were fully engaged in mitigating the impact of this unprecedented storm and the impacts the extended power outages.

SUMMARY OF RECOMMENDED ACTION

None.

FISCAL IMPACT

The fiscal impact of this event is unknown at this time, but will be captured within a couple of weeks.

RECOMMENDATION

There is no recommendation associated with this item.

Attachments

Winter Weather Emergency Declaration

WINTER WEATHER EMERGENCY
DECLARATION OF LOCAL DISASTER FOR SCHERTZ, TEXAS

WHEREAS, on February 12, 2021, Governor Greg Abbott certified that severe winter weather poses an imminent threat of widespread and severe property damage, injury, loss of life due to prolonged freezing temperatures, heavy snow, and freezing rain statewide and declared a state of disaster in all 254 counties; and

WHEREAS, the severe weather has moved into the City of Schertz and has lead to prolonged loss of electrical power, dangerous road surfaces, and unsafe infrastructure within the City, threatening the lives of all residents; and

WHEREAS, the Mayor urges all residents to stay at home if they can, to seek shelter, avoid driving if possible, and to take all cautionary measures to ensure the safety of all persons and animals in their care.

NOW, THEREFORE, BE IT ORDERED BY THE MAYOR OF SCHERTZ, TEXAS:

Section 1. A local state of disaster caused by the winter weather emergency is declared for Schertz, pursuant to Section 418.108(a) of the Texas Government Code.

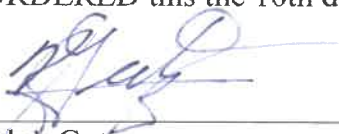
Section 2. Pursuant to Section 418.108(b) of the Government Code, this local state of disaster prompted by this winter weather emergency shall continue for a period of not more than seven days from the date of the declaration unless continued or renewed by consent of the City Council of Schertz.

Section 3. Pursuant to Section 418.108(c) of the Texas Government Code, this declaration of a local state of disaster due to the winter weather emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

Section 4. Pursuant to Chapter 418.108(d) of the Texas Government Code, this declaration of a local state of disaster due to this winter weather emergency activates the City of Schertz Emergency Management Plan.

Section 5. This Declaration shall take effect immediately.

ORDERED this the 16th day of February 2021.



Ralph Gutierrez
City of Schertz, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: Finance
Subject: Mayor and Council Compensation. (B. James/J. Walters)

BACKGROUND

Ordinance 08-G-31 provides for annual pay adjustments based on the January Consumer Price Index (CPI) for the South Region. The CPI report for January was released mid-February and stated a CPI change of 1.6%. Per the ordinance, Council's compensation would be increased by that amount.

The ordinance also states Council may decline any increases by notifying the City Manager. The pay change is planned to take effect March 19 and notification of decline should be by March 12, 2021. If no notification of decline is received, the council's pay amount will increase by 1.6%.

GOAL

N/A

COMMUNITY BENEFIT

N/A

SUMMARY OF RECOMMENDED ACTION

N/A

FISCAL IMPACT

Mayor total compensation would increase from \$252.20 to \$256.24 paid every two weeks.

Councilmember total compensation would increase from \$154.14 to \$156.06 paid every two weeks.

This increase should be in line with the adopted budget.

RECOMMENDATION

N/A

Attachments

Mayor & Council Pay Changes 2021
January CPI South 2021

Date: 2/23/2021

From: Finance Department

To: Mayor and Councilmembers

Subject: Mayor and Council Compensation

Ordinance 08-G-31 provides for annual pay adjustments based on the January Consumer Price Index (CPI) for the South Region. The CPI report for January was released mid-February.

Below is a table show the CPI percentage change and the combined compensation and allowance amounts per pay period.

	2020	2021
Mayor	\$ 252.20	\$ 256.24
Council	\$ 154.14	\$ 156.06
CPI		1.6%

For the pay date of March 19, 2021, Mayor and Councilmember pay will be set to the 2021 amounts shown in the table. There will be no retroactive adjustment to the pay amount.

Ordinance 08-G-31 allows for the Mayor or Councilmembers to opt out of the pay change by submitting a letter with this intent to the City Manager. If you would like to remain at your current pay level please notify the City Manager by March 12, 2021.

Thank you,

James Walters
Director of Finance



For Release: Wednesday, February 10, 2021

21-230-ATL

SOUTHEAST INFORMATION OFFICE: Atlanta, Ga.

Technical information: (404) 893-4222 BLSInfoAtlanta@bls.gov www.bls.gov/regions/southeast

Media contact: (404) 893-4220

Consumer Price Index, South Region – January 2021

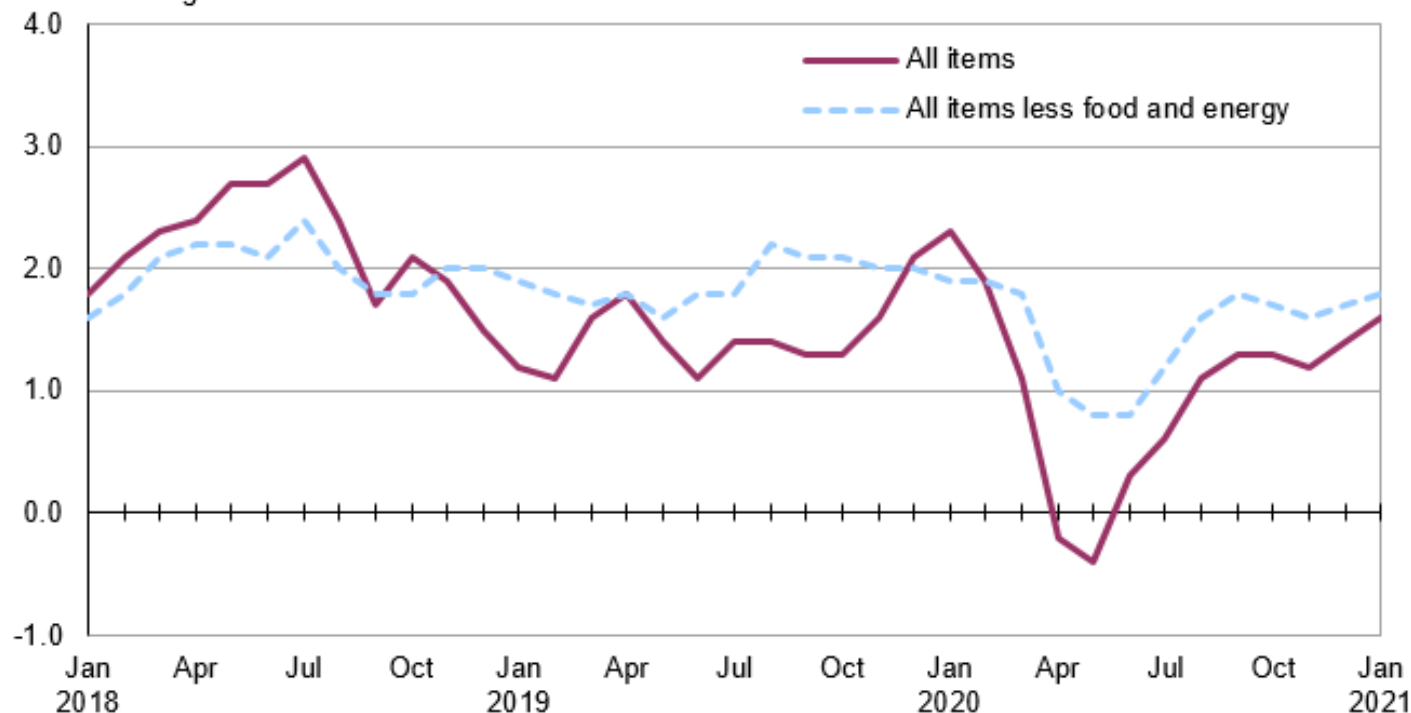
Prices in the South up 0.5 percent over the month and 1.6 percent over the year

The Consumer Price Index for All Urban Consumers (CPI-U) for the South rose 0.5 percent in January, the U.S. Bureau of Labor Statistics reported today. The energy index increased 3.7 percent over the month, while the index for all items less food and energy edged up 0.3 percent. The food index rose 0.5 percent in January. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes reflect the impact of seasonal influences.)

The all items CPI-U for the South rose 1.6 percent for the 12 months ending January 2021. The index for all items less food and energy increased 1.8 percent over the past year, while the food index advanced 3.7 percent. In contrast, the energy index declined 3.8 percent over the past 12 months. (See [chart 1](#) and [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, South region, January 2018–January 2021

Percent change



Source: U.S. Bureau of Labor Statistics.

Food

The food index rose 0.5 percent in January. The food at home index and the food away from home index increased over the month, up 0.5 percent and 0.4 percent, respectively.

The food index advanced 3.7 percent for the 12 months ending in January, reflecting increases in the food at home (3.7 percent) and food away from home (3.6 percent) indexes.

Energy

The energy index increased 3.7 percent in January, reflecting an 8.3-percent increase in the gasoline index. The electricity index edged down 0.2 percent in January, while the utility (piped) gas service index declined 0.3 percent over the month.

The energy index declined 3.8 percent for the 12 months ending in January, reflecting an 8.3-percent fall in the gasoline index. The utility (piped) gas service index increased 4.0 percent over the past year, while the electricity index rose 0.4 percent.

All items less food and energy

The index for all items less food and energy rose 0.3 percent in January. Several indexes increased over the month, including shelter (0.3 percent) and medical care (0.8 percent).

The index for all items less food and energy increased 1.8 percent for the 12 months ending in January, led by a 2.0-percent increase in the shelter index. Over the past year, the used cars and trucks index jumped 9.5 percent, while the medical care index advanced 2.4 percent—reflecting a 3.3-percent increase in the medical care services index. Apparel (-3.3 percent) was among the indexes to decline over the year.

Geographic divisions

Additional price indexes are now available for the three divisions of the South. Over the month, the all items CPI-U advanced 0.9 percent in the East South Central division. The all items index also increased in the South Atlantic and West South Central divisions in January, up 0.5 percent and 0.4 percent, respectively.

Over the year, the all items index advanced 2.2 percent in the East South Central division. The all items index rose 1.8 percent in the South Atlantic division and 1.0 percent in the West South Central division.

Table A. South region CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2017		2018		2019		2020		2021	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January.....	0.5	2.6	0.5	1.8	0.2	1.2	0.3	2.3	0.5	1.6
February.....	0.2	2.8	0.6	2.1	0.5	1.1	0.2	1.9		
March.....	0.0	2.2	0.2	2.3	0.7	1.6	-0.1	1.1		
April.....	0.2	2.0	0.4	2.4	0.5	1.8	-0.8	-0.2		
May.....	0.0	1.7	0.3	2.7	-0.1	1.4	-0.2	-0.4		
June.....	0.2	1.5	0.2	2.7	-0.1	1.1	0.6	0.3		
July.....	-0.2	1.6	0.0	2.9	0.3	1.4	0.6	0.6		
August.....	0.4	1.9	-0.1	2.4	-0.1	1.4	0.4	1.1		
September.....	0.7	2.4	0.0	1.7	0.0	1.3	0.2	1.3		
October.....	-0.2	2.0	0.2	2.1	0.2	1.3	0.1	1.3		
November.....	-0.1	2.1	-0.3	1.9	0.0	1.6	-0.1	1.2		
December.....	-0.1	1.8	-0.5	1.5	0.0	2.1	0.2	1.4		

The Consumer Price Index for February 2021 is scheduled to be released on Wednesday, March 10, 2021 at 8:30 a.m. (ET).

Coronavirus (COVID-19) Impact on January 2021 Consumer Price Index Data

Data collection by personal visit for the Consumer Price Index (CPI) program has been suspended since March 16, 2020. When possible, data normally collected by personal visit were collected either online or by phone. Additionally, data collection in January was affected by the temporary closing or limited operations of certain types of establishments. These factors resulted in an increase in the number of prices considered temporarily unavailable and imputed. While the CPI program attempted to collect as much data as possible, many indexes are based on smaller amounts of collected prices than usual, and a small number of indexes that are normally published were not published this month. Additional information is available at www.bls.gov/covid19/effects-of-covid-19-pandemic-on-consumer-price-index.htm.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total U.S. population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total U.S. population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 6,000 housing units and approximately 22,000 retail establishments—department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date; for most of the CPI-U the reference base is 1982-84 equals 100. An increase of 7 percent from the reference base, for example, is shown as 107.000. Alternatively, that relationship can also be expressed as the price of a base period market basket of goods and services rising from \$100 to \$107. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the CPI section of the BLS Handbook of Methods available on the internet at www.bls.gov/opub/hom/cpi/.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater

volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The **South region** is comprised of Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods South (1982-84=100 unless otherwise noted)

Item and Group	Indexes			Percent change from-		
	Nov. 2020	Dec. 2020	Jan. 2021	Jan. 2020	Nov. 2020	Dec. 2020
Expenditure category						
All Items.....	250.255	250.693	252.067	1.6	0.7	0.5
All items (December 1977=100).....	405.948	406.658	408.888	-	-	-
Food and beverages	264.708	264.929	266.178	3.5	0.6	0.5
Food	266.363	266.717	268.038	3.7	0.6	0.5
Food at home	248.472	248.420	249.764	3.7	0.5	0.5
Cereal and bakery products	289.993	290.178	290.597	3.8	0.2	0.1
Meats, poultry, fish, and eggs.....	259.046	257.114	258.919	4.6	0.0	0.7
Dairy and related products	229.524	231.963	231.092	3.8	0.7	-0.4
Fruits and vegetables	288.455	287.711	293.002	2.4	1.6	1.8
Nonalcoholic beverages and beverage materials.....	173.863	173.569	176.653	3.7	1.6	1.8
Other food at home	219.127	220.064	218.937	3.8	-0.1	-0.5
Food away from home.....	295.680	296.626	297.930	3.6	0.8	0.4
Alcoholic beverages	241.455	239.884	240.168	0.4	-0.5	0.1
Housing	251.126	251.340	252.143	1.9	0.4	0.3
Shelter	291.301	291.652	292.522	2.0	0.4	0.3
Rent of primary residence	307.514	308.157	308.875	2.7	0.4	0.2
Owners' equiv. rent of residences(1).....	294.448	295.103	295.773	2.4	0.4	0.2
Owners' equiv. rent of primary residence(1)	294.446	295.102	295.774	2.4	0.5	0.2
Fuels and utilities.....	242.207	242.278	242.209	1.6	0.0	0.0
Household energy	192.472	192.226	191.945	0.9	-0.3	-0.1
Energy services.....	192.880	192.567	192.128	0.9	-0.4	-0.2
Electricity	190.057	189.435	189.034	0.4	-0.5	-0.2
Utility (piped) gas service	195.726	197.490	196.832	4.0	0.6	-0.3
Household furnishings and operations	126.908	126.780	127.819	1.6	0.7	0.8
Apparel	124.596	122.932	124.118	-3.3	-0.4	1.0
Transportation	202.005	203.954	206.520	-0.6	2.2	1.3
Private transportation	201.983	204.288	207.214	0.1	2.6	1.4
New and used motor vehicles(2).....	106.027	105.825	105.194	4.1	-0.8	-0.6
New vehicles	153.609	154.331	155.094	0.7	1.0	0.5
New cars and trucks(2)(3).....	104.582	105.073	105.596	0.7	1.0	0.5
New cars(3).....	152.070	152.771	153.652	0.4	1.0	0.6
Used cars and trucks.....	153.497	151.978	150.478	9.5	-2.0	-1.0
Motor fuel	170.948	179.237	194.099	-8.4	13.5	8.3
Gasoline (all types).....	169.958	178.186	193.021	-8.3	13.6	8.3
Unleaded regular(3)	164.181	172.657	187.486	-8.5	14.2	8.6
Unleaded midgrade(3)(4)	198.764	205.825	220.045	-6.9	10.7	6.9
Unleaded premium(3).....	200.920	205.790	218.975	-6.9	9.0	6.4
Motor vehicle insurance(5).....	899.496	921.782	929.296	-3.4	3.3	0.8
Medical care	490.370	489.780	493.592	2.4	0.7	0.8
Medical care commodities.....	348.368	348.391	348.707	-1.2	0.1	0.1
Medical care services.....	538.444	537.648	542.638	3.3	0.8	0.9
Professional services	374.973	375.268	379.388	3.3	1.2	1.1
Recreation(2).....	122.364	122.526	123.295	1.5	0.8	0.6
Education and communication(2).....	136.393	136.554	136.575	2.0	0.1	0.0
Tuition, other school fees, and child care(5) ..	1,374.115	1,374.049	1,376.880	1.4	0.2	0.2
Other goods and services	446.410	446.748	447.634	2.7	0.3	0.2
Commodity and service group						
All Items.....	250.255	250.693	252.067	1.6	0.7	0.5
Commodities	183.795	184.216	186.048	1.3	1.2	1.0

Note: See footnotes at end of table.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods South (1982-84=100 unless otherwise noted) - Continued

Item and Group	Indexes			Percent change from-		
	Nov. 2020	Dec. 2020	Jan. 2021	Jan. 2020	Nov. 2020	Dec. 2020
Commodities less food and beverages	147.022	147.498	149.460	0.0	1.7	1.3
Nondurables less food and beverages	183.639	185.081	189.849	-2.8	3.4	2.6
Nondurables less food, beverages, and apparel	220.166	223.325	230.151	-2.7	4.5	3.1
Durables	110.146	110.016	110.160	2.8	0.0	0.1
Services	317.392	317.840	318.698	1.9	0.4	0.3
Rent of shelter(1)	299.371	299.735	300.597	2.1	0.4	0.3
Transportation services	352.057	353.988	351.566	-2.4	-0.1	-0.7
Other services	357.070	357.249	358.365	2.2	0.4	0.3
Special aggregate indexes						
All items less medical care	237.206	237.692	238.940	1.6	0.7	0.5
All items less food	247.527	247.976	249.358	1.3	0.7	0.6
All items less shelter	235.344	235.817	237.389	1.4	0.9	0.7
Commodities less food	149.810	150.237	152.166	0.0	1.6	1.3
Nondurables	222.055	222.912	225.994	0.6	1.8	1.4
Nondurables less food	186.718	187.977	192.468	-2.6	3.1	2.4
Nondurables less food and apparel	220.972	223.690	229.893	-2.4	4.0	2.8
Services less rent of shelter(1)	350.049	350.613	351.495	1.6	0.4	0.3
Services less medical care services	297.631	298.171	298.701	1.7	0.4	0.2
Energy	178.100	181.834	188.611	-3.8	5.9	3.7
All items less energy	258.926	259.037	259.880	2.1	0.4	0.3
All items less food and energy	258.059	258.129	258.890	1.8	0.3	0.3
Commodities less food and energy commodities	147.327	146.835	147.250	1.4	-0.1	0.3
Energy commodities	174.532	182.870	197.867	-8.3	13.4	8.2
Services less energy services	330.573	331.099	332.092	1.9	0.5	0.3

Footnotes

(1) Indexes on a December 1982=100 base.

(2) Indexes on a December 1997=100 base.

(3) Special index based on a substantially smaller sample.

(4) Indexes on a December 1993=100 base.

(5) Indexes on a December 1977=100 base.

- Data not available.

Regions defined as the four Census regions. South includes Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

CITY COUNCIL MEMORANDUM

City Council Meeting: February 23, 2021
Department: Economic Development Corporation
Subject: SEDC Annual Report FY 2019-2020. (M. Browne/A. Perez)

BACKGROUND

n/a

Attachments

SEDC Annual Report



ANNUAL REPORT

CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION
FISCAL YEAR 2019-20

MISSION | To grow the Schertz economy through Projects. Specifically, we pursue Projects that focus on the creation/retention of Primary Jobs and Infrastructure Improvements.

SCHERTZ
ECONOMIC DEVELOPMENT CORPORATION



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The **Annual Report** provides an overview of the City of Schertz Economic Development Corporation's activities for the 2019-20 fiscal year (October 1, 2019 to September 30, 2020).

SEDC Board and Staff

Paul Macaluso | Roy Richard | Sammi Morrill
| Jesse Hamilton | Benjamin McDaniel | Bryan
Snowden | Jesse Carrasco | Adrian G. Perez |
Jennifer Kolbe | Patty Horan | Drew Vincent

Publish Date | December 2020

QR Codes | This report provides several QR Code links to additional Schertz resources. The reader assumes all risk inherent in following links. If a link is broken, please contact the SEDC for assistance.



A YEAR OF RESILIENCE

In response to the impacts of the COVID-19 Pandemic, the City of Schertz Economic Development Corporation (SEDC) adapted its programs towards the continued development of Schertz as the premier choice for new investment in the region.

- **Industry Recruitment:** The SEDC deepened its investment in digital marketing and Customer Relationship Management (CRM) tools to establish stronger and deeper relationships with new, existing, and potential projects and stakeholders over time.
- **Business Retention and Expansion (BRE):** The SEDC launched a COVID-19 Business Resource web page and initiated direct outreach to over 100 local Primary Employers to provide technical assistance and immediate access to incentive dollars through existing SEDC programs.

Much like the State of Texas, the City of Schertz demonstrated through the pandemic a core belief in governing in a manner that balances personal liberty with public accountability. These principles are what have driven our community forward through these uncertain times and at the core of a thriving pro-business, pro-growth community.

The coming year will no doubt see its challenges. However, the SEDC is ready to adapt to the changing landscape with new policies, partners, and programs to support our community's continued rapid growth. Looking forward, the SEDC will continue to live out these values and work in partnership with the City Council on the enhancement of economic development incentive policy and strategic use of the SEDC Reserve Fund, resulting in more and better jobs and investment as our Country, State, and region rebound from the effects of this historic event.

On behalf of the entire SEDC Board of Directors and staff, we invite you to explore our economic development progress over the past year.

OUR MISSION

The mission of the City of Schertz Economic Development Corporation (SEDC) is to grow the Schertz economy through Projects. Specifically, we pursue Projects that focus on the creation/retention of Primary Jobs and Infrastructure Improvements.

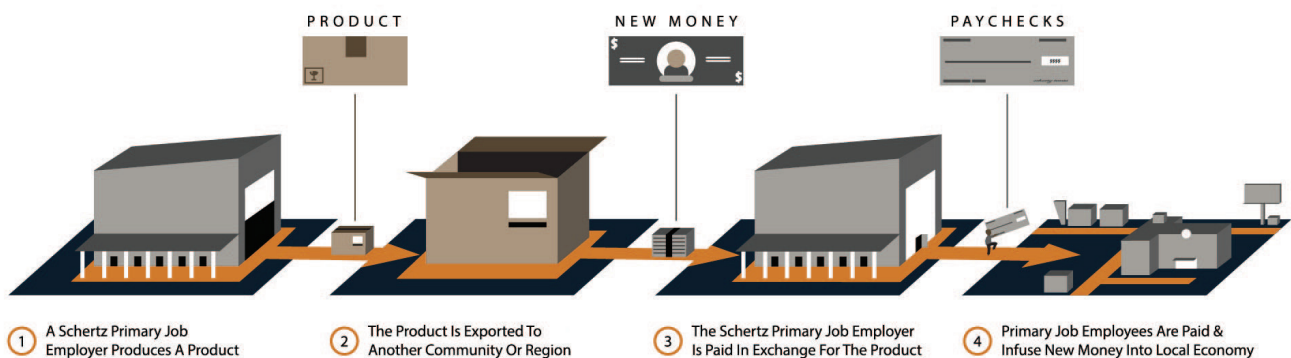
PRIMARY JOBS

One of our mission's key elements involves **Primary Jobs** - jobs that produce goods/services for customers that are predominantly outside the region and defined by Local Government Code 501.002 (12). Primary Jobs create new money for our community by exporting products. Once an employer is paid for these Primary Job-produced goods/services, the new money is redistributed into the community through wages paid to employees; capital investments, tax payments to the City, local school districts, and counties, and through payments to local suppliers.

Schertz is fortunate to have a variety of **Primary Job Employers** - companies that create Primary Jobs. In Schertz, examples of companies that create Primary Jobs are associated with our key industries of manufacturing, warehouse and distribution, and e-commerce because they export goods/services to regional, statewide, national, or international markets.

CalTex Protective Coatings is an example of a Schertz company that creates Primary Jobs. They manufacture sealants and other car-care detailing products. These products are exported to other markets, such as Kansas City, and new money is created in Schertz. This is what creates and maintains the flow of new wealth into our community.

On the other hand, an example of a business sector that does not create Primary Jobs is retail or medical. In general, purchases made at a local shopping center or payments made when visiting the doctor generally use existing money to pay for those goods or services. These businesses rely on new money created through the companies that generate Primary Jobs to fuel our local economy.

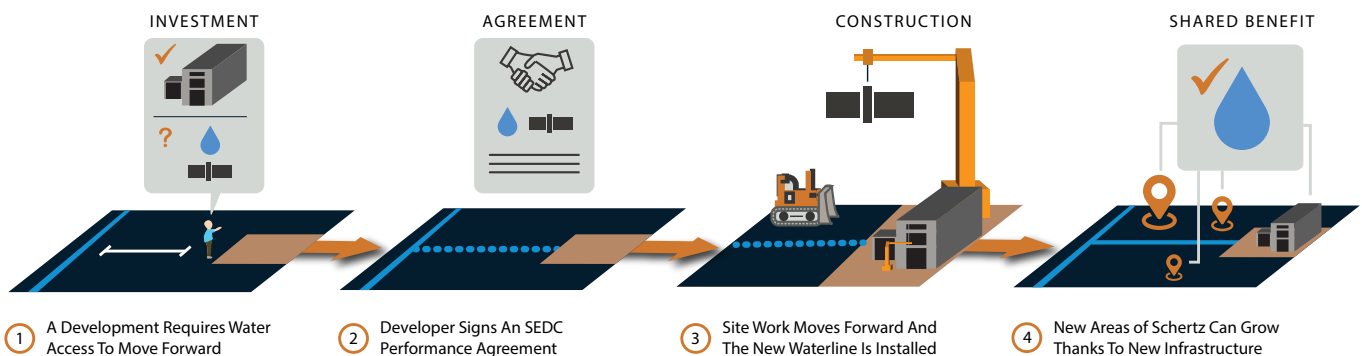


INFRASTRUCTURE IMPROVEMENTS

The second piece of our mission's focus on Projects involves **Infrastructure Improvements** - the basic physical and organizational structures that support the city as defined by Local Government Code LGC 501.103. Infrastructure is a term that most are familiar with, and their improvement benefits our entire community. Infrastructure Improvements can include utilities (water, sewer, electrical, gas), streets & roads, site enhancements, drainage, rail, and other related improvements needed to construct a commercial building.

The saying "development follows infrastructure" is a great summary of why the SEDC prioritizes this financial assistance type. Through Infrastructure Investments, the SEDC can work with partners to open new city areas for development activity. In turn, these investments allow the city to receive new revenues through property and sales tax, which support provision of local services like emergency response. Infrastructure Improvements also has the potential to maximize investment; working with the private sector can streamline construction, make large scale development more cost effective, and build up areas of the community without affecting the City's General Fund.

Titan Development's Schertz 312 project is an example of how the SEDC pursues Infrastructure Improvements. Titan owns 312 acres of land but needed infrastructure in place to attract tenants to the area. This project offered the chance for the SEDC to invest a minimum amount while receiving a high return from the community perspective. The SEDC assisted with road and utility installation, and in return, Titan is required to attract a 1 million square foot user to the newly accessible site. This is in addition to the hundreds of acres that can now be built to accommodate new business.



RECRUITMENT



View of FabTech 2019 in Chicago, one city where the SEDC met with companies for recruitment efforts. Photo courtesy of FabTech.



DIRECT TO DIGITAL

The SEDC actively engages new Primary Job Employers and key site selection decision makers through national recruitment events included attending trade shows, networking events, one-on-one company visits, and facility tours. The SEDC established a goal of 12 Recruitment Events and was able to execute 4 in Atlanta, Boston, Chicago, and New York. However, as COVID-19's impact on the economy grew and planned Recruitment Events moved from postponements to cancellations, the SEDC pivoted to a digital engagement approach.

The SEDC reallocated funding from travel and recruitment events to digital marketing and a Customer Relationship Management (CRM) system. Ensuring that virtual/digital interaction could be facilitated in larger numbers and over longer periods as projects develop. In addition to minimizing physical interactions in a pandemic, this transition to a more virtual approach for the near future helped refine the SEDC's lead generation strategy. With the temporary suspension of recruitment events, the SEDC reallocated resources to invest in new tools to monitor companies demonstrating growth signals. These tools allow the SEDC to segment leads by industry, location preference, and timeline. This approach supplements the top of our recruitment pipeline with companies with either a validated project and timeline or demonstrating growth signals.

Summary: The pandemic created an opportunity to further invest in tools and technology to supplement the development of project leads and prospects and support the continuity of program operations. Schertz now can market itself and manage relationships with growing companies across the country as part of its lead generation strategy.

40+

**GROWTH
COMPANIES
REACHED
THROUGH
DIGITAL
MARKETING
CAMPAIGNS**

The SEDC uses the following 'pipeline' to monitor companies as they move through the site selection process. This process allows the SEDC to effectively follow up on each project and help where appropriate.

LEAD

Company considering expansion/relocation

INQUIRY

Company seeking Schertz information

PROSPECT

Company that has shortlisted Schertz

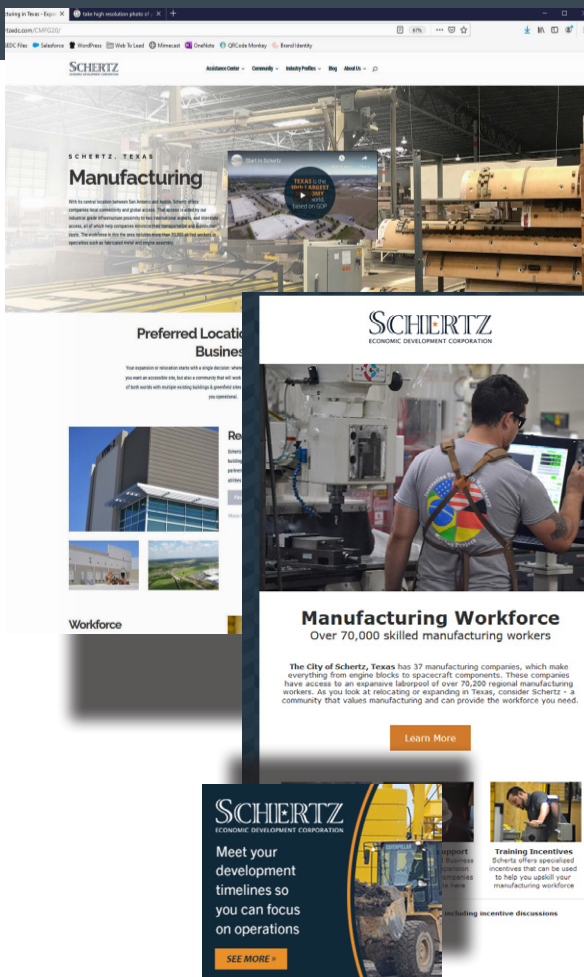
LOCATES

Company that has located in Schertz

	Recruitment Events*	Inquiries	Prospects
Goal	12	160	55
Total	3	87	26

* Recruitment events canceled due to COVID-19 Pandemic.

DIGITAL MARKETING



Due to the temporary suspension of in-person recruitment events, the SEDC invested in new tools to monitor and market to companies demonstrating growth signals.

These tools also allow staff to segment out leads by industry, location preference, and timeline. Based on this information, the SEDC serves digital ads linked to our website to track engagement from targeted companies.

This new approach improves our previous efforts: as an enhancement to attending recruitment events and serving geofenced ads to attendees that may or may not be considering relocation/expansion, we now are filling the top of our recruitment pipeline with companies that have signaled movement interest. This allows us to pursue qualified leads and be efficient with staff time and SEDC financial resources.



Watch the SEDC Video

Video is one way that the SEDC visually promotes our community. Scan this QR code with your phone to see our latest overview video!

NEXUS MEDICAL

Nexus, a health care & insurance clinical review company, built their new headquarters in Schertz. This 36,450 sf state-of-the-art facility is located at 5600 Schertz Parkway.

- 4 Acre Development
- 100+ Employees
- 36,450 Square Feet



KELLUM

Kellum is developing a medical office development near its current location at Roy Richard Drive and Green Valley Road. This addition will consist of 3 buildings totaling 39,000 sf.

- 5 Acre Development
- 3 Buildings Total
- 39,000 Square Feet



RETENTION

 UPDATE



RELATIONSHIP-BUILDING

Business is built on relationships. Personal interactions, networking, handshakes, and the sharing of business cards are the basis for business growth and development. Ironically, these relationship building essentials can contribute to the spread of COVID-19. In a world where a connection is more important than ever, we have seen individuals and businesses pivot to new ways of doing business. This year, the SEDC modified its offerings to continue its support of our existing business community through its Business Retention and Expansion (BRE) program.

As the COVID-19 pandemic emerged, the SEDC focused on outreach, assessment, and engagement as we adapted our Retention Disaster Recovery Plan to deal with the economic threat presented by COVID-19. Outreach began with direct calls to over 100 Primary Employers to confirm contacts, provide information resources and assess impacts. These conversations helped us gauge our business community's health and better understand the challenges imposed by the pandemic. There was a spectrum of needs being served by various state and federal resources. However, seeing the need for more local options, the SEDC made available economic development incentive dollars. The Business Retention Grants were made available to help Primary Employers adapt their operations during this unprecedented time to preserve employees and investment within the community.

In addition to providing information to businesses trying to navigate the various state and federal resources, the BRE program encountered several companies in dire need of masks, hand and surface sanitizer, and other essentials. These products, for a time, were sold out through normal purchasing channels. Through partnerships with local manufacturers such as CalTex who manufactured the product for national distribution for their supply chain, local companies could meet their needs.

Summary: Maintaining and growing relationships with our business community remain essential to our efforts. Emulating the resiliency strategies of the companies we serve through digital events, regular check-ins to assess companies' health, and developing new assistance tools will allow the SEDC to support Schertz's ongoing economic development success.

103
DIRECT CALLS

Once a Primary Job Employer begins operations in Schertz, they have access to our Business Retention and Expansion (BRE) program. Through this program companies receive continuous outreach, problem-solving assistance, and forums to voice their needs. Guiding these efforts is the BRE Plan, which has 3 main sections:

ASSESSMENT

Determine if companies are ready for expansion or at-risk of closing/leaving

RESOURCES

Identify retention/expansion events, programs, and financial resources

STRATEGIC ACTIONS

Create steps to address community-wide and isolated issues

COVID RETENTION GRANT FOOD RELATED



Food Related is the first recipient of the SEDC's new COVID-19 Retention Grant. Food Related is a Texas based food wholesaler added grocery delivery to its existing line of business. Established in 1992 in San Antonio, Food Related has been growing steadily in Schertz since 2016. Members of Schertz City Council and the SEDC visited Food Related's facility and saw firsthand how the company supports high-quality end-to-end grocery delivery. The company has translated its relationship-based approach to residential grocery delivery by maintaining its practices of high-quality customer care and food safety, including delivery in sanitized refrigerated trucks.

"Going through COVID-19 has been tough ... but being a part of a community such as Schertz has made the load that much lighter," says the company's Founder & CEO, Luciano Ciorciari. "The support and encouragement we have received from all city officials and the community itself has been more than we ever expected."



Read More About Food Related & the SEDC



CELEBRATING THE SCHERTZ BUSINESS COMMUNITY

Many Schertz businesses stepped up to serve the Schertz community as COVID-19's impact became more widespread. From face mask donations to providing accessible food options during the lock-down, our business community made significant contributions that kept our community safe and uplifted.



In March, **Food Related** started a Love Drop Off Campaign where the company enlisted local restaurants to provide meals to people out of work or laid off due to COVID-19 restrictions. Through this effort, Food Related donated over 30,000 pounds of food and fed over 3,500 families.



In April, **Rainbeau Curves**, which sells appeal and active-wear, donated 1,800 face masks to the City's EMS, Police, and Fire departments. This generous donation helped keep our community and first responders safe when masks were scarce.



In May, **Sysco Central Texas** set up their Pop-Up shop truck at City Hall. This provided the chance for families to access a variety of food options at a time when grocery store demand was high.



WORKFORCE DEVELOPMENT

Workforce Development is one of the most critical elements of a company's operations. A key differentiator among communities working to secure new investment is the programs to supply current talent needs and focus on developing a pipeline of young people through its high schools. This year, the SEDC collaborated with the Schertz, Cibolo, Universal City Independent School District, and local workforce partners.

- **Workforce Development Kiosk In Public Library** - The availability of a reliable workforce is a crucial concern of our business partners. When evaluating barriers encountered by Schertz job seekers, SEDC staff discovered that people needed access to a workforce center. In response, we are partnering with Workforce Solutions Alamo to place a kiosk in the Schertz library. This new service will allow residents to access services that would otherwise be unavailable within our community. When completed in 2021, this will be one of less than a dozen workforce kiosks in the entire State of Texas.
- **Job Shadow Day** - this event brings together local students, schools, and businesses to connect employers to future talent while opening attendees' minds to various available careers. This year, 404 students from Samuel Clemens and Byron P. Steele III high schools visited 19 different employers in Schertz and Cibolo, learning about jobs ranging from manufacturing and supply chain management to agriculture and public service.
- **Manufacturing Day (MFG Day)** – the event highlights the reality of modern manufacturing careers by encouraging companies to open their doors to students and community leaders. This benefits students by allowing them to explore manufacturing outside of a classroom setting and companies through direct access to local education providers and future talent. This year 68 students toured 2 manufacturing facilities - Caterpillar Inc. and Innovation, Technology, Machinery (ITM) - and engaged with company representatives. Many of this year's participants were female, as Schertz continues to use MFG Day event as an opportunity to connect girls with Science, Technology, Engineering, and Math (STEM)-related career paths. Students heard presentations from female leaders in the organization, including Section, Operations, Talent Acquisition, and Quality Managers, who shared their personal development stories and how manufacturing shaped their careers.

TECHNICAL ASSISTANCE

Technical Assistance, or one-on-one services provided through Schertz' BRE program, helps businesses grow and succeed. Examples of these services include accessing city assistance, explanations of processes or City code, and connecting companies to appropriate economic development partners. As these issues impact several Primary Employers that the BRE program can develop an Initiative such as Love Where you Work.

- Schertz' Love Where You Work Initiative - Litter, illegal parking, code violations, and crime are problems all communities face on some level. In Schertz, we are fortunate that most of these problems are mostly minor, but we must acknowledge them. Usually, the best way to tackle these challenges is to prioritize education over enforcement. The Love Where You Work initiative helps educate business leaders in the industrial park on laws and processes when dealing with these issues and enlists their help in finding solutions. The committee meets once a quarter to identify problem areas and develop mitigation strategies. This committee is in the process of forming its leadership structure and developing short- and long-term objectives.

BUILDING RELATIONSHIPS

ROUNDTABLES

Roundtables foster open dialogue, identify challenges, promote information sharing, and allow Primary Job Employers to share best practices. Typically, topics address questions posed by local businesses and range from workforce development to transportation news.

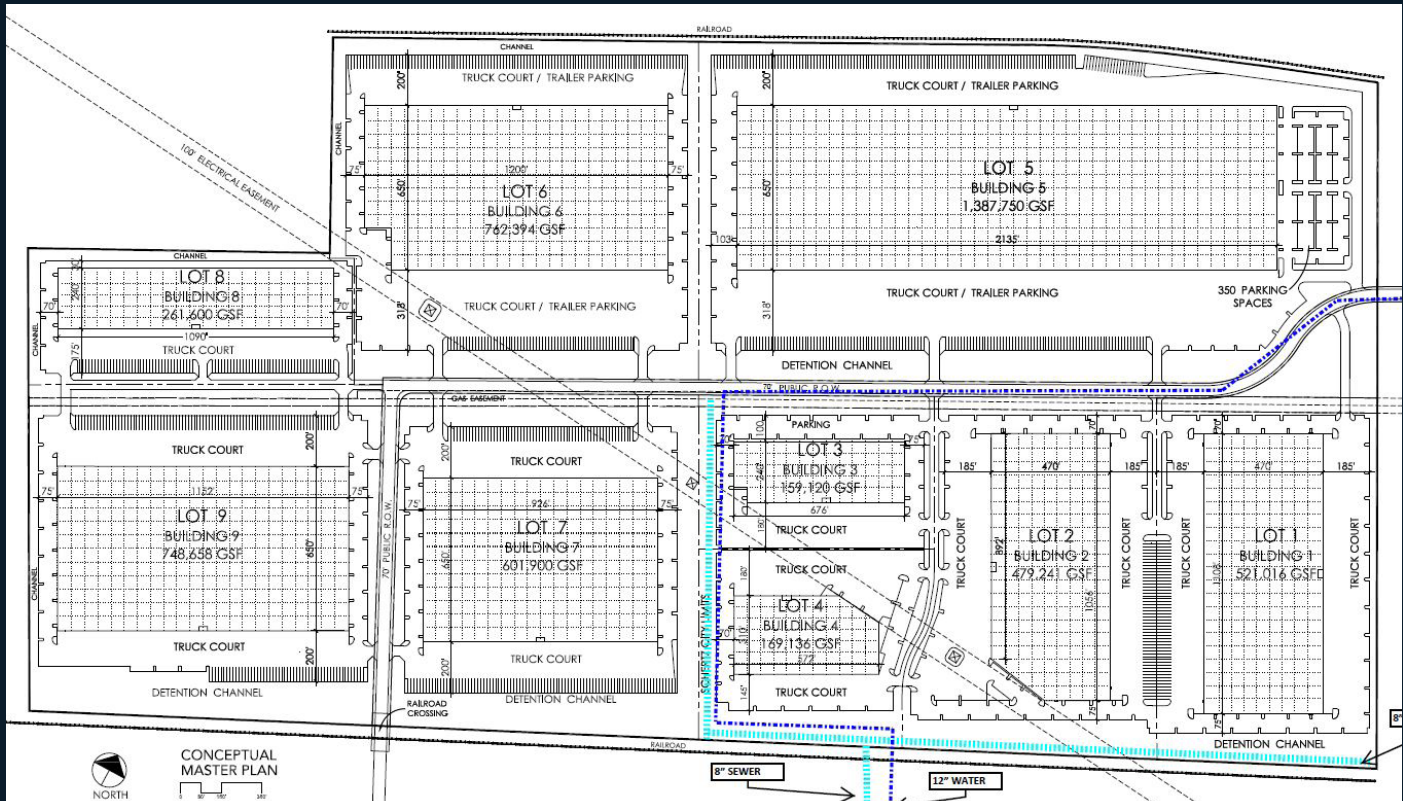
This year, the SEDC held virtual round tables, including the Comal County Public Health Director Cheryl Fraser. He informed local businesses on how to protect employees from exposure in the workplace, deal with employees exposed to COVID-19, and train training sources for supervisors dealing with new work requirements such as consistent social distancing.



INFRASTRUCTURE

Infrastructure is the backbone of a healthy economy. Industrial grade roads, reliable electricity, abundant water, sewer capacity, natural gas, and telecommunications systems support our existing businesses and attract new investment.

- **Tri County Parkway Roadway and Intersection Improvement Project** - The City began to address road conditions on Tri County Parkway but was constrained by the backlog of other street preservation and maintenance needs city-wide. City funding could only go so far. The SEDC stepped up to provide \$4,050,000 in funds to expedite Tri-County Parkway's work, including budgeting for a lighted signaled intersection at Tri County Parkway and FM 3009. This resulted from several companies expressing reluctance to continuing investing in Schertz unless the roads were repaired. Using EDC funds, the City can speed up the project timeline. This provides a safer intersection for all employers and employees in the Tri County industrial Park. Design work is underway, with construction starting in 2021.



One advantage that sets the SEDC – and the Schertz community - apart is our extensive experience working with developers, site selectors, and end users. We know how to work large deals and keep projects moving to help our business community's bottom line. One example from this year that showcases our ability to work with private sector partners on meaningful projects includes Schertz 312. Shown above is the site plan, while the image on the proceeding page shows the substantial progress they have made on this major local development.



INFRASTRUCTURE IN ACTION

SCHERTZ 312


Titan Industrial Park: Schertz 312, Phase 1 – Titan Development has been invested in Schertz since 2012 when they constructed the first of their multi-building development known as the Enterprise Industrial Park. With over one million square feet of space already constructed, Titan worked with the SEDC to further their investment in the community by taking ownership of an additional 312 acres of land to build Titan Industrial Park: Schertz.

Split into 2 phases, Titan completed the first phase of 171 acres this year, installing industrial grade utilities and a new roadway. At the core of this development is a plat of land reserved for a million square foot user. The SEDC has been a long-term partner with Titan, helping them move through the city's development process.

Drone view of Phase 1's completed road and infrastructure



SNAPSHOTS

 Schertz Public Library on Schertz Parkway

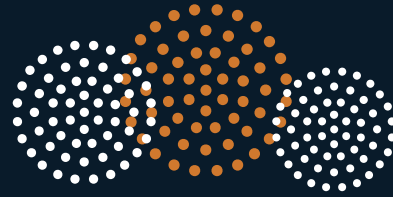


City of Schertz
Population

42,734

TOP 10 LARGEST SCHERTZ
PRIMARY JOB EMPLOYERS

1. Amazon
2. Sysco
3. Visionworks
4. FedEx Ground
5. Brandt Engineering
6. Republic National Distribution
7. FedEx Freight
8. Hollingsworth Logistics
9. Caterpillar Inc.
10. Builders First Source



120

PRIMARY JOB EMPLOYERS
IN SCHERTZ



416K

LABORFORCE
WITHIN 15 MILES OF SCHERTZ

49%

Schertz Residents
With College
Degree



Daytime Worker
Population:

17,470

Schertz companies have access to
the MSA's large population of:



1.2M

MSA LABORFORCE



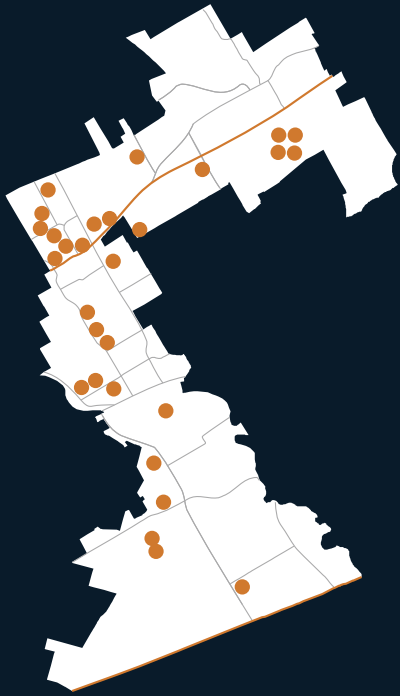
1.6%

EST. MSA ANNUAL RATE
OF GROWTH (2020-2025)



7.8%

MSA UNEMPLOYMENT
(September 2020)



DEVELOPMENT IN SCHERTZ IS BALANCED ACROSS THE CITY LIMITS. ORANGE DOTS SHOW WHERE DEVELOPMENTS IS CURRENTLY UNDERWAY IN THE COMMUNITY.

DEVELOPMENT REVIEW

Over the fiscal year, 12 major developments were completed across the City. These ranged from multi-tenant industrial warehouses and manufacturing space to retail and civic developments to accommodate our growing business community. Over 270,000 square feet of space came solely from these 12 developments, continuing Schertz' real estate growth.

279K

SQUARE FEET OF NEW SPACE ADDED TO SCHERTZ THIS FISCAL YEAR

640K

SQUARE FEET UNDER CONSTRUCTION AS OF Q4 2020 (September 30)



Explore Available Sites! Schertz has options that fit every company's need. Scan this QR code to find existing buildings to development-ready greenfields.

ANNUAL REPORT | FY 2019-2020

AT A GLANCE

The City of Schertz is growing, both in terms of commercial and residential expansion. Schertz has some of the newest commercial, industrial product in the San Antonio region and continues to attract private sector investment. Our population also continues to increase thanks to Schertz' high quality of life offerings.

REAL ESTATE

Annual comparison data for the Industrial sector for both the Schertz and San Antonio market.

Schertz	Q4 (2019)	Q1 (2019)	Q2 (2020)	Q3 (2020)	Q4 (2020)
Average Asking Price (NNN)	\$5.57	\$5.59	\$5.49	\$5.60	\$5.78
Inventory	8,901,311	8,984,021	8,984,021	8,984,021	8,985,236
Vacancy Rate	9.4%	8.2%	9.2%	9.1%	9.0%
Net Absorption (sf)	60,700	124,389	35,200	-3,555	14,072

San Antonio

Average Asking Price (NNN)	\$5.44	\$5.56	\$5.58	\$5.60	\$5.63
Inventory	47,182,927	47,948,706	48,160,097	48,972,040	49,499,637
Vacancy Rate	12.0%	12.2%	11.3%	12.3%	11.5%
Net Absorption (sf)	195,825	299,880	107,593	401,763	15,152

HOUSING

Number of new residential building permits issued by the City of Schertz' Building Inspections Division. Top numbers show permits from FY 2019-20. Bottom numbers show permits issued during the same time period for FY 2018-19.*



Sources: JLL San Antonio Industrial Insight reports, City of Schertz Planning & Zoning Division, City of Schertz Building Inspections Division

*Numbers may differ from SEDC Quarterly Reports figures due to adjustments to the City's permit tracking software.

PROJECTS



Interior of Nexus' new Schertz headquarters. Photo provided courtesy of Nexus Medical.



ANNUAL REPORT | FY 2019-2020

The Schertz Incentive Policy outlines the SEDC and City of Schertz' approach for using economic development incentives. The policy formalizes guidelines and helps ensure consistency between the Schertz City Council and the SEDC Board of Directors as we work together to grow and support our local economy.

The three strategic incentive programs that make up the policy include:

1

Assistance Center – Information is critical to making business decisions. The Assistance Center is a collection of resources that provides information on the Schertz market, lists available properties & development-ready sites, summarizes important information related to starting or expanding a business in Schertz, and highlights area partners. The Assistance Center is a free resource available to new and expanding businesses seeking to pursue projects within the City of Schertz or our extraterritorial jurisdiction.

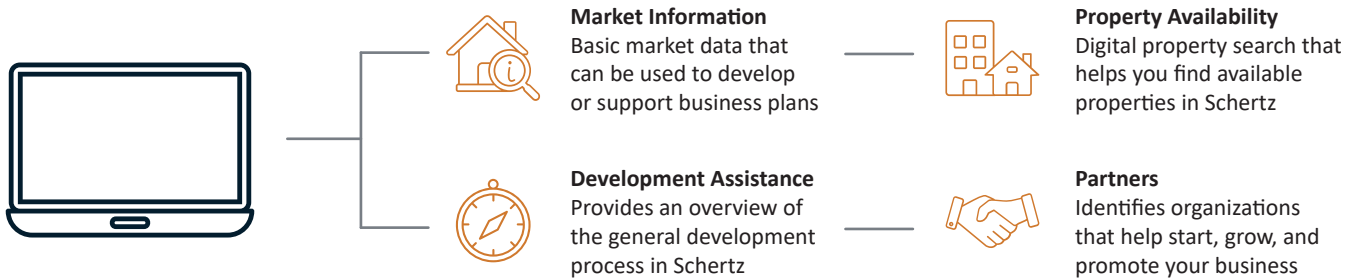
2

SEDC Incentive Program - The SEDC is the primary provider of incentives within Schertz. The SEDC offers specialized incentives for existing, small, and large impact businesses that create Primary Jobs. The SEDC also provides certain infrastructure improvement grants for streets and roads in retail, office, or industrial developments that promote new or expanded business activities.

3

Chapter 380 Program – Often in combination with the SEDC, the City of Schertz provides incentives through the Chapter 380 program. To qualify, projects must be large capital investment and sales tax producing projects. These projects must also be found to promote economic development and to stimulate business and commercial activity in Schertz.

The Assistance Center is at the heart of the Schertz Incentive Policy. Located on our website, this information source serves as a one-stop online resource for companies interested in expanding or relocating to Schertz.



AT A GLANCE

The SEDC and the City of Schertz administer economic development incentive programs to encourage companies to locate or expand in Schertz to pursue our mission of growing the Schertz economy. During this fiscal year, the SEDC monitored 11 existing agreements and entered into 3 new incentive agreements totaling 14 active agreements. Each agreement is a partnership that involves periodic evaluations of project performance to ensure compliance according to the terms of the agreement. Below are companies with active incentive agreements as of December 2020.

PRIMARY JOBS

SYSCO | 2010 | Sysco is the global leader in selling, marketing, and distributing food and non-food products to restaurants, healthcare, and educational facilities, lodging establishments and other customers around the world. In 2010, Sysco broke ground on its new 640,348 square foot distribution center in Schertz. Sysco was honored this year for 50 years of operation in March 2020.

CATERPILLAR | 2010 | Caterpillar Inc., manufacturer of construction equipment and engines, began operations in Schertz in 2010. Their 550,182 square foot facility produces a variety of engines for installation in their line of heavy equipment. Caterpillar exports this product outside the region and employs a high number of technical jobs. Aside from being a well-established company and strong corporate partner, Caterpillar regularly opens their doors to student groups for events such as the 2020 Manufacturing Day which was conducted virtually as a response to COVID-19.

AMAZON.COM SERVICES, INC. | 2012 | Amazon.com, one of the world's largest e-commerce and cloud computing companies, occupied a 1.26 million square foot facility in Schertz in 2012. The Schertz facility was one of 10 eighth-generation fulfillment centers, which means that it has the latest Amazon proprietary software, the most advanced engineering designs, and it has Amazon robotics. Amazon was recognized by the Governor of Texas as an essential service as part of the national supply chain and remained in operation through the COVID-19 pandemic delivering needed goods and products throughout the region.

MAJOR WIRE TEXAS, INC. | 2016 | Major Wire Texas Inc., is part of MAJOR, a global leading Canadian-based manufacturer that fabricates one of most advanced rock-sorting screening media products used at the aggregate and mining operations. The branch occupied their 53,011 square foot facility in Schertz in 2016. Today, MAJOR WIRE is a solely owned subsidiary of Haver & Boecker, a family-managed, mid size company with headquarters in Germany, with over 50 subsidiary companies on all five continents and 3,000 employees and 150 representatives worldwide. Major Wire joined the growing cluster of manufacturing operations in the Schertz' industrial park.

EVESTRA | 2017 | Evestra Inc., is a bio pharmaceutical research and development company with a therapeutic focus on women's healthcare, moved to Schertz in 2017. Evestra is one of many Schertz companies with international operations with offices in Texas, Poland, and Germany. Their Schertz location, a 12,800 square foot facility, houses their corporate headquarters and pharma manufacturing operations. Evestra is a modern manufacturer with high paying jobs, ISO-rated clean rooms, and the latest medical machinery. The SEDC's support for Evestra is part of Schertz' strategic effort to attract growing small businesses.

TEXAS PLUMBING SUPPLY | 2017 | Texas Plumbing Supply Company Inc. (TPS), completed its 35,100 square foot warehouse & distribution facility in 2017. TPS is an independent wholesale plumbing supply distributor. The company was established in 1962 and has 5 locations in Texas employing approximately 100 team members. They chose Schertz for their newest distribution facility as it strategically serves the south of Austin, San Antonio, Houston, and South Texas.

ACE MART | 2018 | Ace Mart Restaurant Supply Co. (Ace Mart), is a distributor of food service equipment and supplies to operators, caterers, concessionaires, home chefs, and more. The company built a state-of-the-art 214,536 square foot distribution center in Schertz to ensure that all their Superstores are always well stocked. Established in 1975, Ace Mart is an innovative leader in the industry with 17 warehouse showroom stores throughout Texas. Ace Mart can serve the entire state of Texas from its Schertz facility.

ANNUAL REPORT | FY 2019-2020

NEXUS ENTERPRISES, LLC | 2019 | Nexus is a health care and insurance clinical review company. The company decided to move its headquarters to the new location at 5600 Schertz Parkway in Schertz in July 2019. This move is impactful because it positions the Nexus headquarters in closer proximity to our workforce and San Antonio's thriving medical community. Nexus will occupy the single-story, tilt-wall-construction office building, measuring 36,450 square-foot on or about July 1, 2020. The firm will bring its current employee-base of over 100 full-time positions with an annual payroll of at least \$4.6 million to the new headquarters. Jobs consist of utilization review nurses, quality assurance nurses, case intake coordinators, case fulfillment coordinators, and physician advisor positions.

NEW KELLUM REAL ESTATE, LLC. | 2020 | Kellum Family Medicine Inc. ("Kellum") has been in Schertz and provided medical services to the community for over 15 years. Kellum proposed a 5.043 acre medical/office development near its current location at Roy Richard Drive and Green Valley Road. The development will consist of three buildings totaling 39,000 square feet of medical/office space. As a result of the capital investment, the development will generate at least 240 jobs and an annual payroll of \$11,000,000.

NEW FOOD RELATED | 2020 | Food Related is a wholesale food distributor of imported and specialty foods from Europe, South America and around the world. Due to COVID-19, the wholesale food distribution business model was severely impacted by mandated closure of bars, restaurants, and country clubs across the State of Texas. Food Related adapted their business model to a home delivery and curbside pickup with superior sanitation, food handling, and delivery practices. The SEDC provided a \$45,000 Retention Grant for Food Related to continue this service and add jobs over the next 5-years as part of their COVID-19 Pandemic response.

INFRASTRUCTURE PROJECTS

SCHERTZ 312, LLC | 2018 | Schertz 312 LLC partnered with the SEDC in April 2018 to provide infrastructure improvements that will open 312 acres for new Titan Industrial Park development. The site plan includes nine building sites ranging between 15-42 acres each to accommodate 160,000 – 1,380,000 SF buildings. This project is significant for the City of Schertz because the site stands alone as the only available property in the Tri-county area able to accommodate a facility in excess of 1,000,000 SF. Adjacent properties will also benefit from the roadway, water, and wastewater improvements being made as part of this project. Broken up into 2 phases, the first phase is currently nearing completion.

WEIDERSTEIN RANCH 1 – CINESTARZ ENTERTAINMENT, LLC | 2018 | Weiderstein Ranch 1, LLC (WR1) assigned all rights and interest of the agreement to Cinestarz Entertainment, LLC in May 2020. The original developer entered into an agreement with the SEDC in April 2018 to provide water and wastewater infrastructure improvements to their 95-acre site. Under their agreement, Cinestarz will receive a reimbursement for the infrastructure as the development generates new taxable revenue. The partnership and collaboration with the City of Schertz, and the EVO Entertainment Group, has had a tremendous impact not only to the Schertz area, but to the Central Texas region as well.

SCHERTZ-125-LOOKOUT ROAD INTERSECTION | 2018 | Titan Lookout LLC entered into an SEDC agreement in September 2018 to provide roadway infrastructure improvements at the intersection of Schertz Parkway and Lookout Road. The roadway improvements will provide immediate benefit to the Titan Industrial Park and adjacent properties while also helping to alleviate issues that affect the entire region. Project was completed in compliance (as defined in the Agreement) in January 2020.

NEW PHELAN-BENNETT | 2020 | Phelan-Bennett Development Company ("Phelan-Bennett") partnered with the SEDC entered into an agreement on the development of a 169,525 square foot warehouse distribution facility near the intersection of Four Oaks Lane and FM 3009. The project established a partnership with a new development partner and supports the community's need for available space for Primary Job companies to invest in Schertz and further establishes the community as a regional distribution hub.

FINANCIALS

FY 2019-20 ending unrestricted fund balance* \$21,018,626

REVENUES

Sales Tax Revenue	\$4,819,288
State/Federal Grants and Matching Contributions	\$0
Rental/Lease/User Fees Income	\$0
Bond Proceeds/Loans Obtained	\$0
Other Revenues	\$288,241
TOTAL FISCAL YEAR REVENUES	\$5,107,529

EXPENDITURES

Personnel	\$371,219
Administration	\$165,444
Marketing and Promotion	\$31,499
Direct Business Incentives	\$4,797,997
Job Training	\$0
Debt Service	\$0
Capital Costs	\$0
Affordable Housing	\$0
Payments to Taxing Units	\$0
Other Expenditures	\$0
TOTAL FISCAL YEAR EXPENDITURES	\$5,866,159

*As of September 30, 2020

**Information presented is unaudited and may be adjusted prior to submittal to the Texas Comptroller of Public Accounts

Source: Texas Comptroller of Public Accounts, Economic Development Corporation Report

LEARN MORE ABOUT SCHERTZ

The SEDC is here to provide you with more information, answer any questions you may have, and work with you in locating/expanding your business within the City of Schertz.



SchertzEDC.com



@schertzedc



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