



**MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
February 6, 2024**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154**

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

**AGENDA
TUESDAY, FEBRUARY 6, 2024 at 6:00 p.m.**

Call to Order

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

Discussion and Action Items

Appointment of Mayor Pro-Tem - Discussion, consideration, and/or action regarding the confirmation, appointment, or election of the Mayor Pro-Tem. (Mayor/Council)

Proclamations

- **San Antonio Stock and Rodeo 2024**
- **United Kindness Day-February 16, 2024-First United Bank**

Employee Introductions

- **Animal Services: Zachary Bottiglieri**
- **Police-Heather Davis-Crime Victim Liaison; Katherine Myers-Police Cadet; Nicole Sosa-Sterling-Police Cadet;**
- **Utility Billing-Amanda Lees-Utility Billing Specialist**

Presentations

Awards/ recognition from the National Society of the Sons of the American Revolution (J.Lowery/W.Moravits)

- Officers
- EMS

Milestone Service Pin Presentation (S. Williams)

City Events and Announcements

- Announcements of upcoming City Events (B. James/S. Gonzalez)
- Announcements and recognitions by the City Manager (S. Williams)
- 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 regular meeting minutes for January 9, 2024, and January 16, 2024. (S.Edmondson/S.Courney)
- 2. Appointment/Reappointment For Boards/Commissions/Committees** (S.Edmondson)
 - Mr. Patrick McMaster-Planning and Zoning Commission-Alternate to Regular Commission Member
 - Ms. Danielle Craig-Planning and Zoning Commission-Alternate 2-Alternate 1
 - Mr. Michael Dahle-TIRZ Committee
 - Ms. Jill Whittaker-TIRZ Committee

3. **Resolution 24-R-09** - Adopting the Investment Policy and Strategy (S.Gonzalez/J.Walters)
4. **Resolution 24-R-08** Authorizing the City Manager to issue a purchase order(s) for the purchase of various Police Department vehicles as part of the FY 2023-2024 Vehicle/Equipment Replacement/Acquisition program. (B.James/D. Hardin-Trussel/C.Hernandez)

Discussion and Action Items

Public Hearings

5. **Ordinance 24-S-01** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning Districts, Article 9 - Site Design Standards, and Article 14 - Transportation. ***First Reading*** (B.James/L.Wood/S.Haas)
6. **Ordinance 24-S-02** - Conduct a public hearing and consider a request for a Specific Use Permit to allow Automobile Repairs & Service, Major on approximately 1.5 acres of land, located 250 feet east of the intersection of FM 3009 and Borgfeld Road, also known as Guadalupe County Property Identification Number 129949, also known as 1205 Borgfeld Road, City of Schertz, Guadalupe County, Texas. ***First Reading*** (B. James/L. Wood/E. Delgado)

Information available in City Council Packets - NO DISCUSSION TO OCCUR

7. Plan to demolish/remove unoccupied City buildings.
8. October and November 2023 Financial Statements (S.Gonzalez/J.Walters)

Requests and Announcements

- 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
- City and Community Events attended and to be attended (Council)

Adjournment

CERTIFICATION

I, SHEILA EDMONDSON, 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 1ST DAY OF FEBRUARY 2024 AT 12:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

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 _____, 2024.

TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 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.

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024
Department: City Secretary
Subject: Appointment of Mayor Pro-Tem - Discussion, consideration, and/or action regarding the confirmation, appointment, or election of the Mayor Pro-Tem. (Mayor/Council)

BACKGROUND

On August 28, 2018, City Council amended 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 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 the 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 the 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 qualifications. Next in line to serve is Councilmember Macaluso. If appointed, Councilmember Macaluso will be sworn in as the new Mayor Pro-Tem on February 6, 2024.

Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024

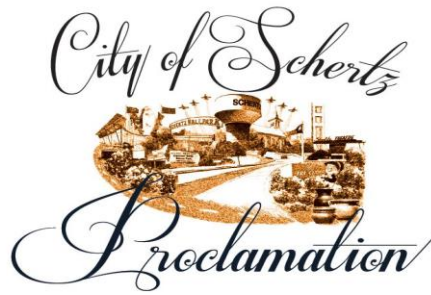
Department: City Secretary

Subject: Proclamations

- San Antonio Stock and Rodeo 2024

Attachments

San Antonio Stock and Rodeo



**“OFFICIAL RODEO SEASON”
AND
“LETS RODEO SAN ANTONIO”
2024**

- WHEREAS,** The 75th annual San Antonio Stock Show & Rodeo, one of the largest and most prestigious events in the Alamo City, will be held February 8-25, 2024, at the AT&T Center/Freeman Coliseum; and
- WHEREAS** The San Antonia Stock Show & Rodeo is “A volunteer organization that emphasizes agriculture and education to develop the youth of Texas”; and
- WHEREAS,** Since inception over \$255 million has been committed by the organization to the youth of Texas in the form of scholarships, grants, endowments, auctions, calf scramble program and show premiums, with \$12.5 million committed in 2023, impacting 18,000 students,
- WHEREAS,** The lifeblood of the organization is the over 6,000 volunteers, the corporate partners and patrons who support the event and mission; and
- WHEREAS,** In 2023 over 1.5 million visitors enjoyed exciting activities such as world-class entertainment, a carnival, educational exhibits, family activities and attractions, livestock and horse shows and sales, Mutton Bustin’, Calf Scramble, Xtreme Bulls and shopping for the entire family to enjoy; and
- WHEREAS,** On February 8, 2024, the San Antonio Stock Show and Rodeo will kick off with its livestock show to support its mission of educating future generations,

NOW, THEREFORE, BE IT RESOLVED that the City of Schertz through its Mayor, Ralph Gutierrez, and the City Council, hereby recognizes and proclaims

February 8-25, 2024 as “Official Rodeo Season”

In San Antonio, Texas and Thursday, February 8, 2024 “Official Dress Western Day”

IN WITNESS WHEREOF, I hereunto set my hand and caused the seal of Schertz to be affixed this 6th day of February 2024.

Ralph Gutierrez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024

Department: City Secretary

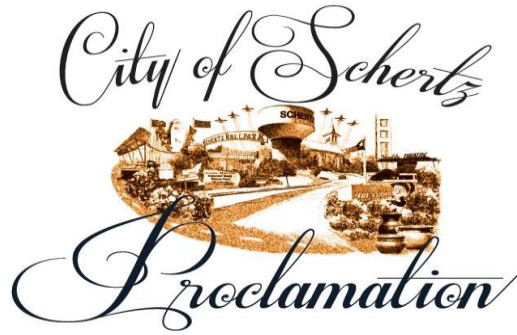
Subject: • United Kindness Day-February 16, 2024-First United Bank

BACKGROUND

First United Bank is a proud participant of United Acts of Kindness Day, celebrated each year on February 16th, and has been for the last three years.

Attachments

Random Acts of Kindness Day



Random Acts of Kindness Day-February 16, 2024

WHEREAS, Random Acts of Kindness Day is recognized on February 16th as an annual tradition of performing acts of kindness; and

WHEREAS, Millions of Americans focus together to change the world, one random act of kindness at a time; and

WHEREAS, First United is seeking to complete 350,000 acts of kindness in one day through the help and generosity of residents, community leaders, churches, nonprofits, and businesses in the Schertz community; and

WHEREAS, United Acts of Kindness Day will inspire people in our community to come together to spread joy, hope, and love to friends, family, co-workers, and neighbors of Schertz; and

WHEREAS, United Acts of Kindness Day positively impacts lives by extending love and allows us to be more kind.

NOW, THEREFORE, I, Ralph Gutierrez, Mayor of the City of Schertz
do hereby proclaim February 16, 2024 as

UNITED ACTS OF KINDNESS DAY

and encourage the citizens of the City of Schertz to participate in acts of kindness.

IN WITNESS WHEREOF, I have hereunto
set my hand and caused the seal of the City
of Schertz to be affixed this 6th day of
February 2024.

Ralph Gutierrez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024
Department: City Secretary
Subject: Awards/ recognition from the National Society of the Sons of the American Revolution (J.Lowery/W.Moravits)

- Officers
- EMS

Attachments

Public Service Awardees
Service Award Categories

The National Society of the Sons of the American Revolution

Public Service & Heroism Awards

Nomination for (Please Select only one award per nominee):

- | | |
|---|---|
| <input checked="" type="checkbox"/> EMS Commendation Award | <input type="checkbox"/> Fire Safety Commendation Award |
| <input type="checkbox"/> Law Enforcement Commendation Award | <input type="checkbox"/> Life Saving Award |
| <input type="checkbox"/> Heroism Award | |

Name of Nominee: Amy Anderson	
Rank or Title of Nominee: MIH Paramedic	
Agency: City of Schertz EMS	
City: Schertz	Point of Contact Mike Shown (210) 875-9578

Provide a brief description of the recipient's outstanding contribution(s) and/or accomplishment(s):

Amy Anderson currently serves the Mobile Integrated Health (MIH) Paramedic for the City of Schertz EMS. The MIH paramedic serves a different role than that of a "normal" field paramedic. The MIH paramedic works with patients that have different needs, which may include assistance with locating a primary care provider, calls 911 frequently or has special health care needs. In early 2023, Amy approached the EMS administration with an idea for a program called the Yellow Dot Program. This program can assist those with special health care needs during an emergency.

Upon enrollment into the program, a person with special health care needs, has a "yellow dot" decal placed on their vehicle. This decal alerts first responders to check the glove compartment for vital information on someone in the vehicle which can assist in assuring first responders provide proper medical treatment to the person. For example, a person with special needs is involved in a car accident, and is not able to communicate with first responders. The information contained in the packet will alert personnel to the special needs of the person, whether that is a medical condition, allergies to food or medications or a communication issue.

The program is free of charge, and is open to citizens of all ages with special health care needs that reside within Schertz EMS' response area, which includes eight different municipalities and portions of three different counties, which includes Comal, Guadalupe and Bexar.

After researching the program, which is available in other states, Amy created the program to meet the needs of our area, and successfully launched the program on April 2, 2023. Since the launch, there have been 44 people enroll into the program. Amy has also received numerous inquires from various local agencies interested in the program as well as some from out of the state.

Overall, the program provides reassurance to those who have special healthcare needs. When an emergency occurs, time is critical. First responders having vital information on a person is very important to ensure our citizens receive the appropriate care.

I sincerely and respectfully submit my nomination of Amy Anderson for the Sons of the American Revolution EMS Commendation Award.

The National Society of the Sons of the American Revolution

Public Service & Heroism Awards

Nomination for (Please Select only one award per nominee):

☐ EMS Commendation Award

☐ Fire Safety Commendation Award

☒ Law Enforcement Commendation Award

☐ Life Saving Award

☐ Heroism Award

Name of Nominee: Joaquin Montes	
Rank or Title of Nominee: Officer	
Agency: Schertz PD	
City: Schertz, TX	Point of Contact James W. Lowery, Jr., Chief of Police

Provide a brief description of the recipient's outstanding contribution(s) and/or accomplishment(s):

Officer Joaquin Montes's performance this past year epitomizes the Vision of Excellence in Execution. Officer Montes has made good use of his bilingual skills & abilities on various calls for service. In one instance, he assisted another agency on a major accident that lasted over 8 hours because the victims were Spanish-speaking and no other Spanish-speaking officers were available. Officer Montes excels in his self-initiated activity and still handles his directed and dispatched calls for service without hesitation or reluctance. Officer Montes's work product has demonstrated Excellence in the Execution of all his assignments and contacts with community members. Recently, Officer Montes received accolades from the family of a deceased, missing man and showed extreme empathy and sympathy for the family and was acknowledged by Schertz Council Members and fellow officers alike.

The National Society of the Sons of the American Revolution

Public Service & Heroism Awards

Nomination for (Please Select only one award per nominee):

☐ EMS Commendation Award

☐ Fire Safety Commendation Award

☒ Law Enforcement Commendation Award

☐ Life Saving Award

☐ Heroism Award

Name of Nominee: Martin Trevino	
Rank or Title of Nominee: Sergeant	
Agency: Schertz PD	
City: Schertz, TX	Point of Contact James W. Lowery, Jr., Chief of Police

Provide a brief description of the recipient's outstanding contribution(s) and/or accomplishment(s):

While assigned to the School Resource Officer section, Sergeant Martin Trevino has shown leadership, compassion, and commitment this past year. He has developed and maintained vital communication channels with School District leadership and the Police Department. Sgt Trevino's collaborative efforts have ensured the safety and well-being of thousands of School children in the Schertz-Cibolo area. He was successful in managing new statutory mandates regarding armed security at all school campuses under HB3. In addition, his ability to develop a great team was evidenced by the swift investigation and arrest of several suspects bent on harming others. This bold leadership style and his collective mentality ensure public safety. Sgt Trevino is diligent, has an eye for attention to detail, and is very customer oriented. He leads by example, uses systematic methods to accomplish any task assigned, and can clearly distinguish between low and high-priority activities. He frequently takes the initiative to address concerns before they become problems. He is open to constructive criticism and constantly seeks to build his skill level to the highest standards of professional excellence. He sets a professional benchmark in his performance because he has a powerful ethos based on morality and justice. He is very conscientious about his work product and does not accept mediocrity. Sgt Trevino is an essential contributor to the department's success by his consistent positive attitude toward his job and others and his ability to grasp and promote the chief's vision of the department.

The National Society of the Sons of the American Revolution

Public Service & Heroism Awards

Nomination for (Please Select only one award per nominee):

☐ EMS Commendation Award

☐ Fire Safety Commendation Award

☐ Law Enforcement Commendation Award

☒ Life Saving Award

☐ Heroism Award

Name of Nominee: Justin "Mitch" Weston	
Rank or Title of Nominee: Officer	
Agency: Schertz PD	
City: Schertz, TX	Point of Contact James W. Lowery, Jr., Chief of Police

Provide a brief description of the recipient's outstanding contribution(s) and/or accomplishment(s):

Please see the following redacted statement submitted by Schertz EMS Battalion Chief Christopher Foerster:

I am writing to express my utmost gratitude for the exemplary actions and lifesaving efforts of Police Officer Weston, on May 2, 2023. Officer Weston responded to a Cardiac Arrest with Corporal McKenna at 3513 Irish Creek Rd in Schertz. Officer Weston arrived and immediately and without hesitation ran inside the residence and began administering CPR. I gathered my equipment from the vehicle to provide further care as we were on scene well ahead of my EMS unit and the Fire Department. Officer Weston, with quick and exceptional response in providing CPR undoubtedly contributed to our success in quickly regaining pulses, which occurred prior to the arrival of Medic 6.

Officer Weston demonstrated immense professionalism and skill as he promptly initiated CPR, followed proper protocols, and ensured the individual received the necessary chest compressions after moving the patient to the floor. This selfless act, performed under pressure, reflects Officer Weston's exceptional dedication to duty and their commitment to preserving life.

It is worth noting that Officer Weston's actions served as a vital bridge in sustaining the individual's life and allowed EMS to provide additional advanced care once the EMS unit arrived.

Officer Weston's dedication to service, quick decision-making skills, and proficiency in performing CPR undoubtedly played a pivotal role in the care of this patient. His actions reflect great credit upon himself, the Schertz Police Department, and the law enforcement profession. Officer Weston's unwavering commitment to public safety and his willingness to go above and beyond the call of duty serves as an inspiration to fellow officers and the community they serve.

Considering these extraordinary actions, I strongly recommend Officer Weston for a commendation and recognition of his exceptional service. His demonstrated skills, professionalism, and dedication to preserving life are worthy of acknowledgment and serve as an example for others to follow.

Once again, I extend my deepest gratitude to Officer Weston for his heroic efforts and unwavering commitment to public safety. His actions exemplify the true spirit of service and reflect the highest ideals of law enforcement.

Easy to use submission form on the last page



Fire Safety
Commendation



Law Enforcement
Commendation



Emergency Medical
Services Commendation



Life Saving
Commendation



Heroism
Commendation



Public Service and Heroism Awards

2023 Nominations

William Hightower,
Chapter #35
New Braunfels, TX



Public Service and Heroism Committee Chair
Mr. Will Moravits.

Email nominations by 15 Oct 2023 to:
willmoravits@gmail.com

William Hightower Chapter Officers

President: Mr. Ed Blauvelt
Vice President: Mr. Kris Krueger
Secretary: Mr. Will Moravits
Treasurer: Mr. Stan Trull
Registrar: Mr. Robert Duckworth

The Five Public Service and Heroism Committee Awards

1. Medal for Heroism

Description: The medal is in bronze and is similar in design to the Good Citizenship Medal but is inscribed, "Heroism." It is worn suspended from a chest ribbon of the SAR colors. The medal is accompanied by an enameled bar, suitable for wear on uniform, and a certificate for engrossing. No miniature medal is available.

Summary: It recognizes outstanding bravery and self-sacrifice in the face of imminent danger, i.e., acts which involve great personal courage and risk to the recipient. It is intended primarily for acts by civilians not in uniform but does not exclude police, firemen, and SAR members. It is not intended to recognize acts that would have been covered by armed forces medals for valor. The medal may also be presented posthumously.

Subsequent Presentation Authorized: An individual may receive this medal multiple times. Presentation and wear of oak leaf clusters shall follow NSSAR policy.

Publication: The names of all recipients are published annually.

Submission Requirements: Each awarding chapter and state society is requested to forward a short-written description of the background and accomplishments of the recipients, together with dates, places and names. Submissions should be submitted to National Headquarters.

2. Sons of the American Revolution Life Saving Medal

Description: The medal is gold in color. The obverse depicts a green cross in the center enclosed within a green circle. Within the green circle, the words "Sons of the American Revolution" appear on top and "Life Saving" appears on the bottom. It is worn from a chest ribbon of red halved with white. The medal is accompanied by a half red, half white enameled bar, suitable for wear on uniform, and a certificate for engrossing. A miniature medal is available.

Summary: The SAR Life Saving Medal is presented to those individuals who have acted to save a human life **without** necessarily placing their own life or themselves in imminent danger. The medal is intended primarily for acts by civilians not in uniform, *however*, police officers, fire fighters, emergency medical personal, lifeguards, and SAR Compatriots are not excluded from receiving this award. The medal is not intended to recognize acts that would otherwise qualify for military or another organization's valor medals and, in all cases, the fact that the actions of the rescuer actually saved the life of the victim must be validated by EMS or medical personnel. Lifesaving examples include, but are not limited to, the following:

1. Performing the Heimlich maneuver or other first aid to prevent a person from choking;
2. Saving a person from drowning by bringing the person to safety;
3. Performing cardiopulmonary resuscitation (CPR) or rescue breathing until the person breathes normally; or
4. Performing CPR or applying an automated external defibrillator (AED) on an out-of-hospital cardiac arrest before EMS arrival.

The medal is intended to recognize the actions of any person: (1) who was directly responsible for the saving of a human life or (2) who prolonged a human life to the extent that the victim was still alive upon transfer to the care of medical authorities, even though the victim might expire at a later time.

Only one award will be awarded for each incident regardless of the number of victims involved.

Nominations will not be considered after a lapse of 24 months of the incident. The medal may also be presented posthumously.

Publication: The names of all recipients are published annually.

Submission Requirements: Each awarding chapter and state society is requested to forward a short-written description of the background and accomplishments of the recipients, together with dates, places and names. Submissions should be submitted to National Headquarters.

Subsequent Presentation NOT Authorized: An individual may receive this medal only once.

3. Law Enforcement Commendation Medal

Description: The obverse of the medal depicts a police badge design surmounted by a gold eagle with the SAR Badge below. The medal is accompanied by an enameled bar, suitable for wear on uniform, and a certificate for engrossing. A miniature medal is available.

Summary: The Law Enforcement Commendation Medal is presented to those who have served with distinction and devotion in the field of law enforcement. The medal is intended to recognize exceptional service or accomplishment in the field of law enforcement. Eligibility is not limited to peace officers but extends to the entire range of persons who make and enforce the law to include but not limited to peace officers, attorneys, judges, prosecutors and legislators who have performed an exceptional act or service beyond that normally expected. The medal may be presented posthumously.

Publication: The names of all recipients are published annually.

Submission Requirements: Each awarding chapter and state society is requested to forward a short-written description of the background and accomplishments of the recipients, together with dates, places and names. Submissions should be submitted to National Headquarters.

Subsequent Presentation NOT Authorized: An individual may receive this medal only once.

4. Fire Safety Commendation Medal

Description: The obverse of the medal depicts a fireman's badge with a flame in the center. The medal is accompanied by an enameled bar, suitable for wear on uniform, and a certificate for engrossing. A miniature medal is available.

Summary: The Fire Safety Commendation Medal is presented to an individual for accomplishments and/or outstanding contributions in an area of fire safety and service. The award is not limited to firefighters. It may be presented to recognize a variety of fire safety and service that has evolved into a highly technical and skilled profession with constant study, development and involvement by numerous dedicated citizens with a single goal - protect human life and property by preventing injuries or casualties due to fire and chemicals. The medal may be presented posthumously.

Publication: The names of all recipients are published annually.

Submission Requirements: Each awarding chapter and state society is requested to forward a short-written description of the background and accomplishments of the recipients, together with dates, places and names. Submissions should be submitted to National Headquarters.

Subsequent Presentation NOT Authorized: An individual may receive this medal only once.

5. Emergency Medical Services Commendation Medal

Description: The obverse of the medal depicts an EMS badge. The medal is accompanied by an enameled bar, suitable for wear on uniform, and a certificate for engrossing. A miniature medal is available.

Summary: The Emergency Medical Services Commendation Medal is presented to an individual for accomplishments and/or outstanding contribution in an area of emergency medical services. The award is intended for paramedics and certified Emergency Medical Technicians and others in the emergency medical field who have performed an act or service beyond that normally expected. The medal may be presented posthumously.

Publication: The names of all recipients are published annually.

Submission Requirements: Each awarding chapter and state society is requested to forward a short-written description of the background and accomplishments of the recipients, together with dates, places and names. Submissions should be submitted to National Headquarters.

Subsequent Presentation NOT Authorized: An individual may receive this medal only once.

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024
Department: City Secretary
Subject: Minutes-Consideration and/or action regarding the approval of the regular meeting minutes for January 9, 2024, and January 16, 2024. (S.Edmondson/S.Courney)

Attachments

Draft minutes 01-09-2024
Draft minutes 01-16-2024

DRAFT

MINUTES REGULAR MEETING January 9, 2024

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on January 9th, 2024, 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 Michelle Watson; Councilmember Mark Davis; Councilmember Paul Macaluso; Councilmember Tiffany Gibson; Councilmember Robert Westbrook; Councilmember Allison Heyward; Councilmember Tim Brown

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Attorney Daniel Santee; City Secretary Sheila Edmondson; Deputy City Secretary Sheree Courney

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 Gibson)

Councilmember Gibson provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and the State of Texas.

Employee Introductions

- EMS: Rene Carrasco; Sydney Garcia
- Parks: Matthew Longoria-Parks Maintenance Technician

New employees were introduced to the City Council by their Department Managers.

City Events and Announcements

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

Mayor Gutierrez recognized Deputy City Manager Brian James who provided the following:

Monday, January 15

City offices closed in recognition of Martin Luther King, Jr., Holiday.

Tuesday, January 16

Next Regular City Council Meeting
Council Chambers
6:00 PM

Registration is open for the Father/Daughter and Mother/Son Dances. Tickets are pre-sale only through February 2, 2024 at www.Schertz.com. Cost is \$18/adults and \$12/child.

Saturday, February 3

Father/Daughter Dance
Schertz Civic Center
7:00 PM - 9:00 PM

Sunday, February 4

Mother/Son Dance
Schertz Civic Center
4:00 PM - 6:00 PM

Thursday, February 29 (meets weekly through May 2, 2024)

Citizens Police Academy
6:00 PM - 9:00 PM

Registration is currently open online at www.Schertz.com/cps. Applications are also available at the Schertz Police Department. Deadline to apply is Friday, February 23, 2024.

- Announcements and recognitions by the City Manager (S. Williams)

City Manager Steve Williams thanked everyone who participated in the Polar Bear Plunge held on Saturday, January 6, 2024. There were 92 participants, including YMCA staff, sponsors and Councilmember Tim Brown.

Mr. Williams congratulated Mayor Gutierrez and Councilmember Heyward for receiving the Certified Municipal Officer designation from TML.

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

Mayor Gutierrez wished everyone a Happy New Year, and eluded to some exciting developments happening in Schertz. He is hoping to share those announcements in the near future.

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.

Jose Sanz, 4101 Blueway Road, Apartment A-9, who introduced himself as a congressional candidate. Mr. Sanz stated if elected he will focus on three things (1) Securing the border - stop illegal immigration, not all immigration; (2) balancing the budget; and (3) protect the Constitution of the United States.

Dana Eldridge, 2628 Gallant Fox Dr, commended the city for getting development started by EVO. Also, happy to see planned apartment development for Schertz.

Richard Eads, 5523 Cypress Point, stated that although City ordinance requires signs be posted for a rezoning application until it is approved, they were down for approximately 7 weeks. He also expressed discontent with the time it has taken to receive a response on an open records request he submitted. He stated he received communication and a few emails prior to this meeting, but was told he'd have to wait for the rest of the documentation.

Mayor Gutierrez provided insight regarding the process and the need for specificity when submitting an open records request. He stated it is not our intent to withhold information, sometimes the volume of information requires greater time, and often attorney review, prior to release to ensure no proprietary information is inadvertently shared.

Daniel Jameson, 1048 Richmond Dr, stated his family had been asked to take down the American flag outside his house. He also is concerned with the number of abandoned vehicles within the City. He wants the City to be cleaned up.

Jeff Large, 110 Sweetleaf Lane, introduced himself as a candidate for Gualdalupe County Constable Precinct 3 and provided a brief bio. He was appointed by County Commissioners Court in June 2023 by unanimous vote to fill the vacancy left when his predecessor resigned.

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 regular meeting minutes of December 19, 2023. (S.Edmondson/S.Courney)
2. **Appointment/Reappointment For Boards/Commissions/Committees** (S.Edmondson)
 - Planning & Zoning: Accept the resignation of Mr. Gordon Rae
3. **Resolution 24-R-02** – Authorizing a professional services agreement with Unintech Consulting Engineers, Inc., for the design of the Buffalo Valley South Utility Replacement and Street Rehabilitation Project (B.James/K.Woodlee/J.Nowak)

4. **Ordinance 23-S-32** – Approving a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Guadalupe and Comal County, Texas. ***Final Reading*** (B.James/L.Wood D.Marquez)
5. **Ordinance 23-S-33** - Approving a request for a Specific Use Permit to allow a truck terminal on approximately 4 acres of land located approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, also known as Comal Property Identification Number 464879, City of Schertz, Comal County, Texas. ***Final Reading*** (B.James/L.Wood/D.Marquez)
6. **Resolution 24-R-03** - Authorizing the City Manager to accept employment as an adjunct professor pursuant to the requirements of the Employment Agreement between the City Manager and the City
7. **Ordinance 23-G-30** - Amending the City of Schertz Code of Ordinances creating a Reserve Police Force in accordance with statutory mandates. ***Final Reading*** (S.Williams/J.Lowery)

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1- #7.

Moved by Councilmember Allison Heyward, seconded by Mayor Pro-Tem Michelle Watson

AYE: Mayor Pro-Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Paul Macaluso, Councilmember Tiffany Gibson,
Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Tim Brown

Passed

Discussion and Action Items:

8. **Boards, Commissions and Committees:** Assign City Council Liaisons for Boards, Commissions and Committees.
Mayor Gutierrez recognized each Councilmember in the selection of positions for the Boards, Commissions, and Committees.
 - Councilmember Davis will serve in the following capacity for the Boards, Commissions, and Committees as identified below:
Regular Member - Interview Committee and TIRZ II Board;
Chair - Main Street Committee;
Liaison - Parks and Recreation Advisory Board, Schertz Housing Authority, and Transportation Safety Advisory Board.

- Councilmember Watson will serve in the following capacity for the Boards, Commissions, and Committees as identified below:

Regular Member - Audit and Investment Committees;
Regular Member (Alternate) - Interview Committee;
Liaison - Library Advisory and Senior Center Advisory Boards;
Liaison (Alternate) - Cibolo Valley Local Government Corporation (CVLGC).

- Councilmember Macaluso will serve in the following capacity for the Boards, Commissions, and Committees as identified below:

Regular Member - Interview Committee;
Regular Member (Alternate) - Animal Advisory Board;
Liaison - Hal Baldwin Scholarship Committee and TIRZ II Board.

- Councilmember Gibson will serve in the following capacity for the Boards, Commissions, and Committees as identified below:

Regular Member - Interview Committee;
Liaison - Investment Advisory Board;
Liaison (Alternate) - Hal Baldwin Scholarship Committee and Schertz Historical Preservation Society.

- Councilmember Westbrook will serve in the following capacity for the Boards, Commissions, and Committees as identified below:

Regular Member (Alternate) - Schertz-Seguin Local Government Corporation (SSLGC);
Liaison - Cibolo Valley Local Government Corporation (CVLGC), Planning and Zoning Commission, and Schertz Historical Preservation Society.

- Councilmember Heyward will serve in the following capacity for the Boards, Commissions, and Committees as identified below:

Regular Member - Animal Advisory Board, Audit Committee, Building and Standards Commission, Investment Advisory Board, and Main Street Committee;
Chair - Interview Committee;
Liaison - Senior Center Advisory Board;
Liaison (Alternate) - Economic Development Corporation.

- Councilmember Brown will serve in the following capacity for the Boards, Commissions, and Committees as identified below:

Regular Member - Schertz-Seguin Local Government Corporation (SSLGC) and Main Street Committee;
Liaison - Economic Development Corporation.

**Councilmember Brown also serves as a regular board member on the Capital Improvement Program Advisory Board in his capacity as a real estate agent.*

Public Hearings

9. **Ordinance 23-S-35** - Conduct a public hearing and consider a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas. ***First Reading*** (B.James/L.Wood/S.Haas)

Mayor Gutierrez recognized Samuel Haas, Senior Planner, who provided the location of the subject property, that 29 public hearing notices were mailed November 3, 2023, two signs were posted, a public hearing notice was published in the San Antonio Express News on December 20, 2023, and the responses received were as follows: 2- in favor; 58 - opposed; 0 neutral.

This zoning change request is subject to LGC Code 211.006(d), thus a 3/4 majority vote is required by City Council.

Schertz Gateway PDD consists of approximately 65 acres currently zoned as GB (General Business). Proposed zoning is divided into 3 areas: Area I - 19.61 acres proposed Commercial with general business uses and a convenience store with gas pumps; Area II - 14.8 acres proposed R-4 (Multi-Family); and Area III - 29.92 acres proposed R-4 Residential Low Density/Multi-Family to include 10 units per acre with a 40-foot landscape buffer adjacent to Cypress Point.

The Planning and Zoning Commission conducted a public hearing on November 15, 2023, and made a recommendation for approval by a 5-1 vote. This approval had conditions that the base Multi-family Residential District (R-4) setbacks were to be used in Area III, along with a greater landscape buffer abutting the Cypress Point Subdivision.

Staff recommends approval of Ordinance 23-S-35 as presented and discussed.

Mayor Gutierrez recognized Ashley Farrimond, attorney representing the developer, presented a proposed plan for the development.

Mayor Gutierrez opened the Public Hearing at 6:52 P.M.

The following residents spoke in support of commercial development but in opposition of the rezoning to include multi-family housing for reasons that included traffic density, poor infrastructure, trespassing, vandalism, and liability for subsequent injuries that occur on private property.

- **Richard Eads**, 5523 Cypress Point, President of Cypress Point HOA
- **Irene O'Neal**, 5299 Top Ridge Lane
- **Lauren Hall**, 6020 Cypress Point, Vice President of Cypress Point HOA
- **Mike Mockerman**, 5222 Nature Path
- **Barbara Wright**, owns property adjacent (working farm) to planned development
- **Lindy Wright**, owns property adjacent to planned development
- **Richard King**, 1605 Schwab Road
- **Grover Wright**, 7260 Green Valley Road

Michael Dahle, former councilmember, spoke in support of the planned development. He stated that this is great location on I-35 for this type of development and encouraged Council to vote in the best interest of all Schertz residents.

Mayor Gutierrez closed the Public Hearing at 7:19 P.M.

Mayor Gutierrez thanked the residents for being courteous and respectful of the process and provided the following comments:

- Texas just passed Italy as the #8 largest economy in the world, rapidly advancing on France sitting at #7.
- In 2021, Texas picked up 2 congressional seats, which equates to 2 million additional residents. Many have selected this area.
- 82% of individuals born in Texas stay in Texas. The next closest state is at 42%.
- Among our military community, Schertz is highly recommended as the ideal location.
- The I-35 corridor between San Antonio and Austin is the fastest growing area in the nation and Schertz is in the middle of it.
- In 1991, Schertz population was 8,000 and Cibolo was 2,000. Both cities have grown and continue to grow. Combined our cities' population is now 90,000.
- We have all contributed to traffic congestion, school issues, and density.
- Residents are struggling with the lack of retail amenities and Council must address these challenges. We must meet the future needs of our city and our residents. This development is a game changer for our city and the benefits will follow.

Mayor Gutierrez opened the floor to Council for discussion.

- Councilmember Brown thanked the Mayor for his comments. He stated he had watched the Planning and Zoning meeting. He said change is inevitable and it is painful. Same concerns are brought forth by residents each time a new residential development is planned. Once the development is complete and new residents move in, these concerns are dispelled and everyone gets along just fine. Everyone wants more restaurants and entertainment, which is what this developer is trying to attract. To attract that, they need a regular customer base. Having town homes and multi-family residences will provide that customer base. He supports the rezoning.
- Councilmember Heyward asked what guarantee existed that the City would get

the quality product shown in the renderings.

Mr. Josh Pollock, co-founder of the development firm, addressed Council. He and his partner are from San Antonio and their business is based in San Antonio so they are vested in this area. They are developing their reputation and are committed to using higher quality materials and attracting a certain quality resident. Ms. Farrimond added that there are legal restrictions regarding the material requirements, so they can't address that in the PDD, however, they can add language to the PDD to address the final development product being like the renderings if that is something Council would like to see.

- Councilmember Westbrook stated he understands the concerns regarding infrastructure, traffic, safety and security. He liked the idea of the 8-foot masonry fence to address the safety and security issues posed. He asked what the probability of these apartments becoming low-income.

Mr. Haas stated that we cannot regulate income requirements for residents.

Mr. Pollock stated that this development is a market rate project so that would eliminate any probability of low-income housing.

- Councilmember Macaluso thanked the residents for their comments. Disappointment is inevitable, but without voicing their concerns, the developer wouldn't have had an opportunity to make the concessions that they agreed to make. The renderings show a quality project that will include benefits for the city, such as the establishment of more restaurants and improvements to Schwab Road. Councilmember Macaluso did ask if there will be an opportunity for the quality of the project to change after zoning is approved? And, what would be next steps in the process?

Mr. Haas said that is a possibility, but Mr. Polluck has addressed those concerns. He added that the next step is platting, then site development.

- Councilmember Brown reminded Council that this action is to consider the zoning application only. Texas passed legislation whereby cities cannot dictate project design.

Mayor Gutierrez asked for a motion to approve Ordinance 23-S-35.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-Tem Michelle Watson

AYE: Mayor Pro-Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Paul Macaluso, Councilmember Tiffany Gibson,
Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Tim Brown

Passed

Workshop

10. Workshop-Council discuss Charter Review Topics

Mayor Gutierrez opened the floor to Council for review of the Charter. Mayor suggested reviewing each article of the Charter.

Councilmember Davis stated he didn't think the Charter Review Committee needed input from Council regarding the Charter and recommended allowing the City Attorney to lead the committee in the review. He chaired the prior Charter Review committee and found the attorney's advice and leadership to be the more valuable.

Mayor Gutierrez stated he was in favor of closing the Workshop and allowing the City Attorney to lead the Charter Review Committee.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff

There were no requests made for updates or information from Staff.

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

Councilmember Westbrook requested recognition for School Board Appreciation Month be added to the next City Council agenda. Mayor Gutierrez asked the City Secretary to prepare a proclamation.

- City and Community Events attended and to be attended (Council)

Councilmember Gibson attended the Burn Boot Camp Ribbon Cutting.

Councilmember Westbrook attended the business opening for Burn Boot Camp and the Polar Bear Plunge.

Councilmember Heyward attended the Burn Boot Camp Ribbon Cutting. She added Happy Law Enforcement Appreciation Day and thanked all the heroes in uniform for their service.

Councilmember Brown echoed the sentiments for Law Enforcement Appreciation Day. He participated in the Polar Bear Plunge and challenged fellow Councilmembers to participate next year.

Adjournment

Mayor Gutierrez adjourned the meeting at 7:54 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

DRAFT

MINUTES REGULAR MEETING January 16, 2024

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on January 16, 2024, 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 Michelle Watson; Councilmember Mark Davis; Councilmember Paul Macaluso; Councilmember Tiffany Gibson; Councilmember Robert Westbrook; Councilmember Allison Heyward; Councilmember Tim Brown

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Attorney Charles Zech; City Secretary Sheila Edmondson; Deputy City Secretary Sheree Courney

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 Westbrook)

Councilmember Westbrook provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and the State of Texas.

Proclamations:

- January 2024-School Board Recognition Month

Mayor Gutierrez presented the proclamation for the January 2024 School Board Recognition Month to Councilmember Westbrook, former School Board Trustee, who will provide copies to Comal, East Central, Judson, Marion, Schertz-Cibolo-Universal City, and Randolph Field Independent School Districts.

City Events and Announcements

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

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez who provided the following:

Standing announcements

Registration is open for the Father/Daughter and Mother/Son Dances. Tickets are pre-sale only through February 2, 2024, at www.Schertz.com. Cost is \$18/adults and \$12/child.

Saturday, February 3

Father/Daughter Dance
Schertz Civic Center
7:00 p.m. - 9:00 p.m.

Sunday, February 4

Mother/Son Dance
Schertz Civic Center
4:00 p.m. - 6:00 p.m.

Thursday, February 29 (meets weekly through May 2, 2024)

Citizens Police Academy
6:00 p.m. - 9:00 p.m.

Registration is currently open online at www.Schertz.com/cps. Applications are also available at the Schertz Police Department. Deadline to apply is Friday, February 23, 2024.

New Announcements

Monday, January 29

Cypress Point Park Shade Structure Ribbon Cutting
Cypress Point Park
5526 Cypress Point
5:00 p.m.

Friday, February 2

City Council Strategic Planning Retreat
Shady Oaks Ranch
12020 W. Schaefer Road
8:30 a.m. - 5:00 p.m.

Saturday, February 3

The Chamber Health and Home Show
Schertz Civic Center
10:00 a.m. - 1:00 p.m.

Tuesday, February 6

Next Regular City Council Meeting
Council Chambers
6:00 p.m.

- Announcements and recognitions by the City Manager (S. Williams)

Mayor Gutierrez recognized City Manager Steve Williams, who provided the following:

Recognition of Rolando Garcia who was promoted from part-time paramedic to full-time paramedic.

Congratulations to Daisy Marquez for becoming an AICP (American Institute of Certified Planners) Certified Planner.

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

Mayor Gutierrez congratulated Ms. Marquez on her achievement and stated he had no announcements or recognitions.

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.

The following residents stated they are participants in the Leadership CORE and were in attendance to observe:

Lydia Schultes, 300 Bandana

Stephanie Schillaci, 17715 Overlook Loop, #10201

Brandee Zukowski, 3522 Turnabout Loop

Maggie Titterington, 1730 Schertz Parkway, provided the following:

- Special thanks to Jeremiah, Antonio, and their teams for getting the heat and water working in the Kramer House so quickly.
- On behalf of the Leadership CORE, thanks to Mayor Gutierrez, City Manager Williams, and Brian James for their help with Government Day.
- Wednesday, January 17, 2024
Two College Brothers Moving and Storage Ribbon Cutting
Schertz Offices
10:00 a.m.
- Thursday, January 18
Quarterly Mixer at Bar 1899
5:30 p.m. - 7:00 p.m.
- Tuesday, January 23
Health Texas Ribbon Cutting
10:00 a.m.
- Friday, January 26
Coffee at The Chamber
Schertz location
7:30 a.m. - 9:00 a.m. (come and go)
- Wednesday, January 31

Business Education Class on Artificial Intelligence

Schertz Civic Center, Bluebonnet Hall

8:00 a.m. - 11:00 a.m.

● Saturday, February 3

Health and Home Show (70 vendors)

Schertz Civic Center

10:00 a.m. - 1:00 p.m.

Daniel Jameson, 1018 Richmond Dr, spoke on behalf of VFW Post 8315. The VFW represents all branches of service. They put the flags up on Main Street to promote Schertz as a Veteran City and host a number of events open to the public.

Jim Wolverton II, 3620 Main Street, introduced himself as a candidate for Guadalupe County Constable Precinct 3 and provided a brief bio. He currently serves as the second in command for Guadalupe County Constable Precinct 4. Mr. Wolverton states he brings a wealth of knowledge and experience to the role.

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. **Resolution 24-R-04** - Approving the appointment of Police Reserve Officer Ryan McCosh to the Schertz Police Reserve Force. (S.Williams/J.Lowery)
2. **Resolution 23-R-137** - Authorizing a lease program agreement with Kinloch Equipment & Supply and expenditures with Doggett Freightliner of South Texas for replacement of the sewer vacor truck. (B.James/L.Busch/J.Moheit)
3. **Resolution 24-R-05** - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to submit a Hazard Mitigation Grant Program application, and accept grants funds if awarded, from the awarding agency for replacement of the generator supplying secondary power to our Public Safety Answering Point (PSAP) (Dispatch), Police Department, Emergency Medical Services, and the Fire Department. (S.Williams/G.Rodgers)
4. **Ordinance 23-S-35** - Approving a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas. ***Final Reading*** (B.James/L.Wood/S.Haas)

5. **Resolution 24-R-01** - Authorizing expenditures with Alamo Restorations, LLC. for the EMS kitchen remodel. (B.James/D.Hardin-Trussell/C.Lonsberry)

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1 - #5.

Moved by Councilmember Allison Heyward, seconded by Mayor Pro-Tem Michelle Watson

AYE: Mayor Pro-Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Paul Macaluso, Councilmember Tiffany Gibson,
Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Tim Brown

Passed

Mayor Gutierrez recessed to Closed Session at 6:19 p.m.

Closed Session

6. The City Council will meet in closed session under Section 551.087 of the Texas Government Code, Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- Project:E-88

Mayor Gutierrez convened Closed Session at 6:20 p.m.

Mayor Gutierrez recessed Closed Session at 6:54 p.m.

7. The City Council will meet in closed session under Section 551.074 of the Texas Government Code, Personnel Matters, to conduct the annual evaluation of the City Secretary, Ms. Sheila Edmondson.

Mayor Gutierrez convened Closed Session at 7:22 p.m.

Mayor Gutierrez recessed Closed Session at 8:44 p.m.

Reconvene into Regular Session

Mayor Gutierrez reconvened to Regular Session at 9:02 p.m.

8. Take any action based on discussion held in Closed Session under Agenda Item #6.

Mayor Gutierrez read the following into record:

Resolution 23-R-129: A Resolution by the City Council of the City of Schertz Texas authorizing an expenditure as reflected in an Economic Development Incentive Agreement between the City of Schertz Economic Development Corporation and Ripps-Kruesler, Ltd. and other Matters in Connection Therewith

He asked if Council needed any further discussion. No further discussion was brought forth.

Moved by Councilmember Allison Heyward, seconded by Mayor Pro-Tem Michelle Watson

AYE: Mayor Pro-Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Paul Macaluso, Councilmember Tiffany Gibson,
Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Tim Brown

Passed

9. Take any action based on discussion held in Closed Session under Agenda Item #7.

Mayor Gutierrez made a motion from the Chair that the City Secretary receive a 10% salary increase, seconded by Councilmember Tiffany Gibson.

AYE: Mayor Pro-Tem Michelle Watson, Councilmember Mark Davis,
Councilmember Paul Macaluso, Councilmember Tiffany Gibson,
Councilmember Robert Westbrook, Councilmember Allison Heyward,
Councilmember Tim Brown

Passed

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff

No requests were made by the Mayor or Councilmembers for updates or information from Staff.

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

No requests were made by the Mayor or Councilmembers for items or presentations to be placed on a future City Council agenda.

- City and Community Events attended and to be attended (Council)

Councilmember Gibson attended the January Chamber Luncheon and the Northeast Partnership Luncheon.

Councilmember Westbrook served as a judge for the SCUCISD DECA competition.

Councilmember Heyward attended the Northeast Partnership Luncheon.

Councilmember Brown attended The Chamber Luncheon.

Adjournment

Mayor Gutierrez adjourned the meeting at 9:06 p.m.

ATTEST:

Ralph Gutierrez, Mayor

Sheila Edmondson, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024
Department: Finance
Subject: Resolution 24-R-09 - Adopting the Investment Policy and Strategy (S.Gonzalez/J.Walters)

BACKGROUND

The Investment Policy of the City of Schertz outlines the processes the City uses to determine and set its investment strategy. Much of the policy is outlined by Section 2256 of the Texas Government Code, called the Public Funds Investment Act (PFIA), which ensures public entities make safe choices as to how they invest city funds.

The top priority regarding investable public funds in both the Act and in the City Policy is the safety of the funds invested. This means low risk investments that can be easily withdrawn in the event the City needs funding. The policy's goals, in order, are safety, liquidity, diversification, and then earnings, with the first 3 helping to ensure the safety of public funds.

The City of Schertz Investment Policy requires an annual reaffirmation by City Council. On January 23, 2024, the Investment Advisory Committee reviewed and voted to send the policy to council with proposed changes for consideration. City Staff and the Investment Committee recommend City Council approve the Investment Policy with the following change to increase the number of council seats on the investment committee from 2 representatives to up to 3 representatives. This change was agreed upon unanimously by all committee members.

In attendance were, Mayor Ralph Gutierrez, Councilmember Allison Heyward, City Manager Steve Williams, Deputy City Manager Brian James, Assistant City Manager Sarah Gonzalez, EDC Director Scott Wayman, Finance Director James Walters, and Financial Analyst Mike Walkden.

The other proposed changes are to clean up and clarify sections of the document but do not significantly alter the requirements on the City or staff. A full red-lined copy of all proposed changes is attached to the agenda item.

Attachments

Resolution 24-R-09 with Attachment
Schertz Investment Policy Red Line Version

RESOLUTION NO. 24-R-09

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A REVISED CITY OF SCHERTZ INVESTMENT POLICY AND STRATEGY.

WHEREAS, Section 2256 of the Texas Government Code, also known as the Public Funds Investment Act (PFIA), requires City Councils to approve the City's Investment Policy annually, and

WHEREAS, the City has created an Investment Committee to review the performance of the investment portfolio and ensure it follows policy, and to make recommendations to Council for updates to the policy, and

WHEREAS, the Investment Committee met on January 23, 2024 and recommended revisions to the Investment Policy.

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

Section 1. The City Council hereby adopts the City of Schertz Investment Policy and is repealing any and all prior changes and amendments to Investment Policy attached as Exhibit A.

Section 2. 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 3. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 4. 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 5. 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 6. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____ day of _____, 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT A

CITY OF SCHERTZ, TEXAS INVESTMENT POLICY AND STRATEGY

**CITY OF SCHERTZ, TEXAS
INVESTMENT POLICY**

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I. INVESTMENT SCOPE

General Statement

This policy (this “Policy”) serves to satisfy the statutory requirement of the Public Funds Investment Act, as amended, Texas Government Code Chapter 2256, as amended (the “Act”), to define and adopt a formal written investment policy for the City of Schertz, Texas (the “City”). The City shall be authorized to invest its funds pursuant to the provisions of the Act and this Policy or, upon obtaining the prior approval of the City Council of the City (the “City Council”), any other applicable law.

Funds Included

This Policy applies to all City funds under the direct control of the City, at the present time any funds to be received in the future and any other funds held in custody by the City, unless expressly prohibited by law or unless it is in contravention of any depository contract between the City and any depository bank.

The City funds that are entrusted to the City Council for investment pursuant to this Policy are divided into the following portfolios based on the source of funds:

The operating account portfolio that consists of funds from the general fund and all other miscellaneous funds.

The agency funds portfolio, which consists of all agency funds.

Special Revenue, Special Assessment, and all other City funds.

Funds Excluded

This Policy shall not be applicable to any funds on deposit in any bond account, reserve account, or capital improvement construction account. The provisions of the ordinances authorizing the issuance of these debt obligations and the provisions of the Internal Revenue Code of 1986, as amended control the investment of funds on deposit in these accounts.

II. INVESTMENT OBJECTIVES

General Statement

Funds of the City will be invested in accordance with the Act, this Policy, written investment strategy, and written administrative procedures to be developed by the City Manager, Finance Director, and Investment Officers. The City's investment portfolio shall be managed in a manner to attain the maximum rate of return allowed through prudent and legal investing of City funds while preserving and protecting capital in the overall portfolio.

Safety

The primary objective of the City for all portfolios and funds is to ensure the safety of the principal. All investment transactions shall first seek to avoid capital losses by choosing high credit quality securities. The Investment Officers will monitor credit rating changes on a monthly basis and will immediately liquidate any investment that fails to meet the credit quality required by the Public Funds Investment Act.

Liquidity

The City's investment portfolio must be structured in a manner that will provide the liquidity necessary to meet all operating requirements which might reasonably be anticipated, and to pay obligations as they become due.

Diversification

The policy of the City, except when investing with the City's depository bank or in U.S. Treasury Bills, Bonds or Notes, will be to diversify its investment portfolio when investing in certificates of deposit of other banks and savings and loans domiciled in Texas, repurchase agreements, U.S. agencies securities, and other investment instruments provided for by law. The City's portfolio shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer or a specific class of investments. Investments of the City shall always be selected to provide stability of income and reasonable liquidity. Liquidity is defined as the ability to sell an investment at reasonable cost under adverse market conditions.

In establishing specific diversification strategies, the following general policies and constraints shall apply:

- (1) Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.
- (2) Liquidity shall be maintained through practices that ensure that the next disbursement date and payroll date are covered through current revenues, maturing investments, or marketable securities.
- (3) Risks of market price volatility shall be controlled through maturity diversification.

Yield

It is the objective of the City to earn the maximum rate of return allowed on its investments within the constraints imposed by its safety and liquidity objectives, and the applicable law governing the investment of public funds.

The City must invest its portfolios in eligible investments that yield the highest possible rate of return while providing the necessary protection of the principal. The City seeks to optimize

return on investments in all portfolios. The average minimum rate of return for the entire portfolio, excluding funds needed for current obligations, must be at least equal to a no default risk rate of return indicator, such as the return on the three-month Treasury bill. If funds are subject to yield restrictions due to federal arbitrage regulations, those funds are excluded from the yield calculation.

All security transactions will be made on documented competitive bid basis to assure the City is receiving good market rates. When issued US agency securities should be compared to other securities available in the secondary market to determine competitiveness.

Public Trust

It will be the objective of the City to act responsibly as custodians of the public trust.

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Under this Policy all investments will be made with the intent of pursuing, at the time of purchase, the best rate of return on securities held until maturity, and not with the intent of speculative trading. However, securities may be sold before maturity if market conditions present an opportunity for the City to benefit from this transaction.

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The City maintains one commingled portfolio for investment purposes which incorporates the specific use and the unique characteristics of the funds in the portfolio. The investment strategy has as its primary objective assurance that anticipated liabilities are matched and adequate investment liquidity provided. The City shall pursue conservative portfolio management strategy. This may be accomplished by creating a laddered maturity structure with some extension for yield enhancement. The maximum maturity of any security will be five years and the maximum dollar weighted average maturity of one year or less will be calculated using the stated final maturity date of each investment instrument.

The investment strategy for debt service shall have as its primary objective the timely payment of debt service obligations. Successive debt service dates will be fully funded before any investment extensions are made.

III. INVESTMENT RESPONSIBILITY AND CONTROL

City's Investment Officers

In accordance with Section 2256.005 of the Act, the Investment Officers for the City include the City Manager and the Finance Director. The Finance Director is the primary manager of City investment portfolios, and shall develop and maintain written administrative procedures for the operation of the investment program, consistent with this Policy, including the following:

- (1) Summarizing the economic and market analysis;
- (2) Forecasting available cash for investments;
- (3) Formulating strategies for asset mix, investment instruments, maturities, and target yields;
- (4) Monitoring performance against the current investment strategy and evaluating reasons for variances;
- (5) Reporting portfolios performance for the previous quarter to the City Council; and
- (6) Revising the investment strategy based on recommendations by the Investment Advisory Committee.

The City Manager and the Investment Officers must file a statement with the City Council and the Texas Ethics Commission of any personal business relationship that they may have with a business organization as defined in the Act offering to engage in an investment transaction with the City. A personal business relationship is defined by Section 2256.005 of the Act to exist if

- (1) The Investment officer owns 10% or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- (2) Funds received by the investment officer from the business organization exceed 10% of the investment officer's gross income for the previous year or;
- (3) The investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.
- (4) The City Manager and Investment Officers must file a statement with the City Council and Texas Ethics to disclose any personal business relationships within two levels of blood or marriage with an organization seeking to sell an investment to the City.

Selecting and Processing Investments

The Investment Officers review the composition of the current portfolio and determines whether the securities under consideration maintain the portfolio within the guidelines established by this Policy, subchapter A of the Act, and all federal, state, and local statutes, rules or regulations. The Investment Officers approve the wire transfer form authorizing the transfer of funds for a specific investment transaction.

Documenting Investments and Providing Details

The City Manager, Finance Director, and Investment Officers retain documentation of all investment transactions, including any bond swaps. The City Manager, Finance Director, and Investment Officers provide information and supporting documentation for all investment transactions for entry in the General Ledger. The City Manager, Finance Director, and Investment Officers will utilize information and back-up documentation on all investment transactions to ensure accurate calculation of cash position and accurate posting to appropriate accounts.

New Investment accounts can only be established by signatures from all Investment Officers not on probation. Changes in the account authorization or banking information may only be updated with signatures from all active Investment Officers. Investment transactions cannot be initiated and recorded by the same Investment Officer.

Developing Cash Flow Projections for All Portfolios

The City Manager, Finance Director, and Investment Officers analyze prior period data and develop and amend cash flow projections of the City's cash requirements. The cash flow projections to match assets and liabilities in order to maximize the return on investments. All funds that can be legally invested and match the available balance identified in the cash flow projections are considered available for investment.

Monitoring Investment Performance

The City Manager, Finance Director, and Investment Officers must routinely perform market and economic analysis to forecast probable market conditions for the investment period by assembling and analyzing current and trend data to develop and plan investment strategy. This analysis uses information obtained from investment advisors, brokers, and investment industry publications.

The City Manager, Finance Director, and Investment Officers monitor the current and expected yield curves for interest rate movements. When interest rates are expected to decline, maturity ranges are extended within portfolio and the constraints of this Policy. When interest rates are expected to increase, maturity ranges are shortened. The City Manager, Finance Director, and Investment Officers monitor yield spreads between various government agency issues and United States notes and bonds to determine the best value. The City Manager, Finance Director, and Investment Officers summarize economic and market trend information and present recommendations for investments strategy based on economic and market conditions to the City Council and the Investment Advisory Committee.

Reconciling Investment Records and General Ledger

The City Manager, Finance Director, and Investment Officers prepare a monthly report that includes information such as identifying investments at par value, identifying CUSIP number,

disclosing the premium or discount, and the interest purchased for the City's investments. The report includes monthly and year-to-date interest accruals and amortization/accretion of premium/discount. This report should reconcile to the investment accounts in the General Ledger.

Allocating Interest Revenue

The City Manager, Finance Director, and Investment Officers allocate the interest revenue earned from investments proportionately to all accounts that participate in the investment function.

Providing Revenue Estimates for All Portfolios

The City Manager, Finance Director, and Investment Officers provide an estimate of the investment revenue for the annual budget.

Prudence

Investments of the City shall be made with judgment and the exercise of due care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital, as well as the probable income to be derived for the City. Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the City.

Liability of City Manager, Finance Director, and Investment Officers

The City Manager, Finance Director, and Investment Officers are not responsible for any loss of the City funds through the failure or negligence of a depository bank or other financial or investment institution as described in Article VI of this Policy.

IV. INVESTMENT REPORTING

Monthly Report

The City Manager, Finance Director, and Investment Officers will continually monitor and evaluate the City's investments, and report monthly to the City Council as provided in Section 2256.023 of the Act. The report must:

- (1) describe in detail the investment position of the City on the date of the report;
- (2) be prepared jointly by all investment officers of the City;
- (3) be signed by each investment officer of the City;
- (4) contain a summary statement, prepared in compliance with generally accepted accounting principles, of each pooled fund group that states the:

- (a) beginning market value for the reporting period;
 - (b) additions and changes to the market value during the period;
 - (c) ending market value for the period; and
 - (d) fully accrued interest for the reporting period;
- (5) state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
 - (6) state the maturity date of each separately invested asset that has a maturity date;
 - (7) state the account or fund or pooled group fund in the City for which each individual investment was acquired; and
 - (8) state the compliance of the investment portfolio of the City as it relates to:
 - (a) the investment strategy expressed in the City's investment policy; and
 - (b) relevant provisions of the Act.

The report shall be provided not less than monthly to the City Council and the City Manager of the City within a reasonable time after the end of the period.

If the City invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the City Council by that auditor.

Investment Advisory Committee

An Investment Advisory Committee composed of the City Manager (as Chair), the Deputy City Manager, the Assistant City Manager, the Executive Director of Economic Development, the Finance Director, the Assistant Finance Director, the Budget/Financial Analyst, and up to three representatives of the City Council, will meet no less than once semiannually to review the investment portfolio, process and practices to ensure adherence to the Act and the adopted policy.

Annual Review

This Policy and investment strategy will be reviewed by the Investment Advisory Committee and City Council annually. The Investment Advisory Committee will recommend

changes to the policy annually to the City Council who shall adopt a written rule, order, ordinance, or resolution stating that it has reviewed the Policy and investment strategy and shall record in the order, ordinance or resolution any changes made to either the Policy or investment strategy.

Investment Training

The City Manager, Finance Director, and Investment Officers are required to receive 10 hours training pertaining to the Texas Public Funds Investment Act within the first 12 months after assuming duties and 8 hours every 2 years thereafter. This training shall be through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the Investment Officers and staff in making investment decisions. Training for city council officials on the Investment Committee is recommended to provide education and knowledge pertaining to the Public Funds Investment Act but the training is not mandatory.

Notification of Investment Changes or Defaults

It shall be the duty of the City Manager, the Finance Director, and Investment Officers to notify the City Council of any significant changes in current investment methods and procedures prior to their implementation and to immediately notify the City Council in the event of a default or nonpayment of any investment acquired with City funds. In addition, the City Council in its annual review of the Policy shall adopt any order, ordinance, or resolution establishing its annual review and record any changes to the Policy or investment strategies.

Compliance Audit

The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the Policy.

V. INVESTMENT INSTRUMENTS

Authorized Investment Instruments

The City Manager, Finance Director, and Investment Officers shall use any or all of the following authorized investment instruments consistent with governing law:

- (1) Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- (2) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency of instrumentality of the United States;
- (3) General Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent;

- (4) Certificates of deposit issued by a state or national bank domiciled in this State, a savings bank domiciled in this State or a state or federal credit union domiciled in this State that are
 - (A) Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor; or
 - (B) Secured by obligations that are described by subdivisions (1)-(6) of this subsection, including mortgage-backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates or in any other manner and amount provided by law for deposits of the City; or
 - (C) Secured in any other manner and amount provided by law for deposits of the City;
- (5) Prime domestic bankers' acceptances if it
 - (A) Has stated maturity of 270 days or fewer from the date of its issuance;
 - (B) Will be, in accordance with its terms, liquidated in full at maturity;
 - (C) Is eligible for collateral for borrowing from a Federal Reserve Bank; and
 - (D) Is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency;
- (6) Commercial paper if it
 - (A) Has a stated maturity of 270 days or less from the date of its issuance; and
 - (B) Is rated not less than A-1, P-1, or the equivalent by at least
 - (1) Two nationally recognized credit rating agencies; or

- (2) One nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state thereof;
 - (C) For commercial paper with maturity of over 90 days, monthly credit checks will be conducted on the issuer to determine risk and to take appropriate steps to protect the investment
- (7) Fully collateralized direct repurchase agreements having a defined termination date, secured by obligations described by subdivision (1) of this subsection, pledged to the City, held in the City's name, and deposited at the time the investment is made with a third party selected and approved by the City, and placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State;
- (8) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under the Act in a guaranteed investment contract with a term of longer than five years from date of issuance of the bonds; to be eligible as an authorized investment
- (A) The City Council must specifically authorize guaranteed investment contracts as an eligible investment in the ordinance or resolution authorizing the issuance of bonds;
 - (B) The City must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;
 - (C) The City must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;
 - (D) The price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and
 - (E) The provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.
- (9) Interest bearing bank deposits insured by the FDIC or National Credit Union Share Insurance Fund, and shared deposit programs, are authorized investments.

In addition to the investments described by items (1) - (9) above, the City may invest funds under its control in eligible public funds investment pools as permitted under the Act. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days.

In addition to the investments described by items (1) - (9) above, the City may, in accordance with the Act, purchase, sell, and invest funds, after receiving a prospectus and other information required by the SEC, under its control in an SEC-regulated, no-load money market mutual fund with a dollar-weighted average stated maturity of 60 days and whose investment objectives include seeking to maintain a stable net asset value of \$1 per share and must comply with SEC Rule 2a-7, or a no-load mutual fund which is registered with the SEC, has an average weighted maturity of less than two years, is invested exclusively in obligations approved by the Act, is continuously rated as investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent and conforms to the requirements set forth in Sections 2256.016(b) and (c) of the Act relating to the eligibility of investment pools to receive and invest funds of the City. The City shall not (i) invest in the aggregate more than 15% of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in mutual funds as described by the Act; (ii) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described by the Act; or (iii) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service in any one mutual fund described by the Act in an amount that exceeds 10% of the total assets of the mutual fund.

VI. INVESTMENT INSTITUTIONS

Selection of Bank and Securities Dealers

Any business organization offering to engage in an investment transaction must be given a copy of the entity's Investment Policy and must sign a certification that acknowledges they have received it and have implemented procedures to preclude imprudent transactions, and supply the City Manager, Finance Director, and Investment Officers with the information specified below. First, a broker/dealer must submit audited financial statements for the financial institution or broker/dealer. Second, a broker/dealer must provide evidence of appropriate registration by the qualified representative of the business organization as such terms are defined in the Act. For bank dealers, this requires a statement from a senior bank official that the bank dealer is appropriately registered with its primary regulatory agency (the Office of the Comptroller of the Currency for National Banks) as a government securities dealer, municipal securities dealer, or both. For a securities firm, this requires a statement from a senior official that the firm is registered with the National Association of Securities Dealers. Finally, a broker/dealer must deliver a written statement, acceptable to the City, by the qualified representative, offering to engage in an investment transaction with the City, that they have received and thoroughly reviewed the Policy and acknowledged that the business organization has implemented reasonable procedures and

controls in an effort to preclude investment transactions conducted between the City and the business organization that are not authorized by this Policy or the Public Funds Investment Act. The City Manager, Finance Director, and Investment Officers will recommend both primary and secondary securities dealers to the City Council for final approval. The City Manager, Finance Director and Investment Officers may not acquire or otherwise obtain any authorized investment described in this Policy from a person who has not delivered to the City the written statement required in this section.

The City Council or the designated Investment Advisory Committee member shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City.

Investment Management Firms

The City may contract with an investment management firm registered under either the Investment Advisors Act of 1940 or with the State Securities Board for a maximum of 2 years with renewal or extensions subject to approval by City Council by resolution.

VII. INVESTMENT COLLATERAL AND SAFEKEEPING

Collateral or Insurance for Deposits

The City Manager, Finance Director, and Investment Officers shall ensure that all deposited and invested City funds are, to the extent required, fully collateralized or insured consistent with federal and state law and the current bank depository contract in one or more of the following manners:

- (1) FDIC or National Credit Union Share coverage;
- (2) Obligations of the United States or its agencies and instrumentalities;
- (3) Direct obligations of the State of Texas or its agencies;
- (4) Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities; or
- (5) Any other manner allowed by law.
- (6) Certificates of Deposits can be secured by an FHLB letter of credit.

Safekeeping

All purchased securities shall be held in safekeeping by the City, or a City account in a third party financial institution, or with a Federal Reserve Bank.

All certificates of deposit, insured by FDIC, purchased outside the depository bank shall be held in safekeeping by either the City or a City account in a third party financial institution.

All pledged securities by the depository bank shall be held in safekeeping by the City, or a City account in a third party financial institution, or with a Federal Reserve Bank.

All certificates of deposit, pledged by the depository bank shall be held in custody of a Federal Reserve Bank for safekeeping, be the subject of a valid pledge agreement designating the City as the beneficiary of the pledge agreement; be insured by the FDIC; be described in detail by a safekeeping receipt issued to the City by the Federal Reserve Bank having custody of the certificates; and be issued with the City as registered owner.

Delivery vs. Payment

It will be the policy of the City that all transactions, except investment pool funds and mutual funds, shall be purchased using the delivery vs. payment method through the Federal Reserve System. By so doing, City funds are not released until the City has received, through the Federal Reserve wire, the securities purchased.

Broker Dealer List

Baird, Robert W.
Bank of America
Bank of New York (BNY)
Bank of Oklahoma
Barclays Capital
Benchmark Securities
BMO Capital Markets
Cantor Fitzgerald
Citigroup
Cowen Execution Svc
Crews & Assoc
D.A. Davidson
Dorsey & Co
Fifth Third
FTN Financial
Goldman Sachs
Hilltop Sec
Hutchinson, Shockey
Imperial Capital
Intl F C Stone
ITG
Janney Montgomery Scott
JP Morgan Chase
Jefferies & Co
KeyBanc Capital Mkts
MarketAxess
Millennium Advisors
Morgan Stanley
Oppenheimer
Piper Jaffray
Raymond James/ MK
RBC Capital Markets
R B Riley
SEI
Stephens
Stifel Nicolaus
Suntrust
Tradeweb Direct
UBS
US Bancorp Inv
Vining Sparks
Wells Fargo
Zions Bank
Multi-Bank Securities, Inc. (MBS)
Great Pacific Securities

**CITY OF SCHERTZ, TEXAS
INVESTMENT POLICY**

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Liquidity

The City's investment portfolio must be structured in a manner that will provide the liquidity necessary to meet all operating requirements which might reasonably be anticipated, and to pay obligations as they become due.

Diversification

The policy of the City, except when investing with the City's depository bank or in U.S. Treasury Bills, Bonds or Notes, will be to diversify its investment portfolio when investing in certificates of deposit of other banks and savings and loans domiciled in Texas, repurchase agreements, U.S. agencies securities, and other investment instruments provided for by law. The City's portfolio shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer or a specific class of investments. Investments of the City shall always be selected to provide stability of income and reasonable liquidity. Liquidity is defined as the ability to sell an investment at reasonable cost under adverse market conditions.

In establishing specific diversification strategies, the following general policies and constraints shall apply:

- (1) Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.
- (2) Liquidity shall be maintained through practices that ensure that the next disbursement date and payroll date are covered through current revenues, maturing investments, or marketable securities.
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Yield

It is the objective of the City to earn the maximum rate of return allowed on its investments within the constraints imposed by its safety and liquidity objectives, and the applicable law governing the investment of public funds.

The City must invest its portfolios in eligible investments that yield the highest possible rate of return while providing the necessary protection of the principal. The City seeks to optimize

return on investments in all portfolios. The average minimum rate of return for the entire portfolio, excluding funds needed for current obligations, must be at least equal to a no default risk rate of return indicator, such as the return on the three-month Treasury bill. If funds are subject to yield restrictions due to federal arbitrage regulations, those funds are excluded from the yield calculation.

All security transactions will be made on documented competitive bid basis to assure the City is receiving good market rates. When issued US agency securities should be compared to other securities available in the secondary market to determine competitiveness.

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It will be the objective of the City to act responsibly as custodians of the public trust.

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The City maintains one commingled portfolio for investment purposes which incorporates the specific use and the unique characteristics of the funds in the portfolio. The investment strategy has as its primary objective assurance that anticipated liabilities are matched and adequate investment liquidity provided. The City shall pursue conservative portfolio management strategy. This may be accomplished by creating a laddered maturity structure with some extension for yield enhancement. The maximum maturity of any security will be five years and the maximum dollar weighted average maturity of one year or less will be calculated using the stated final maturity date of each ~~security~~investment instrument.

The investment strategy for debt service shall have as its primary objective the timely payment of debt service obligations. Successive debt service dates will be fully funded before any investment extensions are made.

III. INVESTMENT RESPONSIBILITY AND CONTROL

City's Investment Officers

In accordance with Section 2256.005 of the Act, the Investment Officers for the City include the City Manager and ~~the Finance Director.~~ The Finance Director is the primary manager of City investment portfolios, and shall develop and maintain written administrative procedures for the operation of the investment program, consistent with this Policy, including the following:

- (1) Summarizing the economic and market analysis;
- (2) Forecasting available cash for investments;
- (3) Formulating strategies for asset mix, investment instruments, maturities, and target yields;
- (4) Monitoring performance against the current investment strategy and evaluating reasons for variances;
- (5) Reporting portfolios performance for the previous quarter to the City Council; and
- (6) Revising the investment strategy based on recommendations by the Investment Advisory Committee.

The City Manager and the Investment Officers must file a statement with the City Council and the Texas Ethics Commission of any personal business relationship that they may have with a business organization as defined in the Act offering to engage in an investment transaction with the City. A personal business relationship is defined by Section 2256.005 of the Act to exist if

- (1) The Investment officer owns 10% or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- (2) Funds received by the investment officer from the business organization exceed 10% of the investment officer's gross income for the previous year or;
- (3) The investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.
- (4) The City Manager and Investment Officers must file a statement with the City Council and Texas Ethics to disclose any personal business relationships within two levels of blood or marriage with an organization seeking to sell an investment to the City.

Selecting and Processing Investments

The Investment Officers review the composition of the current portfolio and determines whether the securities under consideration maintain the portfolio within the guidelines established by this Policy, subchapter A of the Act, and all federal, state, and local statutes, rules or regulations. The Investment Officers approve the wire transfer form authorizing the transfer of funds for a specific investment transaction.

Documenting Investments and Providing Details

The City Manager, Finance Director, and Investment Officers retain documentation of all investment transactions, including any bond swaps. The City Manager, Finance Director, and Investment Officers provide information and supporting documentation for all investment transactions for entry in the General Ledger. The City Manager, Finance Director, and Investment Officers will utilize information and back-up documentation on all investment transactions to ensure accurate calculation of cash position and accurate posting to appropriate accounts.

New Investment accounts can only be established by signatures from all Investment Officers not on probation. Changes in the account authorization or banking information may only be updated with signatures from all active Investment Officers. Investment transactions cannot be initiated and recorded by the same Investment Officer.

Developing Cash Flow Projections for All Portfolios

The City Manager, Finance Director, and Investment Officers analyze prior period data and develop and amend cash flow projections of the City's cash requirements. The cash flow projections to match assets and liabilities in order to maximize the return on investments. All funds that can be legally invested and match the available balance identified in the cash flow projections are considered available for investment.

Monitoring Investment Performance

The City Manager, Finance Director, and Investment Officers must routinely perform market and economic analysis to forecast probable market conditions for the investment period by assembling and analyzing current and trend data to develop and plan investment strategy. This analysis uses information obtained from investment advisors, brokers, and investment industry publications.

The City Manager, Finance Director, and Investment Officers monitor the current and expected yield curves for interest rate movements. When interest rates are expected to decline, maturity ranges are extended within portfolio and the constraints of this Policy. When interest rates are expected to increase, maturity ranges are shortened. The City Manager, Finance Director, and Investment Officers monitor yield spreads between various government agency issues and United States notes and bonds to determine the best value. The City Manager, Finance Director, and Investment Officers summarize economic and market trend information and present recommendations for investments strategy based on economic and market conditions to the City Council and the Investment Advisory Committee.

Reconciling Investment Records and General Ledger

The City Manager, Finance Director, and Investment Officers prepare a monthly report that includes information such as identifying investments at par value, identifying CUSIP number,

disclosing the premium or discount, and the interest purchased for the City's investments. The report includes monthly and year-to-date interest accruals and amortization/accretion of premium/discount. This report should reconcile to the investment accounts in the General Ledger.

Allocating Interest Revenue

The City Manager, Finance Director, and Investment Officers allocate the interest revenue earned from investments proportionately to all accounts that participate in the investment function.

Providing Revenue Estimates for All Portfolios

The City Manager, Finance Director, and Investment Officers provide an estimate of the investment revenue for the annual budget.

Prudence

Investments of the City shall be made with judgment and the exercise of due care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital, as well as the probable income to be derived for the City. Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the City.

Liability of City Manager, Finance Director, and Investment Officers

The City Manager, Finance Director, and Investment Officers are not responsible for any loss of the City funds through the failure or negligence of a depository bank or other financial or investment institution as described in Article VI of this Policy.

IV. INVESTMENT REPORTING

Monthly Report

The City Manager, Finance Director, and Investment Officers will continually monitor and evaluate the City's investments, and report monthly to the City Council as provided in Section 2256.023 of the Act. The report must:

- (1) describe in detail the investment position of the City on the date of the report;
- (2) be prepared jointly by all investment officers of the City;
- (3) be signed by each investment officer of the City;
- (4) contain a summary statement, prepared in compliance with generally accepted accounting principles, of each pooled fund group that states the:

- (a) beginning market value for the reporting period;
 - (b) additions and changes to the market value during the period;
 - (c) ending market value for the period; and
 - (d) fully accrued interest for the reporting period;
- (5) state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
 - (6) state the maturity date of each separately invested asset that has a maturity date;
 - (7) state the account or fund or pooled group fund in the City for which each individual investment was acquired; and
 - (8) state the compliance of the investment portfolio of the City as it relates to:
 - (a) the investment strategy expressed in the City's investment policy; and
 - (b) relevant provisions of the Act.

The report shall be ~~presented-provided~~ not less than ~~monthly~~quarterly to the City Council and the City Manager of the City within a reasonable time after the end of the period.

If the City invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the City Council by that auditor.

Investment Advisory Committee

An Investment Advisory Committee composed of the City Manager (as Chair), the Deputy City Manager, the Assistant City Manager, the Executive Director of Economic Development, the Finance Director, the Assistant Finance Director, the Budget/Financial Analyst, and ~~two~~up to three representatives of the City Council, will meet no less than once semiannually to review the investment portfolio, process and practices to ensure adherence to the Act and the adopted policy.

Annual Review

This Policy and investment strategy will be reviewed by the Investment Advisory Committee and City Council annually. The Investment Advisory Committee will recommend

changes to the policy annually to the City Council who shall adopt a written rule, order, ordinance, or resolution stating that it has reviewed the Policy and investment strategy and shall record in the order, ordinance or resolution any changes made to either the Policy or investment strategy.

Investment Training

The City Manager, Finance Director, and Investment Officers are required to receive 10 hours training pertaining to the Texas Public Funds Investment Act within the first 12 months after assuming duties and 8 hours every 2 years thereafter. This training shall be through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the Investment Officers and staff in making investment decisions. Training for city council officials on the Investment Committee is recommended to provide education and knowledge pertaining to the Public Funds Investment Act but the training is not mandatory.

Notification of Investment Changes or Defaults

It shall be the duty of the City Manager, the Finance Director, and Investment Officers to notify the City Council of any significant changes in current investment methods and procedures prior to their implementation and to immediately notify the City Council in the event of a default or nonpayment of any investment acquired with City funds. In addition, the City Council in its annual review of the Policy shall adopt any order, ordinance, or resolution establishing its annual review and record any changes to the Policy or investment strategies.

Compliance Audit

The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the Policy.

V. INVESTMENT INSTRUMENTS

Authorized Investment Instruments

The City Manager, Finance Director, and Investment Officers shall use any or all of the following authorized investment instruments consistent with governing law:

- (1) Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- (2) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency of instrumentality of the United States;
- (3) General Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent;

- (4) Certificates of deposit issued by a state or national bank domiciled in this State, a savings bank domiciled in this State or a state or federal credit union domiciled in this State that are
 - (A) Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor; or
 - (B) Secured by obligations that are described by subdivisions (1)-(6) of this subsection, including mortgage-backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates or in any other manner and amount provided by law for deposits of the City; or
 - (C) Secured in any other manner and amount provided by law for deposits of the City;
- (5) Prime domestic bankers' acceptances if it
 - (A) Has stated maturity of 270 days or fewer from the date of its issuance;
 - (B) Will be, in accordance with its terms, liquidated in full at maturity;
 - (C) Is eligible for collateral for borrowing from a Federal Reserve Bank; and
 - (D) Is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency;
- (6) Commercial paper if it
 - (A) Has a stated maturity of 270 days or less from the date of its issuance; and
 - (B) Is rated not less than A-1, P-1, or the equivalent by at least
 - (1) Two nationally recognized credit rating agencies; or

- (2) One nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state thereof;
 - (C) For commercial paper with maturity of over 90 days, monthly credit checks will be conducted on the issuer to determine risk and to take appropriate steps to protect the investment
- (7) Fully collateralized direct repurchase agreements having a defined termination date, secured by obligations described by subdivision (1) of this subsection, pledged to the City, held in the City's name, and deposited at the time the investment is made with a third party selected and approved by the City, and placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State;
- (8) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under the Act in a guaranteed investment contract with a term of longer than five years from date of issuance of the bonds; to be eligible as an authorized investment
- (A) The City Council must specifically authorize guaranteed investment contracts as an eligible investment in the ordinance or resolution authorizing the issuance of bonds;
 - (B) The City must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;
 - (C) The City must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;
 - (D) The price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and
 - (E) The provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.
- (9) Interest bearing bank deposits insured by the FDIC or National Credit Union Share Insurance Fund, and shared deposit programs, are authorized investments.

In addition to the investments described by items (1) - (9) above, the City may invest funds under its control in eligible public funds investment pools as permitted under the Act. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days.

In addition to the investments described by items (1) - (9) above, the City may, in accordance with the Act, purchase, sell, and invest funds, after receiving a prospectus and other information required by the SEC, under its control in an SEC-regulated, no-load money market mutual fund with a dollar-weighted average stated maturity of 60 days and whose investment objectives include seeking to maintain a stable net asset value of \$1 per share and must comply with SEC Rule 2a-7, or a no-load mutual fund which is registered with the SEC, has an average weighted maturity of less than two years, is invested exclusively in obligations approved by the Act, is continuously rated as investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent and conforms to the requirements set forth in Sections 2256.016(b) and (c) of the Act relating to the eligibility of investment pools to receive and invest funds of the City. The City shall not (i) invest in the aggregate more than 15% of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in mutual funds as described by the Act; (ii) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described by the Act; or (iii) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service in any one mutual fund described by the Act in an amount that exceeds 10% of the total assets of the mutual fund.

VI. INVESTMENT INSTITUTIONS

Selection of Bank and Securities Dealers

Any business organization offering to engage in an investment transaction must be given a copy of the entity's Investment Policy and must sign a certification that acknowledges they have received it and have implemented procedures to preclude imprudent transactions, and supply the City Manager, Finance Director, and Investment Officers with the information specified below. First, a broker/dealer must submit audited financial statements for the financial institution or broker/dealer. Second, a broker/dealer must provide evidence of appropriate registration by the qualified representative of the business organization as such terms are defined in the Act. For bank dealers, this requires a statement from a senior bank official that the bank dealer is appropriately registered with its primary regulatory agency (the Office of the Comptroller of the Currency for National Banks) as a government securities dealer, municipal securities dealer, or both. For a securities firm, this requires a statement from a senior official that the firm is registered with the National Association of Securities Dealers. Finally, a broker/dealer must deliver a written statement, acceptable to the City, by the qualified representative, offering to engage in an investment transaction with the City, that they have received and thoroughly reviewed the Policy and acknowledged that the business organization has implemented reasonable procedures and

controls in an effort to preclude investment transactions conducted between the City and the business organization that are not authorized by this Policy or the Public Funds Investment Act. The City Manager, Finance Director, and Investment Officers will recommend both primary and secondary securities dealers to the City Council for final approval. The City Manager, Finance Director and Investment Officers may not acquire or otherwise obtain any authorized investment described in this Policy from a person who has not delivered to the City the written statement required in this section.

The City Council or the designated Investment Advisory Committee member shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City.

Investment Management Firms

The City may contract with an investment management firm registered under either the Investment Advisors Act of 1940 or with the State Securities Board for a maximum of 2 years with renewal or extensions subject to approval by City Council by resolution.

VII. INVESTMENT COLLATERAL AND SAFEKEEPING

Collateral or Insurance for Deposits

The City Manager, Finance Director, and Investment Officers shall ensure that all deposited and invested City funds are, to the extent required, fully collateralized or insured consistent with federal and state law and the current bank depository contract in one or more of the following manners:

- (1) FDIC or National Credit Union Share coverage;
- (2) Obligations of the United States or its agencies and instrumentalities;
- (3) Direct obligations of the State of Texas or its agencies;
- (4) Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities; or
- (5) Any other manner allowed by law.
- (6) Certificates of Deposits can be secured by an FHLB letter of credit.

Safekeeping

All purchased securities shall be held in safekeeping by the City, or a City account in a third party financial institution, or with a Federal Reserve Bank.

All certificates of deposit, insured by FDIC, purchased outside the depository bank shall be held in safekeeping by either the City or a City account in a third party financial institution.

All pledged securities by the depository bank shall be held in safekeeping by the City, or a City account in a third party financial institution, or with a Federal Reserve Bank.

All certificates of deposit, pledged by the depository bank shall be held in custody of a Federal Reserve Bank for safekeeping, be the subject of a valid pledge agreement designating the City as the beneficiary of the pledge agreement; be insured by the FDIC; be described in detail by a safekeeping receipt issued to the City by the Federal Reserve Bank having custody of the certificates; and be issued with the City as registered owner.

Delivery vs. Payment

It will be the policy of the City that all transactions, except investment pool funds and mutual funds, shall be purchased using the delivery vs. payment method through the Federal Reserve System. By so doing, City funds are not released until the City has received, through the Federal Reserve wire, the securities purchased.

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024
Department: Facility & Fleet
Subject: Resolution 24-R-08 Authorizing the City Manager to issue a purchase order(s) for the purchase of various Police Department vehicles as part of the FY 2023-2024 Vehicle/Equipment Replacement/Acquisition program. (B.James/D. Hardin-Trussel/C.Hernandez)

BACKGROUND

Within each fiscal budget year, the Fleet Department requests to purchase vehicles/equipment to add to or replace aging vehicles to maintain a good working fleet of City owned vehicles/equipment for the 2023-2024 budget year and in accordance with the Vehicle Replacement Plan previously approved by Council.

The following vehicles will be purchased from Rockdale Country Ford via group purchasing cooperatives. Each group purchasing cooperative contract was competitively bid by the awarding entity. In addition to that level of competition, City staff also obtained multiple contract quotes to ensure the overall best value for the City was obtained.

2023 Ford Explorers PIU White 9
2023 Ford Explorers PIU Black 1
2023 Ford Explorers PIU Silver 4

GOAL

To authorize the City Manager to execute the purchase orders for the purchase of the vehicles listed in the Vehicle/Equipment replacement program.

COMMUNITY BENEFIT

Having a current and operational fleet will provide all departments with the necessary vehicles and equipment to perform their assigned duties within the City of Schertz and reduce the maintenance cost of an aging fleet.

SUMMARY OF RECOMMENDED ACTION

Approval of this resolution will allow the purchase of the 14 police vehicles.

FISCAL IMPACT

The purchase of the vehicles and equipment will be funded through the city's general fund. The fiscal impact of this project will be \$681,600.00. These funds were approved in the FY 2023-2024 budget.

RECOMMENDATION

Approval of Resolution No. 24-R-08

Attachments

Resolution 24 R 08 with attachments

RESOLUTION 24-R-08

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING EXPENDITURES ASSOICATED WITH THE FY 2023-2024 VEHICLE/EQUIPMENT REPLACEMENT/ACQUISITION PROGRAM

WHEREAS, the Schertz Fleet Department has a need to purchase multiple Police Department vehicles, as part of the Vehicle/Equipment Replacement/Acquisition Program; and

WHEREAS, the Schertz Fleet Department has done due diligence in researching what vehicle best fits the needs of the departments, to obtain the best pricing/availability, and to provide the best quality of vehicles/equipment; and

WHEREAS, the City of Schertz has chosen various Group Purchasing Cooperative Vendors, for the purchase the vehicles; and

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

WHEREAS, the City Council has determined that it is in the best interest of the City to authorize the City Manager to issue Purchase Orders to the awarded vendors.

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

Section 1. The City Council hereby authorizes expenditures with Rockdale Country Ford to purchase the vehicles listed in Exhibit "A" for SIX-HUNDRED EIGHTY-ONE THOUSAND SIX-HUNDRED DOLLARS (\$681,600.00) for the 2023-2024 Fiscal Year

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 ____ day of _____, 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT A
Vehicle Purchase List

Rockdale Country Ford	Qty	Price	Total	Department	Co-Op
2023 Ford Explorers PIU White	9	\$48,200.00	\$433,800.00	Police Dept	BuyBoard 724-23
2023 Ford Explorers PIU Black	1	\$48,200.00	\$48,200.00	Police Dept	BuyBoard 724-23
2023 Ford Explorers PIU Silver	4	\$49,900.00	\$199,600.00	Police Dept	BuyBoard 724-23
Totals					

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024

Department: Planning & Community Development

Subject: Ordinance 24-S-01 - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5 - Zoning Districts, Article 9 - Site Design Standards, and Article 14 - Transportation. *First Reading* (B.James/L.Wood/S.Haas)

BACKGROUND

Main Street has a grant program along with exemptions from certain development and impact fees from the city. Despite these incentives, development activity along the corridor has been relatively slow. Within the Main Street corridor there are two Main Street-specific zoning districts, Main Street Mixed Use (MSMU) and Main Street Mixed Use - New Development (MSMU-ND). The Main Street Committee has expressed interest in adjusting some of the requirements and regulations in the Unified Development Code in order to provide both Main Street Zoning Districts with greater flexibility. The purpose of Ordinance 24-S-01 is to provide the greater flexibility desired.

Ordinance 24-S-01 will also provide further revisions to Article 5 in order to clean-up unused sections in the UDC. These sections pertain to certain zoning districts that are not used in Schertz. These districts were based off of components in the 2013 Schertz Sector Plan and no applicant has elected to use them since. The Comprehensive Plan update is currently underway and once it is adopted, these zoning districts will no longer be applicable. These proposed amendments will help eliminate clutter and confusion in the UDC.

Proposed Amendments:

Article 5 - Zoning Districts	
Sec. 21.5.2 - Zoning Districts Established	Adding MSMU-ND to established zoning districts, while eliminating unused districts.
Sec. 21.5.5 - Statement of Purpose and Intent for Residential	Updating the description of the Main Street Districts to match the proposed new permitted uses (see below)
Sec. 21.5.6 - Statement of Purpose and Intent for Nonresidential	Removing the Golf Course District as this zoning district is not used in the city, and it is not defined in the UDC.
Sec. 21.5.7 - Dimensional and Developmental Standards	Modifying parking minimums for Main Street districts (only 2 per lot now in MSMU and proposing the same for MSMU-ND), reduction of rear setbacks for MSMU, allowing the City Engineer flexibility to reduce side yard setbacks to no less than 10' on corner lots when evaluating sight distance issues. There will also be some UDC clean-up as the parking note in the table (note b) does not currently match Section 21.10.4.

Sec. 21.5.8 - Permitted Use Table	<p>Permitting the following uses in the Main Street Districts:</p> <ul style="list-style-type: none"> • Tattoo Parlor/Studio (with limited use) • Multi-Family/Apartment Dwelling • One-Family Dwelling Attached • Private Club • Theater, Indoor • Two-Family Dwelling • Automobile Parking Structure/Garage • Microbrewery/Brewpub (adding the definition below in Article 16 with upcoming separate amendment) <p><i>"Microbrewery/Brewpub: A facility for the production and packaging of malt beverages for distribution, retail, or wholesale, on or off premise. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district."</i></p> <ul style="list-style-type: none"> • Pet Store (already permitted in MSMU-ND, proposing MSMU to match) • Municipal Uses Operated by the City of Schertz • Dance Hall/Night Club
Sec. 21.5.12 - Agricultural Conservation Planned Development District (ACPDD)	Removing this zoning district as it is not used in the city, and staff believes that it is highly unlikely applicants will select this specific PDD. This district was based off of components in the 2013 Schertz Sector Plan and will no longer be applicable with the Comprehensive Plan Update.
Sec. 21.5.14 - Mixed Use Planned Development District (MUPDD)	Removing this zoning district as it is not used in the city, and staff believes that it is highly unlikely applicants will select this specific PDD. This district was based off of components in the 2013 Schertz Sector Plan and will no longer be applicable with the Comprehensive Plan Update.
Sec. 21.5.15 - Design Overlay District (DO)	Removing these overlay districts as they have never been implemented, nor does staff believe they will be implemented. Also, certain items in this section are no longer in conformance with state law.
Article 9 - Site Design Standards	
Sec. 21.9.7 - Landscaping	MSMU and MSMU-ND will be exempt from a 20-foot landscape buffer adjacent to the public right of way, interior parking lot requirements, landscape buffers with an 8-foot masonry fence, and the landscape buffer between residential and nonresidential has been reduced from 20-feet to 5-feet.
Article 14 - Transportation	
Sec. 21.14.3 - Additional Design Requirements	Exempting both Main Street zoning districts (MSMU and MSMU-ND) from some additional setbacks as well as screening and buffering requirements in this section.

GOAL

To amend the UDC to review and update the development regulations due to changing conditions and community goals in order to establish and maintain sound, stable and desirable development.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

Many parcels along Main Street are small or unusual in layout; this may be due to the fact that the areas around Main Street are some of the oldest in Schertz. This is an important factor as properties have had ample time to be bought, sold, and/or subdivided even prior to Schertz incorporating as a municipality. Development patterns and building codes have also changed in that time, necessitating different property requirements than from those in the early 20th century. Geographic constraints are present as well, such as the prevalence of flood zones and the Union Pacific Railroad that essentially abuts the entire southern portion of Main Street.

The requirements in the UDC are there to promote the health and welfare of the city as a whole; however, certain regulations make more sense for newer developments, such as buffering commercial and residential activity, or greater building setbacks. Much of the history and identity of Schertz stems from Main Street, which makes this corridor unique. The distinctive quality of Main Street would be better served if the Unified Development Code (UDC) reflected this. The proposed amendments will help to make Main Street a cohesive district. These amendments will provide more opportunities for the corridor as well as more seamless transitions between commercial and residential uses, establishing a truly mixed use area. This will generate the potential for Main Street to recapture its historical form and function to create a destination for the citizens of Schertz and the surrounding communities.

Finally, these amendments will clean-up unused items from the UDC, allowing for easier understanding and use.

For these reasons, staff is recommending approval of Ordinance 24-S-01

The Planning and Zoning Commission met on January 10, 2024 and made a recommendation of approval with a 6-0 vote.

RECOMMENDATION

Approval of Ordinance 24-S-01

Attachments

Ordinance 24-S-01 with Exhibits
UDC Main Street Amendments (redlines)
UDC Main Street Amendments (clean)
City Council Presentation Slides

ORDINANCE NO. 24-S-01

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO AMEND PART III, SCHERTZ CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 5 - ZONING DISTRICTS, ARTICLE 9 - SITE DESIGN STANDARDS, AND ARTICLE 14 - TRANSPORTATION.

WHEREAS, pursuant to Ordinance No. 10-S-06, the City of Schertz (the “City”) adopted and Amended and Restated Unified Development Code on April 13, 2010, as further amended (the “Current UDC”); and

WHEREAS, City Staff has reviewed the Current UDC and have recommended certain revision and updates to, and reorganization of, the Current UDC;

WHEREAS, on January 10, 2024, the Planning and Zoning Commission conducted public hearings and, thereafter recommended approval; and

WHEREAS, on February 6, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the proposed amendments are appropriate and in the interest of the public safety, health, and welfare.

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

Section 1. The current UDC is hereby amended as set forth on Exhibit A hereto.

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

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

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

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

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this

Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

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

PASSED ON FIRST READING, the ____ day of _____ 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the ____ day of _____, 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

Exhibit “A”

Proposed Unified Development Code (UDC) Amendments

Article 5 – Zoning Districts, Article 9 – Site Design Standards, and Article 14 – Transportation.

Sec. 21.5.2. Zoning Districts Established.

The City is hereby geographically divided into zoning districts and the boundaries of those districts herein are delineated upon the Official Zoning Map of the City. The use and dimensional regulations as set out in this Article are uniform in each district. Zoning districts are established in compliance with adopted Comprehensive Land Plan and Master Thoroughfare Plan. The districts established shall be known as follows:

Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
PUB	Public Use District
PDD	Planned Development District
AD	Agricultural District
EN	Estate Neighborhood PDD
MSMU	Main Street Mixed-Use District
MSMU-ND	Main Street Mixed-Use New Development District

(Ord. No. 13-S-22 , § 1, 7-16-2013; Ord. No. 14-S-47 , § 1, 11-18-2014; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.5. Statement of Purpose and Intent for Residential Districts.

- A. *Predevelopment District (PRE)*. Intended for use for undeveloped land in the City or as a temporary designation for existing uses for newly annexed property. This zoning is also suitable for areas where development is premature due to lack of utilities, capacity or service and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. No improvements, construction or structures may be undertaken without obtaining a building permit and no occupancy of such improvements and structures without obtaining a certificate of occupancy.
- B. *Single-Family Residential District (R-1)*. Comprised of single-family detached residential dwellings on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- C. *Single-Family Residential District (R-2)*. Comprised of single-family detached residential dwellings with a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- D. *Two-Family Residential District (R-3)*. Comprised of two (2) single-family attached residential dwellings with a minimum lot size of 9,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- E. *Apartment/Multi-Family Residential District (R-4)*. Intended for apartment and multi-family developments including, but not limited to apartment buildings, duplex, garden apartments, condominium units, assisted living centers, nursing homes and other similar uses. Due to the infrastructure requirements for such districts, the City may require the applicant seeking such zoning classification to establish (i) the adequacy of available access and utility facilities, (ii) sufficiency of drainage, and (iii) provision of sufficient open space. The minimum lot size in such district is 10,000 square feet for three (3) units and 1,800 square feet for each additional dwelling unit. The maximum density shall be twenty-four (24) units per acre. Apartment/Multi-Family Residential Districts should not be located in areas where they would increase traffic through single-family neighborhoods and should be located adjacent to arterial streets with sufficient capacity to carry the increased traffic generated. Multi-family developments are suitable buffers between single-family districts and commercial uses. Multi-family districts should be buffered from non-residential land uses and from pollution sources and environmental hazards. Twenty percent (20%) of the total platted area shall be provided as common, usable open space.
- F. *Single-Family Residential District (R-6)*. Comprised of single-family detached residential dwellings that are on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-6 is 30 acres.
- G. *Single-Family Residential District (R-7)*. Comprised of single-family detached residential dwellings on a minimum lot size of 6,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-7 is 40 acres.
- H. *Single-Family Residential/Agricultural District (RA)*. Intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this District are intended to be on a minimum lot size of 21,780 square feet (one-half acre). This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

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- I. *Garden Homes Residential District (GH)*. Comprised of single-family detached residential dwellings on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. This District allows the main structure to be constructed coincident with one (1) of the side property lines, and requires only one (1) side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes.

No area shall be designated GH that contains less than five (5) adjoining lots on a street. Zero lot line homes shall have no windows on the side of the house, which abuts the property line. Entire frontage of one (1) side of the street in the block must be included in the GH designation. Exception may be made where an alley breaks the block on that side of the street. Homes will be uniformly located on the same side of the lot within a street block.

- J. *Townhome District (TH)*. Comprised of an attached residential dwelling unit in structures built to accommodate three (3) to six (6) units per structure. Density shall not exceed twelve (12) units per gross acre. Townhome units shall be constructed on a single lot, or on adjacent individual lots. Individual ownership of the townhome units is encouraged. Minimum lot area shall not be less than 2,500 square feet per dwelling unit. Ten percent (10%) of the total platted area shall be provided as common, usable open space. This District should not be located in areas where it would increase traffic through single-family neighborhoods and should be adjacent to arterial streets with sufficient capacity to carry the increased traffic generated.
- K. *Manufactured Home Subdivision District (MHS)*. Intended to recognize that certain areas of the City are suitable for a mixture of single-family dwelling units and HUD-Code manufactured homes, to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation and/or subdivision of any lot, tract or parcel of land used for the placement of manufactured homes. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility in housing types between manufactured home subdivisions and surrounding single family residential subdivisions and recognizing their inherent differences.
- L. *Manufactured Home Park District (MHP)*. Intended to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation of tracts of land used for the placement of multiple manufactured homes on a single lot, tract or parcel of land and utilized for rent or lease. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility between manufactured home parks and surrounding properties and recognizing the inherent differences in housing types between manufactured home parks and other residential districts.
- M. *Agricultural District (AD)*. Intended to provide as a base zoning district in areas designated as agricultural conservation on the North and South Schertz Framework Plans. Residences in this District are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.
- N. *Main Street Mixed-Use District (MSMU)*. Intended to provide a base zoning district in the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints.

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- O. *Main Street Mixed-Use New Development District (MSMU-ND)*. Intended to provide a base zoning district in the area along Main Street, specifically for new development of existing properties. This district is intended to mirror The Main Street Mixed-Use District (MSMU), allowing for -single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks, parking requirements, along with reduced landscape buffers are provided as part of this district due to physical restraints of the existing properties.

(Ord. No. 13-S-22, § 2, 7-16-2013 ; Ord. No. 14-S-47 , § 2, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.6. Statement of Purpose and Intent for Nonresidential Districts.

- A. *Office and Professional District (OP)*. Intended to provide suitable areas for the development of office structures as well as office park developments on appropriately designed and attractively landscaped sites. It is also intended to provide ancillary retail service (restaurants, coffee shops, newsstands, etc.) for such office developments. Due to the intensity of these developments, this District should be generally located along major transportation corridors, and be properly buffered from less intensive residential uses.
- B. *Neighborhood Services District (NS)*. Intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one (1) to three (3) acres in size. These developments are to have generous landscaping and contain non-residential uses, which do not attract long distance traffic trips. This District should be properly buffered from residential uses and protected from pollution and/or environmental hazards.
- C. *General Business District (GB)*. Intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors.
- D. *General Business District-2 (GB-2)*. Intended to provide suitable areas for the development of non-residential and light industrial uses that offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- E. *Manufacturing District-Light (M-1)*. Intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- F. *Manufacturing District—Heavy (M-2)*. Intended to provide a suitable park-like area for the development of intensive industrial/manufacturing activities, which tend to emit certain offensive features such as odor, noise, dust, smoke and/or vibrations, but under controlled conditions. Specific Use Permit will be required by all activities locating in this area. Uses shall also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.
- G. *Public Use District (PUB)*. Intended to identify and provide a zoning classification for land that is owned or may be owned by the City, County, State, or Federal Government or the School District; land that has been dedicated to the City for public use such as parks and recreation, and land designated and dedicated to the City as a greenbelt.

Sec. 21.5.7. Dimensional and Developmental Standards.

- A. *General.* All projects or developments shall comply with all of the applicable dimensional and development standards of this Article. Additional requirements may also apply as required in other sections of this UDC. All area requirements and lot sizes shall be calculated based on gross acres.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	h,j,k,l,m,o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	h,j,k,l,m,o
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	h,j,k,l,m,o
R-4	Apartment/Multi-Family Residential District	10,000	100	100	25	10	20	2	35	75%	a,b,j,k,l,m
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	h,k,l,m,n,o
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	h,k,l,m,n,o
R-A	Single-Family-Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	h,k,l,m,n
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	c,d,e,f,g,k,l,m
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	h,j,k,l,m
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	j,k,l,m,o
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	j,k,l,m
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	h,k,o
MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	h,j,k,m,n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2	35	80%	j,k,m,p

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Key:	
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed 24 units per acre.
b.	2 parking spaces per bedroom plus 5%.
c.	Zero lot line Garden Homes.
d.	20-foot paved alley for ingress/egress to all rear garages.
e.	5-foot shall be designated maintenance easement.
f.	Corner lot shall have 10-foot side yard setback from street right-of-way.
g.	25-foot set back to property line adjoining public street.
h.	Corner lot shall have minimum 15-foot side yard setback from street right-of-way. For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues.
i.	Minimum lot area for each unit.
j.	Site Plan approval required.
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
l.	No variances may be permitted to exceed the maximum impervious cover limitations
m.	Refer to Article 14, section 21.14.3 for additional design requirements
n.	All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15.
p.	Not subject to the requirements in section 21.10.4

Table 21.5.7.B DIMENSIONAL REQUIREMENTS NON-RESIDENTIAL ZONING DISTRICTS (d)												
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)					Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Adj Non- Res Zone	Rear Adj. Res Zone	Side Adj Non- Res Zone	Side Adj Res Zone	Max Ht. Ft.	Max Imperv Cover	Key
OP	Office/ Professional	6,000	60	100	25	0	25	0	25	35	70%	a, b, c, d

NS	Neighborhood Services	10,000	100	100	25a	0	25	0	25	35	80%	a, b, c, d
GB	General Business	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
GB-2	General Business-2	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
M-1	Light Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
M-2	Heavy Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
PUB	Public Use District	10,000	100	100	25	0	15	0	25	35	70%	a, c, d
Key:												
a.	See Article 10 for parking requirements.											
b.	Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base.											
c.	No variances may be permitted to exceed the maximum impervious cover limitations.											
d.	Refer to Article 14, Sec. 21.14.3 for additional design requirements.											

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.
2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.
3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.
4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.
5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.
6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.
7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:
 - a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.
 - b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.
 - c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.
 - d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.
 - e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.
 - f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 - g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

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- h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.

(Ord. No. 13-S-22 , § 3, 7-16-2013; Ord. No. 14-S-47 , § 3, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021)

Sec. 21.5.8. Permitted Use Table.

- A. *Use of Land and Buildings.* Structures, land or premises shall be used only in accordance with the use permitted in the following use table subject to compliance with the dimensional and development standards for the applicable zoning district and all other applicable requirements of this UDC.
- B. *Permitted Principal Uses.* No principal use shall be permitted in any district unless it appears in the following permitted use table.

[Permitted Use Table Here]

C. *New and Unlisted Uses.*

1. It is recognized that new or unlisted types of land use may seek to locate in the City. In order to provide for such contingencies, a determination of any new or unlisted form of land use shall be made in accordance with this section.
2. For uses in which an applicant requests a Specific Use Permit, the City Manager or his/her designee shall follow the procedures for granting an SUP in accordance with section 21.5.11 of this UDC.
3. It is recognized that the permitted use chart may require amendment, from time to time, to allow for uses that were otherwise not permitted. In the event an amendment to the permitted use chart is required, the procedure for the amendment shall be the same as required for an amendment to the text of the UDC in accordance with section 21.4.7 of this UDC.

D. *Limited Uses.*

1. Tattoo Parlors/Studios in the Main Street Mixed Use District and the Main Street Mixed Use – New Development District shall have the following limited uses:
 - a. No tattoo studio shall be within 900 feet of another tattoo studio (property line to property line).

(Ord. No. 13-S-22 , § 4, 7-16-2013; Ord. No. 14-S-47 , § 4, 11-18-2014; Ord. No. 20-S-29, § 1(Exh. A), 10-27-2020; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 21-S-44 , § 1(Exh. A), 10-26-2021)

Proposed UDC Amendment

Article 5 – Permitted Use Table

Proposed changes to Article 5 – Permitted Use Table to add uses to Main Street Zoning Districts

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Main Street Mixed Use District (MSMU)	P	Tattoo Parlor/Studio
Main Street Mixed Use District (MSMU)	P	Multi-Family Apartment Dwelling
Main Street Mixed Use District (MSMU)	P	One-Family Dwelling Attached
Main Street Mixed Use District (MSMU)	P	Private Club
Main Street Mixed Use District (MSMU)	P	Theater, Indoor
Main Street Mixed Use District (MSMU)	P	Two-Family Dwelling
Main Street Mixed Use District (MSMU)	P	Automobile Parking Structure/Garage
Main Street Mixed Use District (MSMU)	P	Microbrewery/Brewpub
Main Street Mixed Use District (MSMU)	P	Dance Hall/Night Club
Main Street Mixed Use District (MSMU)	P	Municipal Uses Operated by the City of Schertz
Main Street Mixed Use District (MSMU)	P	Pet Store
Main Street Mixed Use – New Development District (MSMU-ND)	P	Tattoo Parlor/Studio
Main Street Mixed Use – New Development District (MSMU-ND)	P	Multi-Family Apartment Dwelling
Main Street Mixed Use – New Development District (MSMU-ND)	P	One-Family Dwelling Attached
Main Street Mixed Use – New Development District (MSMU-ND)	P	Private Club
Main Street Mixed Use – New Development District (MSMU-ND)	P	Theater, Indoor

Main Street Mixed Use – New Development District (MSMU-ND)	P	Two-Family Dwelling
Main Street Mixed Use – New Development District (MSMU-ND)	P	Automobile Parking Structure/Garage
Main Street Mixed Use – New Development District (MSMU-ND)	P	Microbrewery/Brewpub
Main Street Mixed Use – New Development District (MSMU-ND)	P	Dance Hall/Night Club
Main Street Mixed Use – New Development District (MSMU-ND)	P	Municipal Uses Operated by the City of Schertz

No other changes are proposed.

Sec. 21.5.12. - Reserved

Sec. 21.5.14. - Reserved

Sec. 21.5.15. - Reserved

Sec. 21.9.7. Landscaping.

- A. *Purpose.* The purpose of this section is to establish landscaping requirements to enhance the community's ecological, environmental, and beautification efforts as well as its aesthetic qualities. It is the intent of this section to reduce the negative effects of glare, noise, erosion, and sedimentation caused by expanses of impervious and un-vegetated surfaces within the urban environment. It is the intent of this section to preserve and improve the natural and urban environment by recognizing that the use of landscaping elements can contribute to the processes of air purification, oxygen, regeneration, groundwater recharge, noise abatement, glare and heat, provision of habitats for wildlife, and enhance the overall beauty of the City.
- B. *Enforcement.* If at any time after the issuance of a Certificate of Occupancy, the approved landscaping is found to be in nonconformance with standards and criteria of this section, notice by the City may be issued to the owner, citing the violation and describing what action is required to comply with this section. The owner, tenant or agent shall have forty-five (45) days after the date of said notice to restore landscaping as required. The City may extend the time of compliance based on weather conditions. If the landscaping is not restored within the allotted time, such person shall be in violation of this UDC.
- C. *Single Family and Duplex Residential*
Installation and Maintenance.
1. Prior to issuance of a Certificate of Occupancy sod shall be in place in full front and rear yards, except for landscape beds and gardens. On property containing a minimum of one-half (½) acre or greater, sod in front and rear yards shall be planted adjacent to the slab for a distance of fifty feet (50') and for a distance of twenty feet (20') in side yards.
 2. All landscaped areas shall be irrigated with an approved automatic underground irrigation system unless the landscaped area has been designed utilizing xeriscaping methods. All irrigation systems shall be designed and sealed in accordance with the Texas Commission on Environmental Quality (TCEQ) and shall be professionally installed. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 3. Vegetation other than grasses or ground cover under six inches (6") in height is prohibited in any City right-of-way unless specifically authorized in writing by the City Manager or his/her designee.
 4. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.
 5. New landscaped areas shall be prepared so as to achieve a soil depth of at least two inches (2").
 6. Every single family residential lot shall provide a minimum of two (2) shade trees which are a minimum of two and one-half inches (2.5") caliper measured at four feet (4') above ground level at the time of planting.
- D. *Nonresidential and Multi-Family.* The provisions of this section apply to new construction except public water and wastewater facilities for which only subsections 14 and 16 below apply.

Existing developments where all structures are not being demolished, do not have to comply with all of these requirements. Rather they cannot decrease compliance with an individual requirement to the point that they no longer comply with that individual requirement.

Installation and Maintenance.

1. Prior to issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan approved as part of the Site Plan.

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2. In any case in which a Certificate of Occupancy is sought at a season of the year in which the City determines that it would be impractical to plant trees, shrubs or grass, or to lay turf, a Temporary Certificate of Occupancy may be issued for up to four (4) months.
 3. All landscaped areas shall be irrigated with an approved automatic underground irrigation system unless the landscaped area has been designed utilizing xeriscaping methods. All irrigation systems shall be designed and sealed in accordance with the Texas Commission on Environmental Quality (TCEQ) and shall be professionally installed. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 4. Vegetation other than approved grasses or ground cover under six inches (6") in height is prohibited in any City right-of-way unless specifically authorized in writing by the City Manager or his/her designee, after consultation with the Director of Public Works or his/her designee.
 5. Trees planted shall be a minimum of two and one-half inches (2.5") caliper measured at four feet (4') above ground level at the time of planting. All trees planted to meet the minimum landscaping requirements of this section shall be planted so as to provide for no impervious material within the drip line of the tree. For the purposes of determining the drip line to meet the requirements of this section, the drip line radius shall be measured as being ten (10) times the caliper of the tree. For example, a two and one-half inch (2.5") tree will have a twenty-five inch (25") radius or fifty inch (50") diameter. Tree wells or tree grates may be utilized to meet the requirements of this section. The City may, at its option, require certification by a registered arborist that adequate space has been provided for pervious cover beneath the drip line of a tree.
 6. New landscaped areas shall be prepared so as to achieve a soil depth of at least two inches (2").
 7. The use of architectural planters in nonresidential districts may be permitted in fulfillment of landscape requirements subject to approval of the Planning and Zoning Commission at the time of Site Plan approval.
 8. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.
 9. A minimum twenty foot (20') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).
 10. A minimum of twenty percent (20%) of the total land area of any proposed multifamily or nonresidential development shall be landscaped and shall be comprised of trees, shrubs, sod or other ground cover. In the event of the construction of a phased development, the minimum twenty percent (20%) requirement shall apply to each phase as it is developed.
 11. All commercial and multi-family properties shall provide shade trees at a ratio of nine (9) trees per acre. Industrial property shall provide shade trees at a ratio of six (6) trees per acre. Public schools shall provide shade trees at a ratio of at least four (4) trees per acre. Existing trees may be counted toward meeting the requirements of this section.
 12. Interior Landscaping. A minimum of ten percent (10%) of the gross parking areas shall be devoted to living landscaping which includes grass, ground covers, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway and sidewalks. Interior landscaping requirements do not apply to public water and wastewater facilities if an eight feet (8') masonry fence is provide[d] at or near the property boundary.

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13. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every twenty (20) parking spaces and at the terminus of all rows of parking. Such islands shall be a minimum of 162 square feet or nine feet by eighteen feet (9' x 18') in size. Planter islands shall contain a combination of trees, shrubs, lawn, ground cover and other appropriate materials provided such landscaping does not cause visual interference within the parking area. This subsection does not apply to public schools or properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).
 14. Perimeter Landscape Area – Perimeter landscaping shall be required in the following scenarios:
 - a) Where a nonresidential or multifamily use adjacent to a nonresidential or multifamily use that is zoned for nonresidential or multifamily uses shall provide a minimum five-foot (5') landscape buffer adjacent to those uses except where the building extends into that five foot (5') landscape buffer.
 - i. A minimum of one (1) shade tree shall be planted for each one-hundred linear feet (100') of landscape buffer except where the entire five-foot (5') wide landscape buffer is encumbered by an easement that does not allow the planting of trees.
 - b) A nonresidential or multifamily use adjacent to a single family or duplex residential use or single family or duplex residentially zoned property shall provide a minimum twenty-foot (20') landscape buffer adjacent to the proper line of the residential use or residentially zoned property. If this scenario is in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND) then the landscape buffer shall be a minimum of five feet (5').
 - i. A minimum of one (1) shade tree [s]hall be planted for each thirty (30) linear feet of landscape buffer. The landscape buffer shall be covered with grass or another solid vegetative cover.
 - ii. The landscape buffer shall include a masonry wall which shall be eight feet (8') in height unless in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND).
 - c) The requirement of this subsection doe[s] not apply to public water and wastewater facilities if an eight foot (8') masonry wall is provided at or near the property boundary.
 - F. *Landscape Plan Required.* A landscape plan shall be submitted to the City for approval. The landscape plan may be submitted as a part of the Site Plan. The landscape plan shall contain the following information:
 1. location of all existing trees with indication as to those to be preserved;
 2. location of all plants and landscaping material to be used including paving, benches, screens, fountains, statues, or other landscaping features;
 3. species of all plant material to be used;
 4. size of all plant material to be used;
 5. spacing of plant material where appropriate;
 6. type of watering system and location of watering source, irrigation, sprinkler, or water system, including placement of water sources;
 7. description of maintenance provisions of the landscaping plan; and
 8. persons responsible for the preparation of the landscape plan.

(Ord. No. 16-S-27 , §§ 3, 4, 8-30-2016; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018; Ord. No. 18-S-24 , § 1(Exh. A), 8-7-2018; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.14.3. Additional Design Requirements.

A. *Purpose and Applicability.*

1. The purpose of this Section is to establish additional development standards applicable to certain streets within the City to ensure uniform and quality development resulting in an attractive environment compatible with businesses and residential dwellings which does the following:
 - a. provides an environment and living conditions favorable to the public;
 - b. provides a creative approach to land use and related physical development;
 - c. creates a pattern of development which preserves trees and outstanding natural topography and prevents soil erosion and pollution;
 - d. encourages mixed use development through innovative uses of modern development concepts; and
 - e. produces open space and recreation areas.
2. The requirements of this section shall be applicable to all roadways classified as Principal Arterials or Secondary Arterials in accordance with section 21.14.1 including, but not limited to, Schertz Parkway, FM 3009, Old Wiederstein Road, Country Club Blvd, FM 78, FM 1518, FM 482, and Wiederstein Road.

B. *Permitted Uses.* Buildings, structures and land shall be used in accordance with the uses permitted in the applicable zoning district and shall comply with the dimensional requirements of that district in accordance with Article 5 of this UDC.

C. *Building Setback Line.* A minimum fifty foot (50') building setback shall be required adjacent to all rights-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow for a reduction in the minimum required setback when an alternative site layout and design provides for additional open space or landscaping and off-street parking will be located entirely at the rear of the building or lot. In no case shall the minimum building setback be reduced less than the minimum required setback for the applicable zoning district. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

D. *Driveways and Access (Connectivity).* Access shall be limited to provide for safe traffic flow and the design shall provide interior drives to limit the number of accesses to the public right-of-way. Access easement should be utilized to limit the number of driveway accesses. Accesses should be planned to match existing driveways or street intersections on the opposite side of the street. All driveways shall have a minimum sight distance of 240 feet.

E. *Screening and Buffering.* A masonry screening wall a minimum of eight foot (8') in height shall be provided where the rear yard of any residential or nonresidential lot abuts a Principal or Secondary Arterial. Any masonry screening wall constructed as part of a new residential subdivision shall be constructed of a like and similar material and color as screening walls in adjacent subdivisions to provide a consistent streetscape. Where the rear yard of any residential lot abuts right-of-way, a minimum twenty foot (20') wide landscape buffer shall be provided adjacent to the right-of-way. Additionally, trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

(Ord. No. 16-S-27 , § 9, 8-30-2016; Ord. No. 17-S-40 , § 1(Exh. A), 10-24-2017; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

PROPOSED REDLINES

Sec. 21.5.2. Zoning Districts Established.

The City is hereby geographically divided into zoning districts and the boundaries of those districts herein are delineated upon the Official Zoning Map of the City. The use and dimensional regulations as set out in this Article are uniform in each district. Zoning districts are established in compliance with adopted Comprehensive Land Plan and Master Thoroughfare Plan. The districts established shall be known as follows:

Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
GC	Golf Course District
PUB	Public Use District
PDD	Planned Development District
AD	Agricultural District
AC	Agricultural Conservation District
EN	Estate Neighborhood PDD
MU	Mixed-Use District
HCOD	Highway Commercial Design Overlay District
CCOD	Campus Commercial Overlay District
IOD	Industrial Overlay District
DO	Downtown Overlay Districts
MSMU	Main Street Mixed-Use District
<u>MSMU-ND</u>	<u>Main Street Mixed-Use New Development District</u>

(Ord. No. 13-S-22 , § 1, 7-16-2013; Ord. No. 14-S-47 , § 1, 11-18-2014; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.5. Statement of Purpose and Intent for Residential Districts.

- A. *Predevelopment District (PRE)*. Intended for use for undeveloped land in the City or as a temporary designation for existing uses for newly annexed property. This zoning is also suitable for areas where development is premature due to lack of utilities, capacity or service and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. No improvements, construction or structures may be undertaken without obtaining a building permit and no occupancy of such improvements and structures without obtaining a certificate of occupancy.
- B. *Single-Family Residential District (R-1)*. Comprised of single-family detached residential dwellings on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- C. *Single-Family Residential District (R-2)*. Comprised of single-family detached residential dwellings with a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- D. *Two-Family Residential District (R-3)*. Comprised of two (2) single-family attached residential dwellings with a minimum lot size of 9,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- E. *Apartment/Multi-Family Residential District (R-4)*. Intended for apartment and multi-family developments including, but not limited to apartment buildings, duplex, garden apartments, condominium units, assisted living centers, nursing homes and other similar uses. Due to the infrastructure requirements for such districts, the City may require the applicant seeking such zoning classification to establish (i) the adequacy of available access and utility facilities, (ii) sufficiency of drainage, and (iii) provision of sufficient open space. The minimum lot size in such district is 10,000 square feet for three (3) units and 1,800 square feet for each additional dwelling unit. The maximum density shall be twenty-four (24) units per acre. Apartment/Multi-Family Residential Districts should not be located in areas where they would increase traffic through single-family neighborhoods and should be located adjacent to arterial streets with sufficient capacity to carry the increased traffic generated. Multi-family developments are suitable buffers between single-family districts and commercial uses. Multi-family districts should be buffered from non-residential land uses and from pollution sources and environmental hazards. Twenty percent (20%) of the total platted area shall be provided as common, usable open space.
- F. *Single-Family Residential District (R-6)*. Comprised of single-family detached residential dwellings that are on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-6 is 30 acres.
- G. *Single-Family Residential District (R-7)*. Comprised of single-family detached residential dwellings on a minimum lot size of 6,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-7 is 40 acres.
- H. *Single-Family Residential/Agricultural District (RA)*. Intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this District are intended to be on a minimum lot size of 21,780 square feet (one-half acre). This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

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- I. *Garden Homes Residential District (GH)*. Comprised of single-family detached residential dwellings on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. This District allows the main structure to be constructed coincident with one (1) of the side property lines, and requires only one (1) side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes.

No area shall be designated GH that contains less than five (5) adjoining lots on a street. Zero lot line homes shall have no windows on the side of the house, which abuts the property line. Entire frontage of one (1) side of the street in the block must be included in the GH designation. Exception may be made where an alley breaks the block on that side of the street. Homes will be uniformly located on the same side of the lot within a street block.

- J. *Townhome District (TH)*. Comprised of an attached residential dwelling unit in structures built to accommodate three (3) to six (6) units per structure. Density shall not exceed twelve (12) units per gross acre. Townhome units shall be constructed on a single lot, or on adjacent individual lots. Individual ownership of the townhome units is encouraged. Minimum lot area shall not be less than 2,500 square feet per dwelling unit. Ten percent (10%) of the total platted area shall be provided as common, usable open space. This District should not be located in areas where it would increase traffic through single-family neighborhoods and should be adjacent to arterial streets with sufficient capacity to carry the increased traffic generated.
- K. *Manufactured Home Subdivision District (MHS)*. Intended to recognize that certain areas of the City are suitable for a mixture of single-family dwelling units and HUD-Code manufactured homes, to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation and/or subdivision of any lot, tract or parcel of land used for the placement of manufactured homes. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility in housing types between manufactured home subdivisions and surrounding single family residential subdivisions and recognizing their inherent differences.
- L. *Manufactured Home Park District (MHP)*. Intended to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation of tracts of land used for the placement of multiple manufactured homes on a single lot, tract or parcel of land and utilized for rent or lease. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility between manufactured home parks and surrounding properties and recognizing the inherent differences in housing types between manufactured home parks and other residential districts.
- M. *Agricultural District (AD)*. Intended to provide as a base zoning district in areas designated as agricultural conservation on the North and South Schertz Framework Plans. Residences in this District are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.
- N. *Main Street Mixed-Use District (MSMU)*. Intended to provide a base zoning district in the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for **both** single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints.

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- O. *Main Street Mixed-Use New Development District (MSMU-ND)*. Intended to provide a base zoning district in the area along Main Street, specifically for new development of existing properties. This district is intended to mirror The Main Street Mixed-Use District (MSMU), allowing for ~~both~~ single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks, parking requirements, along with reduced landscape buffers are provided as part of this district due to physical restraints of the existing properties.

(Ord. No. 13-S-22, § 2, 7-16-2013 ; Ord. No. 14-S-47 , § 2, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.6. Statement of Purpose and Intent for Nonresidential Districts.

- A. *Office and Professional District (OP)*. Intended to provide suitable areas for the development of office structures as well as office park developments on appropriately designed and attractively landscaped sites. It is also intended to provide ancillary retail service (restaurants, coffee shops, newsstands, etc.) for such office developments. Due to the intensity of these developments, this District should be generally located along major transportation corridors, and be properly buffered from less intensive residential uses.
- B. *Neighborhood Services District (NS)*. Intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one (1) to three (3) acres in size. These developments are to have generous landscaping and contain non-residential uses, which do not attract long distance traffic trips. This District should be properly buffered from residential uses and protected from pollution and/or environmental hazards.
- C. *General Business District (GB)*. Intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors.
- D. *General Business District-2 (GB-2)*. Intended to provide suitable areas for the development of non-residential and light industrial uses that offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- E. *Manufacturing District-Light (M-1)*. Intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- F. *Manufacturing District—Heavy (M-2)*. Intended to provide a suitable park-like area for the development of intensive industrial/manufacturing activities, which tend to emit certain offensive features such as odor, noise, dust, smoke and/or vibrations, but under controlled conditions. Specific Use Permit will be required by all activities locating in this area. Uses shall also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.
- G. *Public Use District (PUB)*. Intended to identify and provide a zoning classification for land that is owned or may be owned by the City, County, State, or Federal Government or the School District; land that has been dedicated to the City for public use such as parks and recreation, and land designated and dedicated to the City as a greenbelt.

H. ~~*Golf Course District (GC)*~~. Intended to identify and provide a zoning classification to accommodate the peculiarities and design criteria for land that is publicly or privately owned for use as public or private golf courses and any supporting or related club houses, utility buildings and related amenities (including but not limited to pro shops, swimming pools, tennis courts, restaurants, and bars).

Sec. 21.5.7. Dimensional and Developmental Standards.

- A. *General.* All projects or developments shall comply with all of the applicable dimensional and development standards of this Article. Additional requirements may also apply as required in other sections of this UDC. All area requirements and lot sizes shall be calculated based on gross acres.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	h,j,k,l,m,o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	h,j,k,l,m,o
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	h,j,k,l,m,o
R-4	Apartment/Multi-Family Residential District	10,000	100	100	25	10	20	2	35	75%	a,b,j,k,l,m
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	h,k,l,m,n,o
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	h,k,l,m,n,o
R-A	Single-Family-Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	h,k,l,m,n
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	c,d,e,f,g,k,l,m
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	h,j,k,l,m
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	j,k,l,m,o
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	j,k,l,m
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	h,k,o
MSMU	Main Street Mixed Use	5,000	50	100	10	5	210	2	35	80%	h,j,k,m,n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2 Parking Spaces are	35	80%	j,k,m,p

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								<p>determined based on the square footage of the structure:</p> <p>0 sq. ft.—1,500 sq. ft. requires 2 parking spaces;</p> <p>1,501 sq. ft.—5,000 sq. ft., requires 5 parking spaces; unless the proposed land use would require less.</p> <p>5,001 sq. ft.—10,000 sq. ft., requires 10 parking spaces; unless the proposed land use would require less.</p> <p>Over 10,000 sq. ft. requires 20 parking spaces; unless the proposed land use would require less.</p>			
Key:											
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed 24 units per acre.										
b.	1.52 parking spaces per bedroom plus 5%.										

c.	Zero lot line Garden Homes.
d.	20-foot paved alley for ingress/egress to all rear garages.
e.	5-foot shall be designated maintenance easement.
f.	Corner lot shall have 10-foot side yard setback from street right-of-way.
g.	25-foot set back to property line adjoining public street.
h.	Corner lot shall have minimum 15-foot side yard setback from street right-of-way. <u>For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues.</u>
i.	Minimum lot area for each unit.
j.	Site Plan approval required.
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
l.	No variances may be permitted to exceed the maximum impervious cover limitations
m.	Refer to Article 14, section 21.14.3 for additional design requirements
n.	All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15.
p.	<u>Not subject to the requirements in section 21.10.4</u>

Table 21.5.7.B DIMENSIONAL REQUIREMENTS NON-RESIDENTIAL ZONING DISTRICTS (d)												
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)					Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Adj Non- Res Zone	Rear Adj. Res Zone	Side Adj Non- Res Zone	Side Adj Res Zone	Max Ht. Ft.	Max Imperv Cover	Key
OP	Office/ Professional	6,000	60	100	25	0	25	0	25	35	70%	a, b, c, d
NS	Neighborhood Services	10,000	100	100	25a	0	25	0	25	35	80%	a, b, c, d

GB	General Business	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
GB-2	General Business-2	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
M-1	Light Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
M-2	Heavy Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
PUB	Public Use District	10,000	100	100	25	0	15	0	25	35	70%	a, c, d
Key:												
a.	See Article 10 for parking requirements.											
b.	Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base.											
c.	No variances may be permitted to exceed the maximum impervious cover limitations.											
d.	Refer to Article 14, Sec. 21.14.3 for additional design requirements.											

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.
2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.
3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.
4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.
5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.
6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.
7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:
 - a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.
 - b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.
 - c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.
 - d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.
 - e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.
 - f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 - g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

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- h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.

(Ord. No. 13-S-22 , § 3, 7-16-2013; Ord. No. 14-S-47 , § 3, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021)

Sec. 21.5.8. Permitted Use Table.

- A. *Use of Land and Buildings.* Structures, land or premises shall be used only in accordance with the use permitted in the following use table subject to compliance with the dimensional and development standards for the applicable zoning district and all other applicable requirements of this UDC.
- B. *Permitted Principal Uses.* No principal use shall be permitted in any district unless it appears in the following permitted use table.

[Permitted Use Table Here]

C. *New and Unlisted Uses.*

1. It is recognized that new or unlisted types of land use may seek to locate in the City. In order to provide for such contingencies, a determination of any new or unlisted form of land use shall be made in accordance with this section.
2. For uses in which an applicant requests a Specific Use Permit, the City Manager or his/her designee shall follow the procedures for granting an SUP in accordance with section 21.5.11 of this UDC.
3. It is recognized that the permitted use chart may require amendment, from time to time, to allow for uses that were otherwise not permitted. In the event an amendment to the permitted use chart is required, the procedure for the amendment shall be the same as required for an amendment to the text of the UDC in accordance with section 21.4.7 of this UDC.

D. Limited Uses.

1. Tattoo Parlors/Studios in the Main Street Mixed Use District and the Main Street Mixed Use – New Development District shall have the following limited uses:

- a. No tattoo studio shall be within 900 feet of another tattoo studio (property line to property line).

(Ord. No. 13-S-22 , § 4, 7-16-2013; Ord. No. 14-S-47 , § 4, 11-18-2014; Ord. No. 20-S-29, § 1(Exh. A), 10-27-2020; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 21-S-44 , § 1(Exh. A), 10-26-2021)

Proposed UDC Amendment

Article 5 – Permitted Use Table

Proposed changes to Article 5 – Permitted Use Table to add uses to Main Street Zoning Districts

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Main Street Mixed Use District (MSMU)	P	Tattoo Parlor/Studio
Main Street Mixed Use District (MSMU)	P	Multi-Family Apartment Dwelling
Main Street Mixed Use District (MSMU)	P	One-Family Dwelling Attached
Main Street Mixed Use District (MSMU)	P	Private Club
Main Street Mixed Use District (MSMU)	P	Theater, Indoor
Main Street Mixed Use District (MSMU)	P	Two-Family Dwelling
Main Street Mixed Use District (MSMU)	P	Automobile Parking Structure/Garage
Main Street Mixed Use District (MSMU)	P	Microbrewery/Brewpub
Main Street Mixed Use District (MSMU)	P	Dance Hall/Night Club
Main Street Mixed Use District (MSMU)	P	Municipal Uses Operated by the City of Schertz
Main Street Mixed Use District (MSMU)	P	Pet Store
Main Street Mixed Use – New Development District (MSMU-ND)	P	Tattoo Parlor/Studio
Main Street Mixed Use – New Development District (MSMU-ND)	P	Multi-Family Apartment Dwelling
Main Street Mixed Use – New Development District (MSMU-ND)	P	One-Family Dwelling Attached
Main Street Mixed Use – New Development District (MSMU-ND)	P	Private Club
Main Street Mixed Use – New Development District (MSMU-ND)	P	Theater, Indoor

Main Street Mixed Use – New Development District (MSMU-ND)	P	Two-Family Dwelling
Main Street Mixed Use – New Development District (MSMU-ND)	P	Automobile Parking Structure/Garage
Main Street Mixed Use – New Development District (MSMU-ND)	P	Microbrewery/Brewpub
Main Street Mixed Use – New Development District (MSMU-ND)	P	Dance Hall/Night Club
Main Street Mixed Use – New Development District (MSMU-ND)	P	Municipal Uses Operated by the City of Schertz

No other changes are proposed.

Sec. 21.5.12. Agricultural Conservation Planned Development District (ACPDD). - Reserved

A. Intent and Purpose.

1. The Agricultural Conservation (AC) District is intended to provide an alternative development option that supports the sustainable development goals of Schertz, protects open space and natural resources, and retains the predominantly rural character in the areas designated as agricultural conservation on the South and North Schertz Framework Plans. It is not the intent of Schertz to create a zone for future expansion of urban services through this ordinance.
2. The purposes of the AC District are:
 - a. To implement the goals of the Schertz Comprehensive Plan and Framework Plans for agricultural conservation;
 - b. To allow development that permanently preserves the open space, agricultural lands, woodlands, wetlands, critical views and other natural features of rural Schertz;
 - c. To allow limited development in rural areas that do not contain natural resources, such as agricultural and forest lands, and significant natural areas;
 - d. To connect open space, trails, and recreation sites within the conservation subdivision district and to the integrated open space and recreation system of Schertz per the Framework Plan and Parks and Open Space Plan;
 - e. To allow flexibility in the placement and type of dwelling units within the subdivision;
 - f. To promote the use of shared septic, drinking water and low-impact stormwater systems that prevent the degradation of water quality;
 - g. To reduce the amount of new roads and to allow flexibility in road specifications for roads serving residences in the district; and
 - h. To reduce the amount of impervious surfaces in subdivisions, including driveways.

B. Definitions. The following definitions shall apply to the terms used in this section of the UDC only. For terms not specifically defined under this subsection, article 16, definitions shall apply.

Active recreation uses: Shall include playgrounds, ball fields, indoor or outdoor pool/recreation facilities, any recreational area that includes significant infrastructure or physical improvements for the purposes of active sports or organized events (such as ball fields, basketball courts, tennis courts, golf courses, and similar facilities).

Agricultural conservation subdivision (ACS): Any subdivision of land per the standards in this section of the UDC.

Agricultural land: Land whose primary use is devoted to agriculture as defined in article 16.

Conservation easement: A conservation easement is a written agreement between a landowner and the "holder" of the conservation easement under which a landowner voluntarily restricts certain uses of the property to protect its natural, productive or cultural features. The holder of the conservation easement must be a governmental entity or a qualified conservation organization. With a conservation easement, the landowner retains legal title to the property and determines the types of land uses to continue and those to restrict. As part of the arrangement, the landowner grants the holder of the conservation easement the right to periodically assess the condition of the property to ensure that it is maintained according to the terms of the legal agreement.

Designated open space: Open space that is designated within an ACS to be placed under a conservation easement permanently restricting future development or other similar legal mechanism.

Developable area: All land in a proposed ACS that are not defined as undevelopable due to environmental conditions or in ordinances adopted by Schertz.

Gross density: A residential density standard establishing the maximum number of dwelling units allowed to be built in an ACS based on the gross acreage of the site that includes all areas designated for streets, infrastructure, and open space.

Undevelopable area: Those lands in a proposed ACS that are restricted from development due to environmental conditions such as steep slopes, the presence of wetlands or waterways, or are restricted from development under ordinances adopted by Schertz.

C. — Application Requirements.

1. — *Application Required.* Any request for an AC District shall be accompanied by an application prepared in accordance with the Development Manual.
2. — *Accompanying applications.* A request for an AC District may be accompanied by an application for amendment of the future land use map or by a Subdivision Master Plan. Approval of an AC District shall require all subsequent development applications to be consistent with the approved development regulations.
3. — *Tax Certificate Required.* All applications made as a request for an AC District shall be accompanied by a copy of a tax certificate.
4. — *Minimum AC District Size.* No AC District may be established on any area less than the following in size:
 - a. — Forty (40) contiguous acres (under single or multiple ownership subject to joint submission);
 - b. — Any area that is contiguous with an existing AC District that results in a total area of at least fifty (50) acres.

D. — *Processing of Application and Decision.* All applications for an AC District shall meet the standards for the processing of application and decision of a PDD in subsection 21.5.10.C. as amended.

E. — *Permitted Uses.* Uses permitted by right and by Special Use Permit in the AC District shall be the same as the ones permitted by right and Special Use Permit in the Residential/Agricultural (RA) District.

F. — *Development Standards.* Development in the AC District shall meet the standards in this section in addition to other standards set forth in an ordinance granting the AC District. Other development standards may include density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the City Council may deem appropriate.

1. — *Residential density.* The maximum gross density established in AC District shall be 0.2 dwelling units per acre.
2. — *Open Space Requirement.*
 - a. — Conservation subdivisions shall identify a conservation theme. Conservation themes may include, but are not limited to: forest preservation, water quality preservation, creek preservation, farmland preservation, or view shed preservation. The conservation theme and the North and South Schertz Framework Plans should guide the location and use of the designated open space.
 - b. — A minimum of seventy percent (70%) of the gross total acreage in the application, including developable and undevelopable land, shall be designated as open space for natural habitat, passive recreation, and/or conservation or preservation, including conservation for agricultural and forestry uses. Active recreation uses may be permitted, but the area designated for such active recreation uses shall not exceed twenty percent (20%) of the total required open space. The design criteria for such open space shall be as follows:

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- i. ~~Where possible, designated open space shall be contiguous with open space uses on adjacent parcels in order to provide large expanses of open space.~~
 - ii. ~~Open space in AC Districts shall be physically connected, whenever possible, to the Schertz Open Space System outlined in the Schertz Parks Master Plan and North and South Schertz Framework Plans. Designated public trail systems which abut an AC District shall be connected through the subdivision.~~
 - iii. ~~Access shall be provided to designated active or passive recreation areas or open space or natural areas from one or more streets in the subdivision.~~
 - iv. ~~Access will not be required if the open space is to remain in active agriculture or forestry or if the natural areas contain habitat where public access should be limited.~~
 - c. ~~*Open Space Ownership and Management.* All lands and improvements in designated open space shall be established, managed and maintained in accordance with the following guidelines:~~
 - i. ~~Designated open space shall be surveyed and subdivided as a separate parcel or parcels.~~
 - ii. ~~Designated open space must be restricted from further development by a permanent conservation easement running with the land or other similar legal instrument. The permanent conservation easement must be submitted with the application for an AC District and approved by City Council.~~
 - iii. ~~The permanent conservation easement may be held by the following entities, but in no case may the holder of the conservation easement be the same as the owner of the underlying fee:~~
 - (a) ~~A common ownership association which owns other land within the subdivision and in which membership in the association by all property owners in the subdivision shall be mandatory;~~
 - (b) ~~An individual who will use the land in accordance with the permanent conservation easement;~~
 - (c) ~~City of Schertz, or other governmental agency;~~
 - (d) ~~A private, nonprofit organization that has been designated by the Internal Revenue Service as qualifying under section 501(c)(3) of the Internal Revenue Code; or~~
 - (e) ~~A combination of the entities in subsection (a)–(d) above.~~
 - iv. ~~The permanent conservation easement must specify:~~
 - (a) ~~what entity will maintain the designated open space;~~
 - (b) ~~the purposes of the conservation easement and the conservation values of the property;~~
 - (c) ~~the legal description of the land under the easement;~~
 - (d) ~~the restrictions on the use of the land;~~
 - (e) ~~the restriction from future development of the land;~~
 - (f) ~~to what standards the open space will be maintained; and~~
 - (g) ~~who will have access to the open space.~~

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- v. ~~The owner of the underlying fee shall be responsible for the payment of taxes and assessments on any designated open space parcel.~~
3. ~~*Utilities.* Individual well and septic systems are allowed in AC subdivisions, however, common utilities (shared water and/or sewer or septic systems) are encouraged. Common utilities shall meet the City's standards for sewage treatment systems.~~
4. ~~*Streets.* Streets within the conservation subdivision shall be developed according to the following standards that promote road safety, minimize visual impacts, and minimize impervious surfaces:~~
- a. ~~Street design, widths and construction shall conform to the width and standards contained in the street cross section without curb and gutters (or low speed rural cross section) and as recommended in the North and South Schertz Sector Plans.~~
- b. ~~The number of local street intersections with collector and arterial roads should be minimized, however, the applicant must demonstrate that such intersections are adequate, have the capacity to handle traffic generated by the proposed project, and will not endanger the safety of the general public.~~
- c. ~~If AC subdivisions abut one another or existing development, direct links should be made to emphasize the connection between existing and new development.~~
- G. ~~*Conceptual and Development Plan.* All applications for an AC District shall meet the standards for conceptual and development plan established for a PDD in Sec. 21.5.10(E) to the extent they are not in conflict with the intent or text of the AC District.~~
- H. ~~*Criteria for Approval.* All applications for an AC District shall meet the criteria for approval established for a PDD in Sec. 21.5.10(F) to the extent they are not in conflict with the intent or text of the AC District.~~
- I. ~~*Amendments.* All applications for an AC District shall meet the standards for conceptual amendments established for a PDD in Sec. 21.5.10(G) to the extent they are not in conflict with the intent or text of the AC District.~~
- (Ord. No. 13-S-22, § 6, 7-16-2013 ; Ord. No. 18-S-04, § 1(Exh. A), 1-23-2018)

Sec. 21.5.14. Mixed Use Planned Development District (MUPDD). -Reserved

A. *Purpose & Intent.* The purpose and intent of the Mixed Use Zoning District (MU) is to implement the Mixed Use land use category guidelines established in the City's Sector Plan. The MU Zoning District is intended to:

1. allow a mixture of complementary land uses that include housing, retail, offices, commercial services, and civic uses to create economic vitality and a potential rail-ready development context;
2. emphasize vehicular and pedestrian connectivity to adjacent land uses that balance neighborhood integrity with the transportation benefits of connectivity;
3. establish a high level of development standards to create development of exemplary and enduring quality;
4. encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
5. provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace while establishing human-scaled residential and non-residential buildings;
6. leverage any significant environmental features on the site and treat them as "features" and not constraints;
7. create a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another;
8. include a range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
9. provide appropriate transitions to protect any existing adjacent neighborhoods and to promote sustained value; and
10. encourage efficient uses of land by facilitating compact development and minimizing the amount of land that is needed for surface parking.

B. *Relationship to the City of Schertz Sector Plan and Comprehensive Plan.* The MU Zoning District implements the following goals of the sector plan:

1. Encourage Mixed Use within a rail-ready development context at the potential Lone Star Rail Station North Schertz.
2. Support an orderly transition of development from IH-35 to rail-ready development.
3. Encourage Mixed Use in a Neighborhood Center setting at FM 1518 and Lower Seguin with a well designed neighborhood context around existing schools and amenities in South Schertz.

C. *Applicability.* The MU Zoning District shall be applicable to all properties that are designated as Mixed Use Core and Mixed Use Neighborhood in the City of Schertz's Framework and Sector Plan.

D. *Definitions.* The following definitions shall apply to uses and category of uses listed in the MU schedule of uses and to other terms used in this section only. For terms not specifically defined under this subsection, Article 16 Definitions shall apply.

Buffer Areas Along Creeks and Flood Plains. These are areas of land parallel to each side of existing creeks and flood plains, set aside to protect riparian vegetation and filter waterborne pollutants.

Building Step-Back. Building step-back is the setting back of the front building façade away from the street at a specific floor or height in order to maintain a consistent street wall.

Civic Uses. These are uses that are related to non-profit organizations dedicated to arts, culture, education, and government functions.

Comprehensive Land Plan. The Comprehensive Land Plan, as amended, serves as the community's blueprint for future development by providing guidelines for the appropriate location, concentration, and intensity of future development by land use categories.

Conservation Easement. A conservation easement is a voluntary and permanent, legally binding, deed restriction that limits development of property for the purpose of protecting and preserving a portion of the City's environmentally sensitive and natural resources, including agricultural and ranching areas. The landowner retains title to the property and the easement applies to all subsequent owners. The easement must be held by a qualifying party approved by the City.

Continuous Planters. Continuous planters are tree wells between the vehicle lane/parking lane and the sidewalk. These planters run parallel along the sidewalk with a few breaks for pedestrian access from the parking lane to the sidewalk. The planters may be used for street trees and other landscaping including shrubs and ground cover to soften the edge of the pavement.

Environmental Preserve. An environmental preserve is natural open space reserved for land that is under permanent conservation. It consists of areas in the flood plain, woodlands to be preserved, creeks, water bodies, steep grades, and other environmentally sensitive lands. Activities in the environmental preserve shall be limited to natural trails, paths, and equestrian trails. If significant water access is available, canoe put-ins or other passive water recreation activities may be permitted. The size of an environmental preserve may vary depending upon the environmental element being preserved. Environmental preserves may also be in conservation easements.

Façade. Façade(s) is the front of the building facing or oriented toward a street or roadway, excluding alleyways.

Green. A green is an open space available for unstructured recreation. A green may be defined by landscaping rather than buildings. Its landscape consists of land and trees in a natural arrangement, requiring minimal maintenance. The size of a green shall range from 1 acre to 10 acres.

Horizontal Mixed Use. Horizontal mixed use is the location of different land uses, including commercial, retail, office, residential, public, and other uses in proximity to one another in separate buildings but in the same development or block.

Human Scale or Pedestrian Scale. Human scale is the proportional relationship of a particular building structure, or streetscape element to the human form and function. Human scale relates the size, design, orientation, and/or height of a structure to the height and mass of a pedestrian traveling along the sidewalk or street adjacent to that structure. Generally human scale buildings are oriented towards the street with appropriate design elements and amenities on the building façades fronting sidewalks to making it inviting for pedestrians.

Landscape Concept Plan. A landscape concept plan is a series of drawings that includes design direction and general schematics for all proposed public and private landscaping. Drawings do not have to detail every element but provide images that convey the important landscape design themes.

Live-work Unit. A live-work unit is a dwelling unit that is also used for work purposes, provided that the "work" component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building.

Mixed Use Development. Mixed use development is any development that proposes either vertical mixed use or horizontal mixed use in the same development of one or multiple buildings.

Mixed Use Core. Mixed Use Core is a component area of a MU District and is intended to be the area of highest intensity of land uses and buildings within the overall Mixed Use Development. The Mixed Use Core may

include retail, entertainment, office, institutional, arts, and other uses. Residential uses may be included if they are located in upper floors of mixed-use buildings.

Mixed-Use Transition. Mixed-Use Transition is a component area of a MU and is intended to be an area of transition from the Mixed-Use Core or Neighborhood to any adjoining land uses. Based on site-specific adjacency conditions, a Mixed-Use Transition zone may be classified as one of the following:

- *Neighborhood Transition Zone*—The area between an existing residential neighborhood and a Mixed-Use Core or Neighborhood.
- *Major Roadway Transition zone*—The area between the Mixed-Use Core or Neighborhood and a major roadway corridor.
- *Environmental transition zone*—The area between the Mixed-Use Core or Neighborhood and a major environmental feature.

Mixed-Use Neighborhood. A Mixed-Use Neighborhood is a component area of a MU with predominantly residential uses and open spaces. A Mixed-Use Neighborhood may also contain small-scaled civic uses at key locations.

Park. A park is a natural preserve available mainly for unstructured recreation. Any structured recreation shall be limited to less than ten percent (10%) of the park. A park is usually independent of surrounding building frontages. Its landscape consists of natural paths, trails, meadows, woodlands, and open shelters. Its size shall range from 5—10 acres.

Parks & Open Space Master Plan. The City's adopted Parks & Open Space Master Plan which establishes a comprehensive parks and trail system for the community.

Plaza. A plaza is an open space available for civic purposes and limited commercial activities. A plaza is spatially defined by buildings and its landscape shall consist primarily of pavement with trees being optional. Plazas are to be located in the Mixed-Use Core or Transition areas and shall be under a ¼ acre in size. Plazas can be extensions of sidewalks for the purpose of providing outdoor seating for restaurants and cafes.

Primary or Principal Building. The primary building on a lot is also known as the principal building and is the largest building on any lot that has more than one building.

Primary Entrance. The primary entrance is the main or principal pedestrian entrance of all buildings (except outbuildings). The primary entrance is the entrance designed for access by pedestrians from the sidewalk, or street if a sidewalk is not present. This is the principal architectural entrance even though day-to-day residential access may be via a secondary entrance associated with a garage, driveway or other vehicular use area.

Primary Street. A primary street(s) is a street that provides the main point(s) of access from an arterial or collector roadway to the Mixed-Use District's interior street network.

Public Buildings. Public buildings are buildings used for government or related functions, including public administration, courts, libraries, community centers, and public safety functions.

Public Realm. The public realm is the area from building façade to building façade. This includes the street, sidewalks and pedestrian amenities, any landscaping strips or medians, parks, common yards, etc.

Public Street, Type A. Type A Public Streets are the primary pedestrian-oriented streets and require a higher quality design environment and minimal accommodation of auto-oriented ancillary uses (driveways and parking) with respect to streetscape and building design.

Public Street, Type B. Type B Public Streets form the secondary street network providing access to pedestrian oriented streets (Type A Streets) and may accommodate automobile access to properties and uses.

Residential Loft. Residential loft is typically a residential unit designed to commercial standards (with high ceilings, open plans, and large windows) located above street-level commercial space.

Sector Plan. The City of Schertz Sector Plan, as amended, consisting of multiple elements, as adopted by the City Council.

Square. A square is generally a geometrically symmetrical open space of ½ to 2 acres, available for unstructured recreation and civic purposes. A square is spatially defined by streets and buildings, at least on three sides. Its landscape consists of paths, lawns, and trees, all formally arranged.

Street Tree. A street tree is a tree or group of trees that line the edge of a street or roadway and includes trees inside and outside the street right-of-way.

Streetscape Treatments. Streetscape treatments include all improvements in a right-of-way and adjacent to it that create an attractive and safe pedestrian environment. Treatments shall include street trees, street light standards, street furniture, and trash receptacles. Streetscape treatments may also include a range of features such as paving materials, street/pedestrian/wayfinding signs, media boxes, parking meters, utility boxes, seating, public art/water features, bike racks, bollards, information kiosks, and similar features.

Thoroughfare Plan. The Thoroughfare, as amended, serves as the community's blueprint for the City's future transportation network based on the future land use allocation and intensity.

Vertical Mixed Use. Vertical mixed use is a building or structure in which at least one of the upper floors of a commercial building has residential uses (live-work units or lofts) with retail or office uses at the other levels.

E. —GENERAL DISTRICT STANDARDS.

1. — *Generally.* A Mixed Use Zoning District shall consist of a minimum of two of the following three distinct components designated in the ordinance creating the district: a Mixed Use Core, Neighborhood, and Mixed Use Transition. Land uses in the district shall be established based upon the overall character and design of the district. All MU districts shall be a minimum of 40 acres in size or can be created by adding a minimum of 10 acres contiguous to an existing MU district. All MU districts shall contain appropriately designed and scaled open spaces to preserve existing wooded areas, stream corridors and views, and invite passive recreational activities. All MU districts shall contain appropriate transitions to adjacent land uses. These components shall be established through a Conceptual Plan and/or Development Plan at the time of rezoning.
2. — *Mixed Use Core Area.* The Mixed Use Core Area shall be the primary location of the highest intensity of commercial, professional, retail and residential uses.
3. — *Neighborhood.* The Neighborhood is a component area of any MU Zoning District that is predominantly residential in nature. Limited retail and civic uses may be located at key points within the neighborhood. The location of the neighborhood shall be determined based upon the overall character and design of the proposed MU district and the following criteria:
 - a. — The neighborhood component is to be located adjacent to the Mixed Use Core and any Mixed Use Transitions;
 - b. — The neighborhood shall be well integrated with proposed open space and other civic uses to create a sense of place;
 - c. — The neighborhood shall also be integrated with proposed Mixed Use Core and/or Mixed Use Transitions in a manner that provides automobile and pedestrian access within the proposed MU Zoning District; and
 - d. — Uses in the neighborhood shall be to the density and scale that is appropriate based on the context and character of the proposed district.
4. — *Mixed Use Transition.* MU Zoning Districts may, at the election of the applicant and based on the development context, also include appropriate Mixed Use Transition components which are the areas between the Mixed Use Core and/or Neighborhood to adjoining conditions.

5. ~~Open Space.~~ The open space component shall be integrated into the overall design of the Mixed Use Zoning District.

a. ~~The type, scale, location, and design of the open space component shall depend on the context and location of the other components of the MU district.~~

b. ~~Square, parks, greens, and environmental preserves are encouraged in all components. Plazas may serve as open spaces and shall only be appropriate in the Mixed Use Core.~~

F. ~~SCHEDULE OF USES.~~

1. ~~Uses within the MU shall be in accordance with the following schedule of uses (Table 1).~~

P	Use is permitted in the district indicated
S	Use is permitted in the district indicated upon approval of Specific Use Permit
P/D	Use is permitted in the district indicated with additional Design Criteria
	Use is prohibited in the district indicated

Table 1: Schedule of Uses				
	MIXED-USE			
	MU-C	MU-N	MU-T	
PERMITTED USES	Mixed Use—Core	Mixed Use—Neighborhood	Mixed Use—Transition	Design Criteria for uses designated as P/D
Accessory Building, Residential		P	P	
Agricultural/Field Crops				
Airport, Heliport or Landing Field				
Alcohol Package Sales	S			
Antenna and/or Antenna Support Structure, Commercial				
Antique Shop	P		P/D	In buildings 10,000 sq.ft. or less
Appliances, Furniture and Home Furnishings Store	P		P/D	In buildings 10,000 sq.ft. or less
Art Gallery/Library/Museum	P		P/D	In buildings 10,000 sq.ft. or less
Assisted Care or Living Facility	P		S	
Athletic Stadium, Private				
Athletic Stadium, Public				
Automobile Parking Structure/Garage	P			
Automobile Parts Sales	P			
Automobile Repairs & Service, Major				

Automobile Repairs & Service, Minor				
Automobile Sales				
Bakery	P		P/D	In buildings 10,000 sq.ft. or less
Bank, Saving and Loan, Credit Union	P		P/D	In buildings 10,000 sq.ft. or less
Beauty Salon/Barber Shop	P		P/D	In buildings 10,000 sq.ft. or less
Bed and Breakfast Inn	P	S	S	
Book Store	P		P/D	In buildings 10,000 sq.ft. or less
Bottling Works				
Building Material and Hardware Sales	P			
Cabinet or Upholstery Shop	P			
Car Wash, Automated				
Car Wash, Self Serve				
Cemetery or Mausoleum				
Church, Temple, Synagogue, Mosque, or Other Place of Worship	P		S	
Civic/Convention Center	P			
College, University, Trade, or Private Boarding School	P			
Commercial Amusement, Indoor	S			
Commercial Amusement, Outdoor				
Community Center	P		S	
Concrete/Asphalt Batching Plant				
Convenience Store w/o Gas Pumps	P		P/D	In buildings 10,000 sq.ft. or less
Convenience Store w/ Gas Pumps	P/D			Gas pumps and canopy design per Section 8(g)
Dance Hall/Night Club	P			
Day Care Center	P		P	
Department Store	P			
Drive-thru service (for any use)	P/D			Drive-thru service design per Section 8(g)
Dry Cleaning, Major	S			
Dry Cleaning, Minor	P		P/D	In buildings 10,000 sq.ft. or less

Family or Group Home	P	S	P	
Farmers Market	P			
Flea Market, Inside				
Flea Market, Outside				
Florist	P		P/D	In buildings 10,000 sq.ft. or less
Fraternity, Sorority, Civic Club or Lodge	P		P/D	In buildings 10,000 sq.ft. or less
Furniture Sales	P			
Gasoline Station/Fuel Pumps				
Gated Community				
General Manufacturing/Industrial Use				
Golf Course and/or Country Club	S	S	S	
Governmental Facilities	P		P/D	In buildings 10,000 sq.ft. or less
Gymnastics/Dance Studio	P		P/D	In buildings 10,000 sq.ft. or less
Hazardous Waste				
Health/Fitness Center	P			
Heavy Equipment Sales, Service or Rental				
Home Improvement Center	P			
Hospital	P			
Hotel/Motel	P			
Household Appliance Service and Repair	P			
In-Home Day Care	P	S	S	
Landfill				
Laundromat	P			
Livestock				
Locksmith/Security System Company	P		S	
Medical, Dental or Professional Office/Clinic	P		P	
Mini-Warehouse/Public Storage				
Manufactured/Mobile Homes				
Manufacturing				
Mortuary/Funeral Home				
Multi-Family Apartment Dwelling	P		P	

Municipal Uses Operated by the City	P	P	P	
Museum	P			
Neighborhood store/restaurant	P	P/D	P/D	In buildings 10,000 sq. ft. or less
Nursery, Major				
Nursery, Minor	P		S	
Office Showroom	P			
Office-Warehouse/Distribution Center				
One-Family Dwelling Attached		P	P	
One-Family Dwelling Detached		P	P	
Packaging/Mailing Store	P			
Park/Playground/Similar Public Site	P	P	P	
Pawn Shop				
Pet Store	P			
Pharmacy	P			
Portable Building Sales				
Post Office	P			
Print Shop, Major				
Print Shop, Minor	P			
Private Club	P			
Railroad/Bus Passenger Station	P		P/D	In buildings 10,000 sq. ft. or less
Recreational Vehicle Park				
Recreational Vehicle Sales and Service				
Recycling Collection Center				
Recycling Collection Point			P	
Recycling Facility				
Rehabilitation Care Facility				
Restaurant, Drive-In				
Restaurant or Cafeteria	P		P/D	In buildings 10,000 sq. ft. or less
Retail Stores and Shops	P		P/D	In buildings 10,000 sq. ft. or less
School, Public or Private	P	S	S	
Sexually Oriented Business				
Stable, Commercial				

Storage or Wholesale Warehouse				
Tattoo Parlors/Studios				
Tavern	P			
Taxidermist				
Theater, Outdoor	S			
Theater, Indoor	P			
Tool Rental				
Trailer/Manufactured Homes Sales				
Truck Sales, Heavy Equipment				
Truck Terminal				
Two-Family Dwelling		S	P	
Veterinarian Clinic/Kennel, Indoor	P			
Veterinarian Clinic/Kennel, Outdoor				
Welding/Machine Shop				
Wrecking or Salvage Yard				
New and Unlisted Uses	S	S	S	

2. Table 2 shows the proportions of components required to create a MU district. A minimum of two out of three MU Zoning District components (in addition to the minimum required open space) must be combined for a total of one hundred percent (100%) within the MU district. The City Council may vary percentages within the limits indicated based upon site specific conditions in the ordinance establishing the district. The percentages shall be calculated based upon the gross area of the MU district being proposed.

TABLE 2— MU Component Proportion Required		
Core	20%	+ 30%; -20%
Neighborhood	60%	± 30%
Transition	5%	+ 20%; -5%
Open space	10% (min.)	+10%

G. Development standards.

1. Standards in the MU district are intended to facilitate the development of unique and pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, all applicable development standards for each development project in the MU, including listing any applicable sections of the City of Schertz Unified Development Code that the particular development project may be exempt from, shall be established via the ordinance rezoning the property. If there are any conflicts between standards in Table 3 below and any other standards in the UDC, then standards in Table 3 below shall prevail.

2. ~~Accessory Buildings, Uses, and Structures.~~ Standards in Section 21.8.2. shall apply unless other standards are proposed by the applicant and approved by City Council.
3. ~~The following standards shall apply to development in the Mixed Use Zoning District. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all Mixed Use Districts and to encourage a diversity of development proposals, the developer shall propose the standards indicated as "Flexible" or "Permitted/Flexible" on the following table for the proposed development at the time of conceptual plan application submittal. However the proposed standards shall be based on the Purpose and Intent and Performance and Design Standards of the Mixed Use Zoning District.~~

TABLE 3			
Mixed Use Development Standard	Core	Neighborhood	Transition
1.0 Street Design Standards (This standard applies only to new streets located in the Mixed Use District)			
Street design standards in the MU District shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the MU shall depend on the street typology and streetscape standards proposed and approved in the ordinance creating the district. Applicant shall establish a network of both Type A and Type B Public Streets. The North and South Schertz Sector Plan shall be used as a guide for street design standards within the MU. The ITE Manual for Context Sensitive Solutions in Designing Major Thoroughfares (referenced as ITE Manual) may also be used in lieu of the Sector Plan to develop alternative street design standards within the MU, subject to the approval of the City.			
a. Design speed	≤25 mph (except new collector or arterial streets)	<25 mph	≤25 mph (except new collector or arterial streets)
b. Street types allowed (see Sector Plan for recommended R-O-W and cross-sections or ITE Manual)	Boulevards: 4-lane divided Avenues: 3-lane divided Main streets Residential streets: 2-lane undivided Commercial Alleys	Avenues: 3-lane divided Residential streets: 2-lane undivided Residential Alleys	Boulevards: 4-lane divided Avenues: 3-lane divided Main streets Residential streets: 2-lane undivided Commercial and/or Residential Alleys
c. Travel lane widths	ITE Manual standards shall apply		
d. Turning radii			
e. On-street Parking (along all streets except arterials and alleys)			
—• Parallel	Permitted	Permitted	Permitted
—• Angled (only if vehicles per day are projected to be less than 8,000)	Permitted	Not permitted	Not permitted
—• Head-in	Not permitted	Not permitted	Not permitted
f. Parking lane width			
—• Parallel	8 feet	7—8 feet	8 feet
—• Angled	18 feet	N/A	18 feet

g. Alleys ¹	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
2.0 Streetscape Standards			
a. Sidewalks/Trails/ Walkways	6 feet (minimum)	5 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type ²	Tree wells or Planters/Planting strips	Planters/Planting strips	Planters/Planting strips
c. Planter/Planting Strip width	6' X 6' tree well or 6 feet—8 feet wide planting strip	6 feet—8 feet wide planting strip	6 feet—8 feet wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed by the City and must be approved by the City Council at the time of Concept Plan and zoning change. The requirements for the landscape concept plan are outlined in Section H (10).			
3. Open/Civic Space Standards			
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, squares and greens are appropriate
<i>*Overall open/civic space allocations in the MU district shall be a minimum of ten percent (10%) of the gross area of the entire site included in the MU concept plan and shall be distributed appropriately between the MU components. The location and design of appropriate open spaces shall be based on Section H (9) of this section.</i>			
4. Block and Lot Standards			
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid	Regular or irregular (square, rectangular, or curvilinear based on topography and vegetation)	Regular or irregular (square, rectangular, or curvilinear based on topography and vegetation)
b. Block Perimeter	Max. block perimeter = 1,600'	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)
c. Lot Area	Flexible	Flexible	Flexible
d. Lot Width and Depth	Flexible	Flexible	Flexible
e. Maximum Lot Coverage	Flexible	Flexible	Flexible
f. Maximum Impervious Cover	Flexible	Flexible	Flexible
5.0 Building Standards			
a. Principal Building Height*	1 story (minimum) 8 stories (maximum)	1 story (minimum) 3 stories (maximum)	1 story (minimum) 4 stories (maximum)

¹Alleys may be required for all development with lots 60 feet or less in width.

²Planters or planting strips are required for all public streets in the MU (with the exception of alleys).

<i>* Building height shall be measured in number of stories. Attics and mezzanines shall be excluded from the height calculation as long as they do not exceed fifty percent (50%) of the floor area of a typical floor in the same building.</i>			
b. Setbacks**			
—● Front	15 feet (maximum)	Flexible	Flexible
—● Side	Flexible	Flexible	Flexible
—● Rear	Flexible	Flexible	Flexible
<i>**Minimum and/or maximum setback standards are to be proposed by the applicant for each component area based on the Purpose and Intent of the MU district and Performance and Design Standards established in Section H of this Code.</i>			
c. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
<i>Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Sec. 21.8.2, Accessory Buildings shall apply if the applicant does not specifically provide regulations for accessory uses and structures.</i>			
d. Principal building orientation	Buildings shall be oriented to a Type A street or toward another focal point such as a park, plaza, square, other open space or environmental feature. See subsection I for additional requirements.		
e. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the MU components in the development with the application for zoning change/concept plan. They shall be based on the criteria established in subsections I of this ordinance.		
6. Site Design Standards			
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the MU. Standards in Sec. 21.10.4 shall be used as a guide to establish parking standards but parking standards unique to the MU shall be established in the ordinance creating the MU. Section H (6) shall regulate the location and design of all proposed off-street parking including any structured parking proposed.		
<i>Parking standards in the MU are intended to be flexible due to the mixed-use nature, shared parking opportunities, and availability of on-street parking.</i>			
b. Off-street loading	Section 21.10.8 applies unless alternative standards are provided	N/A	Section 21.10.8 applies for non-residential uses only unless alternative standards are provided
c. Screening			
—1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	
—2. Other utility equipment	See Sec. 21.9.9		
—3. Loading spaces	Required for non-residential uses. Section 21.9.9 applies for non-residential uses only unless alternative standards are provided		
—4. Surface parking areas	Required/Flexible (Standards in Article 9 of the UDC shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of concept plan/zoning change application.)		
d. Landscaping#			

1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	N/A	Required only for non-residential uses
2. Parking lot minimum interior landscaping	Flexible	N/A	Flexible
<i>"The applicant shall provide a landscape concept plan per Section H (10) with the concept plan application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the concept plan phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the Site Plan stage for all non-residential development."</i>			
e. Lighting	Required/Flexible (As a part of the concept plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)		
—— 1. Building entrances			
—— 2. Parking areas, trails, and streets			
f. Signs	Flexible (Flexible signage in the mixed use district may be proposed by the applicant to City Council. Signage in the MU shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity.)		

~~H. — PERFORMANCE AND DESIGN STANDARDS.~~

~~1. — General Layout Standards.~~

~~a. — The proposed district shall contain a network of connected streets and walkways that provide a variety of transportation routes and disperse traffic. Streets shall be designed to create a pleasant walking environment with on-street parking and streetscape treatments.~~

~~b. — The proposed district shall contain designated sites for civic, institutional, or religious buildings. Buildings such as schools, libraries, meeting halls, places of worship, and day care facilities shall occupy prominent places in the MU and be planned in coordination with open spaces.~~

~~c. — The proposed district shall contain many separate and human-scaled buildings:~~

~~i. — The lots and a variety of buildings shall generate a cohesive pattern that allows streets to be civic places.~~

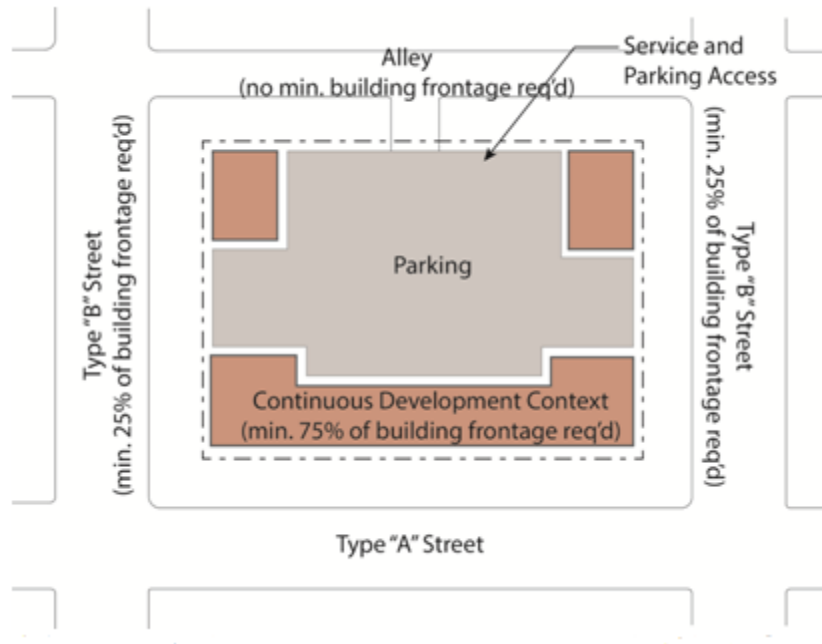
~~ii. — Building heights shall vary, with one to six story structures typical in the Core, one to four story structures in Transition area and one to three story structures in the Neighborhood area. Buildings shall help define the sidewalks and streets.~~

~~iii. — Driveway sizes and locations shall minimize the impact of the automobile on the public realm and shall be located along Type "B" public streets or along alleys.~~

~~2. — Building orientation.~~

~~a. — Non-residential and mixed-use buildings shall have a minimum of twenty-five percent (25%) of their building frontage oriented along a Type "B" public street, arterial, highway frontage, or collector streets and a minimum of 65% of their building frontage oriented along Type "A" public streets (with the exception of alleys which shall have no minimum building frontage requirement) (see illustration below applicability of minimum building frontage requirement along a block).~~

- b. Residential buildings shall have a minimum of twenty-five percent (25%) of their building frontage oriented along a Type "B" Public street, arterial, highway frontage, or collector streets and a minimum of fifty (50%) of their building frontage oriented along Type "A" public streets (with the exception of alleys which shall have no minimum building frontage requirement).



Minimum Building Frontage Required for Non-Residential and Mixed Use Buildings

3. *Building Entrances.*

- a. Primary facades along Type "A" Public Streets shall contain the main entrance of any principal building.
- b. All principal buildings in the MU located on a Type "A" Public Street serving the development shall also have doors, windows, and other architectural features facing that street. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

4. *Building Façade Standards.*

- a. The minimum ground floor height as measured from the finished sidewalk to the second floor for all vertical mixed use, commercial, and live-work buildings shall be 12 feet. The minimum finished floor height for all upper floors of vertical mixed use, commercial, and live-work buildings shall be 9 feet. The minimum floor to floor height for all other buildings shall be 9 feet.
- b. The ground floor elevation of all residential buildings (attached, detached, and stacked) shall be raised a minimum of two (2) feet above the finished level of the public sidewalk/trail in front of the residential structures unless the building is setback more than 10 feet from the public sidewalk.
- c. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade fronting a Type "A" street, park, square, green, plaza, or other civic space as a percentage of that façade shall be established in

Table 4. The required minimum area of windows and doors on all other street facades (Type "B" public streets with the exception of alleys) may be reduced by twenty percent (20%) of the corresponding requirement along a Type "A" Public street façade.

Table 4				
Building and Façade		Core	Neighborhood	Transition
All principal building facades				
Ground floor facade Windows and doors	Minimum	40%	30%	30%
	Maximum	90%	60%	60%
Upper floor facade Windows and doors	Minimum	25%	30%	30%
	Maximum	60%	60%	60%

- d. — Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades.
- e. — All vertical mixed use and non-residential buildings shall have door openings spaced at no greater than 60 feet on the ground floor along all Type "A" streets, plazas, squares, or other civic spaces within the Mixed Use Core zone.

5. — *Architectural Design Standards.*

- a. — To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant. The applicant shall submit the proposed standards as a part of the concept plan application for all development in the MU. The Planning and Zoning Commission shall make a recommendation and is subject to the approval of the City Council at the time of Concept Plan.
- b. — Architectural design standards for a proposed MU shall:
 - i. — specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
 - ii. — be based on traditional building precedents from the region;
 - iii. — include the following:
 - architectural compatibility among structures within the neighborhood;
 - human scale design;
 - pedestrian use of the entire district;
 - relationship to the street, to surrounding buildings, and to adjoining land uses; and
 - special architectural treatment of gateways/civic buildings.
- c. — All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations (vertical and horizontal) so as to provide pedestrian interest along the street level façade including discernible and architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale. Expanses of blank walls

exceeding 30 continuous feet are prohibited along all Type "A" streets and 50 continuous feet along all other streets except alleys.

- d. All buildings in the MU Zoning District shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry, stucco, stone, terra cotta, ceramic tiles, and similar durable architectural materials are allowed and shall be approved with the Concept Plan for the district.
- e. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipments (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.

6. *Location and Design of Off-Street Parking.*

- a. The applicant shall provide standards for the quantity of off-street parking proposed in the district based on an analysis of the parking demand for the mix of uses proposed and availability of on-street parking in the district. Section 21.10.4 shall be used as a guide to establish the amount of parking required for uses proposed in the MU if the applicant does not specifically provide alternative standards. The City Council may establish the alternative parking standards proposed by the applicant in the ordinance establishing the district.
- b. Off-street parking (within surface parking lots) for all non-residential and mixed uses located along Type "A" streets shall be limited to thirty-five percent (35%) or less of the block frontage and seventy-five percent (75%) or less on Type B streets, arterial, collector, and highway frontage streets (see corresponding building frontage requirement).
- c. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least four feet (4') in height.
- d. A surface parking lot may not be adjacent to a street intersection or square, or occupy a lot that terminates a street vista.
- e. Shared parking facilities are encouraged for non-residential uses in the MU.
- f. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of five percent (5%) of all off-street automobile parking spaces provided for non-residential and mixed uses in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- g. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are less than 60 feet in width shall have off-street parking and/or garages accessed from alleys. All lots 60 feet and wider may have front loaded garages (pull-through garages), but in no case shall the width of the garage exceed forty percent (40%) of the front façade width of the entire building. In addition, the garage shall be set back at least three feet (3') from the front façade of the home.

7. *Design of automobile related site elements (Drive Throughs, Gas Canopies, etc.).*

- a. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type "A" Public Street.
- b. Along Type "B" streets, no more than two drive-through lanes shall be permitted along that lot's street frontage. In addition, no more than sixty percent (60%) of the lot's frontage along a Type "B" street shall be dedicated to auto-related site elements (see illustration below).
- c. Drive-through lanes shall be hidden behind a screening device (min. 4' in height) along the Type "B" street frontage. There shall be no limit to the number or frontage of drive-through lanes located along alleys.

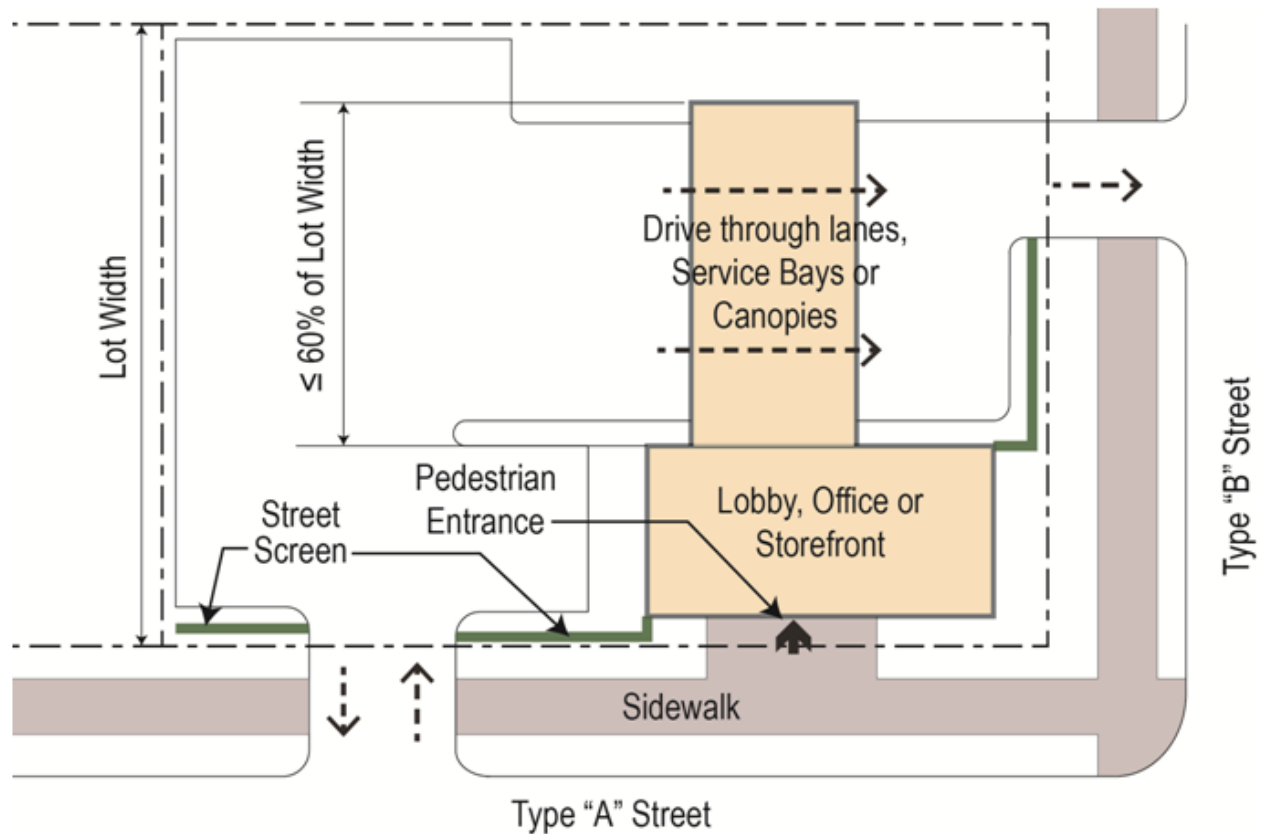


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type "B" streets only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section 21.9.7.
8. *Design of Parking Structures.*
- a. All frontages of parking structures located on Type "A" Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25'.
 - b. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20'—30') and horizontal (aligning with horizontal elements in the block) articulation.



Images showing appropriate design of parking structures

- c. — Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.

9. — *Civic/Open-Space Standards:*

- a. — The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is ten percent (10%) of the gross area of the property(ies) proposed for rezoning under a single Conceptual or Development Plan which shall be dedicated open space and shall be included in the zoning change/development plan application for a proposed MU zoning district.
- b. — The civic/open space provided shall be appropriately designed and scaled in each of the district components.
- c. — The following criteria shall be used to evaluate the merits of proposed civic/open spaces in the MU:
 - i. — The extent to which environmental elements preserved are considered as "features" or "focal points" and integrated into and prominently located as "front yards" in the development; adding value to the development;
 - ii. — The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - iii. — The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and

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- iv. — The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective MU component.
 - d. — Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves. Active sports fields and structured recreational activities shall be limited to less than ten percent (10%) of any parks located in the district.

10. — *Landscaping Standards.*

- a. — The purpose of landscaping in the MU is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.
- b. — The applicant shall submit a landscape concept plan in conjunction with the zoning change and concept plan application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement details, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting.
- c. — Proposed landscaping shall meet the following standards:
 - i. — Be pedestrian oriented.
 - ii. — Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
 - iii. — Enhance or complement the architectural design of the mixed-use development.
 - iv. — Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
 - v. — Shall be provided between parking lots and all adjacent sidewalks.
 - vi. — Meet the standards for Installation and maintenance in section 21.9.7(C).
 - vii. — Propose a plant/tree palette that mostly includes native species.

I. — *APPLICATIONS AND DEVELOPMENT REVIEW PROCESS.*

- 1. — An applicant requesting a rezoning to the MU shall submit an application that meets the requirements of this Section and Section 21.5.10(B). Application Requirements for a Planned Development District (PDD).
- 2. — Processing of Application and Decision: shall meet the requirements of Section 21.5.10(C) for a Planned Development District (PDD).
- 3. — The application shall submit a Conceptual and Development Plan that meets the requirements of Section 21.5.10(E) for a Planned Development District (PDD). In addition to the requirements of Section 21.5.10(E), the applicant shall also adequately demonstrate the compliance with the Development Standards within this Section.
- 4. — The application for MU shall meet the standards in Section 21.5.10(F) Criteria for Approval and Section 21.5.10(G) Amendments for a Planned Development District (PDD).

J. — *MODIFICATIONS.* The City Council may approve modifications to any established standards in the MU after a recommendation by the Planning and Zoning Commission based on unique site conditions and development context at the time of the application. In granting a modification, the City Council may impose any conditions

that it deems necessary or desirable to protect the public interest and implement the goals of the City's Sector Plan with respect to mixed use.

Sec. 21.5.15. Design Overlay Districts (DO). -Reserved

- A. — *Purpose and Intent.* The purpose of this section is to provide a set of Design Overlay Districts that correspond with existing zoning and establish a coherent character and encourage enduring and attractive development.
- B. — *Applicability.* Standards in this section apply in addition to standards in Article 9 Site Design Standards to the extent that the standards in Article 9 are not in conflict with standards in this section. In case of any conflicts, the stricter of the 2 standards shall apply.
- C. — *Overlay Districts Established.* Four (4) Overlay Districts shall be established per this Section.

1. — *Purpose and Applicability.*

- a. — *Highway Commercial Overlay District (DOHC).* The Highway Commercial Overlay District maintains land uses in the underlying current zoning. The Highway Commercial Overlay District is to be placed over I-10 and I-35 frontage where the underlying zoning is General Business (GB) zone. In addition, the Highway Commercial Overlay District shall apply to all properties with frontage on FM 78 as designated on Exhibit A. Development standards in this Overlay District are intended to take advantage of the visibility along the highway for more auto-oriented development while transitioning towards a more pedestrian oriented frontage along the interior roads. Generally, this frontage type may accommodate large-format retail or office sites with surface parking along the site's highway frontage. The goal is to minimize the impact of large, surface parking lots and discourage the "big-box" look. In addition, the site shall be planned in such a manner as to facilitate a more urban block infill development pattern with respect to building pads, parking, driveways and service areas.
- b. — *Campus Commercial Overlay District (DOCC).* The Campus Commercial Overlay District shall maintain the land uses in the current underlying zoning. However, the development standards for this Overlay District are intended to address development in areas marked as campus commercial in the North and South Schertz Framework Plans. Development standards in this district are intended to take advantage of the large and underutilized parcels with access to regional connectors. Generally, this district may accommodate large-format office sites with surface parking within the interior of the lot/block and screened from public view along internal streets. The goal is to minimize the impact of large, surface parking lots and encourage the "office park" look. In addition, the site shall be planned in such a manner as to facilitate a more urban block infill development pattern with respect to building pads, parking, driveways, and service areas, when the market can accommodate it.
- c. — *Industrial Overlay District (DOI).* The Industrial Overlay District maintains underlying uses from current zoning. The Industrial Overlay standards are intended to allow both small incremental redevelopment and large redevelopment of industrial uses. In addition, the site shall be planned in such a manner as to locate buildings at corners of intersections to anchor that intersection with mid-block screened surface parking along the corridor.
- d. — *Downtown Overlay District (DOD).* The Downtown Overlay District is intended to implement the recommendations of the Schertz Downtown Revitalization Plan by establishing alternative development standards to facilitate adaptive reuse of existing structures.

D. — *Standards in the Highway Commercial Overlay District.*

1. — *Building Design Standards.*

- a. — The Building Design Standards and Guidelines for the Overlay Districts in North and South Sectors shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the Planning and Development Director or designee for

compliance with the standards below. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The following standards apply:

- i. — Buildings shall be oriented towards Primary Streets, where the lot has frontage along a Primary Street. All other buildings shall be oriented towards the Secondary streets or Civic Spaces. If the lot does not front a Secondary street or the Primary then it may front a Tertiary street.
- ii. — Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- iii. — All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
- iv. — *Facade Composition.*
 - a) — Building facades with Highway and Primary street frontages shall be designed and built in tripartite architecture so that they have a distinct Base, Middle and Cap.
 - b) — Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage and lighting fixtures.
 - c) — Building entrances shall be defined and articulated by using at least one of the following architectural elements: lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate.
 - d) — At least one of the following shall be used on Primary and Highway frontage building facades: corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, or colonnades and balconies.
- v. — *Design of Automobile-Related Building Site Elements.*
 - a) — Drive-through lanes for commercial uses shall not be located along any Primary street. Drive-through lanes shall be hidden behind a Street Screen along the Secondary Street Frontage.
 - b) — No more than seventy-five (75%) of a lot's frontage along the Secondary Street frontage shall be occupied by gas pumps, canopies, and/or service bays.
 - c) — Any buildings associated with any automobile-related use shall also have a pedestrian entrance at a Primary Street and/or a Secondary Street.
 - d) — Outdoor storage of vehicles or other products sold shall not be permitted along Primary Streets. Along a Secondary Street, outdoor storage of vehicles or other products sold shall not exceed seventy-five (75%) of a lot's frontage along that street. There shall be no such limitation along the Highway Frontage. However, any Highway Frontage with outdoor storage of vehicles or other products sold shall be screened with a 3' min. high Street Screen. The Street Screen shall be made up of:
 - (i) — the same material as the principal building or
 - (ii) — a living screen or
 - (iii) — a combination of the two.

e) — All off-street loading, unloading, and trash pickup areas shall be located along Secondary Streets. Any off-street loading, unloading, or trash pickup areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the property line. The Street Screen shall be made up of:

- (i) — the same material as the principal building or
- (ii) — a living screen or
- (iii) — a combination of the two.

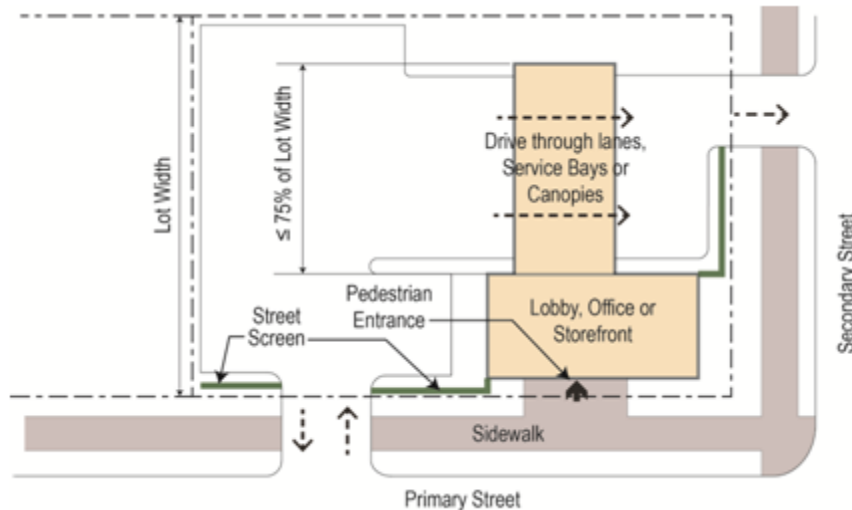


Illustration showing the application of standards for automobile-related site elements

2. — Streetscape Standards.

- a. — A landscaped yard of a minimum width of 20' shall be required on all lots with frontage along I-35 and I-10. A landscaped yard of a minimum width of 15' shall be required on all lots with frontage along FM-78.
- b. — Landscaping required: Shade trees required per this section may be credited towards the shade trees required per Section 21.9.7(E)(2). The following plantings shall be required within the required yard per every 100' of linear frontage along the specific roadway:
 - i. — 3 shade trees,
 - ii. — 6 ornamental trees,
 - iii. — 8 shrubs (shrubs may be waived if Perimeter Landscaping is provided per Section 21.9.7(H)(2)), and
 - iv. — Ground cover, ornamental grasses, or turf grasses for the remaining unpaved areas.
- c. — A six (6) foot sidewalk shall be required along the specified frontages unless a greater width facility (sidewalk or hike and bike trail) is required per Section 21.14.6. Such a facility may be placed within the required 20' yard.

E. — Standards in the Campus Commercial and Industrial Overlay Districts.

1. — Building Form, Orientation, and Massing.

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- a. Buildings shall be oriented towards Primary Streets with primary entrances along such streets if the building has frontage along a Primary Street.
 - b. Building entrances shall be defined and articulated by at least one of the following architectural elements: lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate.
 - c. Roof forms shall be simple, flat roofs with a continuous parapet. Roof mounted equipment shall be screened from view of any adjacent public street with an enclosure of the same material and color as the primary building material.
2. *Design of automobile-related building site elements.*
- a. Drive-through lanes for commercial uses shall not be located along any primary street. Drive-through lanes shall be hidden behind a Street Screen along the Secondary Street frontage.
 - b. No more than seventy-five (75%) of a lot's frontage along the Secondary Street frontage shall be occupied by gas pumps, canopies, and/or service bays.
 - c. Any buildings associated with any automobile related use shall also have a pedestrian entrance at a Primary Street and/or a Secondary Street.
 - d. Outdoor storage of vehicles or other products sold shall not be permitted along Primary Streets. Along a Secondary Street, outdoor storage of vehicles or other products sold shall not exceed seventy-five (75%) of a lot's frontage along that street. There shall be no such limitation along the Highway Frontage. However, any Highway Frontage with outdoor storage of vehicles or other products sold shall be screened with a 3' (min.) high Street Screen. The Street Screen shall be made up of:
 - (i) the same material as the principal building or
 - (ii) a living screen or
 - (iii) a combination of the two.
 - e. All off-street loading, unloading, and trash pickup areas shall be located along Secondary Streets. Any off-street loading, unloading, or trash pickup areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the property line. The Street Screen shall be made up of:
 - (a) the same material as the principal building or
 - (b) a living screen or
 - (c) a combination of the two.

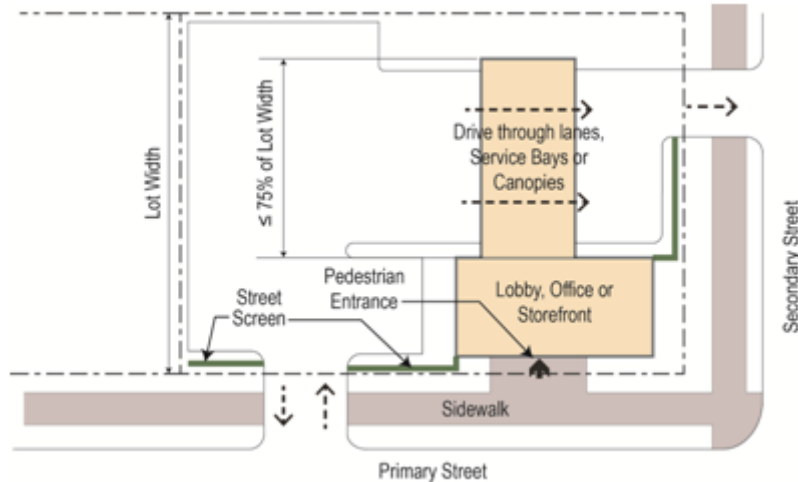


Illustration showing the application of standards for automobile-related site elements

4. — *Streetscape Standards.*

- a. — A landscaped yard of a minimum width of 20' shall be required on all lots with frontage along I-35 and I-10.
- b. — Landscaping required: Shade trees required per this section may be credited towards the shade trees required per Section 21.9.7(E)(2). The following plantings shall be required within the required yard per every 100' of linear frontage along the specific roadway:
 - i. — 3 shade trees,
 - ii. — 6 ornamental trees,
 - iii. — 8 shrubs (shrubs may be waived if Perimeter Landscaping is provided per Section 21.9.7(H)(2), and
 - iv. — Ground cover, ornamental grasses, or turf grasses for the remaining unpaved areas.
- c. — A six (6) foot sidewalk shall be required along the specified frontages unless a greater width facility (sidewalk or hike and bike trail) is required per Section 21.14.6. Such a facility may be placed within the required 20' yard.

F. — *Downtown Overlay District.* Downtown Schertz, specifically Main Street, has an existing character that should be preserved by rehabilitation of existing buildings. In addition, new and infill construction in the district shall reflect the character of the district during its period of significance.

The key design principles establish essential goals for development in the Downtown Schertz to ensure the preservation, sustainability, and visual quality of this special environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- Building facades must include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment of Main Street between Schertz Parkway and E. Aviation Blvd.
- Open space(s) and civic spaces shall be incorporated to provide usable public areas integral to the downtown environment.

~~1. **Applicability.** The standards in this section (Downtown Overlay District) shall apply to properties zoned GB and R-2 as delineated in Exhibit A. The standards in Highway Commercial Overlay District shall apply to the properties located along FM 78 and as delineated in Exhibit A. For existing buildings, the following standards shall apply only to the extent that exterior modifications can be feasible made without triggering compliance with all City ordinances. Nothing in this section shall prevent existing residential structures from being adaptively reused to accommodate commercial uses provided the use is permitted in the underlying zoning district.~~



Exhibit A: Downtown Overlay District Boundaries

2. Development standards.

a. Dimensional and Development Standards: The Dimensional and Development Standards in Table 21.9.15A shall apply in lieu of the Standards established in Sec. 21.5.7 for the GB and R-2 zones within the Downtown Overlay District:

Table 21.9.15A-DIMENSIONAL REQUIREMENTS										
	Mini- mum Lot Size Dimensions	Yard Setback (ft)						Misc. Lot Req's		
Zoning District	Area, Lot Width, & Lot Depth	Front	Rear (NR)	Rear (R)	Side (NR)	Side (R)	P'king (min.)	Max. Ht (ft.)	Max. Imperv. Cover	Key

GB- General Business	None	5 (min.) 25 (max.)	0 (min.)	10 (min.)	10 (min.)	0 (min.)	1-per 500 sq.ft. for all uses	120	80%	b, c, d, e
R-2 Single Family Residential -2	None	5 (min.) 25 (max.)	10 (min.)	10 (min.)	10 (min.)	10 (min.)		35	80%	b, c, d
b.	Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base.									
c.	No variances may be permitted to exceed the maximum impervious cover limitations.									
d.	Refer to Sec 21.9.15 for additional design requirements.									
e.	Zero foot (0') minimum setbacks shall also meet fire separation requirements.									

3. ~~Design Standards.~~ The following design standards shall provide property owners, developers, City staff, and decision makers adequate design guidance for retrofitting existing buildings and for new commercial and mixed use buildings.



Existing residential buildings converted to accommodate commercial uses

a. ~~Location and Orientation on the lot.~~

- i. ~~To the extent possible, buildings shall be oriented towards Main Street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.~~



Image showing primary and secondary entrances to buildings on Main Street.

b. — *Façade Composition.*

- i. — A building's massing shall serve to define entry points and help orient pedestrians.
- ii. — Non-residential and mixed use buildings, to the extent practicable, shall maintain twenty-five feet (25') to thirty-five feet (35') building facade widths or multiples thereof.
- iii. — Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- iv. — Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- v. — Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along buildings and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

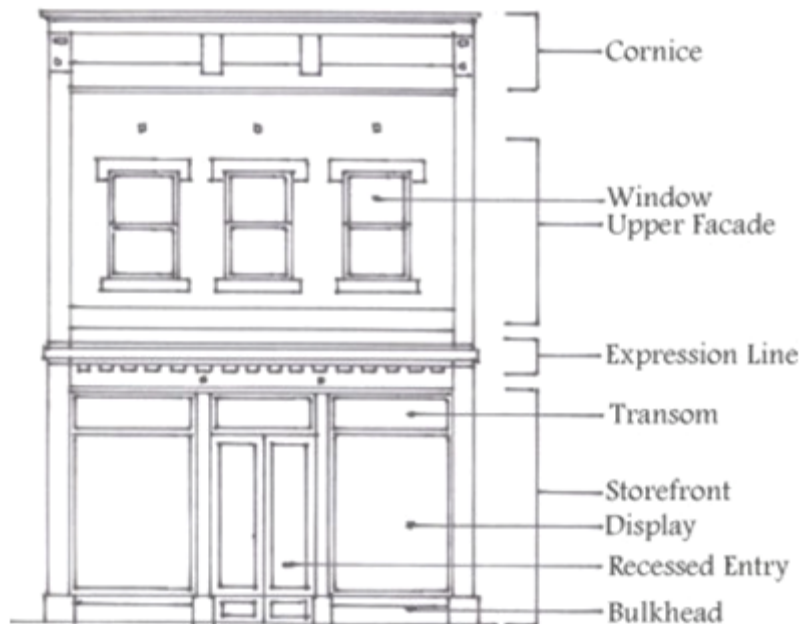
<p>Variations in building rhythm using architectural features</p>	<p>Building massing used to emphasize entrances</p>



Allowed encroachments into the setback line

c. *Architectural Elements and Storefronts.*

- i. An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



- ii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- iii. *Roofs.* Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs and flat membrane-type roofs that are visible are prohibited.
- iv. *Doors and Windows.* Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and

slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

- v. ~~Transparency Required.~~ For all new buildings, the street-level floor along Main Street shall have transparent storefront windows covering no less than fifty percent (50%) of the façade area. Each floor of all building façades facing a street or plaza shall contain transparent windows covering at least fifteen percent (15%) of the façade area.
- vi. ~~Ground floor retail building plate heights shall be at least fifteen feet (15') in height.~~
- vii. ~~Storefronts.~~ Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

Sec. 21.9.7. Landscaping.

- A. *Purpose.* The purpose of this section is to establish landscaping requirements to enhance the community's ecological, environmental, and beautification efforts as well as its aesthetic qualities. It is the intent of this section to reduce the negative effects of glare, noise, erosion, and sedimentation caused by expanses of impervious and un-vegetated surfaces within the urban environment. It is the intent of this section to preserve and improve the natural and urban environment by recognizing that the use of landscaping elements can contribute to the processes of air purification, oxygen, regeneration, groundwater recharge, noise abatement, glare and heat, provision of habitats for wildlife, and enhance the overall beauty of the City.
- B. *Enforcement.* If at any time after the issuance of a Certificate of Occupancy, the approved landscaping is found to be in nonconformance with standards and criteria of this section, notice by the City may be issued to the owner, citing the violation and describing what action is required to comply with this section. The owner, tenant or agent shall have forty-five (45) days after the date of said notice to restore landscaping as required. The City may extend the time of compliance based on weather conditions. If the landscaping is not restored within the allotted time, such person shall be in violation of this UDC.
- C. *Single Family and Duplex Residential*
Installation and Maintenance.
1. Prior to issuance of a Certificate of Occupancy sod shall be in place in full front and rear yards, except for landscape beds and gardens. On property containing a minimum of one-half (½) acre or greater, sod in front and rear yards shall be planted adjacent to the slab for a distance of fifty feet (50') and for a distance of twenty feet (20') in side yards.
 2. All landscaped areas shall be irrigated with an approved automatic underground irrigation system unless the landscaped area has been designed utilizing xeriscaping methods. All irrigation systems shall be designed and sealed in accordance with the Texas Commission on Environmental Quality (TCEQ) and shall be professionally installed. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 3. Vegetation other than grasses or ground cover under six inches (6") in height is prohibited in any City right-of-way unless specifically authorized in writing by the City Manager or his/her designee.
 4. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.
 5. New landscaped areas shall be prepared so as to achieve a soil depth of at least two inches (2").
 6. Every single family residential lot shall provide a minimum of two (2) shade trees which are a minimum of two and one-half inches (2.5") caliper measured at four feet (4') above ground level at the time of planting.
- D. *Nonresidential and Multi-Family.* The provisions of this section apply to new construction except public water and wastewater facilities for which only subsections 14 and 16 below apply.

Existing developments where all structures are not being demolished, do not have to comply with all of these requirements. Rather they cannot decrease compliance with an individual requirement to the point that they no longer comply with that individual requirement.

Installation and Maintenance.

1. Prior to issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan approved as part of the Site Plan.

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2. In any case in which a Certificate of Occupancy is sought at a season of the year in which the City determines that it would be impractical to plant trees, shrubs or grass, or to lay turf, a Temporary Certificate of Occupancy may be issued for up to four (4) months.
 3. All landscaped areas shall be irrigated with an approved automatic underground irrigation system unless the landscaped area has been designed utilizing xeriscaping methods. All irrigation systems shall be designed and sealed in accordance with the Texas Commission on Environmental Quality (TCEQ) and shall be professionally installed. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 4. Vegetation other than approved grasses or ground cover under six inches (6") in height is prohibited in any City right-of-way unless specifically authorized in writing by the City Manager or his/her designee, after consultation with the Director of Public Works or his/her designee.
 5. Trees planted shall be a minimum of two and one-half inches (2.5") caliper measured at four feet (4') above ground level at the time of planting. All trees planted to meet the minimum landscaping requirements of this section shall be planted so as to provide for no impervious material within the drip line of the tree. For the purposes of determining the drip line to meet the requirements of this section, the drip line radius shall be measured as being ten (10) times the caliper of the tree. For example, a two and one-half inch (2.5") tree will have a twenty-five inch (25") radius or fifty inch (50") diameter. Tree wells or tree grates may be utilized to meet the requirements of this section. The City may, at its option, require certification by a registered arborist that adequate space has been provided for pervious cover beneath the drip line of a tree.
 6. New landscaped areas shall be prepared so as to achieve a soil depth of at least two inches (2").
 7. The use of architectural planters in nonresidential districts may be permitted in fulfillment of landscape requirements subject to approval of the Planning and Zoning Commission at the time of Site Plan approval.
 8. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.
 9. A minimum twenty foot (20') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned [Main Street Mixed Use \(MSMU\)](#) or Main Street Mixed-Use - New Development (MSMU-ND).
 10. A minimum of twenty percent (20%) of the total land area of any proposed multifamily or nonresidential development shall be landscaped and shall be comprised of trees, shrubs, sod or other ground cover. In the event of the construction of a phased development, the minimum twenty percent (20%) requirement shall apply to each phase as it is developed.
 11. All commercial and multi-family properties shall provide shade trees at a ratio of nine (9) trees per acre. Industrial property shall provide shade trees at a ratio of six (6) trees per acre. Public schools shall provide shade trees at a ratio of at least four (4) trees per acre. Existing trees may be counted toward meeting the requirements of this section.
 12. Interior Landscaping. A minimum of ten percent (10%) of the gross parking areas shall be devoted to living landscaping which includes grass, ground covers, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway and sidewalks. Interior landscaping requirements do not apply to public water and wastewater facilities if an eight feet (8') masonry fence is provide[d] at or near the property boundary.

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13. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every twenty (20) parking spaces and at the terminus of all rows of parking. Such islands shall be a minimum of 162 square feet or nine feet by eighteen feet (9' x 18') in size. Planter islands shall contain a combination of trees, shrubs, lawn, ground cover and other appropriate materials provided such landscaping does not cause visual interference within the parking area. This subsection does not apply to public schools or properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).
14. Perimeter Landscape Area — Perimeter landscaping shall be required in the following scenarios:
- a) Where a nonresidential or multifamily use adjacent to a nonresidential or multifamily use that is zoned for nonresidential or multifamily uses shall provide a minimum five-foot (5') landscape buffer adjacent to those uses except where the building extends into that five foot (5') landscape buffer.
- i. A minimum of one (1) shade tree shall be planted for each one-hundred linear feet (100') of landscape buffer except where the entire five-foot (5') wide landscape buffer is encumbered by an easement that does not allow the planting of trees.
- b) A nonresidential or multifamily use adjacent to a single family or duplex residential use or single family or duplex residentially zoned property shall provide a minimum twenty-foot (20') landscape buffer adjacent to the proper line of the residential use or residentially zoned property. If this scenario is in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND) then the landscape buffer shall be a minimum of five feet (5').
- i. A minimum of one (1) shade tree [s]hall be planted for each thirty (30) linear feet of landscape buffer. The landscape buffer shall be covered with grass or another solid vegetative cover.
- ii. The landscape buffer shall include a masonry wall which shall be eight feet (8') in height unless in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND).
- c) The requirement of this subsection doe[s] not apply to public water and wastewater facilities if an eight foot (8') masonry wall is provided at or near the property boundary.

- F. *Landscape Plan Required.* A landscape plan shall be submitted to the City for approval. The landscape plan may be submitted as a part of the Site Plan. The landscape plan shall contain the following information:
1. location of all existing trees with indication as to those to be preserved;
 2. location of all plants and landscaping material to be used including paving, benches, screens, fountains, statues, or other landscaping features;
 3. species of all plant material to be used;
 4. size of all plant material to be used;
 5. spacing of plant material where appropriate;
 6. type of watering system and location of watering source, irrigation, sprinkler, or water system, including placement of water sources;
 7. description of maintenance provisions of the landscaping plan; and
 8. persons responsible for the preparation of the landscape plan.

(Ord. No. 16-S-27 , §§ 3, 4, 8-30-2016; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018; Ord. No. 18-S-24 , § 1(Exh. A), 8-7-2018; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.14.3. Additional Design Requirements.

A. *Purpose and Applicability.*

1. The purpose of this Section is to establish additional development standards applicable to certain streets within the City to ensure uniform and quality development resulting in an attractive environment compatible with businesses and residential dwellings which does the following:
 - a. provides an environment and living conditions favorable to the public;
 - b. provides a creative approach to land use and related physical development;
 - c. creates a pattern of development which preserves trees and outstanding natural topography and prevents soil erosion and pollution;
 - d. encourages mixed use development through innovative uses of modern development concepts; and
 - e. produces open space and recreation areas.
2. The requirements of this section shall be applicable to all roadways classified as Principal Arterials or Secondary Arterials in accordance with section 21.14.1 including, but not limited to, Schertz Parkway, FM 3009, Old Wiederstein Road, Country Club Blvd, FM 78, FM 1518, FM 482, and Wiederstein Road.

B. *Permitted Uses.* Buildings, structures and land shall be used in accordance with the uses permitted in the applicable zoning district and shall comply with the dimensional requirements of that district in accordance with Article 5 of this UDC.

C. *Building Setback Line.* A minimum fifty foot (50') building setback shall be required adjacent to all rights-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow for a reduction in the minimum required setback when an alternative site layout and design provides for additional open space or landscaping and off-street parking will be located entirely at the rear of the building or lot. In no case shall the minimum building setback be reduced less than the minimum required setback for the applicable zoning district. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

D. *Driveways and Access (Connectivity).* Access shall be limited to provide for safe traffic flow and the design shall provide interior drives to limit the number of accesses to the public right-of-way. Access easement should be utilized to limit the number of driveway accesses. Accesses should be planned to match existing driveways or street intersections on the opposite side of the street. All driveways shall have a minimum sight distance of 240 feet.

E. *Screening and Buffering.* A masonry screening wall a minimum of eight foot (8') in height shall be provided where the rear yard of any residential or nonresidential lot abuts a Principal or Secondary Arterial. Any masonry screening wall constructed as part of a new residential subdivision shall be constructed of a like and similar material and color as screening walls in adjacent subdivisions to provide a consistent streetscape. Where the rear yard of any residential lot abuts right-of-way, a minimum twenty foot (20') wide landscape buffer shall be provided adjacent to the right-of-way. Additionally, trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

(Ord. No. 16-S-27 , § 9, 8-30-2016; Ord. No. 17-S-40 , § 1(Exh. A), 10-24-2017; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

PROPOSED UDC AMENDMENT

Sec. 21.5.2. Zoning Districts Established.

The City is hereby geographically divided into zoning districts and the boundaries of those districts herein are delineated upon the Official Zoning Map of the City. The use and dimensional regulations as set out in this Article are uniform in each district. Zoning districts are established in compliance with adopted Comprehensive Land Plan and Master Thoroughfare Plan. The districts established shall be known as follows:

Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
PUB	Public Use District
PDD	Planned Development District
AD	Agricultural District
EN	Estate Neighborhood PDD
MSMU	Main Street Mixed-Use District
MSMU-ND	Main Street Mixed-Use New Development District

(Ord. No. 13-S-22 , § 1, 7-16-2013; Ord. No. 14-S-47 , § 1, 11-18-2014; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.5. Statement of Purpose and Intent for Residential Districts.

- A. *Predevelopment District (PRE)*. Intended for use for undeveloped land in the City or as a temporary designation for existing uses for newly annexed property. This zoning is also suitable for areas where development is premature due to lack of utilities, capacity or service and for areas that are unsuitable for development because of physical constraints or potential health or safety hazards. No improvements, construction or structures may be undertaken without obtaining a building permit and no occupancy of such improvements and structures without obtaining a certificate of occupancy.
- B. *Single-Family Residential District (R-1)*. Comprised of single-family detached residential dwellings on a minimum lot size of 9,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- C. *Single-Family Residential District (R-2)*. Comprised of single-family detached residential dwellings with a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- D. *Two-Family Residential District (R-3)*. Comprised of two (2) single-family attached residential dwellings with a minimum lot size of 9,000 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units.
- E. *Apartment/Multi-Family Residential District (R-4)*. Intended for apartment and multi-family developments including, but not limited to apartment buildings, duplex, garden apartments, condominium units, assisted living centers, nursing homes and other similar uses. Due to the infrastructure requirements for such districts, the City may require the applicant seeking such zoning classification to establish (i) the adequacy of available access and utility facilities, (ii) sufficiency of drainage, and (iii) provision of sufficient open space. The minimum lot size in such district is 10,000 square feet for three (3) units and 1,800 square feet for each additional dwelling unit. The maximum density shall be twenty-four (24) units per acre. Apartment/Multi-Family Residential Districts should not be located in areas where they would increase traffic through single-family neighborhoods and should be located adjacent to arterial streets with sufficient capacity to carry the increased traffic generated. Multi-family developments are suitable buffers between single-family districts and commercial uses. Multi-family districts should be buffered from non-residential land uses and from pollution sources and environmental hazards. Twenty percent (20%) of the total platted area shall be provided as common, usable open space.
- F. *Single-Family Residential District (R-6)*. Comprised of single-family detached residential dwellings that are on a minimum lot size of 7,200 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-6 is 30 acres.
- G. *Single-Family Residential District (R-7)*. Comprised of single-family detached residential dwellings on a minimum lot size of 6,600 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units. This district is intended to be developed using the more contemporary building styles and allowing those dwellings to be constructed on relatively small lots. The maximum size tract that can be zoned R-7 is 40 acres.
- H. *Single-Family Residential/Agricultural District (RA)*. Intended to provide for areas in which agricultural land may be held in such use for as long as is practical and reasonable. Residences in this District are intended to be on a minimum lot size of 21,780 square feet (one-half acre). This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.

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- I. *Garden Homes Residential District (GH)*. Comprised of single-family detached residential dwellings on a minimum lot size of 5,000 square feet together with the schools, churches, and parks necessary to create basic neighborhood units. This District allows the main structure to be constructed coincident with one (1) of the side property lines, and requires only one (1) side yard setback in order to maximize lot usage and yet maintain a neighborhood character consistent with conventional single-family detached homes.

No area shall be designated GH that contains less than five (5) adjoining lots on a street. Zero lot line homes shall have no windows on the side of the house, which abuts the property line. Entire frontage of one (1) side of the street in the block must be included in the GH designation. Exception may be made where an alley breaks the block on that side of the street. Homes will be uniformly located on the same side of the lot within a street block.

- J. *Townhome District (TH)*. Comprised of an attached residential dwelling unit in structures built to accommodate three (3) to six (6) units per structure. Density shall not exceed twelve (12) units per gross acre. Townhome units shall be constructed on a single lot, or on adjacent individual lots. Individual ownership of the townhome units is encouraged. Minimum lot area shall not be less than 2,500 square feet per dwelling unit. Ten percent (10%) of the total platted area shall be provided as common, usable open space. This District should not be located in areas where it would increase traffic through single-family neighborhoods and should be adjacent to arterial streets with sufficient capacity to carry the increased traffic generated.
- K. *Manufactured Home Subdivision District (MHS)*. Intended to recognize that certain areas of the City are suitable for a mixture of single-family dwelling units and HUD-Code manufactured homes, to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation and/or subdivision of any lot, tract or parcel of land used for the placement of manufactured homes. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility in housing types between manufactured home subdivisions and surrounding single family residential subdivisions and recognizing their inherent differences.
- L. *Manufactured Home Park District (MHP)*. Intended to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, to promote the most desirable use of land and direction of building development, to promote stability of development, to protect the character of the district, to conserve the value of land and buildings, and to protect the City's tax base. This District provides for the creation of tracts of land used for the placement of multiple manufactured homes on a single lot, tract or parcel of land and utilized for rent or lease. This District is not intended to prohibit or unduly restrict any type of housing but to ensure compatibility between manufactured home parks and surrounding properties and recognizing the inherent differences in housing types between manufactured home parks and other residential districts.
- M. *Agricultural District (AD)*. Intended to provide as a base zoning district in areas designated as agricultural conservation on the North and South Schertz Framework Plans. Residences in this District are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.
- N. *Main Street Mixed-Use District (MSMU)*. Intended to provide a base zoning district in the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints.

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- O. *Main Street Mixed-Use New Development District (MSMU-ND)*. Intended to provide a base zoning district in the area along Main Street, specifically for new development of existing properties. This district is intended to mirror The Main Street Mixed-Use District (MSMU), allowing for single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks, parking requirements, along with reduced landscape buffers are provided as part of this district due to physical restraints of the existing properties.

(Ord. No. 13-S-22, § 2, 7-16-2013 ; Ord. No. 14-S-47 , § 2, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.5.6. Statement of Purpose and Intent for Nonresidential Districts.

- A. *Office and Professional District (OP)*. Intended to provide suitable areas for the development of office structures as well as office park developments on appropriately designed and attractively landscaped sites. It is also intended to provide ancillary retail service (restaurants, coffee shops, newsstands, etc.) for such office developments. Due to the intensity of these developments, this District should be generally located along major transportation corridors, and be properly buffered from less intensive residential uses.
- B. *Neighborhood Services District (NS)*. Intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one (1) to three (3) acres in size. These developments are to have generous landscaping and contain non-residential uses, which do not attract long distance traffic trips. This District should be properly buffered from residential uses and protected from pollution and/or environmental hazards.
- C. *General Business District (GB)*. Intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors.
- D. *General Business District-2 (GB-2)*. Intended to provide suitable areas for the development of non-residential and light industrial uses that offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- E. *Manufacturing District-Light (M-1)*. Intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- F. *Manufacturing District—Heavy (M-2)*. Intended to provide a suitable park-like area for the development of intensive industrial/manufacturing activities, which tend to emit certain offensive features such as odor, noise, dust, smoke and/or vibrations, but under controlled conditions. Specific Use Permit will be required by all activities locating in this area. Uses shall also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.
- G. *Public Use District (PUB)*. Intended to identify and provide a zoning classification for land that is owned or may be owned by the City, County, State, or Federal Government or the School District; land that has been dedicated to the City for public use such as parks and recreation, and land designated and dedicated to the City as a greenbelt.

Sec. 21.5.7. Dimensional and Developmental Standards.

- A. *General.* All projects or developments shall comply with all of the applicable dimensional and development standards of this Article. Additional requirements may also apply as required in other sections of this UDC. All area requirements and lot sizes shall be calculated based on gross acres.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	h,j,k,l,m,o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	h,j,k,l,m,o
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	h,j,k,l,m,o
R-4	Apartment/Multi-Family Residential District	10,000	100	100	25	10	20	2	35	75%	a,b,j,k,l,m
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	h,k,l,m,n,o
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	h,k,l,m,n,o
R-A	Single-Family-Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	h,k,l,m,n
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	c,d,e,f,g,k,l,m
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	h,j,k,l,m
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	j,k,l,m,o
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	j,k,l,m
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	h,k,o
MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	h,j,k,m,n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2	35	80%	j,k,m,p

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Key:	
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed 24 units per acre.
b.	2 parking spaces per bedroom plus 5%.
c.	Zero lot line Garden Homes.
d.	20-foot paved alley for ingress/egress to all rear garages.
e.	5-foot shall be designated maintenance easement.
f.	Corner lot shall have 10-foot side yard setback from street right-of-way.
g.	25-foot set back to property line adjoining public street.
h.	Corner lot shall have minimum 15-foot side yard setback from street right-of-way. For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues.
i.	Minimum lot area for each unit.
j.	Site Plan approval required.
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
l.	No variances may be permitted to exceed the maximum impervious cover limitations
m.	Refer to Article 14, section 21.14.3 for additional design requirements
n.	All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15.
p.	Not subject to the requirements in section 21.10.4

Table 21.5.7.B DIMENSIONAL REQUIREMENTS NON-RESIDENTIAL ZONING DISTRICTS (d)												
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)					Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Adj Non- Res Zone	Rear Adj. Res Zone	Side Adj Non- Res Zone	Side Adj Res Zone	Max Ht. Ft.	Max Imperv Cover	Key
OP	Office/ Professional	6,000	60	100	25	0	25	0	25	35	70%	a, b, c, d

NS	Neighborhood Services	10,000	100	100	25a	0	25	0	25	35	80%	a, b, c, d
GB	General Business	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
GB-2	General Business-2	10,000	100	100	25	0	25	0	25	120	80%	a, b, c, d
M-1	Light Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
M-2	Heavy Manufacturing	10,000	100	100	25	0	50c	0	25b	120	80%	a, b, c, d
PUB	Public Use District	10,000	100	100	25	0	15	0	25	35	70%	a, c, d
Key:												
a.	See Article 10 for parking requirements.											
b.	Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base.											
c.	No variances may be permitted to exceed the maximum impervious cover limitations.											
d.	Refer to Article 14, Sec. 21.14.3 for additional design requirements.											

B. *Additional Dimensional and Development Standards.*

1. All lots developed for residential purposes shall comply with the lot area, minimum setbacks and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located. All lots developed for allowed non-residential purposes, within residential zoning districts, shall comply with lot, area and height requirements established in table 21.5.7A for the zoning district(s) in which the lot(s) is/are located.
2. All lots developed for non-residential purposes shall comply with lot, area, minimum setbacks, and maximum height requirements established for the zoning district(s) in which the lot(s) is located, as established in table 21.5.7B.
3. All lots shall have at least the minimum area, width and depth as indicated in the tables 21.5.7A and 21.5.7B in this section.
4. Platted subdivisions established by a duly approved plat filed prior to adoption of this UDC shall be exempt from meeting any new lot width, depth, and/or square footage requirements.
5. No lot existing at the time of passage of this UDC shall be reduced in size below the minimum area requirements set forth in tables 21.5.7A and 21.5.7B.
6. Minimum lot size requirements shall not apply to previously platted lots that are annexed into the City, but shall apply in the event of a vacation and replat of such property. All other requirements of this UDC shall nevertheless apply.
7. No portion of any building on a residential lot may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in table 21.5.7A set forth in this section unless otherwise listed below:
 - a. Where the frontage on one (1) side of a street is divided by two (2) or more zoning districts, the front yard setback shall comply with the requirements of most restrictive district for the entire frontage between the nearest intersecting streets.
 - b. Where the building setback line has been established by plat and exceeds the requirements of this UDC, the more restrictive setback line shall apply.
 - c. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard, not to exceed two (2) feet.
 - d. *Side Yards:* Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed twenty-four (24) inches into the required side yard.
 - e. *Rear Yards:* Every part of a required rear yard shall be open and unobstructed, except for accessory buildings, uses and structures as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed twenty-four (24) inches into the required rear yard.
 - f. Where lots have double frontage, running from one street to another, a required front yard setback shall be provided on both streets.
 - g. *Mixed Use Building:* In a building serving dwelling and other uses, in any district, the height and area regulations applicable to non-residential buildings shall apply.

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- h. There shall not be more than one (1) residential dwelling on a platted lot of a duly recorded plat of a single-family residential use.

(Ord. No. 13-S-22 , § 3, 7-16-2013; Ord. No. 14-S-47 , § 3, 11-18-2014; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021)

Sec. 21.5.8. Permitted Use Table.

- A. *Use of Land and Buildings.* Structures, land or premises shall be used only in accordance with the use permitted in the following use table subject to compliance with the dimensional and development standards for the applicable zoning district and all other applicable requirements of this UDC.
- B. *Permitted Principal Uses.* No principal use shall be permitted in any district unless it appears in the following permitted use table.

[Permitted Use Table Here]

C. *New and Unlisted Uses.*

1. It is recognized that new or unlisted types of land use may seek to locate in the City. In order to provide for such contingencies, a determination of any new or unlisted form of land use shall be made in accordance with this section.
2. For uses in which an applicant requests a Specific Use Permit, the City Manager or his/her designee shall follow the procedures for granting an SUP in accordance with section 21.5.11 of this UDC.
3. It is recognized that the permitted use chart may require amendment, from time to time, to allow for uses that were otherwise not permitted. In the event an amendment to the permitted use chart is required, the procedure for the amendment shall be the same as required for an amendment to the text of the UDC in accordance with section 21.4.7 of this UDC.

D. *Limited Uses.*

1. Tattoo Parlors/Studios in the Main Street Mixed Use District and the Main Street Mixed Use – New Development District shall have the following limited uses:
 - a. No tattoo studio shall be within 900 feet of another tattoo studio (property line to property line).

(Ord. No. 13-S-22 , § 4, 7-16-2013; Ord. No. 14-S-47 , § 4, 11-18-2014; Ord. No. 20-S-29, § 1(Exh. A), 10-27-2020; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 21-S-44 , § 1(Exh. A), 10-26-2021)

Proposed UDC Amendment

Article 5 – Permitted Use Table

Proposed changes to Article 5 – Permitted Use Table to add uses to Main Street Zoning Districts

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Main Street Mixed Use District (MSMU)	P	Tattoo Parlor/Studio
Main Street Mixed Use District (MSMU)	P	Multi-Family Apartment Dwelling
Main Street Mixed Use District (MSMU)	P	One-Family Dwelling Attached
Main Street Mixed Use District (MSMU)	P	Private Club
Main Street Mixed Use District (MSMU)	P	Theater, Indoor
Main Street Mixed Use District (MSMU)	P	Two-Family Dwelling
Main Street Mixed Use District (MSMU)	P	Automobile Parking Structure/Garage
Main Street Mixed Use District (MSMU)	P	Microbrewery/Brewpub
Main Street Mixed Use District (MSMU)	P	Dance Hall/Night Club
Main Street Mixed Use District (MSMU)	P	Municipal Uses Operated by the City of Schertz
Main Street Mixed Use District (MSMU)	P	Pet Store
Main Street Mixed Use – New Development District (MSMU-ND)	P	Tattoo Parlor/Studio
Main Street Mixed Use – New Development District (MSMU-ND)	P	Multi-Family Apartment Dwelling
Main Street Mixed Use – New Development District (MSMU-ND)	P	One-Family Dwelling Attached
Main Street Mixed Use – New Development District (MSMU-ND)	P	Private Club
Main Street Mixed Use – New Development District (MSMU-ND)	P	Theater, Indoor

Main Street Mixed Use – New Development District (MSMU-ND)	P	Two-Family Dwelling
Main Street Mixed Use – New Development District (MSMU-ND)	P	Automobile Parking Structure/Garage
Main Street Mixed Use – New Development District (MSMU-ND)	P	Microbrewery/Brewpub
Main Street Mixed Use – New Development District (MSMU-ND)	P	Dance Hall/Night Club
Main Street Mixed Use – New Development District (MSMU-ND)	P	Municipal Uses Operated by the City of Schertz

No other changes are proposed.

Sec. 21.5.12. - Reserved

Sec. 21.5.14. - Reserved

Sec. 21.5.15. - Reserved

Sec. 21.9.7. Landscaping.

- A. *Purpose.* The purpose of this section is to establish landscaping requirements to enhance the community's ecological, environmental, and beautification efforts as well as its aesthetic qualities. It is the intent of this section to reduce the negative effects of glare, noise, erosion, and sedimentation caused by expanses of impervious and un-vegetated surfaces within the urban environment. It is the intent of this section to preserve and improve the natural and urban environment by recognizing that the use of landscaping elements can contribute to the processes of air purification, oxygen, regeneration, groundwater recharge, noise abatement, glare and heat, provision of habitats for wildlife, and enhance the overall beauty of the City.
- B. *Enforcement.* If at any time after the issuance of a Certificate of Occupancy, the approved landscaping is found to be in nonconformance with standards and criteria of this section, notice by the City may be issued to the owner, citing the violation and describing what action is required to comply with this section. The owner, tenant or agent shall have forty-five (45) days after the date of said notice to restore landscaping as required. The City may extend the time of compliance based on weather conditions. If the landscaping is not restored within the allotted time, such person shall be in violation of this UDC.
- C. *Single Family and Duplex Residential*
Installation and Maintenance.
1. Prior to issuance of a Certificate of Occupancy sod shall be in place in full front and rear yards, except for landscape beds and gardens. On property containing a minimum of one-half (½) acre or greater, sod in front and rear yards shall be planted adjacent to the slab for a distance of fifty feet (50') and for a distance of twenty feet (20') in side yards.
 2. All landscaped areas shall be irrigated with an approved automatic underground irrigation system unless the landscaped area has been designed utilizing xeriscaping methods. All irrigation systems shall be designed and sealed in accordance with the Texas Commission on Environmental Quality (TCEQ) and shall be professionally installed. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 3. Vegetation other than grasses or ground cover under six inches (6") in height is prohibited in any City right-of-way unless specifically authorized in writing by the City Manager or his/her designee.
 4. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.
 5. New landscaped areas shall be prepared so as to achieve a soil depth of at least two inches (2").
 6. Every single family residential lot shall provide a minimum of two (2) shade trees which are a minimum of two and one-half inches (2.5") caliper measured at four feet (4') above ground level at the time of planting.
- D. *Nonresidential and Multi-Family.* The provisions of this section apply to new construction except public water and wastewater facilities for which only subsections 14 and 16 below apply.

Existing developments where all structures are not being demolished, do not have to comply with all of these requirements. Rather they cannot decrease compliance with an individual requirement to the point that they no longer comply with that individual requirement.

Installation and Maintenance.

1. Prior to issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan approved as part of the Site Plan.

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2. In any case in which a Certificate of Occupancy is sought at a season of the year in which the City determines that it would be impractical to plant trees, shrubs or grass, or to lay turf, a Temporary Certificate of Occupancy may be issued for up to four (4) months.
 3. All landscaped areas shall be irrigated with an approved automatic underground irrigation system unless the landscaped area has been designed utilizing xeriscaping methods. All irrigation systems shall be designed and sealed in accordance with the Texas Commission on Environmental Quality (TCEQ) and shall be professionally installed. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 4. Vegetation other than approved grasses or ground cover under six inches (6") in height is prohibited in any City right-of-way unless specifically authorized in writing by the City Manager or his/her designee, after consultation with the Director of Public Works or his/her designee.
 5. Trees planted shall be a minimum of two and one-half inches (2.5") caliper measured at four feet (4') above ground level at the time of planting. All trees planted to meet the minimum landscaping requirements of this section shall be planted so as to provide for no impervious material within the drip line of the tree. For the purposes of determining the drip line to meet the requirements of this section, the drip line radius shall be measured as being ten (10) times the caliper of the tree. For example, a two and one-half inch (2.5") tree will have a twenty-five inch (25") radius or fifty inch (50") diameter. Tree wells or tree grates may be utilized to meet the requirements of this section. The City may, at its option, require certification by a registered arborist that adequate space has been provided for pervious cover beneath the drip line of a tree.
 6. New landscaped areas shall be prepared so as to achieve a soil depth of at least two inches (2").
 7. The use of architectural planters in nonresidential districts may be permitted in fulfillment of landscape requirements subject to approval of the Planning and Zoning Commission at the time of Site Plan approval.
 8. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.
 9. A minimum twenty foot (20') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).
 10. A minimum of twenty percent (20%) of the total land area of any proposed multifamily or nonresidential development shall be landscaped and shall be comprised of trees, shrubs, sod or other ground cover. In the event of the construction of a phased development, the minimum twenty percent (20%) requirement shall apply to each phase as it is developed.
 11. All commercial and multi-family properties shall provide shade trees at a ratio of nine (9) trees per acre. Industrial property shall provide shade trees at a ratio of six (6) trees per acre. Public schools shall provide shade trees at a ratio of at least four (4) trees per acre. Existing trees may be counted toward meeting the requirements of this section.
 12. Interior Landscaping. A minimum of ten percent (10%) of the gross parking areas shall be devoted to living landscaping which includes grass, ground covers, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway and sidewalks. Interior landscaping requirements do not apply to public water and wastewater facilities if an eight feet (8') masonry fence is provide[d] at or near the property boundary.

-
13. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every twenty (20) parking spaces and at the terminus of all rows of parking. Such islands shall be a minimum of 162 square feet or nine feet by eighteen feet (9' x 18') in size. Planter islands shall contain a combination of trees, shrubs, lawn, ground cover and other appropriate materials provided such landscaping does not cause visual interference within the parking area. This subsection does not apply to public schools or properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).
 14. Perimeter Landscape Area – Perimeter landscaping shall be required in the following scenarios:
 - a) Where a nonresidential or multifamily use adjacent to a nonresidential or multifamily use that is zoned for nonresidential or multifamily uses shall provide a minimum five-foot (5') landscape buffer adjacent to those uses except where the building extends into that five foot (5') landscape buffer.
 - i. A minimum of one (1) shade tree shall be planted for each one-hundred linear feet (100') of landscape buffer except where the entire five-foot (5') wide landscape buffer is encumbered by an easement that does not allow the planting of trees.
 - b) A nonresidential or multifamily use adjacent to a single family or duplex residential use or single family or duplex residentially zoned property shall provide a minimum twenty-foot (20') landscape buffer adjacent to the proper line of the residential use or residentially zoned property. If this scenario is in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND) then the landscape buffer shall be a minimum of five feet (5').
 - i. A minimum of one (1) shade tree [s]hall be planted for each thirty (30) linear feet of landscape buffer. The landscape buffer shall be covered with grass or another solid vegetative cover.
 - ii. The landscape buffer shall include a masonry wall which shall be eight feet (8') in height unless in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND).
 - c) The requirement of this subsection doe[s] not apply to public water and wastewater facilities if an eight foot (8') masonry wall is provided at or near the property boundary.
 - F. *Landscape Plan Required.* A landscape plan shall be submitted to the City for approval. The landscape plan may be submitted as a part of the Site Plan. The landscape plan shall contain the following information:
 1. location of all existing trees with indication as to those to be preserved;
 2. location of all plants and landscaping material to be used including paving, benches, screens, fountains, statues, or other landscaping features;
 3. species of all plant material to be used;
 4. size of all plant material to be used;
 5. spacing of plant material where appropriate;
 6. type of watering system and location of watering source, irrigation, sprinkler, or water system, including placement of water sources;
 7. description of maintenance provisions of the landscaping plan; and
 8. persons responsible for the preparation of the landscape plan.

(Ord. No. 16-S-27 , §§ 3, 4, 8-30-2016; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018; Ord. No. 18-S-24 , § 1(Exh. A), 8-7-2018; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)

Sec. 21.14.3. Additional Design Requirements.

A. *Purpose and Applicability.*

1. The purpose of this Section is to establish additional development standards applicable to certain streets within the City to ensure uniform and quality development resulting in an attractive environment compatible with businesses and residential dwellings which does the following:
 - a. provides an environment and living conditions favorable to the public;
 - b. provides a creative approach to land use and related physical development;
 - c. creates a pattern of development which preserves trees and outstanding natural topography and prevents soil erosion and pollution;
 - d. encourages mixed use development through innovative uses of modern development concepts; and
 - e. produces open space and recreation areas.
2. The requirements of this section shall be applicable to all roadways classified as Principal Arterials or Secondary Arterials in accordance with section 21.14.1 including, but not limited to, Schertz Parkway, FM 3009, Old Wiederstein Road, Country Club Blvd, FM 78, FM 1518, FM 482, and Wiederstein Road.

B. *Permitted Uses.* Buildings, structures and land shall be used in accordance with the uses permitted in the applicable zoning district and shall comply with the dimensional requirements of that district in accordance with Article 5 of this UDC.

C. *Building Setback Line.* A minimum fifty foot (50') building setback shall be required adjacent to all rights-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow for a reduction in the minimum required setback when an alternative site layout and design provides for additional open space or landscaping and off-street parking will be located entirely at the rear of the building or lot. In no case shall the minimum building setback be reduced less than the minimum required setback for the applicable zoning district. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

D. *Driveways and Access (Connectivity).* Access shall be limited to provide for safe traffic flow and the design shall provide interior drives to limit the number of accesses to the public right-of-way. Access easement should be utilized to limit the number of driveway accesses. Accesses should be planned to match existing driveways or street intersections on the opposite side of the street. All driveways shall have a minimum sight distance of 240 feet.

E. *Screening and Buffering.* A masonry screening wall a minimum of eight foot (8') in height shall be provided where the rear yard of any residential or nonresidential lot abuts a Principal or Secondary Arterial. Any masonry screening wall constructed as part of a new residential subdivision shall be constructed of a like and similar material and color as screening walls in adjacent subdivisions to provide a consistent streetscape. Where the rear yard of any residential lot abuts right-of-way, a minimum twenty foot (20') wide landscape buffer shall be provided adjacent to the right-of-way. Additionally, trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

(Ord. No. 16-S-27 , § 9, 8-30-2016; Ord. No. 17-S-40 , § 1(Exh. A), 10-24-2017; Ord. No. 21-S-26 , § 1(Exh. A), 7-6-2021; Ord. No. 23-S-07 , § 1(Exh. A), 3-14-2023)



Ord. 24-S-01

Main Street UDC Amendments & UDC Clean-up

Samuel Haas | SENIOR PLANNER

Background

- Development on Main Street has been slow
- Main Street Committee has expressed desire for more flexibility
- Also, these amendments will clean-up unused sections of Article 5
- 10 total sections in the UDC for proposed amendments

Proposed Amendments

Article 5

- Sec. 21.5.2
- Sec. 21.5.5
- Sec. 21.5.6
- Sec. 21.5.7
- Sec. 21.5.8
- Sec. 21.5.12
- Sec. 21.5.14
- Sec. 21.5.15

Article 9

- Sec. 21.9.7

Article 14

- Sec. 21.14.3

UDC Clean-Up

Article 5

- Sec. 21.5.2
- Sec. 21.5.6
- Sec. 21.5.7
- Sec. 21.5.12
- Sec. 21.5.14
- Sec. 21.5.15

Sec. 21.5.2. Zoning Districts Established.

The City is hereby geographically divided into zoning districts and the boundaries of those districts herein are delineated upon the Official Zoning Map of the City. The use and dimensional regulations as set out in this Article are uniform in each district. Zoning districts are established in compliance with adopted Comprehensive Land Plan and Master Thoroughfare Plan. The districts established shall be known as follows:


Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
GC	Golf Course District
PUB	Public Use District
PDD	Planned Development District
AD	Agricultural District
AC	Agricultural Conservation District
EN	Estate Neighborhood PDD
MU	Mixed Use District
HCOD	Highway Commercial Design Overlay District
CCOD	Campus Commercial Overlay District
IOD	Industrial Overlay District
DO	Downtown Overlay Districts
MSMU	Main Street Mixed-Use District
<u>MSMU-ND</u>	<u>Main Street Mixed-Use New Development District</u>

- A. *Office and Professional District (OP)*. Intended to provide suitable areas for the development of office structures as well as office park developments on appropriately designed and attractively landscaped sites. It is also intended to provide ancillary retail service (restaurants, coffee shops, newsstands, etc.) for such office developments. Due to the intensity of these developments, this District should be generally located along major transportation corridors, and be properly buffered from less intensive residential uses.
- B. *Neighborhood Services District (NS)*. Intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one (1) to three (3) acres in size. These developments are to have generous landscaping and contain non-residential uses, which do not attract long distance traffic trips. This District should be properly buffered from residential uses and protected from pollution and/or environmental hazards.
- C. *General Business District (GB)*. Intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors.
- D. *General Business District-2 (GB-2)*. Intended to provide suitable areas for the development of non-residential and light industrial uses that offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- E. *Manufacturing District-Light (M-1)*. Intended to provide a suitable area for the development of light industrial, assembly and manufacturing, warehouse and distribution facilities. These facilities should not emit dust, odor, smoke, gas or fumes, or any other hazardous elements, which are detectable beyond the boundary of the property. Due to the traffic generated by such uses, these districts should be located on arterial streets. In reviewing the proposed development, other infrastructure considerations such as water, electric, sewer, gas and fire line pressure should be taken into account. Where several lots are to be jointly developed as a light manufacturing area, restrictive covenants and development restrictions encouraging high-level design and maintenance are encouraged.
- F. *Manufacturing District—Heavy (M-2)*. Intended to provide a suitable park-like area for the development of intensive industrial/manufacturing activities, which tend to emit certain offensive features such as odor, noise, dust, smoke and/or vibrations, but under controlled conditions. Specific Use Permit will be required by all activities locating in this area. Uses shall also recognize the need for increased water pressure and capacity in order to provide adequate fire protection.
- G. *Public Use District (PUB)*. Intended to identify and provide a zoning classification for land that is owned or may be owned by the City, County, State, or Federal Government or the School District; land that has been dedicated to the City for public use such as parks and recreation, and land designated and dedicated to the City as a greenbelt.
- H. *Golf Course District (GC)*. Intended to identify and provide a zoning classification to accommodate the peculiarities and design criteria for land that is publicly or privately owned for use as public or private golf courses and any supporting or related club houses, utility buildings and related amenities (including but not limited to pro shops, swimming pools, tennis courts, restaurants, and bars).

~~H. —Golf Course District (GC). Intended to identify and provide a zoning classification to accommodate the peculiarities and design criteria for land that is publicly or privately owned for use as public or private golf courses and any supporting or related club houses, utility buildings and related amenities (including but not limited to pro shops, swimming pools, tennis courts, restaurants, and bars).~~

Table 21.5.7.A DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS

		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	h,j,k,l, m,o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	h,j,k,l, m,o
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	h,j,k,l, m,o
R-4	Apartment/Multi-Family Residential District	10,000	100	100	25	10	20	2	35	75%	a,b,k,

Key:	
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed 24 units per acre.
b. 	1.5 parking spaces per bedroom.
c.	Zero lot line Garden Homes.

b. 1.52 parking spaces per bedroom plus 5%.

UDC Clean-Up

Sec. 21.5.12. - Agricultural Conservation Planned Development District (ACPDD).

Sec. 21.5.13. - Estate Neighborhood Planned Development District (ENPDD).

Sec. 21.5.14. - Mixed Use Planned Development District (MUPDD).

Sec. 21.5.15. - Design Overlay Districts (DO).

Sec. 21.5.12. Agricultural Conservation Planned Development District (ACPDD). - Reserved

A. — Intent and Purpose.

- 1. —** The Agricultural Conservation (AC) District is intended to provide an alternative development option that supports the sustainable development goals of Schertz, protects open space and natural resources, and retains the predominantly rural character in the areas designated as agricultural conservation on the South and North Schertz Framework Plans. It is not the intent of Schertz to create a zone for future expansion of urban services through this ordinance.

Sec. 21.5.14. Mixed Use Planned Development District (MUPDD). - Reserved

A. — Purpose & Intent. The purpose and intent of the Mixed Use Zoning District (MU) is to implement the Mixed Use land use category guidelines established in the City's Sector Plan. The MU Zoning District is intended to:

Sec. 21.5.15. Design Overlay Districts (DO). - Reserved

A. — Purpose and Intent. The purpose of this section is to provide a set of Design Overlay Districts that correspond with existing zoning and establish a coherent character and encourage enduring and attractive development.

Main Street Amendments

Article 5

- Sec. 21.5.5
- Sec. 21.5.7
- Sec. 21.5.8

Article 9

- Sec. 21.9.7

Article 14

- Sec. 21.14.3



Main Street Incentive Area

City of Schertz

Schertz Main Street Area
Preservation Incentive Program



SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.



Main Street Amendments

Sec. 21.5.5. Statement of Purpose and Intent for Residential Districts.

- N. *Main Street Mixed-Use District (MSMU)*. Intended to provide a base zoning district in the area along Main Street. In light of the history of the area and variety of land uses that exist, this zoning district allows for ~~both~~ single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints.

- O. *Main Street Mixed-Use New Development District (MSMU-ND)*. Intended to provide a base zoning district in the area along Main Street, specifically for new development of existing properties. This district is intended to mirror The Main Street Mixed-Use District (MSMU), allowing for ~~both~~ single-family and multi-family residential uses, and low intensity commercial uses. Reduced setbacks, parking requirements, along with reduced landscape buffers are provided as part of this district due to physical restraints of the existing properties.

Multi-Family?



Multi-Family



Multi-Family



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Main Street Amendments

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
MSMU	Main Street Mixed Use	5,000	50	100	10	5	2 10	2	35	80%	h,j,k,m, n, p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2 Parking Spaces are	35	80%	j,k,m, p
h.	Corner lot shall have minimum 15-foot side yard setback from street right-of-way. <u>For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues.</u>										
i.	Minimum lot area for each unit.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										
n.	All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage.										
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15.										
p.	<u>Not subject to the requirements in section 21.10.4</u>										

Main Street Amendments

New Permitted Uses (21.5.8)

- **Tattoo Parlor/Studio**
 - **with limited use**
- **Multi-Family/Apartment Dwelling**
- **One-Family Dwelling Attached**
- **Private Club**
- **Theater, Indoor**
- **Two-Family Dwelling**
- **Automobile Parking Structure/Garage**
 - *“An area or structure where the parking of motor vehicles serves as the primary use of the lot whether or not a fee is charged....”*
- **Microbrewery/Brewpub**
- **Pet Store**
 - **(already permitted in MSMU-ND, proposing MSMU to match)**
- **Municipal Uses Operated by the City of Schertz**
- **Dance Hall/Night Club**

Main Street Amendments

Section 21.5.8 (continued)

- **Tattoo Parlor/Studio (with limited use)**

D. Limited Uses.

1. Tattoo Parlors/Studios in the Main Street Mixed Use District and the Main Street Mixed Use – New Development District shall have the following limited uses:

a. No tattoo studio shall be within 900 feet of another tattoo studio (property line to property line).

- **Microbrewery/Brewpub**
(adding the definition below in Article 16 with upcoming separate amendment)

"Microbrewery/Brewpub: A facility for the production and packaging of malt beverages for distribution, retail, or wholesale, on or off premise. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district."

Section 21.9.7 Landscaping

9. A minimum twenty foot (20') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

13. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every twenty (20) parking spaces and at the terminus of all rows of parking. Such islands shall be a minimum of 162 square feet or nine feet by eighteen feet (9' x 18') in size. Planter islands shall contain a combination of trees, shrubs, lawn, ground cover and other appropriate materials provided such landscaping does not cause visual interference within the parking area. This subsection does not apply to public schools or properties zoned Main Street Mixed Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

14. Perimeter Landscape Area — Perimeter landscaping shall be required in the following scenarios:

a) Where a nonresidential or multifamily use adjacent to a nonresidential or multifamily use that is zoned for nonresidential or multifamily uses shall provide a minimum five-foot (5') landscape buffer adjacent to those uses except where the building extends into that five foot (5') landscape buffer.

i. A minimum of one (1) shade tree shall be planted for each one-hundred linear feet (100') of landscape buffer except where the entire five-foot (5') wide landscape buffer is encumbered by an easement that does not allow the planting of trees.

b) -A nonresidential or multifamily use adjacent to a single family or duplex residential use or single family or duplex residentially zoned property shall provide a minimum twenty-foot (20') landscape buffer adjacent to the proper line of the residential use or residentially zoned property. If this scenario is in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND) then the landscape buffer shall be a minimum of five feet (5').

i. A minimum of one (1) shade tree [s]hall be planted for each thirty (30) linear feet of landscape buffer. The landscape buffer shall be covered with grass or another solid vegetative cover.

ii. The landscape buffer shall include a masonry wall which shall be eight feet (8') in height unless in the Main Street Mixed Use District (MSMU) or the Main Street Mixed Use – New Development District (MSMU-ND).

c) The requirement of this subsection doe[s] not apply to public water and wastewater facilities if an eight foot (8') masonry wall is provided at or near the property boundary.

Section 21.14.3 Landscaping

- C. *Building Setback Line.* A minimum fifty foot (50') building setback shall be required adjacent to all rights-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow for a reduction in the minimum required setback when an alternative site layout and design provides for additional open space or landscaping and off-street parking will be located entirely at the rear of the building or lot. In no case shall the minimum building setback be reduced less than the minimum required setback for the applicable zoning district. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).
- D. *Driveways and Access (Connectivity).* Access shall be limited to provide for safe traffic flow and the design shall provide interior drives to limit the number of accesses to the public right-of-way. Access easement should be utilized to limit the number of driveway accesses. Accesses should be planned to match existing driveways or street intersections on the opposite side of the street. All driveways shall have a minimum sight distance of 240 feet.
- E. *Screening and Buffering.* A masonry screening wall a minimum of eight foot (8') in height shall be provided where the rear yard of any residential or nonresidential lot abuts a Principal or Secondary Arterial. Any masonry screening wall constructed as part of a new residential subdivision shall be constructed of a like and similar material and color as screening walls in adjacent subdivisions to provide a consistent streetscape. Where the rear yard of any residential lot abuts right-of-way, a minimum twenty foot (20') wide landscape buffer shall be provided adjacent to the right-of-way. Additionally, trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The requirements of this section are not applicable to properties zoned Main Street Mixed-Use (MSMU) or Main Street Mixed-Use - New Development (MSMU-ND).

Staff Recommendation

- These amendments would provide flexibility for Main Street that would incentivize development.
- They would also help create a more cohesive and unique district.
- Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.
- The Planning and Zoning Commission met on January 10, 2024 and made a recommendation of approval with a 6-0 vote.

COMMENTS & QUESTIONS

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024

Department: Planning & Community Development

Subject: Ordinance 24-S-02 - Conduct a public hearing and consider a request for a Specific Use Permit to allow Automobile Repairs & Service, Major on approximately 1.5 acres of land, located 250 feet east of the intersection of FM 3009 and Borgfeld Road, also known as Guadalupe County Property Identification Number 129949, also known as 1205 Borgfeld Road, City of Schertz, Guadalupe County, Texas. *First Reading* (B. James/L. Wood/E. Delgado)

BACKGROUND

The applicant is requesting a Specific Use Permit (SUP) to allow Automobile Repairs & Service, Major on approximately 1.5 acre of land located at 1205 Borgfeld Road. The subject property is currently zoned General Business District (GB) and is developed as an Automobile Repairs & Service, Major, specifically Classic Collision. The Specific Use Permit, if approved, would make the existing land use conform to the Unified Development Code, UDC, and no longer be a non-conforming use subject to UDC Article 7.

On January 19, 2024, twenty-two (22) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of this staff report, (0) responses in favor, (0) responses neutral, and (0) responses in opposition have been received. A public hearing notice was published in the San Antonio Express on January 19th for this Specific Use Permit to be heard by the City Council on February 6th.

GOAL

The proposed Specific Use Permit is to allow the existing Automobile Repairs & Service, Major to remain and to no longer be a nonconforming use per the Unified Development Code. At this time there is no associated building nor business expansion proposed. The Specific Use Permit is to ensure the existing land use can remain without the restrictions of UDC Article 7 Nonconforming Uses, Lots and Structures.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When evaluating Specific Use Permits, staff uses the criteria listed in UDC section 21.5.11.D. The criteria are listed below.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan.

The subject property was identified as Multi-Family Residential in the 2002 Comprehensive Land Use Plan. This land use designation was intended to include a mix of residential and low intensity commercial uses. This portion of Schertz was not evaluated as part of the 2013 Sector Plan

Amendment. Although the proposed Specific Use Permit is not consistent with the currently adopted Comprehensive Land Plan, this portion of Schertz is being reevaluated as part of the current Comprehensive Land Use Plan Amendment and is tentatively proposed as a Local Corridor which is designed for locally oriented commercial compatibility with surrounding neighborhoods.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

The subject property is currently zoned General Business District (GB). Per the UDC, General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. The subject property has been utilized as an Automobile Repairs & Service, Major since 2001. Per the UDC Article 5 Section 21.5.8 Permitted Use Table, Automobile Repairs & Service, Major requires a Specific Use Permit to operate in the General Business District (GB). This land use has been providing services to the community that meets their needs for the last twenty years. Automobile Repairs & Service, Minor is permitted by right in the General Business District. However, that land use classification is very limited in the scope of services that can be provided. The proposed Specific Use Permit for the existing land use would meet the intent of the zoning district by providing a service establishment that is needed by the community.

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

The subject property was originally developed in 2001 for Auto Collision Works. At that time the 1996 UDC was in effect and did not require a Specific Use Permit for the "Auto Paint and Body Shop" land use and allowed it by right in the General Business zoning district. In 2006 the UDC was amended including the Permitted Use Table and created two new land use classifications, "Automobile Repairs, Major" and "Automobile Repairs, Minor". With this UDC amendment, the new "Automobile Repairs, Major" land use designation required a Specific Use Permit in the General Business District. With this UDC amendment, Auto Collision Works was then considered a non-conforming use because of the General Business zoning but not having an approved Specific Use Permit. 1205 Borgfeld Road has continued to be used for businesses that would be classified as Automobile Repairs, Major or Automobile Repairs & Service, Major including the current operations, Classic Collision. The applicant has submitted this Specific Use Permit request in order to ensure that 1205 Borgfeld Road can continue to operate as an Automobile Repairs & Service, Major without the nonconforming land use designation or the requirements of UDC Article 7 Nonconforming Uses, Lots and Structures. Since the subject property has been used for the same land use since 2001 and there is no proposed expansion at this time, no additional adverse impact is anticipated.

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The subject property has been developed and utilized as Automobile Repairs & Service, Major, since 2001. If the Specific Use Permit is approved, no additional traffic would be generated or anticipated.

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.

The subject property has two existing access driveways onto Borgfeld Road. There are no proposed changes to access at this time nor any proposed roadway adjustments or traffic control devices or mechanisms.

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties.

The Specific Use Permit request is in order to bring the existing land use into compliance with the Unified Development Code. At this time, no expansions or modifications to the site are proposed. Any new development will have to meet all site requirements in Article 9.

7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

If proposed modifications to the site are requested, the site will be required to meet all dimensional and design requirements of the UDC. At this time there are no proposed site modifications and no variations to the requirements have been requested.

8. The proposed [use] promotes the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses. The subject property is located between a convenience store with gas pumps and a day care facility that has been in operation since 2008. The existing Automobile Repairs & Service, Major land use has been occurring at 1205 Borgfeld Road for over 20 years. The requested Specific Use Permit would bring the land use of the property into compliance and would no longer be nonconforming.

9. No application made under these provisions will receive final approval until all back taxes owed to the City have been paid in full.

This does not impact the first reading from City Council.

10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit.

Staff has ensured all UDC requirements have been met for the Specific Use Permit application, and at this time have not received any special considerations from the Planning and Zoning Commission or the City Council.

RECOMMENDATION

Staff recommends approval of the Specific Use Permit to allow Automobile Repairs & Service, Major at the subject property conditioned upon the following:

1. Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.

At the January 31, 2024 Planning and Zoning Commission meeting a public hearing was held. The Planning and Zoning Commission voted to recommend approval of the Specific Use Permit with the following conditions:

1. Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.

Ordinance 24-S-02 w/attachments

Aerial Exhibit

Public Hearing Notice Map

City Council Presentation Slides

ORDINANCE NO. 24-S-02

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR AUTOMOBILE REPAIRS & SERVICE, MAJOR ON APPROXIMATELY 1.5 ACRES OF LAND, LOCATED APPROXIMATELY 250-FEET EAST OF THE INTERSECTION OF FM 3009 AND BORGFELD ROAD GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 129949, SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application for a Specific Use Permit to allow Automobile Repairs & Service, Major on approximately 1.5 acres of land located 250 feet east of the intersection of FM 3009 and Borgfeld Road, also known as Guadalupe County Property Identification Number 129949, also known as 1205 Borgfeld Road, City of Schertz, Guadalupe County Texas, more specifically described in Exhibit A and Exhibit B attached (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.11. 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 specific use permit (the “Criteria”); and

WHEREAS, on January 31, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the Specific Use Permit for Automobile Repairs & Service, Major, with conditions; and

WHEREAS, on February 6, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Specific Use Permit be approved as provided for herein.

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

Section 1. A Specific Use Permit for Guadalupe County Property Identification Number 129949, more particularly described in the attached Exhibit A and Exhibit B, is hereby approved to allow Automobile Repairs & Service, Major conditioned upon the following occurring:

a) Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.

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

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

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

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

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

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

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

PASSED ON FIRST READING, the _____ day of _____ 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the _____ day of _____, 2024.

CITY OF SCHERTZ, TEXAS

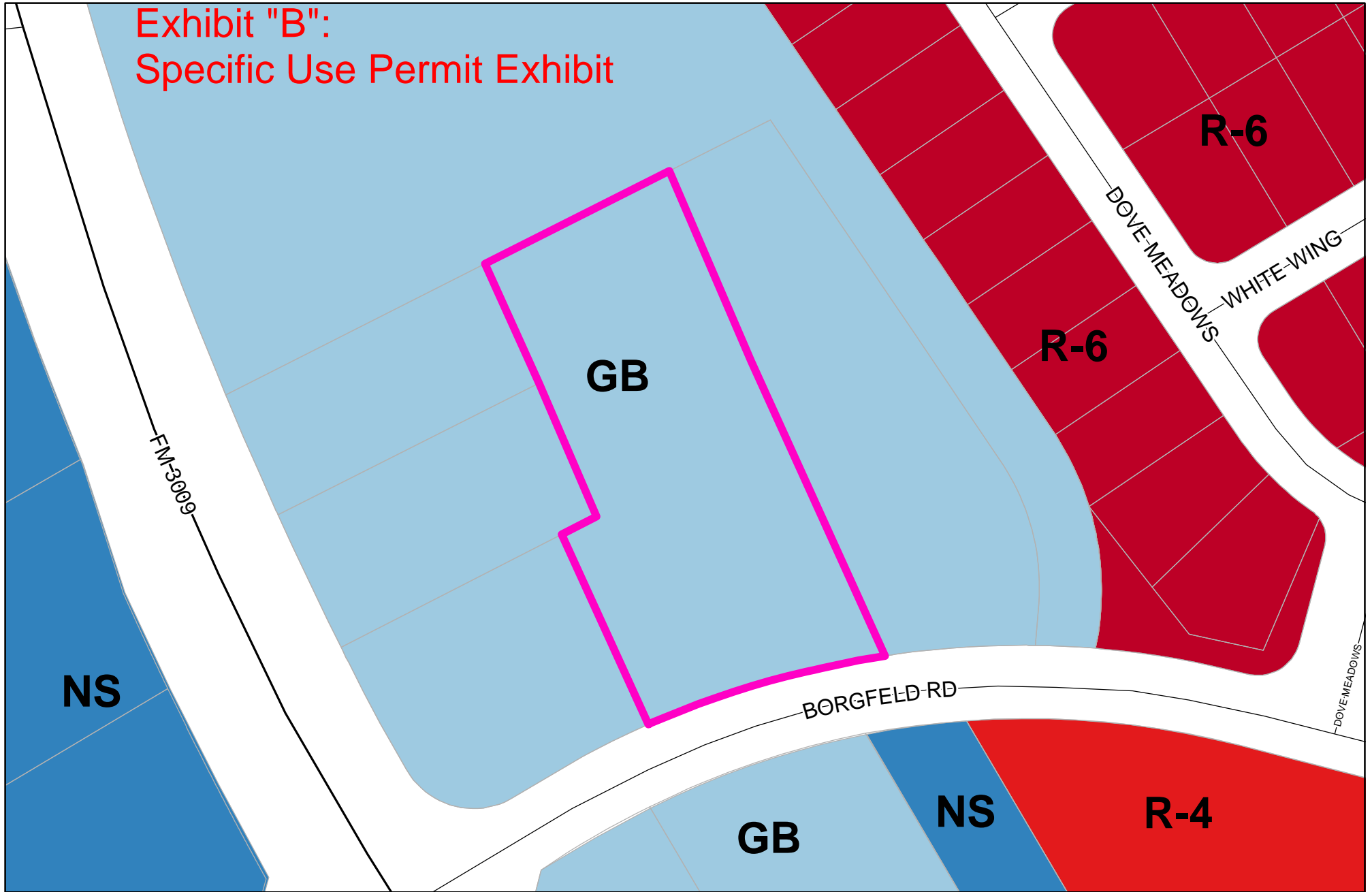
Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

oguzman, \\dmc-wdc-1\HP DeskJet 1050C, Oversize: U.S. Legal (landscape), 1:1

Exhibit "B": Specific Use Permit Exhibit



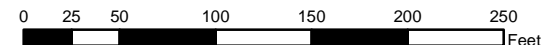
SCHERTZ
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Last Update: January 18, 2024
City of Schertz | gis@schertz.com

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

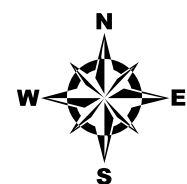
1205 Borgfeld Rd
MARK ROBERTS SUBD II
BLOCK 1 LOT 2 1.484 AC

Proposed Special Use
Automobile Repairs & Service, Major





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



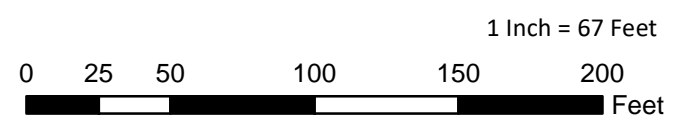
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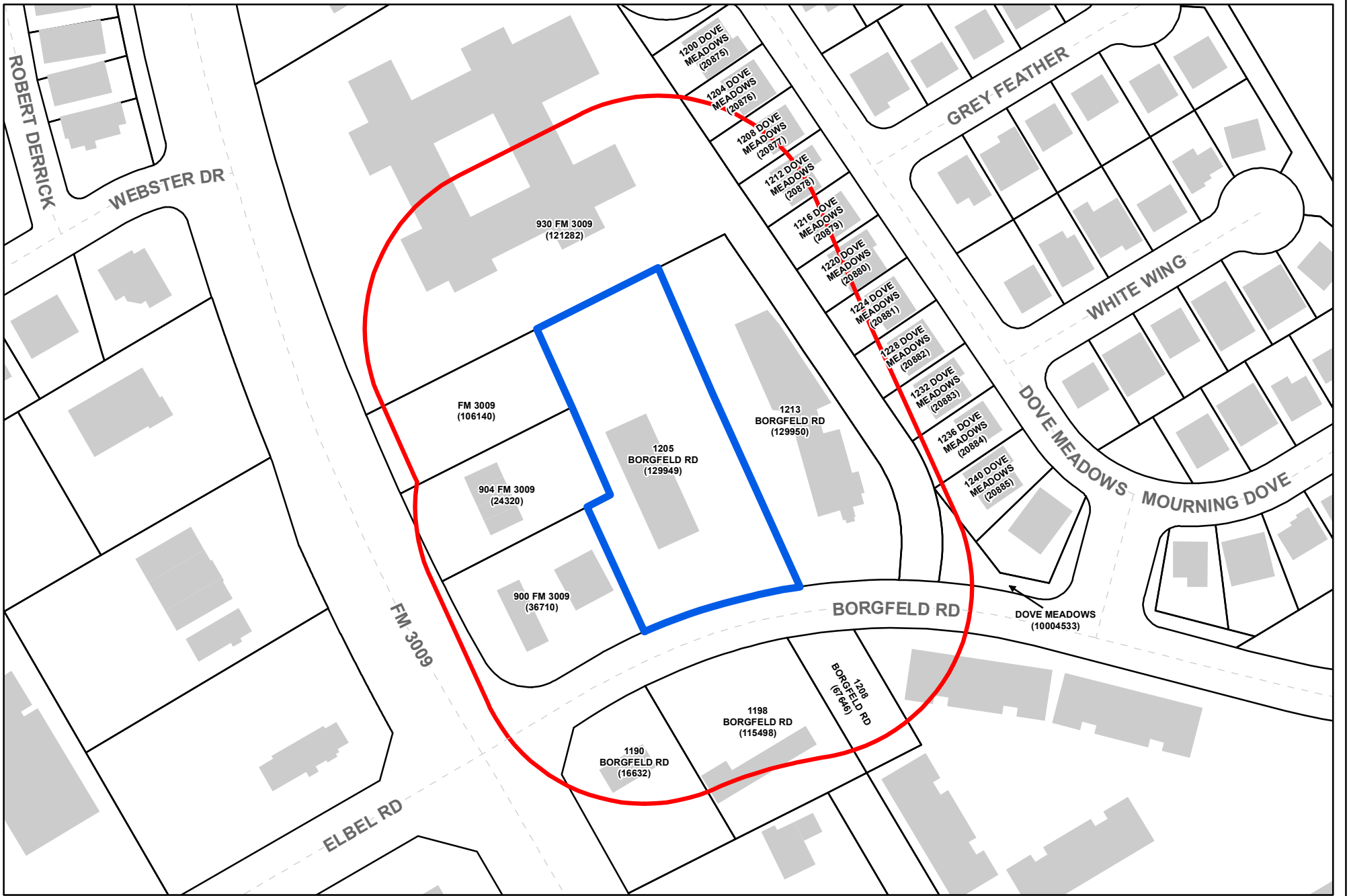
Mark Roberts Subdivision II
(PLSPU20240014)

- | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A |
| Other Cities | Secondary Arterial | Planned Residential Collector | |

- | | | | |
|----|-----|-----|---------------------|
| 1" | 8" | 20" | Schertz Gravity |
| 2" | 10" | 24" | Schertz Pressure |
| 3" | 12" | 30" | Neighboring Gravity |
| 4" | 16" | 36" | Private Pressure |
| 6" | 18" | | |

- | | |
|----------|----------------------------|
| Hydrant | 200' Buffer |
| Manholes | Schertz Municipal Boundary |
| | County Boundaries |





Last Update: January 18, 2024
City of Schertz, GIS Department, gis@schertz.com

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

City of Schertz

MARK ROBERTS SUBD II

(PLSPU20240014)



Project Area
200' Buffer



City Limit Boundary





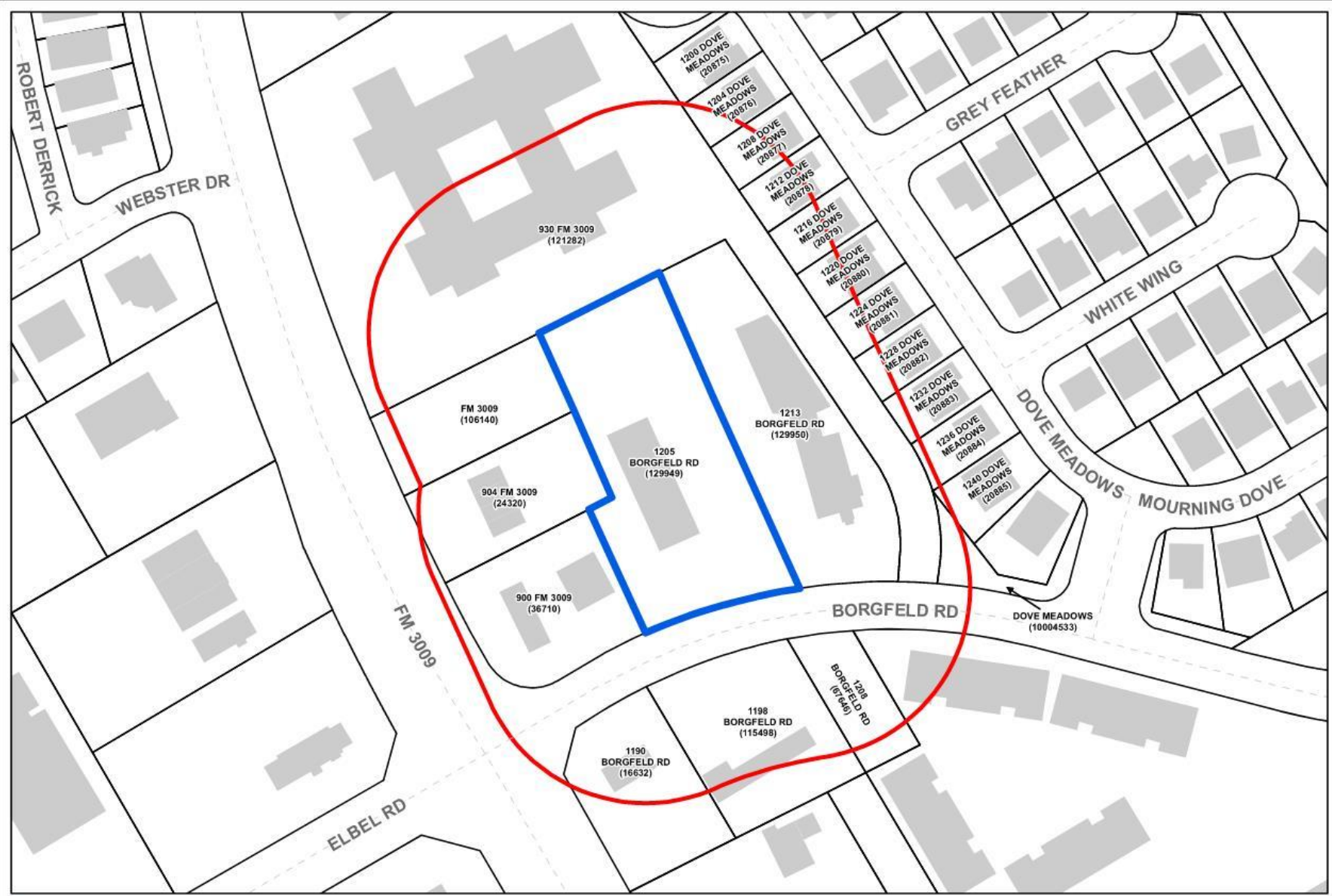
Ordinance 24-S-02

Request for a Specific Use Permit for Automobile
Repairs & Service, Major at 1205 Borgfeld Road

Emily Delgado | PLANNING MANAGER



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Last Update: January 18, 2024

City of Schertz, GIS Department: gis@schertz.com

This map or data is provided as a reference only. It is not intended to be used as a legal document. The City of Schertz is not responsible for any errors or omissions. The City of Schertz is not responsible for any damages or losses resulting from the use of this map or data. The City of Schertz is not responsible for any damages or losses resulting from the use of this map or data. The City of Schertz is not responsible for any damages or losses resulting from the use of this map or data.

City of Schertz
MARK ROBERTS SUBD II
(PLSPU20240014)



Project Area



200' Buffer



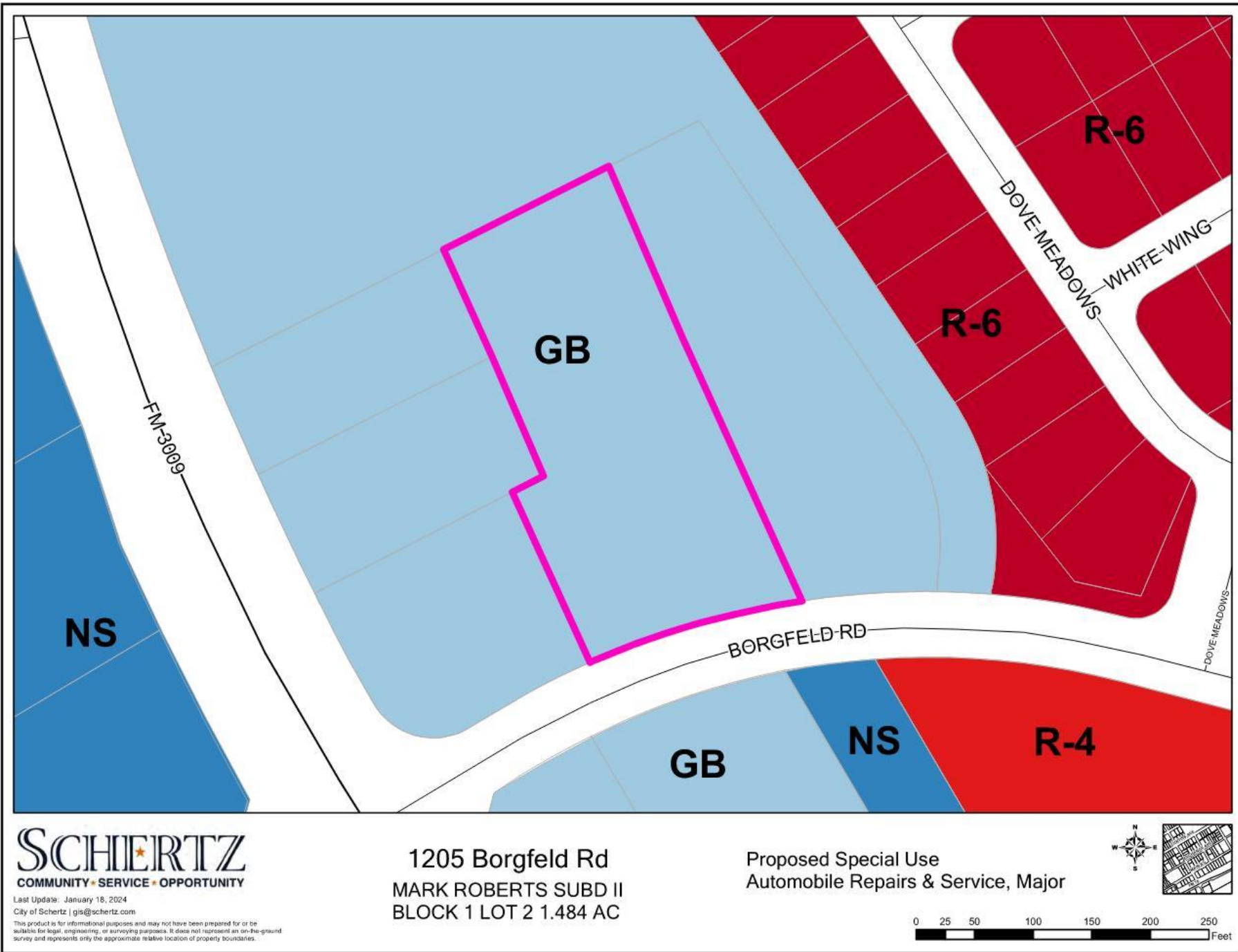
City Limit Boundary



0 50 100 200 300 Feet

- January 19, 2024: 22 public hearing notices sent, and a sign was posted on the property.
 - No responses
- January 19, 2024: San Antonio Express newspaper notice
- Item to be heard for first reading at the February 6, 2024 City Council meeting.

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.



- Subject property is currently zoned General Business District (GB) and is developed as an Automobile Repair & Service, Major business, specifically Classic Collision.
- To the east is Brighter Futures Day Care, zoned GB. To the west is a Convenience Store with Gas Pumps and a retail strip center, zoned GB.
- To the north is an assisted care facility zoned GB and to the south is the Borgfeld Road right of way.

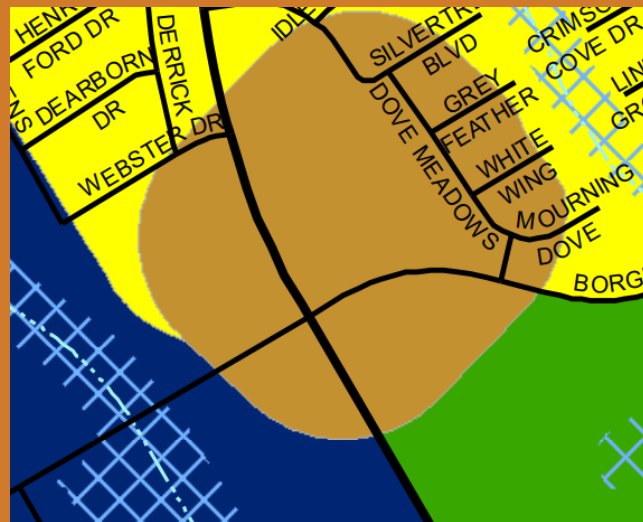
Proposed SUP

- Applicant is requesting a Specific Use Permit (SUP) to allow Automobile Repairs & Service, Major on approximately 1.5 acres.
- UDC Article 5 Section 21.5.8 Permitted Use Table, requires a Specific Use Permit for Automobile Repairs & Service, Major in General Business District (GB).
- The Specific Use Permit, if approved, would make the existing land use conform to the UDC, and no longer be a non-conforming use subject to UDC Article 7. Currently, since the land use is already in operation and has been since 2001, it is considered nonconforming.

UDC Section 21.5.11.D Criteria for Approval

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan.

- The subject property was identified as Multi-Family Residential in the 2002 Comprehensive Land Use Plan. This land use designation was intended to include a mix of residential and low intensity commercial uses. This portion of Schertz was not evaluated as part of the 2013 Sector Plan Amendment.
- Although the proposed SUP is not consistent with the currently adopted Comprehensive Land Plan, this portion of Schertz is being reevaluated as part of the current Comprehensive Land Use Plan Amendment and is tentatively proposed as Local Corridor which is designed for locally oriented commercial compatible with surrounding neighborhoods.



 Multi-Family Residential

UDC Section 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

- The subject property is currently zoned General Business District (GB). Per the UDC, General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community.
- The subject property has been utilized as an Automobile Repairs & Service, Major since 2001. Per the UDC Article 5 Section 21.5.8 Permitted Use Table, Automobile Repairs & Service, Major requires a Specific Use Permit to operate in the General Business District (GB). This land use has been providing services to the community that meets their needs for the last twenty years.
- Automobile Repairs & Service, Minor is permitted by right in the General Business District. However, that land use classification is very limited in the scope of services that can be provided. The proposed Specific Use Permit for the existing land use would meet the intent of the zoning district by providing a service establishment that is needed by the community.

UDC Section 21.5.11.D Criteria for Approval

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

- The subject property was originally developed in 2001 for Auto Collision Works. At that time the 1996 UDC was in effect and did not require an SUP for the "Auto Paint and Body Shop" land use and allowed it by right in the General Business zoning district.
- In 2006 the UDC was amended including the Permitted Use Table and created two new land use classifications "Automobile Repairs, Major" and "Automobile Repairs, Minor". With this UDC amendment the new "Automobile Repairs, Major" land use designation required a SUP in the General Business District. With this UDC amendment, Auto Collision Works was then considered a non-conforming use because of the General Business zoning but not having an approved SUP.

UDC Section 21.5.11.D Criteria for Approval

3. Continued:

- 1205 Borgfeld Road has continued to be used for businesses that would be classified as Automobile Repairs, Major or Automobile Repairs & Service, Major including the current operations, Classic Collision. The applicant has submitted this SUP request in order to ensure that 1205 Borgfeld Road can continue to operate as an Automobile Repairs & Service, Major without the nonconforming land use designation or the requirements of UDC Article 7 Nonconforming Uses, Lots and Structures.
- Since the subject property has been used for the same land use since 2001 and there is no proposed expansion at this time, no additional adverse impact is anticipated.

UDC Section 21.5.11.D Criteria for Approval

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- The subject property has been developed and utilized as Automobile Repairs & Service, Major, since 2001. If the Specific Use Permit is approved, no additional traffic would be generated or anticipated.

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.

- The subject property has two existing access driveways onto Borgfeld Road. There are no proposed changes to access at this time nor any proposed roadway adjustments or traffic control devices or mechanisms.

UDC Section 21.5.11.D Criteria for Approval

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties.

- The Specific Use Permit request is in order to bring the existing land use into compliance with the Unified Development Code. At this time, no expansions or modifications to the site are proposed. Any new development will have to meet all site requirements in Article 9.**

7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

- If proposed modifications to the site are requested, the site will be required to meet all dimensional and design requirements of the UDC. At this time there are no proposed site modifications and no variations to the requirements have been requested.**

UDC Section 21.5.11.D Criteria for Approval

8. The proposed [use] promotes the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

- **As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses. The subject property is located between a convenience store with gas pumps and a day care facility that has been in operation since 2008. The existing Automobile Repairs & Service, Major land use has been occurring at 1205 Borgfeld Road for over 20 years. The requested Specific Use Permit would bring the land use of the property into compliance and would no longer be nonconforming.**

9. No application made under these provisions will receive final approval until all back taxes owed to the City have been paid in full.

- **This does not impact the recommendation of the Planning and Zoning Commission or the consideration of the first reading from City Council.**

10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit.

- **Staff has ensured all UDC requirements have been met for the SUP application, and at this time have not received any special considerations from P&Z or City Council.**

Staff Recommendation

- **Staff recommends approval of the Specific Use Permit to allow Automobile Repairs & Service, Major at the 1205 Borgfeld Road conditioned upon the following:**
 - **Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.**

P&Z Recommendation

- The Planning and Zoning Commission conducted a public hearing on January 31, 2024, in which they made a recommendation of approval conditioned upon the following:
 - Prior to a new Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to a paved concrete or asphalt surface for all parking areas.

COMMENTS & QUESTIONS

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024
Department: Facility & Fleet
Subject: Plan to demolish/remove unoccupied City buildings.

BACKGROUND

Prior to bidding for demolition/removal services, City staff wanted to provide an update on the properties located at 1049 Live Oak Rd, 1298 Borgfeld Rd, and a structure at 11776 Lower Seguin Rd. Presently, the structures are either structurally unstable, have lead and asbestos, not up to the City's current building codes, or have been unoccupied for some time, and the cost of repairs exceeds the value of the structure. City staff are recommending demolishing the structures mentioned. Staff wanted to make Council aware that staff will be seeking a vendor to demolish the structures. Barring concerns from Council on this course of action, staff will bid out the demolition.

Attachments

structures proposed for demolition



1049 Live Oak



1298 Borgfeld



11776 Lower Seguin Road

CITY COUNCIL MEMORANDUM

City Council Meeting: February 6, 2024

Department: Finance

Subject: October and November 2023 Financial Statements (S.Gonzalez/J.Walters)

BACKGROUND

Staff submits monthly Financial Statements to City Council. Attached are financial reports for October and November 2023.

OCTOBER and NOVEMBER 2023 Highlights:

Revenues are low for the City as the annual property taxes won't start coming in volume until December and January. The expenditures are coming in at a higher rate due to purchase orders encumbering funds for big purchases and annual contracts.

Sales taxes received for these 2 months average 7.4% growth, which is above both the long term average for Schertz of 7.2% and above the budgeted estimate of 7%.

Utility fees in the Water & Sewer Fund are growing at 3% matching rate increases and are matching the estimated revenue budget.

The EMS Fund's revenue and expenditures are keeping pace with one another during this time frame.

The PEG Fund will need a budget adjustment to account for the roll-over of the Master Communication Plan project approved in FY 2022-23 and staff will bring this forward at the next quarterly budget adjustment.

Further details can be found in each monthly report.

Attachments

October 2023

November 2023

September Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :October 31, 2023 ***** 2023 - 2024 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
General Fund, 101					
Total Revenues	47,390,488.00	1,710,277.82	3,773.61	45,676,436.57	3.62%
Total General Government	8,281,168.00	870,333.51	815,188.07	6,595,646.42	20.35%
Total Public Safety	23,553,628.56	1,511,730.31	788,673.70	21,253,224.55	9.77%
Total Public Environment	2,720,161.00	449,148.36	634,730.59	1,636,282.05	39.85%
Total Parks & Recreation	3,555,854.02	124,486.93	639,632.22	2,791,734.87	21.49%
Total Cultural	1,386,218.00	69,702.07	38,006.81	1,278,509.12	7.77%
Total Internal Services	8,880,296.00	610,541.64	903,510.78	7,366,243.58	17.05%
Total Misc & Projects	1,577,666.00	5,000.00	18,353.00	1,554,313.00	1.48%
Total Expenditures	49,954,991.58	3,640,942.82	3,838,095.17	42,475,953.59	14.97%
Revenue Over(Under) Expenditures	(2,564,503.58)	(1,930,665.00)	(3,834,321.56)		
General Fund, 101 Total Cash in Bank & Investments		16,284,792.41			
Special Events Fund, 106					
Total Revenues	45,000.00	14,555.25	0.00	30,444.75	32.35%
Total Expenditures	45,000.00	0.00	0.00	45,000.00	0.00%
Revenue Over(Under) Expenditures	0.00	14,555.25	0.00		
Special Events Fund, 106 Total Cash in Bank & Investments		196,714.15			
Peg Fund, 110					
Total Revenues	67,000.00	2,993.65	0.00	64,006.35	4.47%
Total Expenditures	67,000.00	43,463.60	450,601.41	(427,065.01)	737.41%
Revenue Over(Under) Expenditures	0.00	(40,469.95)	(450,601.41)		
Peg Fund, 110 Total Cash in Bank & Investments		132,221.23			
Water & Sewer, 202					
Total Revenues	31,504,800.00	2,886,883.48	0.00	28,617,916.52	9.16%
Total Expenditures	31,241,901.00	397,796.59	967,147.69	29,876,956.72	4.37%
Revenue Over(Under) Expenditures	262,899.00	2,489,086.89	(967,147.69)		
Water & Sewer, 202 Total Cash in Bank & Investments		13,586,861.80			
EMS, 203					
Total Revenues	12,860,223.01	1,527,586.76	0.00	11,332,636.25	11.88%
Total Expenditures	13,640,835.49	1,236,133.59	391,089.40	12,013,612.50	11.93%
Revenue Over(Under) Expenditures	(780,612.48)	291,453.17	(391,089.40)		
EMS, 203 Total Cash in Bank & Investments		821,403.59			

Monthly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :October 31, 2023 ***** 2023 - 2024 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Drainage, 204					
Total Revenues	1,376,623.00	110,011.17	0.00	1,266,611.83	7.99%
Total Expenditures	1,594,207.00	67,125.48	93,763.17	1,433,318.35	10.09%
Revenue Over(Under) Expenditures	(217,584.00)	42,885.69	(93,763.17)		
Drainage, 204 Total Cash in Bank & Investments		591,442.95			
Hotel Tax, 314					
Total Revenues	901,500.00	86,588.57	0.00	814,911.43	9.60%
Total Expenditures	260,865.00	4,999.28	972.14	254,893.58	2.29%
Revenue Over(Under) Expenditures	640,635.00	81,589.29	(972.14)		
Hotel Tax, 314 Total Cash in Bank & Investments		2,597,534.63			
Park, 317					
Total Revenues	100,000.00	269.77	0.00	99,730.23	0.27%
Total Expenditures	100,000.00	0.00	1,475.00	98,525.00	1.48%
Revenue Over(Under) Expenditures	0.00	269.77	(1,475.00)		
Park, 317 Total Cash in Bank & Investments		89,396.13			
Tree Mitigation, 319					
Total Revenues	85,750.00	408,521.78	0.00	(322,771.78)	476.41%
Total Expenditures	75,000.00	0.00	0.00	75,000.00	0.00%
Revenue Over(Under) Expenditures	10,750.00	408,521.78	0.00		
Tree Mitigation, 319 Total Cash in Bank & Investments		1,107,215.10			
Capital Recovery Water, 411					
Total Revenues	1,222,000.00	163,255.31	0.00	1,058,744.69	13.36%
Total Expenditures	55,748.00	0.00	26,263.56	29,484.44	47.11%
Revenue Over(Under) Expenditures	1,166,252.00	163,255.31	(26,263.56)		
Capital Recovery Water, 411 Total Cash in Bank & Investments		5,516,108.07			
Capital Recovery Sewer, 421					
Total Revenues	700,000.00	346,669.68	0.00	353,330.32	49.52%
Total Expenditures	67,248.00	0.00	60,901.35	6,346.65	90.56%
Revenue Over(Under) Expenditures	632,752.00	346,669.68	(60,901.35)		
Capital Recovery Sewer, 421 Total Cash in Bank & Investments		5,042,522.55			

Monthly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :October 31, 2023 ***** 2023 - 2024 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Roadway Impact Fee Area 1, 431					
Total Revenues	325,175.00	(21,949.82)	0.00	347,124.82	-6.75%
Total Expenditures	5,000.00	0.00	0.00	5,000.00	0.00%
Revenue Over(Under) Expenditures	320,175.00	(21,949.82)	0.00		
Roadway Impact Fee Area 1, 431 Total Cash in Bank & Investments		1,039,537.55			
Roadway Impact Fee Area 2, 432					
Total Revenues	245,650.00	3,243.16	0.00	242,406.84	1.32%
Total Expenditures	85,000.00	0.00	0.00	85,000.00	0.00%
Revenue Over(Under) Expenditures	160,650.00	3,243.16	0.00		
Roadway Impact Fee Area 2, 432 Total Cash in Bank & Investments		684,291.23			
Roadway Impact Fee Area 3, 433					
Total Revenues	350,250.00	636,474.18	0.00	(286,224.18)	181.72%
Total Expenditures	5,000.00	0.00	0.00	5,000.00	0.00%
Revenue Over(Under) Expenditures	345,250.00	636,474.18	0.00		
Roadway Impact Fee Area 3, 433 Total Cash in Bank & Investments		1,899,196.80			
Roadway Impact Fee Area 4, 434					
Total Revenues	3,360.00	30.49	0.00	3,329.51	0.91%
Total Expenditures	3,000.00	0.00	0.00	3,000.00	0.00%
Revenue Over(Under) Expenditures	360.00	30.49	0.00		
Roadway Impact Fee Area 4, 434 Total Cash in Bank & Investments		6,433.53			
I&S, 505					
Total Revenues	9,335,000.00	31,973.53	0.00	9,303,026.47	0.34%
Total Expenditures	8,602,744.78	400.00	200.00	8,602,144.78	0.01%
Revenue Over(Under) Expenditures	732,255.22	31,573.53	(200.00)		
I&S, 505 Total Cash in Bank & Investments		1,190,823.56			
SED Corporation, 620					
Total Revenues	8,407,000.00	779,261.08	0.00	7,627,738.92	9.27%
Total Expenditures	12,985,053.00	15,989.32	149,541.67	12,819,522.01	1.27%
Revenue Over(Under) Expenditures	(4,578,053.00)	763,271.76	(149,541.67)		
SED Corporation, 620 Total Cash in Bank & Investments		32,570,274.69			
Total Cash in Bank & Investments		83,356,769.97			

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES							
<u>REVENUE SUMMARY</u>							
Taxes	35,018,000.00	967,899.86	1,235,945.66	967,899.86	-	34,050,100.14	2.76
Franchises	2,795,000.00	-	198,238.81	-	3,773.61	2,791,226.39	0.14
Permits	1,419,300.00	335,996.50	109,372.30	335,996.50	-	1,083,303.50	23.67
Licenses	9,120.00	1,360.00	1,785.00	1,360.00	-	7,760.00	14.91
Fees	1,896,140.00	253,669.00	159,507.91	253,669.00	-	1,642,471.00	13.38
Fines	11,000.00	1,039.28	1,372.24	1,039.28	-	9,960.72	9.45
Inter-Jurisdictional	1,196,684.00	7,765.63	10,225.24	7,765.63	-	1,188,918.37	0.65
Fund Transfers	3,204,837.00	-	488,978.74	-	-	3,204,837.00	-
Miscellaneous	1,840,407.00	142,547.55	70,566.98	142,547.55	-	1,697,859.45	7.75
TOTAL REVENUES	47,390,488.00	1,710,277.82	2,275,992.88	1,710,277.82	3,773.61	45,676,436.57	3.62%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
CITY COUNCIL							
Personnel Services	47,665.00	3,501.48	2,742.88	3,501.48	-	44,163.52	7.35
Supplies	500.00	156.25	-	156.25	-	343.75	31.25
City Support Services	61,000.00	66.00	4,274.00	66.00	80.00	60,854.00	0.24
Operations Support	250.00	-	-	-	-	250.00	0.00
Staff Support	32,150.00	1,095.02	40.00	1,095.02	295.00	30,759.98	4.32
Professional Services	10,000.00	-	-	-	-	10,000.00	0.00
TOTAL CITY COUNCIL	151,565.00	4,818.75	7,056.88	4,818.75	375.00	146,371.25	3.43%
CITY MANAGER							
Personnel Services	946,925.00	96,132.09	79,332.22	96,132.09	40.56	850,752.35	10.16
Supplies	1,470.00	4.99	42.99	4.99	31.00	1,434.01	2.45
City Support Services	1,960.00	-	-	-	-	1,960.00	-
Staff Support	27,005.00	1,173.14	20.95	1,173.14	5.00	25,826.86	4.36
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL CITY MANAGER	977,360.00	97,310.22	79,396.16	97,310.22	121.06	879,928.72	9.97%
MUNICIPAL COURT							
Personnel Services	364,881.00	23,852.87	22,698.50	23,852.87	49.95	340,978.18	6.55
Supplies	1,500.00	-	64.00	-	32.57	1,467.43	2.17
City Support Services	1,000.00	-	-	-	-	1,000.00	0.00
Operations Support	2,000.00	-	-	-	1,131.10	868.90	56.56

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Staff Support	6,900.00	137.50	-	137.50	1,353.78	5,408.72	21.61
Court Support	2,160.00	-	-	-	18.00	2,142.00	0.83
Professional Services	66,500.00	2,100.00	4,200.00	2,100.00	30,750.00	33,650.00	49.40
Maintenance Services	2,500.00	100.00	-	100.00	2,800.00	(400.00)	116.00
Operating Equipment	-	-	-	-	179.99	(179.99)	-
TOTAL MUNICIPAL COURT	447,441.00	26,190.37	26,962.50	26,190.37	36,315.39	384,935.24	13.97%
CUSTOMER RELATIONS-311							
Personnel Services	137,232.00	9,074.13	8,423.24	9,074.13	10.14	128,147.73	6.62
Supplies	125.00	-	26.35	-	-	125.00	-
Staff Support	550.00	-	-	-	-	550.00	-
TOTAL CUSTOMER RELATIONS-311	138,257.00	9,074.13	8,449.59	9,074.13	10.14	129,172.73	6.57%
PLANNING & ZONING							
Personnel Services	411,736.00	27,981.94	14,371.32	27,981.94	20.28	383,733.78	6.80
Supplies	2,050.00	-	51.60	-	435.17	1,614.83	21.23
Operations Support	250.00	-	-	-	93.00	157.00	37.20
Staff Support	36,100.00	241.50	1,257.00	241.50	4,368.26	31,490.24	12.77
Professional Services	100.00	-	-	-	-	100.00	-
Operating Equipment	450.00	-	-	-	-	450.00	-
TOTAL PLANNING & ZONING	450,686.00	28,223.44	15,679.92	28,223.44	4,916.71	417,545.85	7.35%
LEGAL SERVICES							
Operations Support	10,000.00	-	-	-	83.50	9,916.50	0.84
Professional Services	80,000.00	-	-	-	-	80,000.00	-
TOTAL LEGAL SERVICES	90,000.00	-	-	-	83.50	89,916.50	0.09%
ECONOMIC DEVELOPMENT							
Personnel Services	498,032.00	-	-	-	-	498,032.00	-
City Assistance	1,050,000.00	-	-	-	-	1,050,000.00	-
TOTAL ECONOMIC DEVELOPMENT	1,548,032.00	-	-	-	-	1,548,032.00	-
CITY SECRETARY							
Personnel Services	225,983.00	12,849.90	33,460.40	12,849.90	10.14	213,122.96	5.69
Supplies	1,700.00	137.04	131.13	137.04	-	1,562.96	8.06
City Support Services	8,000.00	641.50	-	641.50	-	7,358.50	8.02
Operations Support	150.00	-	-	-	-	150.00	-
Staff Support	4,900.00	150.50	-	150.50	1,280.00	3,469.50	29.19
Operating Equipment	-	-	-	-	538.10	(538.10)	-
TOTAL CITY SECRETARY	240,733.00	13,778.94	33,591.53	13,778.94	1,828.24	225,125.82	6.48%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
NON-DEPARTMENTAL							
City Support Services	1,150,000.00	389,295.42	352,958.87	389,295.42	-	760,704.58	33.85
Operations Support	133,500.00	9,501.12	(52.98)	9,501.12	1,542.72	122,456.16	8.27
City Assistance	770,949.00	192,737.37	181,378.58	192,737.37	578,212.11	(0.48)	100.00
Professional Services	108,080.00	1,532.47	9,448.38	1,532.47	-	106,547.53	1.42
Fund Chrgs/Transfrs-Spec Events Fnd	27,757.00	-	146.72	-	-	27,757.00	-
TOTAL NON-DEPARTMENTAL	2,190,286.00	593,066.38	543,879.57	593,066.38	579,754.83	1,017,464.79	53.55%
PUBLIC AFFAIRS							
Personnel Services	377,337.00	21,091.08	23,402.50	21,091.08	5.07	356,240.85	5.59
Supplies	700.00	-	110.09	-	-	700.00	-
City Support Services	750.00	-	-	-	-	750.00	-
Operations Support	58,075.00	-	408.00	-	972.20	57,102.80	1.67
Staff Support	10,250.00	-	-	-	357.75	9,892.25	3.49
Professional Services	227,800.00	13,157.92	25,167.34	13,157.92	4,064.00	210,578.08	7.56
Operating Equipment	-	-	-	-	299.99	(299.99)	-
TOTAL PUBLIC AFFAIRS	674,912.00	34,249.00	49,087.93	34,249.00	5,699.01	634,963.99	5.92%
ENGINEERING							
Personnel Services	1,289,576.00	63,390.30	69,404.64	63,390.30	41.21	1,226,144.49	4.92
Supplies	2,200.00	138.98	92.48	138.98	32.25	2,028.77	7.78
City Support Services	-	-	-	-	673.54	(673.54)	-
Utility Services	8,000.00	-	-	-	-	8,000.00	-
Operations Support	150.00	93.00	-	93.00	-	57.00	62.00
Staff Support	20,970.00	-	(28.45)	-	445.20	20,524.80	2.12
Professional Services	50,000.00	-	4,245.00	-	23,999.75	26,000.25	48.00
Operating Equipment	1,000.00	-	-	-	-	1,000.00	-
Capital Outlay	-	-	-	-	160,892.24	(160,892.24)	-
TOTAL ENGINEERING	1,371,896.00	63,622.28	73,713.67	63,622.28	186,084.19	1,122,189.53	18.20%
TOTAL GENERAL GOVERNMENT	8,281,168.00	870,333.51	837,817.75	870,333.51	815,188.07	6,595,646.42	20.35%
PUBLIC SAFETY							
POLICE							
Personnel Services	10,485,486.00	760,549.66	730,376.21	760,549.66	435.11	9,724,501.23	7.26
Supplies	126,526.00	2,197.35	20,126.28	2,197.35	7,082.34	117,246.31	7.33
City Support Services	34,500.00	52,175.20	35,584.78	52,175.20	-	(17,675.20)	151.23
Utility Services	237,600.00	-	-	-	-	237,600.00	-
Operations Support	17,605.00	-	-	-	77.79	17,527.21	0.44
Staff Support	299,692.40	16,521.39	5,304.38	16,521.39	23,926.71	259,244.30	13.50
City Assistance	66,500.00	312.97	-	312.97	117.06	66,069.97	0.65

CITY OF SCHERTZ
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AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Professional Services	72,808.00	8,350.00	-	8,350.00	3,033.52	61,424.48	15.63
Maintenance Services	80,005.00	-	-	-	141.77	79,863.23	0.18
Rental/Leasing	550,000.00	-	-	-	-	550,000.00	-
Operating Equipment	426,641.16	-	-	-	68,599.78	358,041.38	16.08
Capital Outlay	872,450.00	-	-	-	431,392.35	441,057.65	49.45
TOTAL POLICE	13,269,813.56	840,106.57	791,391.65	840,106.57	534,806.43	11,894,900.56	10.36%
FIRE RESCUE							
Personnel Services	7,203,711.00	506,106.41	435,149.31	506,106.41	289.77	6,697,314.82	7.03
Supplies	24,412.00	4,798.32	159.14	4,798.32	1,178.42	18,435.26	24.48
Utility Services	132,240.00	1,406.90	58.67	1,406.90	825.71	130,007.39	1.69
Operations Support	4,436.00	-	-	-	88.63	4,347.37	2.00
Staff Support	245,174.00	6,059.01	286.37	6,059.01	23,007.71	216,107.28	11.86
City Assistance	30,000.00	127.92	137.66	127.92	508.79	29,363.29	2.12
Professional Services	70,000.00	-	-	-	6,049.35	63,950.65	8.64
Maintenance Services	119,743.00	331.08	53.18	331.08	-	119,411.92	0.28
Other Costs	10,000.00	2,838.81	3,982.50	2,838.81	-	7,161.19	28.39
Rental/Leasing	26,720.00	-	-	-	-	26,720.00	-
Operating Equipment	109,080.00	4,733.37	-	4,733.37	6,366.66	97,979.97	10.18
Capital Outlay	409,500.00	23,789.76	-	23,789.76	54,740.00	330,970.24	19.18
TOTAL FIRE RESCUE	8,385,016.00	550,191.58	439,826.83	550,191.58	93,055.04	7,741,769.38	7.67%
INSPECTIONS							
Personnel Services	1,237,876.00	87,263.38	65,830.00	87,263.38	61.49	1,150,551.13	7.05
Supplies	4,560.00	-	50.53	-	687.50	3,872.50	15.08
Utility Services	7,200.00	-	-	-	-	7,200.00	-
Operations Support	850.00	-	-	-	168.13	681.87	19.78
Staff Support	49,025.00	279.75	259.00	279.75	244.01	48,501.24	1.07
Professional Services	70,000.00	200.00	-	200.00	82,050.00	(12,250.00)	117.50
Operating Equipment	900.00	-	-	-	(293.97)	1,193.97	(32.66)
Capital Outlay	-	-	-	-	76,121.44	(76,121.44)	-
TOTAL INSPECTIONS	1,370,411.00	87,743.13	66,139.53	87,743.13	159,038.60	1,123,629.27	18.01%
NEIGHBORHOOD SERVICES							
Personnel Services	444,238.00	32,065.03	25,652.86	32,065.03	38.35	412,134.62	7.23
Supplies	9,950.00	-	26.98	-	304.30	9,645.70	3.06
Utility Services	6,500.00	-	-	-	-	6,500.00	-
Operations Support	1,700.00	-	-	-	-	1,700.00	-
Staff Support	33,100.00	1,344.00	654.99	1,344.00	1,430.98	30,325.02	8.38
Professional Services	2,450.00	-	-	-	-	2,450.00	-

CITY OF SCHERTZ
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AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Maintenance Services	30,000.00	280.00	-	280.00	-	29,720.00	0.93
Operating Equipment	450.00	-	-	-	-	450.00	-
TOTAL NEIGHBORHOOD SERVICES	528,388.00	33,689.03	26,334.83	33,689.03	1,773.63	492,925.34	6.71%
TOTAL PUBLIC SAFETY	23,553,628.56	1,511,730.31	1,323,692.84	1,511,730.31	788,673.70	21,253,224.55	9.77%
<u>PUBLIC ENVIRONMENT</u>							
STREETS							
Personnel Services	1,173,226.00	100,158.13	105,623.91	100,158.13	9,298.26	1,063,769.61	9.33
Supplies	226,005.00	4,029.43	2,977.32	4,029.43	7,803.03	214,172.54	5.24
City Support Services	6,500.00	-	-	-	3.20	6,496.80	0.05
Utility Services	252,500.00	298.80	754.53	298.80	-	252,201.20	0.12
Staff Support	22,400.00	-	12.20	-	89.58	22,310.42	0.40
Professional Services	30,380.00	-	-	-	3,231.08	27,148.92	10.64
Maintenance Services	741,250.00	312,308.00	502.40	312,308.00	349,477.44	79,464.56	89.28
Rental/Lease	6,000.00	-	-	-	-	6,000.00	-
Operating Equipment	6,900.00	-	-	-	-	6,900.00	-
Capital Outlay	255,000.00	32,354.00	-	32,354.00	264,828.00	(42,182.00)	116.54
TOTAL STREETS	2,720,161.00	449,148.36	109,870.36	449,148.36	634,730.59	1,636,282.05	39.85%
TOTAL PUBLIC ENVIRONMENT	2,720,161.00	449,148.36	109,870.36	449,148.36	634,730.59	1,636,282.05	39.85%
<u>PARKS & RECREATION</u>							
PARKS DEPARTMENT							
Personnel Services	1,112,260.00	80,810.06	66,156.02	80,810.06	71.63	1,031,378.31	7.27
Supplies	94,680.00	113.99	339.75	113.99	40,887.42	53,678.59	43.31
City Support Services	194,300.00	3,655.00	8,467.50	3,655.00	51,162.63	139,482.37	28.21
Utility Services	276,000.00	-	-	-	9,581.71	266,418.29	3.47
Operations Support	1,000.00	-	-	-	-	1,000.00	-
Staff Support	25,819.02	832.50	-	832.50	650.62	24,335.90	5.74
Professional Services	194,987.00	-	-	-	98,540.14	96,446.86	50.54
Maintenance Services	17,400.00	-	1,175.00	-	4,715.60	12,684.40	27.10
Rental/Leasing	10,000.00	-	-	-	2,419.65	7,580.35	24.20
Operating Equipment	73,015.00	-	-	-	69,129.91	3,885.09	94.68
Capital Outlay	385,000.00	-	-	-	317,907.35	67,092.65	82.57
TOTAL PARKS DEPARTMENT	2,384,461.02	85,411.55	76,138.27	85,411.55	595,066.66	1,703,982.81	28.54%
SWIM POOL							
Supplies	27,000.00	-	-	-	7,129.00	19,871.00	26.40
Utility Services	25,500.00	-	-	-	1,143.00	24,357.00	4.48
Maintenance Services	542,052.00	-	36,060.23	-	35,360.50	506,691.50	6.52
TOTAL SWIM POOL	594,552.00	-	36,060.23	-	43,632.50	550,919.50	7.34%

CITY OF SCHERTZ
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101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
EVENT FACILITIES							
Personnel Services	421,581.00	31,616.61	23,550.33	31,616.61	25.35	389,939.04	7.51
Supplies	4,410.00	13.99	263.54	13.99	179.84	4,216.17	4.40
Utility Services	65,779.00	600.82	-	600.82	52.14	65,126.04	0.99
Operations Support	6,650.00	-	-	-	66.78	6,583.22	1.00
Staff Support	5,191.00	1,439.96	-	1,439.96	568.96	3,182.08	38.70
Maintenance Services	2,450.00	-	-	-	-	2,450.00	-
Operating Equipment	10,780.00	-	-	-	39.99	10,740.01	0.37
Capital Outlay	60,000.00	5,404.00	-	5,404.00	-	54,596.00	9.01
TOTAL EVENT FACILITIES	576,841.00	39,075.38	23,813.87	39,075.38	933.06	536,832.56	6.94%
TOTAL PARKS & RECREATION	3,555,854.02	124,486.93	136,012.37	124,486.93	639,632.22	2,791,734.87	21.49%
CULTURAL							
LIBRARY							
Personnel Services	1,101,378.00	68,526.29	66,586.99	68,526.29	38.35	1,032,813.36	6.23
Supplies	22,500.00	16.99	(14.95)	16.99	2,561.70	19,921.31	11.46
Utility Services	64,000.00	-	-	-	-	64,000.00	-
Operations Support	5,700.00	19.99	17.99	19.99	854.99	4,825.02	15.35
Staff Support	15,740.00	359.00	-	359.00	468.00	14,913.00	5.25
Professional Services	2,300.00	-	-	-	2,174.00	126.00	94.52
Operating Equipment	174,600.00	779.80	3,000.00	779.80	31,909.77	141,910.43	18.72
TOTAL LIBRARY	1,386,218.00	69,702.07	69,590.03	69,702.07	38,006.81	1,278,509.12	7.77%
TOTAL CULTURAL	1,386,218.00	69,702.07	69,590.03	69,702.07	38,006.81	1,278,509.12	7.77%
INTERNAL SERVICE							
INFORMATION TECHNOLOGY							
Personnel Services	1,165,654.00	81,791.54	73,686.22	81,791.54	69.42	1,083,793.04	7.02
Supplies	8,800.00	297.69	40.30	297.69	918.44	7,583.87	13.82
City Support Services	1,218,525.00	133,347.63	41,062.05	133,347.63	136,593.78	948,583.59	22.15
Utility Services	422,000.00	30,412.07	3,657.27	30,412.07	23,523.13	368,064.80	12.78
Staff Support	66,100.00	1,448.93	4,375.00	1,448.93	10,366.43	54,284.64	17.87
Professional Services	15,000.00	-	-	-	5,917.67	9,082.33	39.45
Maintenance Services	3,800.00	-	269.90	-	-	3,800.00	-
Rental/Leasing	-	-	624.18	-	-	-	-
Operating Equipment	293,500.00	763.53	638.35	763.53	56,203.15	236,533.32	19.41
Capital Outlay	162,000.00	-	-	-	-	162,000.00	-
TOTAL INFORMATION TECHNOLOGY	3,355,379.00	248,061.39	124,353.27	248,061.39	233,592.02	2,873,725.59	14.35%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
HUMAN RESOURCES							
Personnel Services	576,770.00	39,452.64	34,899.49	39,452.64	25.35	537,292.01	6.84
Supplies	3,860.00	77.93	128.50	77.93	-	3,782.07	2.02
Human Services	179,850.00	1,763.46	6,747.13	1,763.46	76,749.32	101,337.22	43.65
Operations Support	22,450.00	-	1,409.84	-	1,439.84	21,010.16	6.41
Staff Support	51,950.00	4,676.26	265.18	4,676.26	2,034.99	45,238.75	12.92
City Assistance	15,000.00	-	187.00	-	2,256.00	12,744.00	15.04
Professional Services	4,500.00	-	-	-	-	4,500.00	-
Operating Equipment	500.00	-	-	-	-	500.00	-
TOTAL HUMAN RESOURCES	854,880.00	45,970.29	43,637.14	45,970.29	82,505.50	726,404.21	15.03%
FINANCE							
Personnel Services	733,269.00	34,873.17	50,056.56	34,873.17	36.14	698,359.69	4.76
Supplies	2,700.00	73.94	-	73.94	146.86	2,479.20	8.18
Operations Support	-	-	-	-	184.95	(184.95)	-
Staff Support	4,160.00	-	240.00	-	963.91	3,196.09	23.17
Professional Sevices	52,500.00	3,500.00	871.01	3,500.00	-	49,000.00	6.67
Operating Equipment	300.00	-	-	-	-	300.00	-
TOTAL FINANCE	792,929.00	38,447.11	51,167.57	38,447.11	1,331.86	753,150.03	5.02%
PURCHASING & ASSET MGT							
Personnel Services	297,911.00	11,706.67	19,928.79	11,706.67	13.00	286,191.33	3.93
Supplies	4,140.00	185.69	30.00	185.69	255.22	3,699.09	10.65
Operations Support	7,600.00	-	-	-	2,335.50	5,264.50	30.73
Staff Support	14,825.00	(1,524.95)	385.00	(1,524.95)	165.50	16,184.45	(9.17)
City Assistance	1,490.00	-	40.00	-	160.00	1,330.00	10.74
Operating Equipment	2,500.00	379.82	-	379.82	-	2,120.18	15.19
TOTAL PURCHASING & ASSET MGT	328,466.00	10,747.23	20,383.79	10,747.23	2,929.22	314,789.55	4.16%
FLEET SERVICE							
Personnel Services	829,076.00	61,887.29	51,455.52	61,887.29	38.35	767,150.36	7.47
Supplies	242,350.00	8,850.91	4,273.80	8,850.91	33,335.24	200,163.85	17.41
City Support Services	7,000.00	-	-	-	-	7,000.00	-
Utility Services	12,000.00	-	-	-	-	12,000.00	-
Staff Support	36,800.00	772.50	384.69	772.50	4,501.17	31,526.33	14.33
Maintenance Services	308,000.00	17,180.09	903.75	17,180.09	29,408.61	261,411.30	15.13

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Operating Equipment	21,000.00	-	-	-	8,288.82	12,711.18	39.47
Capital Outlay	29,774.00	47,861.25	-	47,861.25	52,262.06	(70,349.31)	336.28
TOTAL FLEET SERVICE	1,486,000.00	136,552.04	57,017.76	136,552.04	127,834.25	1,221,613.71	17.79%
FACILITY SERVICES							
Personnel Services	990,787.00	80,712.34	70,198.92	80,712.34	45.63	910,029.03	8.15
Supplies	168,235.00	3,917.94	8,963.31	3,917.94	6,809.46	157,507.60	6.38
Utility Services	213,000.00	2,567.54	8.92	2,567.54	18.83	210,413.63	1.21
Staff Support	23,200.00	10,502.32	12.19	10,502.32	2,496.15	10,201.53	56.03
Professional Services	225,000.00	-	11,865.31	-	221,909.81	3,090.19	98.63
Maintenance Services	150,000.00	16,516.44	20,743.12	16,516.44	55,705.87	77,777.69	48.15
Rental/Leasing	490.00	-	-	-	-	490.00	-
Operating Equipment	3,430.00	-	-	-	-	3,430.00	-
Capital Outlay	288,500.00	16,547.00	-	16,547.00	168,332.18	103,620.82	64.08
TOTAL BUILDING MAINTENANCE	2,062,642.00	130,763.58	111,791.77	130,763.58	455,317.93	1,476,560.49	28.41%
TOTAL INTERNAL SERVICE	8,880,296.00	610,541.64	408,351.30	610,541.64	903,510.78	7,366,243.58	17.05%
MISC & PROJECTS							
Project							
Fund Charges/Transfers	1,250,000.00	-	-	-	-	1,250,000.00	-
TOTAL PROJECTS	1,250,000.00	-	-	-	-	1,250,000.00	0.00%
CITY ASSISTANCE							
City's Assistance to Agencies	307,666.00	5,000.00	18,353.00	5,000.00	18,353.00	284,313.00	7.59
Operating Equipment	10,000.00	-	-	-	-	10,000.00	-
TOTAL CITY ASSISTANCE	317,666.00	5,000.00	18,353.00	5,000.00	18,353.00	294,313.00	7.35%
SEWER PROJECTS							
Fund Charges/Transfers	-	-	-	-	-	-	-
TOTAL SEWER PROJECTS	-	-	-	-	-	-	0.00%
COURT - RESTRICTED FUNDS							
Operating Equipment	10,000.00	-	-	-	-	10,000.00	-
TOTAL COURT-RESTRICTED FUNDS	10,000.00	-	-	-	-	10,000.00	0.00%
TOTAL MISC & PROJECTS	1,577,666.00	5,000.00	18,353.00	5,000.00	18,353.00	1,554,313.00	1.48%
TOTAL EXPENDITURES	49,954,991.58	3,640,942.82	2,903,687.65	3,640,942.82	3,838,095.17	42,475,953.59	14.97%
REVENUE OVER(UNDER) EXPEND.	(2,564,503.58)	(1,930,665.00)	(627,694.77)	(1,930,665.00)	(3,834,321.56)	3,200,482.98	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	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	19,100,000.00	49,846.31	103,252.19	49,846.31	-	19,050,153.69	0.26
000-411110	Disable Veterans Assist Pymnt	1,500,000.00	-	-	-	-	1,500,000.00	-
000-411200	Advalorem Tax-Delinquent	50,000.00	1,349.93	67,796.53	1,349.93	-	48,650.07	2.70
000-411300	Advalorem Tax-P&I	100,000.00	10,802.49	20,114.18	10,802.49	-	89,197.51	10.80
000-411500	Sales Tax Revenue-Gen Fund	14,180,000.00	899,280.25	1,036,916.23	899,280.25	-	13,280,719.75	6.34
000-411700	Mixed Beverage Tax	88,000.00	6,620.88	7,866.53	6,620.88	-	81,379.12	7.52
TOTAL Taxes		35,018,000.00	967,899.86	1,235,945.66	967,899.86	-	34,050,100.14	2.76%
<u>Franchises</u>								
000-421200	Center Point/Entex Energy	145,000.00	-	7,215.03	-	-	145,000.00	-
000-421220	City Public Service	1,400,000.00	-	105,756.91	-	-	1,400,000.00	-
000-421240	Guadalupe Valley Elec Co-op	550,000.00	-	33,019.76	-	-	550,000.00	-
000-421250	New Braunfels Utilities	85,000.00	-	5,444.69	-	-	85,000.00	-
000-421300	Time Warner-State Franchise	290,000.00	-	27,336.00	-	-	290,000.00	-
000-421460	AT&T Franchise Fee	30,000.00	-	2,787.81	-	-	30,000.00	-
000-421480	Other Telecom Franchise - ROW	100,000.00	-	625.65	-	-	100,000.00	-
000-421500	Solid Waste Franchise Fee	195,000.00	-	16,052.96	-	3,773.61	191,226.39	1.94
TOTAL Franchises		2,795,000.00	-	198,238.81	-	3,773.61	2,791,226.39	0.14%
<u>Permits</u>								
000-431100	Home Occupation Permit	550.00	35.00	-	35.00	-	515.00	6.36
000-431205	Bldg Permit-Residential	320,000.00	17,607.50	21,179.00	17,607.50	-	302,392.50	5.50
000-431210	Bldg Permit-Commercial	350,000.00	249,441.00	10,051.20	249,441.00	-	100,559.00	71.27
000-431215	Bldg Permit-General	300,000.00	22,378.00	26,458.00	22,378.00	-	277,622.00	7.46
000-431300	Mobile Home Permit	400.00	-	-	-	-	400.00	-
000-431400	Signs Permit	5,500.00	783.00	148.00	783.00	-	4,717.00	14.24
000-431500	Food Establishmnt Permit	70,000.00	19,280.00	18,075.00	19,280.00	-	50,720.00	27.54
000-431700	Plumbing Permit	90,000.00	5,955.00	8,056.00	5,955.00	-	84,045.00	6.62
000-431750	Electrical Permit	65,000.00	4,680.00	5,640.00	4,680.00	-	60,320.00	7.20
000-431800	Mechanical Permit	50,000.00	3,560.00	3,340.00	3,560.00	-	46,440.00	7.12
000-431900	Solicitor/Peddler Permit	2,800.00	-	120.00	-	-	2,800.00	-
000-431950	Animal/Pet Permit	250.00	-	-	-	-	250.00	-
000-432000	Cert of Occupancy Prmt	9,000.00	750.00	550.00	750.00	-	8,250.00	8.33

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-432100	Security Alarm Permit	35,800.00	2,225.00	1,205.00	2,225.00	-	33,575.00	6.22
000-432300	Grading/Clearing Permit	15,000.00	1,550.00	3,523.20	1,550.00	-	13,450.00	10.33
000-432400	Development Permit	75,000.00	4,810.00	9,581.90	4,810.00	-	70,190.00	6.41
000-435000	Fire Permit	30,000.00	2,942.00	1,445.00	2,942.00	-	27,058.00	9.81
TOTAL Permits		1,419,300.00	335,996.50	109,372.30	335,996.50	-	1,083,303.50	23.67%
Licenses								
000-441000	Alcohol Beverage License	9,000.00	1,360.00	1,785.00	1,360.00	-	7,640.00	15.11
000-441300	Mobile Home License	120.00	-	-	-	-	120.00	-
TOTAL Licenses		9,120.00	1,360.00	1,785.00	1,360.00	-	7,760.00	14.91%
Fees								
000-451000	Municipal Court Fines	300,000.00	18,276.61	35,540.78	18,276.61	-	281,723.39	6.09
000-451100	Arrest Fee	9,600.00	401.59	1,133.06	401.59	-	9,198.41	4.18
000-451110	Expunction Fee	340.00	-	-	-	-	340.00	-
000-451200	Warrant Fees	36,000.00	2,939.29	3,715.52	2,939.29	-	33,060.71	8.16
000-451220	Officer Jury Fee	200.00	-	-	-	-	200.00	-
000-451340	Judicial Fee-City	240.00	16.03	17.02	16.03	-	223.97	6.68
000-451400	Traffic Fine Costs TTL	3,600.00	133.35	481.64	133.35	-	3,466.65	3.70
000-451500	Teen Court Admin Fee	1,800.00	133.56	141.80	133.56	-	1,666.44	7.42
000-451510	Juvenile Case Mgmt Fee	9,600.00	408.32	1,171.85	408.32	-	9,191.68	4.25
000-451520	Truancy Fees	200.00	7.82	23.01	7.82	-	192.18	3.91
000-451530	Local Municipal Jury Fund	8,400.00	420.49	1,049.85	420.49	-	7,979.51	5.01
000-451600	Technology Fund Fee	9,000.00	463.80	1,222.27	463.80	-	8,536.20	5.15
000-451700	Security Fee	3,000.00	237.12	285.90	237.12	-	2,762.88	7.90
000-451800	Time Payment Fee-City	18,000.00	-	6,466.11	-	-	18,000.00	-
000-451850	State Fines 10% Service Fee	3,000.00	235.60	284.00	235.60	-	2,764.40	7.85
000-451900	DPS Payment-Local	3,000.00	75.00	325.10	75.00	-	2,925.00	2.50
000-452000	Child Safety Fee	54,000.00	4,500.00	2,000.00	4,500.00	-	49,500.00	8.33
000-452100	Platting Fees	23,000.00	-	3,000.00	-	-	23,000.00	-
000-452200	Site Plan Fee	550,000.00	139,079.25	18,732.75	139,079.25	-	410,920.75	25.29
000-452300	Plan Check Fee	15,000.00	-	-	-	-	15,000.00	-
000-452320	Tree Mitigation Admin Fee	-	2,220.00	-	2,220.00	-	(2,220.00)	-
000-452400	BOA/Variance Fees	2,500.00	-	-	-	-	2,500.00	-
000-452600	Specific Use/Zone Chng Fee	26,450.00	5,500.00	-	5,500.00	-	20,950.00	20.79
000-452710	Zoning Ltr & Dev Rights	2,550.00	300.00	300.00	300.00	-	2,250.00	11.76
000-453100	Reinspection Fees	190,000.00	22,150.00	11,375.00	22,150.00	-	167,850.00	11.66
000-453110	Swim Pool Inspection Fee	2,900.00	550.00	440.00	550.00	-	2,350.00	18.97

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-453200	Lot Abatement	6,500.00	-	-	-	-	6,500.00	-
000-453211	Admin Fee-Inspections	5,000.00	800.00	400.00	800.00	-	4,200.00	16.00
000-453710	Foster Care	500.00	-	-	-	-	500.00	-
000-454200	Pool Gate Admission Fee	22,000.00	-	-	-	-	22,000.00	-
000-454300	Seasonal Pool Pass Fee	6,000.00	-	-	-	-	6,000.00	-
000-456110	Senior Center Memberships	23,000.00	1,880.00	1,297.00	1,880.00	-	21,120.00	8.17
000-456120	Senior Center Meal Fee	25,000.00	502.92	2,857.50	502.92	-	24,497.08	2.01
000-456600	Fire Re-inspection Fee	-	-	50.00	-	-	-	-
000-458110	Sale of Mdse - GovDeals	60,000.00	53,608.00	900.00	53,608.00	-	6,392.00	89.35
000-458400	Civic Center Rental Fees	250,000.00	(7,518.75)	32,063.75	(7,518.75)	-	257,518.75	(3.01)
000-458401	Capital Recovery Fee-Civic C	-	-	325.00	-	-	-	-
000-458402	Civic Center Ancillary Fees	-	-	560.00	-	-	-	-
000-458450	North Center Rental Fees	30,000.00	(900.00)	8,631.25	(900.00)	-	30,900.00	(3.00)
000-458460	Senior Center Rental	8,400.00	-	-	-	-	8,400.00	-
000-458500	Community Center Rental Fees	43,000.00	-	16,555.25	-	-	43,000.00	-
000-458510	Grand Ballroom Rental Fees	-	-	(1,800.00)	-	-	-	-
000-458540	Bluebonnet Hall Rental Fees	-	-	(900.00)	-	-	-	-
000-458550	Pavilion Rental Fees	25,000.00	3,045.00	2,647.50	3,045.00	-	21,955.00	12.18
000-458551	Equipment Rentals-Parks	100.00	-	-	-	-	100.00	-
000-458560	Chamber of Comm Rent	7,800.00	-	-	-	-	7,800.00	-
000-458570	Non-Resident SYSA League	10,000.00	-	-	-	-	10,000.00	-
000-458590	Cancellation Fees-Event Rental	3,500.00	565.00	250.00	565.00	-	2,935.00	16.14
000-458650	NonResident User Fee-BVYA	7,000.00	-	2,540.00	-	-	7,000.00	-
000-458660	BVYA Utility Reimbursement	15,000.00	-	-	-	-	15,000.00	-
000-458670	SYSA Utility Reimbursement	7,500.00	-	-	-	-	7,500.00	-
000-458675	Lions Futbol Utility Reimbrsmt	15,000.00	-	-	-	-	15,000.00	-
000-458685	Recreation Programs	10,000.00	690.00	-	690.00	-	9,310.00	6.90
000-458685.00	Rec Prgrm-Kickball Leagues	3,000.00	-	-	-	-	3,000.00	-
000-458700	Vehicle Impoundment	12,300.00	-	2,970.00	-	-	12,300.00	-
000-459300	Notary Fee	60.00	-	6.00	-	-	60.00	-
000-459600	Animal Adoption Fee	11,100.00	1,100.00	1,355.00	1,100.00	-	10,000.00	9.91
000-459700	Pet Impoundment Fee	12,000.00	1,291.00	1,030.00	1,291.00	-	10,709.00	10.76
000-459800	Police Reports Fee	5,000.00	558.00	64.00	558.00	-	4,442.00	11.16
TOTAL Fees		1,896,140.00	253,669.00	159,507.91	253,669.00	-	1,642,471.00	13.38%

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fines</u>								
000-463000	Library Fines	11,000.00	1,039.28	1,372.24	1,039.28	-	9,960.72	9.45
TOTAL Fines		11,000.00	1,039.28	1,372.24	1,039.28	-	9,960.72	9.45%
<u>Inter-Jurisdictional</u>								
000-473100	Bexar Co - Fire	21,077.00	-	-	-	-	21,077.00	-
000-473200	City of Seguin-Fire Contract	30,107.00	-	2,787.76	-	-	30,107.00	-
000-473300	Guadalupe Co-Library	220,000.00	-	-	-	-	220,000.00	-
000-474200	Library Services-Cibolo	40,000.00	-	-	-	-	40,000.00	-
000-474210	Library Services-Selma	23,000.00	-	-	-	-	23,000.00	-
000-474400	Dispatch Service-Cibolo	160,000.00	-	-	-	-	160,000.00	-
000-474600	School Crossing Guard-Bexar Co	40,000.00	4,184.61	3,488.14	4,184.61	-	35,815.39	10.46
000-474610	School Cross Guard-Guadalupe C	48,000.00	3,581.02	3,949.34	3,581.02	-	44,418.98	7.46
000-474620	School Crossing Guards - Comal	10,000.00	-	-	-	-	10,000.00	-
000-474700	School Officer Funding	567,000.00	-	-	-	-	567,000.00	-
000-474750	Crime Victim Liaison Agreement	37,500.00	-	-	-	-	37,500.00	-
TOTAL Inter-Jurisdictional		1,196,684.00	7,765.63	10,225.24	7,765.63	-	1,188,918.37	0.65%
<u>Fund Transfers</u>								
000-480000	Indirect Costs-EMS	221,334.00	-	18,082.87	-	-	221,334.00	-
000-480100	Indirect Costs-Hotel/Motel	80,265.00	-	5,826.25	-	-	80,265.00	-
000-485000	Interfund Charges-Drainage-5%	265,625.00	-	26,672.75	-	-	265,625.00	-
000-486000	Interfund Chrges-Admin W&S	1,540,372.00	-	124,468.37	-	-	1,540,372.00	-
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	-
000-487000	Interfund Charges-Fleet	541,358.00	-	42,818.00	-	-	541,358.00	-
000-488000	Interfund Charges-4B	546,883.00	-	271,110.50	-	-	546,883.00	-
TOTAL Fund Transfers		3,204,837.00	-	488,978.74	-	-	3,204,837.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	200,000.00	10,809.91	7,057.62	10,809.91	-	189,190.09	5.40
000-491200	Investment Income	1,000,000.00	82,593.71	35,773.54	82,593.71	-	917,406.29	8.26
000-491900	Unrealized Gain/Loss-CapOne	-	1,652.66	(3,810.06)	1,652.66	-	(1,652.66)	-
000-493120	Donations-Public Library	5,000.00	75.97	111.04	75.97	-	4,924.03	1.52
000-493400	Donations-Animal Control	5,000.00	-	-	-	-	5,000.00	-
000-493465	Donations-Senior Center	1,000.00	96.00	594.89	96.00	-	904.00	9.60
000-493618	Donation - Veteran's Memorial	3,000.00	225.00	-	225.00	-	2,775.00	7.50
000-493700	July 4th Activities	28,000.00	-	-	-	-	28,000.00	-

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

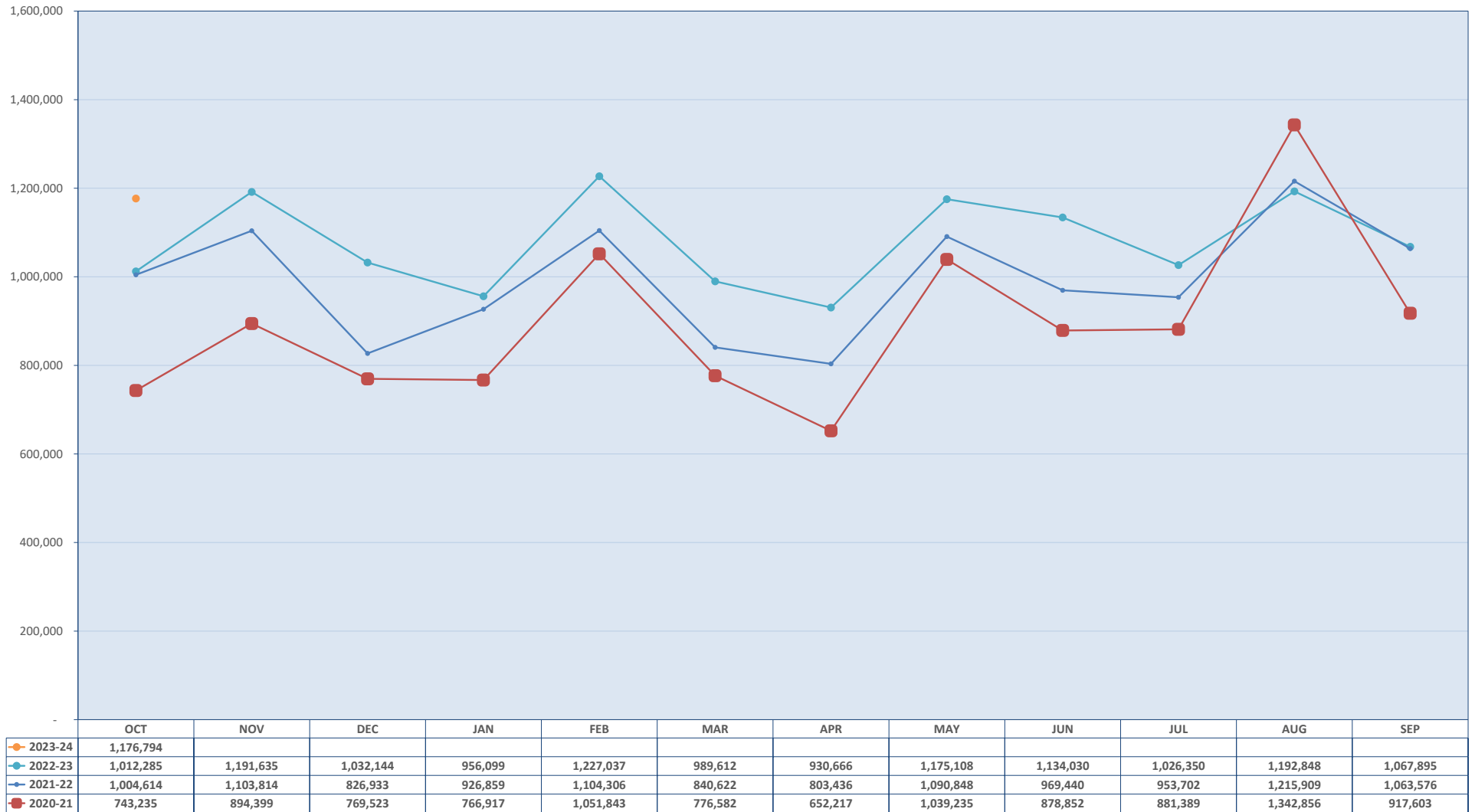
101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-493701	Proceeds-Holidazzle	14,000.00	3,400.00	1,960.00	3,400.00	-	10,600.00	24.29
000-493704	Moving on Main	8,500.00	-	-	-	-	8,500.00	-
000-493706	Music, Movies in the Park	8,000.00	-	-	-	-	8,000.00	-
000-493707	Cornhole League	2,000.00	-	-	-	-	2,000.00	-
000-494481	LawEnforcemtOfficersStd&	4,107.00	-	-	-	-	4,107.00	-
000-494482	Grants-Police, Fire, Gen Fund	-	727.62	-	727.62	-	(727.62)	-
000-495100	Mobile Stage Rental Fees	1,500.00	-	1,550.00	-	-	1,500.00	-
000-497000	Misc Income-Gen Fund	60,000.00	1,335.25	146.21	1,335.25	-	58,664.75	2.23
000-497005	Schertz Magazine Advertising	125,000.00	9,850.00	10,900.00	9,850.00	-	115,150.00	7.88
000-497100	Misc Income-Police	9,000.00	3,456.00	398.00	3,456.00	-	5,544.00	38.40
000-497200	Misc Income-Library	6,000.00	469.00	227.75	469.00	-	5,531.00	7.82
000-497210	Misc Income-Library Copier	16,000.00	1,784.30	1,424.40	1,784.30	-	14,215.70	11.15
000-497300	Misc Income-Animal Control	800.00	195.00	-	195.00	-	605.00	24.38
000-497400	Misc Income-Streets Dept	40,000.00	1,755.20	9,815.12	1,755.20	-	38,244.80	4.39
000-497460	Misc Income-Parks	-	134.30	-	134.30	-	(134.30)	-
000-497500	Misc Income-TML Ins. Claims	30,000.00	20,887.88	4,304.10	20,887.88	-	9,112.12	69.63
000-497550	Misc Income-TML WC Reimbursmnt	10,000.00	2,893.25	-	2,893.25	-	7,106.75	28.93
000-497600	Misc Income-Vending Mach	2,500.00	206.50	114.37	206.50	-	2,293.50	8.26
000-498000	Reimbursmnt-Gen Fund	20,000.00	-	-	-	-	20,000.00	-
000-498105	Reimbursmt Police OT-DEA	33,000.00	-	-	-	-	33,000.00	-
000-498110	Reimburmnt Fire-Emg Acti-OT	200,000.00	-	-	-	-	200,000.00	-
000-498150	Reimbursement - Library	8,000.00	-	-	-	-	8,000.00	-
TOTAL Miscellaneous		1,840,407.00	142,547.55	70,566.98	142,547.55	-	1,697,859.45	7.75%
TOTAL REVENUES		47,390,488.00	1,710,277.82	2,275,992.88	1,710,277.82	3,773.61	45,676,436.57	3.62%

GENERAL FUND
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	\$	397,367.80
Cash in Investments		
LOGIC Investment-General Fund		12,485,710.27
LOGIC Investment-Equip Replacement		84,001.04
LOGIC Investment-Veh Replacement		566,400.91
LOGIC Investment-Air Condi Replacment		308,239.79
CAPITAL ONE Investment-General Fund		1,434,315.29
CD - CALIFORNIA CR UN GLENDALE		251,944.01
CD - Capital One MCLEAN		252,271.10
CD - Capital One ALLEN		252,271.10
CD - Goldman Sachs		252,271.10
Total Cash in Bank & Investments	\$	<u>16,284,792.41</u>

Sales Tax-General Fund



ADVALOREM TAX



CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

CITY OF SCHERTZ

106-SPECIAL EVENTS FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fund Transfers	-	-	146.72	-	-	-	-
Miscellaneous	45,000.00	14,555.25	9,069.96	14,555.25	-	30,444.75	32.35
TOTAL REVENUES	45,000.00	14,555.25	9,216.68	14,555.25	-	30,444.75	32.35%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
CULTURAL							
KICK CANCER	15,000.00	-	-	-	-	15,000.00	-
HAL BALDWIN SCHOLARSHIP	30,000.00	-	674.20	-	-	30,000.00	-
TOTAL CULTURAL	45,000.00	-	674.20	-	-	45,000.00	0.00%
TOTAL EXPENDITURES	45,000.00	-	674.20	-	-	45,000.00	-
REVENUE OVER(UNDER) EXPEND	-	14,555.25	8,542.48	14,555.25	-	(14,555.25)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

CITY OF SCHERTZ

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
106-SPECIAL EVENTS FUND								
REVENUES								
<u>Fund Transfers</u>								
000-486101	Transfer In-General Fund	-	-	146.72	-	-	-	-
TOTAL Fund Transfers		-	-	146.72	-	-	-	0.00%
<u>Miscellaneous</u>								
000-491200	Investment Income	-	90.25	49.96	90.25	-	(90.25)	-
000-492200	Kick Cancer	15,000.00	-	-	-	-	15,000.00	-
000-493621	Hal Baldwin Scholarship	30,000.00	14,465.00	9,020.00	14,465.00	-	15,535.00	48.22
TOTAL Miscellaneous		45,000.00	14,555.25	9,069.96	14,555.25	-	30,444.75	32.35%
TOTAL REVENUES		45,000.00	14,555.25	9,216.68	14,555.25	-	30,444.75	32.35%

SPECIAL EVENTS FUND
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

CITY OF SCHERTZ

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	\$ 177,536.93
Cash in Investments	
Texas Class- Special Events	<u>19,177.22</u>
Total Cash in Bank & Investments	<u>\$ 196,714.15</u>

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
110-PEG FUND							
<u>FINANCIAL SUMMARY</u>							
<u>REVENUE SUMMARY</u>							
Franchises	67,000.00	2,993.65	-	2,993.65	-	64,006.35	4.47
TOTAL REVENUES	67,000.00	2,993.65	-	2,993.65	-	64,006.35	4.47%
<u>EXPENDITURE SUMMARY</u>							
<u>MISC & PROJECTS</u>							
<u>Projects</u>							
Professional Services	67,000.00	-	-	-	-	67,000.00	-
Operating Equipment	-	-	-	-	-	-	-
Capital Outlay	-	43,463.60	-	43,463.60	450,601.41	(494,065.01)	-
TOTAL MISC & PROJECTS	67,000.00	43,463.60	-	43,463.60	450,601.41	(427,065.01)	737.41%
TOTAL EXPENDITURES	67,000.00	43,463.60	-	43,463.60	450,601.41	(427,065.01)	737.41%
REVENUE OVER(UNDER) EXPEND	-	(40,469.95)	-	(40,469.95)	(450,601.41)	491,071.36	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

110-PEG FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Franchises</u>								
000-421350	Time Warner - PEG Fee	55,000.00	-	-	-	-	55,000.00	-
000-421465	AT&T PEG Fee	12,000.00	2,993.65	-	2,993.65	-	9,006.35	24.95
TOTAL Franchises		67,000.00	2,993.65	-	2,993.65	-	64,006.35	4.47%
TOTAL REVENUES		67,000.00	2,993.65	-	2,993.65	-	64,006.35	4.47%

PEG FUND
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Cash Balance

\$ 132,221.23

Total Cash in Bank & Investments

\$ 132,221.23

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

	CURRENT BUDGET	CURRENT PERIOD	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	320,000.00	500.00	-	500.00	-	319,500.00	0.16
Fees	30,303,800.00	2,837,183.66	2,584,676.39	2,837,183.66	-	27,466,616.34	9.36
Fund Transfers	157,500.00	-	12,500.00	-	-	157,500.00	-
Miscellaneous	723,500.00	49,199.82	32,346.14	49,199.82	-	674,300.18	6.80
TOTAL REVENUES	31,504,800.00	2,886,883.48	2,629,522.53	2,886,883.48	-	28,617,916.52	9.16%
EXPENDITURE SUMMARY							
BUSINESS OFFICE							
Personnel Services	679,845.00	38,103.41	35,522.33	38,103.41	43.42	641,698.17	5.61
Supplies	212,600.00	-	435.63	-	71.00	212,529.00	0.03
City Support Services	53,000.00	5,861.20	5,861.20	5,861.20	49,622.80	(2,484.00)	104.69
Utility Services	13,000.00	-	-	-	-	13,000.00	-
Operations Support	120,000.00	1,001.20	129.72	1,001.20	117,157.74	1,841.06	98.47
Staff Support	8,700.00	-	-	-	-	8,700.00	-
Professional Services	305,500.00	23,813.95	21,727.82	23,813.95	-	281,686.05	7.80
Operating Equipment	600.00	-	-	-	-	600.00	-
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL BUSINESS OFFICE	1,393,245.00	68,779.76	63,676.70	68,779.76	166,939.46	1,157,525.78	16.92%
W & S ADMINISTRATION							
Personnel Services	2,287,456.00	166,218.46	154,774.67	166,218.46	114.40	2,121,123.14	7.27
Supplies	109,480.00	1,743.98	-	1,743.98	4,703.92	103,032.10	5.89
City Support Services	219,750.00	100,148.79	86,058.92	100,148.79	18.36	119,582.85	45.58
Utility Services	4,223,750.00	387.46	311,129.92	387.46	-	4,223,362.54	0.01
Operations Support	10,100.00	565.14	-	565.14	-	9,534.86	5.60
Staff Support	41,450.00	-	22.19	-	902.76	40,547.24	2.18
Professional Services	392,400.00	400.00	8,413.00	400.00	6,778.77	385,221.23	1.83
Fund Charges/Transfers	6,794,386.00	-	281,068.85	-	-	6,794,386.00	-
Maintenance Services	11,872,500.00	50,662.07	127,133.42	50,662.07	391,064.53	11,430,773.40	3.72
Other Costs	40,000.00	-	-	-	-	40,000.00	-
Debt Service	2,597,184.00	-	-	-	-	2,597,184.00	-
Rental/Leasing	60,700.00	8,500.00	-	8,500.00	42,500.00	9,700.00	84.02
Operating Equipment	124,500.00	390.93	-	390.93	-	124,109.07	0.31
Capital Outlay	1,075,000.00	-	-	-	354,125.49	720,874.51	32.94
TOTAL PUBLIC WORKS	29,848,656.00	329,016.83	968,600.97	329,016.83	800,208.23	28,719,430.94	3.78%

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: October 31, 2023

202-WATER & SEWER	CURRENT	CURRENT			Y-T-D	BUDGET	% OF
FINANCIAL SUMMARY	BUDGET	PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	ENCUMBRANCE	BALANCE	BUDGET
MISC & PROJECTS							
PROJECTS							
Fund Charges/Transfers	-	-	326,181.00	-	-	-	-
TOTAL MISC & PROJECTS	-	-	326,181.00	-	-	-	0.00%
TOTAL EXPENDITURES	31,241,901.00	397,796.59	1,358,458.67	397,796.59	967,147.69	29,876,956.72	4.37%
** REVENUE OVER(UNDER)EXPENSES **	262,899.00	2,489,086.89	1,271,063.86	2,489,086.89	(967,147.69)	(1,259,040.20)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

		CURRENT BUDGET	CURRENT PERIOD	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	320,000.00	500.00	-	500.00	-	319,500.00	0.16
TOTAL Franchises		320,000.00	500.00	-	500.00	-	319,500.00	0.16%
<u>Fees</u>								
000-455200	Garbage Collection Fee	6,018,000.00	496,700.00	516,040.65	496,700.00	-	5,521,300.00	8.25
000-455600	Fire Line Fees	22,000.00	-	-	-	-	22,000.00	-
000-455700	Recycle Fee Revenue	346,800.00	29,502.53	29,024.70	29,502.53	-	317,297.47	8.51
000-455800	W&S Line Constructn Reimbur	-	200.00	395.00	200.00	-	(200.00)	-
000-457100	Sale of Water	14,000,000.00	1,438,418.01	1,249,127.56	1,438,418.01	-	12,561,581.99	10.27
000-457120	Water Transfer Charge-Selma	40,000.00	-	-	-	-	40,000.00	-
000-457200	Sale of Meters	20,000.00	-	-	-	-	20,000.00	-
000-457400	Sewer Charges	100,000.00	21,297.00	7,006.27	21,297.00	-	78,703.00	21.30
000-457500	Water Penalties	9,500,000.00	819,086.52	754,574.15	819,086.52	-	8,680,913.48	8.62
000-458000	Sales of General Fixed Assets	252,000.00	31,704.60	28,358.06	31,704.60	-	220,295.40	12.58
000-458110	Sale of Merchandise - GovDeals	2,500.00	-	-	-	-	2,500.00	-
000-459200	NSF Check Fee-Water&Sewer	2,500.00	275.00	150.00	275.00	-	2,225.00	11.00
TOTAL Fees		30,303,800.00	2,837,183.66	2,584,676.39	2,837,183.66	-	27,466,616.34	9.36%
<u>Fund Transfers</u>								
000-486204	Interfnd Chrg-Drainage Billing	157,500.00	-	12,500.00	-	-	157,500.00	-
TOTAL Fund Transfers		157,500.00	-	12,500.00	-	-	157,500.00	0.00%
<u>Miscellaneous</u>								
000-490000	Misc Charges	13,500.00	867.00	886.00	867.00	-	12,633.00	6.42
000-491000	Interest Earned	16,000.00	2,280.32	3,366.73	2,280.32	-	13,719.68	14.25
000-491200	Investment Income	350,000.00	45,677.49	20,901.92	45,677.49	-	304,322.51	13.05
000-497000	Misc Income-W&S	18,000.00	375.01	7,191.49	375.01	-	17,624.99	2.08
000-498110	Salary Reimb-SSLGC	326,000.00	-	-	-	-	326,000.00	-
TOTAL Miscellaneous		723,500.00	49,199.82	32,346.14	49,199.82	-	674,300.18	6.80%
TOTAL REVENUES		31,504,800.00	2,886,883.48	2,629,522.53	2,886,883.48	-	28,617,916.52	9.16%

WATER & SEWER
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 833,637.79
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Cash in Investments

Lone Star Investment-Water&Sewer	10,735,618.39
Lone Star Investment-W&S Customer Deposits	337,601.25
Lone Star Investment-W&S Equip Replacement	202,981.81
Lone Star Investment-W&S Veh Replacement	293,225.60
Schertz Bank & Trust-Certificate of Deposit	<u>1,183,796.96</u>
	\$ 12,753,224.01

Total Cash in Bank & Investments	<u><u>\$ 13,586,861.80</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
203-EMS							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	8,486,771.20	777,607.87	678,395.12	777,607.87	-	7,709,163.33	9.16
Inter-Jurisdictional	4,207,451.81	742,641.67	717,543.56	742,641.67	-	3,464,810.14	17.65
Miscellaneous	166,000.00	7,337.22	7,909.72	7,337.22	-	158,662.78	4.42
TOTAL REVENUES	12,860,223.01	1,527,586.76	1,403,848.40	1,527,586.76	-	11,332,636.25	11.88%
EXPENDITURE SUMMARY							
PUBLIC SAFETY							
SCHERTZ EMS							
Personnel Services	7,778,652.00	604,353.04	522,742.58	604,353.04	336.57	7,173,962.39	7.77
Supplies	440,425.00	96,675.74	42,066.48	96,675.74	36,810.66	306,938.60	30.31
City Support Services	199,200.00	49,715.04	37,896.94	49,715.04	2,398.78	147,086.18	26.16
Utility Services	176,000.00	134.01	650.82	134.01	397.66	175,468.33	0.30
Operations Support	34,400.00	4,076.24	544.28	4,076.24	1,089.32	29,234.44	15.02
Staff Support	88,000.00	1,514.40	764.90	1,514.40	21,263.70	65,221.90	25.88
City Assistance	689,565.59	-	-	-	56,917.28	632,648.31	8.25
Professional Services	128,000.00	15,962.70	15,300.92	15,962.70	54,470.77	57,566.53	55.03
Fund Charges/Transfers	3,280,092.90	461,958.72	389,736.92	461,958.72	-	2,818,134.18	14.08
Maintenance Services	13,000.00	-	-	-	-	13,000.00	-
Rental/Leasing	120,000.00	-	-	-	-	120,000.00	-
Operating Equipment	58,500.00	1,743.70	206.48	1,743.70	10,934.98	45,821.32	21.67
Capital Outlay	635,000.00	-	-	-	206,469.68	428,530.32	32.51
TOTAL PUBLIC SAFETY	13,640,835.49	1,236,133.59	1,009,910.32	1,236,133.59	391,089.40	12,013,612.50	11.93%
TOTAL EXPENDITURES	13,640,835.49	1,236,133.59	1,009,910.32	1,236,133.59	391,089.40	12,013,612.50	11.93%
** REVENUE OVER(UNDER) EXPENSES **	(780,612.48)	291,453.17	393,938.08	291,453.17	(391,089.40)	(680,976.25)	

CITY OF SCHERTZ
REVENUE REPORT (UNAUDITED)
AS OF: October 31, 2023

		CURRENT BUDGET	CURRENT PERIOD	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	8,107,771.20	751,998.23	655,537.65	751,998.23	-	7,355,772.97	9.28
000-456110	Passport Membership Fees	26,000.00	300.00	320.00	300.00	-	25,700.00	1.15
000-456120	EMT Class - Fees	150,000.00	-	25.00	-	-	150,000.00	-
000-456122	CE Class - Fees	20,000.00	-	-	-	-	20,000.00	-
000-456130	Immunization Fees	3,000.00	40.00	20.00	40.00	-	2,960.00	1.33
000-456140	Billing Fees-External	30,000.00	2,063.24	2,029.97	2,063.24	-	27,936.76	6.88
000-456150	Standby Fees	50,000.00	15,026.40	12,982.30	15,026.40	-	34,973.60	30.05
000-456155	Community Services Support	50,000.00	4,670.00	4,024.20	4,670.00	-	45,330.00	9.34
000-456160	MIH Services	50,000.00	3,510.00	3,456.00	3,510.00	-	46,490.00	7.02
TOTAL Fees		8,486,771.20	777,607.87	678,395.12	777,607.87	-	7,709,163.33	9.16%
<u>Inter-Jurisdictional</u>								
000-473500	Seguin/Guadalupe Co Support	1,020,728.38	-	77,327.91	-	-	1,020,728.38	-
000-474200	JBSA Support	674,421.11	54,564.81	53,575.54	54,564.81	-	619,856.30	8.09
000-474300	Cibolo Support	637,649.85	159,412.46	139,333.43	159,412.46	-	478,237.39	25.00
000-475100	Comal Co ESD #6	154,309.31	34,836.38	-	34,836.38	-	119,472.93	22.58
000-475200	Live Oak Support	282,952.32	70,738.08	68,441.10	70,738.08	-	212,214.24	25.00
000-475300	Universal City Support	342,714.39	85,678.60	86,388.58	85,678.60	-	257,035.79	25.00
000-475400	Selma Support	214,655.25	51,346.56	46,533.03	51,346.56	-	163,308.69	23.92
000-475500	Schertz Support	770,949.48	192,737.37	181,378.58	192,737.37	-	578,212.11	25.00
000-475600	Santa Clara Support	12,887.85	3,443.87	3,059.00	3,443.87	-	9,443.98	26.72
000-475800	Marion Support	21,183.87	5,295.97	5,671.23	5,295.97	-	15,887.90	25.00
000-475910	TASPP Program	75,000.00	84,587.57	55,835.16	84,587.57	-	(9,587.57)	112.78
TOTAL Inter-Jurisdictional		4,207,451.81	742,641.67	717,543.56	742,641.67	-	3,464,810.14	17.65%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10,000.00	1,102.25	437.31	1,102.25	-	8,897.75	11.02
000-491200	Investment Income	24,000.00	2,120.42	1,729.09	2,120.42	-	21,879.58	8.84
000-493203	Donations-EMS	2,000.00	-	-	-	-	2,000.00	-
000-497000	Misc Income	60,000.00	1,361.20	823.00	1,361.20	-	58,638.80	2.27
000-497100	Recovery of Bad Debt	20,000.00	1,126.60	1,501.30	1,126.60	-	18,873.40	5.63
000-497110	Collection Agency-Bad Debt	50,000.00	1,626.75	3,419.02	1,626.75	-	48,373.25	3.25
TOTAL Miscellaneous		166,000.00	7,337.22	7,909.72	7,337.22	-	158,662.78	4.42%
TOTAL REVENUES		12,860,223.01	1,527,586.76	1,403,848.40	1,527,586.76	-	11,332,636.25	11.88%

CITY OF SCHERTZ
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	175,270.67
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Cash in Investments

EMS-Logic		<u>646,132.92</u>
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Total Cash in Bank & Investments	\$	<u><u>821,403.59</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

204-DRAINAGE	CURRENT	CURRENT			Y-T-D	BUDGET	% OF
FINANCIAL SUMMARY	BUDGET	PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	ENCUMBRANCE	BALANCE	BUDGET
REVENUE SUMMARY							
Permits	10,200.00	1,000.00	1,150.00	1,000.00	-	9,200.00	9.80
Fees	1,321,850.00	106,271.30	105,259.88	106,271.30	-	1,215,578.70	8.04
Fund Transfers	17,573.00	-	-	-	-	17,573.00	-
Miscellaneous	27,000.00	2,739.87	1,471.82	2,739.87	-	24,260.13	10.15
TOTAL REVENUES	1,376,623.00	110,011.17	107,881.70	110,011.17	-	1,266,611.83	7.99%
EXPENDITURE SUMMARY							
PUBLIC WORKS							
DRAINAGE							
Personnel Services	589,467.00	44,318.73	41,047.18	44,318.73	489.09	544,659.18	7.60
Supplies	7,800.00	39.10	-	39.10	17.84	7,743.06	0.73
City Support Services	17,000.00	3,415.74	3,172.46	3,415.74	3.20	13,581.06	20.11
Utility Services	30,000.00	1,195.19	754.54	1,195.19	-	28,804.81	3.98
Staff Support	15,444.00	-	465.92	-	39.81	15,404.19	0.26
City Assistance	200.00	-	-	-	-	200.00	-
Professional Services	16,000.00	-	-	-	2,668.96	13,331.04	16.68
Fund Charges/Transfers	528,746.00	-	47,870.25	-	-	528,746.00	-
Maintenance Services	156,000.00	-	-	-	12,710.05	143,289.95	8.15
Other Costs	100.00	-	-	-	-	100.00	-
Operating Equipment	9,450.00	-	-	-	-	9,450.00	-
Capital Outlay	124,000.00	18,156.72	-	18,156.72	77,834.22	28,009.06	77.41
TOTAL DRAINAGE	1,494,207.00	67,125.48	93,310.35	67,125.48	93,763.17	1,333,318.35	10.77%
PROJECTS							
Professional Services	100,000.00	-	-	-	-	100,000.00	-
TOTAL PROJECTS	100,000.00	-	-	-	-	100,000.00	0.00%
TOTAL EXPENDITURES	1,594,207.00	67,125.48	93,310.35	67,125.48	93,763.17	1,433,318.35	10.09%
** REVENUE OVER(UNDER) EXPEND	(217,584.00)	42,885.69	14,571.35	42,885.69	(93,763.17)	(166,706.52)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
204-DRAINAGE								
<u>REVENUES</u>								
<u>Permits</u>								
000-432400	Floodplain Permit	10,200.00	1,000.00	1,150.00	1,000.00	-	9,200.00	9.80
TOTAL Permits		10,200.00	1,000.00	1,150.00	1,000.00	-	9,200.00	9.80%
<u>Fees</u>								
000-457500	Drainage Penalties	9,350.00	823.56	1,064.41	823.56	-	8,526.44	8.81
000-457600	Drainage Fee	1,312,500.00	105,447.74	104,195.47	105,447.74	-	1,207,052.26	8.03
TOTAL Fees		1,321,850.00	106,271.30	105,259.88	106,271.30	-	1,215,578.70	8.04%
<u>Fund Transfers</u>								
000-486101	Transfer In - General Fund	17,573.00	-	-	-	-	17,573.00	-
TOTAL Funds Transfers		17,573.00	-	-	-	-	17,573.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	4,000.00	261.62	410.65	261.62	-	3,738.38	6.54
000-491200	Investment Income	23,000.00	2,478.25	1,061.17	2,478.25	-	20,521.75	10.78
TOTAL Miscellaneous		27,000.00	2,739.87	1,471.82	2,739.87	-	24,260.13	10.15%
TOTAL REVENUES		1,376,623.00	110,011.17	107,881.70	110,011.17	-	1,266,611.83	7.99%

DRAINAGE
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	72,423.89
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Cash in Investments

Lone Star Investment-Drainage Maint Fund		<u>519,019.06</u>
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Total Cash in Bank & Investments	\$	<u><u>591,442.95</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

314-HOTEL TAX	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	800,000.00	74,851.04	45,268.30	74,851.04	-	725,148.96	9.36
Miscellaneous	101,500.00	11,737.53	4,420.81	11,737.53	-	89,762.47	11.56
TOTAL REVENUES	901,500.00	86,588.57	49,689.11	86,588.57	-	814,911.43	9.60%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Support Services	120,000.00	-	-	-	-	120,000.00	-
Operations Support	34,600.00	-	-	-	-	34,600.00	-
Professional Services	1,000.00	-	60.00	-	900.00	100.00	90.00
Fund Charges/Transfers	80,265.00	-	5,826.25	-	-	80,265.00	-
Maintenance Services	25,000.00	-	-	-	-	25,000.00	-
Capital Outlay	-	4,999.28	-	4,999.28	72.14	(5,071.42)	-
TOTAL NONDEPARTMENTAL	260,865.00	4,999.28	5,886.25	4,999.28	972.14	254,893.58	2.29%
TOTAL GENERAL GOVERNMENT	260,865.00	4,999.28	5,886.25	4,999.28	972.14	254,893.58	2.29%
MISC & PROJECTS							
PROJECTS							
Professional Services	-	-	1,440.00	-	-	-	-
Maintenance Services	-	-	40,997.22	-	-	-	-
TOTAL PROJECTS	-	-	42,437.22	-	-	-	0.00%
TOTAL MISC & PROJECTS	-	-	42,437.22	-	-	-	0.00%
TOTAL EXPENDITURES	260,865.00	4,999.28	48,323.47	4,999.28	972.14	254,893.58	2.29%
REVENUE OVER(UNDER) EXPENDITURE	640,635.00	81,589.29	1,365.64	81,589.29	(972.14)	560,017.85	

HOTEL OCCUPANCY TAX FUND
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

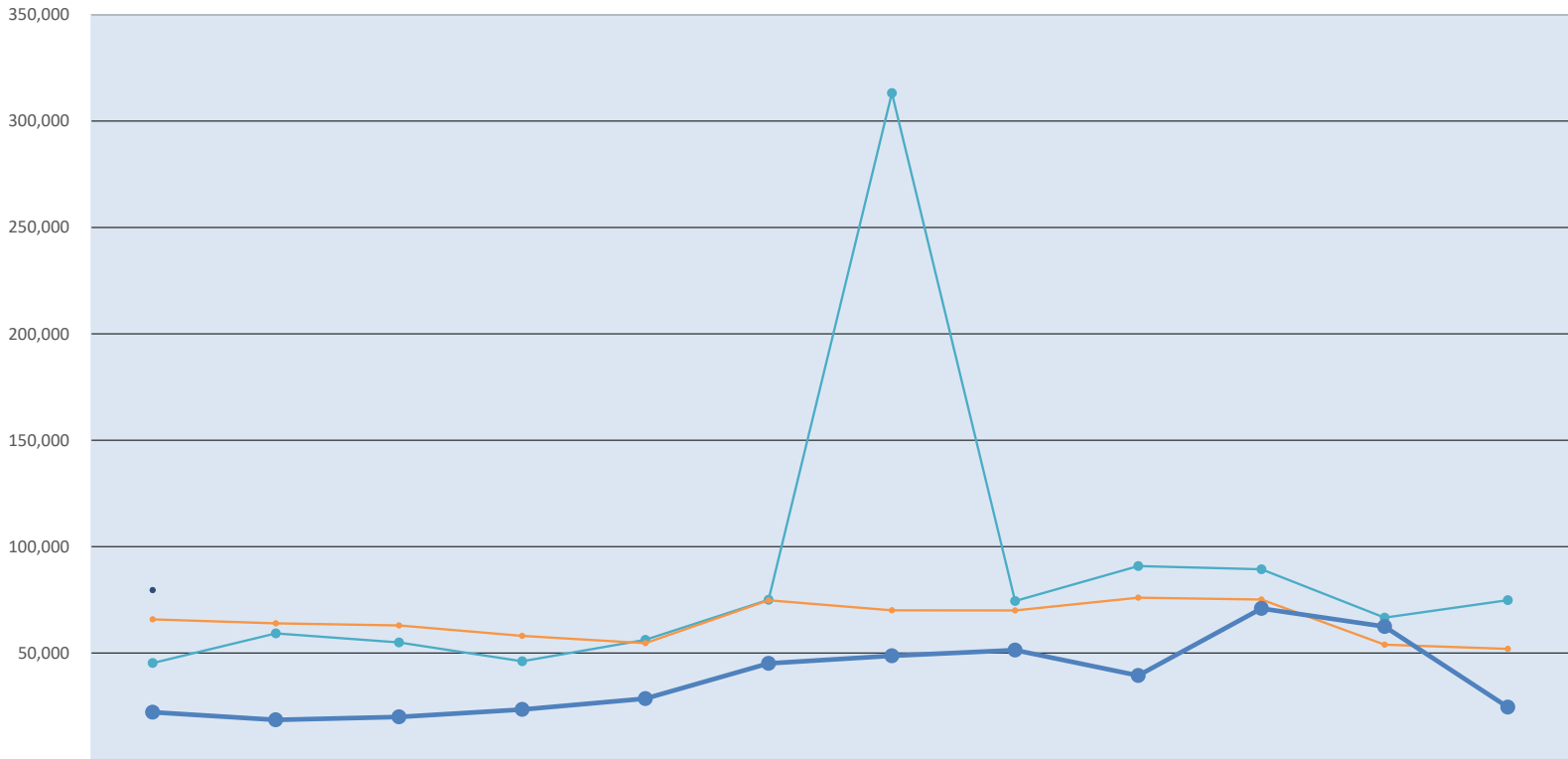
Claim on Operating Cash Pool-Checking	\$	65,299.54
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Cash in Investments

Texas Class - Hotel Tax		<u>2,532,235.09</u>
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Total Cash in Bank & Investments	\$	<u><u>2,597,534.63</u></u>
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HOTEL OCCUPANCY TAX



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2023-24	79,576											
2022-23	45,268	59,237	54,980	46,118	56,190	74,993	313,177	74,439	90,866	89,341	66,631	74,851
2021-22	65,789	63,938	62,952	58,027	54,614	74,755	70,056	70,014	75,996	75,155	53,940	51,934
2020-21	22,147	18,567	19,948	23,467	28,556	45,098	48,675	51,329	39,397	70,910	62,432	24,529

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
317-PARK							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	100,000.00	-	-	-	-	100,000.00	-
Miscellaneous	-	269.77	707.26	269.77	-	(269.77)	-
TOTAL REVENUES	100,000.00	269.77	707.26	269.77	-	99,730.23	0.27%
EXPENDITURE SUMMARY							
PARKLAND DEDICATION							
Professional Services	-	-	-	-	1,475.00	(1,475.00)	-
Capital Outlay	100,000.00	-	-	-	-	100,000.00	-
TOTAL PARKLAND DEDICATION	100,000.00	-	-	-	1,475.00	98,525.00	1.48%
TOTAL EXPENDITURES	100,000.00	-	-	-	1,475.00	98,525.00	1.48%
REVENUE OVER(UNDER) EXPEND	-	269.77	707.26	269.77	(1,475.00)	1,205.23	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
317-PARK								
REVENUES								
<u>Fees</u>								
000-458800	Parkland Dedication	100,000.00	-	-	-	-	100,000.00	-
TOTAL Fees		100,000.00	-	-	-	-	100,000.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	-	257.31	25.42	257.31	-	(257.31)	-
000-491200	Investment Income	-	12.46	681.84	12.46	-	(12.46)	-
TOTAL Miscellaneous		-	269.77	707.26	269.77	-	(269.77)	0.00%
TOTAL REVENUES		100,000.00	269.77	707.26	269.77	-	99,730.23	0.27%

PARK FUND
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	9,343.54
Cash in Investments	
Texas Class- Park Fund	80,052.59
Total in Investment Pool	<u>80,052.59</u>
Total Cash in Bank & Investments	<u>89,396.13</u>

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

319-TREE MITIGATION	CURRENT BUDGET	CURRENT PERIOD	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	50,000.00	405,000.00	15,015.00	405,000.00	-	(355,000.00)	810.00
Miscellaneous	35,750.00	3,521.78	1,905.67	3,521.78	-	32,228.22	9.85
TOTAL REVENUES	85,750.00	408,521.78	16,920.67	408,521.78	-	(322,771.78)	476.41%
<u>EXPENDITURE SUMMARY</u>							
<u>TREE MITIGATION</u>							
Maintenance Services	75,000.00	-	-	-	-	75,000.00	-
TOTAL TREE MITIGATION	75,000.00	-	-	-	-	75,000.00	0.00%
TOTAL EXPENDITURES	75,000.00	-	-	-	-	75,000.00	0.00%
REVENUE OVER(UNDER) EXPEND	10,750.00	408,521.78	16,920.67	408,521.78	-	(397,771.78)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

319-TREE MITIGATION		CURRENT	CURRENT	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET	% OF
REVENUES		BUDGET	PERIOD				BALANCE	BUDGET
<u>Fees</u>								
000-458900	Tree Mitigation	50,000.00	405,000.00	15,015.00	405,000.00	-	(355,000.00)	810.00
TOTAL Fees		50,000.00	405,000.00	15,015.00	405,000.00	-	(355,000.00)	810.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	750.00	15.52	115.08	15.52	-	734.48	2.07
000-491200	Investment Income	35,000.00	3,506.26	1,790.59	3,506.26	-	31,493.74	10.02
TOTAL Miscellaneous		35,750.00	3,521.78	1,905.67	3,521.78	-	32,228.22	9.85%
TOTAL REVENUES		85,750.00	408,521.78	16,920.67	408,521.78	-	(322,771.78)	476.41%

TREE MITIGATION FUND
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$410,561.46
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Cash in Investments

MBIA Investment-Tree Mitigation	<u>696,653.64</u>
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Total Cash in Bank & Investments	<u>\$1,107,215.10</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

411-CAPITAL RECOVERY WATER	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	1,000,000.00	137,898.00	58,680.00	137,898.00	-	862,102.00	13.79
Miscellaneous	222,000.00	25,357.31	13,255.94	25,357.31	-	196,642.69	11.42
TOTAL REVENUES	1,222,000.00	163,255.31	71,935.94	163,255.31	-	1,058,744.69	13.36%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Utility Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	44,000.00	-	-	-	26,263.56	17,736.44	59.69
TOTAL NON DEPARTMENTAL	55,748.00	-	-	-	26,263.56	29,484.44	47.11%
TOTAL EXPENDITURES	55,748.00	-	-	-	26,263.56	29,484.44	47.11%
REVENUE OVER(UNDER) EXPENDITURES	1,166,252.00	163,255.31	71,935.94	163,255.31	(26,263.56)	1,029,260.25	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

411-CAPITAL RECOVERY WATER		CURRENT BUDGET	CURRENT PERIOD	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	1,000,000.00	137,898.00	58,680.00	137,898.00	-	862,102.00	13.79
TOTAL Fees		1,000,000.00	137,898.00	58,680.00	137,898.00	-	862,102.00	13.79%
<u>Miscellaneous</u>								
000-491000	Interest Earned	2,000.00	260.74	425.26	260.74	-	1,739.26	13.04
000-491200	Investment Income	220,000.00	25,096.57	12,830.68	25,096.57	-	194,903.43	11.41
TOTAL Miscellaneous		222,000.00	25,357.31	13,255.94	25,357.31	-	196,642.69	11.42%
TOTAL REVENUES		1,222,000.00	163,255.31	71,935.94	163,255.31	-	1,058,744.69	13.36%

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

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	28,432.33
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Cash in Investments

Lone Star Investment-Capital Recovery Water		<u>5,487,675.74</u>
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Total Cash in Bank & Investments	\$	<u>5,516,108.07</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

421-CAPITAL RECOVERY SEWER	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	500,000.00	322,386.76	33,888.18	322,386.76	-	177,613.24	64.48
Miscellaneous	200,000.00	24,282.92	18,372.99	24,282.92	-	175,717.08	12.14
TOTAL REVENUES	700,000.00	346,669.68	52,261.17	346,669.68	-	353,330.32	49.52%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Support Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	55,500.00	-	1,153.28	-	60,901.35	(5,401.35)	109.73
TOTAL NON DEPARTMENTAL	67,248.00	-	1,153.28	-	60,901.35	6,346.65	90.56%
TOTAL EXPENDITURES	67,248.00	-	1,153.28	-	60,901.35	6,346.65	90.56%
REVENUE OVER(UNDER) EXPENDITURES	632,752.00	346,669.68	51,107.89	346,669.68	(60,901.35)	346,983.67	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

421-CAPITAL RECOVERY SEWER REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Fees</u>								
000-455910	Cap Rcvry-Waste Water	500,000.00	322,387	33,888.18	322,386.76	-	177,613.24	64.48
TOTAL Fees		500,000.00	322,386.76	33,888.18	322,386.76	-	177,613.24	64.48%
<u>Miscellaneous</u>								
000-491000	Interest Earned	25,000.00	191.14	2,971.79	191.14	-	24,808.86	0.76
000-491200	Investment Income	175,000.00	24,091.78	15,250.26	24,091.78	-	150,908.22	13.77
000-491900	Unrealize Gain/Loss-Captl One	-	-	150.94	-	-	-	-
TOTAL Miscellaneous		200,000.00	24,282.92	18,372.99	24,282.92	-	175,717.08	12.14%
TOTAL REVENUES		700,000.00	346,669.68	52,261.17	346,669.68	-	353,330.32	49.52%

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

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 88,758.36
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Cash in Investments

Lone Star Investment-Capital Recovery Sewer	4,953,764.19
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Capital One-Investment	<u>-</u>
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Total Cash in Bank & Investments	<u>\$ 5,042,522.55</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

431-ROADWAY IMPACT FEE AREA 1	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Fees	275,000.00	(26,960.00)	23,590.00	(26,960.00)	-	301,960.00	(9.80)
Miscellaneous	50,175.00	5,010.18	2,224.54	5,010.18	-	45,164.82	9.99
TOTAL REVENUES	325,175.00	(21,949.82)	25,814.54	(21,949.82)	-	347,124.82	-6.75%
MISC & PROJECTS							
Professional Services	5,000.00	-	-	-	-	5,000.00	-
TOTAL MISC & PROJECTS	5,000.00	-	-	-	-	5,000.00	0.00%
TOTAL EXPENDITURES	5,000.00	-	-	-	-	5,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	320,175.00	(21,949.82)	25,814.54	(21,949.82)	-	342,124.82	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

431-ROADWAY IMPACT FEE AREA 1		CURRENT	CURRENT	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D	BUDGET	% OF
REVENUES		BUDGET	PERIOD			ENCUMBRANCE	BALANCE	BUDGET
<u>Fees</u>								
000-455921	CapitalRcvry-RoadwaysSrvAre	275,000.00	(26,960)	23,590.00	(26,960.00)	-	301,960.00	(9.80)
TOTAL Fees		275,000.00	(26,960.00)	23,590.00	(26,960.00)	-	301,960.00	-9.80%
<u>Miscellaneous</u>								
000-491000	Interest Earned	175.00	68.81	1.56	68.81	-	106.19	39.32
000-491200	Investment Income	50,000.00	4,941.37	2,222.98	4,941.37	-	45,058.63	9.88
TOTAL Miscellaneous		50,175.00	5,010.18	2,224.54	5,010.18	-	45,164.82	9.99%
TOTAL REVENUES		325,175.00	(21,949.82)	25,814.54	(21,949.82)	-	347,124.82	-6.75%

ROADWAY IMPACT FEE AREA 1
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 3,933.25
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Cash in Investments

Lone Star Investment-Cap Rec Streets 1	1,035,604.30
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Total Cash in Bank & Investments	<u>\$ 1,039,537.55</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

432-ROADWAY IMPACT FEE AREA 2	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	220,000.00	-	-	-	-	220,000.00	-
Miscellaneous	25,650.00	3,243.16	1,540.73	3,243.16	-	22,406.84	12.64
TOTAL REVENUES	245,650.00	3,243.16	1,540.73	3,243.16	-	242,406.84	1.32%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Assistance	80,000.00	-	-	-	-	80,000.00	-
Professional Services	5,000.00	-	-	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	85,000.00	-	-	-	-	85,000.00	0.00%
TOTAL EXPENDITURES	85,000.00	-	-	-	-	85,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	160,650.00	3,243.16	1,540.73	3,243.16	-	157,406.84	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

432-ROADWAY IMPACT FEE AREA 2		CURRENT BUDGET	CURRENT PERIOD	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	220,000.00	-	-	-	-	220,000.00	-
TOTAL Fees		220,000.00	-	-	-	-	220,000.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	650.00	1.12	24.60	1.12	-	648.88	0.17
000-491200	Investment Income	25,000.00	3,242.04	1,516.13	3,242.04	-	21,757.96	12.97
TOTAL Miscellaneous		25,650.00	3,243.16	1,540.73	3,243.16	-	22,406.84	12.64%
TOTAL REVENUES		245,650.00	3,243.16	1,540.73	3,243.16	-	242,406.84	1.32%

ROADWAY IMPACT FEE AREA 2
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 389.62
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Cash in Investments

Lone Star Investment-Cap Rec Streets 2	683,901.61
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Total Cash in Bank & Investments	<u>\$ 684,291.23</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

433-ROADWAY IMPACT FEE AREA 3	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY								
REVENUE SUMMARY								
Fees	300,000.00	630,370.00	-	26,960.00	630,370.00	-	(330,370.00)	210.12
Miscellaneous	50,250.00	6,104.18	-	3,267.45	6,104.18	-	44,145.82	12.15
TOTAL REVENUES	350,250.00	636,474.18	-	30,227.45	636,474.18	-	(286,224.18)	181.72%
EXPENDITURE SUMMARY								
GENERAL GOVERNMENT								
NONDEPARTMENTAL								
Professional Services	5,000.00	-	-	-	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	5,000.00	-	-	-	-	-	5,000.00	0.00%
TOTAL EXPENDITURES	5,000.00	-	-	-	-	-	5,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	345,250.00	636,474.18	-	30,227.45	636,474.18	-	(291,224.18)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

433-ROADWAY IMPACT FEE AREA 3		CURRENT BUDGET	CURRENT PERIOD	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	300,000.00	630,370	26,960.00	630,370.00	-	(330,370.00)	210.12
TOTAL Fees		300,000.00	630,370.00	26,960.00	630,370.00	-	(330,370.00)	210.12%
<u>Miscellaneous</u>								
000-491000	Interest Earned	250.00	11.97	0.76	11.97	-	238.03	4.79
000-491200	Investment Income	50,000.00	6,092.21	3,266.69	6,092.21	-	43,907.79	12.18
TOTAL Miscellaneous		50,250.00	6,104.18	3,267.45	6,104.18	-	44,145.82	12.15%
TOTAL REVENUES		350,250.00	636,474.18	30,227.45	636,474.18	-	(286,224.18)	181.72%

ROADWAY IMPACT FEE AREA 3
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 3,524.79
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Cash in Investments

Lone Star Investment-Cap Rec Streets 3	1,895,672.01
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Total Cash in Bank & Investments	<u>\$ 1,899,196.80</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

434-ROADWAY IMPACT FEE AREA 4	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	3,000.00	-	-	-	-	3,000.00	-
Miscellaneous	360.00	30.49	27.30	30.49	-	329.51	8.47
TOTAL REVENUES	3,360.00	30.49	27.30	30.49	-	3,329.51	0.91%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	3,000.00	-	-	-	-	3,000.00	-
TOTAL NON DEPARTMENTAL	3,000.00	-	-	-	-	3,000.00	0.00%
TOTAL EXPENDITURES	3,000.00	-	-	-	-	3,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	360.00	30.49	27.30	30.49	-	329.51	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: October 31, 2023

434-ROADWAY IMPACT FEE AREA 4		CURRENT BUDGET	CURRENT PERIOD	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	3,000.00	-	-	-	-	3,000.00	-
TOTAL Fees		3,000.00	-	-	-	-	3,000.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10.00	0.01	0.93	0.01	-	9.99	0.10
000-491200	Investment Income	350.00	30.48	26.37	30.48	-	319.52	8.71
TOTAL Miscellaneous		360.00	30.49	27.30	30.49	-	329.51	8.47%
TOTAL REVENUES		3,360.00	30.49	27.30	30.49	-	3,329.51	0.91%

ROADWAY IMPACT FEE AREA 4
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 3.20
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Cash in Investments

Lone Star Investment-Cap Rec Streets 4	6,430.33
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Total Cash in Bank & Investments	<u>\$ 6,433.53</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31 , 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
505-TAX I&S							
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Taxes	9,050,000.00	26,500.10	84,848.15	26,500.10	-	9,023,499.90	0.29
Miscellaneous	285,000.00	5,473.43	4,989.68	5,473.43	-	279,526.57	1.92
TOTAL REVENUES	9,335,000.00	31,973.53	89,837.83	31,973.53	-	9,303,026.47	0.34%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
NONDEPARTMENTAL							
Professional Services	84,800.00	400.00	-	400.00	200.00	84,200.00	0.71
Debt Service	8,517,944.78	-	-	-	-	8,517,944.78	-
TOTAL GENERAL GOVERNMENT	8,602,744.78	400.00	-	400.00	200.00	8,602,144.78	0.01%
TOTAL EXPENDITURES	8,602,744.78	400.00	-	400.00	200.00	8,602,144.78	0.01%
** REVENUE OVER(UNDER) EXPEND	732,255.22	31,573.53	89,837.83	31,573.53	(200.00)	700,881.69	

CITY OF SCHERTZ
REVENUE REPORT (UNAUDITED)
AS OF: October 31 , 2023

		CURRENT BUDGET	CURRENT PERIOD	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	9,050,000.00	26,500.10	84,848.15	26,500.10	-	9,023,499.90	0.29
TOTAL Taxes		9,050,000.00	26,500.10	84,848.15	26,500.10	-	9,023,499.90	0.29%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10,000.00	19.59	203.05	19.59	-	9,980.41	0.20
000-491200	Investment Income	175,000.00	5,453.84	4,786.63	5,453.84	-	169,546.16	3.12
000-495020	Contribution From YMCA	100,000.00	-	-	-	-	100,000.00	-
TOTAL Miscellaneous		285,000.00	5,473.43	4,989.68	5,473.43	-	279,526.57	1.92%
TOTAL REVENUES		9,335,000.00	31,973.53	89,837.83	31,973.53	-	9,303,026.47	0.34%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31 , 2023

505-TAX I & S

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	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	4,800.00	400.00	-	-	400.00	200.00	4,200.00	12.50
101-541502	Cost of Bond Issuance	80,000.00	-	-	-	-	-	80,000.00	-
TOTAL Professional Services		84,800.00	400.00	-	-	400.00	200.00	84,200.00	0.71%
<u>Debt Service</u>									
101-555629	Bond-GO 2007 Principal	370,000.00	-	-	-	-	-	370,000.00	-
101-555629.1	Bond-GO 2007 Interest	56,369.50	-	-	-	-	-	56,369.50	-
101-555638	Bond-GO 2014 Refund-Principal	800,000.00	-	-	-	-	-	800,000.00	-
101-555638.1	Bond-GO 2014 Refund-Interest	219,525.00	-	-	-	-	-	219,525.00	-
101-555640.1	Bond-GO Ref 2015-Interest	37,050.00	-	-	-	-	-	37,050.00	-
101-555642	Bond-GO SR2016-Principal	265,000.00	-	-	-	-	-	265,000.00	-
101-555642.1	Bond-GO SR2016-Interest	111,206.26	-	-	-	-	-	111,206.26	-
101-555643	Bond-TaxableB CO SR2016-Princi	65,000.00	-	-	-	-	-	65,000.00	-
101-555643.1	Bond-Taxable CO SR2016-Interes	36,437.50	-	-	-	-	-	36,437.50	-
101-555644	Bond-NonTaxA CO SR2016-Princip	70,000.00	-	-	-	-	-	70,000.00	-
101-555644.1	Bond-NonTax CO SR2016-Interest	27,318.76	-	-	-	-	-	27,318.76	-
101-555645	Bond-CO SR2017-Principal	325,000.00	-	-	-	-	-	325,000.00	-
101-555645.1	Bond-CO SR2017 - Interest	93,800.00	-	-	-	-	-	93,800.00	-
101-555646	Bond-GO SR2017 - Principal	175,000.00	-	-	-	-	-	175,000.00	-
101-555646.1	Bond-GO SR2017 - Interest	89,850.00	-	-	-	-	-	89,850.00	-
101-555647	Bond-GO 2018 Refund- Principal	610,000.00	-	-	-	-	-	610,000.00	-
101-555647.1	Bond-GO 2018 Refund - Interest	60,844.00	-	-	-	-	-	60,844.00	-
101-555648	Bond-CO SR2018 - Principal	270,000.00	-	-	-	-	-	270,000.00	-
101-555648.1	Bond-CO 2018 - Interest	138,012.50	-	-	-	-	-	138,012.50	-
101-555649	Bond-GO 2018 Ref - Principal	250,000.00	-	-	-	-	-	250,000.00	-
101-555649.1	Bond-GO 2018 Ref - Interest	160,693.76	-	-	-	-	-	160,693.76	-
101-555650	Bond-CO 2019-Principal	280,000.00	-	-	-	-	-	280,000.00	-
101-555650.1	Bond-CO 2019-Interest	95,675.00	-	-	-	-	-	95,675.00	-
101-555651	Bond-GO 2020-Principal	970,000.00	-	-	-	-	-	970,000.00	-
101-555651.1	Bond-GO 2020-Interest	135,462.50	-	-	-	-	-	135,462.50	-

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31 , 2023

505-TAX I & S

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
GENERAL GOVERNMENT									
NON DEPARTMENTAL									
101-555652	Bond-GO 2021 Ref - Principal	360,000.00	-	-	-	-	-	360,000.00	-
101-555652.1	Bond-GO 2021 Ref - Interest	110,600.00	-	-	-	-	-	110,600.00	-
101-555653	Bond-CO 2022 - Principal	180,000.00	-	-	-	-	-	180,000.00	-
101-555653.1	Bond-CO 2022 - Interest	157,650.00	-	-	-	-	-	157,650.00	-
101-555654	Bond-CO 2022A - Principal	265,000.00	-	-	-	-	-	265,000.00	-
101-555654.1	Bond-CO 2022A - Interest	350,725.00	-	-	-	-	-	350,725.00	-
101-555655	Bond-GO 2022 - Principal	595,000.00	-	-	-	-	-	595,000.00	-
101-555655.1	Bond-GO 2022 - Interest	786,725.00	-	-	-	-	-	786,725.00	-
TOTAL Debt Service		8,517,944.78	-	-	-	-	-	8,517,944.78	0.00%
TOTAL EXPENDITURES		8,602,744.78	400.00	-	-	400.00	200.00	8,602,144.78	0.01%

TAX I&S
CASH IN BANK AND INVESTMENTS

AS OF: October 31 , 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	2,903.54
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Texas Class Investment- Tax I&S		<u>1,187,920.02</u>
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Total Cash in Bank & Investments	\$	<u><u>1,190,823.56</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: October 31, 2023

620-SED CORPORATION	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	7,092,000.00	449,639.19	518,457.41	449,639.19	-	6,642,360.81	6.34
Fund Transfers	-	190,391.66	-	190,391.66	-	(190,391.66)	-
Miscellaneous	1,315,000.00	139,230.23	62,027.13	139,230.23	-	1,175,769.77	10.59
TOTAL REVENUES	8,407,000.00	779,261.08	580,484.54	779,261.08	-	7,627,738.92	9.27%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Assistance	3,027,510.00	-	-	-	-	3,027,510.00	-
Fund Charges/Transfers	8,650,000.00	-	-	-	-	8,650,000.00	-
TOTAL NONDEPARTMENTAL	11,677,510.00	-	-	-	-	11,677,510.00	0.00%
ECONOMIC DEVELOPMENT							
Supplies	1,000.00	-	110.49	-	26.59	973.41	2.66
City Support Services	21,200.00	2,206.23	1,563.32	2,206.23	122.30	18,871.47	10.98
Utility Services	975.00	-	-	-	-	975.00	-
Operations Support	441,610.00	13,525.56	9,975.23	13,525.56	148,186.25	279,898.19	36.62
Staff Support	24,575.00	257.53	200.00	257.53	1,206.53	23,110.94	5.96
City Assistance	205,000.00	-	3,000.00	-	-	205,000.00	-
Professional Services	61,300.00	-	-	-	-	61,300.00	-
Fund Charges/Transfers	546,883.00	-	271,110.50	-	-	546,883.00	-
Operating Equipment	5,000.00	-	26.89	-	-	5,000.00	-
TOTAL ECONO DEVELOPMENT	1,307,543.00	15,989.32	285,986.43	15,989.32	149,541.67	1,142,012.01	12.66%
TOTAL EXPENDITURES	12,985,053.00	15,989.32	285,986.43	15,989.32	149,541.67	12,819,522.01	1.27%
** REVENUE OVER(UNDER) EXPEND	(4,578,053.00)	763,271.76	294,498.11	763,271.76	(149,541.67)	(5,191,783.09)	

SED CORPORATION
CASH IN BANK AND INVESTMENTS

AS OF: October 31, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 546,153.52
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Cash in Investments

Texas Class Investment-Economic Development Corp	29,771,080.86
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Schertz Bank & Trust-Certificate of Deposit	1,099,538.79
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Schertz Bank & Trust-Certificate of Deposit	<u>1,153,501.52</u>
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Total Cash in Bank & Investments	<u>\$ 32,570,274.69</u>
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September Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :November 30, 2023 ***** 2023 - 2024 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
General Fund, 101					
Total Revenues	48,678,991.00	3,753,367.61	190,495.00	44,735,128.39	8.10%
Total General Government	8,221,168.00	1,376,753.99	1,429,301.56	5,415,112.45	34.13%
Total Public Safety	24,188,441.56	3,035,825.54	3,090,857.28	18,061,758.74	25.33%
Total Public Environment	3,373,851.00	857,871.59	473,727.17	2,042,252.24	39.47%
Total Parks & Recreation	3,555,854.02	332,091.50	875,158.41	2,348,604.11	33.95%
Total Cultural	1,386,218.00	194,779.33	153,179.12	1,038,259.55	25.10%
Total Internal Services	8,940,296.00	1,268,802.60	1,472,966.67	6,198,526.73	30.67%
Total Misc & Projects	1,577,666.00	25,934.10	18,353.00	1,533,378.90	2.81%
Total Expenditures	51,243,494.58	7,092,058.65	7,513,543.21	36,637,892.72	28.50%
Revenue Over(Under) Expenditures	(2,564,503.58)	(3,338,691.04)	(7,323,048.21)		
General Fund, 101 Total Cash in Bank & Investments		15,056,063.38			
Special Events Fund, 106					
Total Revenues	45,000.00	36,639.75	0.00	8,360.25	81.42%
Total Expenditures	45,000.00	684.71	15,205.19	29,110.10	35.31%
Revenue Over(Under) Expenditures	0.00	35,955.04	(15,205.19)		
Special Events Fund, 106 Total Cash in Bank & Investments		218,113.94			
Peg Fund, 110					
Total Revenues	67,000.00	16,804.59	0.00	50,195.41	25.08%
Total Expenditures	67,000.00	43,463.60	450,601.41	(427,065.01)	737.41%
Revenue Over(Under) Expenditures	0.00	(26,659.01)	(450,601.41)		
Peg Fund, 110 Total Cash in Bank & Investments		102,568.57			
Water & Sewer, 202					
Total Revenues	31,504,800.00	5,732,120.59	0.00	25,772,679.41	18.19%
Total Expenditures	31,241,901.00	1,663,973.26	10,270,454.35	19,307,473.39	38.20%
Revenue Over(Under) Expenditures	262,899.00	4,068,147.33	(10,270,454.35)		
Water & Sewer, 202 Total Cash in Bank & Investments		12,323,454.33			
EMS, 203					
Total Revenues	12,860,223.01	2,123,806.93	0.00	10,736,416.08	16.51%
Total Expenditures	13,640,835.49	2,011,183.47	1,292,279.75	10,337,372.27	24.22%
Revenue Over(Under) Expenditures	(780,612.48)	112,623.46	(1,292,279.75)		
EMS, 203 Total Cash in Bank & Investments		866,989.24			

Monthly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :November 30, 2023 ***** 2023 - 2024 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Drainage, 204					
Total Revenues	1,376,623.00	220,252.09	0.00	1,156,370.91	16.00%
Total Expenditures	1,594,207.00	115,824.07	164,765.92	1,313,617.01	17.60%
Revenue Over(Under) Expenditures	(217,584.00)	104,428.02	(164,765.92)		
Drainage, 204 Total Cash in Bank & Investments		680,038.95			
Hotel Tax, 314					
Total Revenues	901,500.00	158,471.90	0.00	743,028.10	17.58%
Total Expenditures	260,865.00	15,182.68	840.00	244,842.32	6.14%
Revenue Over(Under) Expenditures	640,635.00	143,289.22	(840.00)		
Hotel Tax, 314 Total Cash in Bank & Investments		2,658,441.30			
Park, 317					
Total Revenues	100,000.00	660.93	0.00	99,339.07	0.66%
Total Expenditures	100,000.00	0.00	1,475.00	98,525.00	1.48%
Revenue Over(Under) Expenditures	0.00	660.93	(1,475.00)		
Park, 317 Total Cash in Bank & Investments		87,671.65			
Tree Mitigation, 319					
Total Revenues	85,750.00	412,730.40	0.00	(326,980.40)	481.32%
Total Expenditures	75,000.00	0.00	4,100.00	70,900.00	5.47%
Revenue Over(Under) Expenditures	10,750.00	412,730.40	(4,100.00)		
Tree Mitigation, 319 Total Cash in Bank & Investments		1,111,423.72			
Capital Recovery Water, 411					
Total Revenues	1,222,000.00	203,495.53	0.00	1,018,504.47	16.65%
Total Expenditures	55,748.00	0.00	26,263.56	29,484.44	47.11%
Revenue Over(Under) Expenditures	1,166,252.00	203,495.53	(26,263.56)		
Capital Recovery Water, 411 Total Cash in Bank & Investments		5,556,348.29			
Capital Recovery Sewer, 421					
Total Revenues	700,000.00	389,988.97	0.00	310,011.03	55.71%
Total Expenditures	67,248.00	0.00	60,901.35	6,346.65	90.56%
Revenue Over(Under) Expenditures	632,752.00	389,988.97	(60,901.35)		
Capital Recovery Sewer, 421 Total Cash in Bank & Investments		5,070,156.84			

Monthly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :November 30, 2023 ***** 2023 - 2024 *****				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Roadway Impact Fee Area 1, 431					
Total Revenues	325,175.00	(7,017.85)	0.00	332,192.85	-2.16%
Total Expenditures	5,000.00	0.00	0.00	5,000.00	0.00%
Revenue Over(Under) Expenditures	320,175.00	(7,017.85)	0.00		
Roadway Impact Fee Area 1, 431 Total Cash in Bank & Investments		1,054,469.52			
Roadway Impact Fee Area 2, 432					
Total Revenues	245,650.00	6,422.14	0.00	239,227.86	2.61%
Total Expenditures	85,000.00	0.00	0.00	85,000.00	0.00%
Revenue Over(Under) Expenditures	160,650.00	6,422.14	0.00		
Roadway Impact Fee Area 2, 432 Total Cash in Bank & Investments		687,470.21			
Roadway Impact Fee Area 3, 433					
Total Revenues	350,250.00	645,291.82	0.00	(295,041.82)	184.24%
Total Expenditures	5,000.00	0.00	0.00	5,000.00	0.00%
Revenue Over(Under) Expenditures	345,250.00	645,291.82	0.00		
Roadway Impact Fee Area 3, 433 Total Cash in Bank & Investments		1,908,014.44			
Roadway Impact Fee Area 4, 434					
Total Revenues	3,360.00	60.38	0.00	3,299.62	1.80%
Total Expenditures	3,000.00	0.00	0.00	3,000.00	0.00%
Revenue Over(Under) Expenditures	360.00	60.38	0.00		
Roadway Impact Fee Area 4, 434 Total Cash in Bank & Investments		6,463.42			
I&S, 505					
Total Revenues	9,335,000.00	162,253.99	0.00	9,172,746.01	1.74%
Total Expenditures	8,602,744.78	400.00	200.00	8,602,144.78	0.01%
Revenue Over(Under) Expenditures	732,255.22	161,853.99	(200.00)		
I&S, 505 Total Cash in Bank & Investments		1,321,104.02			
SED Corporation, 620					
Total Revenues	8,407,000.00	1,599,847.68	0.00	6,807,152.32	19.03%
Total Expenditures	12,985,053.00	165,126.93	6,956.20	12,812,969.87	1.33%
Revenue Over(Under) Expenditures	(4,578,053.00)	1,434,720.75	(6,956.20)		
SED Corporation, 620 Total Cash in Bank & Investments		33,305,313.56			
Total Cash in Bank & Investments		82,014,105.38			

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES							
<u>REVENUE SUMMARY</u>							
Taxes	35,018,000.00	1,263,514.69	3,333,227.47	2,408,522.06	-	32,609,477.94	6.88
Franchises	2,795,000.00	3,773.61	392,652.32	237,671.21	190,800.00	2,366,528.79	15.33
Permits	1,419,300.00	82,363.00	274,835.03	418,359.50	(305.00)	1,001,245.50	29.45
Licenses	9,120.00	2,807.50	2,627.50	4,167.50	-	4,952.50	45.70
Fees	1,896,140.00	86,930.71	303,491.50	340,599.71	-	1,555,540.29	17.96
Fines	11,000.00	826.80	2,216.17	1,866.08	-	9,133.92	16.96
Inter-Jurisdictional	1,196,684.00	53,638.33	37,975.81	106,673.54	-	1,090,010.46	8.91
Fund Transfers	4,493,340.00	-	706,846.90	-	-	4,493,340.00	-
Miscellaneous	1,840,407.00	93,960.46	210,424.21	235,508.01	-	1,604,898.99	12.80
TOTAL REVENUES	48,678,991.00	1,587,815.10	5,264,296.91	3,753,367.61	190,495.00	44,735,128.39	8.10%
<u>EXPENDITURE SUMMARY</u>							
<u>GENERAL GOVERNMENT</u>							
CITY COUNCIL							
Personnel Services	47,665.00	3,346.12	5,485.76	6,847.60	-	40,817.40	14.37
Supplies	500.00	-	-	156.25	236.00	107.75	78.45
City Support Services	61,000.00	80.00	9,874.20	146.00	307.11	60,546.89	0.74
Operations Support	250.00	-	-	-	-	250.00	0.00
Staff Support	32,150.00	1,595.14	(19.28)	2,690.16	7,350.08	22,109.76	31.23
Professional Services	10,000.00	-	-	-	-	10,000.00	0.00
TOTAL CITY COUNCIL	151,565.00	5,021.26	15,340.68	9,840.01	7,893.19	133,831.80	11.70%
CITY MANAGER							
Personnel Services	946,925.00	102,678.95	173,130.90	198,811.04	118,978.49	629,135.47	33.56
Supplies	1,470.00	56.22	145.97	61.21	31.00	1,377.79	6.27
City Support Services	1,960.00	360.00	360.00	360.00	-	1,600.00	18.37
Staff Support	27,005.00	5,102.57	412.49	6,275.71	-	20,729.29	23.24
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL CITY MANAGER	977,360.00	108,197.74	174,049.36	205,507.96	119,053.99	652,798.05	33.21%
MUNICIPAL COURT							
Personnel Services	364,881.00	33,637.21	58,835.12	57,490.08	43,173.12	264,217.80	27.59
Supplies	1,500.00	-	80.30	-	32.57	1,467.43	2.17
City Support Services	1,000.00	-	97.56	-	-	1,000.00	0.00
Operations Support	2,000.00	18.79	-	18.79	1,112.31	868.90	56.56

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Staff Support	6,900.00	748.48	494.91	885.98	960.69	5,053.33	26.76
Court Support	2,160.00	-	282.00	-	18.00	2,142.00	0.83
Professional Services	66,500.00	6,517.15	10,369.50	8,617.15	28,650.00	29,232.85	56.04
Maintenance Services	2,500.00	200.00	300.00	300.00	3,200.00	(1,000.00)	140.00
Operating Equipment	-	-	-	-	179.99	(179.99)	-
TOTAL MUNICIPAL COURT	447,441.00	41,121.63	70,459.39	67,312.00	77,326.68	302,802.32	32.33%
CUSTOMER RELATIONS-311							
Personnel Services	137,232.00	12,670.32	20,857.29	21,744.45	16,601.77	98,885.78	27.94
Supplies	125.00	29.74	34.33	29.74	-	95.26	23.79
Staff Support	550.00	-	-	-	-	550.00	-
Operating Equipment	350.00	350.00	-	350.00	-	-	100.00
TOTAL CUSTOMER RELATIONS-311	138,257.00	13,050.06	20,891.62	22,124.19	16,601.77	99,531.04	28.01%
PLANNING & ZONING							
Personnel Services	411,736.00	29,070.02	31,322.85	57,051.96	49,066.33	305,617.71	25.77
Supplies	2,050.00	370.59	136.68	370.59	(65.41)	1,744.82	14.89
Operations Support	250.00	-	-	-	93.00	157.00	37.20
Staff Support	36,100.00	4,927.76	2,130.12	5,169.26	(333.64)	31,264.38	13.40
Professional Services	100.00	-	(10.00)	-	-	100.00	-
Operating Equipment	450.00	-	-	-	-	450.00	-
Capital Outlay	-	27,152.65	-	27,152.65	-	(27,152.65)	-
TOTAL PLANNING & ZONING	450,686.00	61,521.02	33,579.65	89,744.46	48,760.28	312,181.26	30.73%
LEGAL SERVICES							
Operations Support	10,000.00	-	142.00	-	258.00	9,742.00	2.58
Professional Services	80,000.00	8,211.15	8,754.25	8,211.15	-	71,788.85	10.26
TOTAL LEGAL SERVICES	90,000.00	8,211.15	8,896.25	8,211.15	258.00	81,530.85	9.41%
ECONOMIC DEVELOPMENT							
Personnel Services	498,032.00	-	-	-	64,064.00	433,968.00	12.86
City Assistance	1,050,000.00	-	-	-	-	1,050,000.00	-
TOTAL ECONOMIC DEVELOPMENT	1,548,032.00	-	-	-	64,064.00	1,483,968.00	12.86
CITY SECRETARY							
Personnel Services	225,983.00	14,170.62	45,313.64	27,020.52	27,907.11	171,055.37	24.31
Supplies	1,700.00	10.85	203.45	147.89	-	1,552.11	8.70
City Support Services	8,000.00	1,065.80	-	1,707.30	67.00	6,225.70	22.18
Operations Support	150.00	-	-	-	-	150.00	-
Staff Support	4,900.00	920.00	158.95	1,070.50	1,012.28	2,817.22	42.51
Operating Equipment	-	-	-	-	538.10	(538.10)	-
TOTAL CITY SECRETARY	240,733.00	16,167.27	45,676.04	29,946.21	29,524.49	181,262.30	24.70%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
NON-DEPARTMENTAL							
City Support Services	1,090,000.00	60,273.20	353,744.21	449,568.62	170,476.80	469,954.58	56.88
Operations Support	133,500.00	(319.85)	13,550.74	9,181.27	1,306.84	123,011.89	7.86
City Assistance	770,949.00	-	181,378.58	192,737.37	578,212.11	(0.48)	100.00
Professional Services	108,080.00	182.88	19,046.74	1,715.35	-	106,364.65	1.59
Fund Chrgs/Transfrs-Spec Events Fnd	27,757.00	-	146.72	-	-	27,757.00	-
Capital Outlay	-	14,054.53	-	14,054.53	-	(14,054.53)	-
TOTAL NON-DEPARTMENTAL	2,130,286.00	74,190.76	567,866.99	667,257.14	749,995.75	713,033.11	66.53%
PUBLIC AFFAIRS							
Personnel Services	377,337.00	23,570.78	55,454.20	44,661.86	45,749.26	286,925.88	23.96
Supplies	700.00	66.04	232.08	66.04	-	633.96	9.43
City Support Services	750.00	-	-	-	-	750.00	-
Operations Support	58,075.00	44.00	1,819.19	44.00	972.20	57,058.80	1.75
Staff Support	10,250.00	1,180.59	115.56	1,180.59	357.75	8,711.66	15.01
Professional Services	227,800.00	35,171.03	39,738.01	48,328.95	4,064.00	175,407.05	23.00
Operating Equipment	-	-	192.28	-	299.99	(299.99)	-
TOTAL PUBLIC AFFAIRS	674,912.00	60,032.44	97,551.32	94,281.44	51,443.20	529,187.36	21.59%
ENGINEERING							
Personnel Services	1,288,116.00	64,984.04	151,268.97	128,374.34	153,687.13	1,006,054.53	21.90
Supplies	3,400.00	6.75	119.98	145.73	32.25	3,222.02	5.23
City Support Services	-	-	-	-	673.54	(673.54)	-
Utility Services	8,000.00	654.56	668.84	654.56	-	7,345.44	8.18
Operations Support	410.00	5,044.55	-	5,137.55	-	(4,727.55)	1,253.06
Staff Support	20,970.00	356.00	439.01	356.00	109.20	20,504.80	2.22
Professional Services	50,000.00	-	12,988.50	-	23,999.75	26,000.25	48.00
Operating Equipment	1,000.00	-	-	-	-	1,000.00	-
Capital Outlay	-	47,861.25	-	47,861.25	85,878.34	(133,739.59)	-
TOTAL ENGINEERING	1,371,896.00	118,907.15	165,485.30	182,529.43	264,380.21	924,986.36	32.58%
TOTAL GENERAL GOVERNMENT	8,221,168.00	506,420.48	1,199,796.60	1,376,753.99	1,429,301.56	5,415,112.45	34.13%
PUBLIC SAFETY							
POLICE							
Personnel Services	10,485,486.00	739,977.82	1,526,332.07	1,500,527.48	1,221,596.43	7,763,362.09	25.96
Supplies	134,110.00	23,215.55	22,513.08	25,412.90	10,516.99	98,180.11	26.79
City Support Services	34,500.00	-	35,584.78	52,175.20	-	(17,675.20)	151.23
Utility Services	237,600.00	16,507.50	15,817.99	16,507.50	573.79	220,518.71	7.19
Operations Support	17,605.00	77.79	-	77.79	1,209.88	16,317.33	7.31
Staff Support	349,433.40	25,175.49	14,517.08	41,696.88	31,074.79	276,661.73	20.83
City Assistance	66,500.00	9,362.73	7,137.69	9,675.70	727.95	56,096.35	15.64

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Professional Services	89,686.00	938.00	11,648.22	9,288.00	6,670.88	73,727.12	17.79
Maintenance Services	80,147.00	-	-	-	-	80,147.00	-
Rental/Leasing	550,000.00	-	-	-	-	550,000.00	-
Operating Equipment	490,258.16	10,452.79	449.68	10,452.79	88,764.01	391,041.36	20.24
Capital Outlay	1,369,301.00	-	-	-	438,788.35	930,512.65	32.04
TOTAL POLICE	13,904,626.56	825,707.67	1,634,000.59	1,665,814.24	1,799,923.07	10,438,889.25	24.93%
FIRE RESCUE							
Personnel Services	7,203,711.00	530,123.63	923,113.07	1,036,230.04	850,932.22	5,316,548.74	26.20
Supplies	24,412.00	666.60	1,175.90	5,464.92	1,250.99	17,696.09	27.51
Utility Services	132,240.00	9,638.92	8,233.03	11,045.82	825.71	120,368.47	8.98
Operations Support	4,436.00	-	100.00	-	88.63	4,347.37	2.00
Staff Support	245,174.00	21,440.16	5,595.65	27,499.17	17,612.53	200,062.30	18.40
City Assistance	30,000.00	1,703.94	13,071.00	1,831.86	611.61	27,556.53	8.14
Professional Services	70,000.00	6,049.35	-	6,049.35	-	63,950.65	8.64
Maintenance Services	119,743.00	290.00	238.18	621.08	623.72	118,498.20	1.04
Other Costs	10,000.00	3,189.50	6,670.50	6,028.31	1,372.00	2,599.69	74.00
Rental/Leasing	26,720.00	-	-	-	-	26,720.00	-
Operating Equipment	109,080.00	1,653.75	1,398.43	6,387.12	5,904.08	96,788.80	11.27
Capital Outlay	409,500.00	-	9,690.00	23,789.76	54,740.00	330,970.24	19.18
TOTAL FIRE RESCUE	8,385,016.00	574,755.85	969,285.76	1,124,947.43	933,961.49	6,326,107.08	24.55%
INSPECTIONS							
Personnel Services	1,237,876.00	85,682.47	149,774.20	172,945.85	144,653.24	920,276.91	25.66
Supplies	4,560.00	880.87	127.89	880.87	70.78	3,608.35	20.87
Utility Services	7,200.00	619.11	633.89	619.11	-	6,580.89	8.60
Operations Support	850.00	137.12	31.00	137.12	31.00	681.88	19.78
Staff Support	49,025.00	272.16	986.80	551.91	1,279.42	47,193.67	3.74
Professional Services	70,000.00	-	-	200.00	82,050.00	(12,250.00)	117.50
Operating Equipment	900.00	-	-	-	(293.97)	1,193.97	(32.66)
Capital Outlay	-	-	-	-	76,121.44	(76,121.44)	-
TOTAL INSPECTIONS	1,370,411.00	87,591.73	151,553.78	175,334.86	303,911.91	891,164.23	34.97%
NEIGHBORHOOD SERVICES							
Personnel Services	444,238.00	32,810.76	55,147.43	64,875.79	52,808.28	326,553.93	26.49
Supplies	9,950.00	321.34	143.06	321.34	-	9,628.66	3.23
Utility Services	6,500.00	251.90	506.99	251.90	-	6,248.10	3.88
Operations Support	1,700.00	-	-	-	-	1,700.00	-
Staff Support	33,100.00	1,430.98	1,394.23	2,774.98	252.53	30,072.49	9.15
Professional Services	2,450.00	-	-	-	-	2,450.00	-

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Maintenance Services	30,000.00	1,225.00	-	1,505.00	-	28,495.00	5.02
Operating Equipment	450.00	-	-	-	-	450.00	-
TOTAL NEIGHBORHOOD SERVICES	528,388.00	36,039.98	57,191.71	69,729.01	53,060.81	405,598.18	23.24%
TOTAL PUBLIC SAFETY	24,188,441.56	1,524,095.23	2,812,031.84	3,035,825.54	3,090,857.28	18,061,758.74	25.33%
<u>PUBLIC ENVIRONMENT</u>							
STREETS							
Personnel Services	1,173,226.00	69,110.80	205,334.10	169,268.93	144,604.72	859,352.35	26.75
Supplies	226,005.00	6,500.86	4,876.08	10,530.29	10,987.22	204,487.49	9.52
City Support Services	6,500.00	-	94.57	-	146.01	6,353.99	2.25
Utility Services	252,500.00	18,410.93	23,163.70	18,709.73	204.21	233,586.06	7.49
Staff Support	22,400.00	70.80	847.00	70.80	2,616.59	19,712.61	12.00
Professional Services	30,380.00	-	-	-	3,231.08	27,148.92	10.64
Maintenance Services	1,394,940.00	314,629.84	502.40	626,937.84	46,881.35	721,120.81	48.30
Rental/Lease	6,000.00	-	-	-	-	6,000.00	-
Operating Equipment	6,900.00	-	-	-	227.99	6,672.01	3.30
Capital Outlay	255,000.00	-	-	32,354.00	264,828.00	(42,182.00)	116.54
TOTAL STREETS	3,373,851.00	408,723.23	234,817.85	857,871.59	473,727.17	2,042,252.24	39.47%
TOTAL PUBLIC ENVIRONMENT	3,373,851.00	408,723.23	234,817.85	857,871.59	473,727.17	2,042,252.24	39.47%
<u>PARKS & RECREATION</u>							
PARKS DEPARTMENT							
Personnel Services	1,112,260.00	74,099.52	137,198.34	154,909.58	127,619.26	829,731.16	25.40
Supplies	94,680.00	5,796.94	9,408.29	5,910.93	44,266.12	44,502.95	53.00
City Support Services	194,300.00	43,511.88	63,864.68	47,166.88	31,572.94	115,560.18	40.52
Utility Services	276,000.00	9,300.10	8,675.85	9,300.10	35,219.12	231,480.78	16.13
Operations Support	1,000.00	-	274.25	-	-	1,000.00	-
Staff Support	25,819.02	5,760.95	3,831.42	6,593.45	-	19,225.57	25.54
Professional Services	194,987.00	6,212.73	22,621.60	6,212.73	91,150.29	97,623.98	49.93
Maintenance Services	17,400.00	2,685.94	2,663.50	2,685.94	5,442.62	9,271.44	46.72
Rental/Leasing	10,000.00	2,213.42	1,176.05	2,213.42	6,033.94	1,752.64	82.47
Operating Equipment	73,015.00	-	2,425.00	-	75,592.48	(2,577.48)	103.53
Capital Outlay	385,000.00	-	15,538.98	-	317,907.35	67,092.65	82.57
TOTAL PARKS DEPARTMENT	2,384,461.02	149,581.48	267,677.96	234,993.03	734,804.12	1,414,663.87	40.67%
SWIM POOL							
Supplies	27,000.00	3,530.00	21.15	3,530.00	3,848.98	19,621.02	27.33
Utility Services	25,500.00	5,132.11	1,121.74	5,132.11	12,162.49	8,205.40	67.82
Maintenance Services	542,052.00	-	72,120.46	-	70,805.33	471,246.67	13.06
TOTAL SWIM POOL	594,552.00	8,662.11	73,263.35	8,662.11	86,816.80	499,073.09	16.06%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
EVENT FACILITIES							
Personnel Services	421,581.00	43,543.00	60,888.29	75,159.61	50,064.68	296,356.71	29.70
Supplies	4,410.00	667.58	611.91	681.57	228.45	3,499.98	20.64
Utility Services	65,779.00	4,299.70	3,366.97	4,900.52	552.61	60,325.87	8.29
Operations Support	6,650.00	66.78	-	66.78	-	6,583.22	1.00
Staff Support	5,191.00	743.93	314.83	2,183.89	325.00	2,682.11	48.33
Maintenance Services	2,450.00	-	-	-	-	2,450.00	-
Operating Equipment	10,780.00	39.99	20.00	39.99	2,366.75	8,373.26	22.33
Capital Outlay	60,000.00	-	-	5,404.00	-	54,596.00	9.01
TOTAL EVENT FACILITIES	576,841.00	49,360.98	65,202.00	88,436.36	53,537.49	434,867.15	24.61%
TOTAL PARKS & RECREATION	3,555,854.02	207,604.57	406,143.31	332,091.50	875,158.41	2,348,604.11	33.95%
CULTURAL							
LIBRARY							
Personnel Services	1,101,378.00	85,760.77	161,179.67	154,287.06	126,203.79	820,887.15	25.47
Supplies	22,500.00	3,551.94	387.50	3,568.93	404.17	18,526.90	17.66
Utility Services	64,000.00	6,791.99	3,425.70	6,791.99	-	57,208.01	10.61
Operations Support	5,700.00	854.99	35.98	874.98	300.00	4,525.02	20.61
Staff Support	15,740.00	4,668.00	5,087.99	5,027.00	383.31	10,329.69	34.37
Professional Services	2,300.00	2,174.00	-	2,174.00	-	126.00	94.52
Operating Equipment	174,600.00	21,275.57	32,105.67	22,055.37	25,887.85	126,656.78	27.46
TOTAL LIBRARY	1,386,218.00	125,077.26	202,222.51	194,779.33	153,179.12	1,038,259.55	25.10%
TOTAL CULTURAL	1,386,218.00	125,077.26	202,222.51	194,779.33	153,179.12	1,038,259.55	25.10%
INTERNAL SERVICE							
INFORMATION TECHNOLOGY							
Personnel Services	1,165,654.00	91,753.06	167,472.20	173,544.60	138,966.04	853,143.36	26.81
Supplies	8,800.00	1,029.43	135.29	1,327.12	257.54	7,215.34	18.01
City Support Services	1,218,525.00	37,061.14	95,971.97	162,438.77	132,235.64	923,850.59	24.18
Utility Services	422,000.00	28,308.42	37,031.04	58,720.49	30,118.59	333,160.92	21.05
Staff Support	66,100.00	10,215.20	4,541.79	11,664.13	14,405.90	40,029.97	39.44
Professional Services	15,000.00	1,451.52	-	1,451.52	5,917.67	7,630.81	49.13
Maintenance Services	3,800.00	-	269.90	-	-	3,800.00	-
Rental/Leasing	-	-	990.56	-	-	-	-
Operating Equipment	293,500.00	21,929.50	3,544.81	22,693.03	82,135.89	188,671.08	35.72
Capital Outlay	162,000.00	-	-	-	13,466.16	148,533.84	8.31
TOTAL INFORMATION TECHNOLOGY	3,355,379.00	191,748.27	309,957.56	431,839.66	417,503.43	2,506,035.91	25.31%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
HUMAN RESOURCES							
Personnel Services	576,770.00	43,399.52	80,311.23	82,852.16	66,427.21	427,490.63	25.88
Supplies	3,860.00	48.50	182.02	126.43	135.49	3,598.08	6.79
Human Services	179,850.00	14,802.03	15,722.79	16,565.49	65,627.35	97,657.16	45.70
Operations Support	22,450.00	1,439.84	1,559.84	1,439.84	-	21,010.16	6.41
Staff Support	51,950.00	1,260.46	8,243.50	5,936.72	1,960.75	44,052.53	15.20
City Assistance	15,000.00	1,364.00	1,375.00	1,364.00	1,200.00	12,436.00	17.09
Professional Services	64,500.00	25,000.00	-	25,000.00	35,000.00	4,500.00	93.02
Operating Equipment	500.00	-	-	-	-	500.00	-
TOTAL HUMAN RESOURCES	914,880.00	87,314.35	107,394.38	133,284.64	170,350.80	611,244.56	33.19%
FINANCE							
Personnel Services	733,269.00	49,763.44	118,908.53	84,636.61	87,515.04	561,117.35	23.48
Supplies	2,700.00	146.86	154.91	220.80	656.33	1,822.87	32.49
Operations Support	-	-	-	-	184.95	(184.95)	-
Staff Support	4,160.00	1,063.91	240.00	1,063.91	-	3,096.09	25.57
Professional Services	52,500.00	-	871.01	3,500.00	-	49,000.00	6.67
Operating Equipment	300.00	-	-	-	-	300.00	-
TOTAL FINANCE	792,929.00	50,974.21	120,174.45	89,421.32	88,356.32	615,151.36	22.42%
PURCHASING & ASSET MGT							
Personnel Services	297,911.00	13,441.61	46,318.95	25,148.28	35,531.09	237,231.63	20.37
Supplies	4,140.00	94.63	526.14	280.32	360.22	3,499.46	15.47
Operations Support	7,600.00	1,299.00	2,015.75	1,299.00	1,036.50	5,264.50	30.73
Staff Support	14,825.00	531.58	799.27	(993.37)	95.00	15,723.37	(6.06)
City Assistance	1,490.00	140.00	40.00	140.00	293.00	1,057.00	29.06
Operating Equipment	2,500.00	-	-	379.82	-	2,120.18	15.19
TOTAL PURCHASING & ASSET MGT	328,466.00	15,506.82	49,700.11	26,254.05	37,315.81	264,896.14	19.35%
FLEET SERVICE							
Personnel Services	829,076.00	58,870.21	107,470.88	120,757.50	96,289.04	612,029.46	26.18
Supplies	242,350.00	27,250.85	23,282.51	36,101.76	36,741.97	169,506.27	30.06
City Support Services	7,000.00	-	-	-	-	7,000.00	-
Utility Services	12,000.00	1,105.86	734.60	1,105.86	-	10,894.14	9.22
Staff Support	36,800.00	5,705.48	3,125.99	6,477.98	2,507.44	27,814.58	24.42
Maintenance Services	308,000.00	27,126.88	38,022.63	44,306.97	64,548.18	199,144.85	35.34

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Operating Equipment	21,000.00	7,532.26	580.22	7,532.26	2,836.56	10,631.18	49.38
Capital Outlay	29,774.00	2,982.00	-	50,843.25	49,280.06	(70,349.31)	336.28
TOTAL FLEET SERVICE	1,486,000.00	130,573.54	173,216.83	267,125.58	252,203.25	966,671.17	34.95%
FACILITY SERVICES							
Personnel Services	990,787.00	74,207.99	152,039.25	154,920.33	115,106.36	720,760.31	27.25
Supplies	157,235.00	15,173.17	22,114.15	19,091.11	4,002.03	134,141.86	14.69
Utility Services	213,000.00	13,242.36	9,566.76	15,809.90	18.83	197,171.27	7.43
Staff Support	23,200.00	3,041.59	2,110.26	13,543.91	538.12	9,117.97	60.70
Professional Services	225,000.00	32,315.55	11,865.31	32,315.55	191,721.26	963.19	99.57
Maintenance Services	176,000.00	19,058.68	34,964.51	35,575.12	43,434.83	96,990.05	44.89
Rental/Leasing	490.00	-	-	-	-	490.00	-
Operating Equipment	3,430.00	-	-	-	-	3,430.00	-
Capital Outlay	273,500.00	33,074.43	-	49,621.43	152,415.63	71,462.94	73.87
TOTAL BUILDING MAINTENANCE	2,062,642.00	190,113.77	232,660.24	320,877.35	507,237.06	1,234,527.59	40.15%
TOTAL INTERNAL SERVICE	8,940,296.00	666,230.96	993,103.57	1,268,802.60	1,472,966.67	6,198,526.73	30.67%
MISC & PROJECTS							
Project							
Fund Charges/Transfers	1,250,000.00	-	-	-	-	1,250,000.00	-
TOTAL PROJECTS	1,250,000.00	-	-	-	-	1,250,000.00	0.00%
CITY ASSISTANCE							
City's Assistance to Agencies	307,666.00	20,934.10	37,619.75	25,934.10	18,353.00	263,378.90	14.39
Operating Equipment	10,000.00	-	2,207.54	-	-	10,000.00	-
TOTAL CITY ASSISTANCE	317,666.00	20,934.10	39,827.29	25,934.10	18,353.00	273,378.90	13.94%
COURT - RESTRICTED FUNDS							
Operating Equipment	10,000.00	-	-	-	-	10,000.00	-
TOTAL COURT-RESTRICTED FUNDS	10,000.00	-	-	-	-	10,000.00	0.00%
TOTAL MISC & PROJECTS	1,577,666.00	20,934.10	39,827.29	25,934.10	18,353.00	1,533,378.90	2.81%
TOTAL EXPENDITURES	51,243,494.58	3,459,085.83	5,887,942.97	7,092,058.65	7,513,543.21	36,637,892.72	28.50%
REVENUE OVER(UNDER) EXPEND.	(2,564,503.58)	(1,871,270.73)	(623,646.06)	(3,338,691.04)	(7,323,048.21)	8,097,235.67	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	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	19,100,000.00	264,523.55	1,199,642.23	314,369.86	-	18,785,630.14	1.65
000-411110	Disable Veterans Assist Pymnt	1,500,000.00	-	-	-	-	1,500,000.00	-
000-411200	Advalorem Tax-Delinquent	50,000.00	2,911.99	93,175.61	4,261.92	-	45,738.08	8.52
000-411300	Advalorem Tax-P&I	100,000.00	1,064.37	27,425.20	11,866.86	-	88,133.14	11.87
000-411500	Sales Tax Revenue-Gen Fund	14,180,000.00	988,068.90	1,997,230.24	2,064,456.66	-	12,115,543.34	14.56
000-411700	Mixed Beverage Tax	88,000.00	6,945.88	15,754.19	13,566.76	-	74,433.24	15.42
TOTAL Taxes		35,018,000.00	1,263,514.69	3,333,227.47	2,408,522.06	-	32,609,477.94	6.88%
<u>Franchises</u>								
000-421200	Center Point/Entex Energy	145,000.00	-	14,430.06	11,922.90	-	133,077.10	8.22
000-421220	City Public Service	1,400,000.00	-	207,187.30	143,509.56	-	1,256,490.44	10.25
000-421240	Guadalupe Valley Elec Co-op	550,000.00	-	66,039.52	39,580.57	-	510,419.43	7.20
000-421250	New Braunfels Utilities	85,000.00	-	10,889.38	5,742.33	-	79,257.67	6.76
000-421300	Time Warner-State Franchise	290,000.00	-	54,672.00	25,605.67	-	264,394.33	8.83
000-421460	AT&T Franchise Fee	30,000.00	-	5,575.62	7,536.57	-	22,463.43	25.12
000-421480	Other Telecom Franchise - ROW	100,000.00	-	3,418.79	-	-	100,000.00	-
000-421500	Solid Waste Franchise Fee	195,000.00	3,773.61	30,439.65	3,773.61	190,800.00	426.39	99.78
TOTAL Franchises		2,795,000.00	3,773.61	392,652.32	237,671.21	190,800.00	2,366,528.79	15.33%
<u>Permits</u>								
000-431100	Home Occupation Permit	550.00	-	-	35.00	-	515.00	6.36
000-431205	Bldg Permit-Residential	320,000.00	15,554.00	56,001.00	33,161.50	-	286,838.50	10.36
000-431210	Bldg Permit-Commercial	350,000.00	17,377.00	34,335.20	266,818.00	-	83,182.00	76.23
000-431215	Bldg Permit-General	300,000.00	22,353.00	46,168.00	44,731.00	-	255,269.00	14.91
000-431300	Mobile Home Permit	400.00	25.00	25.00	25.00	-	375.00	6.25
000-431400	Signs Permit	5,500.00	157.00	517.00	940.00	-	4,560.00	17.09
000-431500	Food Establishmnt Permit	70,000.00	8,275.00	32,905.00	27,555.00	(305.00)	42,750.00	38.93
000-431700	Plumbing Permit	90,000.00	6,016.00	16,407.00	11,971.00	-	78,029.00	13.30
000-431750	Electrical Permit	65,000.00	3,420.00	12,700.00	8,100.00	-	56,900.00	12.46
000-431800	Mechanical Permit	50,000.00	3,000.00	7,660.00	6,560.00	-	43,440.00	13.12
000-431900	Solicitor/Peddler Permit	2,800.00	-	130.00	-	-	2,800.00	-
000-431950	Animal/Pet Permit	250.00	15.00	-	15.00	-	235.00	6.00
000-432000	Cert of Occupancy Prmt	9,000.00	1,300.00	1,600.00	2,050.00	-	6,950.00	22.78

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-432100	Security Alarm Permit	35,800.00	1,566.00	1,510.00	3,791.00	-	32,009.00	10.59
000-432300	Grading/Clearing Permit	15,000.00	900.00	7,393.20	2,450.00	-	12,550.00	16.33
000-432400	Development Permit	75,000.00	-	54,754.63	4,810.00	-	70,190.00	6.41
000-435000	Fire Permit	30,000.00	2,405.00	2,729.00	5,347.00	-	24,653.00	17.82
TOTAL Permits		1,419,300.00	82,363.00	274,835.03	418,359.50	(305.00)	1,001,245.50	29.45%
Licenses								
000-441000	Alcohol Beverage License	9,000.00	2,807.50	2,587.50	4,167.50	-	4,832.50	46.31
000-441300	Mobile Home License	120.00	-	40.00	-	-	120.00	-
TOTAL Licenses		9,120.00	2,807.50	2,627.50	4,167.50	-	4,952.50	45.70%
Fees								
000-451000	Municipal Court Fines	300,000.00	13,195.04	62,937.94	31,471.65	-	268,528.35	10.49
000-451100	Arrest Fee	9,600.00	430.08	2,023.16	831.67	-	8,768.33	8.66
000-451110	Expunction Fee	340.00	-	-	-	-	340.00	-
000-451200	Warrant Fees	36,000.00	1,555.46	6,359.19	4,494.75	-	31,505.25	12.49
000-451220	Officer Jury Fee	200.00	-	-	-	-	200.00	-
000-451340	Judicial Fee-City	240.00	13.88	29.62	29.91	-	210.09	12.46
000-451400	Traffic Fine Costs TTL	3,600.00	155.11	885.96	288.46	-	3,311.54	8.01
000-451500	Teen Court Admin Fee	1,800.00	115.68	246.80	249.24	-	1,550.76	13.85
000-451510	Juvenile Case Mgmt Fee	9,600.00	391.49	2,127.95	799.81	-	8,800.19	8.33
000-451520	Truancy Fees	200.00	7.68	41.70	15.50	-	184.50	7.75
000-451530	Local Municipal Jury Fund	8,400.00	398.28	1,881.95	818.77	-	7,581.23	9.75
000-451600	Technology Fund Fee	9,000.00	444.16	2,201.68	907.96	-	8,092.04	10.09
000-451700	Security Fee	3,000.00	183.79	408.35	420.91	-	2,579.09	14.03
000-451800	Time Payment Fee-City	18,000.00	-	6,466.11	-	-	18,000.00	-
000-451850	State Fines 10% Service Fee	3,000.00	136.05	508.00	371.65	-	2,628.35	12.39
000-451900	DPS Payment-Local	3,000.00	27.36	675.10	102.36	-	2,897.64	3.41
000-452000	Child Safety Fee	54,000.00	1,500.00	4,000.00	6,000.00	-	48,000.00	11.11
000-452100	Platting Fees	23,000.00	-	9,000.00	-	-	23,000.00	-
000-452200	Site Plan Fee	550,000.00	25,343.50	54,990.87	164,422.75	-	385,577.25	29.90
000-452300	Plan Check Fee	15,000.00	-	-	-	-	15,000.00	-
000-452320	Tree Mitigation Admin Fee	-	2,390.00	-	4,610.00	-	(4,610.00)	-
000-452400	BOA/Variance Fees	2,500.00	-	-	-	-	2,500.00	-
000-452600	Specific Use/Zone Chng Fee	26,450.00	-	3,500.00	5,500.00	-	20,950.00	20.79
000-452710	Zoning Ltr & Dev Rights	2,550.00	300.00	600.00	600.00	-	1,950.00	23.53
000-453100	Reinspection Fees	190,000.00	16,075.00	26,875.00	38,225.00	-	151,775.00	20.12
000-453110	Swim Pool Inspection Fee	2,900.00	660.00	770.00	1,210.00	-	1,690.00	41.72

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-453200	Lot Abatement	6,500.00	-	-	-	-	6,500.00	-
000-453211	Admin Fee-Inspections	5,000.00	200.00	600.00	1,000.00	-	4,000.00	20.00
000-453710	Foster Care	500.00	-	-	-	-	500.00	-
000-454200	Pool Gate Admission Fee	22,000.00	-	-	-	-	22,000.00	-
000-454300	Seasonal Pool Pass Fee	6,000.00	-	-	-	-	6,000.00	-
000-456110	Senior Center Memberships	23,000.00	1,095.00	2,104.00	2,975.00	-	20,025.00	12.93
000-456120	Senior Center Meal Fee	25,000.00	2,227.60	4,865.37	2,730.52	-	22,269.48	10.92
000-456600	Fire Re-inspection Fee	-	-	100.00	-	-	-	-
000-458110	Sale of Mdse - GovDeals	60,000.00	341.00	1,682.00	53,949.00	-	6,051.00	89.92
000-458400	Civic Center Rental Fees	250,000.00	91.75	60,260.00	(7,427.00)	-	257,427.00	(2.97)
000-458401	Capital Recovery Fee-Civic C	-	-	1,125.00	-	-	-	-
000-458402	Civic Center Ancillary Fees	-	-	910.00	-	-	-	-
000-458450	North Center Rental Fees	30,000.00	(375.00)	12,600.00	(1,275.00)	-	31,275.00	(4.25)
000-458460	Senior Center Rental	8,400.00	1,400.00	1,400.00	1,400.00	-	7,000.00	16.67
000-458500	Community Center Rental Fees	43,000.00	-	20,037.75	-	-	43,000.00	-
000-458510	Grand Ballroom Rental Fees	-	-	(1,800.00)	-	-	-	-
000-458540	Bluebonnet Hall Rental Fees	-	-	(900.00)	-	-	-	-
000-458550	Pavilion Rental Fees	25,000.00	580.00	3,075.00	3,625.00	-	21,375.00	14.50
000-458551	Equipment Rentals-Parks	100.00	-	-	-	-	100.00	-
000-458560	Chamber of Comm Rent	7,800.00	-	-	-	-	7,800.00	-
000-458570	Non-Resident SYSA League	10,000.00	-	-	-	-	10,000.00	-
000-458590	Cancellation Fees-Event Rental	3,500.00	-	550.00	565.00	-	2,935.00	16.14
000-458650	NonResident User Fee-BVYA	7,000.00	2,400.00	2,540.00	2,400.00	-	4,600.00	34.29
000-458660	BVYA Utility Reimbursement	15,000.00	9,675.80	-	9,675.80	-	5,324.20	64.51
000-458670	SYSA Utility Reimbursement	7,500.00	-	-	-	-	7,500.00	-
000-458675	Lions Futbol Utility Reimbrsmnt	15,000.00	3,516.00	-	3,516.00	-	11,484.00	23.44
000-458685	Recreation Programs	10,000.00	550.00	-	1,240.00	-	8,760.00	12.40
000-458685.00	Rec Prgm-Kickball Leagues	3,000.00	-	-	-	-	3,000.00	-
000-458700	Vehicle Impoundment	12,300.00	-	2,970.00	-	-	12,300.00	-
000-459300	Notary Fee	60.00	-	6.00	-	-	60.00	-
000-459600	Animal Adoption Fee	11,100.00	650.00	2,570.00	1,750.00	-	9,350.00	15.77
000-459700	Pet Impoundment Fee	12,000.00	350.00	1,735.00	1,641.00	-	10,359.00	13.68
000-459800	Police Reports Fee	5,000.00	906.00	532.00	1,464.00	-	3,536.00	29.28
TOTAL Fees		1,896,140.00	86,930.71	303,491.50	340,599.71	-	1,555,540.29	17.96%

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fines</u>								
000-463000	Library Fines	11,000.00	826.80	2,216.17	1,866.08	-	9,133.92	16.96
TOTAL Fines		11,000.00	826.80	2,216.17	1,866.08	-	9,133.92	16.96%
<u>Inter-Jurisdictional</u>								
000-473100	Bexar Co - Fire	21,077.00	-	-	-	-	21,077.00	-
000-473200	City of Seguin-Fire Contract	30,107.00	6,166.66	5,575.52	6,166.66	-	23,940.34	20.48
000-473300	Guadalupe Co-Library	220,000.00	-	18,096.00	-	-	220,000.00	-
000-474200	Library Services-Cibolo	40,000.00	-	-	-	-	40,000.00	-
000-474210	Library Services-Selma	23,000.00	-	-	-	-	23,000.00	-
000-474400	Dispatch Service-Cibolo	160,000.00	40,000.00	-	40,000.00	-	120,000.00	25.00
000-474600	School Crossing Guard-Bexar Co	40,000.00	4,027.33	6,800.54	8,211.94	-	31,788.06	20.53
000-474610	School Cross Guard-Guadalupe C	48,000.00	3,444.34	7,503.75	7,025.36	-	40,974.64	14.64
000-474620	School Crossing Guards - Comal	10,000.00	-	-	-	-	10,000.00	-
000-474700	School Officer Funding	567,000.00	-	-	45,269.58	-	521,730.42	7.98
000-474750	Crime Victim Liaison Agreement	37,500.00	-	-	-	-	37,500.00	-
TOTAL Inter-Jurisdictional		1,196,684.00	53,638.33	37,975.81	106,673.54	-	1,090,010.46	8.91%
<u>Fund Transfers</u>								
000-480000	Indirect Costs-EMS	221,334.00	-	36,165.70	-	-	221,334.00	-
000-480100	Indirect Costs-Hotel/Motel	80,265.00	-	11,652.50	-	-	80,265.00	-
000-485000	Interfund Charges-Drainage-5%	265,625.00	-	53,345.50	-	-	265,625.00	-
000-486000	Interfund Chrges-Admin W&S	1,540,372.00	-	248,936.70	-	-	1,540,372.00	-
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	-
000-487000	Interfund Charges-Fleet	541,358.00	-	85,636.00	-	-	541,358.00	-
000-488000	Interfund Charges-4B	546,883.00	-	271,110.50	-	-	546,883.00	-
TOTAL Fund Transfers		4,493,340.00	-	706,846.90	-	-	4,493,340.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	200,000.00	10,488.14	19,394.07	21,298.05	-	178,701.95	10.65
000-491200	Investment Income	1,000,000.00	48,062.26	76,501.99	130,655.97	-	869,344.03	13.07
000-491900	Unrealized Gain/Loss-CapOne	-	10,353.35	(3,810.06)	12,006.01	-	(12,006.01)	-
000-493120	Donations-Public Library	5,000.00	190.00	132.55	265.97	-	4,734.03	5.32
000-493400	Donations-Animal Control	5,000.00	50.00	585.00	50.00	-	4,950.00	1.00
000-493465	Donations-Senior Center	1,000.00	54.00	594.89	150.00	-	850.00	15.00
000-493618	Donation - Veteran's Memorial	3,000.00	75.00	375.00	300.00	-	2,700.00	10.00
000-493700	July 4th Activities	28,000.00	-	-	-	-	28,000.00	-

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

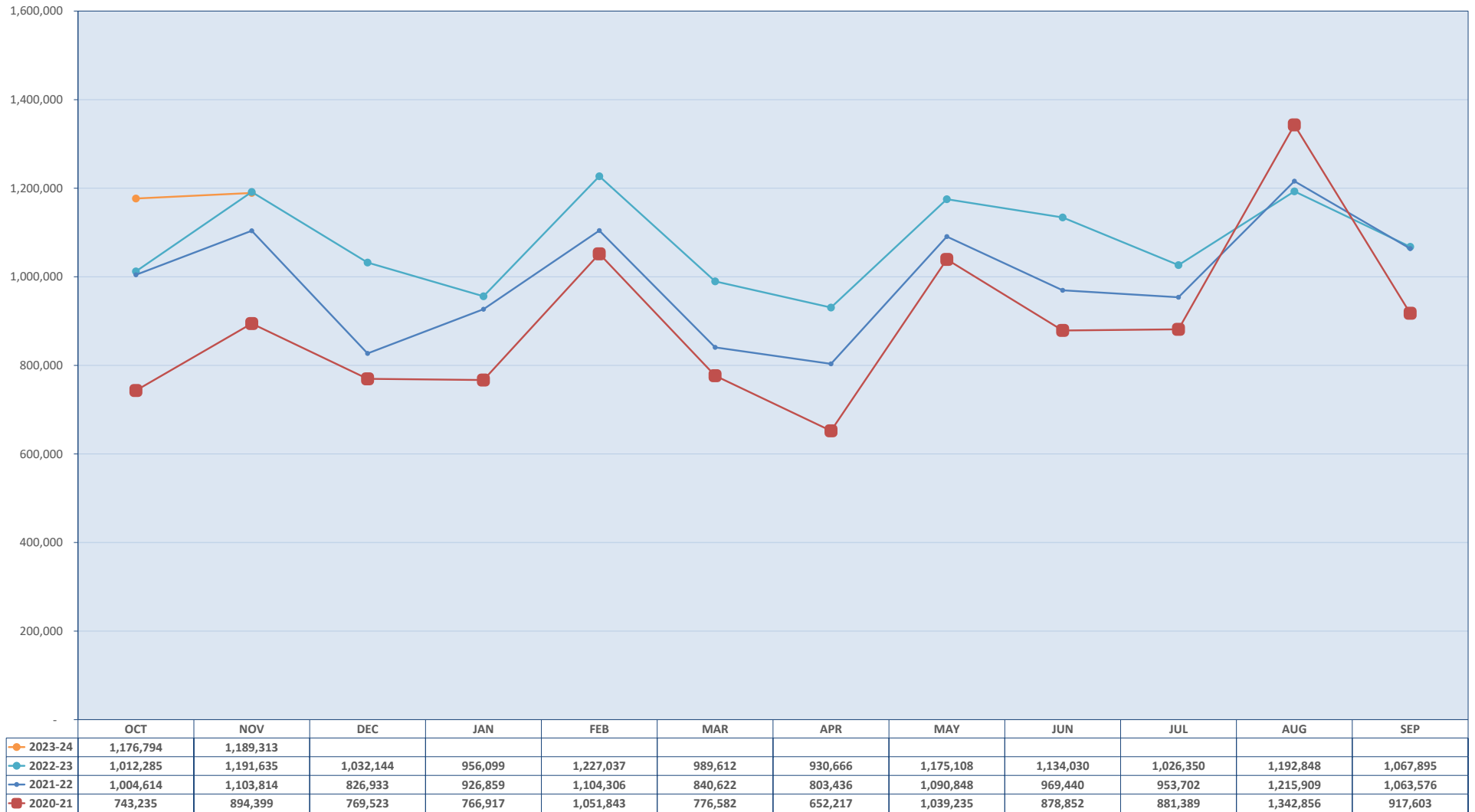
101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-493701	Proceeds-Holidazzle	14,000.00	1,660.00	4,910.00	5,060.00	-	8,940.00	36.14
000-493704	Moving on Main	8,500.00	-	-	-	-	8,500.00	-
000-493706	Music, Movies in the Park	8,000.00	-	-	-	-	8,000.00	-
000-493707	Cornhole League	2,000.00	-	-	-	-	2,000.00	-
000-494481	LawEnforcemtOfficersStd&	4,107.00	-	-	-	-	4,107.00	-
000-494482	Grants-Police, Fire, Gen Fund	-	-	-	727.62	-	(727.62)	-
000-495100	Mobile Stage Rental Fees	1,500.00	-	1,550.00	-	-	1,500.00	-
000-497000	Misc Income-Gen Fund	60,000.00	812.50	815.21	2,147.75	-	57,852.25	3.58
000-497005	Schertz Magazine Advertising	125,000.00	12,125.00	22,150.00	20,975.00	-	104,025.00	16.78
000-497100	Misc Income-Police	9,000.00	553.00	1,466.00	4,009.00	-	4,991.00	44.54
000-497200	Misc Income-Library	6,000.00	195.00	558.50	664.00	-	5,336.00	11.07
000-497210	Misc Income-Library Copier	16,000.00	1,318.05	2,798.35	3,102.35	-	12,897.65	19.39
000-497300	Misc Income-Animal Control	800.00	-	600.00	195.00	-	605.00	24.38
000-497400	Misc Income-Streets Dept	40,000.00	2,791.65	10,215.12	4,546.85	-	35,453.15	11.37
000-497460	Misc Income-Parks	-	-	-	134.30	-	(134.30)	-
000-497500	Misc Income-TML Ins. Claims	30,000.00	3,999.74	15,068.47	24,887.62	-	5,112.38	82.96
000-497550	Misc Income-TML WC Reimbursmnt	10,000.00	-	155.01	2,893.25	-	7,106.75	28.93
000-497600	Misc Income-Vending Mach	2,500.00	216.57	114.37	423.07	-	2,076.93	16.92
000-498000	Reimbursmnt-Gen Fund	20,000.00	-	-	-	-	20,000.00	-
000-498105	Reimbursmt Police OT-DEA	33,000.00	1,016.20	2,362.67	1,016.20	-	31,983.80	3.08
000-498110	Reimburmnt Fire-Emg Acti-OT	200,000.00	-	53,737.07	-	-	200,000.00	-
000-498150	Reimbursement - Library	8,000.00	-	-	-	-	8,000.00	-
TOTAL Miscellaneous		1,840,407.00	93,960.46	210,424.21	235,508.01	-	1,604,898.99	12.80%
TOTAL REVENUES		48,678,991.00	1,587,815.10	5,264,296.91	3,753,367.61	190,495.00	44,735,128.39	8.10%

GENERAL FUND
CASH IN BANK AND INVESTMENTS

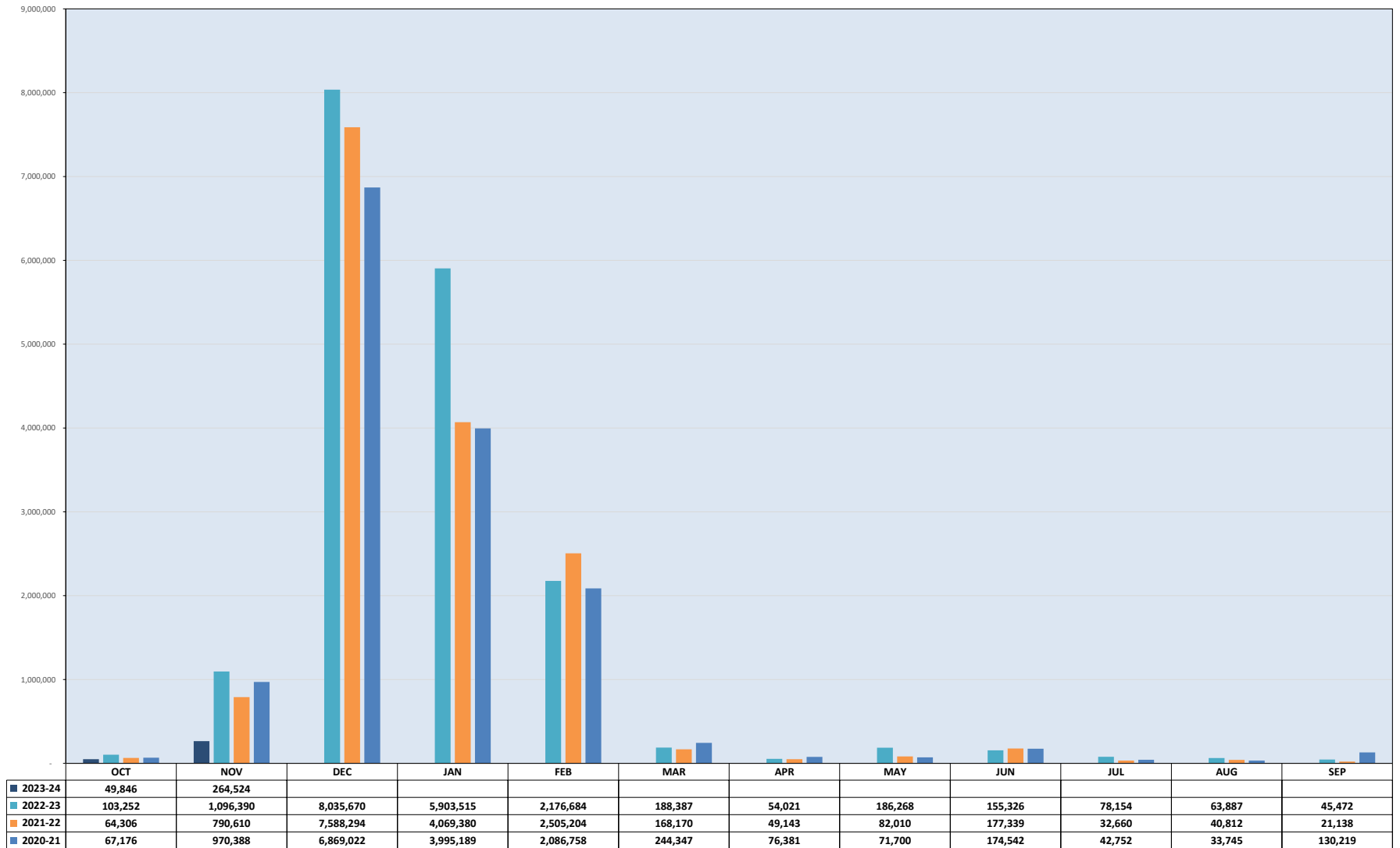
AS OF: November 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	\$	1,625,106.02
Cash in Investments		
LOGIC Investment-General Fund		10,042,766.59
LOGIC Investment-Equip Replacement		84,384.92
LOGIC Investment-Veh Replacement		568,989.21
LOGIC Investment-Air Condi Replacment		309,648.38
CAPITAL ONE Investment-General Fund		1,448,185.27
CD - CALIFORNIA CR UN GLENDALE		242,982.99
CD - BOA 11/29/23 to 12/01/25		243,000.00
CD - CROSS 11/30/23 to 11/30/25		248,000.00
CD - 1st Fndn 11/30/23 to 5/30/26		243,000.00
Total Cash in Bank & Investments	\$	<u>15,056,063.38</u>

Sales Tax-General Fund



ADVALOREM TAX



CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

CITY OF SCHERTZ

106-SPECIAL EVENTS FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fund Transfers	-	-	146.72	-	-	-	-
Miscellaneous	45,000.00	22,084.50	35,847.83	36,639.75	-	8,360.25	81.42
TOTAL REVENUES	45,000.00	22,084.50	35,994.55	36,639.75	-	8,360.25	81.42%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
CULTURAL							
KICK CANCER	15,000.00	-	-	-	-	15,000.00	-
HAL BALDWIN SCHOLARSHIP	30,000.00	684.71	11,864.20	684.71	15,205.19	14,110.10	52.97
TOTAL CULTURAL	45,000.00	684.71	11,864.20	684.71	15,205.19	29,110.10	35.31%
TOTAL EXPENDITURES	45,000.00	684.71	11,864.20	684.71	15,205.19	29,110.10	35.31%
REVENUE OVER(UNDER) EXPEND	-	21,399.79	24,130.35	35,955.04	(15,205.19)	(20,749.85)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

CITY OF SCHERTZ

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
106-SPECIAL EVENTS FUND								
REVENUES								
<u>Fund Transfers</u>								
000-486101	Transfer In-General Fund	-	-	146.72	-	-	-	-
TOTAL Fund Transfers		-	-	146.72	-	-	-	0.00%
<u>Miscellaneous</u>								
000-491200	Investment Income	-	88.24	107.83	178.49	-	(178.49)	-
000-492200	Kick Cancer	15,000.00	-	-	-	-	15,000.00	-
000-493621	Hal Baldwin Scholarship	30,000.00	21,996.26	35,740.00	36,461.26	-	(6,461.26)	121.54
TOTAL Miscellaneous		45,000.00	22,084.50	35,847.83	36,639.75	-	8,360.25	81.42%
TOTAL REVENUES		45,000.00	22,084.50	35,994.55	36,639.75	-	8,360.25	81.42%

SPECIAL EVENTS FUND
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

CITY OF SCHERTZ

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	\$ 198,848.48
Cash in Investments	
Texas Class- Special Events	<u>19,265.46</u>
Total Cash in Bank & Investments	<u>\$ 218,113.94</u>

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
110-PEG FUND							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Franchises	67,000.00	13,810.94	15,162.38	16,804.59	-	50,195.41	25.08
TOTAL REVENUES	67,000.00	13,810.94	15,162.38	16,804.59	-	50,195.41	25.08%
EXPENDITURE SUMMARY							
MISC & PROJECTS							
Projects							
Professional Services	67,000.00	-	-	-	-	67,000.00	-
Capital Outlay	-	-	101,850.30	43,463.60	450,601.41	(494,065.01)	-
TOTAL MISC & PROJECTS	67,000.00	-	101,850.30	43,463.60	450,601.41	(427,065.01)	737.41%
TOTAL EXPENDITURES	67,000.00	-	101,850.30	43,463.60	450,601.41	(427,065.01)	737.41%
REVENUE OVER(UNDER) EXPEND	-	13,810.94	(86,687.92)	(26,659.01)	(450,601.41)	477,260.42	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

110-PEG FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Franchises</u>								
000-421350	Time Warner - PEG Fee	55,000.00	13,810.94	15,162.38	13,810.94	-	41,189.06	25.11
000-421465	AT&T PEG Fee	12,000.00	-	-	2,993.65	-	9,006.35	24.95
TOTAL Franchises		67,000.00	13,810.94	15,162.38	16,804.59	-	50,195.41	25.08%
TOTAL REVENUES		67,000.00	13,810.94	15,162.38	16,804.59	-	50,195.41	25.08%

PEG FUND
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Cash Balance	\$ 102,568.57
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Total Cash in Bank & Investments	\$ 102,568.57
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CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: November 30, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
202-WATER & SEWER							
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Franchises	320,000.00	-	4,021.69	157,183.03	-	162,816.97	49.12
Fees	30,303,800.00	2,557,925.22	5,236,458.88	5,395,108.88	-	24,908,691.12	17.80
Fund Transfers	157,500.00	-	25,000.00	-	-	157,500.00	-
Miscellaneous	723,500.00	130,628.86	90,068.25	179,828.68	-	543,671.32	24.86
TOTAL REVENUES	31,504,800.00	2,688,554.08	5,355,548.82	5,732,120.59	-	25,772,679.41	18.19%
<u>EXPENDITURE SUMMARY</u>							
<u>BUSINESS OFFICE</u>							
Personnel Services	679,845.00	40,628.37	84,090.68	78,731.78	79,369.89	521,743.33	23.26
Supplies	212,600.00	71.00	444.13	71.00	17,685.48	194,843.52	8.35
City Support Services	51,775.00	40,422.80	41,158.36	46,284.00	9,200.00	(3,709.00)	107.16
Utility Services	13,000.00	721.32	592.32	721.32	-	12,278.68	5.55
Operations Support	120,000.00	10,830.86	10,531.42	11,832.06	106,430.86	1,737.08	98.55
Staff Support	8,700.00	-	1,061.00	-	358.10	8,341.90	4.12
Professional Services	305,500.00	122.14	41,823.67	23,936.09	-	281,563.91	7.84
Operating Equipment	1,825.00	-	-	-	780.60	1,044.40	42.77
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL BUSINESS OFFICE	1,393,245.00	92,796.49	179,701.58	161,576.25	213,869.43	1,017,799.32	26.95%
<u>W & S ADMINISTRATION</u>							
Personnel Services	2,287,456.00	143,151.78	283,694.30	309,370.24	267,542.64	1,710,543.12	25.22
Supplies	109,480.00	5,546.08	4,197.78	7,290.06	4,588.45	97,601.49	10.85
City Support Services	219,750.00	40.15	86,075.92	100,188.94	146.01	119,415.05	45.66
Utility Services	4,223,750.00	(73,821.02)	577,001.80	(73,433.56)	390.72	4,296,792.84	(1.73)
Operations Support	10,100.00	-	595.43	565.14	-	9,534.86	5.60
Staff Support	41,450.00	2,172.23	2,251.65	2,172.23	3,207.71	36,070.06	12.98
Professional Services	392,400.00	1,949.15	36,394.00	2,349.15	6,778.77	383,272.08	2.33
Fund Charges/Transfers	6,794,386.00	441,490.90	693,357.45	441,490.90	-	6,352,895.10	6.50
Maintenance Services	11,872,500.00	548,140.41	881,879.92	598,802.48	9,442,166.38	1,831,531.14	84.57
Other Costs	40,000.00	39,849.25	-	39,849.25	-	150.75	99.62
Debt Service	2,597,184.00	-	-	-	-	2,597,184.00	-
Rental/Leasing	60,700.00	17,000.00	626.56	25,500.00	25,500.00	9,700.00	84.02
Operating Equipment	124,500.00	-	1,572.00	390.93	-	124,109.07	0.31
Capital Outlay	1,075,000.00	47,861.25	114,751.13	47,861.25	306,264.24	720,874.51	32.94
TOTAL PUBLIC WORKS	29,848,656.00	1,173,380.18	2,682,397.94	1,502,397.01	10,056,584.92	18,289,674.07	38.73%

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: November 30, 2023

202-WATER & SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>MISC & PROJECTS</u>							
<u>PROJECTS</u>							
Fund Charges/Transfers	-	-	326,181.00	-	-	-	-
TOTAL MISC & PROJECTS	-	-	326,181.00	-	-	-	0.00%
TOTAL EXPENDITURES	31,241,901.00	1,266,176.67	3,188,280.52	1,663,973.26	10,270,454.35	19,307,473.39	38.20%
** REVENUE OVER(UNDER)EXPENSES **	262,899.00	1,422,377.41	2,167,268.30	4,068,147.33	(10,270,454.35)	6,465,206.02	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

		CURRENT BUDGET	CURRENT PERIOD	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	320,000.00	-	4,021.69	157,183.03	-	162,816.97	49.12
TOTAL Franchises		320,000.00	-	4,021.69	157,183.03	-	162,816.97	49.12%
<u>Fees</u>								
000-455200	Garbage Collection Fee	6,018,000.00	502,804.32	979,982.03	999,504.32	-	5,018,495.68	16.61
000-455600	Fire Line Fees	22,000.00	-	-	-	-	22,000.00	-
000-455700	Recycle Fee Revenue	346,800.00	29,522.79	58,062.81	59,025.32	-	287,774.68	17.02
000-455800	W&S Line Constructn Reimbur	-	50.00	445.00	250.00	-	(250.00)	-
000-457100	Sale of Water	14,000,000.00	1,170,457.89	2,569,265.31	2,608,875.90	-	11,391,124.10	18.63
000-457120	Water Transfer Charge-Selma	40,000.00	-	-	-	-	40,000.00	-
000-457200	Sale of Meters	20,000.00	-	-	-	-	20,000.00	-
000-457400	Sewer Charges	100,000.00	1,650.00	14,401.27	22,947.00	-	77,053.00	22.95
000-457500	Water Penalties	9,500,000.00	821,893.04	1,559,103.44	1,640,979.56	-	7,859,020.44	17.27
000-458000	Sales of General Fixed Assets	252,000.00	31,247.18	54,924.02	62,951.78	-	189,048.22	24.98
000-458110	Sale of Merchandise - GovDeals	2,500.00	-	-	-	-	2,500.00	-
000-459200	NSF Check Fee-Water&Sewer	2,500.00	300.00	275.00	575.00	-	1,925.00	23.00
TOTAL Fees		30,303,800.00	2,557,925.22	5,236,458.88	5,395,108.88	-	24,908,691.12	17.80%
<u>Fund Transfers</u>								
000-486204	Interfnd Chrg-Drainage Billing	157,500.00	-	25,000.00	-	-	157,500.00	-
TOTAL Fund Transfers		157,500.00	-	25,000.00	-	-	157,500.00	0.00%
<u>Miscellaneous</u>								
000-490000	Misc Charges	13,500.00	785.00	1,742.00	1,652.00	-	11,848.00	12.24
000-491000	Interest Earned	16,000.00	2,045.31	3,366.73	4,325.63	-	11,674.37	27.04
000-491200	Investment Income	350,000.00	53,767.84	48,971.17	99,445.33	-	250,554.67	28.41
000-497000	Misc Income-W&S	18,000.00	426.02	7,599.63	801.03	-	17,198.97	4.45
000-498110	Salary Reimb-SSLCG	326,000.00	73,604.69	28,388.72	73,604.69	-	252,395.31	22.58
TOTAL Miscellaneous		723,500.00	130,628.86	90,068.25	179,828.68	-	543,671.32	24.86%
TOTAL REVENUES		31,504,800.00	2,688,554.08	5,355,548.82	5,732,120.59	-	25,772,679.41	18.19%

WATER & SEWER
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 516,462.48
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Cash in Investments

Lone Star Investment-Water&Sewer	9,785,511.60
Lone Star Investment-W&S Customer Deposits	339,170.05
Lone Star Investment-W&S Equip Replacement	203,925.05
Lone Star Investment-W&S Veh Replacement	294,588.19
Schertz Bank & Trust-Certificate of Deposit	<u>1,183,796.96</u>
	\$ 11,806,991.85

Total Cash in Bank & Investments	<u><u>\$ 12,323,454.33</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
203-EMS							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	8,486,771.20	531,748.22	1,296,152.19	1,306,457.92	-	7,180,313.28	15.39
Inter-Jurisdictional	4,207,451.81	56,201.75	772,108.37	798,843.42	-	3,408,608.39	18.99
Miscellaneous	166,000.00	11,168.37	43,301.48	18,505.59	-	147,494.41	11.15
TOTAL REVENUES	12,860,223.01	599,118.34	2,111,562.04	2,123,806.93	-	10,736,416.08	16.51%
EXPENDITURE SUMMARY							
PUBLIC SAFETY							
SCHERTZ EMS							
Personnel Services	7,778,652.00	545,566.76	1,065,779.43	1,149,919.80	907,114.18	5,721,618.02	26.44
Supplies	440,425.00	28,080.71	94,521.14	124,756.45	56,196.33	259,472.22	41.09
City Support Services	199,200.00	2,398.78	46,216.00	52,113.82	1,677.78	145,408.40	27.00
Utility Services	176,000.00	14,717.74	17,869.70	14,851.75	397.66	160,750.59	8.66
Operations Support	34,400.00	4,708.15	6,003.02	8,784.39	459.00	25,156.61	26.87
Staff Support	88,000.00	8,052.43	26,204.86	9,566.83	25,393.66	53,039.51	39.73
City Assistance	689,565.59	58,055.80	51,707.75	58,055.80	56,917.28	574,592.51	16.67
Professional Services	128,000.00	5,316.83	26,951.26	21,279.53	49,720.77	56,999.70	55.47
Fund Charges/Transfers	3,280,092.90	80,074.53	622,607.84	542,033.25	-	2,738,059.65	16.52
Maintenance Services	13,000.00	-	-	-	-	13,000.00	-
Rental/Leasing	120,000.00	-	-	-	-	120,000.00	-
Operating Equipment	58,500.00	3,953.89	2,684.82	5,697.59	12,057.67	40,744.74	30.35
Capital Outlay	635,000.00	24,124.26	40,652.27	24,124.26	182,345.42	428,530.32	32.51
TOTAL PUBLIC SAFETY	13,640,835.49	775,049.88	2,001,198.09	2,011,183.47	1,292,279.75	10,337,372.27	24.22%
TOTAL EXPENDITURES	13,640,835.49	775,049.88	2,001,198.09	2,011,183.47	1,292,279.75	10,337,372.27	24.22%
** REVENUE OVER(UNDER) EXPENSES **	(780,612.48)	(175,931.54)	110,363.95	112,623.46	(1,292,279.75)	399,043.81	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

		CURRENT BUDGET	CURRENT PERIOD	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	8,107,771.20	482,635.78	1,210,296.16	1,231,735.84	-	6,876,035.36	15.19
000-456110	Passport Membership Fees	26,000.00	905.00	4,945.00	1,205.00	-	24,795.00	4.63
000-456120	EMT Class - Fees	150,000.00	18,000.00	26,975.00	18,000.00	-	132,000.00	12.00
000-456122	CE Class - Fees	20,000.00	-	-	-	-	20,000.00	-
000-456130	Immunization Fees	3,000.00	800.00	1,700.00	840.00	-	2,160.00	28.00
000-456140	Billing Fees-External	30,000.00	2,985.59	5,018.58	5,048.83	-	24,951.17	16.83
000-456150	Standby Fees	50,000.00	20,357.85	33,772.25	35,384.25	-	14,615.75	70.77
000-456155	Community Services Support	50,000.00	2,496.00	6,864.20	7,166.00	-	42,834.00	14.33
000-456160	MIH Services	50,000.00	3,568.00	6,581.00	7,078.00	-	42,922.00	14.16
TOTAL Fees		8,486,771.20	531,748.22	1,296,152.19	1,306,457.92	-	7,180,313.28	15.39%
<u>Inter-Jurisdictional</u>								
000-473500	Seguin/Guadalupe Co Support	1,020,728.38	-	77,327.91	-	-	1,020,728.38	-
000-474200	JBSA Support	674,421.11	56,201.75	108,140.35	110,766.56	-	563,654.55	16.42
000-474300	Cibolo Support	637,649.85	-	139,333.43	159,412.46	-	478,237.39	25.00
000-475100	Comal Co ESD #6	154,309.31	-	-	34,836.38	-	119,472.93	22.58
000-475200	Live Oak Support	282,952.32	-	68,441.10	70,738.08	-	212,214.24	25.00
000-475300	Universal City Support	342,714.39	-	86,388.58	85,678.60	-	257,035.79	25.00
000-475400	Selma Support	214,655.25	-	46,533.03	51,346.56	-	163,308.69	23.92
000-475500	Schertz Support	770,949.48	-	181,378.58	192,737.37	-	578,212.11	25.00
000-475600	Santa Clara Support	12,887.85	-	3,059.00	3,443.87	-	9,443.98	26.72
000-475800	Marion Support	21,183.87	-	5,671.23	5,295.97	-	15,887.90	25.00
000-475910	TASPP Program	75,000.00	-	55,835.16	84,587.57	-	(9,587.57)	112.78
TOTAL Inter-Jurisdictional		4,207,451.81	56,201.75	772,108.37	798,843.42	-	3,408,608.39	18.99%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10,000.00	461.17	1,506.23	1,563.42	-	8,436.58	15.63
000-491200	Investment Income	24,000.00	2,952.67	3,844.51	5,073.09	-	18,926.91	21.14
000-493203	Donations-EMS	2,000.00	10.00	-	10.00	-	1,990.00	0.50
000-497000	Misc Income	60,000.00	2,133.75	26,078.50	3,494.95	-	56,505.05	5.82
000-497100	Recovery of Bad Debt	20,000.00	1,923.94	3,365.59	3,050.54	-	16,949.46	15.25
000-497110	Collection Agency-Bad Debt	50,000.00	3,686.84	8,506.65	5,313.59	-	44,686.41	10.63
TOTAL Miscellaneous		166,000.00	11,168.37	43,301.48	18,505.59	-	147,494.41	11.15%
TOTAL REVENUES		12,860,223.01	599,118.34	2,111,562.04	2,123,806.93	-	10,736,416.08	16.51%

CITY OF SCHERTZ
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	217,903.65
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Cash in Investments

EMS-Logic		649,085.59
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Total Cash in Bank & Investments	\$	<u>866,989.24</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

204-DRAINAGE	CURRENT	CURRENT			Y-T-D	BUDGET	% OF
FINANCIAL SUMMARY	BUDGET	PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	ENCUMBRANCE	BALANCE	BUDGET
REVENUE SUMMARY							
Permits	10,200.00	1,050.00	3,150.00	2,050.00	-	8,150.00	20.10
Fees	1,321,850.00	106,401.79	210,143.74	212,673.09	-	1,109,176.91	16.09
Fund Transfers	17,573.00	-	-	-	-	17,573.00	-
Miscellaneous	27,000.00	2,789.13	3,351.76	5,529.00	-	21,471.00	20.48
TOTAL REVENUES	1,376,623.00	110,240.92	216,645.50	220,252.09	-	1,156,370.91	16.00%
EXPENDITURE SUMMARY							
PUBLIC WORKS							
DRAINAGE							
Personnel Services	589,467.00	46,244.76	91,559.28	90,563.49	69,055.54	429,847.97	27.08
Supplies	7,800.00	25.75	-	64.85	17.84	7,717.31	1.06
City Support Services	17,000.00	-	3,237.04	3,415.74	146.01	13,438.25	20.95
Utility Services	30,000.00	1,869.60	2,657.67	3,064.79	816.86	26,118.35	12.94
Staff Support	15,444.00	558.48	817.13	558.48	1,356.44	13,529.08	12.40
City Assistance	200.00	-	-	-	-	200.00	-
Professional Services	16,000.00	-	23,704.04	-	2,668.96	13,331.04	16.68
Fund Charges/Transfers	528,746.00	-	95,740.50	-	-	528,746.00	-
Maintenance Services	156,000.00	-	-	-	12,710.05	143,289.95	8.15
Other Costs	100.00	-	-	-	-	100.00	-
Operating Equipment	9,450.00	-	-	-	160.00	9,290.00	1.69
Capital Outlay	124,000.00	-	-	18,156.72	77,834.22	28,009.06	77.41
TOTAL DRAINAGE	1,494,207.00	48,698.59	217,715.66	115,824.07	164,765.92	1,213,617.01	18.78%
PROJECTS							
Professional Services	100,000.00	-	-	-	-	100,000.00	-
TOTAL PROJECTS	100,000.00	-	-	-	-	100,000.00	0.00%
TOTAL EXPENDITURES	1,594,207.00	48,698.59	217,715.66	115,824.07	164,765.92	1,313,617.01	17.60%
** REVENUE OVER(UNDER) EXPEND	(217,584.00)	61,542.33	(1,070.16)	104,428.02	(164,765.92)	(157,246.10)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
204-DRAINAGE							
<u>REVENUES</u>							
<u>Permits</u>							
000-432400 Floodplain Permit	10,200.00	1,050.00	3,150.00	2,050.00	-	8,150.00	20.10
TOTAL Permits	10,200.00	1,050.00	3,150.00	2,050.00	-	8,150.00	20.10%
<u>Fees</u>							
000-457500 Drainage Penalties	9,350.00	901.76	1,769.07	1,725.32	-	7,624.68	18.45
000-457600 Drainage Fee	1,312,500.00	105,500.03	208,374.67	210,947.77	-	1,101,552.23	16.07
TOTAL Fees	1,321,850.00	106,401.79	210,143.74	212,673.09	-	1,109,176.91	16.09%
<u>Fund Transfers</u>							
000-486101 Transfer In - General Fund	17,573.00	-	-	-	-	17,573.00	-
TOTAL Funds Transfers	17,573.00	-	-	-	-	17,573.00	0.00%
<u>Miscellaneous</u>							
000-491000 Interest Earned	4,000.00	179.90	1,026.53	441.52	-	3,558.48	11.04
000-491200 Investment Income	23,000.00	2,609.23	2,325.23	5,087.48	-	17,912.52	22.12
TOTAL Miscellaneous	27,000.00	2,789.13	3,351.76	5,529.00	-	21,471.00	20.48%
TOTAL REVENUES	1,376,623.00	110,240.92	216,645.50	220,252.09	-	1,156,370.91	16.00%

DRAINAGE
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 60,932.41
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Cash in Investments

Lone Star Investment-Drainage Maint Fund	<u>619,106.54</u>
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Total Cash in Bank & Investments	<u>\$ 680,038.95</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

314-HOTEL TAX	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	800,000.00	60,072.37	104,505.78	134,923.41	-	665,076.59	16.87
Miscellaneous	101,500.00	11,810.96	9,511.50	23,548.49	-	77,951.51	23.20
TOTAL REVENUES	901,500.00	71,883.33	114,017.28	158,471.90	-	743,028.10	17.58%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Support Services	90,000.00	9,609.26	-	9,609.26	-	80,390.74	10.68
Operations Support	34,600.00	400.00	4,072.00	400.00	-	34,200.00	1.16
Professional Services	1,000.00	102.00	120.00	102.00	840.00	58.00	94.20
Fund Charges/Transfers	80,265.00	-	11,652.50	-	-	80,265.00	-
Maintenance Services	12,000.00	-	-	-	-	12,000.00	-
Capital Outlay	43,000.00	72.14	-	5,071.42	-	37,928.58	11.79
TOTAL NONDEPARTMENTAL	260,865.00	10,183.40	15,844.50	15,182.68	840.00	244,842.32	6.14%
TOTAL GENERAL GOVERNMENT	260,865.00	10,183.40	15,844.50	15,182.68	840.00	244,842.32	6.14%
MISC & PROJECTS							
PROJECTS							
Professional Services	-	-	1,440.00	-	-	-	-
Maintenance Services	-	-	40,997.22	-	-	-	-
TOTAL PROJECTS	-	-	42,437.22	-	-	-	0.00%
TOTAL MISC & PROJECTS	-	-	42,437.22	-	-	-	0.00%
TOTAL EXPENDITURES	260,865.00	10,183.40	58,281.72	15,182.68	840.00	244,842.32	6.14%
REVENUE OVER(UNDER) EXPENDITURE	640,635.00	61,699.93	55,735.56	143,289.22	(840.00)	498,185.78	

HOTEL OCCUPANCY TAX FUND
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

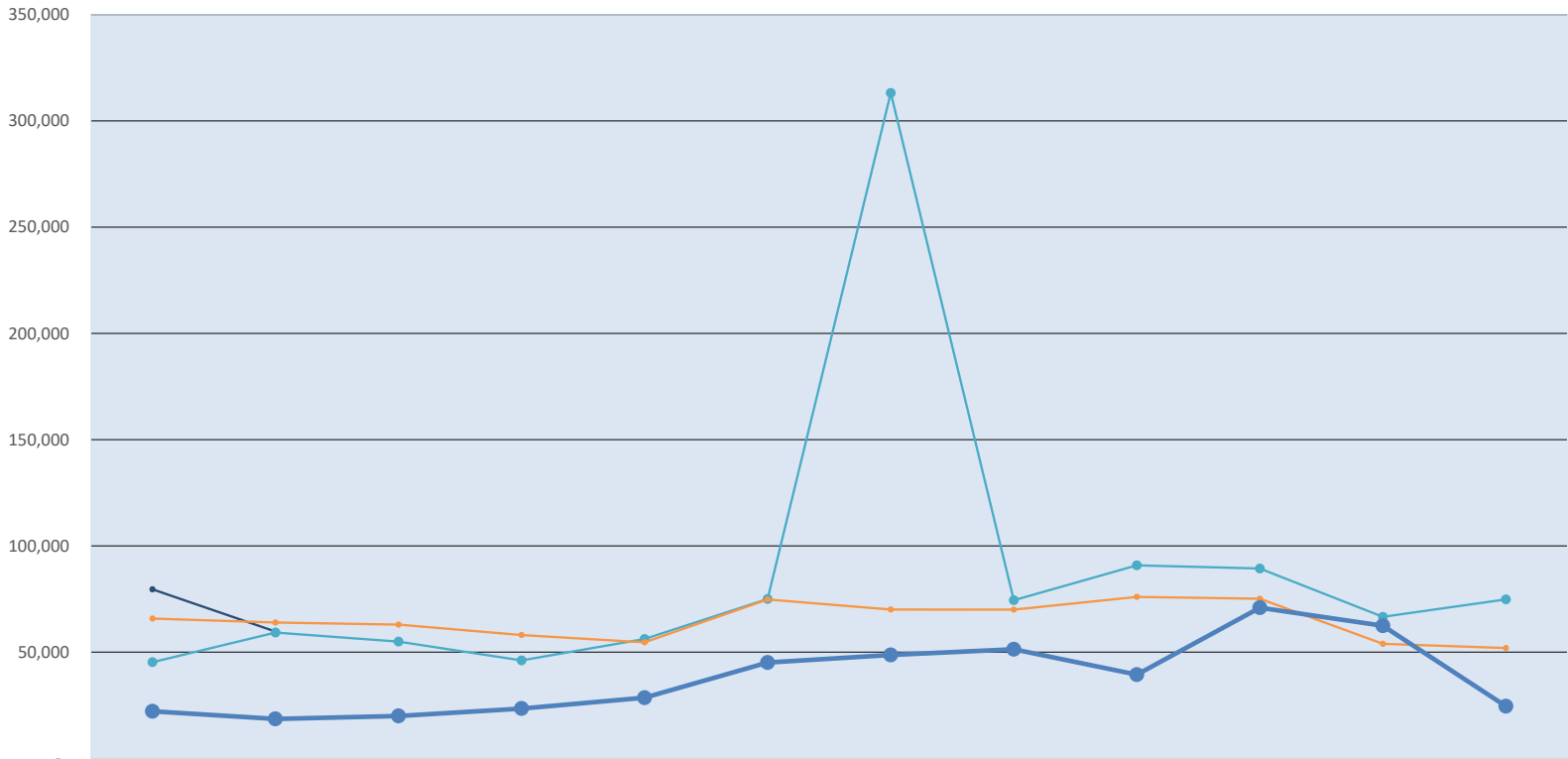
Claim on Operating Cash Pool-Checking	\$	14,554.80
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Cash in Investments

Texas Class - Hotel Tax		<u>2,643,886.50</u>
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Total Cash in Bank & Investments	\$	<u><u>2,658,441.30</u></u>
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HOTEL OCCUPANCY TAX



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2023-24	79,576	59,688										
2022-23	45,268	59,237	54,980	46,118	56,190	74,993	313,177	74,439	90,866	89,341	66,631	74,851
2021-22	65,789	63,938	62,952	58,027	54,614	74,755	70,056	70,014	75,996	75,155	53,940	51,934
2020-21	22,147	18,567	19,948	23,467	28,556	45,098	48,675	51,329	39,397	70,910	62,432	24,529

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
317-PARK							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	100,000.00	-	-	-	-	100,000.00	-
Miscellaneous	-	391.16	1,529.18	660.93	-	(660.93)	-
TOTAL REVENUES	100,000.00	391.16	1,529.18	660.93	-	99,339.07	0.66%
EXPENDITURE SUMMARY							
PARKLAND DEDICATION							
Professional Services	-	-	-	-	1,475.00	(1,475.00)	-
Capital Outlay	100,000.00	-	-	-	-	100,000.00	-
TOTAL PARKLAND DEDICATION	100,000.00	-	-	-	1,475.00	98,525.00	1.48%
TOTAL EXPENDITURES	100,000.00	-	-	-	1,475.00	98,525.00	1.48%
REVENUE OVER(UNDER) EXPEND	-	391.16	1,529.18	660.93	(1,475.00)	814.07	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

317-PARK REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Fees</u>								
000-458800	Parkland Dedication	100,000.00	-	-	-	-	100,000.00	-
TOTAL Fees		100,000.00	-	-	-	-	100,000.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	-	22.83	57.28	280.14	-	(280.14)	-
000-491200	Investment Income	-	368.33	1,471.90	380.79	-	(380.79)	-
TOTAL Miscellaneous		-	391.16	1,529.18	660.93	-	(660.93)	0.00%
TOTAL REVENUES		100,000.00	391.16	1,529.18	660.93	-	99,339.07	0.66%

PARK FUND
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	7,250.73
Cash in Investments	
Texas Class- Park Fund	80,420.92
Total in Investment Pool	<u>80,420.92</u>
Total Cash in Bank & Investments	<u>87,671.65</u>

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

319-TREE MITIGATION	CURRENT BUDGET	CURRENT PERIOD	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	50,000.00	-	15,015.00	405,000.00	-	(355,000.00)	810.00
Miscellaneous	35,750.00	4,208.62	4,173.77	7,730.40	-	28,019.60	21.62
TOTAL REVENUES	85,750.00	4,208.62	19,188.77	412,730.40	-	(326,980.40)	481.32%
<u>EXPENDITURE SUMMARY</u>							
<u>TREE MITIGATION</u>							
Maintenance Services	75,000.00	-	2,700.00	-	4,100.00	70,900.00	5.47
TOTAL TREE MITIGATION	75,000.00	-	2,700.00	-	4,100.00	70,900.00	5.47%
TOTAL EXPENDITURES	75,000.00	-	2,700.00	-	4,100.00	70,900.00	5.47%
REVENUE OVER(UNDER) EXPEND	10,750.00	4,208.62	16,488.77	412,730.40	(4,100.00)	(397,880.40)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

319-TREE MITIGATION		CURRENT	CURRENT	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET	% OF
REVENUES		BUDGET	PERIOD				BALANCE	BUDGET
<u>Fees</u>								
000-458900	Tree Mitigation	50,000.00	-	15,015.00	405,000.00	-	(355,000.00)	810.00
TOTAL Fees		50,000.00	-	15,015.00	405,000.00	-	(355,000.00)	810.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	750.00	1,003.13	216.37	1,018.65	-	(268.65)	135.82
000-491200	Investment Income	35,000.00	3,205.49	3,957.40	6,711.75	-	28,288.25	19.18
TOTAL Miscellaneous		35,750.00	4,208.62	4,173.77	7,730.40	-	28,019.60	21.62%
TOTAL REVENUES		85,750.00	4,208.62	19,188.77	412,730.40	-	(326,980.40)	481.32%

TREE MITIGATION FUND
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$11,564.59
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Cash in Investments

MBIA Investment-Tree Mitigation	<u>1,099,859.13</u>
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Total Cash in Bank & Investments	<u><u>\$1,111,423.72</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

411-CAPITAL RECOVERY WATER	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	1,000,000.00	14,670.00	119,509.00	152,568.00	-	847,432.00	15.26
Miscellaneous	222,000.00	25,570.22	29,545.67	50,927.53	-	171,072.47	22.94
TOTAL REVENUES	1,222,000.00	40,240.22	149,054.67	203,495.53	-	1,018,504.47	16.65%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Utility Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	44,000.00	-	-	-	26,263.56	17,736.44	59.69
TOTAL NON DEPARTMENTAL	55,748.00	-	-	-	26,263.56	29,484.44	47.11%
TOTAL EXPENDITURES	55,748.00	-	-	-	26,263.56	29,484.44	47.11%
REVENUE OVER(UNDER) EXPENDITURES	1,166,252.00	40,240.22	149,054.67	203,495.53	(26,263.56)	989,020.03	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

411-CAPITAL RECOVERY WATER		CURRENT BUDGET	CURRENT PERIOD	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	1,000,000.00	14,670.00	119,509.00	152,568.00	-	847,432.00	15.26
TOTAL Fees		1,000,000.00	14,670.00	119,509.00	152,568.00	-	847,432.00	15.26%
<u>Miscellaneous</u>								
000-491000	Interest Earned	2,000.00	69.47	479.65	330.21	-	1,669.79	16.51
000-491200	Investment Income	220,000.00	25,500.75	29,066.02	50,597.32	-	169,402.68	23
TOTAL Miscellaneous		222,000.00	25,570.22	29,545.67	50,927.53	-	171,072.47	22.94%
TOTAL REVENUES		1,222,000.00	40,240.22	149,054.67	203,495.53	-	1,018,504.47	16.65%

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

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	3,171.80
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Cash in Investments

Lone Star Investment-Capital Recovery Water		<u>5,553,176.49</u>
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Total Cash in Bank & Investments	\$	<u>5,556,348.29</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

421-CAPITAL RECOVERY SEWER	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	500,000.00	20,082.72	65,276.18	342,469.48	-	157,530.52	68.49
Miscellaneous	200,000.00	23,236.57	40,689.93	47,519.49	-	152,480.51	23.76
TOTAL REVENUES	700,000.00	43,319.29	105,966.11	389,988.97	-	310,011.03	55.71%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Support Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	55,500.00	-	1,153.28	-	60,901.35	(5,401.35)	109.73
TOTAL NON DEPARTMENTAL	67,248.00	-	1,153.28	-	60,901.35	6,346.65	90.56%
TOTAL EXPENDITURES	67,248.00	-	1,153.28	-	60,901.35	6,346.65	90.56%
REVENUE OVER(UNDER) EXPENDITURES	632,752.00	43,319.29	104,812.83	389,988.97	(60,901.35)	303,664.38	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

421-CAPITAL RECOVERY SEWER REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Fees</u>								
000-455910	Cap Rcvry-Waste Water	500,000.00	20,083	65,276.18	342,469.48	-	157,530.52	68.49
TOTAL Fees		500,000.00	20,082.72	65,276.18	342,469.48	-	157,530.52	68.49%
<u>Miscellaneous</u>								
000-491000	Interest Earned	25,000.00	216.86	6,838.18	408.00	-	24,592.00	1.63
000-491200	Investment Income	175,000.00	23,019.71	33,700.81	47,111.49	-	127,888.51	26.92
000-491900	Unrealize Gain/Loss-Captl One	-	-	150.94	-	-	-	-
TOTAL Miscellaneous		200,000.00	23,236.57	40,689.93	47,519.49	-	152,480.51	23.76%
TOTAL REVENUES		700,000.00	43,319.29	105,966.11	389,988.97	-	310,011.03	55.71%

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

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	9,057.94
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Cash in Investments

Lone Star Investment-Capital Recovery Sewer		<u>5,061,098.90</u>
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Total Cash in Bank & Investments	\$	<u>5,070,156.84</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

431-ROADWAY IMPACT FEE AREA 1	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
<u>REVENUE SUMMARY</u>							
Fees	275,000.00	10,110.00	40,440.00	(16,850.00)	-	291,850.00	(6.13)
Miscellaneous	50,175.00	4,821.97	4,940.10	9,832.15	-	40,342.85	19.60
TOTAL REVENUES	325,175.00	14,931.97	45,380.10	(7,017.85)	-	332,192.85	-2.16%
MISC & PROJECTS							
Professional Services	5,000.00	-	-	-	-	5,000.00	-
TOTAL MISC & PROJECTS	5,000.00	-	-	-	-	5,000.00	0.00%
TOTAL EXPENDITURES	5,000.00	-	-	-	-	5,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	320,175.00	14,931.97	45,380.10	(7,017.85)	-	327,192.85	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
<u>Fees</u>								
000-455921	CapitalRcvry-RoadwaysSrvAre	275,000.00	10,110	40,440.00	(16,850.00)	-	291,850.00	(6.13)
TOTAL Fees		275,000.00	10,110.00	40,440.00	(16,850.00)	-	291,850.00	-6.13%
<u>Miscellaneous</u>								
000-491000	Interest Earned	175.00	9.61	34.23	78.42	-	96.58	44.81
000-491200	Investment Income	50,000.00	4,812.36	4,905.87	9,753.73	-	40,246.27	19.51
TOTAL Miscellaneous		50,175.00	4,821.97	4,940.10	9,832.15	-	40,342.85	19.60%
TOTAL REVENUES		325,175.00	14,931.97	45,380.10	(7,017.85)	-	332,192.85	-2.16%

ROADWAY IMPACT FEE AREA 1
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 52.86
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Cash in Investments

Lone Star Investment-Cap Rec Streets 1	1,054,416.66
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Total Cash in Bank & Investments	<u>\$ 1,054,469.52</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

432-ROADWAY IMPACT FEE AREA 2	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	220,000.00	-	3,370.00	-	-	220,000.00	-
Miscellaneous	25,650.00	3,178.98	3,394.96	6,422.14	-	19,227.86	25.04
TOTAL REVENUES	245,650.00	3,178.98	6,764.96	6,422.14	-	239,227.86	2.61%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Assistance	80,000.00	-	-	-	-	80,000.00	-
Professional Services	5,000.00	-	-	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	85,000.00	-	-	-	-	85,000.00	0.00%
TOTAL EXPENDITURES	85,000.00	-	-	-	-	85,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	160,650.00	3,178.98	6,764.96	6,422.14	-	154,227.86	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

432-ROADWAY IMPACT FEE AREA 2		CURRENT BUDGET	CURRENT PERIOD	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	220,000.00	-	3,370.00	-	-	220,000.00	-
TOTAL Fees		220,000.00	-	3,370.00	-	-	220,000.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	650.00	0.95	25.25	2.07	-	647.93	0.32
000-491200	Investment Income	25,000.00	3,178.03	3,369.71	6,420.07	-	18,579.93	25.68
TOTAL Miscellaneous		25,650.00	3,178.98	3,394.96	6,422.14	-	19,227.86	25.04%
TOTAL REVENUES		245,650.00	3,178.98	6,764.96	6,422.14	-	239,227.86	2.61%

ROADWAY IMPACT FEE AREA 2
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 390.57
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Cash in Investments

Lone Star Investment-Cap Rec Streets 2	687,079.64
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Total Cash in Bank & Investments	<u>\$ 687,470.21</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

433-ROADWAY IMPACT FEE AREA 3	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY								
REVENUE SUMMARY								
Fees	300,000.00	-	-	77,510.00	630,370.00	-	(330,370.00)	210.12
Miscellaneous	50,250.00	8,817.64	-	7,240.06	14,921.82	-	35,328.18	29.70
TOTAL REVENUES	350,250.00	8,817.64	-	84,750.06	645,291.82	-	(295,041.82)	184.24%
EXPENDITURE SUMMARY								
GENERAL GOVERNMENT								
NONDEPARTMENTAL								
Professional Services	5,000.00	-	-	-	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	5,000.00	-	-	-	-	-	5,000.00	0.00%
TOTAL EXPENDITURES	5,000.00	-	-	-	-	-	5,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	345,250.00	8,817.64	-	84,750.06	645,291.82	-	(300,041.82)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

433-ROADWAY IMPACT FEE AREA 3		CURRENT BUDGET	CURRENT PERIOD	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	300,000.00	-	77,510.00	630,370.00	-	(330,370.00)	210.12
TOTAL Fees		300,000.00	-	77,510.00	630,370.00	-	(330,370.00)	210.12%
<u>Miscellaneous</u>								
000-491000	Interest Earned	250.00	8.62	18.66	20.59	-	229.41	8.24
000-491200	Investment Income	50,000.00	8,809.02	7,221.40	14,901.23	-	35,098.77	29.80
TOTAL Miscellaneous		50,250.00	8,817.64	7,240.06	14,921.82	-	35,328.18	29.70%
TOTAL REVENUES		350,250.00	8,817.64	84,750.06	645,291.82	-	(295,041.82)	184.24%

ROADWAY IMPACT FEE AREA 3
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 533.41
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Cash in Investments

Lone Star Investment-Cap Rec Streets 3	1,907,481.03
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Total Cash in Bank & Investments	<u>\$ 1,908,014.44</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

434-ROADWAY IMPACT FEE AREA 4	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	3,000.00	-	-	-	-	3,000.00	-
Miscellaneous	360.00	29.89	60.10	60.38	-	299.62	16.77
TOTAL REVENUES	3,360.00	29.89	60.10	60.38	-	3,299.62	1.80%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	3,000.00	-	-	-	-	3,000.00	-
TOTAL NON DEPARTMENTAL	3,000.00	-	-	-	-	3,000.00	0.00%
TOTAL EXPENDITURES	3,000.00	-	-	-	-	3,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	360.00	29.89	60.10	60.38	-	299.62	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: November 30, 2023

434-ROADWAY IMPACT FEE AREA 4		CURRENT BUDGET	CURRENT PERIOD	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	3,000.00	-	-	-	-	3,000.00	-
TOTAL Fees		3,000.00	-	-	-	-	3,000.00	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10.00	0.01	2.32	0.02	-	9.98	0.20
000-491200	Investment Income	350.00	29.88	57.78	60.36	-	289.64	17.25
TOTAL Miscellaneous		360.00	29.89	60.10	60.38	-	299.62	16.77%
TOTAL REVENUES		3,360.00	29.89	60.10	60.38	-	3,299.62	1.80%

ROADWAY IMPACT FEE AREA 4
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 3.21
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Cash in Investments

Lone Star Investment-Cap Rec Streets 4	6,460.21
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Total Cash in Bank & Investments	<u>\$ 6,463.42</u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30 , 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
505-TAX I&S							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	9,050,000.00	124,807.47	567,737.48	151,307.57	-	8,898,692.43	1.67
Miscellaneous	285,000.00	5,472.99	36,136.85	10,946.42	-	274,053.58	3.84
TOTAL REVENUES	9,335,000.00	130,280.46	603,874.33	162,253.99	-	9,172,746.01	1.74%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	84,800.00	-	-	400.00	200.00	84,200.00	0.71
Debt Service	8,517,944.78	-	-	-	-	8,517,944.78	-
TOTAL GENERAL GOVERNMENT	8,602,744.78	-	-	400.00	200.00	8,602,144.78	0.01%
TOTAL EXPENDITURES	8,602,744.78	-	-	400.00	200.00	8,602,144.78	0.01%
** REVENUE OVER(UNDER) EXPEND	732,255.22	130,280.46	603,874.33	161,853.99	(200.00)	570,601.23	

CITY OF SCHERTZ
REVENUE REPORT (UNAUDITED)
AS OF: November 30 , 2023

		CURRENT BUDGET	CURRENT PERIOD	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	9,050,000.00	124,807.47	567,737.48	151,307.57	-	8,898,692.43	1.67
TOTAL Taxes		9,050,000.00	124,807.47	567,737.48	151,307.57	-	8,898,692.43	1.67%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10,000.00	7.09	371.31	26.68	-	9,973.32	0.27
000-491200	Investment Income	175,000.00	5,465.90	10,765.54	10,919.74	-	164,080.26	6.24
000-495020	Contribution From YMCA	100,000.00	-	25,000.00	-	-	100,000.00	-
TOTAL Miscellaneous		285,000.00	5,472.99	36,136.85	10,946.42	-	274,053.58	3.84%
TOTAL REVENUES		9,335,000.00	130,280.46	603,874.33	162,253.99	-	9,172,746.01	1.74%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30 , 2023

505-TAX I & S

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	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	4,800.00	-	-	-	400.00	200.00	4,200.00	12.50
101-541502	Cost of Bond Issuance	80,000.00	-	-	-	-	-	80,000.00	-
TOTAL Professional Services		84,800.00	-	-	-	400.00	200.00	84,200.00	0.71%
<u>Debt Service</u>									
101-555629	Bond-GO 2007 Principal	370,000.00	-	-	-	-	-	370,000.00	-
101-555629.1	Bond-GO 2007 Interest	56,369.50	-	-	-	-	-	56,369.50	-
101-555638	Bond-GO 2014 Refund-Principal	800,000.00	-	-	-	-	-	800,000.00	-
101-555638.1	Bond-GO 2014 Refund-Interest	219,525.00	-	-	-	-	-	219,525.00	-
101-555640.1	Bond-GO Ref 2015-Interest	37,050.00	-	-	-	-	-	37,050.00	-
101-555642	Bond-GO SR2016-Principal	265,000.00	-	-	-	-	-	265,000.00	-
101-555642.1	Bond-GO SR2016-Interest	111,206.26	-	-	-	-	-	111,206.26	-
101-555643	Bond-TaxableB CO SR2016-Princi	65,000.00	-	-	-	-	-	65,000.00	-
101-555643.1	Bond-Taxable CO SR2016-Interes	36,437.50	-	-	-	-	-	36,437.50	-
101-555644	Bond-NonTaxA CO SR2016-Princip	70,000.00	-	-	-	-	-	70,000.00	-
101-555644.1	Bond-NonTax CO SR2016-Interest	27,318.76	-	-	-	-	-	27,318.76	-
101-555645	Bond-CO SR2017-Principal	325,000.00	-	-	-	-	-	325,000.00	-
101-555645.1	Bond-CO SR2017 - Interest	93,800.00	-	-	-	-	-	93,800.00	-
101-555646	Bond-GO SR2017 - Principal	175,000.00	-	-	-	-	-	175,000.00	-
101-555646.1	Bond-GO SR2017 - Interest	89,850.00	-	-	-	-	-	89,850.00	-
101-555647	Bond-GO 2018 Refund- Principal	610,000.00	-	-	-	-	-	610,000.00	-
101-555647.1	Bond-GO 2018 Refund - Interest	60,844.00	-	-	-	-	-	60,844.00	-
101-555648	Bond-CO SR2018 - Principal	270,000.00	-	-	-	-	-	270,000.00	-
101-555648.1	Bond-CO 2018 - Interest	138,012.50	-	-	-	-	-	138,012.50	-
101-555649	Bond-GO 2018 Ref - Principal	250,000.00	-	-	-	-	-	250,000.00	-
101-555649.1	Bond-GO 2018 Ref - Interest	160,693.76	-	-	-	-	-	160,693.76	-
101-555650	Bond-CO 2019-Principal	280,000.00	-	-	-	-	-	280,000.00	-
101-555650.1	Bond-CO 2019-Interest	95,675.00	-	-	-	-	-	95,675.00	-
101-555651	Bond-GO 2020-Principal	970,000.00	-	-	-	-	-	970,000.00	-
101-555651.1	Bond-GO 2020-Interest	135,462.50	-	-	-	-	-	135,462.50	-

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30 , 2023

505-TAX I & S

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
GENERAL GOVERNMENT									
NON DEPARTMENTAL									
101-555652	Bond-GO 2021 Ref - Principal	360,000.00	-	-	-	-	-	360,000.00	-
101-555652.1	Bond-GO 2021 Ref - Interest	110,600.00	-	-	-	-	-	110,600.00	-
101-555653	Bond-CO 2022 - Principal	180,000.00	-	-	-	-	-	180,000.00	-
101-555653.1	Bond-CO 2022 - Interest	157,650.00	-	-	-	-	-	157,650.00	-
101-555654	Bond-CO 2022A - Principal	265,000.00	-	-	-	-	-	265,000.00	-
101-555654.1	Bond-CO 2022A - Interest	350,725.00	-	-	-	-	-	350,725.00	-
101-555655	Bond-GO 2022 - Principal	595,000.00	-	-	-	-	-	595,000.00	-
101-555655.1	Bond-GO 2022 - Interest	786,725.00	-	-	-	-	-	786,725.00	-
TOTAL Debt Service		8,517,944.78	-	-	-	-	-	8,517,944.78	0.00%
TOTAL EXPENDITURES		8,602,744.78	-	-	-	400.00	200.00	8,602,144.78	0.01%

TAX I&S
CASH IN BANK AND INVESTMENTS

AS OF: November 30 , 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$	718.10
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Texas Class Investment- Tax I&S		<u>1,320,385.92</u>
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Total Cash in Bank & Investments	\$	<u><u>1,321,104.02</u></u>
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CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: November 30, 2023

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
620-SED CORPORATION							
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	7,092,000.00	581,334.45	998,613.70	1,121,731.51	-	5,970,268.49	15.82
Fund Transfers	-	-	-	190,391.66	-	(190,391.66)	-
Miscellaneous	1,315,000.00	148,494.28	137,145.60	287,724.51	-	1,027,275.49	21.88
TOTAL REVENUES	8,407,000.00	729,828.73	1,135,759.30	1,599,847.68	-	6,807,152.32	19.03%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Assistance	3,027,510.00	-	-	-	-	3,027,510.00	-
Fund Charges/Transfers	8,650,000.00	-	-	-	-	8,650,000.00	-
TOTAL NONDEPARTMENTAL	11,677,510.00	-	-	-	-	11,677,510.00	0.00%
ECONOMIC DEVELOPMENT							
Supplies	1,000.00	68.37	126.67	68.37	80.49	851.14	14.89
City Support Services	21,200.00	552.19	4,406.19	2,758.42	2,416.27	16,025.31	24.41
Utility Services	975.00	-	49.00	-	14.00	961.00	1.44
Operations Support	441,610.00	146,519.43	11,862.38	160,044.99	4,247.25	277,317.76	37.20
Staff Support	24,575.00	1,997.62	4,211.17	2,255.15	(67.81)	22,387.66	8.90
City Assistance	205,000.00	-	3,050.00	-	35.00	204,965.00	0.02
Professional Services	61,300.00	-	-	-	231.00	61,069.00	0.38
Fund Charges/Transfers	546,883.00	-	271,110.50	-	-	546,883.00	-
Operating Equipment	5,000.00	-	26.89	-	-	5,000.00	-
TOTAL ECONO DEVELOPMENT	1,307,543.00	149,137.61	294,842.80	165,126.93	6,956.20	1,135,459.87	13.16%
TOTAL EXPENDITURES	12,985,053.00	149,137.61	294,842.80	165,126.93	6,956.20	12,812,969.87	1.33%
** REVENUE OVER(UNDER) EXPEND	(4,578,053.00)	580,691.12	840,916.50	1,434,720.75	(6,956.20)	(6,005,817.55)	

SED CORPORATION
CASH IN BANK AND INVESTMENTS

AS OF: November 30, 2023

Cash in Bank

Claim on Operating Cash Pool-Checking	\$ 434,032.54
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Cash in Investments

Texas Class Investment-Economic Development Corp	30,608,064.61
Schertz Bank & Trust-Certificate of Deposit	1,099,538.79
Schertz Bank & Trust-Certificate of Deposit	<u>1,163,677.62</u>

Total Cash in Bank & Investments	<u>\$ 33,305,313.56</u>
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C I T Y O F S C H E R T Z
I N V E S T M E N T R E P O R T

FOR NOVEMBER 2023

C I T Y O F S C H E R T Z
INVESTMENT REPORT
FOR NOVEMBER 2023

	Beginning Mkt Value	Deposits /Purchase	Withdrawals	Interest Earned	Mkt Appreciation/ Depreciation/ Accrued Interest	Ending Mkt Value
SUMMARY						
TOTAL OPERATIONS	\$ 5,604,065.14	\$ 6,745,070.81	\$ (6,652,164.57)	\$ 24,111.01	\$ -	\$ 5,721,082.39
TOTAL LOGIC	\$ 42,057,386.45	\$ -	\$ -	\$ 192,190.96	\$ -	\$ 42,249,577.41
TOTAL LONESTAR	\$ 31,461,579.19	\$ -	\$ -	\$ 146,199.21	\$ -	\$ 31,607,778.40
TOTAL TEXAS CLASS	\$ 43,786,003.08	\$ -	\$ -	\$ 201,469.77	\$ -	\$ 43,987,472.85
TOTAL HANCOCK WHITNEY	\$ 1,434,315.29	\$ -	\$ -	\$ 1,018.72	\$ 12,851.26	\$ 1,448,185.27
TOTAL C.D.s	\$ 4,456,559.73	\$ -	\$ -	\$ 10,176.10	\$ 10,233.05	\$ 4,476,968.88
Totals	\$ 128,799,908.88	\$ 6,745,070.81	\$ (6,652,164.57)	\$ 575,165.77	\$ 23,084.31	\$ 129,491,065.20

This investment portfolio represents a liquid and diverse holding by the City of Schertz.

The investment strategy is to hold the monthly operating funds in the bank while investing other funds. By looking at the purpose of the funds being invested, it can be determined that it is in best interest of the City to invest in securities over 1 year to maximize yield while still maintaining all collateral and other safety requirements.

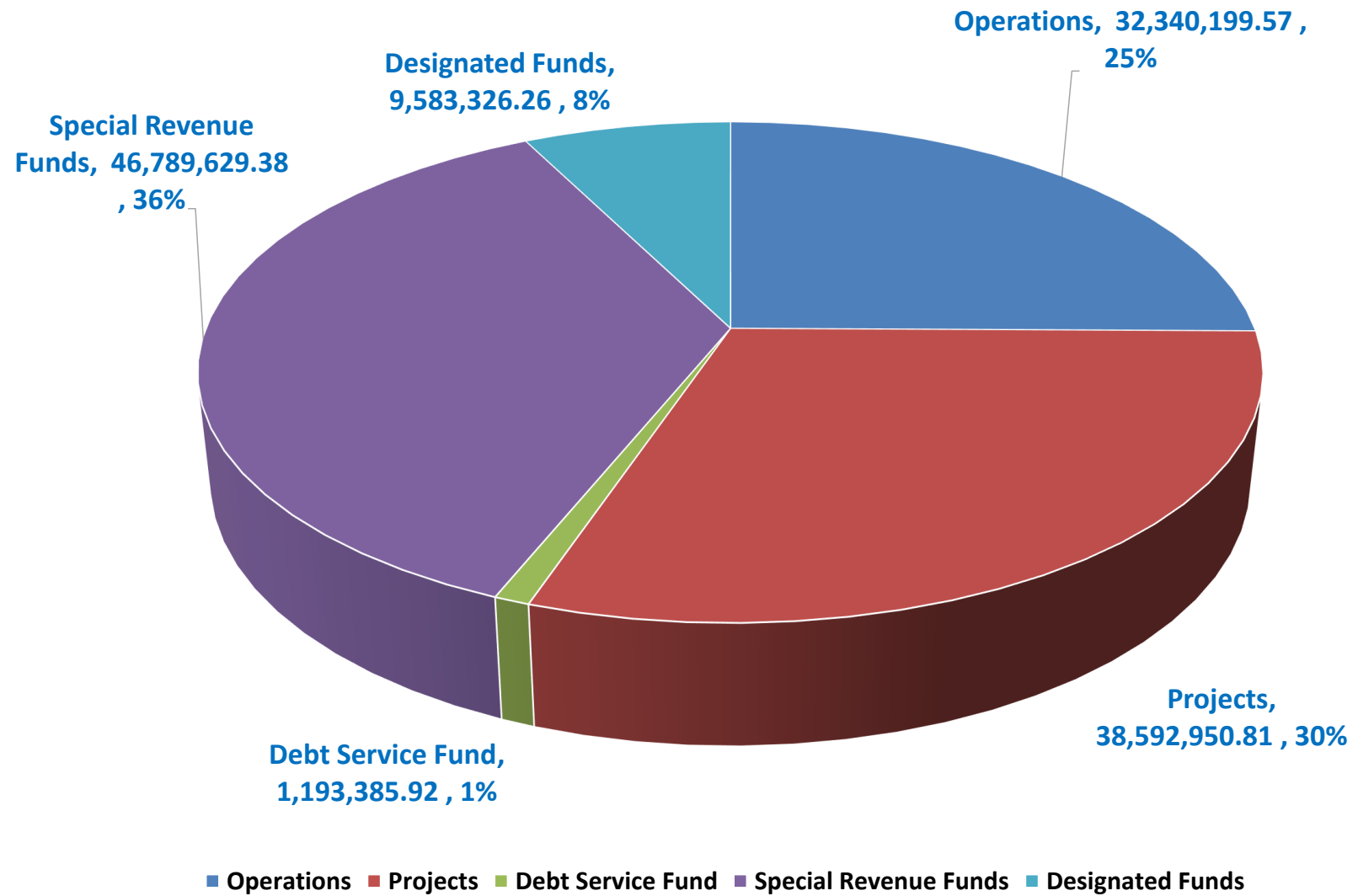
This portfolio is in compliance with the City's Investment Policy and with the Public Funds Investment Act.

Finance Director

City Manager

November-23

city portfolio by investment typemarket value



MONTHLY YIELDS FY 24

[illegible]

C I T Y O F S C H E R T Z
INVESTMENT REPORT
FOR MONTH ENDING November 23

November-23											
INVESTMENT POOLS	Beginning Book Value	Yield	Deposits /Purchase	Withdrawals	Interest Earned	Ending Value	Book	Ending Mkt Value	Par Value	Maturity Date	Weighted
OPERATIONS-BANK CASH											
Schertz Bank & Trust - Pooled Cash	5,474,837.56	5.48	6,728,266.22	6,608,700.97	24,111.01	5,618,513.82	5,618,513.82	5,618,513.82	5,618,513.82	N/A	30
Schertz Bank & Trust - PEG Fund	129,227.58	0.00	16,804.59	43,463.60	0.00	102,568.57	102,568.57	102,568.57	102,568.57	N/A	30
TOTAL OPERATIONS	5,604,065.14		6,745,070.81	6,652,164.57	24,111.01	5,721,082.39	5,721,082.39	5,721,082.39	5,721,082.39		
LOGIC											
General Fund	12,485,710.27	5.5598	0.00	0.00	57,056.32	12,542,766.59	12,542,766.59	12,542,766.59	12,542,766.59	N/A	52 Days
G/F-Equipment Replacement	84,001.04	5.5598	0.00	0.00	383.88	84,384.92	84,384.92	84,384.92	84,384.92	N/A	52 Days
G/F-Vehicle Replacement	566,400.91	5.5598	0.00	0.00	2,588.30	568,989.21	568,989.21	568,989.21	568,989.21	N/A	52 Days
G/F-Air Conditioner Replacement	308,239.79	5.5598	0.00	0.00	1,408.59	309,648.38	309,648.38	309,648.38	309,648.38	N/A	52 Days
FEMA PROCEEDS/CAPITAL PROJECT-404	2,102,796.43	5.5598	0.00	0.00	9,609.22	2,112,405.65	2,112,405.65	2,112,405.65	2,112,405.65	N/A	52 Days
EMS	646,132.92	5.5598	0.00	0.00	2,952.67	649,085.59	649,085.59	649,085.59	649,085.59	N/A	52 Days
SR2009 Bond-Street Projects(II)	538,420.03	5.5598	0.00	0.00	2,460.44	540,880.47	540,880.47	540,880.47	540,880.47	N/A	52 Days
GO2022	14,401,516.29	5.5598	0.00	0.00	65,811.02	14,467,327.31	14,467,327.31	14,467,327.31	14,467,327.31	N/A	52 Days
CO2022A	10,924,168.77	5.5598	0.00	0.00	49,920.52	10,974,089.29	10,974,089.29	10,974,089.29	10,974,089.29	N/A	52 Days
TOTAL LOGIC	42,057,386.45		-	-	192,190.96	42,249,577.41	42,249,577.41	42,249,577.41	42,249,577.41		
LONESTAR											
Capital Recovery - Sewer	4,953,764.19	5.6537	0.00	0.00	23,019.71	4,976,783.90	4,976,783.90	4,976,783.90	4,976,783.90	N/A	54 Days
Capital Recovery - Water	5,487,675.74	5.6537	0.00	0.00	25,500.75	5,513,176.49	5,513,176.49	5,513,176.49	5,513,176.49	N/A	54 Days
CO2018 PARKS & TRAILS	135,041.58	5.6537	0.00	0.00	627.53	135,669.11	135,669.11	135,669.11	135,669.11	N/A	54 Days
CO2018 BUILDING REPAIRS	303,456.04	5.6537	0.00	0.00	1,410.13	304,866.17	304,866.17	304,866.17	304,866.17	N/A	54 Days
CO2018 FLEET BUILDING	108,502.53	5.6537	0.00	0.00	504.20	109,006.73	109,006.73	109,006.73	109,006.73	N/A	54 Days
CO2018 FM1103 UTILITY RELOCATION	38,750.94	5.6537	0.00	0.00	180.07	38,931.01	38,931.01	38,931.01	38,931.01	N/A	54 Days
CO2018 WATER LOOP LINES	814,880.55	5.6537	0.00	0.00	3,786.68	818,667.23	818,667.23	818,667.23	818,667.23	N/A	54 Days
CO2018 WATER METERS	484,845.38	5.6537	0.00	0.00	2,253.03	487,098.41	487,098.41	487,098.41	487,098.41	N/A	54 Days
Drainage Fund	561,497.31	5.6537	0.00	0.00	2,609.23	564,106.54	564,106.54	564,106.54	564,106.54	N/A	54 Days
GO SR2011 Soccer Fields	76,308.43	5.6537	0.00	0.00	354.60	76,663.03	76,663.03	76,663.03	76,663.03	N/A	54 Days
GO SR2012 Downtown Improvements	124,742.22	5.6537	0.00	0.00	579.67	125,321.89	125,321.89	125,321.89	125,321.89	N/A	54 Days
Roadway Impact Area 1	1,035,604.30	5.6537	0.00	0.00	4,812.36	1,040,416.66	1,040,416.66	1,040,416.66	1,040,416.66	N/A	54 Days
Roadway Impact Area 2	683,901.61	5.6537	0.00	0.00	3,178.03	687,079.64	687,079.64	687,079.64	687,079.64	N/A	54 Days
Roadway Impact Area 3	1,895,672.01	5.6537	0.00	0.00	8,809.02	1,904,481.03	1,904,481.03	1,904,481.03	1,904,481.03	N/A	54 Days
Roadway Impact Area 4	6,430.33	5.6537	0.00	0.00	29.88	6,460.21	6,460.21	6,460.21	6,460.21	N/A	54 Days
SE Elevated Water Tank	29,338.90	5.6537	0.00	0.00	136.34	29,475.24	29,475.24	29,475.24	29,475.24	N/A	54 Days
W/S-Customer Deposits	337,601.25	5.6537	0.00	0.00	1,568.80	339,170.05	339,170.05	339,170.05	339,170.05	N/A	54 Days
W/S-Equipment Repl/Cap.Imp	202,981.81	5.6537	0.00	0.00	943.24	203,925.05	203,925.05	203,925.05	203,925.05	N/A	54 Days
Water&Sewer	10,737,338.12	5.6537	0.00	0.00	49,893.21	10,787,231.33	10,787,231.33	10,787,231.33	10,787,231.33	N/A	54 Days
Water/Sewer Reserve-Cor overnight Fund	3,150,020.34	5.6537	0.00	0.00	14,640.14	3,164,660.48	3,164,660.48	3,164,660.48	3,164,660.48	N/A	54 Days
W/S-Vehicle Replacement	293,225.60	5.6537	0.00	0.00	1,362.59	294,588.19	294,588.19	294,588.19	294,588.19	N/A	54 Days
GSE Bond Antitrust Payment	0.01	5.6537	0.00	0.00	0.00	0.01	0.01	0.01	0.01	N/A	54 Days
TOTAL LONESTAR	31,461,579.19		-	-	146,199.21	31,607,778.40	31,607,778.40	31,607,778.40	31,607,778.40		

<u>INVESTMENT POOLS</u>	Beginning Book Value	Yield	Deposits /Purchase	Withdrawals	Interest Earned	Ending Value	Book Value	Ending Mkt Value	Par Value	Maturity Date	Weighted
Tax I&S	1,187,920.02	5.5859	0.00	0.00	5,465.90	1,193,385.92	1,193,385.92	1,193,385.92	1,193,385.92	N/A	55 Days
Justice Forfeiture	208,823.22	5.5859	0.00	0.00	960.85	209,784.07	209,784.07	209,784.07	209,784.07	N/A	55 Days
Park Fund	80,052.59	5.5859	0.00	0.00	368.33	80,420.92	80,420.92	80,420.92	80,420.92	N/A	55 Days
Economic Development Corporation	29,771,080.86	5.5859	0.00	0.00	136,983.75	29,908,064.61	29,908,064.61	29,908,064.61	29,908,064.61	N/A	55 Days
Library Board	51,252.46	5.5859	0.00	0.00	235.83	51,488.29	51,488.29	51,488.29	51,488.29	N/A	55 Days
Tree Mitigation	696,653.64	5.5859	0.00	0.00	3,205.49	699,859.13	699,859.13	699,859.13	699,859.13	N/A	55 Days
Hotel Tax	2,532,235.09	5.5859	0.00	0.00	11,651.41	2,543,886.50	2,543,886.50	2,543,886.50	2,543,886.50	N/A	55 Days
Special Events Fund	19,177.22	5.5859	0.00	0.00	88.24	19,265.46	19,265.46	19,265.46	19,265.46	N/A	55 Days
ARP	7,676,545.13	5.5859	0.00	0.00	35,321.58	7,711,866.71	7,711,866.71	7,711,866.71	7,711,866.71	N/A	55 Days
CO 2022 FM78-3009	233,753.47	5.5859	0.00	0.00	1,075.54	234,829.01	234,829.01	234,829.01	234,829.01	N/A	55 Days
CO 2022 FM1518 Utilities	623.14	5.5859	0.00	0.00	2.95	626.09	626.09	626.09	626.09	N/A	55 Days
CO 2022 Energy Savings	1,327,886.24	5.5859	0.00	0.00	6,109.90	1,333,996.14	1,333,996.14	1,333,996.14	1,333,996.14	N/A	55 Days
TOTAL TEXAS CLASS	43,786,003.08		-	-	201,469.77	43,987,472.85	43,987,472.85	43,987,472.85	43,987,472.85		
<u>INVESTMENT MANAGED ACCOUNT</u>											
Hancock Whitney General Fund	1,452,789.12	2.995771	0.00	0.00	1,018.72	1,454,834.27	1,448,185.27	1,475,297.60	1,475,297.60	N/A	652 Days
TOTAL HANCOCK WHITNEY	1,452,789.12	2.9958	-	-	1,018.72	1,454,834.27	1,448,185.27	1,475,297.60	1,475,297.60		
<u>CERTIFICATES OF DEPOSIT</u>											
SB&T-Water&Sewer	1,183,796.96	0.7500	0.00	0.00	0.00	1,183,796.96	1,191,848.40	1,183,796.96	1,183,796.96	1/5/2024	365 Days
Schertz Economic Development Corp (1)	1,153,501.52	3.5000	0.00	0.00	10,176.10	1,163,677.62	1,186,552.65	1,163,677.62	1,163,677.62	5/10/2024	365 Days
Schertz Economic Development Corp (2)	1,099,538.79	0.7500	0.00	0.00	0.00	1,099,538.79	1,106,994.57	1,099,538.79	1,099,538.79	1/6/2024	365 Days
Bank of New York(Glendale,CA as of July:	249,470.50	5.4000	0.00	0.00	0.00	249,470.50	242,982.99	249,470.50	249,470.50	7/21/2025	365 Days
BOA (Charlotte, NC as of Nov23)	243,000.00	5.1500	0.00	0.00	0.00	243,000.00	242,523.72	243,000.00	243,000.00	12/1/2025	365 Days
Cross Riv Bank (Teaneck, NJ as of Nov23	248,000.00	5.5000	0.00	0.00	0.00	248,000.00	248,915.12	248,000.00	248,000.00	11/30/2026	365 Days
First FNDTN BK (Irvine, CA as of Nov23)	243,000.00	5.2000	0.00	0.00	0.00	243,000.00	242,268.57	243,000.00	243,000.00	5/30/2025	365 Days
Cash	14,882.86		0.00	0.00	0.00	14,882.86	14,882.86	14,882.86	14,882.86		
TOTAL C.D.s	4,435,190.63		-	-	10,176.10	4,445,366.73	4,476,968.88	4,445,366.73	4,445,366.73		
TOTAL PORTFOLIO	128,797,013.61	5.4089	6,745,070.81	6,652,164.57	575,165.77	129,466,112.05	129,491,065.20	129,486,575.38	129,486,575.38		61 Days

Date: 11/30/2023
General Fund (IMA)
Assets

							Projected	
							Annual	Current
<u>Cash & Equivalents</u>	Due	Maturity	Shares	Cost	Mrk Value		Income	Yield
GOLDMAN SACHS GOVERNMENT FUND-CLASS: INST (#465)			5,297.60	5,297.60	5,297.60		278.12	5.25
<i>Total Cash & Equivalents</i>			5,297.60	5,297.60	5,297.60		278.12	5.25%
<u>Fixed Income</u>								
US Treasury Note	5/15/2025	532.00	25,000.00	24,222.78	24,014.75		531.25	2.21
US Treasury Note	7/31/2026	974.00	55,000.00	51,636.65	51,371.10		1,031.25	2.01
US Treasury Note	3/31/2025	487.00	100,000.00	99,214.93	94,219.00		500.00	0.53
US Treasury Note	4/30/2025	517.00	100,000.00	97,808.95	93,770.00		375.00	0.40
UNITED STATES TREASURY NOTES	11/15/2024	351.00	50,000.00	49,943.77	47,928.00		375.00	0.78
UNITED STATES TREASURY NOTES	1/15/2025	412.00	70,000.00	67,331.38	66,973.20		787.50	1.18
UNITED STATES TREASURY NOTES	2/15/2025	443.00	35,000.00	33,725.48	33,542.60		525.00	1.57
UNITED STATES TREASURY NOTES	4/15/2025	502.00	100,000.00	98,401.14	96,906.00		2,625.00	2.71
UNITED STATES TREASURY NOTES	5/15/2025	532.00	40,000.00	39,215.12	38,770.40		1,100.00	2.84
UNITED STATES TREASURY NOTES	6/15/2025	563.00	150,000.00	148,874.89	145,530.00		4,312.50	2.96
UNITED STATES TREASURY NOTES	7/15/2025	593.00	50,000.00	49,153.98	48,558.50		1,500.00	3.09
UNITED STATES TREASURY NOTES	8/15/2025	624.00	100,000.00	99,443.51	97,227.00		3,125.00	3.21
UNITED STATES TREASURY NOTES	9/15/2025	655.00	75,000.00	74,071.37	73,335.75		2,625.00	3.58
UNITED STATES TREASURY NOTES	12/15/2026	1111.00	50,000.00	49,125.36	49,328.00		2,000.00	4.05
UNITED STATES TREASURY NOTES	2/15/2026	808.00	50,000.00	49,111.85	49,336.00		2,000.00	4.05
UNITED STATES TREASURY NOTES	6/15/2026	928.00	100,000.00	99,553.44	98,996.00		4,125.00	4.17
UNITED STATES TREASURY NOTES	7/15/2026	958.00	70,000.00	69,868.05	69,945.40		3,150.00	4.50
UNITED STATES TREASURY NOTES	7/31/2025	609.00	50,000.00	49,753.79	49,916.00		2,375.00	4.76
UNITED STATES TREASURY NOTES	8/15/2026	989.00	55,000.00	54,501.49	54,791.55		2,406.25	4.39
UNITED STATES TREASURY NOTES	8/31/2025	640.00	50,000.00	49,934.79	50,150.50		2,500.00	4.98
UNITED STATES TREASURY NOTES	9/30/2025	670.00	95,000.00	94,643.95	95,344.85		4,750.00	4.98
<i>Total Fixed Income</i>			1,470,000.00	1,449,536.67	1,429,954.60		42,718.75	2.99%
Total Assets		652.46	1,475,297.60	1,454,834.27	1,435,252.20		42,996.87	0.029958

Glossary

Investment Report Terms

Par Value	This is the amount stated on the original issue of the investment that the interest paid out is based on and is the amount to be returned to the investment holder once the investment reaches the maturity date.
Shares	The original investment is sold in pieces called "Shares", each share has a stated "Par Value" and stated "Interest Rate".
Book Value	Also called "Cost", is the amount the City paid to acquire this investment. Would the "market value" at the time of purchase.
Market Value (Mkt)	Represents what we could sell our investments for today. It could be different than what we originally paid for the investment.
Interest Earned	Dollars earned on our investments. Is calculated based on the par value and the stated interest rate of the investment.
Yield	Annual projected earnings divided by the current market value. This is the City's return on investment.
Purchases	When we acquire additional investments or invest additional funds.
Withdraws	When we sell some or all of our investment and return cash to the bank.
Maturity Date	The date the investment is to be bought back at the par value and returned to the original issuer. This date is specified during the original issuance of the investment.
Weighted Average Maturity	An average maturity of a group of investments
Investment Pool	Groups combine their funds to purchase a variety of different investment types. The returns are averaged back out to investors every day based on their individual investment.
Certificates of Deposit	Is an investment type with a fixed maturity date, a specified interest rate, and can be issued for any amount. Once purchased, funds cannot be removed from this investment until the maturity date. They are generally issued by commercial banks and are insured by the Federal Deposit Insurance Corporation up to \$250,000 per individual.