



MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
July 26, 2022

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, JULY 26, 2022 at 6:00 p.m.

City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, July 26, 2022, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

Call to Order

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

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

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 meeting of July 12, 2022. (B. Dennis)
2. **Resolution No. 22-R-74** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing an Interlocal Agreement with Savvik Buying Group, for Cooperative Purchasing Services, and other matters in connection therewith. (J. Kurz/J.Golke)
3. **Resignations and Appointments to Boards/Commissions/Committees** - Consideration and/or action regarding the resignations and appointments to various Boards/Commissions/Committees (Council/B. Dennis)
 - Resignation of Mr. Richard "Monty" Gonzales from the Historical Preservation Committee

Discussion and Action Items

4. **Resolution No. 22-R-70** - Consideration and/or action approving a Resolution of the City of Schertz Texas Authorizing the Approval of Development Agreements with Wiederstein Trust Fund, Brian Beutnagel and Valerie Hartmann, for approximately 124 acres of land to install on-site sewage facilities and other matters in connection therewith. (B. James/L. Wood/M. Harrison)

Public Hearings

5. **Ordinance No. 22-S-27** - Conduct a Public Hearing and consideration and/or action on a request for voluntary annexation of approximately 287 acres of land generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers 310053, 310060, 310121, Bexar County, Texas **Final Reading** (B. James, L. Wood, M. Harrison)
6. **Ordinance No. 22-S-28** - Conduct a Public Hearing and consideration and/or action on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas. **Final Reading** (B. James, L. Wood, M. Harrison)

Workshop

7. **Appointment of the Mayor Pro-Tem** - Discussion and consideration and/or action regarding the confirmation, appointment or election of the Mayor Pro-Tem. (Mayor/Council)
8. **10 Acre Property Acquisition** - Discussion regarding potential 10 acre property acquisition generally at FM 482 and Bunker Street. (M. Browne/B. James)

Roll Call Vote Confirmation

Closed Session

9. The City Council will meet in closed session in accordance with Section 551.074 of the Texas Government Code, Personnel Matters, to conduct the annual evaluation of the Municipal Judge.
10. The City Council will meet in closed session in accordance with Section 551.074 of the Texas Government Code, Personnel Matters, to discuss the direction to fill the City Manager vacancy.
11. The City Council will meet in closed session in accordance with Section 551.072, Texas Government Code deliberation regarding the purchase, exchange, lease, or value of Real Property for future roadways, roadway extensions, and roadway expansions.

Reconvene into Regular Session

12. Take any action based on discussions held in Closed Session under Agenda Item 9.
13. Take any action based on discussions held in Closed Session under Agenda Item 10.
14. Take any action based on discussions held in Closed Session under Agenda Item 11.

Roll Call Vote Confirmation

Information available in City Council Packets - NO DISCUSSION TO OCCUR

15. Quarterly Financial Reports
16. Update on Annexations and Delayed Annexation Agreements (Requested by Council Member Davis)

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 22nd DAY OF JULY 2022 AT 10:30 A.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

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 _____, 2022. 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 Board of Adjustments Investment Advisory Committee Main Street Committee	Councilmember Scagliola – Place 5 Animal Advisory Commission - Alternate Cibolo Valley Local Government Corporation - Alternate Hal Baldwin Scholarship Committee Interview Committee for Boards and Commissions - Alternate
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<p>Councilmember Davis– Place 1 Interview Committee for Boards and Commissions Main Street Committee - Chair Parks, Recreation & Community Services Schertz Housing Authority Board Transportation Safety Advisory Commission TIRZ II Board</p>	<p>Schertz-Seguin Local Government Corporation</p> <p>Councilmember – Place 2 (VACANT)</p>
<p>Councilmember Whittaker – Place 3 Audit Committee Interview Committee for Boards and Commission Historical Preservation Committee Library Advisory Board TIRZ II Board</p>	<p>Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions Planning & Zoning Commission TIRZ II Board</p>
<p>Councilmember Heyward – Place 6 Animal Advisory Commission Audit Committee Building & Standards Commission Economic Development Corporation Alternate Investment Advisory Committee Main Street Committee</p>	<p>Councilmember Brown – Place 7 Economic Development Corporation Main Street Committee Schertz-Seguin Local Government Corporation - Alternate</p>

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes of the meeting of July 12, 2022. (B. Dennis)

BACKGROUND

The City Council held a Regular City Council meeting on July 12, 2022.

RECOMMENDATION

Recommend Approval.

Attachments

7-12-2022 Draft Min

DRAFT

MINUTES REGULAR MEETING July 12, 2022

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on July 12, 2022, 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 David Scagliola; Councilmember Mark Davis; City Council Place 2 - Vacant; Councilmember Michael Dahle; Councilmember Allison Heyward; Councilmember Tim Brown

Absent: Councilmember Jill Whittaker

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

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 recognized Councilmember Michael Dahle who provided the opening prayer followed by the Pledges of Allegiance to the Flags of the United States and the State of Texas.

Presentations

- Proclamation recognizing Parks and Recreation Month. (Mayor/L. Shrum)

Mayor Gutierrez recognized the Parks, Recreation and Community Services Team, the Parks and Recreation Advisory Board Members, the YMCA Members and the Schertz Senior Center Board Members who were present. Mayor Gutierrez read and presented the Proclamation recognizing Parks and Recreation Month.

City Events and Announcements

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

Assistant to the City Manager, Sarah Gonzalez provided the following upcoming announcements:

Thursday, July 14

NEP

11:30 AM

Olympia Hills Golf and Conference Center

Please RSVP to the City Secretary's office.

Saturday, July 16

Ed-Zoo-Cation

Identifying flora, fauna, and animals in the park with Texas Parks & Wildlife

10:00 – 11:00 AM

Crescent Bend Nature Park

Music & Movies in the Park

Float & Flick: Luca

7:00 PM – 11:00 PM

Pickrell Park Pool

Thursday, July 21

Pickleball Play

6:00 PM – 8:00 PM

Pickrell Park

Saturday, July 23

Music & Movies in the Park

Float & Flick: Cloudy with a Chance of Meatballs

7:00 PM – 11:00 PM

Pickrell Park Pool

Tuesday, July 26

Next regular scheduled Council meeting

6:00 PM

Council Chambers

Election Information

Filing for place on the November 8, 2022 ballot for the City of Schertz Joint General Election to elect a Mayor and Councilmembers in Place 1 and 2 for a three-year term from November 2022 and ending November **2025 begins July 25** and ends August 22, 2022 at 5:00 PM. Candidate packets are available online on the city's website and can also be obtained in the City Secretary's office, 1400 Schertz Parkway, Building #2.

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

City Manager Dr. Mark Browne thanked the Parks, Recreation & Community Services Team, YMCA, Senior Center Board Members for all their work hosting, volunteering, managing the many parks, and managing all the city events.

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

Mayor Gutierrez also thanked the Parks Team for the great work they are doing.

Hearing of Residents

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.

Mayor Pro-Tem Scagliola recognized the following who spoke:

- Tiffany Gibson, 6939 Hallie Loop, who asked what's most important, our improvements or commercial property. City Manager Dr. Mark Browne directed Assistant Brian James to get with Ms. Gibson.
- Kandace Mancha, 946 Oak Park, spoke on the dirt staging area on Live Oak Road across from Mesa Oaks, the trucks, equipment dust and construction that is affecting their property, dust on porch, causing dirt going into their pool.
- Gina Menzies, 950 Oak Park, who also spoke on the dirt staging area on Live Oak Road and the problem it is causing to their property.
- James Taylor, 2212 Crary Meadow, who also spoke on the dirt staging area on Live Oak Road and problems and concerns of safety - children playing on the dirt pile, and equipment being left unattended.

City Manager Dr. Mark Browne directed Assistant City Manager Charles Kelm to get with the residents regarding their concerns.

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 Consent Agenda Items 1-3 into record.

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of July 5, 2022. (B. Dennis)
2. **Ordinance No. 22-M-29** - Consideration and/or action approving an Ordinance amending the City Council Rules of Conduct and Procedure to include the Appointment Procedures for City Council Liaison Positions to the City of Schertz Boards, Commissions and Committees. ***Final Reading*** (M. Browne/B. Dennis/S. Edmondson)

to approve the following City Council Liaison appointments:

Animal Advisory Board - Current member is Councilmember Allison Heyward,
Councilmember Scagliola Alternate Member

EDC - Councilmember Tim Brown, Councilmember Allison Heyward Alternate
Member

Board of Adjustments - Mayor Ralph Gutierrez

Building and Standards Commission - Councilmember Allison Heyward

Historical Preservation Committee - Councilmember Jill Whittaker

Library Advisory Board - Councilmember Jill Whittaker

Parks & Recreation Advisory Board - Councilmember Mark Davis

Planning and Zoning Commission - Councilmember Michael Dahle

Transportation Safety Advisory Commission - Councilmember Mark Davis

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

Passed

3. **Resolution No. 22-R-72** - 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 Interlocal Agreement for EMS billing services with the City of Alamo Heights, and other matters in connection therewith. (C. Kelm/J. Mabbitt)

Mayor Gutierrez ask if there were any items City Council wished to be removed from the Consent Agenda. As no items were removed, Mayor Gutierrez asked for a motion to approve Consent Agenda Items 1-3.

Moved by Councilmember Allison Heyward, seconded by Councilmember Tim Brown to approve Consent agenda items 1-3.

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

Passed

Discussion and Action Items

4. **City Council Liaison Appointments** - Discussion and possible action regarding various City Council Liaison Appointments to the City of Schertz Boards, Commissions and Committees. (Mayor/Council/B. Dennis)

Mayor Gutierrez introduced City Secretary Brenda Dennis who stated that with the passing of Ordinance No. 22-M-29 the Council will now discuss the below City Council Boards, Commissions and Committee Liaison Positions and make their

selections:

Animal Advisory Board - Current member is Councilmember Allison Heyward

EDC - Meets on the 4th Thursday of each month

Board Of Adjustments - Meets on an as needed basis

Building and Standards Commission - Meets on an as needed basis

Historical Preservation Committee - Meets quarterly on the 4th Thursday of the month, January, April, July and October

Library Advisory Board - Meets on the 1st Monday of each month

Parks & Recreation Advisory Board - Meets bi-monthly on the 4th Monday of the month

Planning & Zoning Commission - Meets on the 2nd and 4th Wednesdays of the month

Transportation Safety Advisory Commission - Meets on the 1st Thursday of the month

Ms. Dennis stated that Councilmember Jill Whittaker expressed interest in serving on the Historical Preservation Committee and the Library Advisory Board.

The following liaison assignments were made:

Animal Advisory Board - Current member is Councilmember Allison Heyward, Councilmember David Scagliola as an Alternate Member

EDC - Councilmember Tim Brown, Councilmember Allison Heyward Alternate Member

Board of Adjustments - Mayor Ralph Gutierrez

Building and Standards Commission - Councilmember Allison Heyward

Historical Preservation Committee - Councilmember Jill Whittaker

Library Advisory Board - Councilmember Jill Whittaker

Parks & Recreation Advisory Board - Councilmember Mark Davis

Planning and Zoning Commission - Councilmember Michael Dahle

Transportation Safety Advisory Commission - Councilmember Mark Davis

Public Hearings

5. **Resolution No. 22-R-70** - Conduct a public hearing and consideration and/or action approving a Resolution of the City of Schertz Texas Authorizing the Approval of Development Agreements with Wiederstein Trust Fund, Brian Beutnagel and Valerie Hartmann, for approximately 124 acres of land to install on-site sewage facilities and other matters in connection therewith. (B. James/L. Wood/M. Harrison)

Mayor Gutierrez read the following into record:

RESOLUTION NO. 22-R-70

**A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS
AUTHORIZING THE APPROVAL OF A DEVELOPMENT AGREEMENTS
WITH WIEDERSTEIN TRUST FUND, BRIAN BEUTNAGEL AND VALERIE
HARTMANN FOR APPROXIMATELY 124 ACRES OF LAND TO INSTALL
ON-SITE SEWAGE FACILITIES AND OTHER MATTERS IN
CONNECTION THEREWITH**

Mayor Gutierrez recognized Assistant City Manager Brian James who introduced this item stating all three of the items are related to the Sterling Grove project off of Trainer Hale. The first item on the agenda is the Development Agreement for Sterling Grove. The Developer has requested a Development Agreement to allow septic on the portion of the property of the coming items that are going to be 1/2 acre. Normally waivers for septic are done as part of the platting process, to be clear, when P&Z considered this zoning they did not consider this item, they are not necessarily opposed to it but for them, it is not a zoning issue, it is a platting issue. For the Developer the problem is if we are going to come in and request annexation and request zoning, we need to know we can do the project we want to do. It was problematic for them to not know if they could do septic on that property, or is the city going to deny that waiver and expect them to sewer it. The solution is the Development Agreement. Essentially that is why they are here this evening to request a Development Agreement so that for that 1/2 acre portion on the subsequent item they would be allowed to do the septic. Staff is comfortable doing a Development Agreement to allow septic.

Mayor Gutierrez opened the public hearing and recognized the following:

- Vallarie Hartmann, 621 Beutnagel, Seguin who is here tonight speaking on behalf of her brother Brian Beatnagel and herself and is the owner of the 78 acres on Trainer Hale Road that is part of the Sterling Grove Development and spoke in favor of this item.
- Rebecca Weiderstein Robertson, 9275 Weir Road, who spoke representing the Weiderstein Estate on behalf of herself, her sister Vickie Weiderstein McDaniel, brother David Weiderstein and sister Diane Weiderstein Hunter also spoke in favor and support of zoning change for the Development Agreement, annexation and rezoning of the property.

As no one else spoke; Mayor Gutierrez closed the public hearing for Council comments and questions.

Mayor Gutierrez recognized Councilmember Davis who stated this is not a zoning issue, this is a question of waste water. He understands the area in question, part of the development is not in our CCN, it is in Green Valley area. Because we have had discussions in the past with regard to the development of Wiederstein Road on the north side and requirement to have property owners on the north side that are currently on septic ultimately having to tie into a regular septic system, he wonders what the long-term prospect this is for South Schertz? His first question, does Green Valley have anything in the area that they could tie into the Green Valley System, and if not has this been explored to see if Green Valley could support it? His other question would be if Green Valley has nothing in the area, have we contacted Green Valley to see if there is any type of Interlocal Agreement we could do to tie that particular property, those 1/2 acre lots into our system? He stated if you look at the map, the light green area is in the Green Valley CCN, on the map the properties to the right and below are all Green Valley. Ultimately at some point Green Valley is going to have to develop infrastructure to support anything in those other areas as well. One of his questions is in the long-term, how problematic is it going to be, or is it problematic if in five or ten years from now those property owners are told now there is a connection to Green Valley, you have to now dig up your property, dig up streets, sidewalks to do tie-ins to Green Valley's Septic system. If this may be the case would it not be more reasonable to at least approach Green Valley can they temporarily tie into our CCN with the understanding that in the future there would be a tie-in where Green Valley could reach into without having to disrupt the entire community?

In answer, Mr. James stated the applicant representative is here, but staff's understanding is the applicant has had conversations with Green Valley about what it would take to serve this property and bring the sewer out to it and that's not a viable option. Certainly we have had other properties in the City of Schertz that are in Green Valley's CCN where those developers have reached out to Green Valley and found a way to get Green Valley to release them, not on a temporary basis but a permanent basis going forward. This has not worked out here.

The applicants 1/2 acre plan is based on the assumption their doing septic, it is not initially what they came in wanting to do, so his impression is they feel like they have exhausted all of those options with Green Valley, but can not tell if they have floated the idea of a temporary solution. It is his assumption that the Developer is not planning to put in or design these in a way they can easily tie-in to sewer. Once the decision to go septic you are not designing the subdivision necessarily to convey sewer flow. From that standpoint it is a significant engineering challenge to come into a neighborhood that was built initially on septic without provision for sewer to come in and to retro fit it, things do not flow in the right way, and you can't get it there. His understanding from the Developer they feel like they have exhausted those avenues, this is what they are left with, thus this request. Developer has exhausted efforts to be able to tie into Green Valleys system.

Councilmember Scagliola stated that he is in favor of the 1/2 acre lots, has problems with septic and request that we speak to a Green Valley Representative, strongly

agrees with Councilmember Davis to see about tying into Green Valley's System.

Councilmember Dahle stated he is not in favor of septic as well, and would like to see if Green Valley will grant a temporary local agreement to service this area. Once this area goes septic, it will always be septic and that would be a revenue loss to Green Valley SUD. If an agreement cannot be made, he would agree to septic tanks for this area.

Councilmember Heyward concerns that if this area goes with septic tanks, and down the road Green Valley SUD wants these homes to tie into the lines, it would be costly for the homeowners. Councilmember Heyward would also like to talk to Green Valley about this project.

Councilmember Brown asked what type of septic tanks are going in, aerobic or traditional. Mr. James stated that most in this area are using aerobic septic tanks. Councilmember Brown stated that these are more modern than the traditional. He would also like the city to sit down and talk to Green Valley. However, at this time with their elections occurring, it would be difficult to talk to them right now. He also stated that the developers have a right to move forward with their project.

Ms. Ashley Farrimond, with Killen, Griffin & Farrimond presented an example layout of a typical 0.5 acre Septic lot. They had many discussions about the layouts, costs of extending infrastructure. She addressed the concerns of the maintenance of septic tanks but added this community will have an HOA and in their rules, an annual inspection of the septic tank would be required and turned into the HOA.

Mr. Todd Blackmon with Pape-Dawson Engineers stated that the city had expressed that they wanted gravity sanitary sewer. They had explored every opportunity but, GVSUD was not willing to remove this site from their CCN. GVSUD would be willing to service this site, but at this time there is no infrastructure to GVSUD lines. The cost would be too much for the developer to cover. They did vet every option to provide gravity sanitary sewer and this was the only option left.

Mr. James stated that the developers and engineers have had several conversations that GVSUD, and they are unwilling to release this part of their CCN. He suggested that since there are concerns that Staff has not had additional conversations with GVSUD about other options, Council could wait on voting on this tonight and give Staff time in the next two weeks to reach out to GVSUD.

Councilmember Dahle made motion to approve Resolution 22-R-70. Councilmember Brown seconded the motion.

Councilmember Davis had a question of where and when the Staff did pump and haul to homes. Mr. James said he did not have the exact numbers, but at this time, pump and haul is not recommended for this development. Councilmember Davis stated that if the City is prone to not being septic, he believes another discussion with GVSUD about the challenges of this development should happen, to make sure all options have been looked at.

Councilmember Dahle amended his motion to approve Resolution No. 22-R-70 with the provision that Staff has two weeks to reach out to Green Valley SUD to attempt to reach an agreement and if not, then we accept the Resolution 22-R-70 as is. Councilmember Brown seconded that.

Mayor Gutierrez recognized Mr. Madison Inselmen with Felder Homes, who stated they did do an official request for service from Green Valley SUD. They did try to negotiate with Green Valley to solve this problem, however septic tanks are the best option for this development.

Mayor Gutierrez called for a vote.

Moved by Councilmember Michael Dahle, seconded by Councilmember Tim Brown

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

Passed

6. **Ordinance No. 22-S-27** - Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 287 acres of land generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers 310053, 310060, 310121, Bexar County, Texas ***First Reading*** (B. James, L. Wood, M. Harrison)

Mayor Gutierrez read the following into record:

ORDINANCE NO. 22-S-27

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 287 ACRES OF LAND LOCATED IN BEXAR COUNTY APPROXIMATELY 6,050 FEET EAST OF THE INTERSECTION OF TRAINER HALE ROAD AND FM 1518, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 310053, 310060, 310121, BEXAR COUNTY, TEXAS.

Mayor Gutierrez recognized Assistant City Manager Brian James who introduced this item stating the property owners are requesting voluntary annexation into the City of Schertz because they are wanting to develop the property as a residential subdivision under the Planned Development District (PDD).

On behalf of each of the property owners, Scott Felder Homes LLC, Pape-Dawson Engineers, Ltd., and Killen, Griffin & Farrimond, PLLC., submitted a petition for

voluntary annexation to the City of Schertz for approximately 287 acres of land. The properties are generally located 6,050 feet east of the intersection of Trainer Hale Road and FM 1518, also known as Property Identification Numbers 310053, 310060, and 310121.

On June 7, 2022, City Council approved Resolution 22-R-53, 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) which will be heard immediately following action of the annexation Ordinance 22-S-27. Staff recommends approval of annexation Ordinance 22-S-27.

Mayor Gutierrez opened the public hearing and as no one spoke; closed the public hearing for Council comments and questions. There were no comments or questions from Council.

Moved by Councilmember Mark Davis, seconded by Councilmember Allison Heyward to approve Ordinance No. 22-S-27.

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

Passed

7. **Ordinance No. 22-S-28** - Conduct and hold a public hearing and consideration and/or action on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas. ***First Reading*** (B. James, L. Wood, M. Harrison)

Mayor Gutierrez read the following into record:

ORDINANCE NO. 22-S-28

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 362 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED 6,050 FEET EAST OF THE INTERSECTION OF TRAINER HALE ROAD AND FM 1518, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS, 310053, 310060, 310061, AND 310121, BEXAR COUNTY, TEXAS

Mayor Gutierrez recognized Assistant City Manager Brian James who introduced this item stating the applicant is proposing to zone change approximately 362 acres of land from Pre-Development District (PRE) and Development Agreements (Delayed Annexation) (DVL)/outside city limits to Planned Development District (PDD).

The City Council held a public hearing on July 5th, 2022 where the Council discussed the proposed concept plan and having the applicant add more variety of lot sizes to the overall development. The Council discussed having the 672 lots and of those be the 55' by 110' but then also having 35% of the 672 be 65' by 110' or larger. The Council also discussed the proposed sign to be installed and having a visual provided.

Staff went back to the applicant and discussed the comments that were had by the Council. The applicant requested that instead of having the 65' by 110' (7,150sqft) lot size have it be 60' by 110' (6,600sqft). The applicant also provided a graphic of the proposed sign, which has been added into the staff report attachments.

Staff recommends approval of Ordinance 22-S-28, a request to rezone approximately 362 acres of land to Planned Development District (PDD) as proposed, specifically with a maximum of 672 of the suburban style lots, 65% of which will be a minimum of SFR1 (55'x110') or larger and 35% of which will be a minimum of SFR2 (65' x 110') or larger.

Mayor Gutierrez opened the public hearing and as no one spoke; closed the public hearing for questions and comments from Council. Mayor Pro-Tem Scagliola stated that this was nicely laid out and hits the spirit and intent. Staff did a great job for the rezone.

As no one else spoke Mayor Gutierrez call for motion to approve Ordinance No. 22-S-28.

Moved by Mayor Pro-Tem David Scagliola, seconded by Councilmember Allison Heyward to approve Ordinance No. 22-S-28 on first reading.

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

Passed

Roll Call Vote Confirmation

Mayor Gutierrez recognized City Secretary Brenda Dennis who provided the roll call vote confirmation for Agenda Items 1-7.

Requests and Announcements

- Announcements by the City Manager.

No further announcements.

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

Mayor Gutierrez recognized Councilmember Heyward who wanted an update on the status of the map of City facilities. City Manager Dr. Browne stated they are working on the map. She also stated that she know we are dealing with CityView, but for those that are not computer savvy, will we still take those calls over the phone. Dr. Browne stated that he will talk to Assistant City Manager Brian James and get back to her.

- 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

No announcements were provided.

Adjournment

Mayor Gutierrez adjourned the meeting at 7:39 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: Purchasing & Asset Management
Subject: Resolution No. 22-R-74 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing an Interlocal Agreement with Savvik Buying Group, for Cooperative Purchasing Services, and other matters in connection therewith. (J. Kurz/J.Golke)

BACKGROUND

The purpose of cooperative purchasing groups is to obtain the benefits and efficiencies that can accrue to members, comply with State bidding requirements, and identify qualified vendors of commodities, goods, and services. The City of Schertz currently participates in several purchasing cooperatives, such as BuyBoard, HGAC, Bexar County and Region 14 Education Service Center. Authority for such participation is granted under Texas Government Code §§ 791.001 et seq as amended. Cooperative Purchasing Services under this interlocal agreement (ILA) are extended to all Texas State, City or County Government Agencies, or any other Local Government Entity as defined in the Texas Government Code § 791.003. In accordance with the Interlocal Cooperation Act, all ILAs must be approved by an entity's governing body.

Additionally, Subchapter F, Chapter 271.102 of the Texas Local Government Code, "Cooperative Purchasing Program Participation," provides that a local government may participate in a cooperative purchasing program with other local governments or a local cooperative organization established to provide local governments access to contracts with vendors for the purchase of materials, supplies, services or equipment. Simply, purchasing cooperatives allow for substantial savings to be realized by volume purchasing of specific commodity items.

The Savvik Buying Group is geared specifically to Emergency Medical Services (EMS) groups and provides access to contractual savings with vendors such as Henry Schein, Physio, and other regularly used medical supply vendors. Gaining access to this buying group will allow EMS to recognize greater supply savings and thus allow them to stretch their budget further.

GOAL

To enter into an ILA with the SAVVIK Buying Group

COMMUNITY BENEFIT

Purchasing cooperatives assist local governments in reducing costs through volume purchasing. Additionally, City resources are conserved, and purchasing efficiencies are maximized through use of a streamlined procurement process.

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council approval of this Resolution authorizing an Interlocal Agreement.

FISCAL IMPACT

The fiscal impacts of this agreement will be realized through department budgets and savings.

RECOMMENDATION

Staff recommends Council approval of this Resolution authorizing an Interlocal Agreement.

Attachments

Resolution 22-R-74

Savvik ILA

SAVVIK Bidding Process

RESOLUTION NO. 22-R-74

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN INTERLOCAL AGREEMENT WITH SAVVIK BUYING GROUP, FOR COOPERATIVE PURCHASING SERVICES, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, it is the desire of the aforesaid parties to comply with and further the policies and purposes of the Interlocal Cooperation Act; and

WHEREAS, Subchapter C, Chapter 791.025 of the Texas Government Code, provides in relevant parts as follows:

- (a) A local government, including a council of governments, may agree with another local government or with the state or a state agency, including the comptroller, to purchase goods and services.
- (b) A local government, including a council of governments, may agree with another local government, including a nonprofit corporation that is created and operated to provide one or more governmental functions and services, or with the state or a state agency, including the comptroller, to purchase goods and any services reasonably required for the installation, operation, or maintenance of the goods. This subsection does not apply to services provided by firefighters, police officers, or emergency medical personnel.
- (c) A local government that purchases goods and services under this section satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and services.

WHEREAS, Subchapter F, Chapter 271.102 of the Texas Local Government Code, “Cooperative Purchasing Program Participation,” provides that a local government may participate in a cooperative purchasing program with other local governments or a local cooperative organization established to provide local governments access to contracts with vendors for the purchase of materials, supplies, services or equipment; and

WHEREAS, the City of Schertz desires to contract with SAVVIK Buying Group (“Savvik”); and

WHEREAS, the City of Schertz has reviewed the benefits of participating in these cooperatives and has concluded that the programs will provide the best value to the City through volume purchasing.

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

Section 1. The City Council hereby authorizes execution and delivery of the Agreement with SAVVIK Buying Group (“Savvik”) in substantially the forms set forth on Exhibit A.

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 26th day of July 2022.

CITY OF SCHERTZ, TEXAS

RALPH GUTIERREZ, Mayor

ATTEST:

City Secretary, Brenda Dennis

EXHIBIT A

MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Agreement is made between certain government agencies that execute a Principal Procurement Agency Certificate ("Principal Procurement Agencies") to be appended and made a part hereof and other public agencies ("Participating Public Agencies") that register by form or electronically with Savvik Buying Group ("Savvik") or otherwise execute a Participating Public Agency Certificate to be appended and made a part hereof.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Principal Procurement Agencies, a number of Suppliers have entered into Master Agreements to provide a variety of goods, products and services based on national volumes (herein "Products");

WHEREAS, Master Agreements are made available by Principal Procurement Agencies through Savvik and provide that Participating Public Agencies may purchase Products on the same terms, conditions and pricing as the Principal Procurement Agency, subject to any applicable local purchasing ordinances and the laws of the State of purchase;

NOW, THEREFORE, in consideration of the mutual promises contained in this agreement, and of the mutual benefits to result, the parties agree as follows:

1. That each party will facilitate the cooperative procurement of Products.
2. That the procurement of Products subject to this agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules and regulations that govern each party's procurement practices.
3. That the cooperative use of solicitations obtained by a party to this agreement shall be in accordance with the terms and conditions of the solicitation, except as modification of those terms and conditions is otherwise allowed or required by applicable law.
4. That the Principal Procurement Agencies will make available, upon reasonable request and subject to convenience, information which may assist in improving the procurement of products by the Participating Public Agencies.
5. That a procuring party will make timely payments to the Supplier for Products received in accordance with the terms and conditions of the procurement. Payment for Products and inspections and acceptance of Products ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Supplier are to be resolved in accord with the law and venue rules of the State of purchase.
6. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
7. The procuring party shall be responsible for the ordering of Products under this agreement. A non-procuring party shall not be liable in any fashion for any violation by a procuring party, and the procuring party shall hold non-procuring party harmless from any liability that may arise from action or inaction of the procuring party.
8. This agreement shall remain in effect until termination by a party giving 30 days written notice to the other party. The provisions of paragraphs 5, 6 and 7 hereof shall survive any such termination. Participating Public Agency is not required or obligated to any purchase threshold in order to use Savvik contracts. Contract is at will.
9. This agreement shall take effect after execution of the Principal Procurement Agency Certificate or Participating Public Agency Registration, as applicable.

Signed _____ Printed Name _____

Title _____ Date _____

Agency Name _____ Phone _____

Address _____ City _____ State _____ ZIP _____

Savvik Signature _____ Date _____

Please return to help@savvik.org or fax back to 320.295.7098



Eagle County Health Service District, dba Eagle County Paramedic Services

Public Safety Association Inc.

North Central EMS Corporation, dba Savvik Buying Group

56 33rd Ave S, PMB 344, St. Cloud, MN 56301

888-603-4426 • 320-295-7098 (fax)

office@savvik.org

www.savvik.org

www.publicsafetyassociation.org

To Whom It May Concern:

The Public Safety Association Inc. a Minnesota non-profit corporation based in St. Cloud, Minnesota. PSAI's mission is to provide a mechanism to achieve cost reductions for its members, which currently includes over 12,000 EMS agencies in 50 states and several provinces. In collaboration with our lead public bidding agency, Eagle County Health Service District, PSAI creates specifications for public safety products and supplies, which Eagle County Health Service District uses to bid and write cooperative contracts. These cooperative contracts are marketed exclusively through the Savvik Buying Group nationwide. Members of PSAI and Savvik Buying Group are eligible to access these cooperative contracts.

Generally, Minnesota law allows PSAI and Savvik Buying Group municipal members to purchase products and services through PSAI cooperative contracts only if PSAI complies with competitive bidding procedures when awarding those contracts. *See* Minn. Stat. §471.345, subd. 10. It also allows PSAI to award contracts to more than one vendor, provided that the effects of competition are maintained when awarding the contracts. Accordingly, to serve both the PSAI and Savvik Buying Group municipal members, PSAI follows Minnesota competitive bidding requirements found in Minnesota Statutes, Sections 412.311 and 471.345.

Specifically, this process includes:

1. At least 10 days before a bid submission deadline, PSAI advertises the request for bids
 - a. (RFB). The notice states the basic facts regarding the RFB, including where to obtain RFB documents.
2. Sealed bids must arrive at the PSAI office on a specific date and time selected by PSAI in accordance with the 30-day period after the first publication in the local newspaper.
3. A public bid opening is conducted by PSAI executive staff and Eagle County staff.
4. A committee of Eagle County staff and PSAI executive staff reviews the bids and selects the lowest responsible and responsive bids for awards. PSAI strives to provide its members with quality products and services at the industry's best prices.
5. The bid review committee recommends one or more bids for approval and awards contract(s)
6. If you have any further questions, please contact the PSAI or Savvik Buying Group office.

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: City Secretary
Subject: Resignations and Appointments to Boards/Commissions/Committees - Consideration and/or action regarding the resignations and appointments to various Boards/Commissions/Committees (Council/B. Dennis)

- Resignation of Mr. Richard "Monty" Gonzales from the Historical Preservation Committee

BACKGROUND

City Secretary's office received a resignation from Richard "Monty" Gonzales who has resigned from the Historical Preservation Committee.

Staff recommends Council approve the resignation.

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: City Secretary
Subject: Resolution No. 22-R-70 - Consideration and/or action approving a Resolution of the City of Schertz Texas Authorizing the Approval of Development Agreements with Wiederstein Trust Fund, Brian Beutnagel and Valerie Hartmann, for approximately 124 acres of land to install on-site sewage facilities and other matters in connection therewith. (B. James/L. Wood/M. Harrison)

BACKGROUND

The rezoning of the Sterling Grove went before the Planning and Zoning Commission meeting on June 22, 2022 where the applicant discussed with the Commission of having the half acre lots be on septic. For these lots to be on septic the applicant would have to submit a wavier that would be associated with the preliminary plat. The Commission spoke at length about the sewer for the proposed 160 half acre lots being with Green Valley Special Utility District (GVSUD) Certificates of Convenience & Necessity (CCN). Due to this portion of the property not being within the City of Schertz Certificates of Convenience & Necessity (CCN), they would be unable to tie into the proposed sewer that will serve the rest of the development and would be required to extend the GVSUD sewer line to this area as there is not currently sewer in place.

Given the discussion between the applicant and the Commission, the applicant felt that with the uncertainty of the waiver approval with the preliminary plat, the applicant has requested to enter into a development agreement with the City of Schertz. Council approved this item at the last meeting contingent upon city staff reaching out to Green Valley SUD about the provision for sewer service. Staff will update council on the discussions at the meeting.

GOAL

The goal of Resolution 22-R-70 is to allow the approximately 124 acres of land, proposed to be 160 half-acre lots, to install on-site sewage facilities.

COMMUNITY BENEFIT

The community benefit is to promote safe, orderly, efficient development and bring about the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

Staff recommends that the City Council approve Resolution 22-R-70, allowing on-site sewage facilities for the 160 half-acre lots within the Sterling Grove Subdivision.

FISCAL IMPACT

There is no fiscal impact to the City of Schertz.

RECOMMENDATION

Staff is providing Resolution 22-R-70, as requested by the applicant. Staff will brief Council on discussion regarding sewer service at the meeting.

Attachments

Res. No. 22-R-70

Aerial Map

Res. No. 22-R-70 Development Agreements

Exhibit B: Outside CCN Exhibit

RESOLUTION NO. 22-R-70

A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS AUTHORIZING THE APPROVAL OF A DEVELOPMENT AGREEMENTS WITH WIEDERSTEIN TRUST FUND, BRIAN BEUTNAGEL AND VALERIE HARTMANN FOR APPROXIMATELY 124 ACRES OF LAND TO INSTALL ON-SITE SEWAGE FACILITIES AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City staff of the City of Schertz (the “City”) has been approached by the applicant Wiederstein Trust Fund, Brian Beutnagel and Valerie Hartmann (“Owner(s)”) to enter into a Development Agreements to allow approximately 124 acres of land to install on-site sewage facilities.

WHEREAS, Texas Local Government Code Section 212.172 allows the City to enter into an agreement with an owner of land that is located in the extraterritorial jurisdiction of the municipality

WHEREAS, the exhibit B is attached illustrating the approximately 124 acres to be serviced by on-site sewage facilities; and,

WHEREAS, the City staff has recommended that the development agreement for on-site sewage facilities be accepted; and

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

Section 1. The City Council hereby authorizes the City Manager to execute and deliver the Development Agreements with Wiederstein Trust Fund, Brian Beutnagel and Valerie Hartmann (Owner(s)”) generally per the attached Exhibit A, subject to changes approved by the City Manager and City Attorney.

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 12^h day of July, 2022.

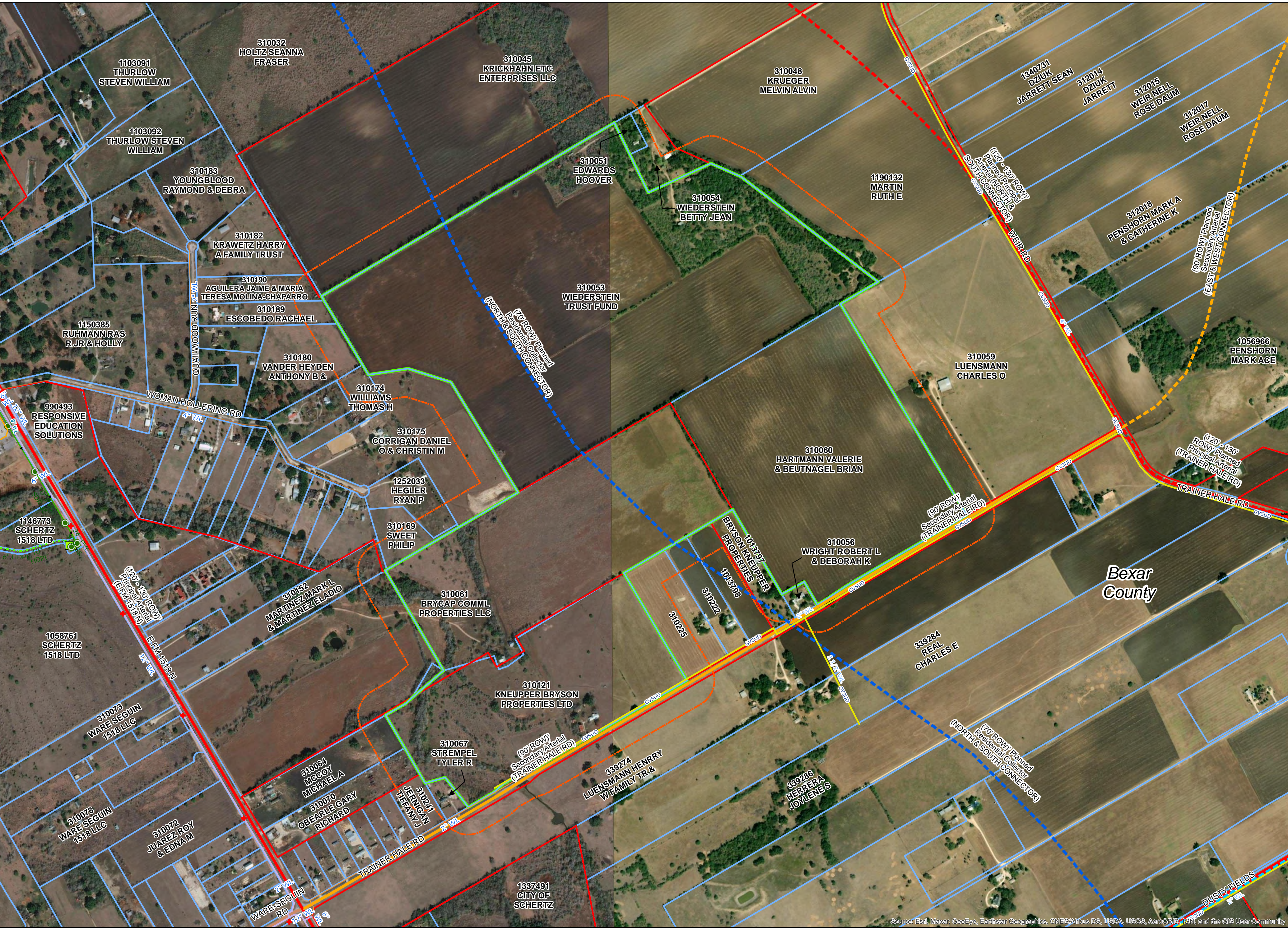
CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

STERLING GROVE
TRAINER HALE RD

1 Inch = 500 Feet

0

250

500

1,000

Feet

DEVELOPMENT AGREEMENT ADDENDUM

This DEVELOPMENT AGREEMENT ADDENDUM (“Addendum”) is entered into effective as of the ____ day of _____, 2022, by and between the City of Schertz, Texas, a Texas Municipal Corporation (“City”) and the Wiederstein Trust Fund (“Owner”). The City and the Owner may be individually referred to herein as “Party” or collectively as the “Parties”.

WHEREAS, the Owner owns approximately 165.410 acres located northwest of Trainer Hale Road within the City of Schertz Extraterritorial Jurisdiction (“Property”), as further described in **Exhibit “A”**; and

WHEREAS, on August 9, 2011 the City and the Owner entered into a Development Agreement (“2011 Agreement”) pursuant to Texas Local Government Code Sections 43.035(b)(1) and 212.172, and recorded as Document #20110157662 in the Official Public Records of Bexar County; and

WHEREAS, effective March 23, 2021, the 2011 Agreement was extended in Document #20210108026 of the Official Public Records of Bexar County (“Extension”), and it remains in full force and effect; and

WHEREAS, the Owner is under contract to sell the Property to a developer for the creation of a master-planned single-family residential community, including residential lots, street and utility improvements, community amenities, open space, and park space (the “Project”); and

WHEREAS, pursuant to the 2011 Agreement and the Extension (referred to herein individually, or collectively as the Development Agreement”), if development is planned for the Property, the Development Agreement shall serve as a voluntary annexation petition by the Owner; and

WHEREAS, based on the Project plans and the terms of the Development Agreement, the City has initiated annexation proceedings for the Property; and

WHEREAS, to promote consistent future planning and development of the Property, and in support of larger residential lots, the City is agreeable to approving on-site sewer facilities (“OSSF”) for single-family residential lots that are one-half acre or greater in size and located outside of the City’s sewer certificate of convenience and necessity (“CCN”) area; and

WHEREAS, approximately 46 acres of the Property are located outside of the City’s CCN and are proposed for development as a minimum one-half acre lots serviced by OSSF (“OSSF Area”), as further shown in the attached **Exhibit “B”**; and

WHEREAS, in recognition of the mutual benefits to be derived from the controlled and planned development of the Property, Developer and City desire to enter into this Addendum to evidence their agreement; and

WHEREAS, the City of Schertz City Council authorized and approved this Addendum at a regularly scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances of the City on _____, 2022; and

NOW THEREFORE, in consideration of the terms and conditions described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

I. Addendum

Section 1.1. Existing Agreement. The 2011 Agreement and the Extension shall remain in full force and effect in accordance with the terms therein. This Addendum is intended to supplement the 2011 Agreement and the Extension. In the event of a conflict, the terms of this Addendum shall control.

Section 1.2. City Consent for On-Site Sewage Facilities. Through this Addendum, the City hereby approves the use of OSSF for the treatment and disposal of wastewater for the OSSF Area in accordance with the standards of City of Schertz Unified Development Code Section 21.15.3(E). The use of OSSF is restricted to any residential lot that is a half-acre in size or greater. The installation of any OSSF on the Property shall occur at the time of development, and the design and installation shall be consistent with all City, County, and State regulations applicable to the OSSF. The OSSF Area is approximate acreage and may increase or decrease in size; however, the OSSF authorization is limited to the portion of the Property outside of the City's CCN.

II. General Terms

Section 2.1. Covenant Running With the Land. This Addendum shall be recorded in the Official Property Records of Bexar County and shall be a covenant running with the land binding upon all parties having any right, title or interest in the Property or any part thereof, including their heirs, successors and assigns. The terms and conditions of this Addendum shall survive the termination of the 2011 Agreement and the Extension and shall inure to the benefit of the Property.

Section 2.2. Provisions Severable. If a court of competent jurisdiction determines that any covenant of this Addendum is void or unenforceable, then the remainder of this Addendum shall remain in full force and effect.

Section 2.3. Enforcement. This Addendum may be enforced by the Owner, including successors and assigns, or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Addendum thereafter.

Section 2.4. Governmental Powers. It is understood that by execution of this Addendum, the City does not waive or surrender any of its governmental powers.

Section 2.5. Modification of Addendum. This Addendum cannot be modified or amended without the written consent of the Parties hereto and attached and made a part of this Addendum.

Section 2.6. Governing Law and Venue. Venue shall be in the state courts located in Bexar County, Texas or the United States District Court for the Western District of Texas, San Antonio Division and construed in conformity with the provisions of the Texas Local Government Code. In the event that a Party initiates a cause of action in court, the prevailing party shall be entitled to reasonable and necessary attorney's fees and costs of court.

EXECUTED to this ____ day of _____, 2022.

SIGNATURE PAGES TO FOLLOW

CITY:

The City of Schertz,
a Texas Municipal Corporation.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the _____ day of _____, 2022,
by _____, the _____ of the City of Schertz, on behalf of
said City.

Notary Public, State of Texas

OWNER:

Wiederstein Trust Fund

David Wiederstein, co-trustee

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on the _____ day of _____, 2022,
by David Wiederstein, co-trustee of the Wiederstein Trust Fund, who acknowledged that
he is authorized to execute this document on its behalf.

Notary Public, State of Texas

OWNER:

Wiederstein Trust Fund

Vickie McDaniel, co-trustee

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on the _____ day of _____, 2022,
by Vickie McDaniel, co-trustee of the Wiederstein Trust Fund, who acknowledged that
she is authorized to execute this document on its behalf.

Notary Public, State of Texas

OWNER:

Wiederstein Trust Fund

Diane Hunter, co-trustee

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on the _____ day of _____, 2022,
by Diane Hunter, co-trustee of the Wiederstein Trust Fund, who acknowledged that she is
authorized to execute this document on its behalf.

Notary Public, State of Texas

OWNER:

Wiederstein Trust Fund

Rebecca Robertson, co-trustee

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on the _____ day of _____, 2022,
by Rebecca Robertson, co-trustee of the Wiederstein Trust Fund, who acknowledged that
she is authorized to execute this document on its behalf.

Notary Public, State of Texas

EXHIBIT A The Property



METES AND BOUNDS DESCRIPTION FOR

A 165.410 acre, or 7,205,273 square feet more or less, tract of land out of that remaining portion of a 188.68 acre tract conveyed to Wiederstein Trust Fund, in deed recorded in Document No. 20160103970, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 165.410 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a point on the north right-of-way line of Trainer Hale Road, at the southeast corner of a called 78.146 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: N 30°26'31" W, departing said north right-of-way line, along and with the east line of said called 78.146 acre tract, same being the west line of called 68.146 acre tract, a distance of 2048.18 feet to a found ½" iron rod on the south line of said remainder of 188.68 acres and to the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°43'43" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 78.146 acre tract, a distance of 1676.34 feet to a found ½" iron rod at the northwest corner of said called 78.146 acre tract, same being the northeast corner of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and in deed recorded in Volume 13921, Page 132, of the Official Public Records;

THENCE: S 59°31'01" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 144 acre tract, a distance of 1485.72 feet to an iron fence post at the southwest corner of said called 188.68 acres, same being the southeast corner of a called 17.27 acre tract conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: Along and with the east line of said called 17.27 acre tract, same being west line of said remainder of a 188.68 acre tract, the following bearings and distances:

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM
San Antonio | Austin | Houston | Fort Worth | Dallas | New Braunfels Texas Engineering Firm #470 Texas Surveying Firm #10028800

N 31°26'12" W, a distance of 1084.60 feet to a fence post;

N 73°14'37" W, a distance of 373.67 feet to a fence post;

S 81°06'40" W, a distance of 329.41 feet to a fence post at the southwest corner of said called 188.68 acre tract and northwest corner of said 17.27 acre tract, both lying on the east line of Lot 17, conveyed to Thomas H. Williams in deed recorded in Volume 10847, Page 1809, of said Official Public Records;

THENCE: N 30°17'07" W, along and with the west line of said called 188.68 acre tract and the east lines of said Lot 17, east line of Lot 19, conveyed to Anthony Heyden in deed recorded in Volume 17890, Page 2269 of said Official Public Records and the east line of Lot 20A, Lot 20B, and Lot 20C conveyed to Rachel Escobedo recorded in Volume 15465, Page 1129 of said Official Public Records, a distance of 789.47 feet to an iron fence post at the northwest corner of said called 188.68 acre tract, the east line of Lot 20A, Lot 20B, and Lot 20C, and the southwest corner of a 10.126 acre tract conveyed to Krickhahn ETC. Enterprises, LLC, in deed recorded in Volume 11319, Page 762 of said Official Public Records;

THENCE: N 59°30'44" E, along and with the north line of said remainder of a 188.68 acre tract, same being the south line of said 10.126 acre tract, a common line, a distance of 3167.68 feet to a found ½" iron rod at the northeast corner of said remainder of 188.68 acres, on the west line of a 42.116 acre tract, conveyed to Alvin Krueger Melvin, in deed recorded in Volume 16034, Page 1089, of said Official Public Records;

THENCE: S 32°16'11" E, along and with said west line, a distance of 20.32 feet to a found ½" iron rod with an aluminum cap at the northeast corner of a remainder of 5.767 acre tract, conveyed to Betty Jean Wiederstein, recorded in Volume 17890, Page 2269, and in Volume 5261, Page 231, both of said Official Public Records;

THENCE: S 56°09'27" W, along and with the north line of said remainder of 5.767 acres, a distance of feet, to a point at the northeast corner of a 1.393 acre tract conveyed to Hoover Edwards, in deed recorded in Volume 8227, Page 351, of said Official Public Records, for a total distance of 278.34 feet to a found ½" iron rod at the northwest corner of said 1.393 acre tract;

THENCE: S 29°23'13" E, along and with an east line of said called 188.68 acre tract and the west line of said 1.393 acre tract, a distance of 321.87 feet to a found ½" iron rod at the southwest corner of said 1.393 acre tract, same being an interior corner of said remainder of 5.767 acre tract;

THENCE: S 29°25'41" E, along and with the east line of said remainder of 5.767 acre tract, a distance of 346.13 feet to a found ½" iron rod;

THENCE: N 65°12'00" E, along and with a north line of said called 188.68 acre tract, the south line of said remainder of 5.767 acre tract, a distance of 572.69 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at a north corner of said called 188.68 acre tract, the southeast corner of said remainder of a 5.767 acre tract, on the southwest line of said 42.116 acre tract;

THENCE: S 68°03'04" E, along and with said southwest line, a distance of 183.77 feet to a found ½" iron rod at the southwest corner of said 42.116 acre tract, same being a northwest corner of Tract "B", conveyed to Ruth E. Martin in deed recorded in Volume 16034, Page 1089 of said Official Public Records;

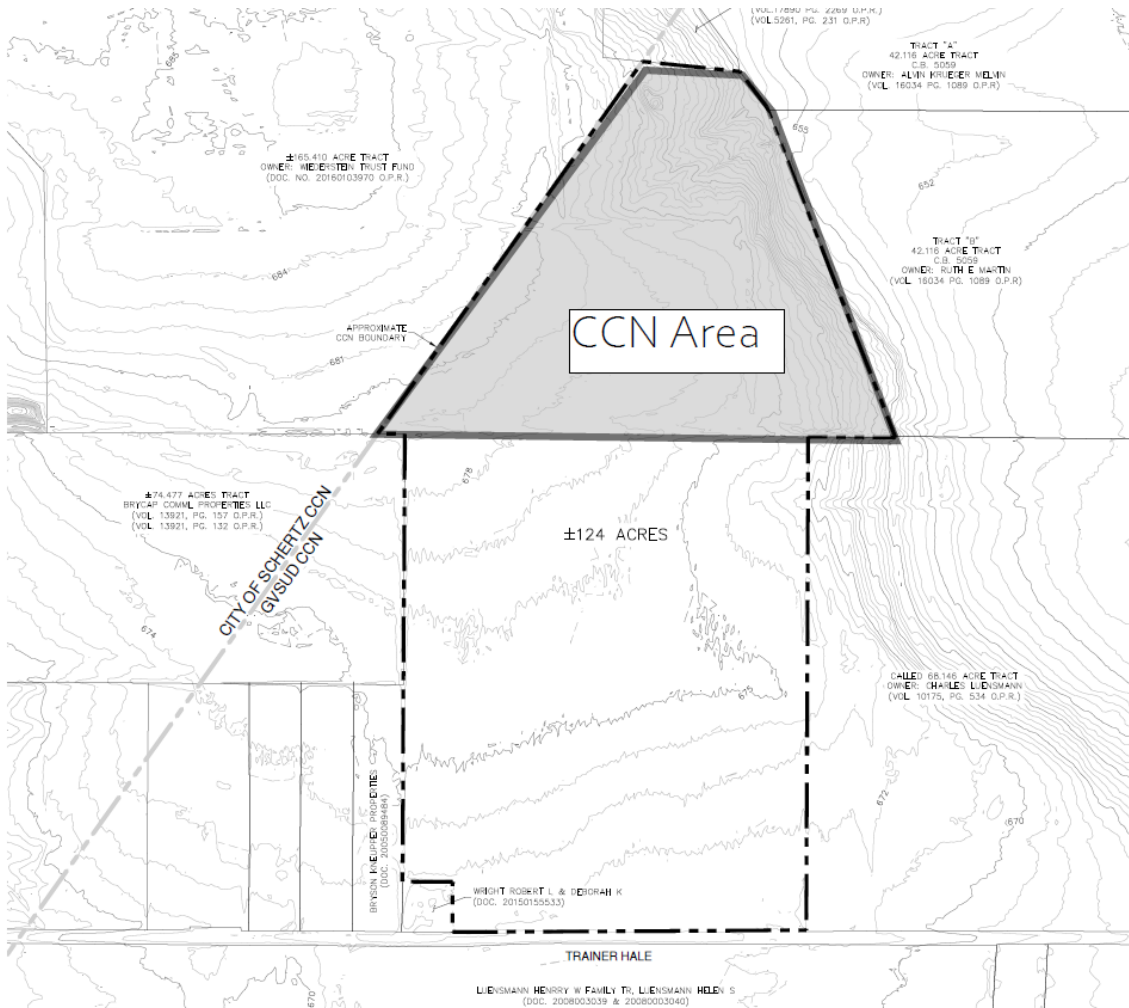
THENCE: S 51°58'59" E, along and with the east line of said called 188.68 acre tract the west line of said Tract "B", a distance of 1473.61 feet to a found ½" iron rod on the north line of said called 68.146 acre tract;

THENCE: S 59°49'51" W, along and with said north line, a distance of 362.56 feet to the POINT OF BEGINNING and containing 165.410 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 165.423AC.docx



EXHIBIT B
CCN AREA



DEVELOPMENT AGREEMENT ADDENDUM

This DEVELOPMENT AGREEMENT ADDENDUM (“Addendum”) is entered into effective as of the ____ day of _____, 2022, by and between the City of Schertz, Texas, a Texas Municipal Corporation (“City”) and Brian Beutnagel and Valerie Hartmann (collectively, the “Owners”). The City and the Owners may be individually referred to herein as “Party” or collectively as the “Parties”.

WHEREAS, the Owners own approximately 78.146 acres located on Trainer Hale Road within the City of Schertz Extraterritorial Jurisdiction (“Property”), as further described in **Exhibit “A”**; and

WHEREAS, on August 9, 2011 the City and the predecessors to the Owners entered into a Development Agreement (“2011 Agreement”) pursuant to Texas Local Government Code Sections 43.035(b)(1) and 212.172, and recorded as Document #20110157664 in the Official Public Records of Bexar County; and

WHEREAS, effective March 23, 2021, the 2011 Agreement was extended in Document #20210108025 of the Official Public Records of Bexar County (“Extension”), and it remains in full force and effect; and

WHEREAS, the Owners are under contract to sell the Property to a developer for the creation of a master-planned single-family residential community, including residential lots, street and utility improvements, community amenities, open space, and park space (the “Project”); and

WHEREAS, pursuant to the 2011 Agreement and the Extension (referred to herein individually or collectively the Development Agreement”), if development is planned for the Property, the Development Agreement shall serve as a voluntary annexation petition by the Owners; and

WHEREAS, based on the Project plans and the terms of the Development Agreement, the City has initiated annexation proceedings for the Property; and

WHEREAS, to promote consistent future planning and development of the Property, and in support of larger residential lots, the City is agreeable to approving on-site sewer facilities (“OSSF”) for single-family residential lots that are one-half acre or greater in size and located outside of the City’s sewer certificate of convenience and necessity (“CCN”) area; and

WHEREAS, approximately 78.146 acres of the Property are located outside of the City’s CCN and are proposed for development as a minimum one-half acre lots serviced by OSSF (“OSSF Area”), as further shown in the attached Exhibit “B”; and

WHEREAS, in recognition of the mutual benefits to be derived from the controlled and planned development of the Property, Developer and City desire to enter into this Addendum to evidence their agreement; and

WHEREAS, the City of Schertz City Council authorized and approved this Addendum at a regularly scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances of the City on _____, 2022; and

NOW THEREFORE, in consideration of the terms and conditions described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

I. Addendum

Section 1.1. Existing Agreement. The 2011 Agreement and the Extension shall remain in full force and effect in accordance with the terms therein. This Addendum is intended to supplement the 2011 Agreement and the Extension. In the event of a conflict, the terms of this Addendum shall control.

Section 1.2. City Consent for On-Site Sewage Facilities. Through this Addendum, the City hereby approves the use of OSSF for the treatment and disposal of wastewater for the Property in accordance with the standards of City of Schertz Unified Development Code Section 21.15.3(E). The use of OSSF is restricted to any residential lot that is a half-acre in size or greater. The installation of any OSSF on the Property shall occur at the time of development, and the design and installation shall be consistent with all City, County, and State regulations applicable to the OSSF.

II. General Terms

Section 2.1. Covenant Running With the Land. This Addendum shall be recorded in the Official Property Records of Bexar County and shall be a covenant running with the land binding upon all parties having any right, title or interest in the Property or any part thereof, including their heirs, successors and assigns. The terms and conditions of this Addendum shall survive the termination of the 2011 Agreement and the Extension and shall inure to the benefit of the Property.

Section 2.2. Provisions Severable. If a court of competent jurisdiction determines that any covenant of this Addendum is void or unenforceable, then the remainder of this Addendum shall remain in full force and effect.

Section 2.3. Enforcement. This Addendum may be enforced by the Owners, including successors and assigns, or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Addendum thereafter.

Section 2.4. Governmental Powers. It is understood that by execution of this Addendum, the City does not waive or surrender any of its governmental powers.

Section 2.5. Modification of Addendum. This Addendum cannot be modified or amended without the written consent of the Parties hereto and attached and made a part of this Addendum.

Section 2.6. Governing Law and Venue. Venue shall be in the state courts located in Bexar County, Texas or the United States District Court for the Western District of Texas, San Antonio Division and construed in conformity with the provisions of the Texas Local Government Code. In the event that a Party initiates a cause of action in court, the prevailing party shall be entitled to reasonable and necessary attorney's fees and costs of court.

EXECUTED to this ____ day of _____, 2022.

SIGNATURE PAGES TO FOLLOW

CITY:

The City of Schertz,
a Texas Municipal Corporation.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the _____ day of _____, 2022,
by _____, the _____ of the City of Schertz, on behalf of
said City.

Notary Public, State of Texas

OWNER:

Brian Buetnagel

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the _____day of _____, 2022,
by Brian Beutnagel.

Notary Public, State of Texas

OWNER:

Valerie Hartmann

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the _____day of _____, 2022,
by Valerie Hartmann.

Notary Public, State of Texas

EXHIBIT A The Property



METES AND BOUNDS DESCRIPTION FOR

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found $\frac{1}{2}$ " iron rod with a cap marked "Baker" on the north right-of-way line of Trainer Hale Road, at the southeast corner of said called 78.294 acre tract, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: S 59°01'17" W, along and with said north right-of-way line, a distance of 1470.42 feet to a found $\frac{1}{2}$ " iron rod at a southwest corner of said called 78.294 acre tract, same being the southeast corner of a 1.00 acre tract conveyed to Robert L. & Deborah K Wright, in deed recorded in Volume 17409, Page 1329 of said Official Public Records;

THENCE: N 30°26'46" W, along and with a west line of said called 78.294 acre tract, same being the east line of said 1.00 acre tract, a distance of 208.38 feet to a found $\frac{1}{2}$ " iron rod at an interior corner of said called 78.294 acre tract, same being the northeast corner of said 1.00 acre tract;

THENCE: S 59°41'08" W, along and with the north line of said 1.00 acre tract, same being a south line of said 78.294 acre tract, a distance of 208.48 feet to a found $\frac{1}{2}$ " iron rod at a southwest corner of said called 78.294 acre tract, same being the northwest corner of said 1.00 acre tract, on the east line of a remainder of 5.000 acre tract conveyed to Bryson Kneupper Properties in deed recorded in Volume 11355, Page 2475, of said Official Public Records of Bexar;

THENCE: N 30°24'26" W, along and with the west line of said 78.294 acre tract, same being the east line of said 5.000 acre tract, a common line, a distance of 817.93 feet to a found $\frac{1}{2}$ " iron rod at the northeast corner of said remainder of 5.000 acre tract, at the southeast corner of a called 144 acre tract conveyed to Brycap Commercial Properties LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM
San Antonio | Austin | Houston | Fort Worth | Dallas | New Braunfels Texas Engineering Firm #470 Texas Surveying Firm #10028800

THENCE: N 30°19'51" W, along and with the east line of said called 144 acre tract, same begin the west line of said called 78.294 acre tract, a distance of 1040.16 feet to a found ½" iron rod at the northwest corner of said 78.294 acre tract, same being a northeast corner of said called 144 acre tract, on the south line of a remainder of 188.68 acre tract conveyed to Wiederstein Trust Fund in deed recorded in Document No. 20160103970 of said Official Public Records;

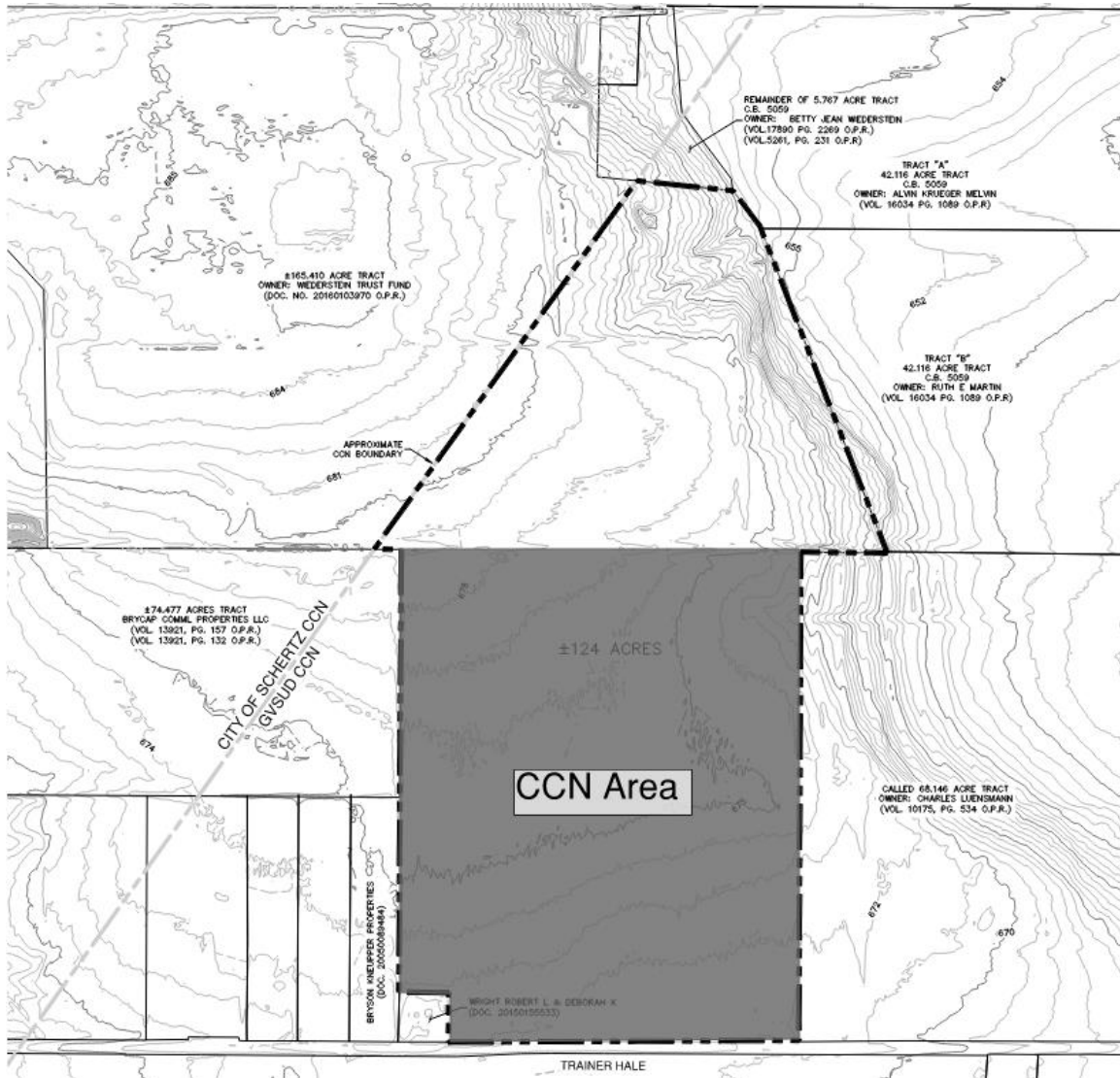
THENCE: N 59°43'43" E, along and with the north line of said 78.294 acre tract, a distance of 1676.34 feet to a set ¼" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said called 78.294 acre tract, at the northwest corner of said 68.146 acre tract;

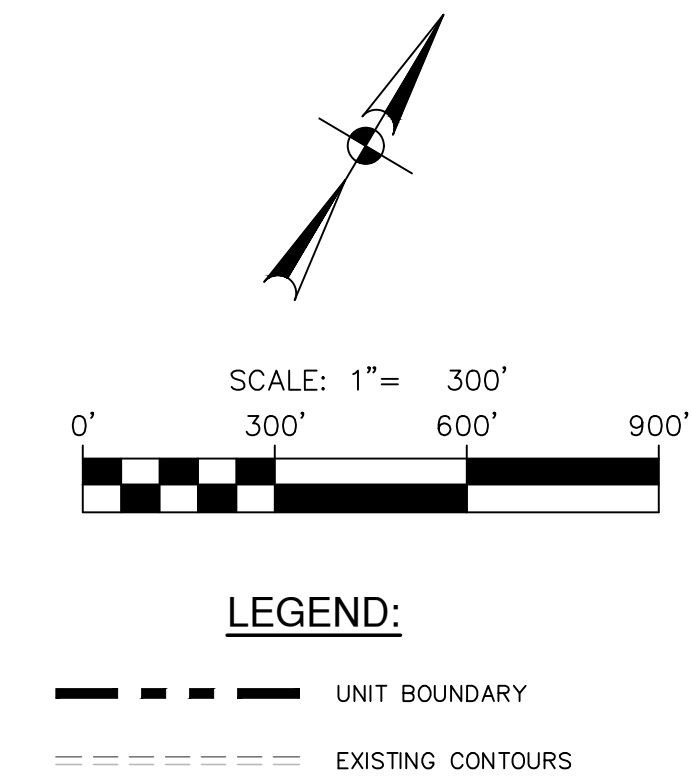
THENCE: S 30°26'31" E, along and with the east line of said called 68.146 acre tract, same being the west line of said 68.146 acre tract, a distance of 2048.18 feet to the POINT OF BEGINNING and containing 78.294 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 78.294AC.docx



Exhibit B CCN Area



[illegible]

**PAPE-DAWSON
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS
 15072 INDEPENDENCE DR. STE. 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028600

STERLING GROVE
SCHERTZ, TEXAS
CITY LIMITS EXHIBIT

PLAT NO. _____
JOB NO. 30037-01
DATE 07-01-2022
DESIGNER _____ HF
CHECKED HF DRAWN BH
SHEET 1 OF 1

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: Planning & Community Development
Subject: Ordinance No. 22-S-27 - Conduct a Public Hearing and consideration and/or action on a request for voluntary annexation of approximately 287 acres of land generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers 310053, 310060, 310121, Bexar County, Texas *Final Reading* (B. James, L. Wood, M. Harrison)

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 of processing of voluntary annexation requests.

On behalf of each of the property owners, Scott Felder Homes LLC, Pape-Dawson Engineers, Ltd., and Killen, Griffin & Farrimond, PLLC., submitted a petition for voluntary annexation to the City of Schertz for approximately 287 acres of land. The properties are generally located 6,050 feet east of the intersection of Trainer Hale Road and FM 1518, also known as Property Identification Numbers 310053, 310060, and 310121.

On June 7, 2022, City Council approved Resolution 22-R-53, 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) which will be heard immediately following action of the annexation Ordinance 22-S-27.

A public hearing notice was published in the San Antonio Express for the public hearing associated with the annexation ordinance on July 1, 2022. 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 June 30, 2022. Additionally, a public hearing notice has been published on the City of Schertz website on June 30, 2022. At the time of this staff report, Staff has received three (3) responses in favor of the proposed annexation.

GOAL

The property owners are requesting voluntary annexation into the City of Schertz because they are wanting to develop the property as a residential subdivision under the Planned Development 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 22-S-27.

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 these annexations were already accounted for given that the subject properties are under delayed annexation development agreements, which will expire in 2024. Per the original agreement, the subject properties were planned to be annexed in 2024, and thus the aforementioned services would be required to be provided at that time.

RECOMMENDATION

Staff recommends approval of Ordinance 22-S-27 and the annexation of approximately 287 acres of land.

The City Council held a public hearing on July 12, 2022 where they made a recommendation of approval for Ord. No. 22-S-28 with a vote of 5-0.

Attachments

Ord. No. 22-S-27

Ord. No. 22-S-27 Exhibit A: Metes and Bounds

Ord. No. 22-S-27 Exhibit B: Service Plan

Ord. No. 22-S-27 Petitions

Aerial Map

Annexation Exhibit

Public Hearing Notice Responses

ORDINANCE NO. 22-S-27

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 287 ACRES OF LAND LOCATED IN BEXAR COUNTY APPROXIMATELY 6,050 FEET EAST OF THE INTERSECTION OF TRAINER HALE ROAD AND FM 1518, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 310053, 310060, 310121, BEXAR COUNTY, TEXAS.

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 May 18th, 2022 for the hearing on June 7th, 2022, and notice was published in the San Antonio Express News on July 1 for the hearing on July 12th, 2022; and

WHEREAS, on June 7th the City Council conducted a public hearing and after considering the request for voluntary annexation, adopted Resolution 22-R-53 accepting 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.

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

Section 1. The City Council 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 12th day of July 2022.

PASSED, APPROVED AND ADOPTED, on final reading the 26th day of July 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

METES AND BOUNDS DESCRIPTION
FOR

A 74.477 acre, or 3,244,220 square feet more or less, tract of land out of a portion that called 144 acre tract conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, Volume 13921, Page 132, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, in Bexar County, Texas. Said 74.477 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found $\frac{1}{2}$ " iron rod on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, at the southeast corner of a remainder of a 5.000 acre tract, conveyed to Bryson Kneupper Properties, in deed recorded in Volume 11355, Page 2475, and at the southwest corner of a 1.00 acre tract conveyed to Robert L. and Deborah K Wright, Volume 17409, Page 1329, both of said Official Public Records of Bexar County, Texas;

THENCE: N 30°27'16" W, departing said north right-of-way line, along and with the west line of said 1.00 acre tract, same being the east line of said remainder of 5.000 acres, a distance of 208.28 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said 1.00 acre tract, at the southwest corner of a called 78.146 acre tract, conveyed to Valerie Hartmann & Brian Beutnagel, in deed recorded in Document No. 20180200199, of said Official Public Records;

THENCE: N 30°24'26" W, along and with said east line, same being the west line of said 78.146 acre tract, a distance of 817.93 feet to a found $\frac{1}{2}$ " iron rod at the northeast corner of said remainder of 5.000 acres, at the southeast corner of said 144 acre tract, and the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°40'19" W, along and with the south line of said called 144 acre tract, along and with the north line of said remainder of 5.00 acres, a distance of 212.15 feet to a point at the northeast corner of a 5.05 acre tract, conveyed to Joe H. & Florence Reinhard, in deed recorded in Volume 10957, Page 2025, of said Official Public Records, along and with the north line of said 5.05 acre tract, a distance of 423.86 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said 5.05 acre tract, same being the northeast corner of a remainder of a 9.966 acre tract, conveyed to Gerald & Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records, continuing along the north line of said remainder of 9.966 acre tract, for a total distance of 1060.68 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said remainder of 9.966 acre tract, same being the northeast corner of a called 53.28 acre tract conveyed to Kneupper Bryson Properties, Ltd., in deed recorded in Volume 17909, Page 62, of said Official Public Records;

THENCE: Along and with the south line of said called 144 acre tract, same being the north line of said called 53.28 acre tract, the following bearings and distances:

S 59°39'37" W, a distance of 1064.20 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 29°11'54" E, a distance of 147.22 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 53°07'49" W, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 68°52'10" W, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 19°46'14" W, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 73°30'20" W, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 58°09'40" W, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 30°43'11" W, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 47°28'40" W, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 60°39'30" W, a distance of 190.64 feet to a found ½" iron rod at the northwest corner of said called 53.28 acre tract, at the northeast corner of a 10.013 acre tract, conveyed to Michael McCoy, in deed recorded in Document No. 20190008091, of said Official Public Records;

THENCE: S 59°49'38" W, along and with the north line of said 10.013 acre tract, same being the south line of said called 144 acre tract, a common line, a distance of 66.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing said common line, over and across said called 144 acre tract the following bearings and distances:

N 11°02'47" W, a distance of 673.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 55°27'16" E, a distance of 433.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 59°42'20" E, a distance of 60.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°17'40" W, a distance of 74.41 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

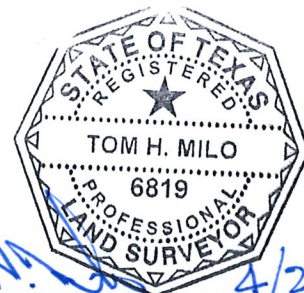
N 56°49'29" W, a distance of 326.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north line of said called 144 acre tract, same being the south line of a portion of Lot 1, conveyed to Phillip Sweet, in deed recorded in Volume 17967, Page 1563, of said Official Public Records, a common line;

THENCE: N 59°28'25" E, along and with said common line, a distance of 820.45 feet to a found 2" iron pipe at the southeast corner of said portion of Lot 16, same being the southwest corner of a called 17.27 acre tract, conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: N 59°31'01" E, along and with the north line of said called 144 acre tract, same being the south line of said called 17.27 acre tract, a distance of 574.27 feet to a southeast corner of said 17.27 acre tract, same being the southwest corner of a remainder of 188.68 acre tract, conveyed to Wiederstein Trust Fund, in Document No. 20160103970, of said Official Public Records, continuing along and with said north line, same being the south line of said remainder of 188.68 acre tract for a total distance of 2059.53 feet to a found ½" iron rod at the northeast corner of said called 144 acre tract, at the northwest corner of said called 78.146 acre tract;

THENCE: S 30°19'51" E, along and with the east line of said called 144 acre tract, same being the west line of said called 78.146 acre tract, a distance of 1040.16 feet to the POINT OF BEGINNING and containing 74.477 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 74.477AC.docx



METES AND BOUNDS DESCRIPTION
FOR

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod with a cap marked "Baker" on the north right-of-way line of Trainer Hale Road, at the southeast corner of said called 78.294 acre tract, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: S 59°01'17" W, along and with said north right-of-way line, a distance of 1470.42 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the southeast corner of a 1.00 acre tract conveyed to Robert L. & Deborah K Wright, in deed recorded in Volume 17409, Page 1329 of said Official Public Records;

THENCE: N 30°26'46" W, along and with a west line of said called 78.294 acre tract, same being the east line of said 1.00 acre tract, a distance of 208.38 feet to a found ½" iron rod at an interior corner of said called 78.294 acre tract, same being the northeast corner of said 1.00 acre tract;

THENCE: S 59°41'08" W, along and with the north line of said 1.00 acre tract, same being a south line of said 78.294 acre tract, a distance of 208.48 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the northwest corner of said 1.00 acre tract, on the east line of a remainder of 5.000 acre tract conveyed to Bryson Kneupper Properties in deed recorded in Volume 11355, Page 2475, of said Official Public Records of Bexar;

THENCE: N 30°24'26" W, along and with the west line of said 78.294 acre tract, same being the east line of said 5.000 acre tract, a common line, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acre tract, at the southeast corner of a called 144 acre tract conveyed to Brycap Commercial Properties LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: N 30°19'51" W, along and with the east line of said called 144 acre tract, same begin the west line of said called 78.294 acre tract, a distance of 1040.16 feet to a found ½" iron rod at the northwest corner of said 78.294 acre tract, same being a northeast corner of said called 144 acre tract, on the south line of a remainder of 188.68 acre tract conveyed to Wiederstein Trust Fund in deed recorded in Document No. 20160103970 of said Official Public Records;

THENCE: N 59°43'43" E, along and with the north line of said 78.294 acre tract, a distance of 1676.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said called 78.294 acre tract, at the northwest corner of said 68.146 acre tract;

THENCE: S 30°26'31" E, along and with the east line of said called 68.146 acre tract, same being the west line of said 68.146 acre tract, a distance of 2048.18 feet to the POINT OF BEGINNING and containing 78.294 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 78.294AC.docx



METES AND BOUNDS DESCRIPTION
FOR

A 165.410 acre, or 7,205,273 square feet more or less, tract of land out of that remaining portion of a 188.68 acre tract conveyed to Wiederstein Trust Fund, in deed recorded in Document No. 20160103970, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 165.410 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a point on the north right-of-way line of Trainer Hale Road, at the southeast corner of a called 78.146 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: N 30°26'31" W, departing said north right-of-way line, along and with the east line of said called 78.146 acre tract, same being the west line of called 68.146 acre tract, a distance of 2048.18 feet to a found ½" iron rod on the south line of said remainder of 188.68 acres and to the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°43'43" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 78.146 acre tract, a distance of 1676.34 feet to a found ½" iron rod at the northwest corner of said called 78.146 acre tract, same being the northeast corner of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and in deed recorded in Volume 13921, Page 132, of the Official Public Records;

THENCE: S 59°31'01" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 144 acre tract, a distance of 1485.72 feet to an iron fence post at the southwest corner of said called 188.68 acres, same being the southeast corner of a called 17.27 acre tract conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: Along and with the east line of said called 17.27 acre tract, same being west line of said remainder of a 188.68 acre tract, the following bearings and distances:

N 31°26'12" W, a distance of 1084.60 feet to a fence post;

N 73°14'37" W, a distance of 373.67 feet to a fence post;

S 81°06'40" W, a distance of 329.41 feet to a fence post at the southwest corner of said called 188.68 acre tract and northwest corner of said 17.27 acre tract, both lying on the east line of Lot 17, conveyed to Thomas H. Williams in deed recorded in Volume 10847, Page 1809, of said Official Public Records;

THENCE: N 30°17'07" W, along and with the west line of said called 188.68 acre tract and the east lines of said Lot 17, east line of Lot 19, conveyed to Anthony Heyden in deed recorded in Volume 17890, Page 2269 of said Official Public Records and the east line of Lot 20A, Lot 20B, and Lot 20C conveyed to Rachel Escobedo recorded in Volume 15465, Page 1129 of said Official Public Records, a distance of 789.47 feet to an iron fence post at the northwest corner of said called 188.68 acre tract, the east line of Lot 20A, Lot 20B, and Lot 20C, and the southwest corner of a 10.126 acre tract conveyed to Krickhahn ETC. Enterprises, LLC, in deed recorded in Volume 11319, Page 762 of said Official Public Records;

THENCE: N 59°30'44" E, along and with the north line of said remainder of a 188.68 acre tract, same being the south line of said 10.126 acre tract, a common line, a distance of 3167.68 feet to a found ½" iron rod at the northeast corner of said remainder of 188.68 acres, on the west line of a 42.116 acre tract, conveyed to Alvin Krueger Melvin, in deed recorded in Volume 16034, Page 1089, of said Official Public Records;

THENCE: S 32°16'11" E, along and with said west line, a distance of 20.32 feet to a found ½" iron rod with an aluminum cap at the northeast corner of a remainder of 5.767 acre tract, conveyed to Betty Jean Wiederstein, recorded in Volume 17890, Page 2269, and in Volume 5261, Page 231, both of said Official Public Records;

THENCE: S 56°09'27" W, along and with the north line of said remainder of 5.767 acres, a distance of feet, to a point at the northeast corner of a 1.393 acre tract conveyed to Hoover Edwards, in deed recorded in Volume 8227, Page 351, of said Official Public Records, for a total distance of 278.34 feet to a found ½" iron rod at the northwest corner of said 1.393 acre tract;

THENCE: S 29°23'13" E, along and with an east line of said called 188.68 acre tract and the west line of said 1.393 acre tract, a distance of 321.87 feet to a found ½" iron rod at the southwest corner of said 1.393 acre tract, same being an interior corner of said remainder of 5.767 acre tract;

THENCE: S 29°25'41" E, along and with the east line of said remainder of 5.767 acre tract, a distance of 346.13 feet to a found ½" iron rod;

THENCE: N 65°12'00" E, along and with a north line of said called 188.68 acre tract, the south line of said remainder of 5.767 acre tract, a distance of 572.69 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at a north corner of said called 188.68 acre tract, the southeast corner of said remainder of a 5.767 acre tract, on the southwest line of said 42.116 acre tract;

THENCE: S 68°03'04" E, along and with said southwest line, a distance of 183.77 feet to a found ½" iron rod at the southwest corner of said 42.116 acre tract, same being a northwest corner of Tract "B", conveyed to Ruth E. Martin in deed recorded in Volume 16034, Page 1089 of said Official Public Records;

THENCE: S 51°58'59" E, along and with the east line of said called 188.68 acre tract the west line of said Tract "B", a distance of 1473.61 feet to a found ½" iron rod on the north line of said called 68.146 acre tract;

THENCE: S 59°49'51" W, along and with said north line, a distance of 362.56 feet to the POINT OF BEGINNING and containing 165.410 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 165.423AC.docx



METES AND BOUNDS DESCRIPTION
FOR TRACT 1

A 43.104 acre, or 1,877,611 square feet more or less, tract of land out of that all of that called 53.28 acre tract conveyed to Kneupper Bryson Properties LTD., in deed recorded in Volume 17909, Page 62 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, in County Block 5059, of Bexar County, Texas. Said 43.104 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, and at the southeast corner of said called 53.28 acre tract, same being the southwest corner of a remainder of 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

THENCE: S 59°45'45" W, along and with said north right-of-way line, same being the south line of said called 53.28 acre tract, a distance of 1186.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing said north right-of-way line, over and across said called 53.28 acre tract the following bearings and distances:

N 43°21'39" W, a distance of 264.15 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 69°32'59" W, a distance of 75.10 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°57'21" W, a distance of 166.79 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 54°32'02" W, a distance of 92.58 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 59°48'04" W, a distance of 848.36 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the west line of said called 53.28 acre tract, same being, same being the southeast line of a 8.300 acre tract conveyed to Gary Obearle indeed recorded in Volume 4154, Page 516 of said Official Public Records;

THENCE: N 30°27'18" W, along and with said common line, a distance of 217.59 feet to the northeast corner of said 8.300 acre tract, same being the southeast corner of a 10.013 acre tract conveyed to Michael McCoy in deed recorded in Document No. 20190008091 of said Official Public Records, a distance of 532.09 feet to a found ½" iron rod at the northeast corner of said 10.013 acre tract, on the south line of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: Along and with the north line of said called 53.28 acre tract, same being the south line of said called 144 acre tract, the following bearings and distances:

N 60°39'30" E, a distance of 190.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 47°28'40" E, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°43'11" E, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 58°09'40" E, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 73°30'20" E, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 19°46'14" E, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 68°52'10" E, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 53°07'49" E, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 29°11'54" W, a distance of 147.22 feet to a found 2" iron pipe;

N 59°39'37" E, a distance of 1064.20 feet to a found ½" iron rod at the northeast corner of said 53.28 acre tract, same being the northwest corner of a remainder of a 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

THENCE: S 30°24'03" E, along and with the east line of said 53.28 acre tract, same being the west line of said remainder of 9.966 acre tract, a distance of 1025.60 feet to the POINT OF BEGINNING and containing 43.104 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 FN 43.104AC.docx



**SERVICE PLAN
CITY OF Schertz, TEXAS**

**SERVICE PLAN FOR ANNEXATION OF
Bexar County, Property Id: 310053, 310060, and 310121**

Upon annexation of the area identified above and as identified on Exhibit A, the City of Schertz will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

A 43.104 acre, or 1,877,611 square feet more or less, tract of land out of that all of that called 53.28 acre tract conveyed to Kneupper Bryson Properties LTD., in deed recorded in Volume 17909, Page 62 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, in County Block 5059, of Bexar County, Texas. Said 43.104 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

A 165.410 acre, or 7,205,273 square feet more or less, tract of land out of that remaining portion of a 188.68 acre tract conveyed to Wiederstein Trust Fund, in deed recorded in Document No. 20160103970, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 165.410 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

The City of Schertz, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection and Emergency Medical Services**

The City of Schertz, Texas will provide fire protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

The City of Schertz, Texas will provide EMS services to newly annexed areas at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

3. **Maintenance of Water and Wastewater Facilities**

All water and wastewater facilities owned or maintained by the City of Schertz at the time of the proposed annexation shall continue to be maintained by the City of Schertz. All water and wastewater facilities which may be acquired subsequent to the annexation of the proposed areas shall be maintained by the City of Schertz to the extent of its ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City of Schertz standard extension policy now existing or as may be amended. Existing On-site sewerage systems may be maintained in accordance with the County's regulations.

4. **Solid Waste Collection**

Solid waste collection will be provided to citizens in the newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas. The City may negotiate with annexed areas to allow continued services with an existing solid waste management provider. After the second anniversary of the annexation date, the City will impose fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owners. The City will then impose fees and provide the service. Garbage collection locations shall be subject to the approval of the Sanitation Manager. In the event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

5. **Maintenance of Roads and Streets**

Any and all public roads, streets or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed areas. Private roads will remain under the ownership of the homeowners association and as such maintained by the association.

6. **Maintenance of Parks, Playgrounds, and Swimming Pools**

The City of Schertz, Texas is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.

7. **Maintenance of any Publicly owned Facility, Building or Municipal Service**

The City of Schertz, Texas is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

8. **Other Services**

The City of Schertz, Texas finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed areas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE COMPLETED WITHIN 2 ½ YEARS

1. **Police and Fire Protection and Solid Waste Collection**

The City of Schertz, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Schertz, Texas with like topography, land use and population density as those found within the newly annexed areas.

2. **Water and Wastewater Facilities**

For the next 2 ½ years, the City of Schertz, Texas finds and determines that there is water and wastewater services available to the annexed areas pursuant to the City of Schertz extension policies.

3. **Roads and Streets**

The City of Schertz, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

4. **Maintenance of Parks, Playgrounds, and Swimming Pools and Any Other Publicly Owned Facility, Building, or Service**

The City of Schertz, Texas, finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Schertz, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Schertz.

LEVEL OF SERVICE

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 areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

November 11, 2021

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 9275 Weir Avenue Schertz, Texas 78154

To Whom It May Concern:

Wiederstein Trust Fund is the owner of approximately 169.5 acres located at 9275 Weir Avenue Schertz, Texas 78154 ("Property"). This letter is a request by the owner for the voluntary annexation of the Property.

Sincerely,

Wiederstein Trust Fund


Vickie McDaniel, co-trustee

STATE OF TEXAS


COUNTY OF AUSTIN

§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared Vickie McDaniel, co-trustee of Wiederstein Trust Fund, who acknowledged she is authorized to execute this document on its behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of November, 2021.




Notary Public, State of TEXAS
Printed Name: JUANA MORA

November 11, 2021

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

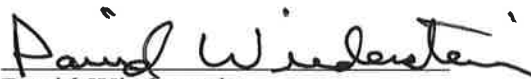
Re: Voluntary Annexation - 9275 Weir Avenue Schertz, Texas 78154

To Whom It May Concern:

Wiederstein Trust Fund is the owner of approximately 169.5 acres located at 9275 Weir Avenue Schertz, Texas 78154 ("Property"). This letter is a request by the owner for the voluntary annexation of the Property.

Sincerely,

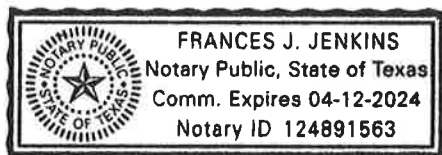
Wiederstein Trust Fund



David Wiederstein, co-trustee

STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared David Wiederstein, co-trustee of Wiederstein Trust Fund, who acknowledged he is authorized to execute this document on its behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of November, 2021.




Notary Public, State of Texas
Printed Name: Frances Jenkins

November 11, 2021

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 9275 Weir Avenue Schertz, Texas 78154

To Whom It May Concern:

Wiederstein Trust Fund is the owner of approximately 169.5 acres located at 9275 Weir Avenue Schertz, Texas 78154 ("Property"). This letter is a request by the owner for the voluntary annexation of the Property.

Sincerely,

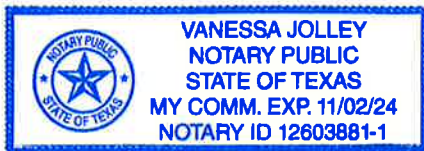
Wiederstein Trust Fund

Diane Hunter
Diane Hunter, co-trustee

STATE OF TEXAS §
 §
COUNTY OF Guadalupe §

BEFORE ME, the undersigned authority, on this day personally appeared Diane Hunter, co-trustee of Wiederstein Trust Fund, who acknowledged she is authorized to execute this document on its behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of November 2021.



Vanessa Jolley
Notary Public, State of Texas
Printed Name: Vanessa Jolley

November 11, 2021

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 9275 Weir Avenue Schertz, Texas 78154

To Whom It May Concern:

Wiederstein Trust Fund is the owner of approximately 169.5 acres located at 9275 Weir Avenue Schertz, Texas 78154 ("Property"). This letter is a request by the owner for the voluntary annexation of the Property.

Sincerely,

Wiederstein Trust Fund

Rebecca Robertson
Rebecca Robertson, co-trustee

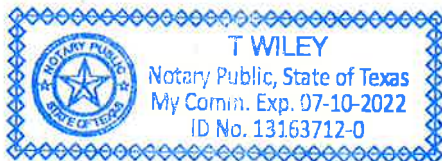
STATE OF TEXAS

COUNTY OF Bexar

§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Robertson, co-trustee of Wiederstein Trust Fund, who acknowledged she is authorized to execute this document on its behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of Nov, 2021.



T. Wiley
Notary Public, State of Texas
Printed Name: T. Wiley

November 4, 2021

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 8676 Trainer Hale Road Schertz, Texas 78154

To Whom It May Concern:

I, Brian Beutnagel, along with Valerie Hartmann, own approximately 78.146 acres located at 8676 Trainer Hale Road, Schertz, Texas 78154 ("Property"). This letter is a request by both owners for the voluntary annexation of the Property.

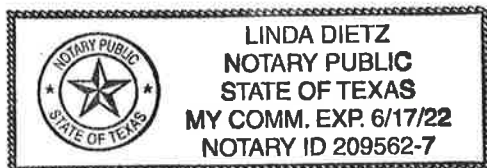
Sincerely,



Brian Beutnagel

STATE OF TEXAS §
COUNTY OF Guadalupe §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Beutnagel who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of November, 2021 2021.




Notary Public, State of Texas
Printed Name: Linda Dietz

November 4, 2021

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 8676 Trainer Hale Road Schertz, Texas 78154

To Whom It May Concern:

I, Valerie Hartmann, along with Brian Beutnagel, own approximately 78.146 acres located at 8676 Trainer Hale Road, Schertz, Texas 78154 ("Property"). This letter is a request by both owners for the voluntary annexation of the Property.

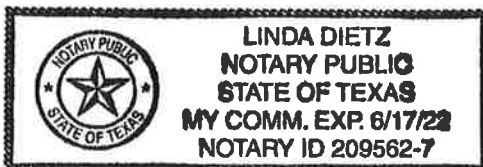
Sincerely,



Valerie Hartmann

STATE OF TEXAS §
COUNTY OF Guadalupe §

BEFORE ME, the undersigned authority, on this day personally appeared Valerie Hartmann who acknowledged she is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of November 2021 2021.




Notary Public, State of Texas
Printed Name: Linda Dietz

May 31, 2022

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 8850 Trainer Hale Road Schertz, Texas 78154

To Whom It May Concern:

Kneupper Bryson Properties, Ltd. is the owner of approximately 43.104 acres located at 8850 Trainer Hale Road Schertz, Texas 78154 ("Property"). Please accept this letter as a request for voluntary annexation of the Property.

Sincerely,

Kneupper Bryson Properties, LTD,
a Texas limited partnership

By: EdPat Management, LLC,
a Texas limited liability company
its General Partner

By: [Signature]
Name: Bryan Bryson
Title: Manager

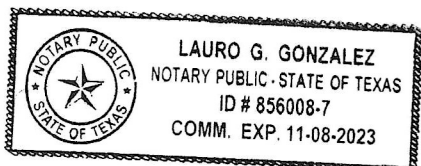
STATE OF TEXAS

COUNTY OF Bexar

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BEFORE ME, the undersigned authority, on this day personally appeared Bryan Bryson of EdPat Management, LLC, a Texas limited liability company, General Partner of Kneupper Bryson Properties, Ltd., a Texas limited partnership, who acknowledged he is authorized to execute this document on its behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of June,
2021.
2022



[Signature]
Notary Public, State of Texas
Printed Name: Lauro Gonzalez

May 31, 2022

City of Schertz
Planning Department
1400 Schertz Pkwy
Schertz, TX 78154

Re: Voluntary Annexation - 8850 Trainer Hale Road Schertz, Texas 78154

To Whom It May Concern:

Kneupper Bryson Properties, Ltd. is the owner of approximately 43.104 acres located at 8850 Trainer Hale Road Schertz, Texas 78154 ("Property"). Please accept this letter as a request for voluntary annexation of the Property.

Sincerely,

Kneupper Bryson Properties, LTD,
a Texas limited partnership

By: EdPat Management, LLC,
a Texas limited liability company
its General Partner

By: *Caprice Fredrickson*
Name: *Caprice Fredrickson*
Title: *Manager*

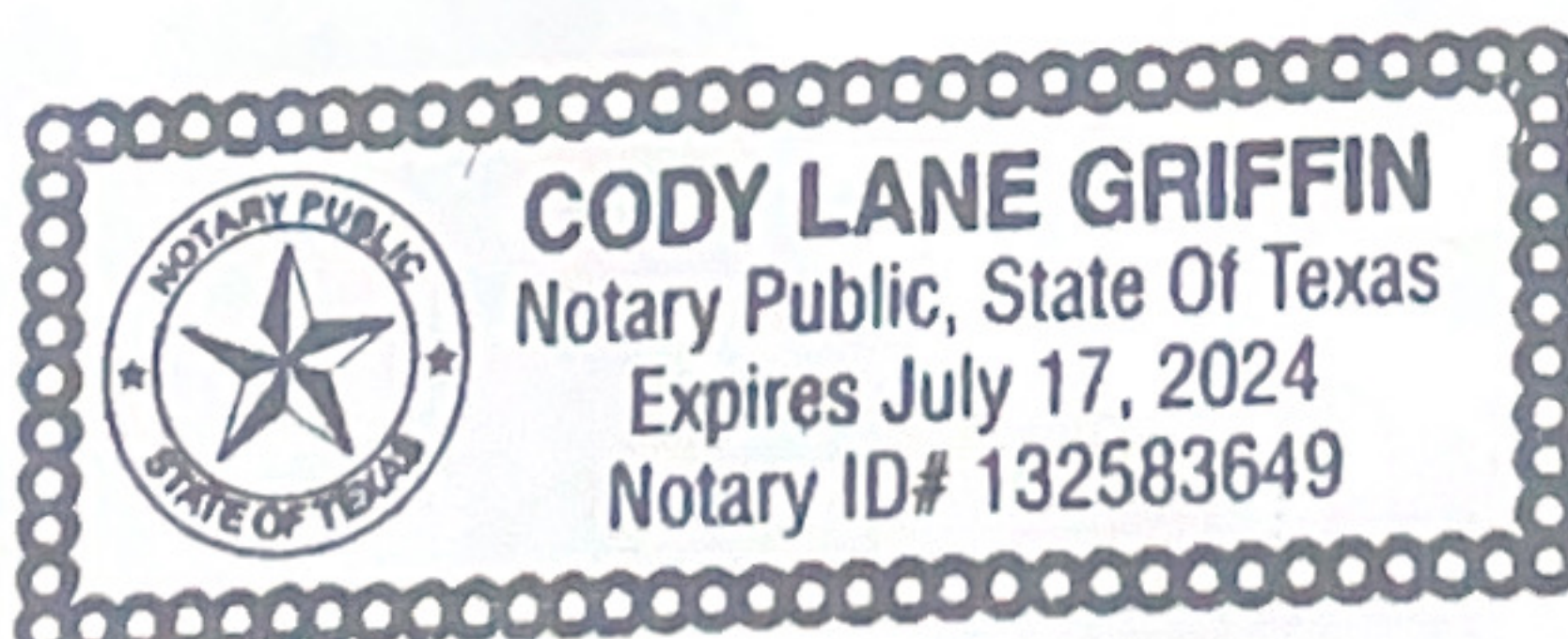
STATE OF TEXAS

COUNTY OF *TARRANT*

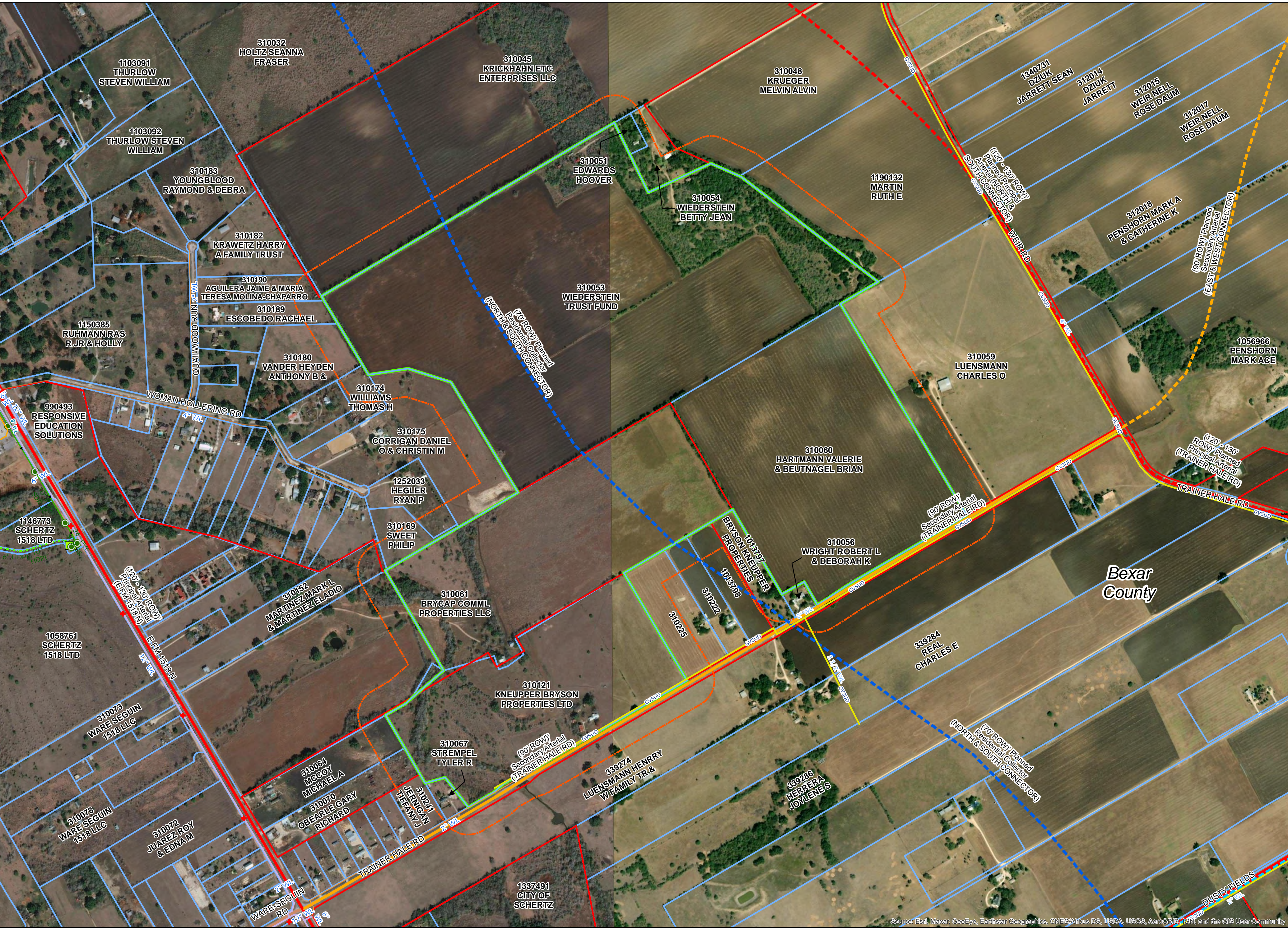
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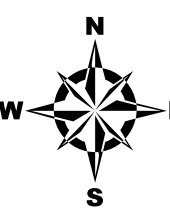
BEFORE ME, the undersigned authority, on this day personally appeared *Caprice Suzanne Fredrickson, Manager* of EdPat Management, LLC, a Texas limited liability company, General Partner of Kneupper Bryson Properties, Ltd., a Texas limited partnership, who acknowledged he is authorized to execute this document on its behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this *1* day of *June*, 2021.














































Cody Lane Griffin
Notary Public, State of *Texas*
Printed Name: *Cody Lane Griffin*





STERLING GROVE
TRAINER HALE RD

 <all other values>	 <all other values>	 Planned Secondary Arterial	 Commercial Collector B	 1', 1 1/2"	 10"	 Schertz Gravity	 Hydrant	 200' Buffer
 Highways	 Freeway	 Secondary Rural Arterial	 Planned Commercial Collector B	 2', 2 1/2"	 12"	 Schertz Pressure	 Manholes	 Schertz Municipal Boundary
 Major Roads	 Principal Arterial	 Planned Secondary Rural Arterial	 Commercial Collector A	 3"	 16"	 Neighboring Main	 Neighboring Gravity	 County Boundaries
 Minor Roads	 Planned Principal Arterial	 Residential Collector	 Planned Commercial Collector A	 4"	 18"	 Private	 Private Pressure	
 Other Cities	 Secondary Arterial	 Planned Residential Collector		 6"	 20"	 Schertz Parcels		
				 8"	 24"			

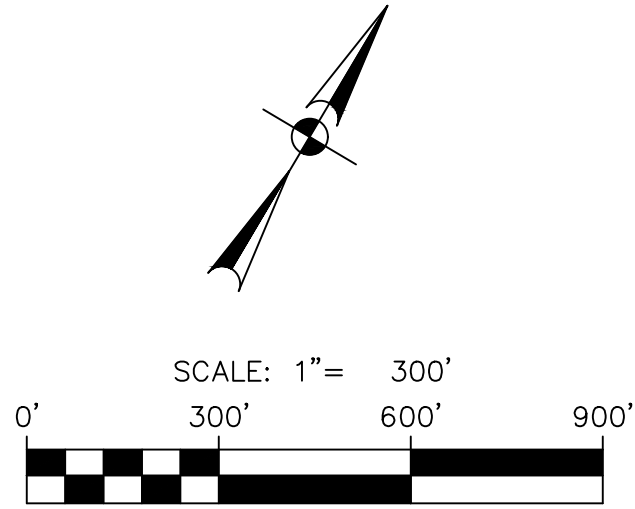
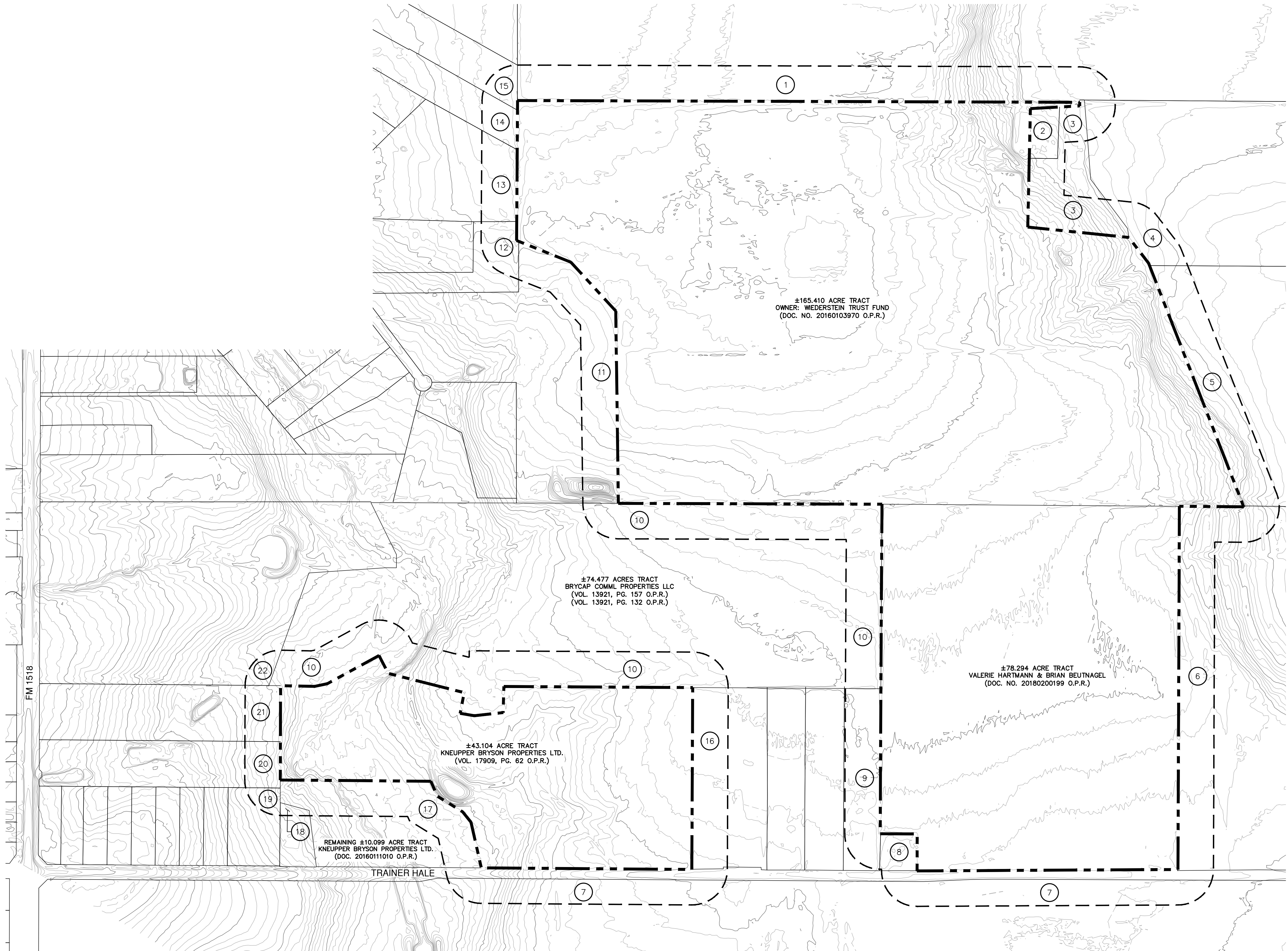
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 Inch = 500 Feet

0 250 500 1,000 Feet

Date: May 17, 2023 11:37am User: JD: harkett
File: P:\300337\NOI Design\Exhibits\220517-ANNEXATION EXHIBIT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/© UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOOD, Digital Globe, Texas Orthomography Program, USDA Farm Service Agency.



LEGEND:

- UNIT BOUNDARY
- - - 200' NOTIFICATION BOUNDARY
- ② PROPERTY IN 200' NOTIFICATION AREA (SEE TABLE FOR DETAILS)
- ===== EXISTING CONTOURS

PROPERTIES IN 200' NOTIFICATION AREA					
	PROPERTY ID	OWNER NAME + ADDRESS	PROPERTY USE	CITY JURISDICTION + ZONING	SUBDIVISION AND/OR RECORDING INFO.
1	310045	KRICKHAHN ETC ENTERPRISES LLC, 449 STEARMAN LN, MARION, TX 78124.	LAND	SHERTZ - PRE	UNPLATTED (DOC. 20050073324)
2	310051	EDWARDS HOOVER, PO BOX 41, CIBOLO, TX 78108.	RURAL	SHERTZ - PRE	UNPLATTED (VOL. 8227, PG. 351, OPR)
3	310054	WIEDERSTEIN BETTY JEAN, 9275 WEIR RD SCHERTZ, TX 78108.	LAND	SHERTZ - PRE	UNPLATTED (DOC. 20160103970)
4	310048	KRUEGER MELVIN ALVIN, 334 PRIVATE ROAD 5936 YANTIS, TX 75497.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20130066514)
5	1190132	MARTIN RUTH E, 3051 HAECERVILLE RD CIBOLO, TX 78108.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20130066514)
6	310059	LUENSMANN CHARLES O, 8447 TRAINER HALE RD SCHERTZ, TX 78154.	LAND	SHERTZ ETJ - DVL	UNPLATTED (VOL. 10175, PG. 534, OPR)
7	339274	LUENSMANN HENRRY W FAMILY TR, LUENSMANN HELEN S 8745 TRAINER HALE RD SCHERTZ, TX 78154.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 2008003039 & 20080003040)
8	310056	WRIGHT ROBERT L & DEBORAH K, 8712 TRAINER HALE RD SCHERTZ, TX 78154.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20150155533)
9	1013797	BRYSON KNEUPPER PROPERTIES, 1601 EASY ST, AUSTIN, TX 78746.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20050089484)
10	310061	BRYCAP COMMERCIAL PROPERTIES, LLC, 1601 EASY ST, AUSTIN, TX 78746.	RURAL	SHERTZ - PRE	UNPLATTED (VOL. 13921, PG. 157, OPR)
11	310175	CORRIGAN DANIEL O & CHRISTIN M, 12839 WOMAN HOLLERING RD, SCHERTZ, TX 78154.	SINGLE FAMILY	OCL	UNPLATTED (DOC. 20110199838)
12	310174	WILLIAMS THOMAS H, PO BOX 127, SCHERTZ, TX 78154.	RURAL	OCL	UNPLATTED (VOL. 10847, PG. 1809, OPR)
13	310180	VANDER HEYDEN ANTHONY B & SUSAN P, 12737 WOMAN HOLLERING RD, SCHERTZ, TX 78154.	RURAL	OCL	UNPLATTED (VOL. 8501, PG. 630, OPR)
14	310189	ESCOBEDO RACHAEL, 8646 QUAILWOOD RUN, SCHERTZ, TX 78154.	RURAL	OCL	UNPLATTED (DOC. 20120078512)
15	310190	CARDENAS JESUS PADILLA & TRUJILLO MARIANA, 8730 QUAILWOOD RUN, SCHERTZ, TX 78154.	RURAL	OCL	UNPLATTED (DOC. 20210310535)
16	310225	VRANA GERALD WAYNE & DIANA KELLY, 8770 TRAINER HALE RD, SCHERTZ, TX 78154.	RURAL	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20180028404)
17	310121	KNEUPPER BRYSON PROPERTIES LTD, 1601 EASY ST, AUSTIN, TX 78746.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20160111010)
18	310067	STREMPER TYLER R, 9010 TRAINER HALE RD, SCHERTZ, TX 78154.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20200312366)
19	310241	JERNIGAN TIFFANY L, 9034 TRAINER HALE RD, SCHERTZ, TX 78154.	RURAL	SHERTZ - PRE	LOT 9, CB 5059, TRAINER HALE SUBDIVISION (VOL. 9545, PG 20)
20	310070	WELCH GEORGE M, 122 RIVER RD, SCHERTZ, TX 78154.	INDUSTRIAL/ RES	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20210267814)
21	310064	MCCOY MICHAEL A, 7668 E FM 1518 N, SCHERTZ, TX 78154.	RURAL	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20190008091)
22	310061	BRYCAP COMM. PROPERTIES LLC, 1601 EASY ST, AUSTIN, TX 78746.	LAND	SHERTZ - PRE	UNPLATTED (DOC. 20090056951)

NOTICE OF PUBLIC HEARING

June 30, 2022

Dear Property Owner,

The Schertz City Council will conduct a public hearing on **Tuesday, July 12, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

Ord. No. 22-S-27: Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 287 acres of land generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, and 310121, Bexar County, Texas.

Ord. No. 22-S-28: Conduct a public hearing and consideration and/or action on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, 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 mharrison@schertz.com. If you have any questions please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 22-S-27; Ord. No. 22-S-28

COMMENTS: I am signing on behalf of the Wiederstein Trust Fund C/o Ray Joy Wiederstein as he is deceased + I am the executor of his estate.

NAME: Rebecca Robertson
(PLEASE PRINT)

SIGNATURE Rebecca Robert

STREET ADDRESS: 9275 Weir Road, Cibola, TX 78108

DATE: 7 July 2022

NOTICE OF PUBLIC HEARING

June 30, 2022

Dear Property Owner,

The Schertz City Council will conduct a public hearing on **Tuesday, July 12, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 22-S-27; Ord. No. 22-S-28

COMMENTS: I am signing on behalf of Betty Jean Wiederstein as she is deceased & I am the executor for her estate.

NAME: Rebecca Robertson
(PLEASE PRINT)

SIGNATURE Rebecca Robertson

STREET ADDRESS: 9275 West Road, Cibola, TX 7808

DATE: 7 July 2022

NOTICE OF PUBLIC HEARING

June 30, 2022

Dear Property Owner,

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Ord. No. 22-S-27: Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 287 acres of land generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, and 310121, Bexar County, Texas.

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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 mharrison@schertz.com. If you have any questions please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 22-S-27; Ord. No. 22-S-28

COMMENTS: _____

NAME: Valerie Hartmann SIGNATURE Valerie Hartmann
(PLEASE PRINT) Brian Beutnagel Brian Beutnagel

STREET ADDRESS: 621 Beutnagel Seguin, TX 78155

DATE: 7/6/22 307 W. Wetz Madison, TX 78124



CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: Planning & Community Development
Subject: Ordinance No. 22-S-28 - Conduct a Public Hearing and consideration and/or action on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas. *Final Reading* (B. James, L. Wood, M. Harrison)

BACKGROUND

Owners:

- Wiederstein Trust Fund: 9275 Weir Ave, Parcel ID 310053
 - Vickie McDaniel, co-trustee
 - David Wiederstein, co-trustee
 - Diane Hunter, co-trustee
 - Rebecca Robertson, co-trustee
- Brian Beutnagel and Valerie Hartmann, 8676 Trainer Hale Road, Parcel ID 310060
- Brycap Farm Properties, LLC, 7820 E. FM 1518 N., Parcel ID 310061
 - Bryan Bryson, partner/owner
 - Caprice Fredricksen, manager
- Kneupper Bryson Properties, Ltd., 8850 Trainer Hale Road, Parcel ID 310121
 - Bryan Bryson, manager
 - Caprice Fredricksen, manager

Applicant: Ashley Farrimond, Killen, Griffin & Farrimond PLLC and Marcus Moreno, Scott Felder Homes

Twenty-nine (29) public hearing notices were mailed to the surrounding property owners on June 30th, 2022 with a public hearing notice published in the "San Antonio Express" on July 1, 2022, prior to the City Council public hearing. At the time of this report staff has received three (3) response in favor of the proposed rezoning.

GOAL

The goal is to rezone approximately 362 acres of land to Planned Development District (PDD).

COMMUNITY BENEFIT

The community benefit is to promote safe, orderly, efficient development and bring about the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

The applicant is proposing to zone change approximately 362 acres of land from Pre-Development District (PRE) and Development Agreements (Delayed Annexation) (DVL)/outside city limits to Planned Development District (PDD).

According to the proposed Sterling Grove Subdivision PDD it will allow six hundred seventy-two (672) suburban single-family lots and one hundred sixty (160) 0.5 acre lots. Of the 672 suburban single-family lots, thirty-five percent (35%) will have minimum lot dimensions of 65' by 110' (SFR2). The remaining sixty-five percent (65%) of the 672 suburban single-family lots will have minimum lot dimensions of 55' by 110' (SFR1). Please see "Table One"-Dimensional Requirements" within the Sterling Grove PDD Development Standards, copied below for reference, which provides full details on lot sizes and building setback requirements.

Table One- Dimensional Requirements										
		Minimum Lot Size			Minimum 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 Height	Max Impervious Coverage
SFR1	Single Family	6,050	55	110	25*	10	15	2	35	60%
SFR2	Single Family	7,150	65	110	25*	10	15	2	35	60%
0.5 Ac	Single Family	21,780	N/A	N/A	25	10	15	2	35	50%

*Buildings constructed on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.

- Maximum 672 lots will be comprised of SFR1 and SFR2
- 65% of the 672 lots will SFR1 or larger.
- 35% of the 672 lots will be SFR2 or larger.

The Sterling Grove Conceptual Plan indicates that there will be approximately 3 acres of park, 15.3 acres of open space, approximately 27 acres of land for floodplain, open space, and city trail system, and approximately 3 acres of land for an amenity center. There is also several basins and drainage easements through the development as well.

Additionally, the Sterling Grove Subdivision PDD Development Standards proposed to modify the regulations for Subdivision Entry Signs.

Please see the table below for the proposed changes to UDC Sec 21.11.15.

UDC Section	Current Regulation	Proposed Regulation
Sec. 21.11.15.C Maximum Area	32 square feet per sign face	200 square feet per sign face
Sec 21.11.15.D Maximum Number of Signs	1 Primary Entry Sign and 1 Second Entry Sign which is 75% of the Primary	2 Primary Entry Signs (no secondary) both of which would be located on Trainer Hale Road

The Comprehensive Land Use Plan (CLUP) through the future land use plan and the Schertz Sector Plan for Southern Schertz designates the subject properties as Agricultural Conservation and Estate Neighborhood. A Comprehensive Land Use Plan Amendment was approved by the Schertz City Council on January 25, 2022, which changed the future land use plan designation of the approximately 362 acres of land from Agricultural Conservation and Estate Neighborhood to Single-Family Residential land use designation. The objective of the Single-Family Residential land use designation is to have a mixture of residential uses and limited commercial development.

- **Comprehensive Plan Goals and Objectives:** Areas classified as the Single-Family Residential land use designation are intended to utilize a traditional neighborhood design that includes a mixture 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 designations, and is therefore in conformance with the Comprehensive Land Use Plan.
- **Impact of Infrastructure:** The subject properties have dual Certificate of Convenience and Necessity (CCN), specifically the City of Schertz and Green Valley Special Utility District. The portions of the subject tract that are within the City of Schertz CCN will be obligated to design water and sanitary sewer services throughout the subdivision during the Master Development Plan Process in order to connect to public utility systems. Right-of-way dedication will be required from the proposed development as identified on the Master Thoroughfare Plan, i.e. Trainer Hale (secondary arterial) and the North & South Connector as a planned residential collector.
- **Impact of Public Facilities/Services:** In accordance with the Texas Local Government (LGC) Chapter 43, the City must provide public services to the land on the effective date of the annexation.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The surrounding properties to the subject property are all currently being used for single-family residences, agricultural uses, or are undeveloped. The proposed zone change to PDD, given the single-family residential base zoning throughout the entire subdivision is compatible with the existing and potential adjacent land uses.

FISCAL IMPACT

None

RECOMMENDATION

The property has the land use designation under the Schertz Sector Plan for Southern Schertz as Single-Family Residential. The Single-Family Residential land use designation encourages the development of traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development. The proposed rezoning to Planned Development District does conform with the Comprehensive Land Use Plan designation.

The Sterling Grove Subdivision is providing curvilinear streets, mailbox bump outs with a cover and 2 parking spaces, an amenity center, approximately 3 acres of park, approximately 22 acres of drainage basins, approximately 27 acres of floodplain, open space and city trail system, approximately 15.5 acres of open space, and several drainage easements throughout the development. The applicant is actively working with the Parks Department on finalizing details on the proposed park land, which at this time has not been determined to be public or private. The subdivision will be composed of six hundred seventy-two (672) suburban single-family lots and approximately one hundred sixty (160) 0.5 acre lots. Of the 672 suburban single-family lots, thirty-five percent (35%) will have a minimum lot size of 65' by 110'. The remaining sixty-five percent (65%) suburban single-family lots will have a minimum lot

sizes of 55' by 110'.

The Planning and Zoning Commission conducted a public hearing on June 22, 2022 where they had a lengthy discussion on the proposed rezoning as well as the concept plan. The Commission discussed their concerns that the development did not meet some of the standards that were discussed by the Sub Committee. There were concerns that the development was predominately 55-foot wide lots instead of the mixture of lot sizes. Also discussed were the curvilinear streets which are predominately in the half-acre side and not shown to be on the 55-foot side. Another concern was that the concept plan provided in the staff report was different from the concept plan the applicant showed during their presentation. The Commission and the applicant discussed trying to find a way to have the developer add a mixture of lot sizes in order to meet the intent of the Sub Committee discussions. However, after going back and forth there was no agreement on the percentage for the mixture of lot sizes. The Commission then proceeded with making a recommendation to the City Council for approval with a vote of 3-1, but due to there only being 4 members present at the meeting, the motion failed. The Commission discussed making another motion but realized there would not be an affirmative vote, as no Commissioners were interested in changing their previous vote. Therefore, the recommendation from the Planning and Zoning Commission is for denial due to there not being an affirmative vote based on the 4 Commissioners present at the meeting.

The City Council held a public hearing on July 5th, 2022 where the Council discussed the proposed concept plan and having the applicant add more variety of lot sizes to the overall development. The Council discussed having the 672 lots and of those be the 55' by 110' but then also having 35% of the 672 be 65' by 110' or larger. The Council also discussed the proposed sign to be installed and having a visual provided. Due to the noticing error for the July 5th, 2022 meeting the Council was only able to discuss the project but no action/motion was taken.

Staff went back to the applicant and discussed the comments that were had by the Council. The applicant requested that instead of having the 65' by 110' (7,150sqft) lot size have it be 60' by 110' (6,600sqft). The applicant also provided a graphic of the proposed sign, which has been added into the staff report attachments.

Staff recommends approval of Ordinance 22-S-28, a request to rezone approximately 362 acres of land to Planned Development District (PDD) as proposed, specifically with a maximum of 672 of the suburban style lots, 65% of which will be a minimum of SFR1 (55'x110') or larger and 35% of which will be a minimum of SFR2 (65' x 110') or larger.

The City Council held a public hearing on July 12, 2022 where they made a recommendation to approved Ord. No. 22-S-28 with a vote of 5-0.

Attachments

Ord. No. 22-S-28

Ord. No. Exhibit A: Metes and Bounds

Ord. No. 22-S-28 Exhibit B: Concept Plan

Ord. No. 22-S-28 Exhibit C: PDD Design Standards

Ord. No. 22-S-28 Exhibit D: Sign

Aerial Map

Public Hearing Notice Map

Zoning Exhibit

ORDINANCE NO. 22-S-28

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 362 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED 6,050 FEET EAST OF THE INTERSECTION OF TRAINER HALE ROAD AND FM 1518, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS, 310053, 310060, 310061, AND 310121, BEXAR COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on June 22, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on July 12, 2022, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned 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 12th day of July 2022.

PASSED, APPROVED AND ADOPTED on final reading the 26th day of July 2022.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)

METES AND BOUNDS DESCRIPTION
FOR

A 74.477 acre, or 3,244,220 square feet more or less, tract of land out of a portion that called 144 acre tract conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, Volume 13921, Page 132, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, in Bexar County, Texas. Said 74.477 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found $\frac{1}{2}$ " iron rod on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, at the southeast corner of a remainder of a 5.000 acre tract, conveyed to Bryson Kneupper Properties, in deed recorded in Volume 11355, Page 2475, and at the southwest corner of a 1.00 acre tract conveyed to Robert L. and Deborah K Wright, Volume 17409, Page 1329, both of said Official Public Records of Bexar County, Texas;

THENCE: N 30°27'16" W, departing said north right-of-way line, along and with the west line of said 1.00 acre tract, same being the east line of said remainder of 5.000 acres, a distance of 208.28 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said 1.00 acre tract, at the southwest corner of a called 78.146 acre tract, conveyed to Valerie Hartmann & Brian Beutnagel, in deed recorded in Document No. 20180200199, of said Official Public Records;

THENCE: N 30°24'26" W, along and with said east line, same being the west line of said 78.146 acre tract, a distance of 817.93 feet to a found $\frac{1}{2}$ " iron rod at the northeast corner of said remainder of 5.000 acres, at the southeast corner of said 144 acre tract, and the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°40'19" W, along and with the south line of said called 144 acre tract, along and with the north line of said remainder of 5.00 acres, a distance of 212.15 feet to a point at the northeast corner of a 5.05 acre tract, conveyed to Joe H. & Florence Reinhard, in deed recorded in Volume 10957, Page 2025, of said Official Public Records, along and with the north line of said 5.05 acre tract, a distance of 423.86 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said 5.05 acre tract, same being the northeast corner of a remainder of a 9.966 acre tract, conveyed to Gerald & Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records, continuing along the north line of said remainder of 9.966 acre tract, for a total distance of 1060.68 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said remainder of 9.966 acre tract, same being the northeast corner of a called 53.28 acre tract conveyed to Kneupper Bryson Properties, Ltd., in deed recorded in Volume 17909, Page 62, of said Official Public Records;

THENCE: Along and with the south line of said called 144 acre tract, same being the north line of said called 53.28 acre tract, the following bearings and distances:

S 59°39'37" W, a distance of 1064.20 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 29°11'54" E, a distance of 147.22 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 53°07'49" W, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 68°52'10" W, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 19°46'14" W, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 73°30'20" W, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 58°09'40" W, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 30°43'11" W, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 47°28'40" W, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 60°39'30" W, a distance of 190.64 feet to a found ½" iron rod at the northwest corner of said called 53.28 acre tract, at the northeast corner of a 10.013 acre tract, conveyed to Michael McCoy, in deed recorded in Document No. 20190008091, of said Official Public Records;

THENCE: S 59°49'38" W, along and with the north line of said 10.013 acre tract, same being the south line of said called 144 acre tract, a common line, a distance of 66.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing said common line, over and across said called 144 acre tract the following bearings and distances:

N 11°02'47" W, a distance of 673.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 55°27'16" E, a distance of 433.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 59°42'20" E, a distance of 60.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°17'40" W, a distance of 74.41 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

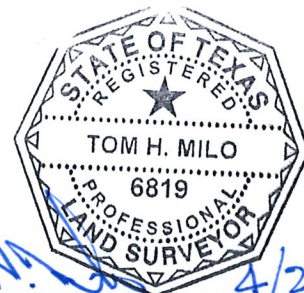
N 56°49'29" W, a distance of 326.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north line of said called 144 acre tract, same being the south line of a portion of Lot 1, conveyed to Phillip Sweet, in deed recorded in Volume 17967, Page 1563, of said Official Public Records, a common line;

THENCE: N 59°28'25" E, along and with said common line, a distance of 820.45 feet to a found 2" iron pipe at the southeast corner of said portion of Lot 16, same being the southwest corner of a called 17.27 acre tract, conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: N 59°31'01" E, along and with the north line of said called 144 acre tract, same being the south line of said called 17.27 acre tract, a distance of 574.27 feet to a southeast corner of said 17.27 acre tract, same being the southwest corner of a remainder of 188.68 acre tract, conveyed to Wiederstein Trust Fund, in Document No. 20160103970, of said Official Public Records, continuing along and with said north line, same being the south line of said remainder of 188.68 acre tract for a total distance of 2059.53 feet to a found ½" iron rod at the northeast corner of said called 144 acre tract, at the northwest corner of said called 78.146 acre tract;

THENCE: S 30°19'51" E, along and with the east line of said called 144 acre tract, same being the west line of said called 78.146 acre tract, a distance of 1040.16 feet to the POINT OF BEGINNING and containing 74.477 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 74.477AC.docx



METES AND BOUNDS DESCRIPTION
FOR

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod with a cap marked "Baker" on the north right-of-way line of Trainer Hale Road, at the southeast corner of said called 78.294 acre tract, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: S 59°01'17" W, along and with said north right-of-way line, a distance of 1470.42 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the southeast corner of a 1.00 acre tract conveyed to Robert L. & Deborah K Wright, in deed recorded in Volume 17409, Page 1329 of said Official Public Records;

THENCE: N 30°26'46" W, along and with a west line of said called 78.294 acre tract, same being the east line of said 1.00 acre tract, a distance of 208.38 feet to a found ½" iron rod at an interior corner of said called 78.294 acre tract, same being the northeast corner of said 1.00 acre tract;

THENCE: S 59°41'08" W, along and with the north line of said 1.00 acre tract, same being a south line of said 78.294 acre tract, a distance of 208.48 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the northwest corner of said 1.00 acre tract, on the east line of a remainder of 5.000 acre tract conveyed to Bryson Kneupper Properties in deed recorded in Volume 11355, Page 2475, of said Official Public Records of Bexar;

THENCE: N 30°24'26" W, along and with the west line of said 78.294 acre tract, same being the east line of said 5.000 acre tract, a common line, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acre tract, at the southeast corner of a called 144 acre tract conveyed to Brycap Commercial Properties LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: N 30°19'51" W, along and with the east line of said called 144 acre tract, same begin the west line of said called 78.294 acre tract, a distance of 1040.16 feet to a found ½" iron rod at the northwest corner of said 78.294 acre tract, same being a northeast corner of said called 144 acre tract, on the south line of a remainder of 188.68 acre tract conveyed to Wiederstein Trust Fund in deed recorded in Document No. 20160103970 of said Official Public Records;

THENCE: N 59°43'43" E, along and with the north line of said 78.294 acre tract, a distance of 1676.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said called 78.294 acre tract, at the northwest corner of said 68.146 acre tract;

THENCE: S 30°26'31" E, along and with the east line of said called 68.146 acre tract, same being the west line of said 68.146 acre tract, a distance of 2048.18 feet to the POINT OF BEGINNING and containing 78.294 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 78.294AC.docx



METES AND BOUNDS DESCRIPTION
FOR

A 165.410 acre, or 7,205,273 square feet more or less, tract of land out of that remaining portion of a 188.68 acre tract conveyed to Wiederstein Trust Fund, in deed recorded in Document No. 20160103970, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 165.410 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a point on the north right-of-way line of Trainer Hale Road, at the southeast corner of a called 78.146 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: N 30°26'31" W, departing said north right-of-way line, along and with the east line of said called 78.146 acre tract, same being the west line of called 68.146 acre tract, a distance of 2048.18 feet to a found ½" iron rod on the south line of said remainder of 188.68 acres and to the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°43'43" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 78.146 acre tract, a distance of 1676.34 feet to a found ½" iron rod at the northwest corner of said called 78.146 acre tract, same being the northeast corner of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and in deed recorded in Volume 13921, Page 132, of the Official Public Records;

THENCE: S 59°31'01" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 144 acre tract, a distance of 1485.72 feet to an iron fence post at the southwest corner of said called 188.68 acres, same being the southeast corner of a called 17.27 acre tract conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: Along and with the east line of said called 17.27 acre tract, same being west line of said remainder of a 188.68 acre tract, the following bearings and distances:

N 31°26'12" W, a distance of 1084.60 feet to a fence post;

N 73°14'37" W, a distance of 373.67 feet to a fence post;

S 81°06'40" W, a distance of 329.41 feet to a fence post at the southwest corner of said called 188.68 acre tract and northwest corner of said 17.27 acre tract, both lying on the east line of Lot 17, conveyed to Thomas H. Williams in deed recorded in Volume 10847, Page 1809, of said Official Public Records;

THENCE: N 30°17'07" W, along and with the west line of said called 188.68 acre tract and the east lines of said Lot 17, east line of Lot 19, conveyed to Anthony Heyden in deed recorded in Volume 17890, Page 2269 of said Official Public Records and the east line of Lot 20A, Lot 20B, and Lot 20C conveyed to Rachel Escobedo recorded in Volume 15465, Page 1129 of said Official Public Records, a distance of 789.47 feet to an iron fence post at the northwest corner of said called 188.68 acre tract, the east line of Lot 20A, Lot 20B, and Lot 20C, and the southwest corner of a 10.126 acre tract conveyed to Krickhahn ETC. Enterprises, LLC, in deed recorded in Volume 11319, Page 762 of said Official Public Records;

THENCE: N 59°30'44" E, along and with the north line of said remainder of a 188.68 acre tract, same being the south line of said 10.126 acre tract, a common line, a distance of 3167.68 feet to a found ½" iron rod at the northeast corner of said remainder of 188.68 acres, on the west line of a 42.116 acre tract, conveyed to Alvin Krueger Melvin, in deed recorded in Volume 16034, Page 1089, of said Official Public Records;

THENCE: S 32°16'11" E, along and with said west line, a distance of 20.32 feet to a found ½" iron rod with an aluminum cap at the northeast corner of a remainder of 5.767 acre tract, conveyed to Betty Jean Wiederstein, recorded in Volume 17890, Page 2269, and in Volume 5261, Page 231, both of said Official Public Records;

THENCE: S 56°09'27" W, along and with the north line of said remainder of 5.767 acres, a distance of feet, to a point at the northeast corner of a 1.393 acre tract conveyed to Hoover Edwards, in deed recorded in Volume 8227, Page 351, of said Official Public Records, for a total distance of 278.34 feet to a found ½" iron rod at the northwest corner of said 1.393 acre tract;

THENCE: S 29°23'13" E, along and with an east line of said called 188.68 acre tract and the west line of said 1.393 acre tract, a distance of 321.87 feet to a found ½" iron rod at the southwest corner of said 1.393 acre tract, same being an interior corner of said remainder of 5.767 acre tract;

THENCE: S 29°25'41" E, along and with the east line of said remainder of 5.767 acre tract, a distance of 346.13 feet to a found ½" iron rod;

THENCE: N 65°12'00" E, along and with a north line of said called 188.68 acre tract, the south line of said remainder of 5.767 acre tract, a distance of 572.69 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at a north corner of said called 188.68 acre tract, the southeast corner of said remainder of a 5.767 acre tract, on the southwest line of said 42.116 acre tract;

THENCE: S 68°03'04" E, along and with said southwest line, a distance of 183.77 feet to a found ½" iron rod at the southwest corner of said 42.116 acre tract, same being a northwest corner of Tract "B", conveyed to Ruth E. Martin in deed recorded in Volume 16034, Page 1089 of said Official Public Records;

THENCE: S 51°58'59" E, along and with the east line of said called 188.68 acre tract the west line of said Tract "B", a distance of 1473.61 feet to a found ½" iron rod on the north line of said called 68.146 acre tract;

THENCE: S 59°49'51" W, along and with said north line, a distance of 362.56 feet to the POINT OF BEGINNING and containing 165.410 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 165.423AC.docx



METES AND BOUNDS DESCRIPTION
FOR TRACT 1

A 43.104 acre, or 1,877,611 square feet more or less, tract of land out of that all of that called 53.28 acre tract conveyed to Kneupper Bryson Properties LTD., in deed recorded in Volume 17909, Page 62 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, in County Block 5059, of Bexar County, Texas. Said 43.104 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, and at the southeast corner of said called 53.28 acre tract, same being the southwest corner of a remainder of 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

THENCE: S 59°45'45" W, along and with said north right-of-way line, same being the south line of said called 53.28 acre tract, a distance of 1186.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing said north right-of-way line, over and across said called 53.28 acre tract the following bearings and distances:

N 43°21'39" W, a distance of 264.15 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 69°32'59" W, a distance of 75.10 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°57'21" W, a distance of 166.79 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 54°32'02" W, a distance of 92.58 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 59°48'04" W, a distance of 848.36 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the west line of said called 53.28 acre tract, same being, same being the southeast line of a 8.300 acre tract conveyed to Gary Obearle indeed recorded in Volume 4154, Page 516 of said Official Public Records;

THENCE: N 30°27'18" W, along and with said common line, a distance of 217.59 feet to the northeast corner of said 8.300 acre tract, same being the southeast corner of a 10.013 acre tract conveyed to Michael McCoy in deed recorded in Document No. 20190008091 of said Official Public Records, a distance of 532.09 feet to a found ½" iron rod at the northeast corner of said 10.013 acre tract, on the south line of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: Along and with the north line of said called 53.28 acre tract, same being the south line of said called 144 acre tract, the following bearings and distances:

N 60°39'30" E, a distance of 190.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 47°28'40" E, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°43'11" E, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 58°09'40" E, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 73°30'20" E, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 19°46'14" E, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 68°52'10" E, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 53°07'49" E, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

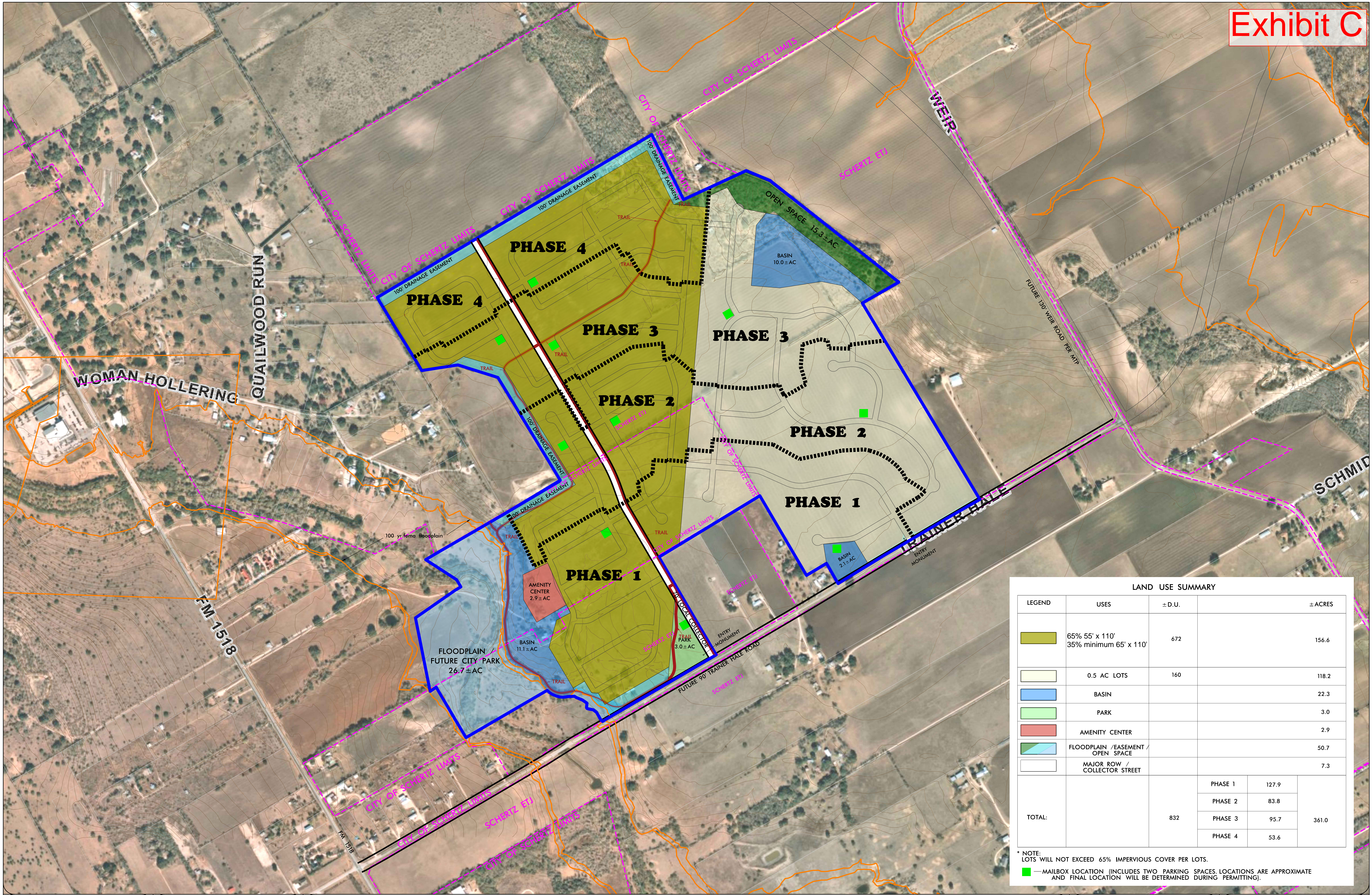
N 29°11'54" W, a distance of 147.22 feet to a found 2" iron pipe;

N 59°39'37" E, a distance of 1064.20 feet to a found ½" iron rod at the northeast corner of said 53.28 acre tract, same being the northwest corner of a remainder of a 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

THENCE: S 30°24'03" E, along and with the east line of said 53.28 acre tract, same being the west line of said remainder of 9.966 acre tract, a distance of 1025.60 feet to the POINT OF BEGINNING and containing 43.104 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 2022
JOB NO. 30037-00
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 FN 43.104AC.docx





LAND USE SUMMARY					
LEGEND	USES	± D.U.	± ACRES		
<div></div>	65% 55' x 110' 35% minimum 65' x 110'	672	156.6		
<div></div>	0.5 AC LOTS	160	118.2		
<div></div>	BASIN		22.3		
<div></div>	PARK		3.0		
<div></div>	AMENITY CENTER		2.9		
<div></div>	FLOODPLAIN /EASEMENT / OPEN SPACE		50.7		
<div></div>	MAJOR ROW / COLLECTOR STREET		7.3		
TOTAL:	832		PHASE 1	127.9	361.0
			PHASE 2	83.8	
			PHASE 3	95.7	
			PHASE 4	53.6	

* NOTE:
LOTS WILL NOT EXCEED 65% IMPERVIOUS COVER PER LOTS.
 — MAILBOX LOCATION (INCLUDES TWO PARKING SPACES. LOCATIONS ARE APPROXIMATE AND FINAL LOCATION WILL BE DETERMINED DURING PERMITTING).

S:\projects\610\Entire\Potential sites\New Braunfels\Trainer Hale road trac_20210713\Sterling Grove_20220616.shx

Plotted on: 01:51PM on Thursday, June 16, 2022

STERLING GROVE

Planned Development District
Schertz, Texas

April 2022

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STERLING GROVE
Planned Development District Schertz,
Texas

I. General

The City of Schertz (“City”) Unified Development Code (and as amended) will govern development of the Property, as further described in Exhibit “A”, unless provided otherwise in this PDD.

Affected UDC Articles

II. Zoning Districts (Article 5)

A. Single-Family Residential District per the PDD

The uses and street layout shall conform to the attached conceptual master plan as shown in Exhibit “B”. The PDD is comprised of suburban single-family residential lots, 0.5 acre lots and open space/parkland. The 0.5 acre lots will be subject to the Single Family Residential/Agricultural District (RA) standards unless otherwise stated in the following development standards.

B. Single-Family Residential Dwelling Units per the PDD

The PDD will allow six hundred seventy-two (672) suburban single-family lots and one hundred sixty (160) 0.5 acre lots. Of the 672 suburban single-family lots, thirty-five percent (35%) will have minimum lot dimensions of 65’ by 110’ (SFR2). The remaining sixty-five percent (65%) of the 672 suburban single-family lots will have minimum lot dimensions of 55’ by 110’ (SFR1).

III. Special Uses (Article 8)

- A.** The Sterling Grove Subdivision will establish a Homeowners Association to provide upkeep within the development including the maintenance of common areas, open space, drainage, landscape buffers, and maintaining exterior masonry fences and/or walls.

IV. Site Design Standards (Article 9)

A. Lots (Section 21.9.3)

Lot sizes and dimensions will conform to the minimum requirements recognized in Table One of this PDD.

Table One– 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
SFR1	Single Family	6,050	55	110	25*	10	15	2	35	60%
SFR2	Single Family	7,150	65	110	25*	10	15	2	35	60%
0.5 Ac	Single Family	21,780	N/A	N/A	25	10	15	2	35	50%

- * Buildings constructed on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.
 - a. Maximum 672 lots will be comprised of SFR1 and SFR2
 - b. 65% of the 672 lots will SFR1 or larger.
 - c. 35% of the 672 lots will be SFR2 or larger.

V. Subdivision Entry Signs (Section 21.11.15)

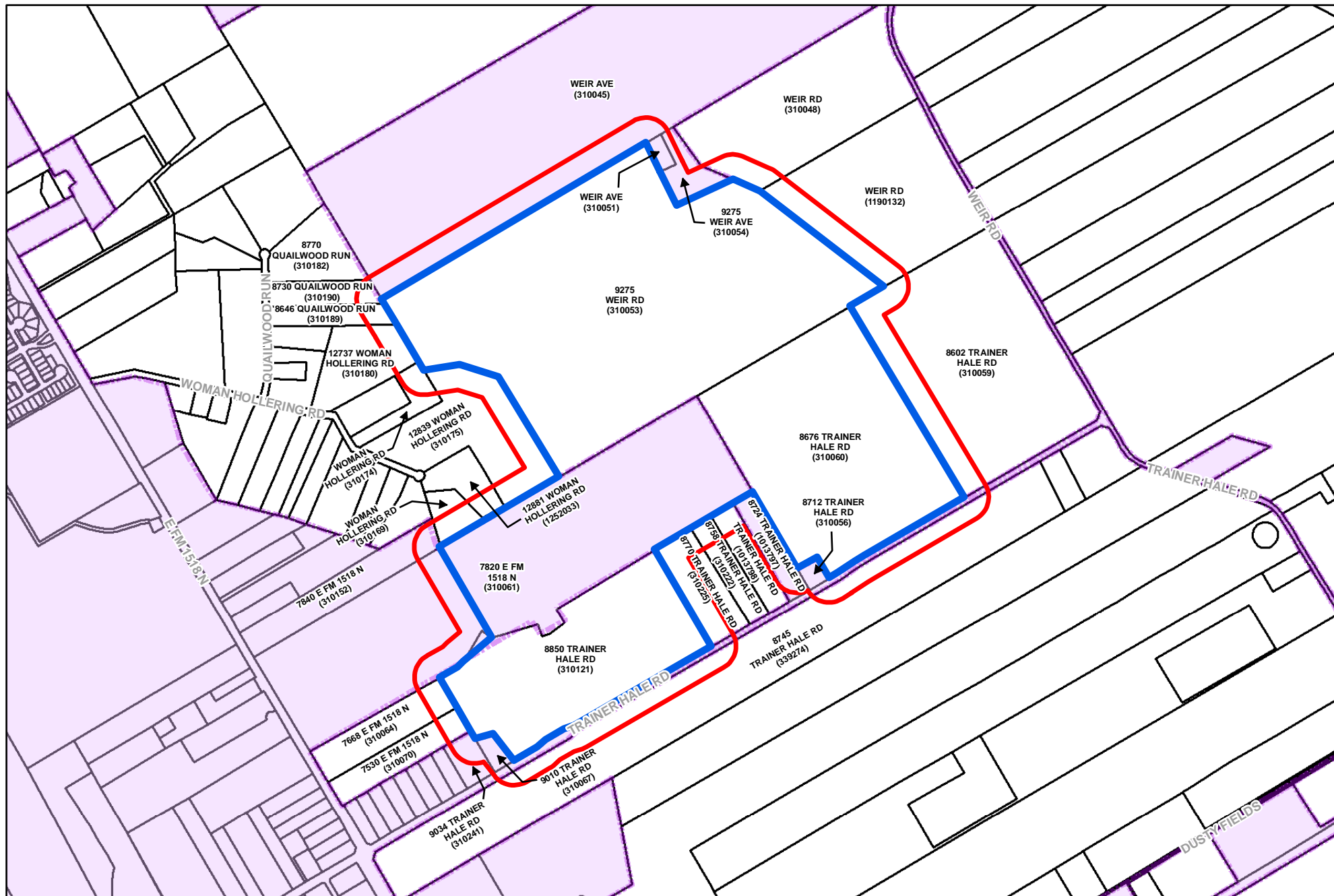
UDC Section 21.11.15 is replaced with the following: Subdivision Entry Signs shall be monument like, signs located at the primary and secondary entrance(s) into the subdivision. An entry feature that is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with or part of the Subdivision Entry Signs, may be constructed at the subdivision entrance(s).

Subdivision Entry Signs may include a maximum sign face/subdivision name identification area not to exceed two hundred (200) square feet per sign face. Each Subdivision Entry Signs may also include a logo in addition to the sign face/subdivision name identification area. The proposed subdivision entry sign will look generally as depicted in Exhibit "C". There shall be no more than one subdivision entry sign per entrance.

VI. Adjustments to the Planned Development District (PDD)

Minor changes which do not change the concept or intent of the development shall be approved or denied administratively. Minor changes include adjustments to the acreage of phases and order of development.





SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last Update: November 4, 2021

City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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City of Schertz

Sterling Grove

Trainer Hale Rd



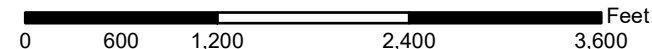
Parcel Boundaries



Schertz City Boundary

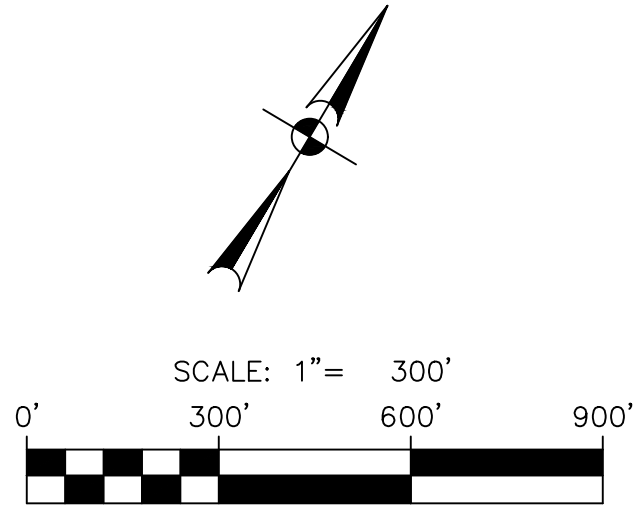
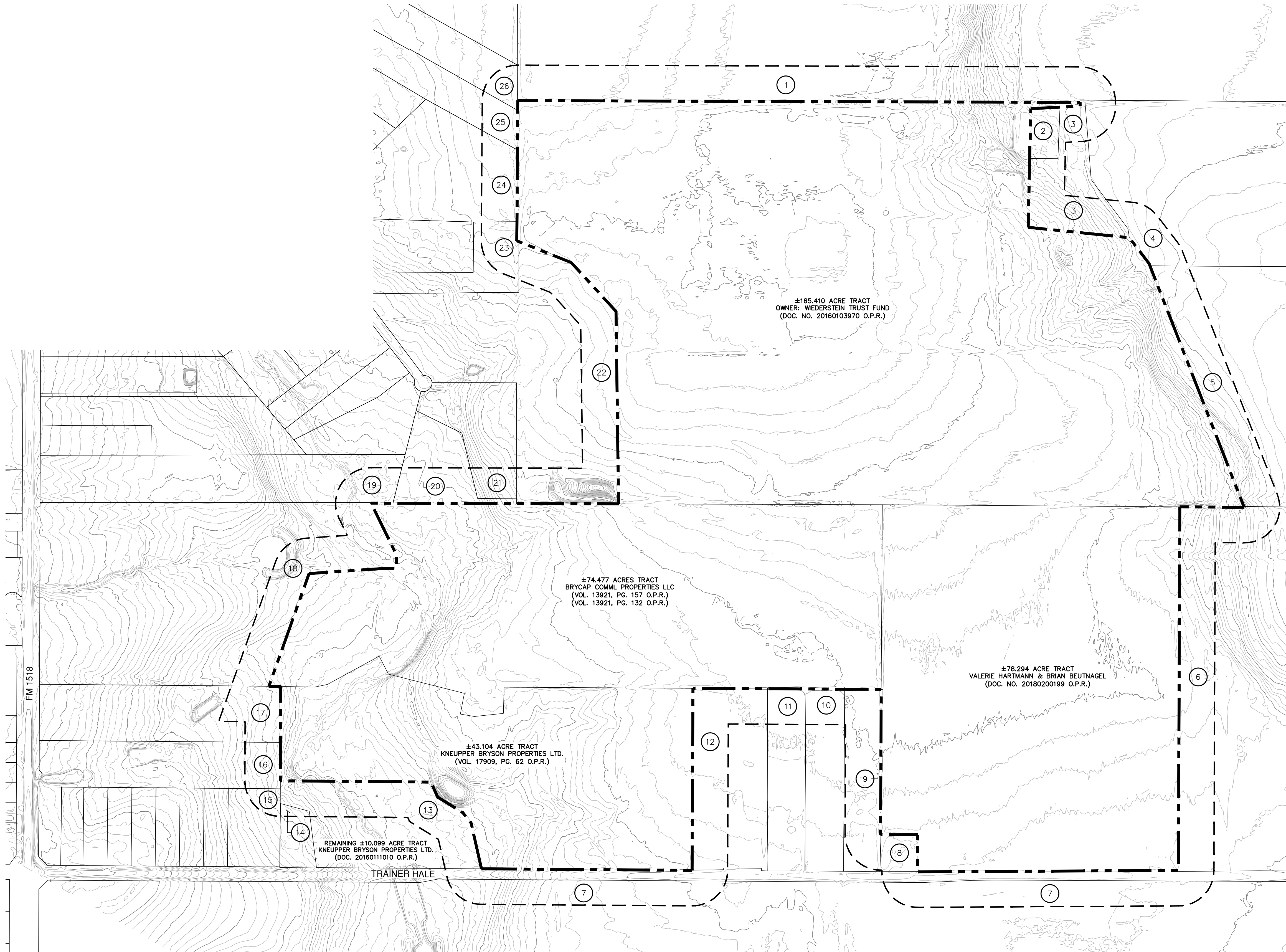


200' Buffer



Date: May 17, 2023 11:35am User: JD: hmrack41
File: P:\300\37\NOI Design\Exhibits\220517-ZONING EXHIBIT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas OrthoImage Program, USDA Farm Service Agency.



- LEGEND:**
- UNIT BOUNDARY
 - - - 200' NOTIFICATION BOUNDARY
 - ② PROPERTY IN 200' NOTIFICATION AREA (SEE TABLE FOR DETAILS)
 - ==== EXISTING CONTOURS

PROPERTIES IN 200' NOTIFICATION AREA					
	PROPERTY ID	OWNER NAME + ADDRESS	PROPERTY USE	CITY JURISDICTION + ZONING	SUBDIVISION AND/OR RECORDING INFO.
1	310045	KRICKHAHN ETC ENTERPRISES LLC, 449 STEARMAN LN, MARION, TX, 78124.	LAND	SHERTZ - PRE	UNPLATTED (DOC. 20050073324)
2	310051	EDWARDS HOOVER, PO BOX 41, CIBOLO, TX, 78108.	RURAL	SHERTZ - PRE	UNPLATTED (VOL. 8227, PG. 351, OPR)
3	310054	WIEDERSTEIN BETTY JEAN, 9275 WEIR RD, SCHERTZ, TX, 78108.	LAND	SHERTZ - PRE	UNPLATTED (DOC. 20160103970)
4	310048	KRUEGER MELVIN ALVIN, 334 PRIVATE ROAD 5936 YANTIS, TX, 75497.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20130066514)
5	1190132	MARTIN RUTH E, 3051 HAECERVILLE RD CIBOLO, TX, 78108.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20130066514)
6	310059	LUENSMANN CHARLES O, 8447 TRAINER HALE RD SCHERTZ, TX, 78154.	LAND	SHERTZ ETJ - DVL	UNPLATTED (VOL. 10175, PG. 534, OPR)
7	339274	LUENSMANN HENRRYW FAMILY TR, LUENSMANN HELEN S, 8745 TRAINER HALE RD SCHERTZ, TX, 78154.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20080030399 & 20080003040)
8	310056	WRIGHT ROBERT L & DEBORAH K, 8712 TRAINER HALE RD SCHERTZ, TX, 78154.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20150155533)
9	1013797	BRYSON KNEUPPER PROPERTIES, 1601 EASY ST, AUSTIN, TX, 78746.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20050089484)
10	1013798	BARR JAMES W JR & SHARON, 8758 TRAINER HALE RD, SCHERTZ, TX, 78154.	RURAL	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20040205732)
11	310222	BARR JAMES W JR & SHARON, 8758 TRAINER HALE RD, SCHERTZ, TX, 78154.	RURAL	SHERTZ ETJ - DVL	UNPLATTED
12	310225	VRANA GERALD WAYNE & DIANA KELLY, 8770 TRAINER HALE RD, SCHERTZ, TX, 78154.	RURAL	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20180028404)
13	310121	KNEUPPER BRYSON PROPERTIES LTD, 1601 EASY ST, AUSTIN, TX, 78746.	LAND	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20160111010)
14	310067	STREMPER TYLER R, 9010 TRAINER HALE RD, SCHERTZ, TX, 78154.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20200312366)
15	310241	JERNIGAN TIFFANY L, 9034 TRAINER HALE RD, SCHERTZ, TX, 78154.	RURAL	SHERTZ - PRE	LOT 9, CB 5059; TRAINER HALE SUBDIVSION (VOL. 9545, PG. 20)
16	310070	WELCH GEORGE M, 122 RIVER RD, SCHERTZ, TX, 78154.	INDUSTRIAL/ RES	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20210267814)
17	310064	MCCOY MICHAEL A, 7668 E FM 1518 N, SCHERTZ, TX, 78154.	RURAL	SHERTZ ETJ - DVL	UNPLATTED (DOC. 20190008091)
18	310061	BRYCAP COMMIL PROPERTIES LLC, 1601 EASY ST, AUSTIN, TX, 78746.	LAND	SHERTZ - PRE	UNPLATTED (DOC. 20090056951)
19	310152	MARTINEZ MARK L & MARTINEZ ELADIO, 7840 E FM 1518 N, SCHERTZ, TX, 78154.	RURAL	SHERTZ - PRE	UNPLATTED (DOC. 20150198564)
20	310169	SWEET PHILIP, 12870 WOMAN HOLLERING RD, SCHERTZ, TX, 78154.	RURAL	OCL	UNPLATTED (DOC. 20160134658)
21	1252033	HEGLER RYAN P, 12881 WOMAN HOLLERING RD, SCHERTZ, TX, 78154.	RURAL	OCL	UNPLATTED
22	310175	CORRIGAN DANIEL O & CHRISTIN M, 12839 WOMAN HOLLERING RD, SCHERTZ, TX, 78154.	SINGLE FAMILY	OCL	UNPLATTED (DOC. 20110199838)
23	310174	WILLIAMS THOMAS H, PO BOX 127, SCHERTZ, TX, 78154.	RURAL	OCL	UNPLATTED (VOL. 10847, PG. 1809, OPR)
24	310180	VANDER HEYDEN ANTHONY B & SUSAN P, 12737 WOMAN HOLLERING RD, SCHERTZ, TX, 78154.	RURAL	OCL	UNPLATTED (VOL. 6501, PG. 630, OPR)
25	310189	ESCOBEDO RACHAEL, 8646 QUAILWOOD RUN, SCHERTZ, TX, 78154.	RURAL	OCL	UNPLATTED (DOC. 20120078512)
26	310190	CARDENAS JESUS PADILLA & TRUJILLO MARIANA, 8730 QUAILWOOD RUN, SCHERTZ, TX, 78154.	RURAL	OCL	UNPLATTED (DOC. 20210310535)

NOTICE OF PUBLIC HEARING

June 30, 2022

Dear Property Owner,

The Schertz City Council will conduct a public hearing on **Tuesday, July 12, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

Ord. No. 22-S-27: Conduct a public hearing and consideration and/or action on a request for voluntary annexation of approximately 287 acres of land generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, and 310121, Bexar County, Texas.

Ord. No. 22-S-28: Conduct a public hearing and consideration and/or action on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, 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 mharrison@schertz.com. If you have any questions please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 22-S-27; Ord. No. 22-S-28

COMMENTS: I am signing on behalf of the Wiederstein Trust Fund C/o Ray Joy Wiederstein as he is deceased + I am the executor of his estate.

NAME: Rebecca Robertson
(PLEASE PRINT)

SIGNATURE Rebecca Robert

STREET ADDRESS: 9275 Weir Road, Cibola, TX 78108

DATE: 7 July 2022

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Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 22-S-27; Ord. No. 22-S-28

COMMENTS: I am signing on behalf of Betty Jean Wiederstein as she is deceased & I am the executor for her estate.

NAME: Rebecca Robertson
(PLEASE PRINT)

SIGNATURE Rebecca Robertson

STREET ADDRESS: 9275 West Road, Cibola, TX 7808

DATE: 7 July 2022

NOTICE OF PUBLIC HEARING

June 30, 2022

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Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for Ord. No. 22-S-27; Ord. No. 22-S-28

COMMENTS: _____

NAME: Valerie Hartmann SIGNATURE: Valerie Hartmann
(PLEASE PRINT) Brian Beutnagel Brian Beutnagel

STREET ADDRESS: 621 Beutnagel Seguin, TX 78155
307 W. Wetz Madison, TX 78124

DATE: 7/6/22



CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: City Secretary
Subject: Appointment of the Mayor Pro-Tem - Discussion and consideration and/or action regarding the confirmation, appointment or election of the Mayor Pro-Tem. (Mayor/Council)

BACKGROUND

On August 28, 2018 City Council amending their Rules of Conduct and Procedure (Ordinance 18-M-30) regarding the appointment of the Mayor Pro Tem. Below is the amended article: Article 5 Section 5.1 Appointment Procedure for the Mayor Pro Tem.

- a. The Council will discuss, and with a majority vote, appoint the Councilmember to serve as the Mayor Pro Tem for the City.
- b. The appointed Mayor Pro Tem must be a Councilmember and must meet the qualifications of Section 4.02 of the City Charter. In addition, to be appointed to the position of Mayor Pro Tem, a Councilmember must be an elected member of Council and a member in good standing.
- c. Term dates for the Mayor Pro Tem position will begin in February and August of each year (the election dates offset by three (3) months). Terms will sequentially rotate according to Councilmember place.
- d. If the Councilmember place that is up for appointment as Mayor Pro Tem is vacant or is held by a Councilmember who is not qualified to serve as Mayor Pro Tem, the Mayor Pro Tem appointment will go to the next qualified Councilmember.
- e. The position will have a term of office of six (6) months.
- f. The appointed Mayor Pro Tem may be removed by Council by a two-thirds (2/3) majority vote of the members of Council at any time during his or her term.
- g. Council reserves the right to alter this procedure at any time by resolution or rule.

City Charter Section.

Section 4.02 Qualifications.

The Mayor and each Councilmember must have attained the age of eighteen or older on the first day of the term of office applied for, be a registered voter of the City of Schertz, and have been a resident of the City for at least twelve consecutive months immediately preceding the deadline for filing for an application for a place on the ballot.

Section 4.05 Mayor and Mayor Pro-Tem.

The Mayor shall be the official head of the City government. He or she shall be the chairman and shall

preside at all meetings of the City Council. The Mayor may vote only in the event of a tie. He or she shall, unless another signatory is otherwise designated by the City Council, sign all official documents such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bonds. He or she shall appoint special committees as instructed by City Council, with committee membership to be composed of nominees by the City Council. He or she shall perform such other duties consistent with this Charter or as may be imposed upon him or her by City Council. The Mayor shall not have veto powers.

The Mayor Pro-Tem shall be a Councilmember appointed by the City Council for a term and pursuant to procedures established by the City Council from time to time. The Mayor Pro- Tem shall act as Mayor during the absence or disability of the Mayor and in this capacity shall have the rights conferred upon the Mayor. While acting as Mayor, the Mayor Pro-Tem may vote on any matter before the City Council.

RECOMMENDATION

Council will discuss and consider the appointment of the next Mayor Pro-Tem regarding the above qualification. Next in line to serve is Councilmember Allison Heyward. Ms. Heyward will be sworn in at the August 2, 2022 meeting and will serve until February 1, 2023.

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: Executive Team
Subject: 10 Acre Property Acquisition - Discussion regarding potential 10 acre property acquisition generally at FM 482 and Bunker Street. (M. Browne/B. James)

BACKGROUND

City of Schertz staff were approached by the Great Springs Project about partnering to acquire an approximately 10 acres tract of land generally at the intersection of FM 482 and Bunker Street. Staff will provide an overview of the situation and seek direction from Council.

CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: Finance
Subject: Quarterly Financial Reports

BACKGROUND

Quarterly, Staff will submit to council unaudited financial reports as an update on the City's fiscal and budget performance. Some payments that must be recorded in this quarter can occur months after the close of the period. In those cases, staff attempts to estimate the value based on prior year's fiscal performance and current year trends. The Comprehensive Annual Financial Report to be published after the fiscal year end will include actual revenue and expenses for the accounts estimated in the quarterly financial report.

Attachments

2nd Quarter Financial Report

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :March 31, 2021 ***** 2021 - 2022 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
General Fund, 101					
Total Revenues	41,490,207.00	26,596,548.77	0.00	14,893,658.23	64.10%
Total General Government	7,108,983.00	3,359,693.26	596,330.07	3,152,959.67	55.65%
Total Public Safety	18,416,206.54	9,176,881.26	776,542.69	8,462,782.59	54.05%
Total Public Environment	2,037,970.00	888,569.81	122,796.13	1,026,604.06	49.63%
Total Parks & Recreation	2,748,554.00	1,040,127.46	186,961.46	1,521,465.08	44.64%
Total Cultural	1,163,373.00	561,781.48	23,744.93	577,846.59	50.33%
Total Internal Services	7,722,891.00	3,137,777.27	597,138.25	3,987,975.48	48.36%
Total Misc & Projects	2,292,230.00	662,745.00	2,500.00	1,626,985.00	29.02%
Total Expenditures	41,490,207.54	18,827,575.54	2,306,013.53	20,356,618.47	50.94%
Revenue Over(Under) Expenditures	0.54	7,768,973.23	(2,306,013.53)	(5,462,960.24)	
General Fund, 101 Total Cash in Bank & Investments		22,406,517.40			
Special Events Fund, 106					
Total Revenues	24,000.00	49,943.41	0.00	(25,943.41)	208.10%
Total Expenditures	24,000.00	17,868.75	0.00	6,131.25	74.45%
Revenue Over(Under) Expenditures	0.00	32,074.66	0.00	(32,074.66)	
Special Events Fund, 106 Total Cash in Bank & Investments		152,921.47			
Peg Fund, 110					
Total Revenues	867,521.00	40,559.46	0.00	826,961.54	4.68%
Total Expenditures	867,521.00	0.00	0.00	867,521.00	0.00%
Revenue Over(Under) Expenditures	0.00	40,559.46	0.00	(40,559.46)	
Peg Fund, 110 Total Cash in Bank & Investments		987,013.51			
Water & Sewer, 202					
Total Revenues	28,758,723.00	13,981,119.19	0.00	14,777,603.81	48.62%
Total Expenditures	25,921,362.00	18,377,758.47	542,993.59	7,000,609.94	72.99%
Revenue Over(Under) Expenditures	2,837,361.00	(4,396,639.28)	(542,993.59)	7,776,993.87	
Water & Sewer, 202 Total Cash in Bank & Investments		5,873,739.83			
EMS, 203					
Total Revenues	11,794,594.14	6,043,579.22	0.00	5,751,014.92	51.24%
Total Expenditures	11,736,093.61	6,130,109.60	473,008.53	5,132,975.48	56.26%
Revenue Over(Under) Expenditures	58,500.53	(86,530.38)	(473,008.53)	618,039.44	
EMS, 203 Total Cash in Bank & Investments		978,720.09			

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :March 31, 2021 ***** 2021 - 2022 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Drainage, 204					
Total Revenues	1,284,229.00	631,073.46	0.00	653,155.54	49.14%
Total Expenditures	1,272,024.00	502,881.57	25,090.28	744,052.15	41.51%
Revenue Over(Under) Expenditures	12,205.00	128,191.89	(25,090.28)	(90,896.61)	
Drainage, 204 Total Cash in Bank & Investments		534,122.23			
Hotel Tax, 314					
Total Revenues	1,675,250.00	372,052.23	0.00	1,303,197.77	22.21%
Total Expenditures	1,579,797.00	175,261.53	1,066,664.46	337,871.01	78.61%
Revenue Over(Under) Expenditures	95,453.00	196,790.70	(1,066,664.46)	965,326.76	
Hotel Tax, 314 Total Cash in Bank & Investments		2,434,615.31			
Park, 317					
Total Revenues	319,025.00	160.53	0.00	318,864.47	0.05%
Total Expenditures	125,000.00	0.00	10,040.00	114,960.00	8.03%
Revenue Over(Under) Expenditures	194,025.00	160.53	(10,040.00)	203,904.47	
Park, 317 Total Cash in Bank & Investments		287,177.89			
Tree Mitigation, 319					
Total Revenues	71,400.00	65,836.89	(1,500.00)	7,063.11	90.11%
Total Expenditures	70,000.00	38,780.00	4,470.00	26,750.00	61.79%
Revenue Over(Under) Expenditures	1,400.00	27,056.89	(5,970.00)	(19,686.89)	
Tree Mitigation, 319 Total Cash in Bank & Investments		691,392.66			
Capital Recovery Water, 411					
Total Revenues	1,116,000.00	453,397.08	0.00	662,602.92	40.63%
Total Expenditures	51,000.00	2,877.37	78,417.12	(30,294.49)	159.40%
Revenue Over(Under) Expenditures	1,065,000.00	450,519.71	(78,417.12)	692,897.41	
Capital Recovery Water, 411 Total Cash in Bank & Investments		8,707,384.51			
Capital Recovery Sewer, 421					
Total Revenues	660,250.00	199,108.37	0.00	461,141.63	30.16%
Total Expenditures	55,500.00	5,159.75	97,902.49	(47,562.24)	185.70%
Revenue Over(Under) Expenditures	604,750.00	193,948.62	(97,902.49)	508,703.87	
Capital Recovery Sewer, 421 Total Cash in Bank & Investments		8,100,818.84			

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :March 31, 2021 ***** 2021 - 2022 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Roadway Impact Fee Area 1, 431					
Total Revenues	200,900.00	74,321.42	0.00	126,578.58	36.99%
Total Expenditures	5,000.00	770.21	588.29	3,641.50	27.17%
Revenue Over(Under) Expenditures	195,900.00	73,551.21	(588.29)	122,937.08	
Roadway Impact Fee Area 1, 431 Total Cash in Bank & Investments		621,973.43			
Roadway Impact Fee Area 2, 432					
Total Revenues	120,400.00	98,910.18	0.00	21,489.82	82.15%
Total Expenditures	29,000.00	51,896.05	588.32	(23,484.37)	180.98%
Revenue Over(Under) Expenditures	91,400.00	47,014.13	(588.32)	44,974.19	
Roadway Impact Fee Area 2, 432 Total Cash in Bank & Investments		317,789.58			
Roadway Impact Fee Area 3, 433					
Total Revenues	401,500.00	152,562.83	0.00	248,937.17	38.00%
Total Expenditures	5,000.00	2,749.18	588.32	1,662.50	66.75%
Revenue Over(Under) Expenditures	396,500.00	149,813.65	(588.32)	247,274.67	
Roadway Impact Fee Area 3, 433 Total Cash in Bank & Investments		1,122,343.96			
Roadway Impact Fee Area 4, 434					
Total Revenues	5,065.00	5.07	0.00	5,059.93	0.10%
Total Expenditures	5,000.00	2,749.18	588.32	1,662.50	66.75%
Revenue Over(Under) Expenditures	65.00	(2,744.11)	(588.32)	3,397.43	
Roadway Impact Fee Area 4, 434 Total Cash in Bank & Investments		6,567.35			
I&S, 505					
Total Revenues	7,434,862.00	7,010,266.50	0.00	424,595.50	94.29%
Total Expenditures	6,676,915.00	5,526,439.53	0.00	1,150,475.47	82.77%
Revenue Over(Under) Expenditures	757,947.00	1,483,826.97	0.00	(725,879.97)	
I&S, 505 Total Cash in Bank & Investments		2,571,203.64			
SED Corporation, 620					
Total Revenues	6,789,000.00	2,822,904.27	0.00	3,966,095.73	41.58%
Total Expenditures	5,540,707.00	385,879.24	11,346.85	5,143,480.91	7.17%
Revenue Over(Under) Expenditures	1,248,293.00	2,437,025.03	(11,346.85)	(1,177,385.18)	
SED Corporation, 620 Total Cash in Bank & Investments		23,287,136.53			
Total Cash in Bank & Investments		79,081,438.23			

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
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101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES							
<u>REVENUE SUMMARY</u>							
Taxes	27,845,000.00	9,567,408.82	19,432,509.15	20,927,333.97	-	6,917,666.03	75.16
Franchises	2,327,000.00	569,345.14	1,065,352.18	1,130,786.19	-	1,196,213.81	48.59
Permits	1,718,150.00	524,203.94	953,680.59	832,620.26	-	885,529.74	48.46
Licenses	49,320.00	14,612.50	25,375.00	24,967.50	-	24,352.50	50.62
Fees	2,232,459.00	532,515.55	935,134.90	968,471.18	-	1,263,987.82	43.38
Fines	9,000.00	2,766.70	2,965.50	5,037.38	-	3,962.62	55.97
Inter-Jurisdictional	990,598.00	436,096.41	284,646.63	565,317.46	-	425,280.54	57.07
Fund Transfers	5,612,630.00	644,732.97	1,446,907.12	1,542,958.06	-	4,069,671.94	27.49
Miscellaneous	706,050.00	92,769.97	355,739.48	599,056.77	-	106,993.23	84.85
TOTAL REVENUES	41,490,207.00	12,384,452.00	24,502,310.55	26,596,548.77	-	14,893,658.23	64.10%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
<u>CITY COUNCIL</u>							
Personnel Services	38,102.00	8,277.57	18,795.19	18,468.87	14.40	19,618.73	48.51
Supplies	750.00	181.34	139.40	261.29	75.00	413.71	44.84
City Support Services	57,000.00	12,333.55	37,956.17	33,012.40	2,296.74	21,690.86	61.95
Operations Support	300.00	-	85.50	-	-	300.00	0.00
Staff Support	27,100.00	5,150.38	13,383.93	15,515.15	320.15	11,264.70	58.43
Professional Services	6,000.00	2,000.00	-	2,000.00	-	4,000.00	33.33
TOTAL CITY COUNCIL	129,252.00	27,942.84	70,360.19	69,257.71	2,706.29	57,288.00	55.68%
<u>CITY MANAGER</u>							
Personnel Services	1,260,763.00	295,200.86	584,049.78	589,628.66	-	671,134.34	46.77
Supplies	1,929.00	281.24	551.82	601.67	92.55	1,234.78	35.99
City Support Services	2,000.00	590.00	-	590.00	-	1,410.00	29.50
Operations Support	50.00	-	-	-	-	50.00	-
Staff Support	24,846.00	4,204.20	2,963.89	9,744.37	735.11	14,366.52	42.18
Professional Services	13,641.21	13,641.21	-	13,641.21	-	-	100.00
Operating Equipment	-	-	1,200.00	-	-	-	-
Capital Outlay	44,000.00	-	-	-	43,581.78	418.22	99.05
TOTAL CITY MANAGER	1,347,229.21	313,917.51	588,765.49	614,205.91	44,409.44	688,613.86	48.89%
<u>MUNICIPAL COURT</u>							
Personnel Services	306,228.00	74,449.24	146,693.15	162,344.96	-	143,883.04	53.01
Supplies	1,500.00	336.79	484.89	396.79	-	1,103.21	26.45
City Support Services	500.00	-	123.86	118.68	-	381.32	23.74
Operations Support	2,000.00	-	246.00	-	-	2,000.00	-

CITY OF SCHERTZ
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101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Staff Support	6,910.00	1,432.70	638.33	1,432.70	-	5,477.30	20.73
Court Support	3,000.00	-	-	132.00	-	2,868.00	4.40
Professional Services	61,700.00	7,795.00	17,737.50	18,095.00	41,425.00	2,180.00	96.47
Maintenance Services	3,000.00	682.00	850.00	1,132.00	1,400.00	468.00	84.40
Operating Equipment	4,000.00	-	-	473.22	-	3,526.78	0.12
TOTAL MUNICIPAL COURT	388,838.00	84,695.73	166,773.73	184,125.35	42,825.00	161,887.65	58.37%
CUSTOMER RELATIONS-311							
Personnel Services	116,705.00	27,757.79	56,997.88	59,542.40	-	57,162.60	51.02
Supplies	100.00	35.85	33.33	52.87	-	47.13	52.87
Staff Support	430.00	20.00	163.84	52.28	38.99	338.73	21.23
TOTAL CUSTOMER RELATIONS-311	117,235.00	27,813.64	57,195.05	59,647.55	38.99	57,548.46	50.91%
PLANNING & ZONING							
Personnel Services	289,769.00	40,837.24	107,617.50	84,289.94	-	205,479.06	29.09
Supplies	2,020.00	22.40	296.75	263.26	(57.58)	1,814.32	10.18
Operations Support	248.00	-	50.60	-	-	248.00	-
Staff Support	33,939.00	654.50	1,037.00	1,989.20	-	31,949.80	5.86
Professional Services	400,100.00	40.00	5.00	40.00	-	400,060.00	0.01
Operating Equipment	1,639.00	-	6,075.83	285.47	-	1,353.53	17.42
TOTAL PLANNING & ZONING	727,715.00	41,554.14	115,082.68	86,867.87	(57.58)	640,904.71	11.93%
LEGAL SERVICES							
Operations Support	10,000.00	1,823.72	2,807.66	1,823.72	528.00	7,648.28	23.52
Professional Services	130,000.00	18,087.19	40,475.31	22,137.69	-	107,862.31	17.03
TOTAL LEGAL SERVICES	140,000.00	19,910.91	43,282.97	23,961.41	528.00	115,510.59	17.49%
CITY SECRETARY							
Personnel Services	197,509.00	49,914.39	92,546.93	105,069.66	-	92,439.34	53.20
Supplies	1,150.00	93.09	665.98	328.22	35.60	786.18	31.64
City Support Services	10,000.00	143.95	2,816.06	2,063.97	-	7,936.03	20.64
Operations Support	150.00	-	43.00	-	-	150.00	-
Staff Support	6,450.00	706.50	1,349.83	1,969.07	-	4,480.93	30.53
Operating Equipment	1,000.00	-	-	-	-	1,000.00	-
TOTAL CITY SECRETARY	216,259.00	50,857.93	97,421.80	109,430.92	35.60	106,792.48	50.62%
NON-DEPARTMENTAL							
City Support Services	851,935.79	71,272.19	393,735.94	442,049.03	122,704.36	287,182.40	66.29
Operations Support	140,000.00	34,142.61	67,087.42	61,435.92	55.00	78,509.08	43.92
City Assistance	1,315,645.00	943,605.56	908,686.50	943,605.56	347,822.12	24,217.32	98.16
Professional Services	88,775.00	17,946.68	62,904.32	30,924.96	265.00	57,585.04	35.13
Fund Chrgs/Transfrs-Spec Events Fnd	27,979.00	-	(1,516.65)	-	-	27,979.00	-

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Capital Outlay	0.00	-	7,450.00	-	-	-	-
TOTAL NON-DEPARTMENTAL	2,424,334.79	1,066,967.04	1,438,347.53	1,478,015.47	470,846.48	475,472.84	80.39%
PUBLIC AFFAIRS							
Personnel Services	325,481.00	77,777.56	153,773.67	167,418.47	-	158,062.53	51.44
Supplies	1,100.00	216.37	515.61	567.98	67.80	464.22	57.80
City Support Services	1,000.00	-	-	-	-	1,000.00	-
Operations Support	47,635.00	1,432.47	4,263.85	8,336.18	1,027.34	38,271.48	19.66
Staff Support	11,170.00	191.86	274.57	615.18	-	10,554.82	5.51
Professional Services	271,500.00	53,435.88	143,391.50	140,843.88	7,064.50	123,591.62	54.48
TOTAL PUBLIC AFFAIRS	658,486.00	133,054.14	302,219.20	317,781.69	8,159.64	332,544.67	49.50%
ENGINEERING							
Personnel Services	879,409.00	197,388.27	404,261.47	402,420.50	-	476,988.50	45.76
Supplies	2,750.00	172.15	119.95	335.24	-	2,414.76	12.19
City Support Services	1,265.00	1,264.80	-	1,264.80	-	0.20	99.98
Utility Services	5,500.00	946.85	2,225.74	1,527.85	-	3,972.15	27.78
Operations Support	150.00	-	93.00	-	-	150.00	-
Staff Support	16,045.00	1,363.99	1,900.33	1,438.99	470.71	14,135.30	11.90
Professional Services	53,115.00	-	-	9,293.05	26,367.50	17,454.45	67.14
Operating Equipment	1,400.00	118.95	(1,228.01)	118.95	-	1,281.05	8.50
TOTAL ENGINEERING	959,634.00	201,255.01	407,372.48	416,399.38	26,838.21	516,396.41	46.19%
TOTAL GENERAL GOVERNMENT	7,108,983.00	1,967,968.89	3,286,821.12	3,359,693.26	596,330.07	3,152,959.67	55.65%
PUBLIC SAFETY							
POLICE							
Personnel Services	8,812,715.00	2,110,109.14	4,503,157.40	4,501,186.53	-	4,311,528.47	51.08
Supplies	110,557.91	13,013.89	31,147.14	36,592.11	8,249.91	65,715.89	40.56
City Support Services	26,500.00	-	32,421.79	33,969.74	-	(7,469.74)	128.19
Utility Services	193,200.00	42,602.38	58,871.06	70,064.57	-	123,135.43	36.27
Operations Support	30,316.00	11,219.25	2,309.00	12,041.05	1,097.34	17,177.61	43.34
Staff Support	164,030.83	50,937.83	57,255.00	77,101.99	17,123.21	69,805.63	57.44
City Assistance	60,300.00	16,689.94	9,507.33	25,641.98	2,611.54	32,046.48	46.85
Professional Services	85,266.20	20,809.27	29,251.27	42,466.18	8,627.48	34,172.54	59.92
Maintenance Services	77,305.00	1,646.83	21,161.99	6,854.33	621.10	69,829.57	9.67
Operating Equipment	192,687.60	29,009.96	135,440.35	54,361.82	83,655.22	54,670.56	71.63
Capital Outlay	542,637.00	196,935.45	244,450.56	202,325.45	264,811.54	75,500.01	86.09
TOTAL POLICE	10,295,515.54	2,492,973.94	5,124,972.89	5,062,605.75	386,797.34	4,846,112.45	52.93%

FIRE RESCUE

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Personnel Services	5,536,677.00	1,690,831.12	2,867,625.58	3,218,818.64	-	2,317,858.36	58.14
Supplies	26,930.00	6,408.99	3,396.07	8,897.55	3,836.22	14,196.23	47.28
Utility Services	80,000.00	27,094.29	33,017.96	41,481.79	-	38,518.21	51.85
Operations Support	4,527.00	7.08	157.73	1,534.53	-	2,992.47	33.90
Staff Support	205,772.00	37,032.25	15,846.09	59,405.61	35,209.10	111,157.29	45.98
City Assistance	25,198.00	1,257.85	4,603.75	3,741.08	4,061.10	17,395.82	30.96
Professional Services	63,600.00	5,999.96	21,353.43	16,838.82	20,900.00	25,861.18	59.34
Maintenance Services	81,500.00	25,060.65	33,283.02	27,263.83	1,600.00	52,636.17	35.42
Other Costs	10,000.00	23,028.58	5,078.41	23,028.58	-	(13,028.58)	230.29
Rental/Leasing	27,000.00	-	-	-	-	27,000.00	-
Operating Equipment	120,000.00	13,649.08	205,246.32	20,570.77	16,576.02	82,853.21	30.96
Capital Outlay	473,637.00	27,393.03	22,705.00	27,393.03	263,285.90	182,958.07	61.37
TOTAL FIRE RESCUE	6,654,841.00	1,857,762.88	3,212,313.36	3,448,974.23	345,468.34	2,860,398.43	57.02%
INSPECTIONS							
Personnel Services	961,954.00	228,142.84	433,880.62	483,080.98	-	478,873.02	50.22
Supplies	5,100.00	436.05	645.93	529.05	160.74	4,410.21	13.53
Utility Services	8,400.00	1,241.47	2,125.44	2,439.72	-	5,960.28	29.04
Operations Support	850.00	-	62.00	-	-	850.00	-
Staff Support	41,446.00	2,453.41	2,075.73	4,800.85	-	36,645.15	11.58
Professional Services	70,000.00	4,800.00	18,037.50	5,400.00	43,600.00	21,000.00	70.00
Operating Equipment	650.00	-	-	570.94	-	79.06	87.84
Capital Outlay	-	-	27,381.00	-	-	-	-
TOTAL INSPECTIONS	1,088,400.00	237,073.77	484,208.22	496,821.54	43,760.74	547,817.72	49.67%
NEIGHBORHOOD SERVICES							
Personnel Services	312,294.00	82,841.86	-	159,532.04	-	152,761.96	51.08
Supplies	4,519.00	351.31	-	1,165.82	308.27	3,044.91	32.62
Utility Services	14,000.00	986.61	-	1,466.61	-	12,533.39	10.48
Operations Support	3,419.00	-	-	-	31.00	3,388.00	0.91
Staff Support	24,393.00	1,588.21	-	2,479.80	177.00	21,736.20	10.89
Professional Services	2,500.00	-	-	-	-	2,500.00	-
Maintenance Services	15,000.00	1,600.00	-	3,550.00	-	11,450.00	23.67
Operating Equipment	1,325.00	-	-	285.47	-	1,039.53	21.54
TOTAL NEIGHBORHOOD SERVICES	377,450.00	87,367.99	-	168,479.74	516.27	208,453.99	44.77%
TOTAL PUBLIC SAFETY	18,416,206.54	4,675,178.58	8,821,494.47	9,176,881.26	776,542.69	8,462,782.59	54.05%
PUBLIC ENVIRONMENT							
STREETS							
Personnel Services	1,009,600.00	234,165.24	394,817.82	499,588.87	1,149.57	508,861.56	49.60

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Supplies	167,050.00	24,258.73	47,437.41	40,982.25	18,939.61	107,128.14	35.87
City Support Services	6,000.00	654.69	-	1,066.14	30.15	4,903.71	18.27
Utility Services	180,600.00	51,615.94	75,673.69	83,610.71	-	96,989.29	46.30
Staff Support	22,120.00	1,930.58	8,287.34	3,502.36	1,279.82	17,337.82	21.62
Professional Services	20,000.00	7,536.10	12,070.00	7,536.10	-	12,463.90	37.68
Maintenance Services	396,500.00	155,471.48	69,668.00	158,062.48	28,721.36	209,716.16	47.11
Rental/Lease	5,000.00	3,915.00	1,366.79	3,915.00	-	1,085.00	78.30
Operating Equipment	71,000.00	2,490.13	25,170.20	4,876.28	(1,939.99)	68,063.71	4.14
Capital Outlay	160,100.00	85,429.62	31,623.00	85,429.62	74,615.61	54.77	99.97
TOTAL STREETS	2,037,970.00	567,467.51	666,114.25	888,569.81	122,796.13	1,026,604.06	49.63%
TOTAL PUBLIC ENVIRONMENT	2,037,970.00	567,467.51	666,114.25	888,569.81	122,796.13	1,026,604.06	49.63%
<u>PARKS & RECREATION</u>							
PARKS DEPARTMENT							
Personnel Services	758,970.00	178,868.97	302,061.46	370,445.21	-	388,524.79	48.81
Supplies	113,148.00	19,364.44	59,417.99	33,465.29	17,532.54	62,150.17	45.07
City Support Services	136,000.00	20,627.09	71,194.43	62,982.83	10,464.06	62,553.11	54.01
Utility Services	246,000.00	55,003.99	99,972.10	87,978.32	-	158,021.68	35.76
Operations Support	2,000.00	-	122.92	-	-	2,000.00	-
Staff Support	19,670.00	5,509.97	5,195.34	10,494.30	-	9,175.70	53.35
Professional Services	147,946.00	12,840.45	30,274.30	48,133.35	-	99,812.65	32.53
Maintenance Services	14,000.00	1,878.82	54,501.80	3,677.54	7,212.42	3,110.04	77.79
Rental/Leasing	10,000.00	2,294.71	2,879.19	3,336.43	650.76	6,012.81	39.87
Operating Equipment	65,000.00	12,337.20	14,995.82	20,386.56	2,200.00	42,413.44	34.75
Capital Outlay	280,997.00	-	28,639.00	-	147,851.69	133,145.31	52.62
TOTAL PARKS DEPARTMENT	1,793,731.00	308,725.64	669,254.35	640,899.83	185,911.47	966,919.70	46.09%
SWIM POOL							
Supplies	25,500.00	2,929.83	5,558.62	2,929.83	5.86	22,564.31	11.51
Utility Services	16,500.00	6,178.10	7,407.28	8,749.53	-	7,750.47	53.03
Maintenance Services	527,878.00	108,180.69	184,132.30	205,520.04	-	322,357.96	38.93
TOTAL SWIM POOL	569,878.00	117,288.62	197,098.20	217,199.40	5.86	352,672.74	38.11%
EVENT FACILITIES							
Personnel Services	284,722.00	78,366.36	96,311.03	153,125.41	-	131,596.59	53.78
Supplies	3,650.00	882.71	1,418.60	1,352.11	220.44	2,077.45	43.08
Utility Services	48,600.00	9,444.26	13,800.83	15,473.61	-	33,126.39	31.84
Operations Support	15,908.00	62.00	8,883.30	123.72	-	15,784.28	0.78
Staff Support	4,865.00	1,024.04	495.55	1,317.48	99.00	3,448.52	29.12
Maintenance Services	12,700.00	668.13	1,080.00	2,302.07	415.70	9,982.23	21.40

AS OF: March 31, 2022

FINANCE

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Personnel Services	656,579.00	157,566.20	313,818.15	340,748.24	-	315,830.76	51.90
Supplies	2,700.00	703.81	1,718.88	1,430.64	-	1,269.36	52.99
Staff Support	6,740.00	250.00	1,619.00	490.00	-	6,250.00	7.27
Professional Sevices	38,700.00	4,246.23	14,742.12	12,154.32	-	26,545.68	31.41
Operating Equipment	250.00	-	336.08	-	-	250.00	-
TOTAL FINANCE	704,969.00	162,766.24	332,234.23	354,823.20	-	350,145.80	50.33%
PURCHASING & ASSET MGT							
Personnel Services	237,179.00	60,142.70	116,374.95	126,702.79	-	110,476.21	53.42
Supplies	3,600.00	10.13	99.68	400.69	199.36	2,999.95	16.67
Operations Support	7,550.00	517.00	3,124.00	1,816.00	856.00	4,878.00	35.39
Staff Support	6,785.00	2,467.00	1,150.38	2,866.00	708.96	3,210.04	52.69
City Assistance	2,000.00	318.00	406.00	442.00	629.00	929.00	53.55
Operating Equipment	600.00	-	-	-	-	600.00	-
TOTAL PURCHASING & ASSET MGT	257,714.00	63,454.83	121,155.01	132,227.48	2,393.32	123,093.20	52.24%
FLEET SERVICE							
Personnel Services	560,458.00	126,227.46	261,925.77	254,157.87	-	306,300.13	45.35
Supplies	216,700.00	53,826.92	92,479.06	83,819.45	16,535.55	116,345.00	46.31
City Support Services	15,000.00	2,285.00	2,372.20	4,689.34	-	10,310.66	31.26
Utility Services	11,500.00	1,198.46	4,926.49	2,307.47	355.44	8,837.09	23.16
Staff Support	32,500.00	2,852.63	9,910.83	3,365.13	676.28	28,458.59	12.44
Maintenance Services	234,953.00	52,132.39	110,934.49	90,915.33	45,348.33	98,689.34	58.00
Operating Equipment	14,000.00	2,966.18	8,455.26	7,973.56	-	6,026.44	56.95
Capital Outlay	221,000.00	64,327.99	6,349.99	64,722.86	124,299.80	31,977.34	85.53
TOTAL FLEET SERVICE	1,306,111.00	305,817.03	497,354.09	511,951.01	187,215.40	606,944.59	53.53%
FACILITY SERVICES							
Personnel Services	820,939.00	170,770.17	415,586.93	377,747.61	-	443,191.39	46.01
Supplies	159,500.00	20,238.20	19,573.26	30,071.54	10,489.76	118,938.70	25.43
City Support Services	5,000.00	-	-	-	-	5,000.00	-
Utility Services	186,000.00	46,834.55	71,893.44	78,522.92	-	107,477.08	42.22
Staff Support	18,400.00	998.63	2,165.53	2,645.26	746.53	15,008.21	18.43
Professional Services	160,000.00	56,655.75	43,031.32	69,072.06	79,923.66	11,004.28	93.12
Maintenance Services	610,000.00	46,152.74	92,934.80	82,967.62	90,948.92	436,083.46	28.51
Rental/Leasing	500.00	-	-	-	-	500.00	-
Operating Equipment	6,000.00	-	-	-	-	6,000.00	-
Capital Outlay	32,000.00	-	27,266.00	-	26,121.50	5,878.50	81.63
TOTAL BUILDING MAINTENANCE	1,998,339.00	341,650.04	672,451.28	641,027.01	208,230.37	1,149,081.62	42.50%
TOTAL INTERNAL SERVICE	7,722,891.00	1,689,184.53	3,076,351.78	3,137,777.27	597,138.25	3,987,975.48	48.36%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

101 GENERAL FUND	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
MISC & PROJECTS							
Project							
Fund Charges/Transfers	1,645,112.00	505,411.00	581,300.00	505,411.00	-	1,139,701.00	30.72
TOTAL PROJECTS	1,645,112.00	505,411.00	581,300.00	505,411.00	-	1,139,701.00	30.72%
CITY ASSISTANCE							
City's Assistance to Agencies	332,666.00	101,980.25	115,698.42	151,439.00	-	181,227.00	45.52
Operating Equipment	10,000.00	-	-	-	-	10,000.00	-
TOTAL CITY ASSISTANCE	342,666.00	101,980.25	115,698.42	151,439.00	-	191,227.00	44.19%
SEWER PROJECTS							
Fund Charges/Transfers	285,000.00	-	-	-	-	285,000.00	-
TOTAL SEWER PROJECTS	285,000.00	-	-	-	-	285,000.00	0.00%
COURT - RESTRICTED FUNDS							
Operating Equipment	19,452.00	5,895.00	5,700.00	5,895.00	2,500.00	11,057.00	43.16
TOTAL COURT-RESTRICTED FUNDS	19,452.00	5,895.00	5,700.00	5,895.00	2,500.00	11,057.00	43.16%
TOTAL MISC & PROJECTS	2,292,230.00	613,286.25	702,698.42	662,745.00	2,500.00	1,626,985.00	29.02%
TOTAL EXPENDITURES	41,490,207.54	10,279,305.09	18,073,906.24	18,827,575.54	2,306,013.53	20,356,618.47	50.94%
REVENUE OVER(UNDER) EXPEND.	(0.54)	2,105,146.91	6,428,404.31	7,768,973.23	(2,306,013.53)	(5,462,960.24)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

101 GENERAL FUND		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Taxes</u>								
000-411100	Advalorem Tax-Current	15,420,000.00	6,742,753.91	14,232,880.01	15,185,963.33	-	234,036.67	98.48
000-411110	Disable Veterans Assist Pymnt	1,100,000.00	-	-	-	-	1,100,000.00	-
000-411200	Advalorem Tax-Delinquent	50,000.00	20,022.35	45,282.24	34,777.23	-	15,222.77	69.55
000-411300	Advalorem Tax-P&I	70,000.00	38,444.72	43,430.83	51,422.37	-	18,577.63	73.46
000-411500	Sales Tax Revenue-Gen Fund	11,135,000.00	2,747,476.57	5,078,157.68	5,618,278.15	-	5,516,721.85	50.46
000-411600	Bingo Tax	-	-	-	-	-	-	-
000-411700	Mixed Beverage Tax	70,000.00	18,711.27	32,758.39	36,892.89	-	33,107.11	52.70
TOTAL Taxes		27,845,000.00	9,567,408.82	19,432,509.15	20,927,333.97	-	6,917,666.03	75.16%
<u>Franchises</u>								
000-421200	Center Point/Entex Energy	94,000.00	38,372.04	57,736.14	61,164.03	-	32,835.97	65.07
000-421220	City Public Service	980,000.00	242,954.00	464,605.10	486,253.04	-	493,746.96	49.62
000-421240	Guadalupe Valley Elec Co-op	460,000.00	123,707.72	194,390.23	233,161.92	-	226,838.08	50.69
000-421250	New Braunfels Utilities	70,000.00	15,245.87	32,049.50	30,976.91	-	39,023.09	44.25
000-421300	Time Warner-State Franchise	325,000.00	76,652.58	129,381.80	154,204.73	-	170,795.27	47.45
000-421460	AT&T Franchise Fee	100,000.00	21,637.80	57,175.60	43,275.60	-	56,724.40	43.28
000-421480	Other Telecom Franchise - ROW	130,000.00	8,221.80	46,832.79	36,107.05	-	93,892.95	27.77
000-421500	Solid Waste Franchise Fee	168,000.00	42,553.33	83,181.02	85,642.91	-	82,357.09	50.98
TOTAL Franchises		2,327,000.00	569,345.14	1,065,352.18	1,130,786.19	-	1,196,213.81	48.59%
<u>Permits</u>								
000-431100	Home Occupation Permit	525.00	105.00	525.00	280.00	-	245.00	53.33
000-431205	Bldg Permit-Residential	601,400.00	106,529.00	305,528.00	155,245.50	-	446,154.50	25.81
000-431210	Bldg Permit-Commercial	250,000.00	39,653.00	125,645.00	132,620.00	-	117,380.00	53.05
000-431215	Bldg Permit-General	350,000.00	49,029.50	227,825.50	105,925.50	-	244,074.50	30.26
000-431300	Mobile Home Permit	375.00	25.00	300.00	50.00	-	325.00	13.33
000-431400	Signs Permit	5,000.00	1,946.00	2,309.00	2,590.00	-	2,410.00	51.80
000-431500	Food Establishmnt Permit	70,000.00	3,285.00	59,620.00	47,825.00	-	22,175.00	68.32
000-431700	Plumbing Permit	130,000.00	29,071.00	69,851.50	46,880.00	-	83,120.00	36.06
000-431750	Electrical Permit	75,000.00	17,080.00	42,600.00	27,680.00	-	47,320.00	36.91
000-431800	Mechanical Permit	68,000.00	12,000.00	31,340.00	19,800.00	-	48,200.00	29.12
000-431900	Solicitor/Peddler Permit	2,000.00	800.00	610.00	1,040.00	-	960.00	52.00
000-431950	Animal/Pet Permit	250.00	200.00	-	200.00	-	50.00	80.00
000-432000	Cert of Occupancy Prmt	7,600.00	3,400.00	3,450.00	6,250.00	-	1,350.00	82.24
000-432100	Security Alarm Permit	43,000.00	10,140.00	14,270.00	17,135.00	-	25,865.00	39.85
000-432300	Grading/Clearing Permit	10,000.00	9,463.79	4,900.00	11,519.17	-	(1,519.17)	115.19
000-432400	Development Permit	75,000.00	232,882.65	53,778.09	245,114.09	-	(170,114.09)	326.82
000-435000	Fire Permit	30,000.00	8,594.00	11,128.50	12,466.00	-	17,534.00	41.55

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

101 GENERAL FUND		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
TOTAL Permits		1,718,150.00	524,203.94	953,680.59	832,620.26	-	885,529.74	48.46%
Licenses								
000-441000	Alcohol Beverage License	8,200.00	582.50	3,095.00	3,167.50	-	5,032.50	38.63
000-441300	Mobile Home License	120.00	40.00	80.00	120.00	-	-	100.00
000-442000	Contractors License	41,000.00	13,990.00	22,200.00	21,680.00	-	19,320.00	52.88
000-444000	Pet License	-	-	-	-	-	-	-
TOTAL Licenses		49,320.00	14,612.50	25,375.00	24,967.50	-	24,352.50	50.62%
Fees								
000-451000	Municipal Court Fines	625,000.00	127,627.94	213,208.90	226,043.32	-	398,956.68	36.17
000-451010	Texas Motor Carrier Fines	-	7,842.50	-	19,586.50	-	(19,586.50)	-
000-451015	CVE Out of Service	-	836.50	-	1,636.50	-	(1,636.50)	-
000-451100	Arrest Fee	21,300.00	4,236.82	7,545.45	7,277.59	-	14,022.41	34.17
000-451110	Expunction Fee	100.00	-	-	-	-	100.00	-
000-451200	Warrant Fees	67,400.00	15,073.64	19,314.29	27,478.01	-	39,921.99	40.77
000-451220	Officer Jury Fee	200.00	-	-	-	-	200.00	-
000-451310	Restitution Fee-Local	100.00	-	102.60	-	-	100.00	-
000-451320	Civil Justice Fee-Court	-	-	-	-	-	-	-
000-451340	Judicial Fee-City	1,524.00	108.69	211.27	192.26	-	1,331.74	12.62
000-451400	Traffic Fine Costs TTL	9,924.00	1,792.62	3,432.50	3,109.66	-	6,814.34	31.33
000-451510	Juvenile Case Mgmt Fee	12,768.00	910.74	1,765.48	1,607.14	-	11,160.86	12.59
000-451520	Truancy Fees	13,584.00	4,036.59	6,766.83	7,015.21	-	6,568.79	51.64
000-451530	Local Municipal Jury Fund	225.00	78.55	130.86	136.05	-	88.95	60.47
000-451600	Technology Fund Fee	19,452.00	3,898.05	6,692.45	6,789.48	-	12,662.52	34.90
000-451700	Security Fee	18,900.00	4,416.76	7,506.42	7,678.71	-	11,221.29	40.63
000-451800	Time Payment Fee-City	4,140.00	1,308.38	836.62	2,312.99	-	1,827.01	55.87
000-451850	State Fines 10% Service Fee	32,612.00	5,174.25	15,637.72	10,610.97	-	22,001.03	32.54
000-451900	DPS Payment-Local	5,052.00	1,141.33	1,540.00	2,157.09	-	2,894.91	42.70
000-452000	Child Safety Fee	5,880.00	1,813.75	2,984.11	2,292.51	-	3,587.49	38.99
000-452100	Platting Fees	54,000.00	15,500.00	17,500.00	35,750.00	-	18,250.00	66.20
000-452200	Site Plan Fee	23,000.00	7,500.00	6,500.00	13,500.00	-	9,500.00	58.70
000-452300	Plan Check Fee	600,000.00	84,723.00	295,634.50	170,591.25	-	429,408.75	28.43
000-452320	Tree Mitigation Admin Fee	15,000.00	1,492.50	38,640.00	11,550.00	-	3,450.00	77.00
000-452400	BOA/Variance Fees	2,500.00	500.00	1,000.00	2,000.00	-	500.00	80.00
000-452600	Specific Use/Zone Chng Fee	26,450.00	15,250.00	21,300.00	12,750.00	-	13,700.00	48.20
000-452710	Zoning Ltr & Dev Rights	2,550.00	300.00	1,650.00	1,800.00	-	750.00	70.59
000-453100	Reinspection Fees	190,000.00	51,525.00	85,300.00	101,050.00	-	88,950.00	53.18

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

101 GENERAL FUND		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-453110	Swim Pool Inspection Fee	2,500.00	330.00	-	330.00	-	2,170.00	13.20
000-453200	Lot Abatement	5,000.00	2,150.00	1,825.00	3,850.00	-	1,150.00	77.00
000-453211	Admin Fee-Inspections	10,000.00	5,200.00	1,000.00	7,200.00	-	2,800.00	72.00
000-453310	Misc Inspection Fees	-	-	-	-	-	-	-
000-453710	Foster Care	500.00	50.00	200.00	50.00	-	450.00	10.00
000-454200	Pool Gate Admission Fee	22,000.00	-	-	-	-	22,000.00	-
000-454300	Seasonal Pool Pass Fee	4,000.00	-	-	-	-	4,000.00	-
000-456110	Senior Center Memberships	-	12,773.00	-	13,025.00	-	(13,025.00)	-
000-456120	Senior Center Meal Fee	20,000.00	5,715.00	16,860.15	10,538.46	-	9,461.54	52.69
000-456500	HAZ MAT Fees	5,000.00	-	-	-	-	5,000.00	-
000-456600	Fire Re-inspection Fee	750.00	50.00	200.00	50.00	-	700.00	6.67
000-458000	Sale of General Fixed Assets	-	-	-	37,572.00	-	(37,572.00)	-
000-458100	Sale of Merchandise	-	-	90.00	-	-	-	-
000-458110	Sale of Mdse - GovDeals	100,000.00	1,836.89	55,957.84	3,252.89	-	96,747.11	3.25
000-458400	Civic Center Rental Fees	140,000.00	89,144.50	2,300.00	135,157.75	-	4,842.25	96.54
000-458401	Capital Recovery Fee-Civic C	-	1,425.00	300.00	825.00	-	(825.00)	-
000-458402	Civic Center Ancillary Fees	-	15.00	-	265.00	-	(265.00)	-
000-458450	North Center Rental Fees	18,000.00	12,825.00	8,187.50	19,781.25	-	(1,781.25)	109.90
000-458460	Senior Center Rental	7,000.00	-	-	-	-	7,000.00	-
000-458500	Community Center Rental Fees	25,000.00	13,901.00	11,322.00	26,020.25	-	(1,020.25)	104.08
000-458501	Community Center Service Fees	-	200.00	250.00	400.00	-	(400.00)	-
000-458510	Grand Ballroom Rental Fees	-	(7,343.75)	4,543.75	(25,593.75)	-	25,593.75	-
000-458520	Cut-Off Hall Rental Fees	-	-	(1,496.25)	600.00	-	(600.00)	-
000-458530	Conference Hall Rental Fees	-	-	506.25	-	-	-	-
000-458540	Bluebonnet Hall Rental Fees	-	(312.50)	1,948.75	(1,837.50)	-	1,837.50	-
000-458550	Pavilion Rental Fees	20,000.00	7,807.50	5,732.50	11,290.00	-	8,710.00	56.45
000-458551	Equipment Rentals-Parks	-	-	-	-	-	-	-
000-458560	Chamber of Comm Rent	7,800.00	1,950.00	3,900.00	3,900.00	-	3,900.00	50.00
000-458570	Non-Resident SYSA League	10,000.00	7,500.00	5,990.00	7,500.00	-	2,500.00	75.00
000-458580	HOA Meeting Rental Fees	-	-	600.00	-	-	-	-
000-458581	Funeral Reception Rental Fees	-	-	375.00	-	-	-	-
000-458582	Quality of Life Rental Fees	-	-	3,435.00	-	-	-	-
000-458590	Cancellation Fees-Event Rental	-	300.00	850.00	650.00	-	(650.00)	-
000-458650	NonResident User Fee-BVYA	10,000.00	-	7,080.00	3,530.00	-	6,470.00	35.30
000-458660	BVYA Utility Reimbursement	15,000.00	-	10,838.38	3,912.00	-	11,088.00	26.08
000-458670	SYSA Utility Reimbursement	7,500.00	2,365.91	-	4,982.20	-	2,517.80	66.43
000-458675	Lions Futbol Utility Reimbrsmt	15,000.00	3,516.00	15,548.00	3,516.00	-	11,484.00	23.44

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

101 GENERAL FUND		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-458685	Recreation Programs	1,000.00	-	-	-	-	1,000.00	-
000-458685.00	Rec Prgrm-Kickball Leagues	2,600.00	3,600.00	-	3,600.00	-	(1,000.00)	138.46
000-458700	Vehicle Impoundment	11,000.00	3,280.00	5,420.00	6,660.00	-	4,340.00	60.55
000-459200	NSF Check Fee	100.00	-	-	-	-	100.00	-
000-459300	Notary Fee	48.00	24.00	42.00	30.00	-	18.00	62.50
000-459400	Maps,Copies,UDC & Misc Fees	-	-	-	-	-	-	-
000-459600	Animal Adoption Fee	9,000.00	3,045.00	4,135.00	5,230.00	-	3,770.00	58.11
000-459700	Pet Impoundment Fee	7,000.00	2,528.00	4,216.00	4,716.00	-	2,284.00	67.37
000-459800	Police Reports Fee	5,000.00	1,552.39	3,978.03	2,553.39	-	2,446.61	51.07
TOTAL Fees		2,232,459.00	532,515.55	935,134.90	968,471.18	-	1,263,987.82	43.38%
Fines								
000-463000	Library Fines	9,000.00	2,766.70	2,965.50	5,037.38	-	3,962.62	55.97
TOTAL Fines		9,000.00	2,766.70	2,965.50	5,037.38	-	3,962.62	55.97%
Inter-Jurisdictional								
000-473100	Bexar Co - Fire	21,077.00	1,756.48	21,077.76	7,025.92	-	14,051.08	33.33
000-473200	City of Seguin-Fire Contract	30,107.00	8,363.28	16,726.56	13,938.80	-	16,168.20	46.30
000-473300	Guadalupe Co-Library	217,000.00	126,672.00	118,528.06	126,672.00	-	90,328.00	58.37
000-473400	Randolph AFB-Animal Control	-	-	-	-	-	-	-
000-474200	Library Services-Cibolo	40,000.00	40,000.00	40,000.00	40,000.00	-	-	100.00
000-474210	Library Services-Selma	26,000.00	24,825.00	25,020.00	24,825.00	-	1,175.00	95.48
000-474400	Dispatch Service-Cibolo	160,000.00	123,000.00	-	123,000.00	-	37,000.00	76.88
000-474600	School Crossing Guard-Bexar Co	36,000.00	9,127.12	17,666.35	18,412.00	-	17,588.00	51.14
000-474610	School Cross Guard-Guadalupe C	41,000.00	10,474.53	20,627.90	21,437.74	-	19,562.26	52.29
000-474620	School Crossing Guards - Comal	1,900.00	-	-	-	-	1,900.00	-
000-474700	School Officer Funding	367,514.00	91,878.00	-	183,756.00	-	183,758.00	50.00
000-474750	Crime Victim Liaison Agreement	50,000.00	-	25,000.00	6,250.00	-	43,750.00	12.50
TOTAL Inter-Jurisdictional		990,598.00	436,096.41	284,646.63	565,317.46	-	425,280.54	57.07%
Fund Transfers								
000-480000	Indirect Costs-EMS	212,740.00	53,184.99	91,341.00	106,370.02	-	106,369.98	50.00
000-480100	Indirect Costs-Hotel/Motel	74,443.00	18,610.74	36,232.06	37,221.52	-	37,221.48	50.00
000-481000	Transfer In - Reserves	2,289,008.00	-	-	-	-	2,289,008.00	-
000-485000	Interfund Charges-Drainage-5%	308,010.00	77,002.50	142,753.02	154,005.00	-	154,005.00	50.00
000-486000	Interfund Chrges-Admin W&S	1,478,230.00	369,557.49	725,413.46	739,115.02	-	739,114.98	50.00
000-486202	Transfer In-Water&Sewer Fund	4,000.00	-	-	-	-	4,000.00	-
000-486203	Transfer In-EMS	4,000.00	-	-	-	-	4,000.00	-
000-486204	Transfer In-Drainage	1,000.00	-	-	-	-	1,000.00	-

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

101 GENERAL FUND		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-487000	Interfund Charges-Fleet	505,509.00	126,377.25	198,833.08	252,754.50	-	252,754.50	50.00
000-488000	Interfund Charges-4B	506,984.00	-	252,334.50	253,492.00	-	253,492.00	50.00
000-489000	Transfer In	203,706.00	-	-	-	-	203,706.00	-
TOTAL Fund Transfers		5,612,630.00	644,732.97	1,446,907.12	1,542,958.06	-	4,069,671.94	27.49%
Miscellaneous								
000-491000	Interest Earned	15,000.00	1,704.75	3,656.35	3,548.56	-	11,451.44	23.66
000-491200	Investment Income	120,000.00	10,072.86	32,567.97	19,912.68	-	100,087.32	16.59
000-491900	Unrealized Gain/Loss-CapOne	-	(33,357.93)	(16,855.56)	(46,463.32)	-	46,463.32	-
000-493000	Donations-Others	-	-	500.00	-	-	-	-
000-493120	Donations-Public Library	10,000.00	331.98	1,679.75	868.69	-	9,131.31	8.69
000-493400	Donations-Animal Control	5,000.00	105.00	2,040.00	1,192.00	-	3,808.00	23.84
000-493401	Donations-A/C Microchip	-	15.00	615.00	70.00	-	(70.00)	-
000-493460	Donations- Parks	10,000.00	-	-	-	-	10,000.00	-
000-493465	Donations-Senior Center	10,000.00	844.00	265.00	2,341.00	-	7,659.00	23.41
000-493503	Donation-Fire Rescue	1,000.00	-	800.00	-	-	1,000.00	-
000-493618	Donation - Veteran's Memorial	1,250.00	1,430.00	1,050.00	2,480.00	-	(1,230.00)	198.40
000-493700	July 4th Activities	26,000.00	-	-	-	-	26,000.00	-
000-493701	Proceeds-Holidazzle	12,500.00	7,100.00	3,290.00	21,600.00	-	(9,100.00)	172.80
000-493704	Moving on Main	4,000.00	5,300.00	9,450.00	5,300.00	-	(1,300.00)	132.50
000-493707	Cornhole League	-	-	-	-	-	-	-
000-494481	LawEnforcemtOfficersStd&	5,000.00	4,151.77	4,489.49	4,151.77	-	848.23	83.04
000-494482	Grants-Police, Fire, Gen Fund	12,500.00	-	541.11	-	-	12,500.00	-
000-495100	Mobile Stage Rental Fees	-	1,050.00	550.00	1,050.00	-	(1,050.00)	-
000-497000	Misc Income-Gen Fund	50,000.00	15,000.39	126,801.34	22,746.41	-	27,253.59	45.49
000-497005	Schertz Magazine Advertising	140,000.00	37,425.00	73,511.62	72,277.50	-	67,722.50	51.63
000-497100	Misc Income-Police	9,000.00	2,199.69	6,849.26	3,845.80	-	5,154.20	42.73
000-497200	Misc Income-Library	3,000.00	1,060.15	970.00	1,710.15	-	1,289.85	57.01
000-497210	Misc Income-Library Copier	15,000.00	3,593.65	2,846.80	6,865.25	-	8,134.75	45.77
000-497300	Misc Income-Animal Control	800.00	-	400.00	-	-	800.00	-
000-497400	Misc Income-Streets Dept	50,000.00	4,479.68	6,261.76	14,835.51	-	35,164.49	29.67
000-497460	Misc Income-Parks	-	84.60	360.00	84.60	-	(84.60)	-
000-497500	Misc Income-TML Ins. Claims	25,000.00	-	2,261.67	830.26	-	24,169.74	3.32
000-497550	Misc Income-TML WC Reimbursmnt	10,000.00	23,828.65	16,969.89	46,030.27	-	(36,030.27)	460.30
000-497600	Misc Income-Vending Mach	2,500.00	197.67	192.37	691.27	-	1,808.73	27.65
000-497610	Misc Income-Muni Court	-	-	-	1.80	-	(1.80)	-
000-498000	Reimbursmnt-Gen Fund	20,000.00	-	-	-	-	20,000.00	-
000-498100	Reimbursmnt Fire-Training	-	-	-	-	-	-	-

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

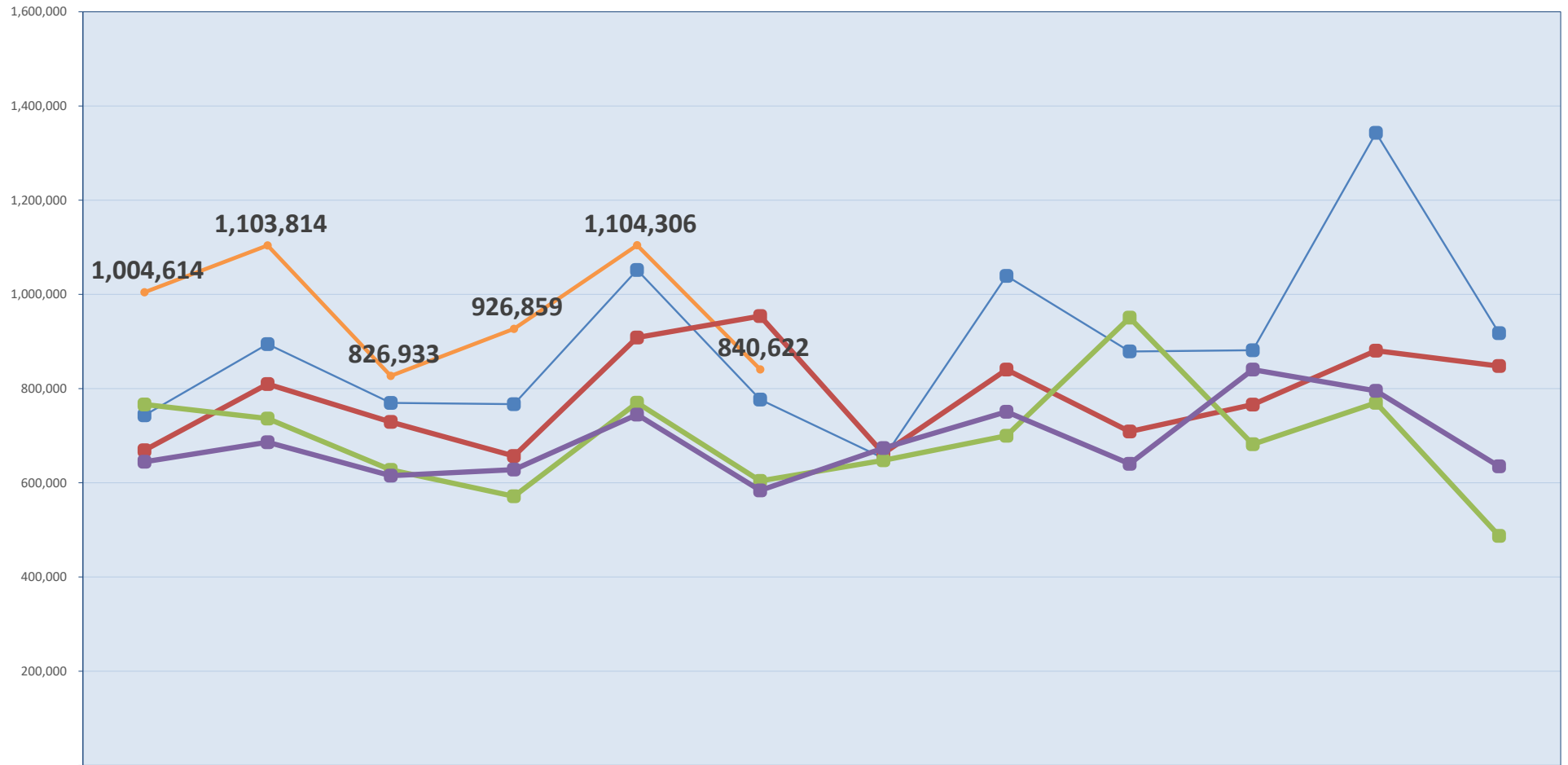
101 GENERAL FUND		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-498105	Reimbursmt Police OT-DEA	35,000.00	6,083.06	24,314.55	13,615.07	-	21,384.93	38.90
000-498107	Reimbrsmnt-Police OT-Events	-	-	-	-	-	-	-
000-498110	Reimburmnt Fire-Emg Acti-OT	100,000.00	-	40,312.45	399,401.39	-	(299,401.39)	399.40
000-498150	Reimbursement - Library	13,000.00	-	8,598.66	-	-	13,000.00	-
TOTAL Miscellaneous		706,050.00	92,769.97	355,739.48	599,056.77	-	106,993.23	84.85%
TOTAL REVENUES		41,490,207.00	12,384,452.00	24,502,310.55	26,596,548.77	-	14,893,658.23	64.10%

GENERAL FUND
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

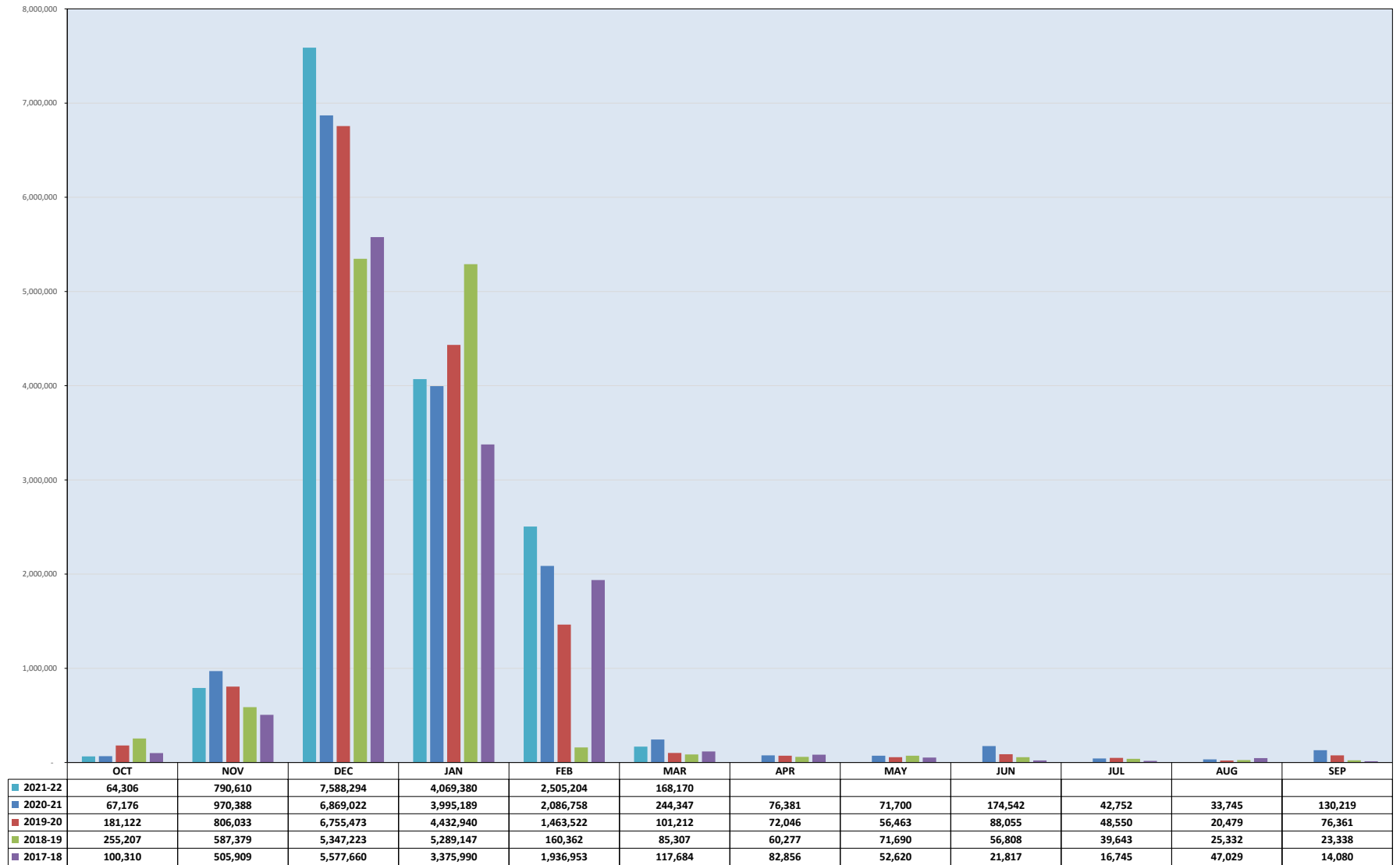
Cash in Bank		
Claim on Operating Cash Pool-Checking	\$	1,291,532.48
Cash in Investments		
LOGIC Investment-General Fund		17,789,593.49
LOGIC Investment-Equip Replacement		79,146.10
LOGIC Investment-Veh Replacement		533,665.00
LOGIC Investment-Air Condi Replacment		290,424.62
CAPITAL ONE Investment-General Fund		1,422,284.61
CD - Bank of New York		249,893.33
CD - Capital One MCLEAN		249,992.59
CD - Capital One ALLEN		249,992.59
CD - Goldman Sachs		<u>249,992.59</u>
Total Cash in Bank & Investments	\$	<u>22,406,517.40</u>

Sales Tax-General Fund

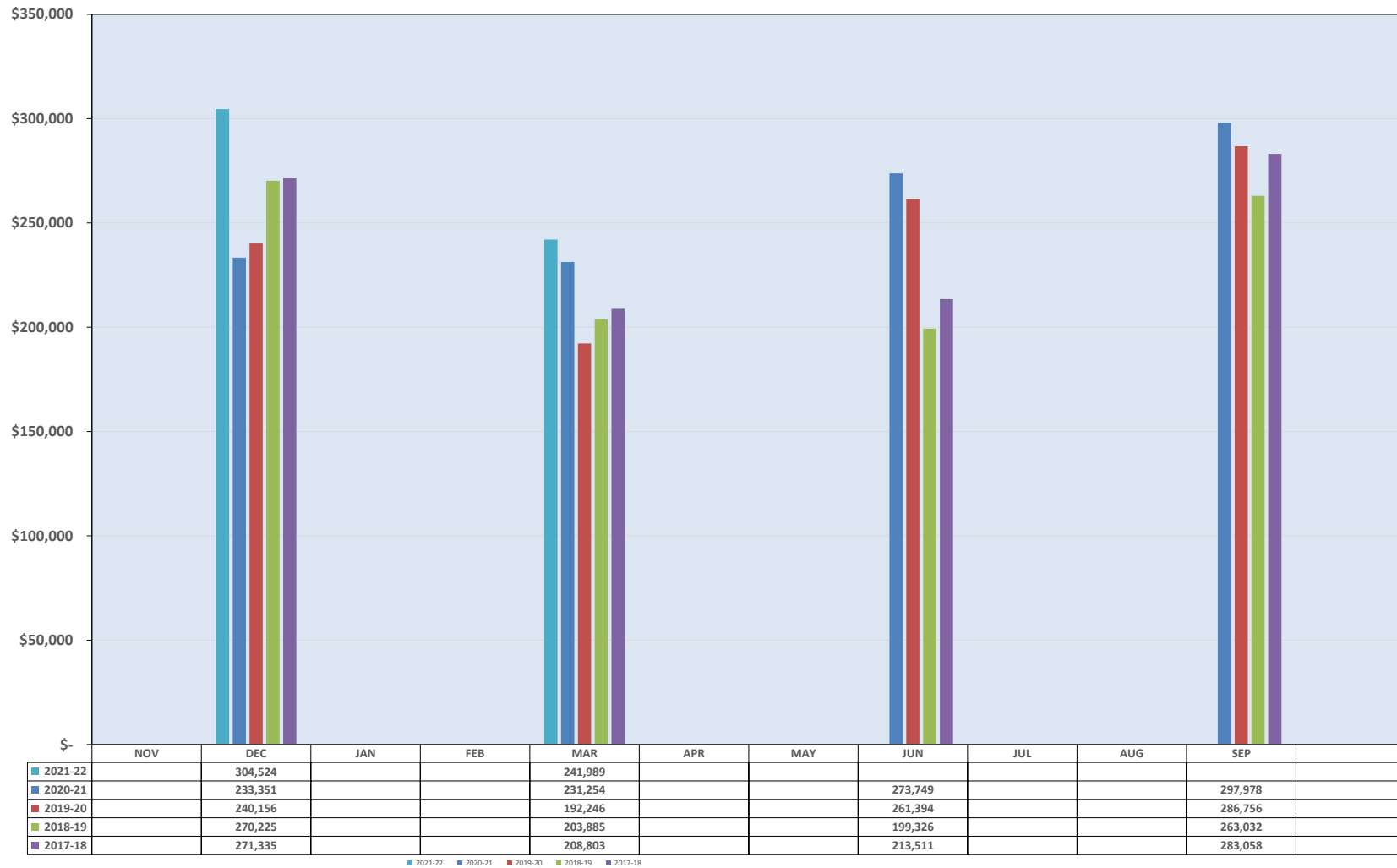


	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2021-22	1,004,614	1,103,814	826,933	926,859	1,104,306	840,622						
2020-21	743,235	894,399	769,523	766,917	1,051,843	776,582	652,217	1,039,235	878,852	881,389	1,342,856	917,603
2019-20	669,061	809,661	729,135	656,810	908,377	953,913	662,240	840,330	708,822	765,963	880,492	847,850
2018-19	766,254	736,285	627,360	571,251	769,881	603,905	647,650	699,759	950,507	681,755	769,754	487,275
2017-18	644,584	686,048	615,170	627,981	744,714	583,818	673,567	750,755	640,283	840,254	795,116	634,780

ADVALOREM TAX



CITY PUBLIC SERVICE



CITY OF SCHERTZ
 REVENUE AND EXPENSE REPORT (UNAUDITED)
 AS OF: March 31, 2022

CITY OF SCHERTZ

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
106-SPECIAL EVENTS FUND							
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Miscellaneous	24,000.00	14,314.52	34,684.19	49,943.41	-	(25,943.41)	208.10
TOTAL REVENUES	24,000.00	14,314.52	34,684.19	49,943.41	-	(25,943.41)	208.10%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
<u>CULTURAL</u>							
KICK CANCER	10,000.00	3,161.87	2,010.00	3,161.87	-	6,838.13	31.62
HAL BALDWIN SCHOLARSHIP	14,000.00	-	11,618.35	14,706.88	-	(706.88)	105.05
TOTAL CULTURAL	24,000.00	3,161.87	13,628.35	17,868.75	-	6,131.25	74.45%
TOTAL EXPENDITURES	24,000.00	3,161.87	13,628.35	17,868.75	-	6,131.25	74.45%
REVENUE OVER(UNDER) EXPEND	0.00	11,152.65	21,055.84	32,074.66	-	(32,074.66)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

CITY OF SCHERTZ

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
106-SPECIAL EVENTS FUND								
REVENUES								
<u>Miscellaneous</u>								
000-491200	Investment Income	-	7.52	12.19	10.07	-	(10.07)	-
000-492200	Kick Cancer	10,000.00	9,595.00	2,795.00	9,595.00	-	405.00	95.95
000-493621	Hal Baldwin Scholarship	14,000.00	-	28,980.00	35,626.34	-	(21,626.34)	254.47
000-497000	Misc Income - Special Events	-	4,712.00	2,897.00	4,712.00	-	(4,712.00)	-
TOTAL Miscellaneous		24,000.00	14,314.52	34,684.19	49,943.41	-	(25,943.41)	208.10%
TOTAL REVENUES		24,000.00	14,314.52	34,684.19	49,943.41	-	(25,943.41)	208.10%

SPECIAL EVENTS FUND
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

CITY OF SCHERTZ

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	\$ 134,863.10
Cash in Investments	
Texas Class- Special Events	<u>18,058.37</u>
Total Cash in Bank & Investments	<u>\$ 152,921.47</u>

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
110-PEG FUND							
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Franchises	110,000.00	19,978.01	43,256.76	40,559.46	-	69,440.54	36.87
Fund Transfers	757,521.00	-	-	-	-	757,521.00	-
TOTAL REVENUES	867,521.00	19,978.01	43,256.76	40,559.46	-	826,961.54	4.68%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
<u>Non Departmental</u>							
<u>MISC & PROJECTS</u>							
<u>Projects</u>							
Capital Outlay	517,521.00	-	-	-	-	517,521.00	-
TOTAL MISC & PROJECTS	867,521.00	-	-	-	-	867,521.00	0.00%
TOTAL EXPENDITURES	867,521.00	-	-	-	-	867,521.00	0.00%
REVENUE OVER(UNDER) EXPEND	-	19,978.01	43,256.76	40,559.46	-	(40,559.46)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
110-PEG FUND								
REVENUES								
<u>Franchises</u>								
000-421350	Time Warner - PEG Fee	60,000.00	15,509.77	15,560.70	31,532.06	-	28,467.94	52.55
000-421465	AT&T PEG Fee	50,000.00	4,468.24	27,696.06	9,027.40	-	40,972.60	18.05
TOTAL Franchises		110,000.00	19,978.01	43,256.76	40,559.46	-	69,440.54	36.87%
<u>Fund Transfers</u>								
000-481000	Transfer In - Reserves	757,521.00	-	-	-	-	757,521.00	-
TOTAL Fund Transfers		757,521.00	-	-	-	-	757,521.00	0.00%
<u>Miscellaneous</u>								
TOTAL REVENUES		867,521.00	19,978.01	43,256.76	40,559.46	-	826,961.54	4.68%

PEG FUND
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank

Cash Balance

\$ 987,013.51

Total Cash in Bank & Investments

\$ 987,013.51

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
202-WATER & SEWER							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Franchises	304,487.00	214,148.59	215,849.19	268,426.92	-	36,060.08	88.16
Permits	-	-	-	-	-	-	-
Fees	27,485,000.00	6,553,709.49	12,005,158.50	13,427,761.13	-	14,057,238.87	48.85
Fund Transfers	526,000.00	37,500.36	98,203.98	75,000.36	-	450,999.64	14.26
Miscellaneous	443,236.00	118,798.00	190,467.28	209,930.78	-	233,305.22	47.36
TOTAL REVENUES	28,758,723.00	6,924,156.44	12,509,678.95	13,981,119.19	-	14,777,603.81	48.62%
EXPENDITURE SUMMARY							
NON DEPARTMENTAL							
Fund Charges/Transfers	-	-	19,745.69	-	-	-	-
TOTAL NON DEPARTMENTAL	-	-	19,745.69	-	-	-	0.00%
BUSINESS OFFICE							
Personnel Services	547,378.00	124,924.93	245,710.85	269,643.99	-	277,734.01	49.26
Supplies	185,100.00	106,702.78	119,721.22	111,245.56	16,365.07	57,489.37	68.94
City Support Services	68,500.00	1,197.00	33,151.19	37,261.69	-	31,238.31	54.40
Utility Services	9,400.00	2,724.04	4,212.80	4,493.30	-	4,906.70	47.80
Operations Support	102,500.00	28,191.14	45,193.98	52,374.24	103,678.65	(53,552.89)	152.25
Staff Support	6,400.00	1,105.27	1,615.28	2,295.88	436.00	3,668.12	42.69
Professional Services	259,000.00	77,002.29	114,660.43	132,926.47	-	126,073.53	51.32
Maintenance Services	5,040.00	840.00	2,520.00	2,100.00	2,940.00	-	100.00
Operating Equipment	-	-	-	-	-	-	-
TOTAL BUSINESS OFFICE	1,247,318.00	342,687.45	566,785.75	612,341.13	181,744.22	453,232.65	63.66%
W & S ADMINISTRATION							
Personnel Services	1,951,955.00	447,144.90	976,372.35	889,015.32	-	1,062,939.68	45.54
Supplies	62,000.00	7,859.11	36,707.43	11,315.96	2,336.90	48,347.14	22.02
City Support Services	178,500.00	769.68	66,077.53	71,820.39	30.17	106,649.44	40.25
Utility Services	3,573,200.00	886,567.10	1,738,420.07	1,647,674.12	-	1,925,525.88	46.11
Operations Support	12,050.00	1,715.50	3,978.98	3,224.84	-	8,825.16	26.76
Staff Support	43,000.00	4,116.53	16,401.40	7,407.34	1,599.53	33,993.13	20.95
City Assistance	250.00	-	-	40.00	-	210.00	16.00
Professional Services	476,970.00	81,370.28	229,817.16	148,917.05	4,140.00	323,912.95	32.09
Fund Charges/Transfers	6,825,826.00	1,818,766.86	3,695,403.01	3,816,193.99	-	3,009,632.01	55.91
Maintenance Services	9,247,240.00	2,802,637.95	4,213,531.56	4,698,821.25	194,413.23	4,354,005.52	52.92
Other Costs	38,500.00	-	38,435.72	36,605.45	-	1,894.55	95.08
Debt Service	1,518,553.00	1,282,098.50	1,575,649.23	1,282,098.50	-	236,454.50	84.43
Other Financing Sources	-	68,150.13	-	57,094.83	-	(57,094.83)	-
Rental/Leasing	4,000.00	36,188.30	43,087.14	62,265.24	8,500.00	(66,765.24)	1,769.13

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
202-WATER & SEWER							
FINANCIAL SUMMARY							
Operating Equipment	9,000.00	279.21	1,174.06	764.75	-	8,235.25	8.50
Capital Outlay	163,000.00	-	-	32,158.31	142,260.54	(11,418.85)	107.01
TOTAL PUBLIC WORKS	24,104,044.00	7,437,664.05	12,635,055.64	12,765,417.34	353,280.37	10,985,346.29	54.43%
MISC & PROJECTS							
PROJECTS							
Professional Services	0.00	-	3,932.50	-	3,469.00	(3,469.00)	-
Fund Charges/Transfers	-	5,000,000.00	-	5,000,000.00	-	(5,000,000.00)	-
Maintenance Services	0.00	-	762,716.86	-	4,500.00	(4,500.00)	-
Rental/Leasing	570,000.00	-	-	-	-	570,000.00	-
TOTAL PROJECTS	570,000.00	5,000,000.00	766,649.36	5,000,000.00	7,969.00	(4,437,969.00)	878.59%
SEWER PROJECT							
Professional Services	-	-	-	-	-	-	-
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL SEWER PROJECTS	-	-	-	-	-	-	0.00%
TOTAL MISC & PROJECTS	570,000.00	5,000,000.00	766,649.36	5,000,000.00	7,969.00	(4,437,969.00)	878.59%
TOTAL EXPENDITURES	25,921,362.00	12,780,351.50	13,988,236.44	18,377,758.47	542,993.59	7,000,609.94	72.99%
** REVENUE OVER(UNDER)EXPENSES **	2,837,361.00	(5,856,195.06)	(1,478,557.49)	(4,396,639.28)	(542,993.59)	7,776,993.87	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
202-WATER & SEWER								
REVENUES								
<u>Franchises</u>								
000-421490	Cell Tower Leasing	304,487.00	214,148.59	215,849.19	268,426.92	-	36,060.08	88.16
TOTAL Franchises		304,487.00	214,148.59	215,849.19	268,426.92	-	36,060.08	88.16%
<u>Permits</u>								
000-436010	Network Nodes	-	-	-	-	-	-	-
TOTAL Permits		-	-	-	-	-	-	0.00%
<u>Fees</u>								
000-455200	Garbage Collection Fee	5,300,000.00	1,369,145.17	2,407,151.37	2,738,121.92	-	2,561,878.08	51.66
000-455600	Fire Line Fees	-	-	-	-	-	-	-
000-455700	Recycle Fee Revenue	345,000.00	86,595.41	157,023.87	172,796.04	-	172,203.96	50.09
000-455800	W&S Line Constructn Reimbur	25,000.00	5,406.00	17,207.52	8,203.00	-	16,797.00	32.81
000-457100	Sale of Water	12,600,000.00	2,671,029.10	5,291,081.92	5,718,523.51	-	6,881,476.49	45.39
000-457110	Edwards Water Lease	40,000.00	-	-	-	-	40,000.00	-
000-457120	Water Transfer Charge-Selma	30,000.00	-	13,881.72	-	-	30,000.00	-
000-457200	Sale of Meters	120,000.00	25,369.00	63,200.18	37,543.55	-	82,456.45	31.29
000-457400	Sewer Charges	8,770,000.00	2,316,464.38	4,054,211.92	4,599,183.68	-	4,170,816.32	52.44
000-457500	Water Penalties	250,000.00	78,925.43	250.00	151,989.43	-	98,010.57	60.80
000-458110	Sale of Merchandise - GovDeals	2500.00	-	-	-	-	2,500.00	-
000-459200	NSF Check Fee-Water&Sewer	2,500.00	775.00	1,150.00	1,400.00	-	1,100.00	56.00
TOTAL Fees		27,485,000.00	6,553,709.49	12,005,158.50	13,427,761.13	-	14,057,238.87	48.85%
<u>Fund Transfers</u>								
000-486000	Transfer In - Reserves	91,000.00	-	-	-	-	91,000.00	-
000-486204	Interfnd Chrg-Drainage Billing	150,000.00	37,500.00	73,200.00	75,000.00	-	75,000.00	50.00
000-486406	Transfer In - Pblc Imprvmnt	0.00	0.36	25,003.98	0.36	-	(0.36)	-
TOTAL Fund Transfers		526,000.00	37,500.36	98,203.98	75,000.36	-	450,999.64	14.26%
<u>Miscellaneous</u>								
000-490000	Misc Charges	10,500.00	2,937.00	1,694.00	5,900.00	-	4,600.00	56.19
000-491000	Interest Earned	20,000.00	3,151.69	4,346.45	5,994.18	-	14,005.82	29.97
000-491200	Investment Income	90,000.00	18,281.01	28,452.12	19,277.72	-	70,722.28	21.42
000-495013	Capital Contribution-W&S	0.00	-	-	-	-	-	-
000-496000	Water Construction Reserve Acc	0.00	-	-	-	-	-	-
000-497000	Misc Income-W&S	25,000.00	573.62	61,429.44	1,581.92	-	23,418.08	6.33
000-498110	Salary Reimb-SSLCG	297,736.00	93,854.82	94,545.27	177,177.11	-	120,558.89	59.51
000-499100	Distribution-GSE Bond Set	-	(0.14)	-	(0.15)	-	0.15	-
TOTAL Miscellaneous		443,236.00	118,798.00	190,467.28	209,930.78	-	233,305.22	47.36%
TOTAL REVENUES		28,758,723.00	6,924,156.44	12,509,678.95	13,981,119.19	-	14,777,603.81	48.62%

WATER & SEWER
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 439,425.58
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Cash in Investments

Lone Star Investment-Water&Sewer	3,486,205.37
Lone Star Investment-W&S Customer Deposits	317,741.05
Lone Star Investment-W&S Equip Replacement	191,040.88
Lone Star Investment-W&S Veh Replacement	275,975.88
Schertz Bank & Trust-Certificate of Deposit	<u>1,163,351.07</u>
	\$ 5,434,314.25

Total Cash in Bank & Investments	<u><u>\$ 5,873,739.83</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
203-EMS							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	6,545,489.60	1,841,399.40	3,227,717.50	3,722,420.89	-	2,823,068.71	56.87
Inter-Jurisdictional	3,985,932.54	1,044,741.55	1,713,607.57	2,293,040.04	-	1,692,892.50	57.53
Fund Transfers	1,088,672.00	-	-	-	-	1,088,672.00	-
Miscellaneous	174,500.00	(89,716.34)	66,957.52	28,118.29	-	146,381.71	16.11
TOTAL REVENUES	11,794,594.14	2,796,424.61	5,008,282.59	6,043,579.22	-	5,751,014.92	51.24%
EXPENDITURE SUMMARY							
PUBLIC SAFETY							
SCHERTZ EMS							
Personnel Services	5,576,958.00	1,443,533.02	2,440,423.27	3,021,329.40	-	2,555,628.60	54.18
Supplies	387,250.00	61,720.15	167,537.44	209,861.17	96,465.26	80,923.57	79.10
City Support Services	138,000.00	4,875.00	43,229.55	48,922.12	22,819.12	66,258.76	51.99
Utility Services	106,000.00	36,897.79	49,768.07	61,690.90	-	44,309.10	58.20
Operations Support	40,000.00	7,749.01	17,957.75	17,269.22	80.00	22,650.78	43.37
Staff Support	73,265.00	13,358.09	12,250.77	40,294.14	8,551.63	24,419.23	66.67
City Assistance	626,989.01	154,896.25	343,119.19	258,413.73	32.00	368,543.28	41.22
Professional Services	123,500.00	30,301.64	55,808.06	93,788.86	26,375.07	3,336.07	97.30
Fund Charges/Transfers	2,663,735.60	708,735.77	1,364,174.64	1,526,918.27	-	1,136,817.33	57.32
Maintenance Services	13,000.00	-	3,840.00	960.00	-	12,040.00	7.38
Other Costs	0.00	-	-	-	-	-	-
Debt Service	118,120.00	116,725.00	113,375.00	116,725.00	-	1,395.00	98.82
Rental/Leasing	150,000.00	66,593.48	-	66,593.48	-	83,406.52	44.40
Operating Equipment	115,298.00	5,211.87	20,266.28	10,121.65	13,460.78	91,715.57	20.45
Capital Outlay	1,603,978.00	139,649.88	296,681.16	657,221.66	305,224.67	641,531.67	60.00
TOTAL PUBLIC SAFETY	11,736,093.61	2,790,246.95	4,928,431.18	6,130,109.60	473,008.53	5,132,975.48	56.26%
TOTAL EXPENDITURES	11,736,093.61	2,790,246.95	4,928,431.18	6,130,109.60	473,008.53	5,132,975.48	56.26%
** REVENUE OVER(UNDER) EXPENSES **	58,500.53	6,177.66	79,851.41	(86,530.38)	(473,008.53)	618,039.44	

CITY OF SCHERTZ
REVENUE REPORT (UNAUDITED)
AS OF: March 31, 2022

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
203-EMS REVENUES								
<u>Fees</u>								
000-456100	Ambulance/Mileage Transprt Fee	6,206,889.60	1,771,411.21	3,050,860.14	3,533,380.75	-	2,673,508.85	56.93
000-456110	Passport Membership Fees	28,000.00	4,320.00	24,970.00	24,865.00	-	3,135.00	88.80
000-456120	EMT Class - Fees	137,500.00	42,375.00	72,400.00	86,375.00	-	51,125.00	62.82
000-456122	CE Class - Fees	24,000.00	-	2,318.77	-	-	24,000.00	-
000-456130	Immunization Fees	3,000.00	985.95	1,336.40	2,227.45	-	772.55	74.25
000-456140	Billing Fees-External	26,000.00	6,256.78	9,563.53	10,192.98	-	15,807.02	39.20
000-456150	Standby Fees	30,000.00	-	29,320.20	34,679.95	-	(4,679.95)	115.60
000-456155	Community Services Support	50,000.00	5,311.46	17,249.46	11,468.76	-	38,531.24	22.94
000-456160	MIH Services	40,000.00	10,739.00	19,674.00	19,181.00	-	20,819.00	47.95
000-459200	NSF Check Fee	100.00	-	25.00	50.00	-	50.00	50.00
TOTAL Fees		6,545,489.60	1,841,399.40	3,227,717.50	3,722,420.89	-	2,823,068.71	56.87%
<u>Inter-Jurisdictional</u>								
000-473500	Seguin/Guadalupe Co Support	927,934.89	231,983.73	541,295.37	463,967.46	-	463,967.43	50.00
000-474200	JBSA Support	635,706.00	264,877.70	-	264,877.70	-	370,828.30	41.67
000-474300	Cibolo Support	529,043.95	132,260.99	236,557.62	264,521.98	-	264,521.97	50.00
000-475100	Comal Co ESD #6	148,870.54	41,238.22	69,506.78	77,190.52	-	71,680.02	51.85
000-475200	Live Oak Support	280,240.92	63,096.84	123,127.92	133,157.07	-	147,083.85	47.52
000-475300	Universal City Support	335,884.88	83,971.22	160,783.02	167,942.44	-	167,942.44	50.00
000-475400	Selma Support	180,290.22	45,072.56	85,720.50	90,145.12	-	90,145.10	50.00
000-475500	Schertz Support	695,644.24	173,911.06	333,524.34	347,822.12	-	347,822.12	50.00
000-475600	Santa Clara Support	11,953.03	2,988.26	5,727.60	5,976.52	-	5,976.51	50.00
000-475800	Marion Support	21,363.87	5,340.97	9,187.38	10,681.94	-	10,681.93	50.00
000-475910	TASPP Program	219,000.00	-	148,177.04	466,757.17	-	(247,757.17)	213.13
TOTAL Inter-Jurisdictional		3,985,932.54	1,044,741.55	1,713,607.57	2,293,040.04	-	1,692,892.50	57.53%
<u>Fund Transfers</u>								
000-486000	Transfer In-Reserves	755,172.00	-	-	-	-	755,172.00	-
TOTAL Fund Transfers		1,088,672.00	-	-	-	-	1,088,672.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	2,500.00	88.67	262.36	163.70	-	2,336.30	6.55
000-491200	Investment Income	5,000.00	290.53	716.45	401.67	-	4,598.33	8.03
000-493203	Donations-EMS	2,000.00	-	865.00	650.00	-	1,350.00	32.50
000-497000	Misc Income	75,000.00	(101,010.97)	22,026.50	7,567.99	-	67,432.01	10.09
000-497100	Recovery of Bad Debt	20,000.00	3,270.05	8,374.99	3,662.63	-	16,337.37	18.31
000-497110	Collection Agency-Bad Debt	70,000.00	7,645.38	34,712.22	15,672.30	-	54,327.70	22.39
TOTAL Miscellaneous		174,500.00	(89,716.34)	66,957.52	28,118.29	-	146,381.71	16.11%
TOTAL REVENUES		11,794,594.14	2,796,424.61	5,008,282.59	6,043,579.22	-	5,751,014.92	51.24%

CITY OF SCHERTZ
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 280,890.96
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Cash in Investments

EMS-Logic	697,829.13
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Total Cash in Bank & Investments	<u>\$ 978,720.09</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
204-DRAINAGE							
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Permits	4,000.00	2,000.00	2,370.00	4,250.00	-	(250.00)	106.25
Fees	1,260,000.00	313,998.36	577,263.19	626,528.93	-	633,471.07	49.72
Fund Transfers	17,229.00	-	-	-	-	17,229.00	-
Miscellaneous	3,000.00	188.36	586.28	294.53	-	2,705.47	9.82
TOTAL REVENUES	1,284,229.00	316,186.72	580,219.47	631,073.46	-	653,155.54	49.14%
<u>EXPENDITURE SUMMARY</u>							
<u>PUBLIC WORKS</u>							
<u>DRAINAGE</u>							
Personnel Services	467,657.00	59,403.44	201,016.35	161,853.72	-	305,803.28	34.61
Supplies	6,000.00	63.72	2,634.14	125.97	1,271.40	4,602.63	23.29
City Support Services	35,000.00	975.25	4,023.21	4,186.64	30.15	30,783.21	12.05
Utility Services	14,700.00	3,897.40	8,489.78	8,566.34	-	6,133.66	58.27
Operations Support	1,050.00	-	-	-	-	1,050.00	-
Staff Support	13,700.00	1,186.17	3,486.96	2,914.04	503.55	10,282.41	24.95
City Assistance	500.00	-	40.00	40.00	-	460.00	8.00
Professional Services	58,500.00	3,959.93	2,758.50	5,359.93	80.71	53,059.36	9.30
Fund Charges/Transfers	574,817.00	143,454.24	285,938.53	286,908.52	-	287,908.48	49.91
Maintenance Services	83,000.00	6,309.01	8,061.51	6,309.01	875.00	75,815.99	8.66
Other Costs	100.00	100.00	-	100.00	-	-	100.00
Debt Service	-	-	1,050.00	-	-	-	-
Rental/Leasing	500.00	-	-	-	-	500.00	-
Operating Equipment	2,500.00	-	4,997.30	-	445.48	2,054.52	17.82
Capital Outlay	14,000.00	-	208,575.28	-	13,903.04	96.96	99.31
TOTAL DRAINAGE	1,272,024.00	219,349.16	731,071.56	476,364.17	17,109.33	778,550.50	38.79%
<u>PROJECTS</u>							
Professional Services	-	-	-	-	-	-	-
Maintenance Services	-	-	180,725.21	26,517.40	7,980.95	(34,498.35)	-
TOTAL EXPENDITURES	1,272,024.00	219,349.16	911,796.77	502,881.57	25,090.28	744,052.15	41.51%
** REVENUE OVER(UNDER) EXPEND	12,205.00	96,837.56	(331,577.30)	128,191.89	(25,090.28)	(90,896.61)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
204-DRAINAGE								
REVENUES								
<u>Permits</u>								
000-432400	Floodplain Permit	4,000.00	2,000.00	2,370.00	4,250.00	-	(250.00)	106.25
TOTAL Permits		4,000.00	2,000.00	2,370.00	4,250.00	-	(250.00)	106.25%
<u>Fees</u>								
000-457500	Drainage Penalties	10,000.00	2,497.79	-	4,704.66	-	5,295.34	47.05
000-457600	Drainage Fee	1,250,000.00	311,500.57	577,263.19	621,824.27	-	628,175.73	49.75
000-458110	Sale of Merchandise - GovDeals	-	-	-	-	-	-	-
TOTAL Fees		1,260,000.00	313,998.36	577,263.19	626,528.93	-	633,471.07	49.72%
<u>Fund Transfers</u>								
000-481000	Transfer In - Reserves	-	-	-	-	-	-	-
000-486100	Transfer In	17,229.00	-	-	-	-	17,229.00	-
000-486202	Transfer In-Water&Sewer Fund	-	-	-	-	-	-	-
000-486405	Transfer-In Grant Fund	-	-	-	-	-	-	-
TOTAL Funds Transfers		17,229.00	-	-	-	-	17,229.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	1,000.00	18.70	30.73	47.45	-	952.55	4.75
000-491200	Investment Income	2,000.00	169.66	555.55	247.08	-	1,752.92	12.35
000-493204	Donations- Drainage Projects	-	-	-	-	-	-	-
000-494495	Other Financing-Capital Lease	-	-	-	-	-	-	-
000-495000	Grant Reimbursement	-	-	-	-	-	-	-
000-495013	Capital Contributions-Drainage	-	-	-	-	-	-	-
000-497000	Misc Income-Drainage	-	-	-	-	-	-	-
000-497100	MISC INCOME-SCRAP METAL &	-	-	-	-	-	-	-
000-498300	Reimburmnt-City Property	-	-	-	-	-	-	-
TOTAL Miscellaneous		3,000.00	188.36	586.28	294.53	-	2,705.47	9.82%
TOTAL REVENUES		1,284,229.00	316,186.72	580,219.47	631,073.46	-	653,155.54	49.14%

DRAINAGE
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 152,652.80
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Cash in Investments

Lone Star Investment-Drainage Maint Fund	<u>381,469.43</u>
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Total Cash in Bank & Investments	<u>\$ 534,122.23</u>
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CITY OF SCHERTZ
 REVENUE AND EXPENSE REPORT (UNAUDITED)
 AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
314-HOTEL TAX							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	520,000.00	176,052.78	136,183.00	370,720.91	-	149,279.09	71.29
Fund Transfers	1,150,000.00	-	-	-	-	1,150,000.00	-
Miscellaneous	5,250.00	996.38	1,404.58	1,331.32	-	3,918.68	25.36
TOTAL REVENUES	1,675,250.00	177,049.16	137,587.58	372,052.23	-	1,303,197.77	22.21%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
Supplies	0.00	-	-	-	-	-	-
City Support Services	112,466.00	10,582.37	36,677.77	36,408.81	5,300.40	70,756.79	37.09
Operations Support	31,000.00	4,573.60	9,224.28	9,858.10	4,236.00	16,905.90	45.46
Professional Services	3,500.00	180.00	3,000.00	420.00	407.44	2,672.56	23.64
Fund Charges/Transfers	74,443.00	18,610.74	36,232.06	37,221.52	-	37,221.48	50.00
Maintenance Services	50,000.00	45,679.49	111,907.65	45,709.31	4,043.68	247.01	99.51
Operating Equipment	44,888.00	-	-	1,072.68	44,787.75	(972.43)	102.17
Capital Outlay	20000.00	-	-	-	-	20,000.00	-
TOTAL NONDEPARTMENTAL	336,297.00	79,626.20	197,041.76	130,690.42	58,775.27	146,831.31	56.34%
TOTAL GENERAL GOVERNMENT	336,297.00	79,626.20	197,041.76	130,690.42	58,775.27	146,831.31	56.34%
MISC & PROJECTS							
PROJECTS							
Professional Services	93,500.00	36,661.11	-	44,571.11	2,369.89	46,559.00	50.20
Maintenance Services	1,150,000.00	-	-	-	1,005,519.30	144,480.70	87.44
TOTAL PROJECTS	1,243,500.00	36,661.11	-	44,571.11	1,007,889.19	191,039.70	84.64%
TOTAL MISC & PROJECTS	1,243,500.00	36,661.11	-	44,571.11	1,007,889.19	191,039.70	84.64%
TOTAL EXPENDITURES	1,579,797.00	116,287.31	197,041.76	175,261.53	1,066,664.46	337,871.01	78.61%
REVENUE OVER(UNDER) EXPENDITURE	95,453.00	60,761.85	(59,454.18)	196,790.70	(1,066,664.46)	965,326.76	

**HOTEL OCCUPANCY TAX FUND
CASH IN BANK AND INVESTMENTS**

AS OF: March 31, 2022

Cash in Bank

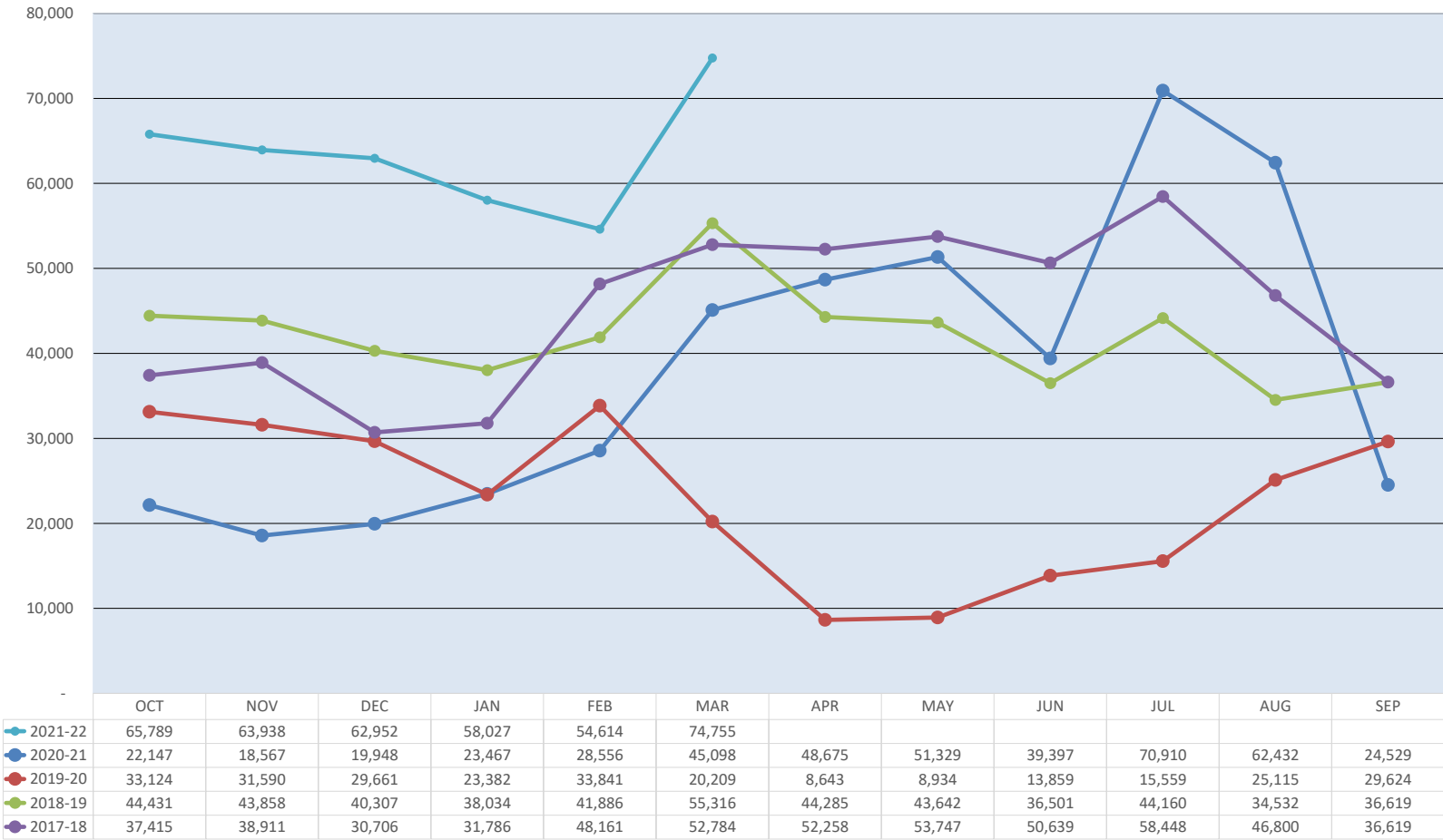
Claim on Operating Cash Pool-Checking	\$ 68,366.81
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Cash in Investments

Texas Class - Hotel Tax	<u>2,366,248.50</u>
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Total Cash in Bank & Investments	<u>\$ 2,434,615.31</u>
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HOTEL OCCUPANCY TAX



CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
317-PARK							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	318,000.00	-	-	-	-	318,000.00	-
Fund Transfers	-	-	-	-	-	-	-
Miscellaneous	1,025.00	120.18	198.91	160.53	-	864.47	15.66
TOTAL REVENUES	319,025.00	120.18	198.91	160.53	-	318,864.47	0.05%
EXPENDITURE SUMMARY							
NON DEPARTMENTAL							
PARKLAND DEDICATION							
Professional Services	25,000.00	-	-	-	10,040.00	14,960.00	40.16
Capital Outlay	100,000.00	-	-	-	-	100,000.00	-
TOTAL PARKLAND DEDICATION	125,000.00	-	-	-	10,040.00	114,960.00	8.03%
TOTAL EXPENDITURES	125,000.00	-	-	-	10,040.00	114,960.00	8.03%
REVENUE OVER(UNDER) EXPEND	194,025.00	120.18	198.91	160.53	(10,040.00)	203,904.47	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

317-PARK REVENUES		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Fees</u>								
000-458800	Parkland Dedication	318,000.00	-	-	-	-	318,000.00	-
TOTAL Fees		318,000.00	-	-	-	-	318,000.00	0.00%
<u>Fund Transfers</u>								
000-48100	Transfer In- Reserves	-	-	-	-	-	-	-
TOTAL Fund Transfers		-	-	-	-	-	-	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	25.00	0.23	6.08	0.53	-	24.47	2.12
000-491200	Investment Income	1,000.00	119.95	192.83	160.00	-	840.00	16.00
000-493700	Donations	-	-	-	-	-	-	-
TOTAL Miscellaneous		1,025.00	120.18	198.91	160.53	-	864.47	15.66%
TOTAL REVENUES		319,025.00	120.18	198.91	160.53	-	318,864.47	0.05%

PARK FUND
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	859.44
Cash in Investments	
Texas Class- Park Fund	286,318.45
Total in Investment Pool	<u>286,318.45</u>
Total Cash in Bank & Investments	<u>287,177.89</u>

CITY OF SCHERTZ
 REVENUE AND EXPENSE REPORT (UNAUDITED)
 AS OF: March 31, 2022

319-TREE MITIGATION	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>FINANCIAL SUMMARY</u>							
<u>REVENUE SUMMARY</u>							
Fees	70,000.00	8,457.50	218,960.00	65,450.00	(1,500.00)	6,050.00	91.36
Miscellaneous	1,400.00	281.94	433.02	386.89	-	1,013.11	27.64
TOTAL REVENUES	71,400.00	8,739.44	219,393.02	65,836.89	(1,500.00)	7,063.11	90.11%
<u>EXPENDITURE SUMMARY</u>							
<u>TREE MITIGATION</u>							
Maintenance Services	70,000.00	25,180.00	5,625.00	38,780.00	4,470.00	26,750.00	61.79
TOTAL TREE MITIGATION	70,000.00	25,180.00	5,625.00	38,780.00	4,470.00	26,750.00	61.79%
TOTAL EXPENDITURES	70,000.00	25,180.00	5,625.00	38,780.00	4,470.00	26,750.00	61.79%
REVENUE OVER(UNDER) EXPEND	1,400.00	(16,440.56)	213,768.02	27,056.89	(5,970.00)	(19,686.89)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

319-TREE MITIGATION		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-458900	Tree Mitigation	70,000.00	8,457.50	218,960.00	65,450.00	(1,500.00)	6,050.00	91.36
TOTAL Fees		70,000.00	8,457.50	218,960.00	65,450.00	(1,500.00)	6,050.00	91.36%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>								
000-491000	Interest Earned	200.00	8.16	13.92	25.75	-	174.25	12.88
000-491200	Investment Income	1,200.00	273.78	419.10	361.14	-	838.86	30.10
000-497000	Misc Income	-	-	-	-	-	-	-
TOTAL Miscellaneous		1,400.00	281.94	433.02	386.89	-	1,013.11	27.64%
TOTAL REVENUES		71,400.00	8,739.44	219,393.02	65,836.89	(1,500.00)	7,063.11	90.11%

TREE MITIGATION FUND
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$21,238.33
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Cash in Investments

MBIA Investment-Tree Mitigation	<u>653,713.77</u>
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Total Cash in Bank & Investments	<u>\$674,952.10</u>
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CITY OF SCHERTZ
 REVENUE AND EXPENSE REPORT (UNAUDITED)
 AS OF: December 31, 2021

	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
411-CAPITAL RECOVERY WATER							
<u>FINANCIAL SUMMARY</u>							
<u>REVENUE SUMMARY</u>							
Fees	1,100,000.00	296,334.00	737,901.00	447,768.00	-	652,232.00	40.71
Miscellaneous	16,000.00	3,780.20	6,217.17	5,629.08	-	10,370.92	35.18
TOTAL REVENUES	1,116,000.00	300,114.20	744,118.17	453,397.08	-	662,602.92	40.63%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
<u>NONDEPARTMENTAL</u>							
Professional Services	51,000.00	-	35,414.11	2,877.37	78,417.12	(30,294.49)	159.40
TOTAL NON DEPARTMENTAL	51,000.00	-	35,414.11	2,877.37	78,417.12	(30,294.49)	159.40%
<u>MISC & PROJECTS</u>							
<u>PROJECTS</u>							
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL MISC & PROJECTS	-	-	-	-	-	-	0.00%
TOTAL EXPENDITURES	51,000.00	-	35,414.11	2,877.37	78,417.12	(30,294.49)	159.40%
REVENUE OVER(UNDER) EXPENDITURES	1,065,000.00	300,114.20	708,704.06	450,519.71	(78,417.12)	692,897.41	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: December 31, 2021

411-CAPITAL RECOVERY WATER		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455900	Cap Rcvry-Water	1,100,000.00	296,334.00	737,901.00	447,768.00	-	652,232.00	40.71
TOTAL Fees		1,100,000.00	296,334.00	737,901.00	447,768.00	-	652,232.00	40.71%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>			-					
000-491000	Interest Earned	1,000.00	15.20	140.80	67.21	-	932.79	6.72
000-491200	Investment Income	15,000.00	3,765.00	6,076.37	5,561.87	-	9,438.13	37.08
TOTAL Miscellaneous		16,000.00	3,780.20	6,217.17	5,629.08	-	10,370.92	35.18%
TOTAL REVENUES		1,116,000.00	300,114.20	744,118.17	453,397.08	-	662,602.92	40.63%

**CAPITAL RECOVERY WATER
CASH IN BANK AND INVESTMENTS**

AS OF: December 31, 2021

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 177,692.84
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Cash in Investments

Lone Star Investment-Capital Recovery Water	<u>8,529,691.67</u>
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Total Cash in Bank & Investments	<u>\$ 8,707,384.51</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

421-CAPITAL RECOVERY SEWER	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	600,000.00	125,166.72	384,009.88	194,121.84	-	405,878.16	32.35
Miscellaneous	60,250.00	3,322.98	5,616.03	4,986.53	-	55,263.47	8.28
TOTAL REVENUES	660,250.00	128,489.70	389,625.91	199,108.37	-	461,141.63	30.16%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	55,500.00	1,141.39	41,632.14	5,159.75	97,902.49	(47,562.24)	185.70
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL NON DEPARTMENTAL	55,500.00	1,141.39	41,632.14	5,159.75	97,902.49	(47,562.24)	185.70%
MISC & PROJECTS							
TOTAL EXPENDITURES	55,500.00	1,141.39	41,632.14	5,159.75	97,902.49	(47,562.24)	185.70%
REVENUE OVER(UNDER) EXPENDITURES	604,750.00	127,348.31	347,993.77	193,948.62	(97,902.49)	508,703.87	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

421-CAPITAL RECOVERY SEWER		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455910	Cap Rcvry-Waste Water	600,000.00	125,166.72	384,009.88	194,121.84	-	405,878.16	32.35
TOTAL Fees		600,000.00	125,166.72	384,009.88	194,121.84	-	405,878.16	32.35%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>								
000-491000	Interest Earned	250.00	-	104.03	8.54	-	241.46	3.42
000-491200	Investment Income	60,000.00	8,364.03	18,272.62	11,987.93	-	48,012.07	19.98
000-491900	Unrealize Gain/Loss-Caplt One	0.00	(5,041.05)	(12,760.62)	(7,009.94)	-	7,009.94	-
TOTAL Miscellaneous		60,250.00	3,322.98	5,616.03	4,986.53	-	55,263.47	8.28%
TOTAL REVENUES		660,250.00	128,489.70	389,625.91	199,108.37	-	461,141.63	30.16%

**CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS**

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 270,839.70
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Cash in Investments

Lone Star Investment-Capital Recovery Sewer	6,000,989.66
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Capital One-Investment	<u>1,828,989.48</u>
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Total Cash in Bank & Investments	<u>\$ 8,100,818.84</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	200,000.00	44,671.72	139,332.08	73,928.22	-	126,071.78	36.96
Miscellaneous	900.00	265.78	342.62	393.20	-	506.80	43.69
TOTAL REVENUES	200,900.00	44,937.50	139,674.70	74,321.42	-	126,578.58	36.99%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	5,000.00	-	-	770.21	588.29	3,641.50	27.17
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL NON DEPARTMENTAL	5,000.00	-	-	770.21	588.29	3,641.50	27.17%
TOTAL EXPENDITURES	5,000.00	-	-	770.21	588.29	3,641.50	27.17%
REVENUE OVER(UNDER) EXPENDITURES	195,900.00	44,937.50	139,674.70	73,551.21	(588.29)	122,937.08	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455910	CapitalRcvry-RoadwaysSrvAre	200,000.00	44,671.72	139,332.08	73,928.22	-	126,071.78	36.96
TOTAL Fees		200,000.00	44,671.72	139,332.08	73,928.22	-	126,071.78	36.96%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>								
000-491000	Interest Earned	300.00	0.09	189.60	6.40	-	293.60	2.13
000-491200	Investment Income	600.00	265.69	153.02	386.80	-	213.20	64.47
TOTAL Miscellaneous		900.00	265.78	342.62	393.20	-	506.80	43.69%
TOTAL REVENUES		200,900.00	44,937.50	139,674.70	74,321.42	-	126,578.58	36.99%

**CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS**

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	589.83
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Cash in Investments

Lone Star Investment-Cap Rec Streets 1		621,383.60
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Total Cash in Bank & Investments	\$	<u>621,973.43</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	120,000.00	71,177.54	90,918.55	98,712.85	-	21,287.15	82.26
Miscellaneous	400.00	132.18	146.53	197.33	-	202.67	49.33
TOTAL REVENUES	120,400.00	71,309.72	91,065.08	98,910.18	-	21,489.82	82.15%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Assistance	24,000.00	49,146.87	39,148.36	49,146.87	-	(25,146.87)	204.78
Professional Services	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL NON DEPARTMENTAL	29,000.00	49,146.87	39,148.36	51,896.05	588.32	(23,484.37)	180.98%
TOTAL EXPENDITURES	29,000.00	49,146.87	39,148.36	51,896.05	588.32	(23,484.37)	180.98%
REVENUE OVER(UNDER) EXPENDITURES	91,400.00	22,162.85	51,916.72	47,014.13	(588.32)	44,974.19	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455910	CapitalRcvry-RoadwaysSrvAre	120,000.00	71,177.54	90,918.55	98,712.85	-	21,287.15	82.26
TOTAL Fees		120,000.00	71,177.54	90,918.55	98,712.85	-	21,287.15	82.26%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>								
000-491000	Interest Earned	200.00	0.08	84.97	5.34	-	194.66	2.67
000-491200	Investment Income	200.00	132.10	61.56	191.99	-	8.01	96.00
TOTAL Miscellaneous		400.00	132.18	146.53	197.33	-	202.67	49.33%
TOTAL REVENUES		120,400.00	71,309.72	91,065.08	98,910.18	-	21,489.82	82.15%

**CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS**

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	848.49
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Cash in Investments

Lone Star Investment-Cap Rec Streets 2		316,941.09
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Total Cash in Bank & Investments	\$	<u>317,789.58</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	400,000.00	60,660.00	377,661.20	151,861.00	-	248,139.00	37.97
Miscellaneous	1,500.00	476.73	525.32	701.83	-	798.17	46.79
TOTAL REVENUES	401,500.00	61,136.73	378,186.52	152,562.83	-	248,937.17	38.00%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL NON DEPARTMENTAL	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75%
TOTAL EXPENDITURES	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75%
REVENUE OVER(UNDER) EXPENDITURES	396,500.00	61,136.73	378,186.52	149,813.65	(588.32)	247,274.67	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455910	CapitalRcvry-RoadwaysSrvAre	400,000.00	60,660.00	377,661.20	151,861.00	-	248,139.00	37.97
TOTAL Fees		400,000.00	60,660.00	377,661.20	151,861.00	-	248,139.00	37.97%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>								
000-491000	Interest Earned	900.00	0.47	415.61	8.13	-	891.87	0.90
000-491200	Investment Income	600.00	476.26	109.71	693.70	-	(93.70)	115.62
TOTAL Miscellaneous		1,500.00	476.73	525.32	701.83	-	798.17	46.79%
TOTAL REVENUES		401,500.00	61,136.73	378,186.52	152,562.83	-	248,937.17	38.00%

**CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS**

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 1,465.52
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Cash in Investments

Lone Star Investment-Cap Rec Streets 3	1,120,878.44
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Total Cash in Bank & Investments	<u>\$ 1,122,343.96</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	5,000.00	-	-	-	-	5,000.00	-
Miscellaneous	65.00	3.04	5.25	5.07	-	59.93	7.80
TOTAL REVENUES	5,065.00	3.04	5.25	5.07	-	5,059.93	0.10%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL NON DEPARTMENTAL	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75%
TOTAL EXPENDITURES	5,000.00	-	-	2,749.18	588.32	1,662.50	66.75%
REVENUE OVER(UNDER) EXPENDITURES	65.00	3.04	5.25	(2,744.11)	(588.32)	3,397.43	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31, 2022

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455910	CapitalRcvry-RoadwaysSrvAre	5,000.00	-	-	-	-	5,000.00	-
TOTAL Fees		5,000.00	-	-	-	-	5,000.00	0.00%
<u>Fund Transfers</u>								
<u>Miscellaneous</u>								
000-491000	Interest Earned	15.00	0.16	3.10	0.16	-	14.84	1.07
000-491200	Investment Income	50.00	2.88	2.15	4.91	-	45.09	9.82
TOTAL Miscellaneous		65.00	3.04	5.25	5.07	-	59.93	7.80%
TOTAL REVENUES		5,065.00	3.04	5.25	5.07	-	5,059.93	0.10%

**CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS**

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	1,946.53
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Cash in Investments

Lone Star Investment-Cap Rec Streets 4		4,620.82
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Total Cash in Bank & Investments	\$	<u>6,567.35</u>
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CITY OF SCHERTZ
 REVENUE AND EXPENSE REPORT (UNAUDITED)
 AS OF: March 31 , 2022

505-TAX I&S	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	7,329,862.00	3,096,863.94	6,807,797.49	6,958,615.96	-	371,246.04	94.94
Fund Transfers	-	2,737.08	7,914.84	2,737.08	-	(2,737.08)	-
Miscellaneous	105,000.00	43,104.43	51,012.57	48,913.46	-	56,086.54	46.58
TOTAL REVENUES	7,434,862.00	3,142,705.45	6,866,724.90	7,010,266.50	-	424,595.50	94.29%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	50,000.00	1,400.00	176,599.52	46,693.39	-	3,306.61	93.39
Debt Service	6,626,915.00	5,479,746.14	5,624,516.30	5,479,746.14	-	1,147,168.86	82.69
TOTAL GENERAL GOVERNMENT	6,676,915.00	5,481,146.14	5,801,115.82	5,526,439.53	-	1,150,475.47	82.77%
TOTAL EXPENDITURES	6,676,915.00	5,481,146.14	5,801,115.82	5,526,439.53	-	1,150,475.47	82.77%
** REVENUE OVER(UNDER) EXPEND	757,947.00	(2,338,440.69)	1,065,609.08	1,483,826.97	-	(725,879.97)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: March 31 , 2022

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
505-TAX I & S								
REVENUES								
<u>Taxes</u>								
000-411900	Property Tax Revenue	7,329,862.00	3,096,863.94	6,807,797.49	6,958,615.96	-	371,246.04	94.94
TOTAL Taxes		7,329,862.00	3,096,863.94	6,807,797.49	6,958,615.96	-	371,246.04	94.94%
<u>Fund Transfers</u>								
000-486100	Transfer In	-	-	6,584.65	-	-	-	-
000-486401	Transfer In -Bond Project Fund	-	2,737.08	1,330.19	2,737.08	-	(2,737.08)	-
TOTAL Fund Transfers		0.00	2,737.08	7,914.84	2,737.08	-	(2,737.08)	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	1,000.00	180.34	210.97	201.69	-	798.31	20.17
000-491200	Investment Income	4,000.00	17,924.09	801.60	18,094.02	-	(14,094.02)	452.35
000-495020	Contribution From YMCA	100,000.00	25,000.00	50,000.00	25,000.00	-	75,000.00	25.00
000-498000	Proceeds From Refunding Debt	-	-	-	5,617.75	-	(5,617.75)	-
TOTAL Miscellaneous		105,000.00	43,104.43	51,012.57	48,913.46	-	56,086.54	46.58%
TOTAL REVENUES		7,434,862.00	3,142,705.45	6,866,724.90	7,010,266.50	-	424,595.50	94.29%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: March 31 , 2022

505-TAX I & S

		CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
GENERAL GOVERNMENT								
NON DEPARTMENTAL								
<u>Professional Services</u>								
101-541500	Paying Agent	5,000.00	1,400.00	1,800.00	2,000.00	-	3,000.00	40.00
101-541502	Cost of Bond Issuance	45,000.00	-	174,799.52	44,693.39	-	306.61	99.32
TOTAL Professional Services		50,000.00	1,400.00	176,599.52	46,693.39	-	3,306.61	93.39%
<u>Debt Service</u>								
101-555629	Bond-GO 2007 Principal	340000.00	340,000.00	325,000.00	340,000.00	-	-	100.00
101-555629.1	Bond-GO 2007 Interest	85267.00	46,092.75	52,706.50	46,092.75	-	39,174.25	54.06
101-555635	Bond-GO 2012 - Principal	375,000.00	375,000.00	365,000.00	375,000.00	-	-	100.00
101-555635.1	Bond-GO 2012 - Interest	128,677.00	4,218.75	71,922.50	4,218.75	-	124,458.25	3.28
101-555638	Bond-GO 2014 Refund-Principal	750,000.00	750,000.00	100,000.00	750,000.00	-	-	100.00
101-555638.1	Bond-GO 2014 Refund-Interest	268,025.00	139,637.50	141,137.50	139,637.50	-	128,387.50	52.10
101-555640.1	Bond-GO Ref 2015-Interest	37,050.00	18,525.00	28,875.00	18,525.00	-	18,525.00	50.00
101-555641	Tax Note - SR2015A-Principal	155,000.00	-	-	-	-	155,000.00	-
101-555641.1	Tax Note - SR2015A - Interest	2,387.00	1,193.50	2,348.50	1,193.50	-	1,193.50	50.00
101-555642	Bond-GO SR2016-Principal	245,000.00	245,000.00	235,000.00	245,000.00	-	-	100.00
101-555642.1	Bond-GO SR2016-Interest	131,607.00	68,253.13	72,953.13	68,253.13	-	63,353.87	51.86
101-555643	Bond-TaxableB CO SR2016-Princi	60,000.00	60,000.00	60,000.00	60,000.00	-	-	100.00
101-555643.1	Bond-Taxable CO SR2016-Interes	40,263.00	20,581.25	21,481.25	20,581.25	-	19,681.75	51.12
101-555644	Bond-NonTaxA CO SR2016-Princip	195,000.00	195,000.00	190,000.00	195,000.00	-	-	100.00
101-555644.1	Bond-NonTax CO SR2016-Interest	40,469.00	22,184.38	25,984.38	22,184.38	-	18,284.62	54.82
101-555645	Bond-CO SR2017-Principal	420,000.00	305,000.00	295,000.00	305,000.00	-	115,000.00	72.62
101-555645.1	Bond-CO SR2017 - Interest	114,425.00	58,637.50	63,062.50	58,637.50	-	55,787.50	51.25
101-555646	Bond-GO SR2017 - Principal	165,000.00	165,000.00	160,000.00	165,000.00	-	-	100.00
101-555646.1	Bond-GO SR2017 - Interest	100,050.00	51,262.50	53,662.50	51,262.50	-	48,787.50	51.24
101-555647	Bond-GO 2018 Refund- Principal	585,000.00	585,000.00	570,000.00	585,000.00	-	-	100.00
101-555647.1	Bond-GO 2018 Refund - Interest	86,125.00	46,163.00	52,205.00	46,163.00	-	39,962.00	53.60
101-555648	Bond-CO SR2018 - Principal	245,000.00	245,000.00	235,000.00	245,000.00	-	-	100.00
101-555648.1	Bond-CO 2018 - Interest	163,888.00	85,006.25	90,881.25	85,006.25	-	78,881.75	51.87
101-555649	Bond-GO 2018 Ref - Principal	185,000.00	185,000.00	530,000.00	185,000.00	-	-	100.00
101-555649.1	Bond-GO 2018 Ref - Interest	181,819.00	93,221.88	106,471.88	93,221.88	-	88,597.12	51.27
101-555650	Bond-CO 2019-Principal	265,000.00	265,000.00	255,000.00	265,000.00	-	-	100.00
101-555650.1	Bond-CO 2019-Interest	114,900.00	59,437.50	63,262.50	59,437.50	-	55,462.50	51.73
101-555651.1	Bond-GO 2020-Interest	211963.00	115,331.25	-	115,331.25	-	96,631.75	54.41
TOTAL Debt Service		6,626,915.00	5,479,746.14	5,624,516.30	5,479,746.14	-	1,147,168.86	82.69%
<u>Other Financing Sources</u>								
TOTAL EXPENDITURES		6,676,915.00	5,481,146.14	5,801,115.82	5,526,439.53	-	1,150,475.47	82.77%

TAX I&S
CASH IN BANK AND INVESTMENTS

AS OF: March 31 , 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	146,423.84
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MBIA Investment- Tax I&S		<u>2,424,779.80</u>
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Total Cash in Bank & Investments	\$	<u><u>2,571,203.64</u></u>
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CITY OF SCHERTZ
 REVENUE AND EXPENSE REPORT (UNAUDITED)
 AS OF: March 31, 2022

620-SED CORPORATION	CURRENT BUDGET	CURRENT QUARTER	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	5,408,000.00	1,373,736.49	2,539,078.35	2,809,135.22	-	2,598,864.78	51.94
Fund Transfers	1,240,000.00	-	-	-	-	1,240,000.00	-
Miscellaneous	141,000.00	8,495.58	40,819.99	13,769.05	-	127,230.95	9.77
TOTAL REVENUES	6,789,000.00	1,382,232.07	2,579,898.34	2,822,904.27	-	3,966,095.73	41.58%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Assistance	3,139,038.00	-	200,000.00	-	-	3,139,038.00	-
Fund Charges/Transfers	1,240,000.00	-	-	-	-	1,240,000.00	-
TOTAL NONDEPARTMENTAL	4,379,038.00	-	200,000.00	-	-	4,379,038.00	0.00%
MISC & PROJECTS							
PROJECTS							
ECONOMIC DEVELOPMENT							
Supplies	1,000.00	281.56	183.16	794.17	27.19	178.64	82.14
City Support Services	19,075.00	83.52	1,810.07	1,544.20	955.54	16,575.26	13.10
Utility Services	2,975.00	1,628.77	506.07	1,755.94	-	1,219.06	59.02
Operations Support	343,110.00	73,083.42	17,463.82	104,262.33	8,392.53	230,455.14	32.83
Staff Support	20,225.00	7,184.21	1,592.69	6,919.81	1,971.59	11,333.60	43.96
City Assistance	202,500.00	-	-	-	-	202,500.00	-
Professional Services	61,300.00	11,557.97	7,544.00	13,429.97	-	47,870.03	21.91
Fund Charges/Transfers	506,984.00	-	252,334.50	253,492.00	-	253,492.00	50.00
Operating Equipment	4,500.00	1,500.88	2,000.00	3,680.82	-	819.18	81.80
TOTAL ECONO DEVELOPMENT	1,161,669.00	95,320.33	283,434.31	385,879.24	11,346.85	764,442.91	34.19%
FM3009 ROAD&BRIDGE EXPANSION							
TOTAL EXPENDITURES	5,540,707.00	95,320.33	483,434.31	385,879.24	11,346.85	5,143,480.91	7.17%
** REVENUE OVER(UNDER) EXPEND	1,248,293.00	1,286,911.74	2,096,464.03	2,437,025.03	(11,346.85)	(1,177,385.18)	

SED CORPORATION
CASH IN BANK AND INVESTMENTS

AS OF: March 31, 2022

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 353,586.30
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Cash in Investments

Texas Class Investment-Economic Development Corp	20,724,861.28
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Schertz Bank & Trust-Certificate of Deposit	1,080,548.16
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Schertz Bank & Trust-Certificate of Deposit	<u>1,128,140.79</u>
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Total Cash in Bank & Investments	<u>\$ 23,287,136.53</u>
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CITY COUNCIL MEMORANDUM

City Council Meeting: July 26, 2022
Department: Planning & Community Development
Subject: Update on Annexations and Delayed Annexation Agreements (Requested by Council Member Davis)

BACKGROUND

In 2010 and 2011 the City of Schertz entered into Delayed Annexation Development Agreements with property owners based on Texas Local Government Code Section 43.035 (b)(1) and 212.172 in order to (i) guarantee the continuation of the extraterritorial status of the Land for the term of the agreement and (ii) authorize the enforcement of all regulations and planning authority of the City that did not interfere with the use of the land for agriculture or wildlife manage or as timber land.

Per the original agreements that were signed and executed, specifically Section 5. Term; Annexation at End of Term, stipulated that ten (10) years after the effective date of the agreement the property was to be annexed into the City of Schertz.

There were four groups of Delayed Annexation Development Agreements, outlined below:

Agreement Executed	Original Agreement Expiration	Number of Properties in Group
July 2010	July 2020	23 properties
November 2010	November 2020	28 properties
April 2011	April 2021	6 properties
August 2011	August 2021	84 properties

On October 27, 2020, the City Council approved Resolution 20-R-116, which authorized the City Manager to sign and execute Development Agreement extensions in relation to the July 2010 Development Agreements. This resolution would allow the Planning Division to work with the 23 property owners in the July 2010 group to delayed their annexation for another period, not to exceed December 31, 2024. In addition to COVID-19 which was one of the basis for the extension request, the Development Agreement Extensions would allow City staff to complete the Comprehensive Land Use Plan update, authorized with the FY20-21 budget. This would ensure that when these 23 properties are annexed and zoned in 2024 it will be in conformance with the updated Comprehensive Land Use Plan. On February 9, 2021, the City Council approved Resolution 21-R-11, which authorized the City Manager to sign and execute Development Agreement extensions in relation to the November 2010, April 2011, and August 2011 Development Agreements. The proposed extensions would provide the same rights as previously established in the original agreement but would delay the annexation of the properties to a later date. Specifically, the extension would be in effect until January 1, 2024, at which time the City of Schertz would begin annexation proceedings and conclude them no later than December 31, 2024.

Since the two resolutions, Planning staff has been working with the property owners that had a Development Agreement to offer an extension or see if they would prefer to be annexed now. The

following tables outline the current status broken down by each group of agreements.

July 2010 Agreements: Original Expiration in July 2020	Current Status: Complete
Original number of properties in July 2010 Group	23 Properties
Number of Properties that have signed and have executed extensions	23 Properties
Number of Properties that have chosen to be annexed now and not enter into another extension	0 Properties
Number of Properties that did not respond to the information sent by Planning staff (Property owner did not respond to either extension or annexation)	0 Properties (all responded)

All property owners in the July 2010 group chose to extend their development agreements until 2024. Planning staff has successfully executed, recorded, and provided a copy to all property owners of their development agreement extensions.

November 2010 Agreements: Original Expiration in November 2020	Current Status: Pending 3 Properties
Original number of properties in November 2010 Group	28 Properties
Number of Properties that have signed and have executed extensions	25 Properties
Number of Properties that have chosen to be annexed now and not enter into another extension	2 Properties
Number of Properties that did not respond to the information sent by Planning staff (Property owner did not respond to either extension or annexation)	1 Property

Planning staff has successfully executed, recorded, and provided a copy to all 25 property owners that chose development agreement extensions. The 2 properties that have chosen to be annexed now and the 1 property that Planning was unable to receive a response from the property owner will start the annexation process / be annexed by the end of the year.

April 2011 Agreements: Original Expiration in April 2021	Current Status: Complete
Original number of properties in April 2011 Group	6 Properties
Number of Properties that have signed and have executed extensions	3 Properties
Number of Properties that have chosen to be annexed now and not enter into another extension	0 Properties
Number of Properties that did not respond to the information sent by Planning staff (Property owner did not respond to either extension or annexation)	0 Property
Number of Properties already annexed into the City	3 Properties as part of the Saddlebrook Ranch development

Planning staff has successfully executed, recorded, and provided a copy to all property owners of their development agreement extensions.

August 2011 Agreements: Original Expiration in August 2021	Current Status: Pending 18 Properties
Original number of properties in August 2011 Group	84 Properties

Number of Properties that have signed and have executed extensions	64 Properties
Number of Properties that have chosen to be annexed now and not enter into another extension	4 Properties
Number of Properties that indicated they wanted an extension but did not provide a signed copy for execution	1 Property
Number of Properties that did not respond to the information sent by Planning staff (Property owner did not respond to either extension or annexation)	14 Properties
Number of Properties already annexed into the City	1 Property as part of the Carmel Ranch Subdivision

The 4 properties that have chosen to be annexed now and the 15 properties that Planning was unable to receive a signed agreement or a response from the property owner will start the annexation process / be annexed by the end of the year.

The following table provides the data for all agreement groups:

Current Status	Number of Properties
Original Agreements	141
Signed and Executed Extensions	115
Properties to be annexed / or extensions executed	22
Properties already annexed	4

Now that CityView implementation has been completed, with the exception of advanced user training, Planning staff will begin to focus a larger effort of the completion of the development agreements / annexations. Staff is working on an annexation calendar to ensure that all required public hearing notices and state law requirements are being completed. In addition, Planning staff is generating additional correspondence to be sent to the property owners informing them of the annexation proceedings. The current goal is to have all the remaining 22 properties either annexed or have signed extensions by the end of 2022.

Attachments

Resolution 20-R-116

Resolution 21-R-11

RESOLUTION NO. 20-R-116

**A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS
AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE
DEVELOPMENT AGREEMENT EXTENSIONS IN RELATION TO
DEVELOPMENT AGREEMENTS ENTERED INTO JULY OF 2010**

WHEREAS, Texas Local Government Code Section 43.016 requires that before unilateral annexation of a property which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter that a municipality must offer a development agreement to said property owner pursuant to Texas Local Government Code Section 212.172 that guarantees the continuation of the extraterritorial status of the area for a certain time and authorizes the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber; and

WHEREAS, in 2010 the City of Schertz offered Development Agreements to property owners for a period of 10 years at which time the agreement was set to expire the first group expiring in July of 2020; and

WHEREAS, due to the nationwide and statewide declaration of public health emergency related to COVID-19, which impacted the city's ability to reach out well in advance to discuss the expiration of the delayed annexation agreements and the resulting annexation of the properties under said agreements with the property owner; and

WHEREAS, City staff has recommend to the City Council that Development Agreement Extensions be offered to the property owners with existing Development Agreements in order to delay the annexation of their properties for a term not to exceed January 1, 2024 with the City concluding all annexation proceedings commenced under these Development Agreement Extensions before December 31, 2024; and

WHEREAS, City staff has communicated with and received signed Development Agreement Extensions from all property owners within the July Expiration group; listed as Exhibit A and shown on Exhibit B and

WHEREAS, the City desires to allow the City Manager to sign and execute Development Agreement Extensions with all property owners with original Development Agreements expiring in July of 2020.

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

Section 1. The City Council hereby authorizes the City Manager to offer to qualifying landowners, and to execute and deliver, a Development Agreement Extension with such landowners identified in Exhibit A and Exhibit B in substantially the form set forth on Exhibit C, to be completed with the name of the property owner (s), the legal description of the property, the

county in which the property is located, the property owner's notice address, and the date of the Development Agreement Extension. Development Agreement which otherwise varies from the attached Form Development Agreement must be approved by the City Council.

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.

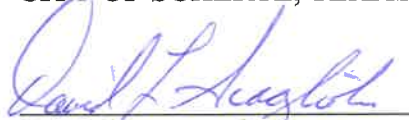
Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares 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 27th day of October, 2020.

CITY OF SCHERTZ, TEXAS



Ralph Gutierrez, Mayor

ATTEST:



City Secretary, Brenda Dennis



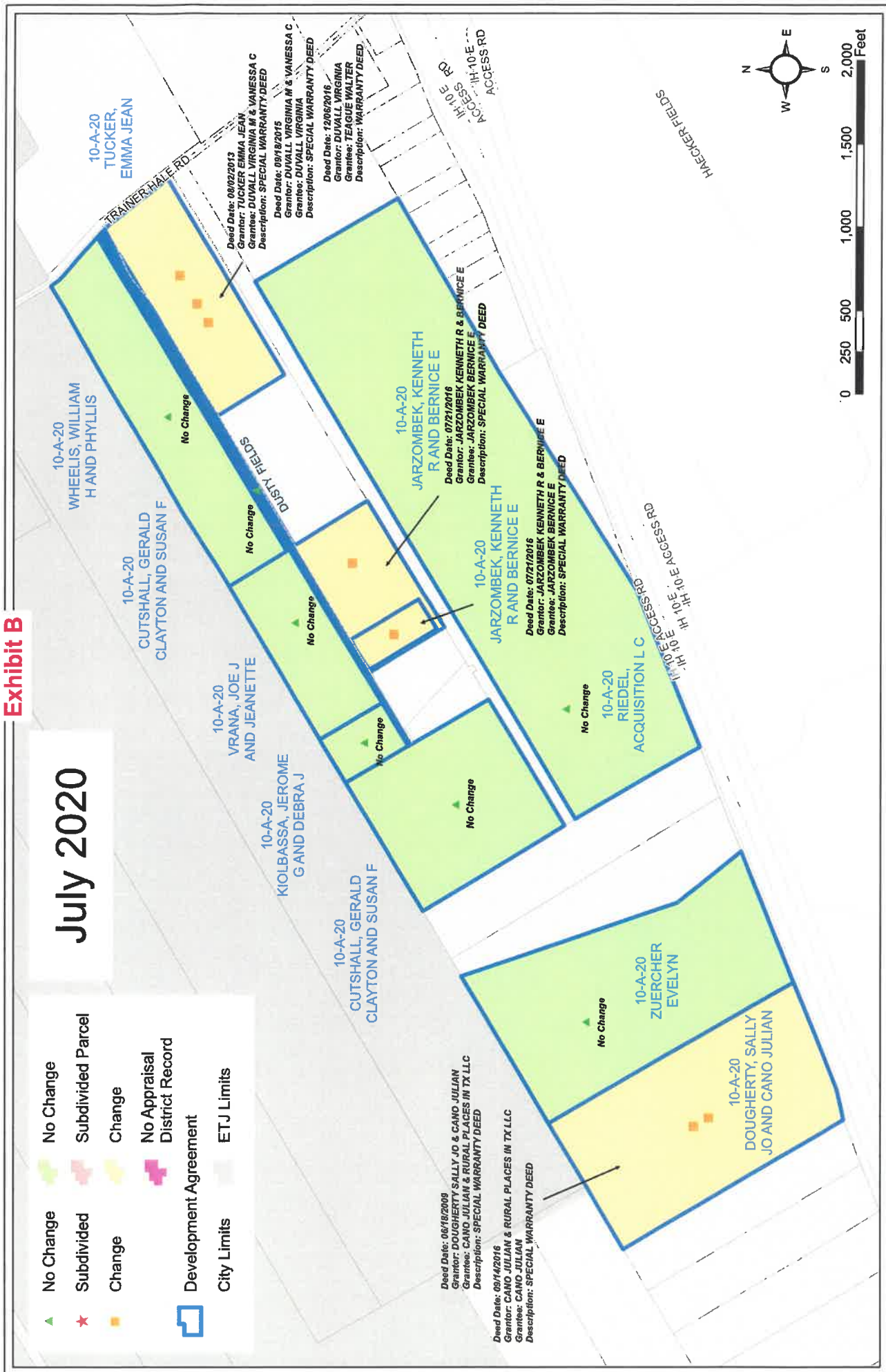
EXHIBIT A
(List of Property Owners within the July Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
10-A-20	Bernice Jarzombek	13880 Dusty Flds	8.85	Bexar	339772	July 20, 2010	July 20, 2020
10-A-20	Bernice Jarzombek	13880 Dusty Flds	2.3	Bexar	339773	July 20, 2010	July 20, 2020
10-A-19	Estate of Howard Schaefer and Estate of Alice	No Address Provided on CAD	25.39	Comal	75463	July 6, 2010	July 6, 2020
10-A-19	Estate of Milton W Schaefer and Estate of Melinda Birdsong	6335 FM 482	74.99	Comal	79012	July 6, 2010	July 6, 2020
10-A-19	Estate of Milton W Schaefer and Estate of Melinda Birdsong	No Address Provided on CAD	5.01	Comal	75462	July 6, 2010	July 6, 2020
10-A-20	Evelyn Zuercher	13597 Ih 10 E	35.32	Bexar	339362	July 20, 2010	July 20, 2020
10-A-19	Friesenhahn RVCBL LFTM TRST ET AL	No Address Provided on CAD	1.13	Comal	78923	July 6, 2010	July 6, 2020
10-A-19	Friesenhahn RVCBL LFTM TRST ET AL	No Address Provided on CAD	0.573	Comal	374148	July 6, 2010	July 6, 2020
10-A-20	Gerald Clayton and Susan F Cutshall	13782 Dusty Flds	20.3	Bexar	339744	July 20, 2010	July 20, 2020
10-A-20	Gerald Clayton and Susan F Cutshall	Dusty Flds	1.69	Bexar	1050203	July 20, 2010	July 20, 2020
10-A-19	Howard and Alice Schaefer	No Address Provided on CAD	0.91	Comal	79018	July 6, 2010	July 6, 2020
10-A-19	Howard and Alice Schaefer	6185 FM 482	30.98	Comal	79017	July 6, 2010	July 6, 2020
10-A-19	Howard and Alice Schaefer	No Address Provided on CAD	24.66	Comal	75468	July 6, 2010	July 6, 2020
10-A-20	Jerome G and Debra J Kiobassa	13825 Dusty Flds	3.01	Bexar	340030	July 20, 2010	July 20, 2020
10-A-20	Joe J and Jeanette Vrana	13915 Dusty Flds	10.811	Bexar	339348	July 20, 2010	July 20, 2020
10-A-20	Julian Cano	13597 Ih 10 E	32.7	Bexar	339359	July 20, 2010	July 20, 2020
10-A-19	Martin and Jana Friesenhahn	No Address Provided on CAD	8.74	Comal	374146	July 6, 2010	July 6, 2020

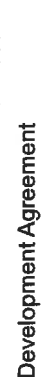
10-A-19	Martin and Jana Friesenhahn	No Address Provided on CAD	1.65	Comal	374145	July 6, 2010	July 6, 2020
10-A-19	Martin and Jana Friesenhahn	22900 Old Nacogdoches Road	2.47	Comal	374144	July 6, 2010	July 6, 2020
10-A-19	Martin and Jana Friesenhahn	No Address Provided on CAD	1.04	Comal	374147	July 6, 2010	July 6, 2020
10-A-20	Raul Martinez	7723 Trainer Hale Road	14.75	Bexar	339341	July 20, 2010	July 20, 2020
10-A-20	Riedel Acquisition LC	14210 Ih10 E	85.03	Bexar	339353	July 20, 2010	July 20, 2020
10-A-20	Rockie and Lashanda Carter	7783 Trainer Hale Road	19.92	Bexar	339771	July 20, 2010	July 20, 2020

July 2020

- No Change
- Subdivided
- Change
- No Change
- Subdivided Parcel
- Change
- No Appraisal District Record
- Development Agreement
- City Limits
- ETJ Limits



July 2020



Development Agreement

City Limits

ETJ Limits

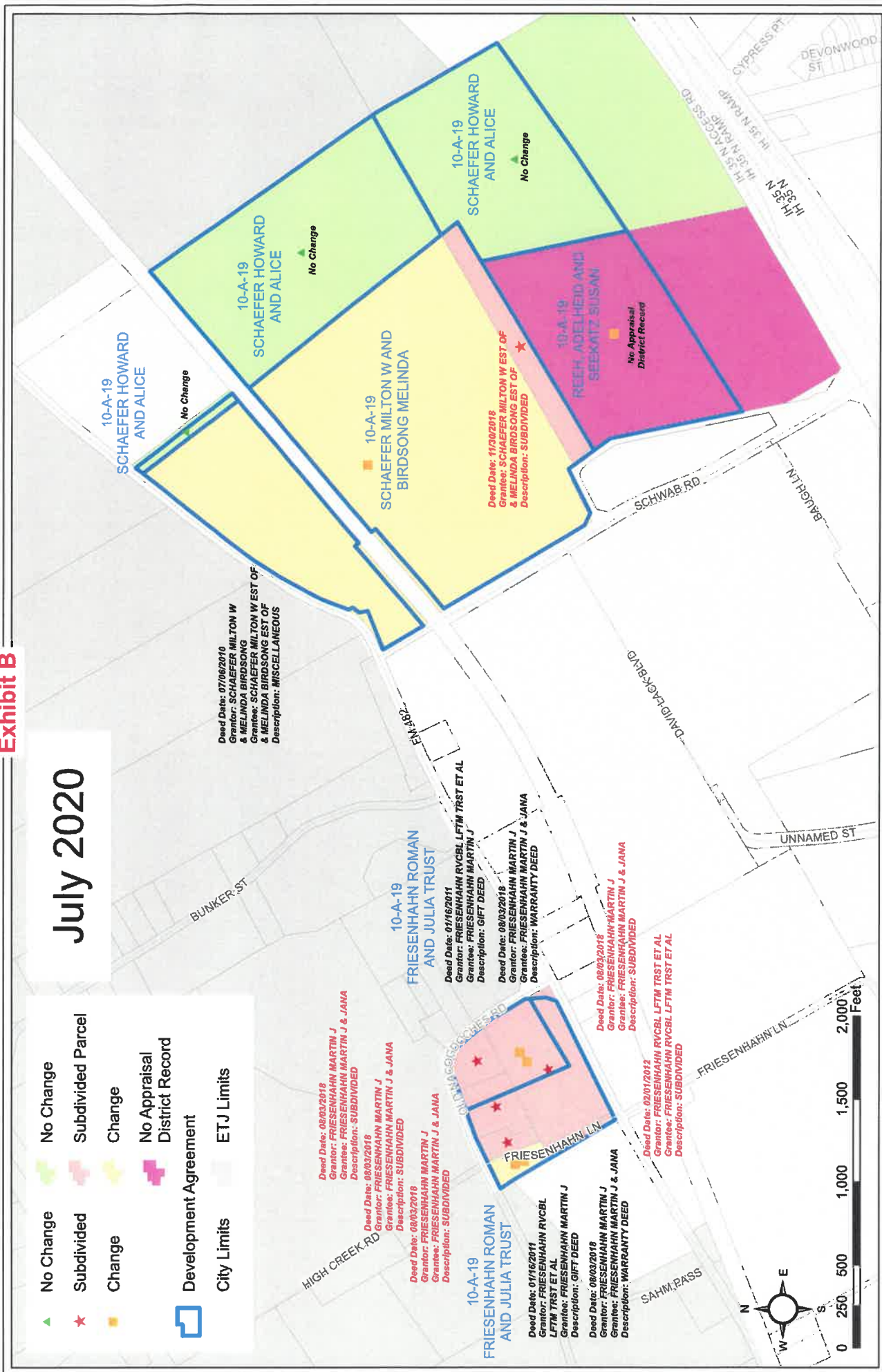


EXHIBIT C
(Development Agreement Extension Example)

DEVELOPMENT AGREEMENT EXTENSION

This DEVELOPMENT AGREEMENT EXTENSION (“Extension”), dated _____, 2020 (“Effective Date”), made by and between the CITY OF SCHERTZ, TEXAS, a home rule municipality located in Guadalupe County, Texas (“City”), and [Property Owners Name] (“Landowner”), collectively (“Parties”);

WHEREAS, Landowner owns certain real property located in [County in which the property is in] County, Texas that is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter of the Tax Code and such real property being more particularly depicted in **Exhibit A** attached hereto and incorporated into this agreement (the “Property”);

WHEREAS, Texas Local Government Code Section 43.016 requires that before unilateral annexation of a property which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter that a municipality must offer a development agreement to said property owner pursuant to Texas Local Government Code Section 212.172 that guarantees the continuation of the extraterritorial status of the area for a certain time and authorizes the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber; and

WHEREAS, the Parties entered into a Development Agreement that both agree satisfies the requirements of Texas Local Government Code Sections 43.016 and 212.172 and as attached hereto as **Exhibit B**; and

WHEREAS, in recognition of the mutual benefits to be derived from the controlled development of the Property and its guaranteed continued extra territorial status for a certain time, the Parties desire to enter into this Extension, pursuant to Sections 212.172 and 43.016 of the Local Government Code of the State of Texas, to evidence their agreements with respect to guaranteeing the continuation of the extraterritorial status of the land and its immunity from annexation by the City for a period of years, extending the municipality’s regulatory authority over the land by providing for all regulations and planning authority of the City that do not interfere with the use of the area for its currently appraised purpose, authorizing enforcement by the City of certain regulations in the same manner the regulations are enforced within the City’s boundaries and authorizing enforcement by the City of certain agreed upon land use and development regulations; and

WHEREAS, the City of Schertz City Council authorized and approved this Extension at a regularly scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances and Charter of the City of Schertz on _____.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained or referred to herein, the receipt and sufficiency of which is hereby acknowledged by the City and the Landowner, the Parties hereto agree as follows:

PURPOSE

The Agreement entered between the Parties was for a period of ten (10) years, after which the City was to begin the process of annexation. In March of 2020, a nationwide and statewide declaration of public health emergency was declared by President Trump and Governor Abbott respectively. Such declarations significantly limited the ability of the City and Landowner to adequately discuss and/or negotiate the annexation of the Property in a manner satisfactory to the Parties. There exists a possibility that the City will begin a review and possible update of the Comprehensive Plan that could influence the future land use in the City. Because of the foregoing factors, the Parties agree that it is in the best interest of the Parties to continue the extraterritorial status of the area for a certain time and authorize the continued enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber.

Therefore, the Parties hereby agree that the Original Development Agreement attached hereto as Exhibit B is hereby extended for a period of two (2) additional years from the effective date. Any terms and conditions of the Original Development Agreement not amended herein shall remain in effect for the duration of the Extension.

Section 1. City Covenants remains and is amended by adding the following: The Parties agree that with respect to municipal services, **Exhibit C** shall constitute a negotiated written agreement regarding services for purposes of voluntary annexation pursuant to the Agreement, and as required by Local Government Code Section 43.0672

Section 2. Landowner Covenants remains and is amended as follows: references to Local Government Code Section 43.035(b)(1)(B) shall be Local Government Code Section 43.016(b)(1)(B) as Redesignated by Acts 2017, 85th Leg., 1st C.S., ch.6 (S.B.6), Section 9, effective Dec.1, 2017.

Section 3. Remedies; No Vested Rights remains and is amended as follows: the reference to Local Government Code Section 43.035(b) shall be Local Government Code Section 43.016(b) as Redesignated by Acts 2017, 85th Leg., 1st C.S., ch.6 (S.B.6), Section 9, effective Dec.1, 2017.

Section 4. Eminent Domain remains unchanged

Section 5. Term; Annexation at End of Term remains and is amended as follows:

(a) The term of this Extension is the earliest to occur of (i) January 1, 2024, (ii) [unchanged] (iii) [unchanged] (iv) [unchanged]

(b) [unchanged]

(c) [add] The City shall conclude any Annexation proceedings commenced under the terms of this Agreement before December 31, 2024 unless an earlier conclusion is required by an applicable statutory timeline.

Section 6. Initial Zoning Upon Annexation is amended as follows: Upon annexation the property shall be zoned in accordance with the uses and procedures set forth in the City's Comprehensive Land Plan and Unified Development Code.

Section 7. Sale of Land; Change in Exemption Status remains unchanged

Section 8. Recordation remains unchanged

Section 9. Subsequent Change in Law remains unchanged

Section 10. Survival remains unchanged

Section 11. No Implied Waiver remains unchanged

Section 12. Successors and Assigns remains and is amended as follows: [add] The parties may not assign this Agreement to any other person or entity without the prior written consent of the other; provided, however, that no such assignment shall operate to release the assigning party from its obligations hereunder. This Agreement and all of its terms and provisions shall be binding upon and inure to the benefit of the City and the Landowner and their respective successors and assigns, including all future owners of the Property.

Section 13. Approvals or Consents remains unchanged

Section 14. Addresses and Notices is amended as follows:

If to the Landowner:

Property Owners Name

Property Owners Mailing Address

Section 15. Severability remains unchanged

Section 16. Merger remains unchanged

Section 17. Cooperation remains unchanged

Section 18. Governing Law remains unchanged

Section 19. Counterparts remains unchanged

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IN WITNESS WHEREOF, by the Parties hereto have executed this Extension by duly authorized representatives, all as of the Effective Date first above written.

City:

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Mark Browne City Manager

Date: _____

THE STATE OF TEXAS §

 §

COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2020 by Mark Browne, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires:_____

THE LANDOWNER:

By: _____

Name: _____

Date: _____

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2020 by [Property Owners Name].

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____

RESOLUTION NO. 21-R-11

A RESOLUTION OF THE CITY COUNCIL 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

WHEREAS, Texas Local Government Code Section 43.016 requires that before unilateral annexation of a property which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter that a municipality must offer a development agreement to said property owner pursuant to Texas Local Government Code Section 212.172 that guarantees the continuation of the extraterritorial status of the area for a certain time and authorizes the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber; and

WHEREAS, in 2010 and 2011 the City of Schertz offered Development Agreements to property owners for a period of 10 years at which time the agreement was set to expire with groups expiring in November 2020, April 2021 and August 2021; and

WHEREAS, due to the nationwide and statewide declaration of public health emergency related to COVID-19, which impacted the city's ability to reach out well in advance to discuss the expiration of the delayed annexation agreements and the resulting annexation of the properties under said agreements with the property owner; and

WHEREAS, City staff has recommend to the City Council that Development Agreement Extensions be offered to the property owners with existing Development Agreements in order to delay the annexation of their properties for a term not to exceed January 1, 2024 with the City concluding all annexation proceedings commenced under these Development Agreement Extensions before December 31, 2024; and

WHEREAS, City staff has communicated with and received or in the process of receiving signed Development Agreement Extensions from property owners within the November 2020, April 2021, and August 2021 Expiration groups; listed as Exhibit A and shown on Exhibit B and

WHEREAS, the City desires to allow the City Manager to sign and execute Development Agreement Extensions with all property owners desiring extensions with original Development Agreements expiring in November of 2020, April of 2021 and August 2021.

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

Section 1. The City Council hereby authorizes the City Manager to offer to qualifying landowners, and to execute and deliver, a Development Agreement Extension with such landowners identified in Exhibit A and Exhibit B in substantially the form set forth on Exhibit C, to be completed with the name of the property owner (s), the legal description of the property, the county in which the property is located, the property owner's notice address, and the date of the

Development Agreement Extension. Development Agreement which otherwise varies from the attached Form Development Agreement must be approved by the City Council.

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 9th day of February, 2021.

CITY OF SCHERTZ, TEXAS



Ralph Gutierrez, Mayor

ATTEST:



City Secretary, Brenda Dennis



EXHIBIT A
(List of Property Owners within the November 2020 Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
10-A-33	Brenda Gaye Webb	360 Big John Lane	12.43	Guadalupe	68374	11/9/2010	11/9/2020
10-A-33	Brian K. Wetz	5500 Eckhardt Rd. New Braunfels, TX 78132	69.82	Comal	78218	11/9/2010	11/9/2020
10-A-33	Daryl W. Hoffmann & Todd D. Hoffmann	No Address Assigned per CAD	25.179	Comal	78957	11/9/2010	11/9/2020
10-A-33	Daryl W. Hoffmann & Todd D. Hoffmann	No Address Assigned per CAD	2.059	Comal	78960	11/9/2010	11/9/2020
10-A-33	Donald Zipp	6080 FM 482 New Braunfels, TX 78132	11	Comal	78976	11/9/2010	11/9/2020
10-A-33	Lois N. Voigt	Engel Rd. TX	46.64	Guadalupe	61614	11/9/2010	11/9/2020
10-A-33	Lois N. Voigt	8929 Green Valley Rd. TX	1	Guadalupe	61615	11/9/2010	11/9/2020
10-A-33	Roland A. Ortiz	594 Froboese Ln. New Braunfels, TX 78130	0.5	Guadalupe	68378	11/9/2010	11/9/2020
10-A-33	Roland A. Ortiz	594 Froboese Ln. New Braunfels, TX 78130	9.5	Guadalupe	68377	11/9/2010	11/9/2020
10-A-33	Ronald Keith & Suzanne L. Schott	Engel Rd. TX	4	Guadalupe	68384	11/9/2010	11/9/2020
10-A-33	Ronald Keith & Suzanne L. Schott	1300 Engel Rd. Tx	1	Guadalupe	68385	11/9/2010	11/9/2020
10-A-33	Ronald Keith & Suzanne L. Schott	Engel Rd. TX	73.29	Guadalupe	68382	11/9/2010	11/9/2020
10-A-33	Ronald Keith & Suzanne L. Schott	860 Engel Rd. TX	1.07	Guadalupe	68383	11/9/2010	11/9/2020
10-A-33	Sandra Reeh	No Address Assigned per CAD	106.115	Comal	79001	11/9/2020	11/9/2020
10-A-33	Sandra Reeh	5887 FM 482 New Braunfels, TX 78132	1.393	Comal	78945	11/9/2010	11/9/2020
10-A-33	Sandra Reeh	0 FM 482 New Braunfels, TX 78132	2.699	Comal	78946	11/9/2010	11/9/2020
10-A-33	Sandra Reeh	0 FM 482 New Braunfels, TX 78132	7.96	Comal	75480	11/9/2010	11/9/2020
10-A-33	Sandra Reeh	0 FM 482 New Braunfels, TX 78132	4.43	Comal	78247	11/9/2010	11/9/2020

EXHIBIT A CONT.**(List of Property Owners within the November 2020 Cont. Expiration Group)**

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
10-A-33	Timothy A. & Sharlene E. Fey	6025 FM 482 New Braunfels, TX 78132-4544	28.273	Comal	79009	11/29/2010	11/29/2020
10-A-33	Timothy A. & Sharlene E. Fey	No Address Assigned per CAD	68.248	Comal	79006	11/9/2010	11/9/2020
10-A-33	Timothy A. & Sharlene E. Fey	6028 FM 482 New Braunfels, TX 78132-4542	4.014	Comal	79004	11/9/2010	11/9/2020
10-A-33	Weston Ranch Foundation	Green Valley Rd. TX	228.494	Guadalupe	61511	11/9/2010	11/9/2020
10-A-33	Weston Ranch Foundation	Green Valley Rd. TX	47.03	Guadalupe	61609	11/9/2010	11/9/2020
10-A-33	Wild West Farms LLC	570 Froboese Ln. New Braunfels, TX 78130	1	Guadalupe	68381	11/9/2010	11/9/2020
10-A-33	Wild West Farms LLC	570 Froboese Ln. New Braunfels, TX 78130	8	Guadalupe	68380	11/9/2010	11/9/2020

EXHIBIT A CONT.
(List of Property Owners within the April 2021 Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
11-A-09	Milton & Billie Friesenhahn, Elizabeth Ann Basha, Jeanne Maire Zwicke, and Katherine Menk	Lower Seguin Rd. Schertz, TX 78154	11.651	Bexar	310012	4/19/2011	4/19/2021
11-A-09	Alton B. & Eileen Schneider	12205 Lower Seguin Rd. Schertz, TX 78154	11.5	Bexar	309842	4/19/2011	4/19/2021

EXHIBIT A CONT.
(List of Property Owners within the August 2021 Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
11-A-22	Ernest E. & Regina E. Marshall	12198 Schaefer Rd. Schertz, TX 78108	14.932	Bexar	309837	8/9/2011	8/9/2021
11-A-22	Wesley H. Rumpf	12250 Schaefer Rd. Schertz, TX 78108	18.65	Bexar	309807	8/9/2011	8/9/2021
11-A-22	Wesley H. Rumpf	12250 Schaefer Rd. Schertz, TX 78108	9.606	Bexar	309814	8/9/2011	8/9/2021
11-A-22	Janis K. Ludwig	RAF Burnette, Schertz, TX 78108	37.921	Bexar	1274920	8/9/2011	8/9/2021
11-A-22	David N. Ludwig	12572 RAF Burnette, Schertz, TX 78108	36.921	Bexar	309419	8/9/2011	8/9/2021
11-A-22	Bruce J. Wales	RAF Burnette, Cibolo, TX 78108	14.3	Bexar	1141730	8/9/2011	8/9/2021
11-A-22	David A. & Lenore M. Young	RAF Burnette, Cibolo, TX 78108	10	Bexar	309418	8/9/2011	8/9/2021
11-A-22	David A. & Lenore M. Young	12826 RAF Burnette, Cibolo, TX 78108	64.422	Bexar	309421	8/9/2011	8/9/2021
11-A-22	Larry W. Baumann	13011 Lower Seguin Rd 2, Schertz, TX 78154	127.7	Bexar	309425	8/9/2011	8/9/2021
11-A-22	Larry W. & Yvonne Z. Baumann	Lower Seguin Rd. Schertz TX 78154	27.8	Bexar	309427	8/9/2011	8/9/2021
11-A-22	Rosendo Zambrano Fernandez	13191 Lower Seguin Rd. Schertz, TX 78154	38.611	Bexar	309429	8/9/2011	8/9/2021
11-A-22	Rosendo Zambrano	6160 Lower Seguin Rd. Schertz, TX 78108	3.49	Bexar	312008	8/9/2011	8/9/2021
11-A-22	Ronald Scott & Mia Suzanne Roemer	12180 Lower Seguin Rd. Schertz, TX 78154	12.754	Bexar	310007	8/9/2011	8/9/2021
11-A-22	Gary R. Fairley	12310 Lower Seguin Rd. Schertz, TX 78154	33.115	Bexar	310004	8/9/2011	8/9/2021
11-A-22	Mark M. Reyes	12330 Lower Seguin Rd. Schertz, TX 78154	20	Bexar	310002	11/15/2011	11/15/2021
11-A-22	Doris Asher L/E; Michael Asher & Linda S. Harman	12606 Lower Seguin Rd. Schertz, TX 78154	10.413	Bexar	310025	8/9/2011	8/9/2021
11-A-22	Sue N. Fluitt // Alfred Fluitt	12610 Lower Seguin Rd. Schertz, TX 78154	19.47	Bexar	310024	8/9/2011	8/9/2021
11-A-22	Alfred L. Fluitt	12740 Lower Seguin Rd. Schertz, TX 78154	16.16	Bexar	310031	8/9/2011	8/9/2021
11-A-22	Janice S. & Robert C JR Lindorfer	12818 Lower Seguin Rd. Schertz, TX 78154	11.9	Bexar	310030	8/9/2011	8/9/2021

EXHIBIT A CONT.**(List of Property Owners within the August 2021 Continued Expiration Group)**

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
11-A-22	Karen Marx Fischer	12840 Lower Seguin Rd. Schertz, TX 78154	5.73	Bexar	310019	8/9/2011	8/9/2021
11-A-22	Karen Marx Fischer	Lower Seguin Rd. Schertz TX 78154	1	Bexar	1139530	8/9/2011	8/9/2021
11-A-22	Milton & Billie Friesenhahn, Elizabeth Ann Basha, Jeanne Marie Zwicke, Katherine Menk	12840 Lower Seguin Rd. Schertz, TX 78154	76.365	Bexar	310022	8/9/2011	8/9/2021
11-A-22	Seanna Fraser Holtz	12820 Lower Seguin Rd. Schertz, TX 78108	189.75	Bexar	310032	8/9/2011	8/9/2021
11-A-22	Steven William Thurlow	FM 1518, Schertz, TX 78154	12.532	Bexar	1103092	8/9/2011	8/9/2021
11-A-22	Steven William Thurlow	FM 1518, Schertz, TX 78154	11.077	Bexar	1103091	8/9/2011	8/9/2021
11-A-22	Steven William Thurlow	FM 1518, Schertz, TX 78154	5.05	Bexar	1207560	8/9/2011	8/9/2021
11-A-22	Lloyd R. & Jennifer Fairley	12290 Lower Seguin Rd. Schertz, TX 78154	40.556	Bexar	310006	8/9/2011	8/9/2021
11-A-22	Gail Deeley	8702 E. FM 1518 N. Schertz, TX 78154	5.068	Bexar	310111	8/9/2011	8/9/2021
11-A-22	Steven D. Wriggle	8702 E. FM 1518 N. Schertz, TX 78154	5.058	Bexar	310039	8/9/2011	8/9/2021
11-A-22	Gail Deeley	FM 1518, Schertz, TX 78154	4.354	Bexar	1103093	8/9/2011	8/9/2021
11-A-22	Steven W. Thurlow Revocable Trust	8890 E. FM 1518 N. Schertz, TX 78154	1.8294	Bexar	310107	8/9/2011	8/9/2021
11-A-22	John E. & Alberta Lundquist	8630 E. FM 1518 N. Schertz, TX 78154	6.08	Bexar	310125	8/9/2011	8/9/2021
11-A-22	Philip E. JR & Susan R. Jacobson	8540 E. FM 1518 N. Schertz, TX 78154	9.3116	Bexar	310126	8/9/2011	8/9/2021
11-A-22	Steven W. Thurlow Revocable Trust	8710 E. FM 1518 N. Schertz, TX 78154	4.8382	Bexar	310090	8/9/2011	8/9/2021
11-A-22	Gail Deeley	FM 1518, Schertz, TX 78154	0.644	Bexar	1103220	8/9/2011	8/9/2021
11-A-22	Grace Strain	8890 E. FM 1518 N. Schertz, TX 78154	1	Bexar	1061511	8/9/2011	8/9/2021
11-A-22	Grace Strain	8890 E. FM 1518 N. Schertz, TX 78154	3.6332	Bexar	310108	8/9/2011	8/9/2021
11-A-22	Brandon McGarrell	FM 1518, Schertz, TX 78154	3.15	Bexar	1298380	8/9/2011	8/9/2021

EXHIBIT A CONT.
(List of Property Owners within the August 2021 Continued Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
11-A-22	Daniel O. & Christin M. Corrigan	12839 Woman Hollering Rd. Schertz, TX 78154	25.211	Bexar	310175	8/9/2011	8/9/2021
11-A-22	Wiederstein Trust Fund % Ray Joy Wiederstein	9275 Weir Ave. Schertz, TX 78154	165.64	Bexar	310053	8/9/2011	8/9/2021
11-A-22	Melvin Alvin Krueger	9261 Weir Ave. Cibolo, TX 78108	42.116	Bexar	310048	8/9/2011	8/9/2021
11-A-22	Ruth E. Martin	Weir Ave. Schertz, TX 78154	42.116	Bexar	1190132	8/9/2011	8/9/2021
11-A-22	Paul D. & Mary Gayle Rundus	Weir Rd. Schertz, TX 78154	39	Bexar	1269117	8/9/2011	8/9/2021
11-A-22	Joseph & Jacqueline Iris Garcia	9114 Weir Ave. Cibolo, TX 78108	20.846	Bexar	312012	8/9/2011	8/9/2021
11-A-22	Royce E. II & Nancy J. Goddard	Weir Ave. Schertz, TX 78154	20.955	Bexar	1315951	8/9/2011	8/9/2021
11-A-22	Nell Rose Daum Weir	9044 Weir Ave., Schertz, TX 78154	26.467	Bexar	312015	8/9/2011	8/9/2021
11-A-22	Nell Rose Daum Weir	8680 Weir Ave., Schertz, TX 78154	40	Bexar	312017	8/9/2011	8/9/2021
11-A-22	Mark A. & Catherine K. Penshorn	8320 Trainer Hale Rd. Schertz, TX 78154-4538	33.5	Bexar	312018	8/9/2011	8/9/2021
11-A-22	Mark A. & Catherine K. Penshorn	8320 Trainer Hale Rd. Schertz, TX 78154-4538	15.604	Bexar	312024	8/9/2011	8/9/2021
11-A-22	Mark Ace Penshorn	8320 Weir Ave., Schertz, TX 78154	23.9	Bexar	312025	8/9/2011	8/9/2021
11-A-22	Mark Ace Penshorn	Trainer Hale Rd., Schertz, TX 78154	93.776	Bexar	1056966	8/9/2011	8/9/2021
11-A-22	Mark Ace Penshorn	8320 Trainer Hale Rd. Schertz, TX 78154-4538	23.9	Bexar	312023	8/9/2011	8/9/2021
11-A-22	Kay Penshorn Vincent	Trainer Hale Rd., Schertz, TX 78154	42.021	Bexar	1056967	8/9/2011	8/9/2021
11-A-22	Edward & Lisa R. Schmidt	8206 Trainer Hale Rd. Schertz, TX 78154	1.64	Bexar	339325	8/9/2011	8/9/2021
11-A-22	Betty Schmidt	8180 Trainer Hale Rd. Schertz TX 78154	76.525	Bexar	340059	8/9/2011	8/9/2021
11-A-22	Roger E. Scott Living Trust	14384 Schmidt Craft Ln. Schertz, TX 78154	12.244	Bexar	339334	8/9/2011	8/9/2021

EXHIBIT A CONT.
(List of Property Owners within the August 2021 Continued Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
11-A-22	Roger E. Scott Living Trust	14384 Schmidt Craft Ln. Schertz, TX 78154	0.887	Bexar	339329	8/9/2011	8/9/2021
11-A-22	Brenda Craft Scott	14546 Schmidt-Craft Ln. Schertz, TX 78154	35.097	Bexar	1178479	8/9/2011	8/9/2021
11-A-22	James & Andrea Lanoue	14532 Schmidt, Schertz TX 78154	0.731	Bexar	339328	8/9/2011	8/9/2021
11-A-22	Donald R. & Lana J. Smidt	14678 Schmidt Craft Ln. Schertz, TX 78154	11.89	Bexar	339331	8/9/2011	8/9/2021
11-A-22	Lana Craft Smidt	Schmidt-Craft Ln. Schertz, TX 78154	16.081	Bexar	1178480	8/9/2011	8/9/2021
11-A-22	Reagan & Jeanne Rawe	7993 Trainer Hale Rd. Schertz, TX 78154	101.347	Bexar	339790	8/9/2011	8/9/2021
11-A-22	Ronald R. Jr & Deanna R. Hulett	Trainer Hale Rd., Schertz, TX 78154	11	Bexar	1140481	8/9/2011	8/9/2021
11-A-22	Allen & Kathy Wiederstein	8175 Trainer Hale Rd. Schertz, TX 78154	2	Bexar	339293	8/9/2011	8/9/2021
11-A-22	Allen Wiederstien	7993 Trainer Hale Rd. Schertz, TX 78154	78.939	Bexar	339295	8/9/2011	8/9/2021
11-A-22	Ralph Haecker	8205 Trainer Hale Rd. Schertz, TX 78154	61.97	Bexar	339290	8/9/2011	8/9/2021
11-A-22	Ralph Haecker	8205 Trainer Hale Rd. Schertz, TX 78154	1	Bexar	339288	8/9/2011	8/9/2021
11-A-22	Joylene S. Herrera	8215 Trainer Hale Rd. Schertz, TX 78154	88.9	Bexar	339286	8/9/2011	8/9/2021
11-A-22	Enomie M. Real	8321 Trainer Hale Rd. Schertz, TX 78154	67.035	Bexar	339284	8/9/2011	8/9/2021
11-A-22	Henrry W. Family TR & Luensmann	8447 Trainer Hale Rd. Schertz, TX 78154	5.44	Bexar	339275	8/9/2011	8/9/2021
11-A-22	Charles O. Luensmann	8447 Trainer Hale Rd. Schertz, TX 78154	2.5	Bexar	339276	8/9/2011	8/9/2021
11-A-22	Henrry W. Family TR & Luensmann	8745 Trainer Hale Rd. Schertz, TX 78154	86.5009	Bexar	339274	8/9/2011	8/9/2021
11-A-22	Charles O. Luensmann	8602 Trainer Hale Rd. Schertz, TX 78154	68.146	Bexar	310059	8/9/2011	8/9/2021
11-A-22	Valerie Hartmann & Brian Beutnagel	8676 Trainer Hale Rd. Schertz, TX 78154	78.146	Bexar	310060	8/9/2011	8/9/2021
11-A-22	James W. Jr & Sharon Barr	Trainer Hale Rd., Schertz, TX 78154	5.05	Bexar	1013798	8/9/2011	8/9/2021
11-A-22	James W. Jr & Sharon Barr	8758 Trainer Hale Rd. Schertz, TX 78154	5	Bexar	310222	8/9/2011	8/9/2021

EXHIBIT A CONT.
(List of Property Owners within the August 2021 Continued Expiration Group)

Ord. No.	Current Property Owners	Property Address	Acres	County	Parcel IDs	Effective Date	Termination Date
11-A-22	Gerald Wayne & Diana Kelly Vrana	8770 Trainer Hale Rd. Schertz, TX 78154	9.956	Bexar	310225	8/9/2011	8/9/2021
11-A-22	Kneupper Bryson Properties LTD	8850 Trainer Hale Rd. Schertz, TX 78154	52.61	Bexar	310121	8/9/2011	8/9/2021
11-A-22	Gary Richard Obearle	7530 E. FM 1518 N. Schertz, TX 78154	8.165	Bexar	310070	8/9/2011	8/9/2021
11-A-22	Michael A. McCoy	7668 E. FM 1518 N. Schertz, TX 78154	9.8678	Bexar	310064	8/9/2011	8/9/2021
11-A-22	Jarrett Sean Dziuk	9260 Weir Ave. Schertz, TX 78154	22.283	Bexar	Portion of 312014	8/9/2011	8/9/2021
11-A-22	Keith Allan Henk & Melissa Karol Henk	9260 Weir Ave. Schertz, TX 78154	22.762	Bexar	Portion of 312014	8/9/2011	8/9/2021

Exhibit "B"

November 2020

- ▲ No Change

★ Subdivided

■ Change

📄 Development Agreement

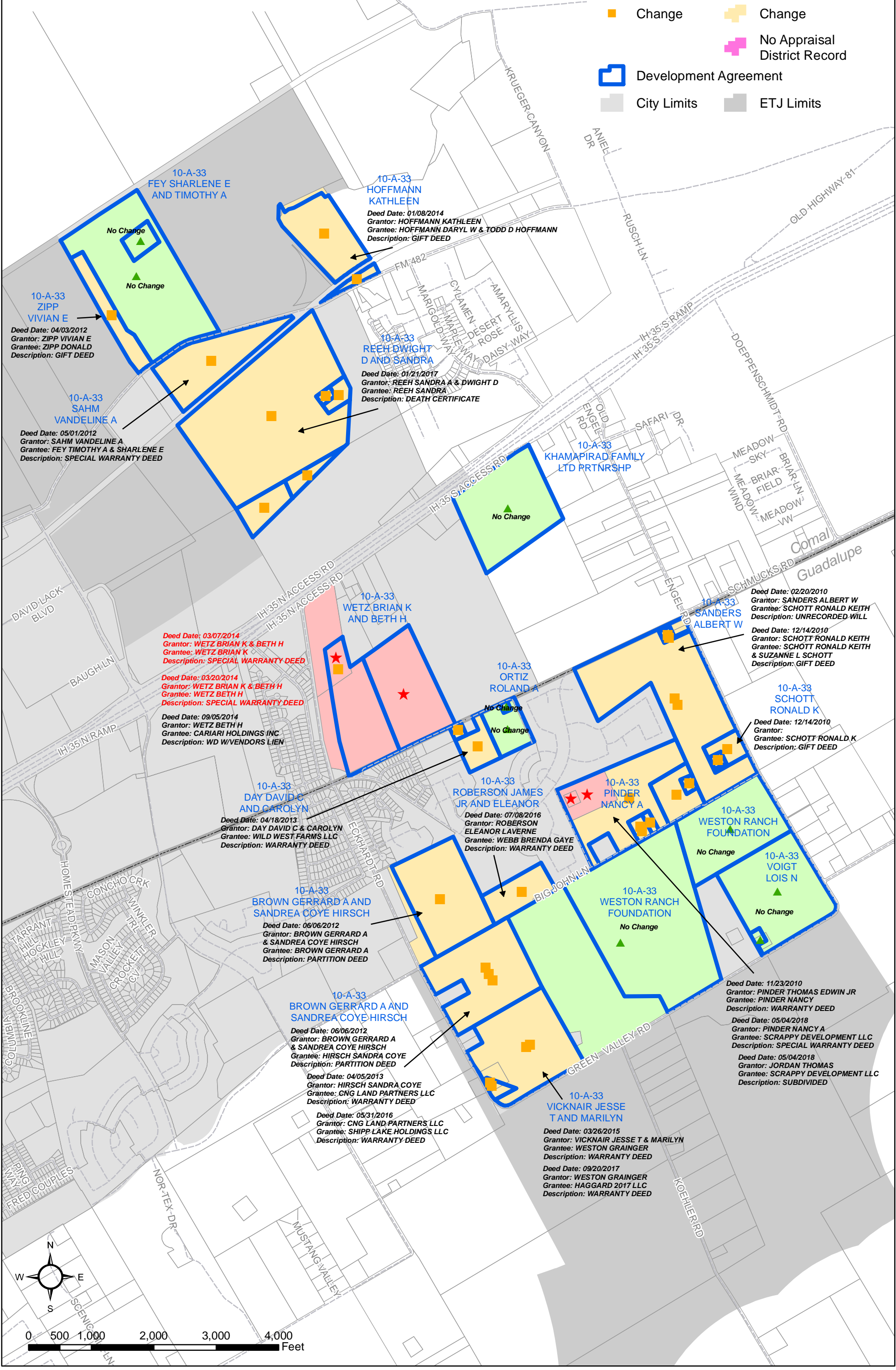
▬ City Limits
- No Change

➤ Subdivided Parcel

➤ Change

📄 No Appraisal District Record

▬ ETJ Limits



November 2020

▲

No Change

★

Subdivided

■

Change

📁

Development Agreement

■

City Limits

■

No Change

■

Subdivided Parcel

■

Change

■

No Appraisal District Record

■

ETJ Limits

The map displays a large yellow-shaded area outlined in blue, representing a specific land tract. This area is divided into two sections, each labeled with the owner's name: "10-A-34 SCHEEL GERALDINE Z" and "10-A-34 SCHEEL, GERALDINE Z". Two orange squares are placed within this yellow area, each accompanied by deed information: "Deed Date: 03/06/2014 Grantor: KALINOWSKI MICHAEL Z Grantee: CCMA Description: DEED" and "Deed Date: 01/28/2015 Grantor: SCHEEL GERALDINE Z Grantee: CCMA Description: GENERAL WARRANTY DEED". The map also shows surrounding roads including SCHMIDT-CRAFT LN, TRAINER-HALE RD, DUSTY FIELDS, FM-2538, IH-10 E ACCESS RD, IH-10 E, IH-10 W ACCESS RD, IH-10 W, and SEA-WILLOW DR. A dashed line indicates the boundary between Bexar and Guadalupe counties. A legend in the top-left corner defines symbols for land status (No Change, Subdivided, Change), development agreements, and jurisdictional limits (City Limits, ETJ Limits). A scale bar and a north arrow are located in the bottom-right corner.

A scale bar at the bottom right indicates distances in feet, with markings at 0, 250, 500, 1,000, 1,500, and 2,000. Above the scale bar is a north arrow pointing towards the top of the page, with labels for North (N), South (S), East (E), and West (W).

April 2021

▲

No Change

★

Subdivided

■

Change

■

No Change

■

Subdivided Parcel

■

Change

■

No Appraisal District Record

■

Development Agreement

■

City Limits

■

ETJ Limits

Deed Date: 12/26/2012
Grantor: FRISENHAHN MILTON & BILLIE
Grantee: FRISENHAHN MILTON & BILLIE,
BASHA ELIZABETH ANN, ZWIEKE JEANNE MARIE,
& MENK KATHERINE
Description: SPECIAL WARRANTY DEED

11-A-09
FRISENHAHN
MILTON &

11-A-09
SCHNEIDER ALTON
B AND EILEEN

No Change

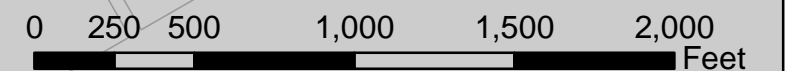
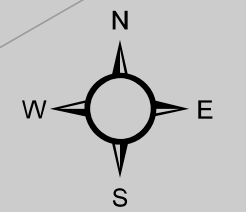
11-A-09
FRISENHAHN
MILTON
No Change

11-A-09
FISCHER DONNIE
K AND CINDY A
No Change

11-A-09
FISCHER DONNIE
K AND CINDY A
No Change

11-A-09
FRISENHAHN
MILTON AND BILLIE

Deed Date: 12/26/2012
Grantor: FRISENHAHN MILTON & BILLIE
Grantee: FRISENHAHN MILTON & BILLIE,
BASHA ELIZABETH ANN, ZWIEKE JEANNE MARIE,
& MENK KATHERINE
Description: SPECIAL WARRANTY DEED



August 2021

- ▲ No Change

★ Subdivided

■ Change

📄 Development Agreement

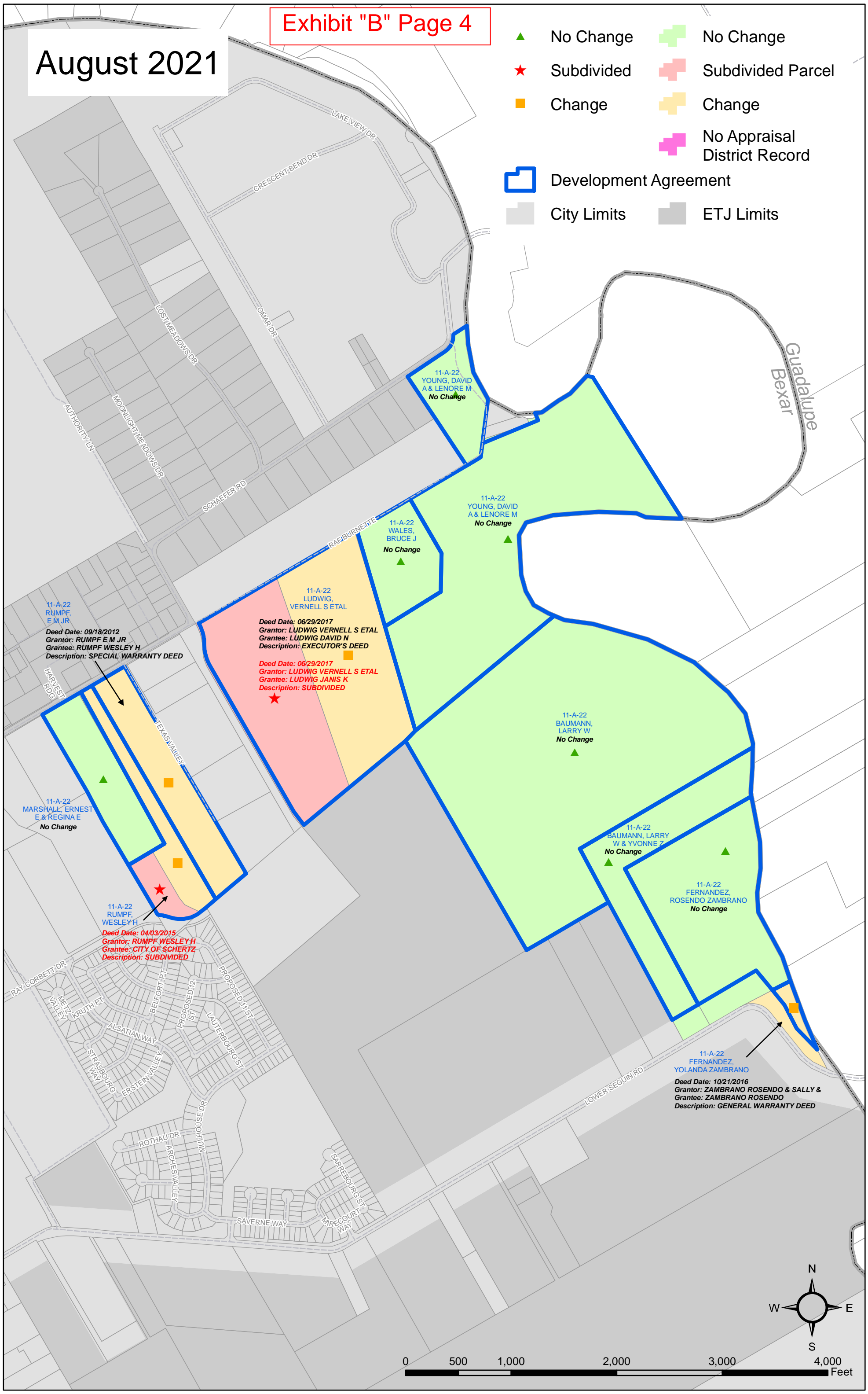
■ City Limits
- No Change

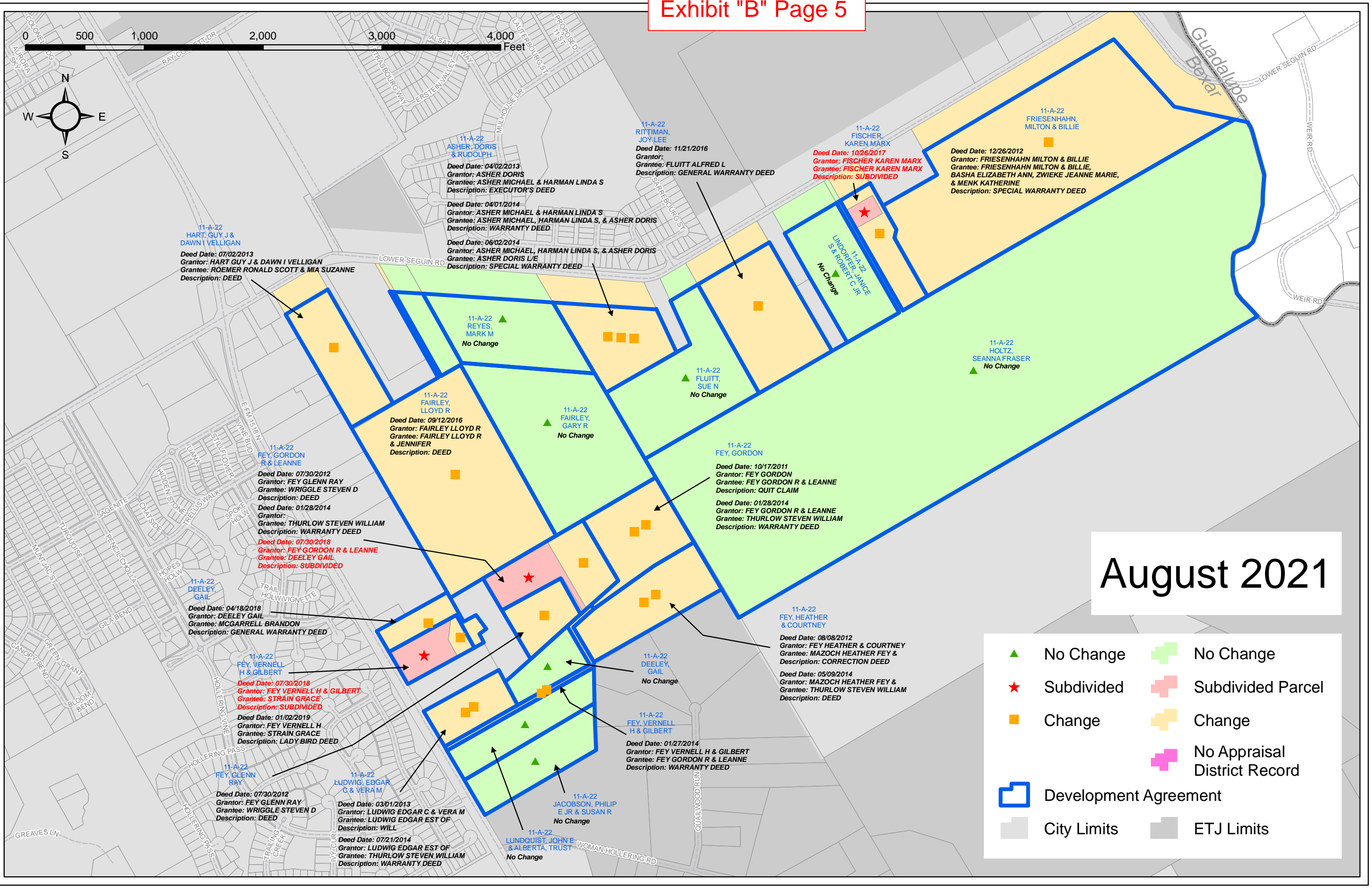
➤ Subdivided Parcel

➤ Change

➤ No Appraisal District Record

■ ETJ Limits





August 2021

▲ No Change	■ No Change
★ Subdivided	■ Subdivided Parcel
■ Change	■ Change
	■ No Appraisal District Record
Development Agreement	
City Limits	ETJ Limits

August 2021

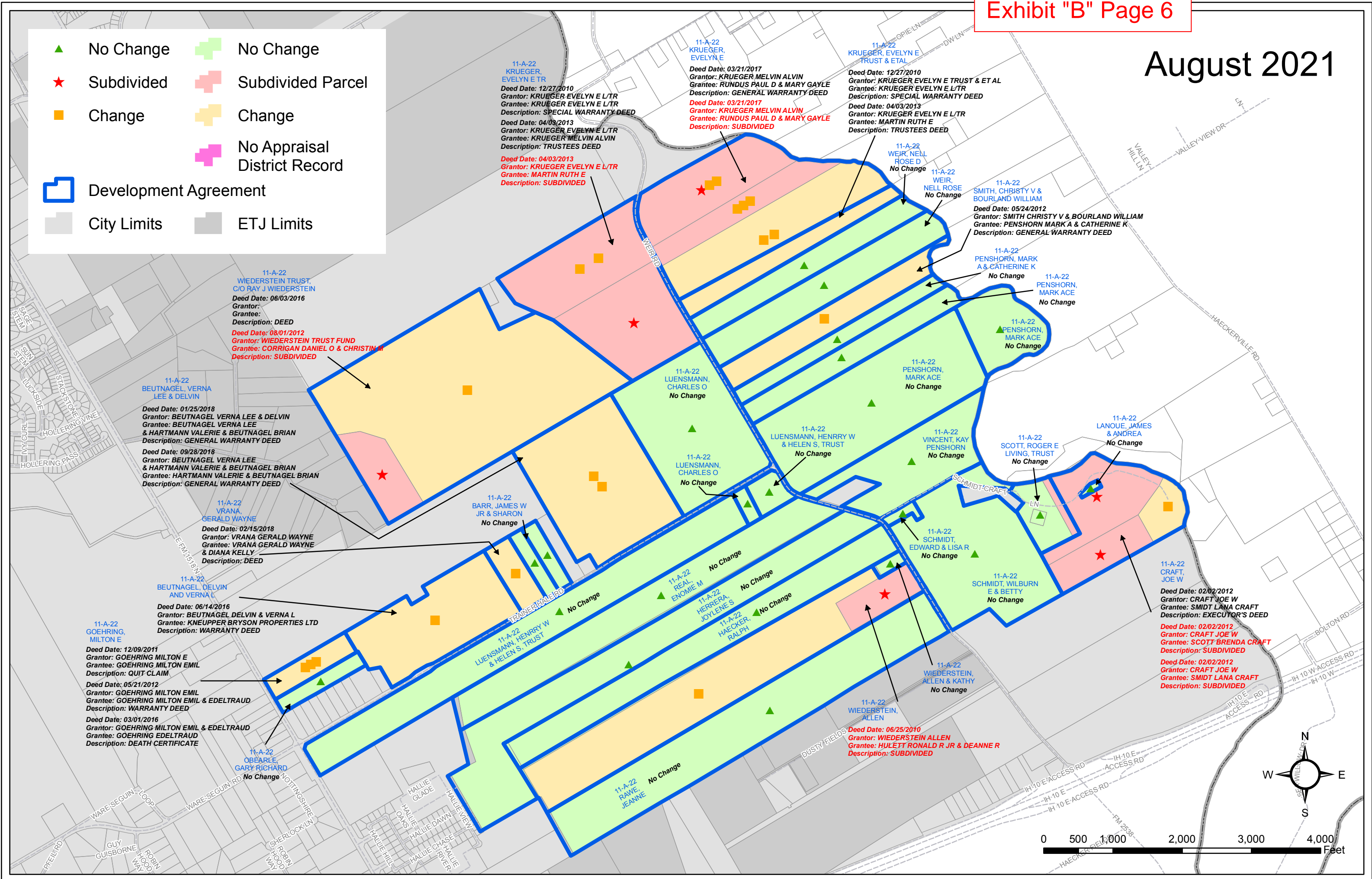


EXHIBIT C
(Development Agreement Extension Example)

DEVELOPMENT AGREEMENT EXTENSION

This DEVELOPMENT AGREEMENT EXTENSION ("Extension"), dated _____, 2021 ("Effective Date"), made by and between the CITY OF SCHERTZ, TEXAS, a home rule municipality located in Guadalupe County, Texas ("City"), and [Property Owners Name] ("Landowner"), collectively ("Parties");

WHEREAS, Landowner owns certain real property located in [County in which the property is in] County, Texas that is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter of the Tax Code and such real property being more particularly depicted in **Exhibit A** attached hereto and incorporated into this agreement (the "Property");

WHEREAS, Texas Local Government Code Section 43.016 requires that before unilateral annexation of a property which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter that a municipality must offer a development agreement to said property owner pursuant to Texas Local Government Code Section 212.172 that guarantees the continuation of the extraterritorial status of the area for a certain time and authorizes the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber; and

WHEREAS, the Parties entered into a Development Agreement that both agree satisfies the requirements of Texas Local Government Code Sections 43.016 and 212.172 and as attached hereto as **Exhibit B**; and

WHEREAS, in recognition of the mutual benefits to be derived from the controlled development of the Property and its guaranteed continued extra territorial status for a certain time, the Parties desire to enter into this Extension, pursuant to Sections 212.172 and 43.016 of the Local Government Code of the State of Texas, to evidence their agreements with respect to guaranteeing the continuation of the extraterritorial status of the land and its immunity from annexation by the City for a period of years, extending the municipality's regulatory authority over the land by providing for all regulations and planning authority of the City that do not interfere with the use of the area for its currently appraised purpose, authorizing enforcement by the City of certain regulations in the same manner the regulations are enforced within the City's boundaries and authorizing enforcement by the City of certain agreed upon land use and development regulations; and

WHEREAS, the City of Schertz City Council authorized and approved this Extension at a regularly scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances and Charter of the City of Schertz on _____.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained or referred to herein, the receipt and sufficiency of which is hereby acknowledged by the City and the Landowner, the Parties hereto agree as follows:

PURPOSE

The Agreement entered between the Parties was for a period of ten (10) years, after which the City was to begin the process of annexation. In March of 2020, a nationwide and statewide declaration of public health emergency was declared by President Trump and Governor Abbott respectively. Such declarations significantly limited the ability of the City and Landowner to adequately discuss and/or negotiate the annexation of the Property in a manner satisfactory to the Parties. There exists a possibility that the City will begin a review and possible update of the Comprehensive Plan that could influence the future land use in the City. Because of the foregoing factors, the Parties agree that it is in the best interest of the Parties to continue the extraterritorial status of the area for a certain time and authorize the continued enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber.

Therefore, the Parties hereby agree that the Original Development Agreement attached hereto as Exhibit B is hereby extended for a period of two (2) additional years from the effective date. Any terms and conditions of the Original Development Agreement not amended herein shall remain in effect for the duration of the Extension.

Section 1. City Covenants remains and is amended by adding the following: The Parties agree that with respect to municipal services, **Exhibit C** shall constitute a negotiated written agreement regarding services for purposes of voluntary annexation pursuant to the Agreement, and as required by Local Government Code Section 43.0672

Section 2. Landowner Covenants remains and is amended as follows: references to Local Government Code Section 43.035(b)(1)(B) shall be Local Government Code Section 43.016(b)(1)(B) as Redesignated by Acts 2017, 85th Leg., 1st C.S., ch.6 (S.B.6), Section 9, effective Dec.1, 2017.

Section 3. Remedies; No Vested Rights remains and is amended as follows: the reference to Local Government Code Section 43.035(b) shall be Local Government Code Section 43.016(b) as Redesignated by Acts 2017, 85th Leg., 1st C.S., ch.6 (S.B.6), Section 9, effective Dec.1, 2017.

Section 4. Eminent Domain remains unchanged

Section 5. Term; Annexation at End of Term remains and is amended as follows:

(a) The term of this Extension is the earliest to occur of (i) January 1, 2024, (ii) [unchanged] (iii) [unchanged] (iv) [unchanged]

(b) [unchanged]

(c) [add] The City shall conclude any Annexation proceedings commenced under the terms of this Agreement before December 31, 2024 unless an earlier conclusion is required by an applicable statutory timeline.

Section 6. Initial Zoning Upon Annexation is amended as follows: Upon annexation the property shall be zoned in accordance with the uses and procedures set forth in the City's Comprehensive Land Plan and Unified Development Code.

Section 7. Sale of Land; Change in Exemption Status remains unchanged

Section 8. Recordation remains unchanged

Section 9. Subsequent Change in Law remains unchanged

Section 10. Survival remains unchanged

Section 11. No Implied Waiver remains unchanged

Section 12. Successors and Assigns remains and is amended as follows: [add] The parties may not assign this Agreement to any other person or entity without the prior written consent of the other; provided, however, that no such assignment shall operate to release the assigning party from its obligations hereunder. This Agreement and all of its terms and provisions shall be binding upon and inure to the benefit of the City and the Landowner and their respective successors and assigns, including all future owners of the Property.

Section 13. Approvals or Consents remains unchanged

Section 14. Addresses and Notices is amended as follows:

If to the Landowner:

Property Owners Name

Property Owners Mailing Address

Section 15. Severability remains unchanged

Section 16. Merger remains unchanged

Section 17. Cooperation remains unchanged

Section 18. Governing Law remains unchanged

Section 19. Counterparts remains unchanged

[the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, by the Parties hereto have executed this Extension by duly authorized representatives, all as of the Effective Date first above written.

City:

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Mark Browne City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2021 by Mark Browne, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires:_____

THE LANDOWNER:

By: _____

Name: _____

Date: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021 by [Property Owners Name].

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____