



MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
June 8, 2021

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

CITY OF SCHERTZ CORE VALUES

Do the right thing
Do the best you can
Treat others the way you want to be treated
Work cooperatively as a team

AGENDA
TUESDAY, JUNE 8, 2021 at 6:00 p.m.

City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, June 8, 2021, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

Call to Order

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

Presentations

- **Schertz 4th of July Schedule** - Presentation regarding the Schedule of Events for the Schertz 4th of July Jubilee. (B. James/L. Shrum/M. Spence)

City Events and Announcements

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

Hearing of Residents

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

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

Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Consent Agenda Items

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

- 1. Minutes** – Consideration and/or action regarding the approval of the minutes from the regular meeting on June 1, 2021. (B. Dennis)
- 2. Resolution No. 21-R-54** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the approval of the Bexar Metro 911 Budget for Fiscal Year 2022, and other matters in connection therewith. (M. Browne/C. Kelm)

Discussion and Action Items

- 3. COVID-19 UPDATE** - Discussion and update regarding the COVID-19 Virus and our current Ordinance No. 20-H-18 Declaration of Local Disaster. (M. Browne/K. Long/S. Hall)
- 4. Ordinance No. 21-H-24** - Consideration and/or action approving an Ordinance of the City of Schertz to amend Ordinance 20-H-18 to establish an expiration date for the Declaration of Local Disaster to June 22, 2021 at 11:59 PM. **First Reading** (M. Browne/C. Kelm/K. Long/S. Hall)
- 5. Ordinance No. 21-T-25** - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz Texas, authorizing an adjustment to the Fiscal Year 2020-2021 Budget to provide funding for Civic Center chairs, repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. **First Reading** (S. Gonzalez/ L. Klepper)

Public Hearings

6. **Ordinance No. 21-S-20** - Conduct a public hearing, consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas on a request to rezone approximately 2 acres of land from General Business District (GB) to General Business-2 (GB-2), generally located approximately 5,500 feet east of the intersection between Schwab Road and IH-35 Access Road, 6420 IH 35, also known as Property ID 67796, City of Schertz, Comal County, Texas. **First Reading** (B. James/L. Wood/M. Harrison)

7. **Ordinance No. 21-S-22** - Conduct a public hearing, consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas on a request to rezone approximately 61 acres of land from General Business District (GB), Single-Family Residential/ Agricultural District (R-A), and Planning Development District (PDD) to Planned Development District (PDD), located at 9661 E FM 1518N, 10105 E FM 1518N, and 7901 E FM 1518N, also known as Bexar County Property Identification Number 309889, 309923, and 1058761, City of Schertz, Bexar County, Texas. **First Reading** (B. James/L. Wood/M. Harrison)

8. **Ordinance No. 21-S-21** - Conduct a public hearing, consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas on a request to rezone approximately 6 acres of land from General Business District (GB) and Manufacturing Light District (M-1) to General Business (GB) and Manufacturing Light District (M-1), generally located approximately 2,000 feet west of the intersection between FM 2252 and IH-35, also known as Comal County Property Identification Number 78020, City of Schertz, Comal County, Texas. **First Reading** (B. James/L. Wood/M. Harrison)

Roll Call Vote Confirmation

Information available in City Council Packets - NO DISCUSSION TO OCCUR

9. **Alternate Councilmember Liaison to the Animal Services Advisory Committee** - Assignment of Councilmember Heyward as an alternate to the Animal Services Advisory Committee.

10. **Monthly update** - on major projects in progress/CIP. (B. James/K. Woodlee)

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.

- Announcements by Mayor and Councilmembers
 - City and community events attended and to be attended
 - City Council Committee and Liaison Assignments (see assignments below)

- Continuing education events attended and to be attended
- Recognition of actions by City employees
- Recognition of actions by community volunteers

Adjournment

CERTIFICATION

I, BRENDA DENNIS, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 4th DAY OF JUNE 2021 AT 3:15 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

BRENDA DENNIS

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2021. TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

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

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021

Department: City Secretary

Subject:

- Schertz 4th of July Schedule - Presentation regarding the Schedule of Events for the Schertz 4th of July Jubilee. (B. James/L. Shrum/M. Spence)

BACKGROUND

Staff will be providing a PowerPoint presentation regarding the 4th of July Jubilee Schedule of Events.

Attachments

4th Presentation

Schertz 4th of July Jubilee

Schertz City Council June 8, 2021

Schertz Parks & Recreation
Mary Spence, Events Manager

2021 Jubilee celebration will be a blend of traditional and virtual activities.

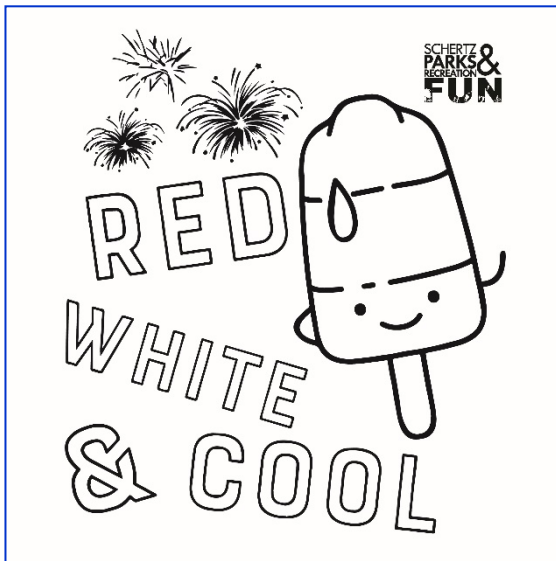
- Virtual Activities—
 - T-Shirt Decorating
 - Driveway Chalk Art
- Morning Fun—
 - Let Freedom Run 5K (Civic Center)
 - Patriotic Parade (Elbel Rd)
- Afternoon –
 - Kids Carnival
- Evening Events -
 - Pickrell/Thulemeyer Parks
 - Food/Beverage Vendors
 - Family Zone Activities
 - Chalk the Walk
 - Patriotic Pinwheels
 - Family Games
 - Pickleball
 - Cornhole
 - Spikeball
 - Live Music - Gun Powder Soup
 - Float & Fireworks (ticket required)
 - Fireworks Spectacular

T-Shirt designs are posted on Schertz.com for purchase; \$5 each

Shirts will be available to purchase at event

Children and adult sizes available

Photo submission due July 7



DRIVEWAY CHALK ART CONTEST



Let Freedom Run 5K

9:15 AM

Civic Center



Patriotic Parade

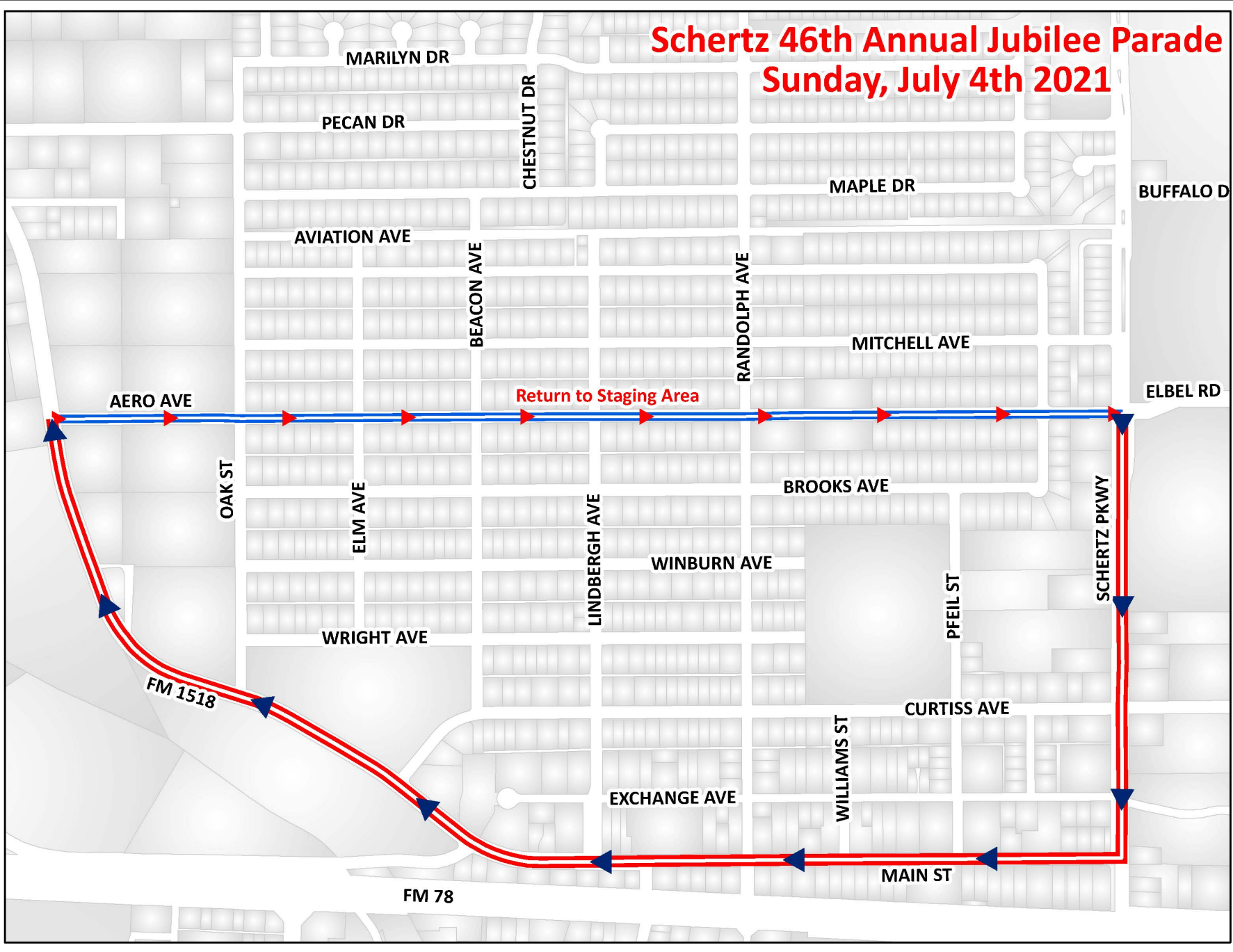
9:30 AM

Elbel Rd



Schertz 46th Annual Jubilee Parade

Sunday, July 4th 2021



Kids Carnival
11:00 AM
Thulemeyer Park



Food Vendors
5:00 PM
Pickrell Park/Aero Ave



Family Zone
5:30 PM
Pavilions



Family Zone
5:30 PM
Pavilions



GUN POWDER SOUP
6:00 PM
Pickrell Park

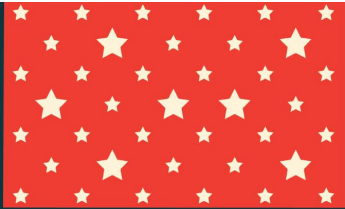


Float & Fireworks
6:00 PM
Pickrell Park Pool



Fireworks Spectacular

- FREE show
- Viewing from Pickrell/Thulemeyer Parks
- Firing from 3 areas in Cibolo Creek
- Show begins at 9:13 PM with National Anthem, followed by fireworks



SCHERTZ

4th of July JUBILEE



Sunday, July 4

PICKRELL PARK

SCHEDULE ON SCHERTZ.COM/JUBILEE

FREEDOM 5K ★ PARADE
LIVE MUSIC ★ FAMILY FUN
FIREWORKS SPECTACULAR



SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

SCHERTZ
PARKS &
RECREATION
FUN



Discussion

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: City Secretary
Subject: Minutes – Consideration and/or action regarding the approval of the minutes from the regular meeting on June 1, 2021. (B. Dennis)

BACKGROUND

The City Council held a Regular City Council meeting on June 1, 2021..

RECOMMENDATION

Recommend Approval.

Attachments

6-1-2021 Draft min

DRAFT

MINUTES
REGULAR MEETING
June 1, 2021

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on June 1, 2021, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

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

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

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 Scagliola)

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

Presentations

1. **Resolution No. 21-R-52** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the 2021 Recipient of the Hal Baldwin Scholarship. (M. Browne/S. Gonzalez) *Presentation to follow approval.*

Mayor Gutierrez read the above into record and recognized Assistant to the City Manager Sarah Gonzalez who provided background information on this item,

requesting Council approve the Resolution for the funding portion.

Moved by Mayor Pro-Tem Jill Whittaker, seconded by Councilmember Michael Dahle to approve Resolution No. 21-R-52.

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

Passed

Ms. Gonzalez stated the Hal Baldwin Scholarship Committee, a committee that assists the City Council with the scholarship process, reviewed the applications and recommends the following students as recipients for the 2021 Scholarship:

Emma Jachimowicz - \$5,000

Ms. Gonzalez introduced Ms. Jachimowicz stating she is a senior at Samuel Clemens High School and will attend Texas A&M University in the fall. She plans to study for her bachelor's degree in Elementary Education and then go on to get a master's degree in Education Administration. Her primary goal is to be an elementary school teacher and eventually a principal. Mayor Gutierrez and members of the Hal Baldwin Scholarship Committee came forward and presented Ms. Jachimowicz her scholarship award. Ms. Jachimowicz thanked the members of the Committee and the Mayor and Council.

Employee Recognition

Mayor Gutierrez recognized the following Department Heads who introduced their new employees.

- EDC: Morgan Maddox - Administrative Assistant
- EMS: Felipe(Phillip) Garcia - EMS Paramedic
- Fire: Felicia Canales - Administrative Assistant
- Public Works: Shawn O'Brien - Service Worker 1

City Events and Announcements

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

Assistant to the City Manager Sarah Gonzalez provided the following information:

- Saturday, June 5th

The first Music & Movies in the Park series is kicking off on Saturday, June 5th.

Music in the Park -- “Floodgauge”

7:00 PM – 8:45 PM

Movie in the Park -- “School of Rock”

8:45 PM – 11:00 PM

Pickrell Park

703 Oak Street

- Tuesday, June 8th

Next regular scheduled Council meeting

Save the date:

- Tuesday, June 15th

Council on the Go Meeting

Ray Corbett Jr. High School Cafeteria

12000 Ray Corbett Drive

6:00 PM – 6:30 PM – Meet and Greet

6:30 PM – 8:30 PM – Meeting

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

Dr. Browne recognized Public Affairs Director Linda Klepper and Public Works Director Suzanne Williams on their work on the Water Conservation Awareness Campaign. This will be rolling out in the June time frame, they have put together several ideas about water conservation, this is not about the fact we have water shortage, because we do not, it is about us being wise as a community. Some of the things they are working on is a logo that will be on the outside of the water bills, water saving times which will also appear on our water bills and a Schertz Water Conservation webpage. Dr. Browne thanked Linda and Suzanne for the great work.

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

Mayor Gutierrez stated that at the upcoming AACOG 2021 Elected Officials Workshop to be held on June 11th, 9:30 a.m. to 4:00 p.m, our City Manager Dr. Browne will be giving a presentation. If you haven't registered, please do so.

Hearing of Residents

No one signed up to speak.

Consent Agenda Items

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

Mayor Gutierrez read the following items into record:

2. **Minutes** – Consideration and/or action regarding the approval of the minutes of the regular meeting of May 25, 2021. (B. Dennis)
3. **Ordinance No. 21-T-23** - Consideration and/or action approving an Ordinance by the City Council of Schertz, Texas authorizing an adjustment to the Fiscal Year 2021 Budget to provide for construction of the Elbel Storm Drain and Overlay Project, repealing all ordinances or parts of ordinances in conflict with this ordinance and providing an effective date. *Final Reading*
4. **Resolution 21-R-47** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the Schertz Seguin Local Government Corporation (SSLGC) Fiscal Year 2021-2022 Water Rates and other matters in connection therewith. (SSLGC Resolution #SSLGC R21-14)(C. Kelm/S. Williams/V. Ruiz)
5. **Appointments/Reappointment and Resignations to the various City Boards, Commissions and Committees** – Consideration and/or action regarding appointments/reappointments and resignations to The Board of Adjustment, Building and Standards Commission, Economic Development Corporation Board, Capital Improvement Advisory Committee (CIAC), Historical Preservation Committee, Library Advisory Board, Planning & Zoning Commission, Parks & Recreation Advisory Board and the Transportation Safety Advisory Commission. (Mayor/Council/B. Dennis)
6. **Resolution 21-R-49** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a Professional Services Contract with Fugro totaling no more than \$140,000.00 for professional engineering related services on the PCI Data Update Project. (B. James/K. Woodlee/J. Nowak)

Mayor Gutierrez asked Council if there were any items they wished removed for separate action, as there were none, Mayor Gutierrez asked for a motion to approved consent agenda items 2 through 6.

Moved by Councilmember Allison Heyward, seconded by Councilmember Tim Brown to approved consent agenda items 2 through 6.

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

Passed

Roll Call Vote Confirmation

Mayor Gutierrez recognized Deputy City Secretary Sheila Edmondson who provided the roll call vote confirmation for agenda items 1 through 6.

Closed Session

Mayor Gutierrez recessed the regular meeting into Closed Session at 6:18 p.m. and read the following item into record:

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, Brenda Dennis.

Reconvene into Regular Session

Mayor Gutierrez reconvened back into regular session at 7:28 p.m.

- 7a. Take any action based on discussion held in closed session under Agenda Item 7.

Moved by Mayor Gutierrez seconded by Councilmember Heyward to approve a pay increase for our City Secretary Brenda Dennis in the amount of 3 percent with an effective date of the start of the next pay period.

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

Passed

Roll Call Vote Confirmation

Mayor Gutierrez recognized Deputy City Secretary Sheila Edmondson who provided the roll call vote confirmation for agenda item 7a.

Requests and Announcements

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

Mayor Gutierrez recognized Councilmember Dahle who inquired that with the cancellation of the Council on the Go meeting in May will this be rescheduled? In answer, City Manager Dr. Browne stated his plan was to not reschedule, we have one in June. Our schedules for June and July are full, and he didn't want to add anymore meetings at this time.

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

No items requested.

- Announcements by Mayor and Councilmembers

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

Mayor Gutierrez recognized the following:

Mayor Pro-Tem Whittaker who stated she attended the Memorial Day Services Monday.

Councilmember Davis who stated he also attended the Memorial Day Services Monday.

Councilmember Dahle who stated he attended the Memorial Day Services Monday and this afternoon attended the ribbon cutting ceremony at Willie's.

Councilmember Heyward who attended the Memorial Day Services Monday and also attended the ribbon cutting ceremony at Willie's.

Councilmember Brown who stated he also attended the Memorial Day Services Monday.

Adjournment

Mayor Gutierrez adjourned the meeting at 7:32 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: Executive Team
Subject: Resolution No. 21-R-54 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the approval of the Bexar Metro 911 Budget for Fiscal Year 2022, and other matters in connection therewith. (M. Browne/C. Kelm)

BACKGROUND

The purpose of the Fiscal Year 2022 Budget and Financial Plan is to obtain consensus approval of Bexar Metro 9-1-1 Network's (Bexar Metro or District) Fiscal Year 2022 (FY2022) operational and financial plans by the District's board of managers and the governing bodies of its forty (40) participating jurisdictions; and provide the continuing operational and fiscal authority necessary for the staff to aggressively establish and maintain all elements necessary to provide quality emergency call delivery via a highly survivable and resilient 9-1-1 system.

The District's source of revenue is the 9-1-1 emergency service fee applied to specified telephone access lines located in Bexar, Comal, and Guadalupe Counties. The Texas Health and Safety Code, Chapter 772, Section 772.314, authorizes the board to impose a 9-1-1 emergency service fee not exceeding six percent of the monthly base rate charged by the principal service supplier. The fee applies to all residential lines and up to the first one hundred business lines at one location. The fee does not apply to state and federal lines. Each year the board calculates the amount of the fee in conjunction with development and approval of the annual budget. By law, the fee has uniform application in each participating jurisdiction and must generate revenue sufficient to match current and projected operational expenses directly related to the District's mission and responsibilities, as well as providing reasonable reserves for contingencies and equipment replacement.

The board of managers initially established the emergency service fee on March 6, 1987, and it remained unchanged until 2018. On July 25, 2018, the board of managers approved the following service fee schedule imposed on each local access line, or equivalent, effective October 1, 2018:

Residential Lines:\$ 0.50 Business Lines: \$ 1.00

In addition to fees assessed on wireline telephones, Bexar Metro also receives an emergency service fee from each wireless access line within its jurisdiction. This monthly fee, set by Texas law at \$0.50 per line, recognizes that the wireless telephone is a link to 9-1-1 service and a wireless telephone user should therefore share a portion of the financial burden for provisioning the network. It also is in recognition of the cost recovery mechanism required to defray a fair and reasonable portion of the network infrastructure expense the wireless providers incur in meeting the federal mandate for wireless Enhanced 9-1-1.

By approving this resolution, the City of Schertz will be accepting the proposed Bexar Metro 9-1-1 Network Fiscal Year 2022 operational and financial budget plans.

Dudley Waite continues to sit on the Bexar metro Board of Directors as the Guadalupe County representative.

GOAL

To obtain consensus of and approval of the 2022 Bexar Metro 9-1-1 operational and financial rates.

COMMUNITY BENEFIT

To deploy and maintain a state-of-the-art 9-1-1 emergency communication system enabling citizens in distress to quickly communicate their request for police, fire, or emergency medical assistance.

SUMMARY OF RECOMMENDED ACTION

Approve proposed 2022 Bexar metro FY 2022 budget and 9-1-1 rates.

FISCAL IMPACT

There is no direct fiscal impact to the City of Schertz by approval of this budget. There is no increase in cost to our residents and business who still maintain wired telephone lines for FY 2022.

RECOMMENDATION

Staff recommends Council approve Resolution No. 21-R-54.

Attachments

Proposed 2022 Financial Plan

Transmittal Letter

2020 Audit

2020 Annual Report

Resolution 21-R-54

BEXAR METRO 9-1-1 NETWORK



PROPOSED

FISCAL YEAR 2022 FINANCIAL PLAN AND BUDGET

MAY 18, 2021





MISSION STATEMENT

The District’s mission is to deploy and maintain a state-of-the-art 9-1-1 emergency communication system that enables citizens in distress to quickly communicate their request for police, fire, or emergency medical assistance; and to ensure member jurisdictions have the appropriate 9-1-1 tools necessary to efficiently and accurately receive and process those requests.

PURPOSE

The purpose of the Fiscal Year 2022 Budget and Financial Plan is to obtain consensus approval of Bexar Metro 9-1-1 Network’s (Bexar Metro or District) Fiscal Year 2022 (FY2022) operational and financial plans by the District’s board of managers and the governing bodies of its forty (40) participating jurisdictions; and provide the continuing operational and fiscal authority necessary for the staff to aggressively establish and maintain all elements necessary to provide quality emergency call delivery via a highly survivable and resilient 9-1-1 system.

AUTHORITY

The authority for Bexar Metro is the Texas Health and Safety Code, Chapter 772, Subchapter D, Section 772.301—formerly Vernon’s Annotated Civil Statutes Article 1432e, as approved by the Texas 69th Regular Legislative Session in Senate Bill 750 on May 21, 1985; and subsequently approved by a local election on January 17, 1987. This legislation’s purpose is to enable the provision of affordable, high quality, countywide Enhanced 9-1-1 service through the establishment of emergency communication districts.

MANAGEMENT

A governing board of managers, appointed according to criteria in the enabling legislation, establishes policy and provides oversight of the District. The board members and their appointing authority include:

<u>Member</u>	<u>Authority</u>
James C. Hasslocher (Chair)	Bexar County
Stephen R. Schneider	Bexar County
Judge Sherman Krause	Comal County
Dudley Wait	Guadalupe County
Heberto Gutierrez	City of San Antonio
Chief Bill McManus	City of San Antonio
Mayor Rusty Brockman	City of New Braunfels
Mayor Suzanne de Leon	Member at Large
Principal Service Provider (Non-Voting)	Vacant

Brett M. Schneider, Executive Director

Eddie L. Taylor, Deputy Executive Director

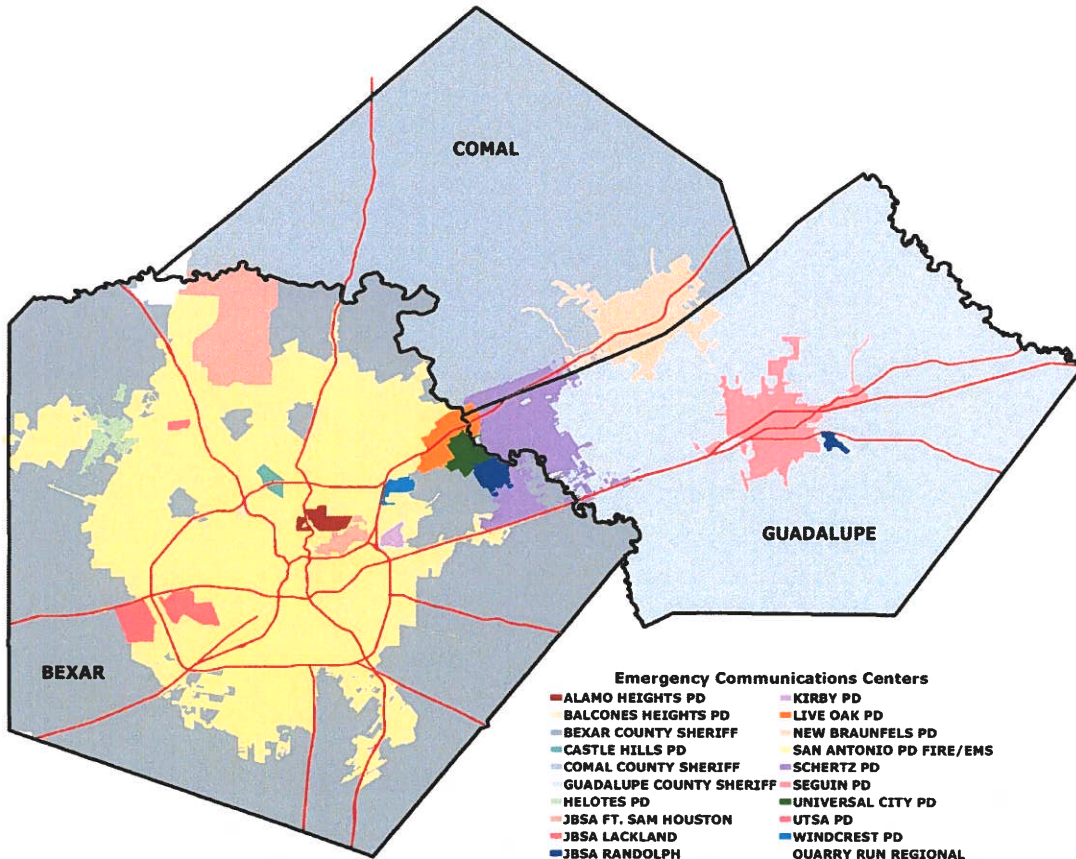
RESPONSIBILITY

To successfully accomplish the mission, Bexar Metro must deploy and manage a technology neutral network that routes all 9-1-1 requests to the appropriate answering and responding jurisdiction; create and maintain a time-sensitive, highly accurate database that displays the location, callback number, and owner's name of the specific instrument used to call 9-1-1; procure, install, and maintain the specialized 9-1-1 equipment utilized by each authorized answering and responding jurisdiction; coordinate with municipal and jurisdictional addressing authorities to ensure the database contains accurate, standardized, and logical location information to ensure each citizen is easily and quickly locatable during times of critical emergencies; and construct, deploy, and maintain a spatially accurate geographic digital map to support location determination technologies and enhance computer aided dispatch systems. Bexar Metro is also responsible for providing effective network and facility backup solutions for nineteen (19) primary and two (2) secondary Emergency Communications Centers (ECCs) that may be required to evacuate their local facility in the event of a natural or manmade disaster.

PARTICIPATING JURISDICTIONS

<i>Alamo Heights</i>	<i>Converse</i>	<i>Hollywood Park</i>	<i>Olmos Park</i>	<i>Somerset</i>
<i>Balcones Heights</i>	<i>Elmendorf</i>	<i>Kingsbury</i>	<i>San Antonio</i>	<i>Spring Branch</i>
<i>Bexar County</i>	<i>Fair Oaks Ranch</i>	<i>Kirby</i>	<i>Sandy Oaks</i>	<i>St Hedwig</i>
<i>Bulverde</i>	<i>Garden Ridge</i>	<i>Leon Valley</i>	<i>Santa Clara</i>	<i>Staples</i>
<i>Castle Hills</i>	<i>Grey Forest</i>	<i>Live Oak</i>	<i>Schertz</i>	<i>Terrell Hills</i>
<i>China Grove</i>	<i>Guadalupe County</i>	<i>Marion</i>	<i>Seguin</i>	<i>Universal City</i>
<i>Cibolo</i>	<i>Helotes</i>	<i>New Braunfels</i>	<i>Selma</i>	<i>Von Ormy</i>
<i>Comal County</i>	<i>Hill County Village</i>	<i>New Berlin</i>	<i>Shavano Park</i>	<i>Windcrest</i>

EMERGENCY COMMUNICATIONS CENTERS



REVENUE

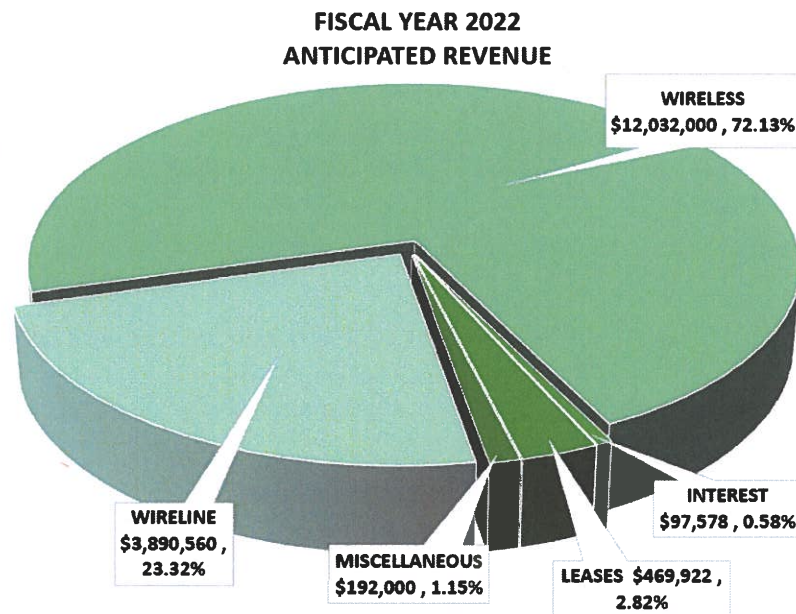
The District's source of revenue is the 9-1-1 emergency service fee applied to specified telephone access lines located in Bexar, Comal, and Guadalupe Counties. The Texas Health and Safety Code, Chapter 772, Section 772.314, authorizes the board to impose a 9-1-1 emergency service fee not exceeding six percent of the monthly base rate charged by the principal service supplier. The fee applies to all residential lines and up to the first one hundred business lines at one location. The fee does not apply to state and federal lines. Each year the board calculates the amount of the fee in conjunction with development and approval of the annual budget. By law, the fee has uniform application in each participating jurisdiction and must generate revenue sufficient to match current and projected operational expenses directly related to the District's mission and responsibilities, as well as providing reasonable reserves for contingencies and equipment replacement.

The board of managers initially established the emergency service fee on March 6, 1987, and it remained unchanged until 2018. On July 25, 2018, the board of managers approved the following service fee schedule imposed on each local access line, or equivalent, effective October 1, 2018:

Residential Lines: \$ 0.50

Business Lines: \$ 1.00

In addition to fees assessed on wireline telephones, Bexar Metro also receives an emergency service fee from each wireless access line within its jurisdiction. This monthly fee, set by Texas law at \$0.50 per line, recognizes that the wireless telephone is a link to 9-1-1 service and a wireless telephone user should therefore share a portion of the financial burden for provisioning the network. It also is in recognition of the cost recovery mechanism required to defray a fair and reasonable portion of the network infrastructure expense the wireless providers incur in meeting the federal mandate for wireless Enhanced 9-1-1.



Wireless service fee revenue accounts for approximately 72.13% of total income. Wireline service fee revenue, comprised of traditional incumbent wireline and Voice over Internet Protocol (VOIP) services, accounts for 23.32% of total revenue. Additional revenue, totaling 4.55%, is generated on income from lease agreements, interest, and miscellaneous sources, such as special jurisdiction fees and grant disbursements.

Total revenues for fiscal year 2022 are projected to increase by \$598,739 to \$16,682,060. This reflects a 3.59% increase over the previous fiscal year.

The following assumptions were used to forecast anticipated revenues for fiscal year 2022:

Service Fee Revenue

Wireless - Wireless service fee revenue will increase by \$688,515 (5.72%) to \$12,032,000.

Wireline - Revenue from wireline and VoIP sources is anticipated to improve by \$174,062 (4.47%) to \$3,890,560.

The better than anticipated growth rates in the wireless and wireline service fee revenue for this budget year is an anomaly, driven by slight increases in the number of wireless subscribers and, more importantly, a product of prior year budget projections. The mystery surrounding COVID-19, length of the pandemic, and unknown impact on the telecommunications sector guided staff to apply extremely conservative revenue estimates and limit expenditures while preparing the prior year fiscal year 2021 budget.

Historically, wireless subscriber base and corresponding revenue, increase, on average, 1.8% - 2.5% year to year. This trend is expected to continue for the foreseeable future. Wireline subscriber base is expected to continue its decade-long decline at an accelerated rate of 11% - 16% through fiscal year 2025. Sporadic increases in the number of wireline and VOIP business subscribers at the \$1.00 business rate will continue to help defray some of the decline in wireline revenue and limit annual losses to 5% on average.

Non-Service Fee Revenue

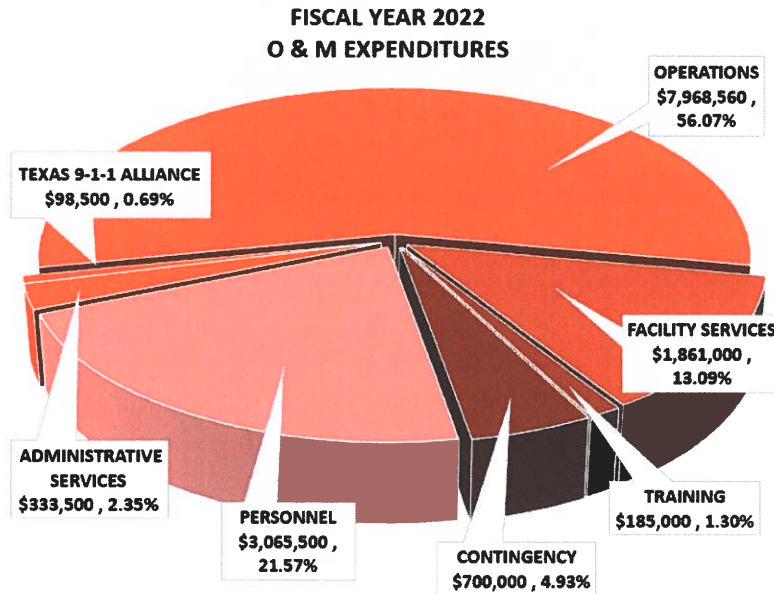
- Interest: Interest income on deposit and investment accounts is projected to decrease to \$97,578 for this budget year due to anticipated lower rates of return resulting from the change in market conditions. This reflects a 133.79% decrease when compared to the projected fiscal year 2021 investment income.
- Intergovernmental Revenue (Lease Agreements): Projected revenue from Data Center and Tenant Lease Agreements at Quarry Run is anticipated to increase to \$469,922 due to a new data center lease agreement with the Alamo Area Council of Governments (AACOG) to house equipment supporting their 9-1-1 Program.
- Miscellaneous: Anticipated Federal 9-1-1 Grant distribution of \$123,000, sixty percent of Phase III and Phase IV grant component costs, for a multiyear Cyber Security audit and “red team” assessment on the 9-1-1 network and Next Generation Core Services (NGCS) infrastructure. \$170,730 in Phase I and II grant component costs were approved for distribution and received by the district in April.
- Transfer from Reserves: No reserve transfers are required for this budget.

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EXPENSES

OPERATIONS AND MAINTENANCE

The Operations and Maintenance (O&M) budget includes expenses for Personnel, Administrative Services, Operations/Technology and Facility Services. Total O&M expenditures proposed for fiscal year 2022 are \$14,212,060, an increase of 2.38%, or \$338,606, over fiscal year 2021.



Personnel

The District's strategy is to attract and retain qualified individuals with the skill sets required to design, manage, and maintain Bexar Metro's specialized public safety critical networks and equipment. Personnel expenditures, accounting for 21.57% of the O&M budget and 18.38% of the total district budget, includes direct compensation, Social Security and Medicare matching contributions, health care, and contributions to employee retirement accounts. Total personnel expenditures for fiscal year 2022 will increase by \$25,500 to \$3,065,500 when compared to the adopted fiscal year 2021 budget. An anticipated increase in health and dental premiums, plus the addition of a Vision plan to the employee benefits package led to the slight increase. Reclassification of a staff position resulted in a decrease of \$8,358 in the direct compensation line item. This change provided funds to cover the \$5,140 annual cost of the Vision benefit and defray some of the anticipated increase in health and dental costs. Furthermore, employee participation in a provider sponsored wellness program is expected to save the District an additional \$11,500 in annual premiums. While a cost-of-living adjustment (COLA) is not planned for the new fiscal year, funds are allocated to compensate staff for the completion of skills-based certifications and one-time merit incentives based on performance.

Administrative Services

Administrative Services include the following expenses supporting personnel, business and financial operations:

- Finance / Human Resources (HR)
- Professional development and memberships
- Office equipment and supplies
- Insurance (general liability, workers compensation, auto)

Overall, the cost of this business operations is projected to increase by 4.00% to \$333,500 in this budget.

Texas 9-1-1 Alliance

The Texas 9-1-1 Alliance is an entity organized under the Texas Interlocal Cooperation Act composed of the twenty-seven (27) Emergency Communication Districts (ECD) created pursuant to the Texas Health and Safety Code Chapter 772. Participation allows the District to maintain continuous interaction with ECD counterparts throughout the state on technical, legislative, and regulatory matters affecting 9-1-1 service on a national, state, and regional level. Expenses are cost-shared across the membership using population to determine agency cost allocations. District membership remains relatively unchanged at \$98,500 for the budget year.

Operations and Technology

Expenditures for Operations and Technology (Operations) are associated with ongoing operations and maintenance of the 9-1-1 and other mission critical systems, to include engineering services, contingency operations, cybersecurity, and the management of geospatial and tabular 9-1-1 routing databases. Operations expenses, which account for 56.07% of the O&M budget, are projected to increase slightly from \$7,964,333 to \$7,968,560. Operations and Technology initiatives for this budget year include:

- **Next Generation 9-1-1 (NG9-1-1):** The ECC rehome from the current legacy digital 9-1-1 infrastructure to a feature-rich, IP-based NG9-1-1 environment will be completed by end of year 2021. Staff is currently working with the ECCs to confirm site configurations, establish routing policies, and finalize network transition plans. Cutover and testing on an ECC-by-ECC basis is projected to begin in November 2021. The next phase of the project, transitioning the 169 Operating Service Providers (OSPs) from the current AT&T legacy selective router to the new NGCS platform will commence in mid-2022. The ECC rehome and subsequent OSP transition will require new 9-1-1 network and interconnection circuits between the NGCS points of interconnect, OSP networks and Bexar Metro Vesta 9-1-1 Host systems. Ultimately, this new “network of networks” will replace the current single 9-1-1 selective router with a high availability, redundant, multi-node selective routing network, thus removing a potential single point of failure in the current call routing architecture.
- **Cybersecurity:** The security and protection of the 9-1-1 infrastructure and public safety systems supporting Quarry Run operations are paramount. In addition to our annual cybersecurity assessment conducted in conjunction with the University of Texas – San Antonio Center for Infrastructure Assurance and Security (CIAS), the proposed budget includes funds to conduct a full-scale cybersecurity review and “red-team” analysis on the core Vesta 9-1-1 system, ESINet, and ECC premise equipment. Continued engagement with the United States Department of Homeland Security, Cybersecurity and Infrastructure Security Agency (CISA), to safeguard the District’s critical 9-1-1 and facilities infrastructure through focused assessments, vulnerability scans, cyber exercises, and network penetration testing.
- **Network Diversity and Resiliency:** Additional diversification and resiliency studies, to include applications under review by the United States Department of Homeland Security to participate in a critical infrastructure assessment under the Regional Resiliency Assessment Program (RRAP), are planned to augment the annual network configuration and management audits performed by staff.
- **Data Integrity/Geospatial Operations:** Data Integrity/Geospatial Operations is tasked with ensuring the accuracy, reliability, and consistency of the tabular Master Street Address Guide (MSAG) and Geographic Information Systems (GIS) data. This includes the maintenance and technology-driven enhancements to our spatially accurate, digital base map used by public safety to quickly help identify a caller’s location and, in the NG9-11 environment, route 9-1-1 calls to the appropriate ECC. Several agencies recognize the District’s commitment to accuracy

and integrity in digital data and have opted to use our base map to fulfill their Computer Aided Dispatch (CAD) geospatial requirements. The ongoing transition from legacy tabular to geo-based routing requires additional feature sets and changes in processes to ensure data integrity is maintained throughout the transition life cycle. Moreover, continued evolution in technology and wireless accuracy mandates, such as recent changes in wireless vertical (z-axis) requirements mandated by the Federal Communications Commission (FCC), require a continued focus on wireless location determination resources and processes.

- Information Technology: Expenditures for administrative computer equipment, licensing, and support will decrease by \$77,000, to \$208,500. The decrease is directly attributed to expanded staff management and oversight of administrative and public safety networks at both Bexar Metro facilities, thus alleviating the requirement to continue managed service agreements with third party service vendors.
- Regional Emergency Alert Network (REAN): Continue to provide management, training, and operational oversight of the Regional Emergency Alert Network to ensure our public safety partners, in cooperation with the ECCs, have access to an emergency notification resource to immediately alert their constituents via phone call, text, and email of an emergent incident, severe weather event, or security threat.
- Network and Security Operations: Monitoring and immediate alarm notification on ECC end-point equipment and 9-1-1 network core infrastructure to ensure optimum operational performance, timely identification of potential cybersecurity concerns, and proactive response to technical issues before they impact critical services.

Education and Training

The 9-1-1 telecommunicator is the first person on the scene of an emergency. Our goal is to ensure these first responders have the skills and tools required to expedite a quality response. On average, forty (40) plus classroom-based or online training opportunities are offered annually at no cost to ECC personnel. Educational content includes instruction in Homeland Security, Emergency Medical Dispatch (EMD), Law Enforcement Communications, Fire Communications, School Violence, Family Violence, and Suicide Intervention. Instruction on Vesta 9-1-1 equipment and Regional Emergency Alert Network (REAN) operations are also offered. Scholarships are extended to those telecommunicators unable to attend District sponsored classes due to scheduling constraints or to meet certification requirements for subject matter not offered in our curriculum. An increase to \$185,000 (8.00%) is proposed for this budget year. This \$14,000 increase in the program budget will allow the District to offer additional training hours to help jurisdictions compensate for training hours lost in the previous two fiscal years due to the pandemic and its unfavorable impact on our ability to conduct in-person training. Further, a percentage of these funds will be allocated to expand our public engagement and 9-1-1 awareness initiatives through distribution of additional educational materials to schools, public safety agencies, and civic organizations.

Facility Services

The Facilities budget includes expenditures associated with the maintenance of the District's facilities, to include utilities, grounds maintenance, and most importantly, critical infrastructure supporting public safety and data center operations at Quarry Run. The Facility Services budget is projected to increase by 4.42%, to \$1,861,000 in this year's budget. Attributes leading to this change include an anticipated 3.00% average increase in vendor service contracts set to expire during the year and the expansion of a third-party facilities service agreement executed last year. The revised agreement will provide an additional eight (8) hours of onsite technical assistance to further support staff in their efforts to maintain building management systems and facility operations at Quarry Run.

Contingency

Historically, the District maintains a contingency budget line item to cover unforeseen costs and expedite procurement of 9-1-1, facility, or network equipment in the event the equipment is damaged due to mechanical failure or a natural disaster. An increase from \$500,000 to \$700,000 is proposed for this budget year to guarantee adequate funds are available to facilitate the emergency repair or replacement of critical equipment.

CAPITAL EXPENDITURES

Capital Improvements

This year's budget allocates \$820,000 to fund capital improvement projects supporting the enhancement or replacement of mission critical / 9-1-1 system equipment, network infrastructure, and maintenance of district facilities. Improvements for fiscal year 2022 include:

Mission Critical Systems:

- **New Braunfels Police Department:** Buildout of 9-1-1 network, demarcation, and dedicated 9-1-1 system power infrastructure at the new City of New Braunfels Police Headquarters. Procurement of an additional Vesta 9-1-1 console is included in the project scope.
- **Infrastructure Resiliency and Protection:** Continued efforts to further explore network diversify and protect interconnection of 9-1-1 infrastructure through deployment of alternative transport technologies, to include over-the-air and carrier diverse solutions, with a focus on diverse connectivity between key NGCS points of interconnection and District 9-1-1 service nodes.
- **Quarry Run Operations:** Design and implementation of an Azure cloud-based network architecture at Quarry Run to better accommodate ECC remote access to Computer Aided Dispatch (CAD) and other agency resources during ECC contingent events.

● **Facility Services:**

- **Quarry Run**
 - Replace Uninterruptible Power Supply (UPS) Battery Bank on B-Side Utility
 - HVAC Expansion and Duct Realignment in Administrative Area
 - Operations Floor Video Wall Power and Processor Upgrade
 - Repair and Reseal Utility Wall Exterior
 - Enhance Security and Gate Entry Control Protective Measures
- **Saddletree**
 - Exterior Security Camera Expansion
 - Miscellaneous Interior Wall Covering Repair and Paint

- **Vehicles:** Purchase of one (1) sport utility vehicle (SUV) to replace 2014 GMC Acadia

Capital Reserves

The fiscal year 2022 budget includes a transfer of \$1,650,000, 67% of the capital budget, to dedicated reserve accounts earmarked to fund future 9-1-1 network upgrades and facilities projects without incurring debt. The transfer of funds to reserve accounts in this year's budget reflects an increase of \$400,000 when compared to the prior year budget. Due to the rapid evolution in public safety technologies and projected five (5) year life cycle of critical equipment, a major 9-1-1 equipment and ECC power systems refresh, programmed for fiscal year 2024, followed by a Cisco network core upgrade at Quarry Run three years later, will require projected expenditures of \$15,500,000 and \$3,500,000, respectively.

BUDGET SUMMARY

The Fiscal Year 2022 Financial Plan and Budget, totaling \$16,682,060 is sufficient to fund all projected program expenditures for the fiscal year. The plan includes \$14,212,060 for Operations & Maintenance and \$2,470,000 for Capital Improvements. The figures presented reflect a net increase of \$596,740, or 3.58%, when compared to the Fiscal Year 2021 Adopted Budget.

This budget matches projected revenue and expense as required by Texas law. To ensure responsiveness and operational flexibility, the Executive Director may authorize the transfer of funds among budget line items if the overall annual budget amount remains unchanged.

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Bexar Metro 9-1-1 Network Proposed Fiscal Year 2022 Budget

Anticipated Fiscal Year 2022 Revenue

Wireline Service Fees	\$3,890,560
Wireless Service Fees	\$12,032,000
Interest Earned	\$97,578
Lease Agreements	\$469,922
Miscellaneous Revenue	\$192,000
Transfer from Reserves	\$0

Total Available Funds \$16,682,060

Proposed Fiscal Year 2022 Operations & Maintenance Expense

Personnel	\$3,065,500
Operations & Technology	\$7,968,560
Facility Services	\$1,861,000
Administrative Services	\$333,500
Texas 9-1-1 Alliance	\$98,500
Education & Training	\$185,000
Contingencies	\$700,000

Total O & M Expense \$14,212,060

Proposed Fiscal Year 2022 Capital Improvement Expense

ECC Upgrades	\$100,000
Saddletree Facility	\$40,000
Vehicles	\$45,000
Mission Critical Equipment	\$355,000
Information Technology	\$40,000
Quarry Run Facility	\$240,000
Transfer to Capital Reserves	\$1,650,000

Total Capital Expense \$2,470,000

Total Fiscal Year 2022 Budget \$16,682,060

BEXAR METRO 9-1-1 NETWORK

Approved by the Bexar Metro Board of Managers this Eighteenth Day of May 2021.

By:
Name:
Title:


James C. Hasslocher
Chairman

BEXAR METRO

9-1-1 Network

MEMORANDUM

TO: Bexar Metro 9-1-1 Network Participating Jurisdictions

FROM: Brett M. Schneider, Executive Director

SUBJECT: *Proposed Fiscal Year 2022 Financial Plan and Budget*

DATE: May 25, 2021

Enclosed for your review and comment is the Bexar Metro 9-1-1 Network's *Proposed Fiscal Year 2022 Financial Plan and Budget*. The Bexar Metro Board approved this *proposed* budget at their regularly scheduled and properly noticed meeting held on May 18, 2021.

Please address your written comments to the Chairman of the Board at the address on the bottom of this memorandum. The Bexar Metro Board will review your comments, make changes as necessary, and adopt the Fiscal Year 2022 Budget during the August Board Meeting. Please forward your comments to ensure arrival at the Bexar Metro office not later than 4:00 p.m. on July 31, 2021.

Enclosed is a post card to facilitate your response. The contents of this post card are consistent with the provisions of the Texas Health & Safety Code, Chapter 772.309, which enables each participating jurisdiction to either approve or disapprove the Bexar Metro Fiscal Year 2022 Financial Plan and Budget. Should a jurisdiction choose to take no action, budget approval is by operation of law on the sixty-first day following the jurisdiction's receipt of the proposed budget.

Copies of our Fiscal Year 2020 Independent Auditor's Report and 2020 Annual Report are also enclosed for your information.

The Bexar Metro 9-1-1 Network is committed to providing the citizens of Bexar, Comal, and Guadalupe Counties with access to quality 9-1-1 services via one of the most technological advanced and robust 9-1-1 systems available. Your continued support of our mission is greatly appreciated. Please do not hesitate to contact me at 210-408-3911 or by email at brett@bexarmetro.org if you have questions on the enclosed documentation or need additional information on our programs.

Respectfully,



Brett M. Schneider
Executive Director



Bexar Metro 9-1-1 Network

Independent Auditor's Report and Basic Financial Statements

September 30, 2020

Bexar Metro 9-1-1 Network
September 30, 2020

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Independent Auditor's Report

Board of Directors
Bexar Metro 9-1-1 Network
San Antonio, Texas

We have audited the accompanying financial statements of Bexar Metro 9-1-1 Network (Bexar Metro or District) as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Bexar Metro 9-1-1 Network as of September 30, 2020, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and pension information as listed in the table of contents be presented to supplement the financial statements. Such information, although not part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Bexar Metro 9-1-1 Network's basic financial statements. The introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

BKD, LLP

San Antonio, Texas
April 13, 2021

Introductory Section

The Texas Emergency Response System has two separate, yet equally important components: the 9-1-1 administrative entity that ensures the timely and accurate delivery of all emergency telecommunication requests, and the municipality, county, or other jurisdiction that dispatches and renders the specifically required emergency service. This separation of “Call Delivery” and “Service Delivery” responsibility serves the public well because it enables two technically different and challenging professions to complement each other while ensuring all citizens receive a high-quality, low-cost response to their emergencies. The Bexar Metro 9-1-1 Network is a 9-1-1 administrative entity.

Bexar Metro 9-1-1 Network (Bexar Metro or District) is a Special Purpose District created by the Texas Legislature. The authority for Bexar Metro is the Texas Health and Safety Code, Chapter 772, Subchapter D, Section 772.301—formerly Vernon’s Annotated Civil Statutes Article 1432e, as approved by the Texas 69th Regular Legislative Session in Senate Bill 750 on May 21, 1985. This legislation’s purpose is to establish affordable, high-quality countywide Enhanced 9-1-1 service by creating emergency communication districts. On September 22, 1986, the Alamo Area Council of Governments (AACOG) agreed to pursue establishment of an emergency communication district and, on October 31, 1986, a six-member board of directors, representing Bexar County and the twenty-five municipalities located within Bexar County, crafted the framework for the formation of a 9-1-1 district. On January 17, 1987, per provisions of Senate Bill 750, the citizens of Bexar County voted to approve establishing the Bexar Metro 9-1-1 Network and, on August 8, 1988, Comal and Guadalupe counties petitioned for and received membership in the District. Bexar Metro currently provides Enhanced 9-1-1 call delivery services to approximately three million landline, Voice over Internet Protocol (VoIP) and wireless telephone subscribers in the three counties, which include the major cities of San Antonio, New Braunfels, and Seguin.

The District’s mission is to deploy and maintain a state-of-the-art 9-1-1 emergency communication system that provides citizens in distress the ability to quickly communicate their request for police, fire or emergency medical assistance; and to ensure member jurisdictions have the appropriate 9-1-1 tools necessary to efficiently and accurately receive and process those requests.

To successfully accomplish the mission, the District must: deploy and manage a technology-neutral network that routes all 9-1-1 requests to the appropriate municipal or county Emergency Communications Center (ECC); create and maintain a time-sensitive, highly accurate database that displays the location, callback number, and owner’s name of the specific instrument used to access 9-1-1; procure, install, and maintain the specialized 9-1-1 equipment utilized by each authorized ECC; coordinate with municipal and county addressing authorities to ensure the database contains accurate, standardized, and logical location information to ensure each citizen is easily and quickly locatable during time-critical emergencies; and construct, deploy, and maintain a spatially accurate geographic digital map to support various location determination technologies and enhance multi-vendor computer-aided dispatch systems.

The District’s number one priority, its single largest resource expenditure, and its core mission responsibility is the provisioning, operational management, and technical oversight of the 9-1-1 network, database, and specialized call handling equipment. This effort requires continuous monitoring and control to ensure 9-1-1 service is routinely available and sufficiently redundant to survive service disruptions, whether minimal or catastrophic.

Bexar Metro must also ensure that new technologies do not diminish the functionality of 9-1-1 service; therefore, as a member of the Texas 9-1-1 Alliance (Alliance), the District maintains a continuous interaction with national standards organizations as well as state and federal regulatory and legislative bodies. A prime example was the introduction of wireless telephone service. Originally viewed as having minimal impact on 9-1-1 service, the rapid growth of wireless telephone service quickly became a

serious impediment to the successful and efficient delivery of all 9-1-1 calls. Enhanced landline 9-1-1 is a success because the system routes the 9-1-1 request to the proper jurisdiction, provides the callback information, reports the exact geographic location of the device used to initiate the request, and identifies the subscriber's name. Technical issues prevented these attributes from being originally available with wireless calls. Consequently, the District worked with state and national officials seeking a solution and the result is the Federal Communications Commission's multi-year transition plan that requires wireless providers to meet the same Enhanced 9-1-1 standards as landline providers. The District's transition to this plan began in late 1997 and achieved full operational capability—including the ability to accurately locate a wireless handset—in late 2002. Currently, there are approximately 2.2 million wireless telephone subscribers throughout the District's area of responsibility, each with comparable Enhanced 9-1-1 capabilities as landline telephones. Eighty-nine percent of the District's total 9-1-1 call volume in fiscal year 2020 was generated by wireless telephones.

The introduction of VoIP and text messaging telephone service presented many of the same technical and business case issues as wireless and the District again worked at all levels to develop and deploy solutions that ensured VoIP and text messaging technology is transparent to the 9-1-1 system. Bexar Metro has phased in VoIP 9-1-1 technology and Text to 9-1-1 service across the District, providing comparable services to those citizens seeking emergency assistance through the 9-1-1 network utilizing VoIP and text technology. Numerous other new technologies are being evaluated and each will require similar levels of effort to ensure the delivery of Enhanced and Next Generation 9-1-1 services.

Another example of collaboration among emergency communication districts through the Alliance was the creation of a website for Multi Line Tenant System (MLTS) providers throughout Texas to file for waivers in response to "Kari's Law" that was approved by the Texas Legislature during the 2015 legislative session, signed by the governor and became effective September 1, 2016. Kari's Law was in response to a tragic incident at a motel in East Texas in 2013 where Kari Hunt was attacked and murdered while her daughter tried to reach help by calling 9-1-1. The call never went through because the MLTS phone system at the motel required dialing "9" to get an outside line. Kari's law required MLTS providers to program their systems to access emergency services by dialing the three digits 9-1-1. Most hotels and motels, along with businesses and schools, have been able to make changes to their telephone systems to allow direct access to 9-1-1 with the three digits. Businesses unable to configure their MLTS platforms to meet the requirements due to a technical or financial hinderance may continue to operate under a State-approved waiver.

One of the District's primary sources of revenue is the wireline 9-1-1 emergency service fee applied to specified telephone access lines located in Bexar, Comal, and Guadalupe Counties. The Texas Health and Safety Code, Chapter 772, Section 772.314, authorizes the board to impose a 9-1-1 emergency service fee not exceeding 6 percent of the monthly base rate charged by the principal service supplier. The fee applies to all residential lines and up to the first 100 business lines at any one location. The fee does not apply to state and federal lines. The service fee schedule imposed on each residential or business local access line, or equivalent, is \$0.50 and \$1.00, respectively.

A second primary source of revenue is the wireless 9-1-1 service fee of \$0.50 per month per wireless subscriber, collected by the wireless service providers and remitted to the state of Texas. The state distributes the revenue to each 9-1-1 administrative entity based on its jurisdiction's pro rata share of the total population of Texas.

Each year the board projects the total service fee revenue in conjunction with development and approval of the annual budget. By law, the fee revenue has uniform application in each participating jurisdiction and must generate revenue sufficient to match current and programmed operational expenses directly related to the District's mission and responsibilities, as well as providing reserves for service enhancements, contingencies, and equipment replacement.

Management's Discussion and Analysis

The objective of the Management's Discussion and Analysis is to provide a comprehensive analysis of financial, operating and other activities for the fiscal year ended September 30, 2020, as compared to those for the fiscal year ended September 30, 2019. This discussion and analysis is in accordance with Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* (as amended). All financial information displayed herein is in the accompanying periodically required financial statements and notes to those financial statements.

Financial Statements

All financial statements use the accrual basis of accounting.

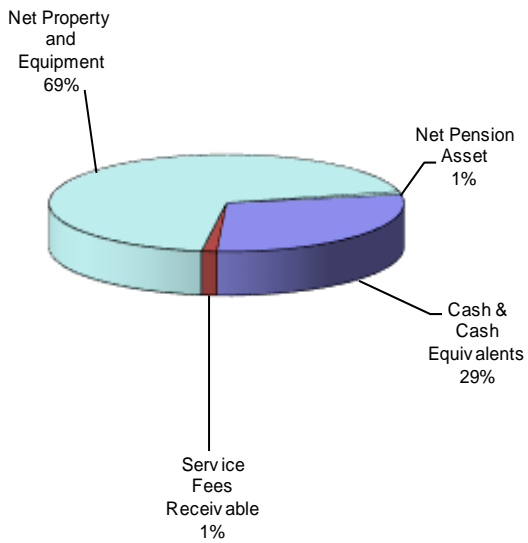
The statement of net position presents data in a classified format as of the end of 2020. Assets are current assets, net property and equipment, and net pension asset. Current assets include cash and cash equivalents, investments, and service fees receivable. Current liabilities consist of accounts payable and accrued expenses. Until fiscal year 2016, the District had never obtained external financing. The District's net position is comprised of net investment in capital assets, restricted and unrestricted net position. The District's deferred outflows of resources consist of pension-related contributions, investment losses, actuarial losses, and changes in assumptions. The District's deferred inflows of resources consist of pension-related actuarial gains.

The statement of revenues, expenses, and changes in net position presents the District on an operating basis versus a nonoperating basis format. Nonoperating revenues consist of interest income received from the District's operating and investment accounts, federal grants and lease income. Thus, all other activity is operating. Revenues consist of 9-1-1 service fees collected by telecommunication and private switch service providers and remitted to the District.

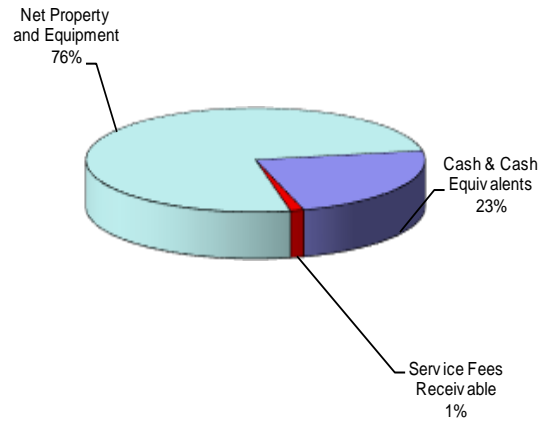
The statement of cash flows presents the changes in cash for 2020 as net cash provided by (used in) operating, capital or investing activities. The direct method of presentation is used as required by GASB No. 34.

Financial Position

Composition of Assets - 2020



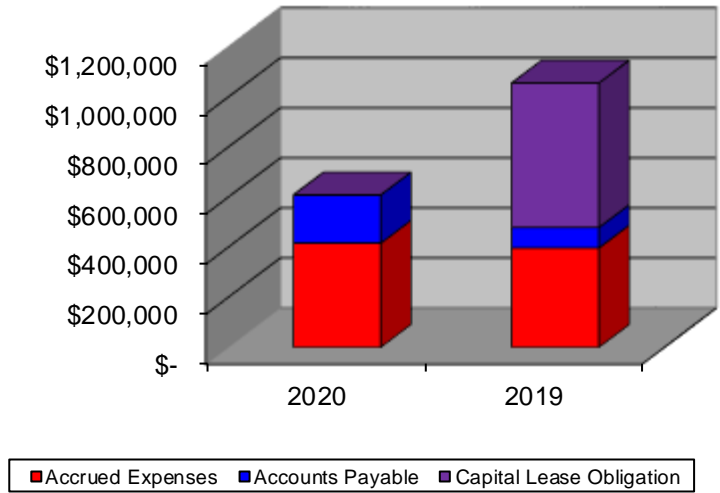
Composition of Assets - 2019



During 2020, the District's total assets and deferred outflows of resources increased to \$85.1 million from \$82.2 million in 2019. The significant changes in asset composition are in Cash & Cash Equivalents due to a decrease in expenses.

Liabilities consisted of accounts payable for operating expenses, and accrued expenses for earned vacation accrued by the District's employee.

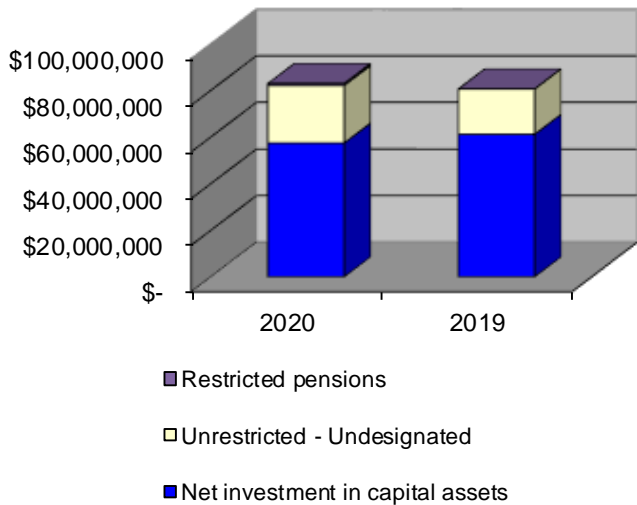
Liability Comparison



Accounts payable in 2020 increased to approximately \$192,000 from approximately \$82,000 in 2019. This increase was due to timing of bill payment in 2020 versus 2019. Accrued expenses represent salaries and vacation pay earned but not yet paid and remained consistent with prior year.

Coinciding with the total asset composition, the total net position of the District increased during 2020. The composition consisted of net investment in capital assets, restricted net position and unrestricted net position including funds designated by the Board for capital expenditures.

Net Position Comparison



Within unrestricted net position, the District’s Board designates net position for capital expenditures approved annually with the adoption of the fiscal budget.

Results of Operations

Revenues and Other Income – The District’s overall revenue increased 1 percent over the prior year due to an increase in income from wireless fees, offsetting the continued decline in landline revenue.

Comparison of Revenues

	<u>2020</u>	<u>% of Total</u>	<u>2019</u>	<u>% of Total</u>
Landline	\$ 3,941,216	25.3%	\$ 4,253,779	27.7%
Wireless	11,623,366	74.6%	11,116,886	72.2%
Private switch	9,010	0.1%	10,327	0.1%
Total Service Fees	<u>\$ 15,573,592</u>	<u>100.0%</u>	<u>\$ 15,380,992</u>	<u>100.0%</u>

The District collects 9-1-1 service fees on each landline within Bexar, Comal and Guadalupe counties. Fees range from \$0.50 to \$1.00 per line, depending on the type of access. Landline and VoIP service providers pay fees directly to the District, less a 1 percent administrative fee. Revenue from these sources decreased by 7 percent in 2020 due to the continued decline in landline service revenue as consumers disconnect service and opt to use wireless services as their sole telecommunications source. Wireless service providers with operations in Texas collect a monthly \$0.50 fee from their subscribers and then remit to the Texas Comptroller who then allocates to each 9-1-1 entity an amount based on a population formula using annual estimates provided by the Texas State Data Center. The wireless service providers retain 1 percent of the total collected to cover administrative costs. Wireless service fee revenue increased by 5 percent in 2020 over the prior year.

All other fees collected are attributable to private switch emergency service fees, network fees, and special jurisdiction fees imposed upon special entities, such as colleges and universities. Income from these fees remained comparable to 2019.

Other income consists of interest income earned on the District’s cash, cash equivalents and investments. Data Center lease payments are also included in other income, as well as federal grant revenues. During 2020, the District earned approximately \$458,000 in interest and lease income as compared to approximately \$580,000 during 2019. This decrease was due to lower than anticipated rates of return on deposit accounts due to the change in market conditions. Also during 2020, approximately \$202,000 in federal grant revenues were earned, compared to \$-0- in 2019. This increase was due to a grant award received to reimburse the District cost incurred for the net generation 9-1-1 network project.

Operating Expenses – Operating expenses for 2020 and 2019 were:

	<u>2020</u>	<u>% of Total</u>	<u>2019</u>	<u>% of Total</u>
Personnel services	\$ 2,716,105	19.5%	\$ 2,453,347	19.6%
Network operations and maintenance	4,141,059	29.8%	3,305,883	26.4%
Professional services	364,900	2.6%	366,101	2.9%
Facility and administrative maintenance	63,246	0.5%	83,258	0.7%
Supplies and materials	60,693	0.4%	271,314	2.2%
Public education and training	37,588	0.3%	152,612	1.2%
Furniture and equipment	1,955,565	14.1%	1,314,167	10.5%
Retirement expense	430,638	3.1%	489,237	3.9%
Depreciation and amortization expense	4,125,899	29.7%	4,091,110	32.6%
Total Operating Expenses	<u><u>\$ 13,895,693</u></u>	<u><u>100.0%</u></u>	<u><u>\$ 12,527,029</u></u>	<u><u>100.0%</u></u>

Personnel Services – This expense includes the salaries and benefits paid to the District’s employees. In 2020, Bexar Metro did not hire any new staff members.

Network Operations and Maintenance – The most significant operating expenses are network operations and maintenance of the 9-1-1 system. There was a significant increase in these expenses of approximately 25 percent in 2020 from 2019 due to the refund from the overpayment of AT&T charges during fiscal year 2019, not recurring in fiscal year 2020.

Professional Services – The District requires the professional services of outside agencies and personnel in areas where it is not economical to hire in-house experts or where the specialized services provided are beyond the District’s capability.

Education and Training – The first person involved in emergency response is the Telecommunicator who answers the citizen’s call for help. The District’s goal is to ensure this person has all the necessary tools, obtained through a task-focused education and training program, necessary to provide a high-quality response. The District works closely with each jurisdiction to provide specialized training at an ECC, virtually or at the District’s Quarry Run training facility. When required, the District supplements this training through the use of outside professional educators or training grants. The training program also includes funds for area firefighters to attend the Texas A&M Municipal Fire School and Emergency Medical Dispatch (EMD) certification training for telecommunicators.

Facility and Administrative Maintenance – This expense includes maintenance of the District’s administrative office and Quarry Run Regional Operations Center, furniture and office administrative equipment, software licensing and computer hardware and software maintenance agreements.

Supplies and Materials – Office supplies include routine expendable office supplies and commercially available technical and business-oriented software. Also included are printing, copying, and shipping expenditures.

Public Education – The District recognizes the importance of public education and the impact on the citizen’s expectation of 9-1-1 service. Educational materials are made available free of charge to public safety entities and schools. District personnel are also available for presentations both in the schools and other public forums.

Furniture and Equipment – This expense is routine replacement of District furniture and equipment. The increase over 2019 is associated with enhancements made to the Quarry Run security systems, to include expansion of video security measures, and the addition of a visitor management system.

Retirement Expense – The District participates in the Texas County and District Retirement System (TCDRS). TCDRS is a non-profit organization established by the State of Texas that provides pension benefits to participating county and district employees. Funding for the plan consists of employee deposits and employer contributions. For 2020, the District employees contributed 7 percent of pre-tax income to TCDRS. Monthly, the District contributed 10 percent of total salaries to TCDRS. For 2020 and 2019, these contributions amounted to approximately \$249,000 and \$226,000, respectively. The District’s funding rate adjusts annually based on the plan’s funding status—actuarial accrued liability or asset. The rate of funding remains at 10 percent through September 30, 2020. The District also participates in the United States Conference of Mayors Deferred Compensation Program. The total expense incurred by the District on behalf of its employees in this plan totaled approximately \$104,000 and \$95,000 in 2020 and 2019, respectively. A year-end, lump-sum contribution of \$250,000 was made to the TCDRS Plan to protect against a potential decline in investment return and ensure the pension plan remains fully funded. The Plan was funded at 122.1 percent for the previous year.

Budget Comparison – Annually, the District provides a *proposed* budget to the 40 participating jurisdictions within Bexar, Comal and Guadalupe counties. Once approved by the jurisdictions, the Board of Directors reviews and adopts the proposed budget for the upcoming fiscal year. The budget is prepared on a cash basis; thus, differences occur with the amounts presented in the financial statements.

During the budgeting process, the District budgets for capital expenditures to add or replace facility and equipment, network elements, databases, customer premise equipment, and other activities that enhance the provision of 9-1-1 service. The District recognizes capital expenditures as an expense at the time of acquisition; however, for financial statement purposes, these expenses are capitalized and depreciated or amortized over their estimated useful lives. Additionally, depreciation and amortization expenses are not budgeted using the cash basis model.

Revenues – Total service fee revenue increased by 1 percent in 2020 over the prior year.

Expenses – For 2020 and 2019, total operating and maintenance expenses were 34 percent below budget and 16 percent below budget, respectively. The largest single budgeted expense in the 2019 and 2020 budget cycles was directly related to the planned implementation and deployment of a new 9-1-1 selective routing core architecture. Unfortunately, resolution of technical issues identified in late 2019, followed by the COVID-19 outbreak in 2020, prevented positive movement on this project; thus, monies allocated for the project were not spent.

Nonoperating Revenues – Interest income results from the cash management procedures implemented by the District. Lease income earned is related to the rental of the Quarry Run facility.

Significant Trends and Expectations

New Technologies – Bexar Metro has historically adapted to changing communication technical challenges through comprehensive strategic planning and implementation. In addition to its continuing support of the existing Enhanced 9-1-1 system, Bexar Metro has been actively pursuing completion of a Next Generation 9-1-1 (NG9-1-1) system by interconnecting the district’s regional Emergency Services Integrated Network (ESI-net) with a Next Generation Core Solution (NGCS). This multiphase project includes rehosting twenty (20) ECCs and one-hundred and sixty-nine (169) operating service providers (OSPs) from the current 9-1-1 selective router to a nationwide, multi-node 9-1-1 selective routing architecture. The transition from the legacy 9-1-1 selective router to the feature rich NGCS began in January 2020, with an anticipated Phase I ECC transition target completion of third quarter 2021. Phase II transition of OSP interconnection will occur in various stages beginning in late 2021 and into 2022.

The final NG9-1-1 configuration will consist of two fully geographically diverse and redundant host systems, with multiple, diverse interconnection points into the NGCS. This robust, high-availability architecture is supported by a fully redundant Internet Protocol (IP) diverse access network with a tertiary FirstNet over-the-air backup solution connecting the ECCs and host locations. Current operating and reserve sources provided the funding for this initiative, as well as the 9-1-1 system upgrade and building of the Quarry Run facility.

The Federal Communications Commission (FCC) mandate for wireless service providers to deliver z-axis (vertical) location information with the 9-1-1 call beginning in April 2021 may require the procurement of additional geospatial applications in the interim to ensure the information presented is “actionable” to the 9-1-1 telecommunicator. A multiphase implementation plan will ensure the ECCs have the tools they need to receive and process vertical data. Ultimately, the district may be required to replace the current 9-1-1 mapping system outside the normal equipment refresh period to further enhance mapping of vertical data and streamline the processes required to leverage the information provided into an actionable value for first responders.

The role of regulators, at both the state and federal level, is changing because of deregulation and a more competitive market. Therefore, it is necessary to be proactive, knowledgeable and articulate in representing 9-1-1 system requirements. The District, both on its own and through the Texas 9-1-1 Alliance, is actively involved with the regulatory process at the state and federal level. The goal is to ensure decision makers understand the necessity to embrace 9-1-1 service in a manner that provides continuation of a robust and affordable 9-1-1 system. In addition, it is important regulators understand the challenge for 9-1-1 administrative entities to compel both traditional and nontraditional carriers to interconnect their networks to provide a seamless 9-1-1 network to better serve the public. It is important that all communication service providers consider the provision of the best 9-1-1 service available as the cost of business.

Bexar Metro 9-1-1 Network
Statement of Net Position
September 30, 2020

Assets

Current Assets

Cash and cash equivalents	\$ 23,849,447
Accounts receivable	1,142,033
Federal grant receivable	201,930
	25,193,410

Property and Equipment

Furniture	1,600,040
Office equipment	2,380,011
Computer equipment	10,995,106
Software	732,666
Building	53,557,010
Land and land improvements	3,548,232
Vehicle	152,702
Construction in progress	31,474
	72,997,241
Less accumulated depreciation and amortization	15,580,122
	57,417,119

Other Assets

Net pension asset	831,112
Prepaid software and maintenance costs, net of accumulated amortization of \$56,335	44,696
	83,486,337

Deferred Outflows of Resources

Contributions - pensions	186,249
Investment loss - pensions	1,217,149
Change in assumptions - pensions	16,244
Actuarial gain - pensions	189,902
	1,609,544
Total deferred outflows of resources	1,609,544
Total assets and deferred outflows of resources	\$ 85,095,881

Liabilities

Current Liabilities

Accounts payable	\$ 192,250
Accrued expenses	416,906
	<hr/>
Total current liabilities	609,156
	<hr/>

Deferred Inflows of Resources

Investment gain - pensions	1,465,740
Change in assumptions - pensions	67,960
Actuarial loss - pensions	65,201
	<hr/>
Total deferred inflows of resources	1,598,901
	<hr/>

Net Position

Net investment in property and equipment	57,417,119
Restricted for pension assets	831,112
Unrestricted net position	24,639,593
	<hr/>
Total net position	82,887,824
	<hr/>
Total liabilities, deferred inflows of resources and net position	\$ 85,095,881
	<hr/>

Bexar Metro 9-1-1 Network
Statement of Revenues, Expenses and Changes in Net Position
Year Ended September 30, 2020

Operating Revenues	
9-1-1 service fees	<u>\$ 15,573,592</u>
Operating Expenses	
Personnel services	2,716,105
Network operations and maintenance	4,141,059
Professional services	364,900
Facility and administrative maintenance	63,246
Supplies and materials	60,693
Public education and training	37,588
Furniture and equipment	1,955,565
Retirement expense	430,638
Depreciation and amortization expense	<u>4,125,899</u>
Total operating expenses	<u>13,895,693</u>
Operating Income	<u>1,677,899</u>
Nonoperating Revenues	
Interest income	143,026
Federal grant revenue	201,930
Lease income and other	<u>314,869</u>
Total nonoperating revenues	<u>659,825</u>
Increase in Net Position	<u>2,337,724</u>
Total Net Position, Beginning of Year	<u>80,550,100</u>
Total Net Position, End of Year	<u><u>\$ 82,887,824</u></u>

Bexar Metro 9-1-1 Network
Statement of Cash Flows
Year Ended September 30, 2020

Operating Activities	
Receipts from service providers	\$ 15,473,226
Payments for goods and services	(6,613,509)
Payments to employees	<u>(3,311,233)</u>
Net cash provided by operating activities	<u>5,548,484</u>
Capital and Related Financing Activities	
Purchase of property and equipment	(344,073)
Principal payments under capital lease obligation	<u>(576,954)</u>
Net cash used in capital and related financing activities	<u>(921,027)</u>
Investing Activities	
Proceeds from maturing investments	143,026
Proceeds from rental property	<u>314,869</u>
Net cash provided by investing activities	<u>457,895</u>
Increase in Cash and Cash Equivalents	5,085,352
Cash and Cash Equivalents, Beginning of Year	<u>18,764,095</u>
Cash and Cash Equivalents, End of Year	<u>\$ 23,849,447</u>
Reconciliation of Operating Income to Net Cash Provided By Operating Activities	
Operating income	\$ 1,677,899
Adjustments to Reconcile Operating Income to Net Cash Provided By Operating Activities	
Depreciation expense	3,231,381
Amortization expense	894,518
Change in Assets, Deferred Outflows and Liabilities	
Receivables	(100,366)
Prepaid expenses	(101,031)
Pension asset	(967,070)
Accounts payable	110,573
Accrued expenses	19,210
Restricted cash	-
Deferred outflows / Deferred inflows	<u>783,370</u>
Net cash provided by operating activities	<u>\$ 5,548,484</u>

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Note 1: Nature of Activities and Summary of Significant Accounting Policies

Nature of Activities

The Bexar Metro 9-1-1 Network (District) is a special purpose emergency communication district authorized by the Texas Health and Safety Code, Chapter 772, Subchapter D. The purpose of the District is to establish the number 9-1-1 as the primary emergency telephone number in Bexar, Comal and Guadalupe counties, thereby, facilitating a response to any person seeking police, fire, medical and other emergency services.

Basis of Accounting

The accompanying financial statements and required supplementary information have been prepared using the economic resources measurement focus and the accrual basis of accounting as a business-type activity in conformity with the applicable pronouncements of the Governmental Accounting Standards Board (GASB).

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash Equivalents

The District considers all liquid investments with original maturities of three months or less to be cash equivalents. The District considers uninvested cash held in investment accounts as cash or cash equivalents. At September 30, 2020, cash equivalents consisted primarily of money market accounts with brokers and highly liquid short-term investments.

Accounts Receivable

Accounts receivable are stated at the amount billed to customers plus any accrued and unpaid interest. This includes service fee receivables that are earned when the service is performed and paid subsequent to year-end. The District provides an allowance for doubtful accounts, which is based upon a review of outstanding receivables, historical collection information and existing economic conditions. Accounts receivable are ordinarily due 30 days after the issuance of the invoice. Accounts that are unpaid after the due date bear interest at 1 percent per month. Accounts past due more than 120 days are considered delinquent. Interest continues to accrue on delinquent accounts until the account is past due more than one year, at which time interest accrual ceases and does not resume until the account is no longer classified as delinquent. Delinquent receivables are written off based on individual credit evaluation and specific circumstances of the customer.

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Property and Equipment

Acquisitions of property and equipment in excess of \$5,000 are capitalized. Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful life of each asset. The following estimated useful lives are used by the District:

Furniture	7 years
Office equipment	5 years
Computer equipment	3 years
Software	2 years
Building	39 years
Land improvements	15 years
Vehicles	3 years

Compensated Absences

The District's policies permit most employees to accumulate vacation and sick leave benefits that may be realized as paid time off or, in limited circumstances, as a cash payment. Expense and the related liability are recognized as vacation benefits are earned whether the employee is expected to realize the benefit as time off or in cash.

Expense and the related liability for sick leave benefits are recognized when earned to the extent the employee is expected to realize the benefit in cash determined using the termination payment method. Sick leave benefits expected to be realized as paid time off are recognized as expense when the time off occurs and no liability is accrued for such benefits employees have earned but not yet realized.

Compensated absence liabilities are computed using the regular pay and termination pay rates in effect at statement of net position date plus an additional amount for compensation-related payments such as social security and Medicare taxes computed using rates in effect at that date. The estimated compensated absences liability expected to be paid more than one year after the statements of net position date is included in other long-term liabilities.

Deferred Inflows and Outflows of Resources

The District defers recognition of gains and losses incurred on net differences on projected and actual earnings associated with its pension investments held with its pension plan and reports such losses as deferred outflows of resources in the statement of net position. The District also defers recognition of actuarial gains and losses based on the assumptions used to compute the District's net pension liability/asset. These differences are recognized over a seven-year and five-year period, respectively. The District also defers recognition of contributions to its pension plan made between the measurement date of the pension liability/asset and the District's fiscal year-end. Deferred pension contributions are reported as deferred outflows in the statement of net position.

Bexar Metro 9-1-1 Network

Notes to Basic Financial Statements

September 30, 2020

Net Position

Net position of the District is comprised of three components. Net investment in property and equipment consists of capital assets, net of accumulated depreciation, reduced by any outstanding balances of borrowings used to finance the construction/acquisition of those assets. Restricted-pensions represents resources restricted for pension items relating to the District's pension plan. Unrestricted represents the net amount of the assets, deferred outflows of resources, liabilities and deferred inflows of resources that are not included in the determination of net investments in property and equipment or the restricted component of net position, including board-designated amounts. The District first applies restricted net position when an expense or outlay is incurred for purposes for which both restricted and unrestricted net position are available.

Operating and Nonoperating Revenues

Operating revenues of the District include 9-1-1 service fees. Operating expenses include expenses incurred for activities relating to the provision of 9-1-1 services. Nonoperating revenues/expenses include nonexchange and exchange-like transactions, which include transactions for which cash flows are generally reported as capital and related financing activities, noncapital financing activities or investing activities on the statement of cash flows.

Income Tax

The District is exempt from federal income taxes under Section 115 of the Internal Revenue Code (IRC).

Defined Benefit Pension Plan

The District's defined benefit pension plan, Bexar Metro 9-1-1 Network Retirement Plan (Pension Plan), provides retirement, disability and death benefits to plan members and beneficiaries. The Pension Plan participates in the Texas County and District Retirement System Retirement Plan (TCDRS Retirement Plan), an agent multiple employer defined benefit pension plan administered by the Texas County and District Retirement System (TCDRS) that serves 252 Texas counties and 425 diverse districts. TCDRS was established by the Texas Legislature pursuant to Section 67 of Article XVI of the Texas Constitution. The governing statute that permits the participation and that dictates the provisions and any amendment thereof is Subtitle F, Title 8, Government Code (TCDRS Act). The authority for the Pension Plan lies with the District's Board of Directors. TCDRS issues a publicly available actuarial valuation report of the TCDRS Retirement Plan that includes financial information and the required supplementary information. A separate report is publicly available for each participating county and district, including the Pension Plan and its financial information and required supplementary information. These reports may be obtained from the TCDRS website.

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Pension Plan members are required to contribute 7 percent of their annual covered salary. The District is required to contribute at an actuarially determined rate consisting of a normal cost rate and unfunded actuarially accrued liability rate. For purposes of measuring the net pension liability/asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Revenue Recognition

Service fee revenues are recognized when earned for both landline and wireless fees.

Risk Management

The District is exposed to various risks of loss from torts; theft of, damage to and destruction of assets; errors and omissions; employee injuries and illnesses; natural disasters; and employee health, dental and accident benefits. Commercial insurance coverage is purchased for claims arising from such matters. Claims have not exceeded insured limits in any of the previous three years.

Note 2: Economic Dependency and Concentration of Credit Risk

Service fees are levied by the District on telephone customers within the participating jurisdictions. These fees are collected from customers and remitted to the District by the telephone companies providing services to the area. All service fees receivable is derived from these sources and management believes all are fully collectible. There are currently four incumbent local exchange carriers serving the District as well as numerous competitive local exchange carriers and private switch providers.

For the year ended September 30, 2020, the landline service fees were standardized across all three counties at \$0.50 for residential, \$1.00 for business lines and \$1.00 for business trunks. The telephone companies were permitted to retain 1 percent of the fees as an administrative fee.

For the year ended September 30, 2020, all wireless telephone service providers were required to collect a monthly service fee in the amount of \$0.50, per subscriber, which is remitted to the comptroller and then distributed by the Commission on State Emergency Communications (CSEC). CSEC distributes these fees to 9-1-1 jurisdictions using a calculation based upon the jurisdiction's population as a percentage of the entire population of the state of Texas. The wireless telephone companies were permitted to retain 1 percent of these fees as an administrative fee. For the year ended September 30, 2020, approximately 75 percent of revenues were derived from wireless service fees.

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Maintenance on the networks and databases requires significant expense. For the year ended September 30, 2020, approximately 30 percent of the total expenses incurred were for operating and maintaining the networks and databases necessary for continued operation of the District.

Note 3: Property and Equipment

For the year ended September 30, 2020, the amount of property and equipment purchased and the amount of assets disposed of was as follows:

Asset Class	Balance at 2019	Additions	Disposals	Balance at 2020
Assets being depreciated				
Furniture	\$ 1,600,040	\$ -	\$ -	\$ 1,600,040
Office equipment	2,365,011	15,000	-	2,380,011
Computer equipment	10,809,642	185,464	-	10,995,106
Software	628,007	104,659	-	732,666
Building	53,518,060	38,950	-	53,557,010
Land and land improvements	3,548,232	-	-	3,548,232
Vehicle	152,702	-	-	152,702
Construction in progress	31,474	-	-	31,474
Total	<u>\$ 72,653,168</u>	<u>\$ 344,073</u>	<u>\$ -</u>	<u>\$ 72,997,241</u>

For the year ended September 30, 2020, the accumulated depreciation and the amount of expense recorded were as follows:

Asset Class	Balance at 2019	Additions	Disposals	Balance at 2020
Assets being depreciated				
Furniture	\$ 724,492	\$ 222,768	\$ -	\$ 947,260
Office equipment	1,434,368	277,524	-	1,711,892
Computer equipment	4,892,025	2,127,896	-	7,019,921
Software	521,981	35,161	-	557,142
Building	3,633,919	1,379,804	-	5,013,723
Land and land improvements	171,057	6,425	-	177,482
Vehicle	132,716	19,986	-	152,702
Total	<u>\$ 11,510,558</u>	<u>\$ 4,069,564</u>	<u>\$ -</u>	<u>\$ 15,580,122</u>

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Note 4: Retirement Savings Plan

Eligible District employees may participate in the United States Conference of Mayors Deferred Compensation Program (Plan). The Plan is qualified under Section 457 of the IRC. The Plan provides municipal employees with an officially sponsored and monitored supplemental retirement and savings plan. Under the Plan, employees may contribute and defer a portion of their salary before federal income taxes. Voluntary contributions may be made at the discretion of the District. For the year ended September 30, 2020, the District made contributions to the Plan of \$104,445.

Note 5: Pension Plan

Plan Description

The District's agent multi-employer defined benefit pension plan is separately administered by the Texas County District Retirement System (TCDRS). TCDRS is governed by a nine-member board comprised of system members and retirees appointed by the Governor of the State of Texas and confirmed by the Texas Senate. TCDRS acts as a common, independent investment and administrative agent for the District. In a defined benefit plan, pension benefits are actuarially determined by a member's age at retirement, number of years of service credit and final compensation as calculated under the TCDRS Retirement Plan document. The TCDRS Retirement Plan does not issue a separate report that includes financial statements and required supplementary information for the TCDRS Retirement Plan. TCDRS in the aggregate issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the TCDRS Board of Trustees, P.O. Box 2034, Austin, Texas 78768-2034 or from the website www.tcdrs.org.

Benefits Provided

During employment, employees contribute 7 percent compensation to the TCDRS Retirement Plan. At the time a pension benefit is payable, a member's accumulated personal contribution and accrued interest are matched by the District at a 200 percent level. This matching is only activated at death, disability or retirement. Benefits are payable based on the member's election of eight payout options. Payments, once elected, are guaranteed for life. Members are fully vested in their contribution to the TCDRS Retirement Plan.

Contributions

The District's contribution is actuarially determined to provide a specific level of benefit. The employees contribution rate is set at 7 percent, with the District's rate determined through actuarial valuation. The District's elected contribution rate was 10 percent for 2020 as a percentage of covered payroll, which exceeded the rate determined actuarially. Employee contributions for the fiscal year ended September 30, 2020, were \$174,281. Employer contributions for the fiscal year ended September 30, 2020, were \$499,332.

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Membership

Membership in the Plan by membership class at the measurement date of December 31, 2019, is as follows:

Inactive employees or beneficiaries currently receiving benefits	6
Active employees	22
	28
	28

Net Pension Liability

The District's net pension liability was measured at December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Assumptions

As of the latest measurement date of December 31, 2019, the significant actuarially assumptions used in the valuation included:

Investment rate of return (net of administrative expenses)	8.0%
Discount rate	8.1%
Projected salary increases	4.9%
Inflation adjustment	2.75%
Mortality	RP-2014 Active Employee Mortality Table

The actuarial assumptions used in the December 31, 2019; valuation was based on the results of an actuarial experience study for the period January 1, 2013 through December 31, 2016.

The pension Plan's unfunded actuarial accrued liability or asset is being amortized as a level percentage of covered payroll on an open basis. The amortization period as of January 1, 2020, is 30 years.

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Changes in the total pension liability, Plan fiduciary net position and the net pension (asset) liability were as follows:

Changes in Net Pension Liability	Total Pension Liability ^(a)	Increase/(Decrease) Fiduciary Net Position ^(b)	Net Pension (Asset) Liability ^{(a)-(b)}
Balances as of beginning of year	\$ 9,854,553	\$ 9,718,595	\$ 135,958
Changes for the year			
Service cost	367,288	-	367,288
Interest on total pension liability	820,076	-	820,076
Effect of Plan changes	(17,448)	-	(17,448)
Effect of economic/demographic gains or losses	109,482	-	109,482
Benefit payments	(198,770)	(198,770)	-
Administrative expenses	-	(8,965)	8,965
Member contributions	-	161,843	(161,843)
Net investment income	-	1,595,536	(1,595,536)
Employer contributions	-	481,205	(481,205)
Other	-	16,849	(16,849)
Balances as of end of year	<u>\$ 10,935,181</u>	<u>\$ 11,766,293</u>	<u>\$ (831,112)</u>

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Rate of Return on Pension Plan Investments

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant. The numbers shown are based on April 2020 information for a 10-year time horizon. The target allocations and best estimates of rates of return for each major asset class are summarized below:

Asset Class	Target Allocation	Geometric Real Rate of Return Minus Inflation
U.S. Equities	14.50%	5.20%
Private Equity	20.00%	8.20%
Global Equities	2.50%	5.50%
International Equities - Developed	7.00%	5.20%
International Equities - Emerging	7.00%	5.70%
Investment Grade Bonds	3.00%	-0.20%
Strategic Credit	12.00%	3.14%
Direct Lending	11.00%	7.16%
Distressed Debt	4.00%	6.90%
REIT Equities	3.00%	4.50%
Master Limited Partnerships	2.00%	8.40%
Private Real Estate Partnerships	6.00%	5.50%
Hedge Funds	8.00%	2.30%

Discount Rate

The discount rate used to measure the total pension asset was 8.1 percent. Based on Plan funding expectations, the projected fiduciary net position is projected to be sufficient to pay projected benefit payments in all future years. Based on this assumption, the discount rate for purposes of calculating the total pension asset/liability and net pension asset/liability is equal to the long-term assumed rate of return on investments.

Sensitivity to Interest Rate Change

The following presents the resulting net pension (asset) liability calculated using the discount rate of 8.1 percent, as well as what the District's net pension asset would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
	7.10%	8.10%	9.10%
District's net pension (asset) liability	\$ 608,653	\$ (831,112)	\$ (2,041,320)

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Pension Expense

For the year ended September 30, 2020, the District reported pension expense as follows:

Service cost	\$ 367,288
Interest on total pension liability	820,076
Effect of Plan changes	(17,448)
Administrative expenses	8,965
Member contributions	(161,843)
Expected investment return net of investment expenses	(805,162)
Recognition of economic/demographic gains or losses	11,899
Recognition of assumption changes or inputs	(8,869)
Recognition of investment gains or losses	117,577
Other	<u>(16,849)</u>
Pension income	<u><u>\$ 315,634</u></u>

Deferred Outflows and Inflows of Resources

As of September 30, 2020, deferred outflows of resources are as follows:

Differences between expected and actual experience	\$ 189,902
Changes in assumptions	16,244
Investment loss - pensions	1,217,149
Contributions made subsequent to the measurement date	<u>186,249</u>
	<u><u>\$ 1,609,544</u></u>

As of September 30, 2020, deferred inflows of resources are as follows:

Differences between expected and actual experience	\$ 65,201
Changes in assumptions	67,960
Investment gains - pensions	<u>1,465,740</u>
	<u><u>\$ 1,598,901</u></u>

Bexar Metro 9-1-1 Network
Notes to Basic Financial Statements
September 30, 2020

Amounts currently reported as deferred outflows of resources related to the pension Plan, excluding contributions made subsequent to the measurement date, will be recognized in pension expense as follows:

Year ended September 30,		
2020	\$	(52,202)
2021		(71,737)
2022		44,542
2023		(156,266)
2024		23,184
Thereafter		<u>36,870</u>
	<u>\$</u>	<u>(175,609)</u>

At September 30, 2020, the District reported \$186,249 as deferred outflows relating to pension contributions subsequent to the measurement date and prior to year-end. This amount will be recognized as a reduction to the net pension liability at September 30, 2020.

Note 6: Operating Leases

The District leases office and storage space under the Quarry Run Regional Operations Center. These leases expire in various years through 2025. These leases contain five one-year renewal options, each commencing on the anniversaries of the effective dates of the leases. Rental receipts include minimum rentals based on the number of storage cabinets utilized.

Future minimum lease receipts at September 30, 2020, were:

2021	\$	338,400
2022		338,400
2023		243,200
2024		130,400
2025		<u>19,200</u>
	<u>\$</u>	<u>1,069,600</u>

Note 7: Contingencies

As a result of the spread of the SARS-CoV-2 virus and the incidence of COVID-19, economic uncertainties have arisen which may negatively affect the financial position, results of operations and cash flows of the District. The duration of these uncertainties and the ultimate financial effects cannot be reasonably estimated at this time.

REQUIRED SUPPLEMENTARY INFORMATION

Bexar Metro 9-1-1 Network

Schedule of Changes in the Net Pension (Asset) Liability and Related Ratios

	2019	2018	2017	2016	2015	2014
Total Pension Liability						
Service cost	\$ 367,288	\$ 318,976	\$ 262,145	\$ 199,303	\$ 175,284	\$ 172,766
Interest (includes interest on service cost)	820,076	740,685	586,665	500,717	447,716	399,293
Effect of Plan changes	(17,448)	(17,427)	1,311,329	511,203	(13,339)	-
Effect of economic/demographic (gains) or losses	-	75,991	(30,691)	70,634	(166,819)	47,876
Effect of assumptions changes or inputs	109,482	-	(118,930)	-	56,849	-
Benefit payments, including refunds of member contributions	(198,770)	(174,516)	(157,551)	(112,478)	(61,381)	(28,611)
Net change in total pension liability	1,080,628	943,709	1,852,967	1,169,379	438,310	591,324
Total pension liability - beginning	9,854,553	8,910,844	7,057,877	5,888,498	5,450,187	4,858,863
Total pension liability - ending	<u>\$ 10,935,181</u>	<u>\$ 9,854,553</u>	<u>\$ 8,910,844</u>	<u>\$ 7,057,877</u>	<u>\$ 5,888,497</u>	<u>\$ 5,450,187</u>
Plan Fiduciary Net Position						
Contributions - employer	\$ 481,205	\$ 464,826	\$ 431,281	\$ 418,452	\$ 393,575	\$ 395,313
Contributions - employee	161,843	150,378	126,897	117,917	100,503	101,719
Net investment income	1,595,536	(170,992)	1,157,454	514,616	(292,879)	384,709
Benefit payments, including refunds of member contributions	(198,770)	(174,516)	(157,551)	(112,478)	(61,381)	(28,611)
Administrative expense	(8,966)	(7,806)	(6,280)	(5,591)	(4,955)	(4,921)
Other	16,849	14,078	5,310	40,842	(7,252)	(5,442)
Net change in Plan fiduciary net position	2,047,697	275,968	1,557,111	973,758	127,611	842,767
Plan fiduciary net position - beginning of year	9,718,596	9,442,628	7,885,517	6,911,759	6,784,149	5,941,382
Plan fiduciary net position - end of year	<u>\$ 11,766,293</u>	<u>\$ 9,718,596</u>	<u>\$ 9,442,628</u>	<u>\$ 7,885,517</u>	<u>\$ 6,911,760</u>	<u>\$ 6,784,149</u>
Plan fiduciary net position as a percentage of the total pension liability	\$ (831,112)	\$ 135,957	\$ (531,784)	\$ (827,640)	\$ (1,023,263)	\$ (1,333,962)
	108%	99%	106%	112%	117%	124%
Covered employee payroll	\$ 2,312,046	\$ 2,148,259	\$ 1,812,811	\$ 1,684,522	\$ 1,435,750	\$ 1,453,127
District's net pension liability as a percentage of covered employee payroll	-35.95%	6.33%	-29.33%	-49.13%	-71.27%	91.80%

Note to schedule:

This schedule is intended to display the most recent 10 years of data for annual changes in the net pension asset. Until such time has elapsed after implementing GASB Statement No. 68, this schedule will only present information from those years that are available.

Bexar Metro 9-1-1 Network Schedule of Employer Contributions

Year Ended September 30	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Pensionable Covered Payroll (1)	Actual Contribution as a % of Covered Payroll
2020	\$ -	\$ 499,332	\$ (499,332)	\$ 2,312,046	21.6%
2019	\$ -	\$ 475,848	\$ (475,848)	\$ 2,148,259	22.2%
2018	\$ -	\$ 455,791	\$ (455,791)	\$ 2,306,273	19.8%
2017	\$ -	\$ 426,697	\$ (426,697)	\$ 1,931,977	22.1%
2016	\$ 13,622	\$ 157,935	\$ (144,313)	\$ 1,661,228	9.5%
2015	\$ 76,380	\$ 392,390	\$ 66,010	\$ 1,506,490	9.5%

Notes to Schedule:

(1) Payroll is calculated based on contributions as reported to TCDRS

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the District will present information for those years for which information is available. Information presented in this schedule has been determined as of the District's fiscal year-end (September 30) in accordance with GASB 68.

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry Age Normal
Amortization method	Level percentage of covered payroll, closed period
Remaining amortization period	0.0 years
Asset valuation method	5-year smoothed market
Inflation	2.75%
Salary increases	Varies by age and service. 4.9% average over career including inflation
Investment rate of return	8.00%, net of investment expenses, including inflation

Retirement Age – Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.

Mortality – In the 2019 actuarial valuation, 130% of RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.

Changes in Plan Provisions Reflected in the Schedule – Effective with the 2018 calendar year, employer contributions reflect that a 2 percent flat COLA was adopted.

BEXAR METRO 9-1-1 NETWORK

2020

ANNUAL REPORT



BEXAR METRO

Our Mission Statement

“The District’s mission is to deploy and maintain a state-of-the-art 9-1-1 emergency communication system that enables citizens in distress to quickly communicate their requests for police, fire, or emergency medical assistance; and to ensure member jurisdictions have the appropriate 9-1-1 tools necessary to efficiently and accurately receive and process those requests.”



Bexar Metro By the Numbers...

Geography

Counties Served: Bexar, Comal, Guadalupe
Square Miles: 2,546
Population: 2.2 Million

Emergency Communications Centers

Emergency Communication Centers: 21
JBSA 9-1-1 Emergency Communication Centers: 3
9-1-1 Telecommunicators: 612

9-1-1 Call Volume

Total Annual 9-1-1 Calls: 1,865,948
Total Annual 9-1-1 Text Requests: 3,933
Average Daily Emergency Request: 5,122

Participating
Jurisdictions: 40

Call Percentages by Technology

Wireless: 87.25%
Wireline: 7.55%
VoIP: 4.99%
Text: 0.21%

Operating Service Providers: 167

Wireless Service Providers: 4



MESSAGE FROM THE CHAIRMAN OF THE BOARD

January 2021

On behalf of the Bexar Metro 9-1-1 Network Board of Managers and staff, I am proud to present to you the Bexar Metro Fiscal Year 2020 Annual Report. This publication provides accounting of Bexar Metro's Fiscal Year 2020 revenues, required expenditures, and an overview of the critical services the District provided to our forty (40) participating jurisdictions during the year. I believe you will be impressed with the breadth and quality of emergency communication services the District provides to the citizens of Bexar, Comal, and Guadalupe Counties.

The Quarry Run Regional Operations Center continues to support not only its anchor tenant, Bexar County Public Safety Communications, but stands ready to serve as a backup to the twenty (20) Emergency Communications Centers (ECCs) providing 9-1-1 services within the District. The readiness and viability of this critical facility were tested several times in 2020 through a combination of planned ECC relocations supporting building remodels, pilot projects testing split 9-1-1 call handling operations, and contingency relocations due to equipment or power failure.

Bexar Metro welcomes your feedback and any questions on the information presented in both the Annual Report and Audit Report. Please do not hesitate to contact Brett Schneider, Executive Director, at the District offices with questions concerning the reports or any services provided by the District. He can be reached at (210) 408-3911 or via email at bschneider@bexarmetro.org.

Thank you for your continued support of the Bexar Metro 9-1-1 Network.

Sincerely,

James C. Hasslocher
Chairman



THE BOARD OF MANAGERS

The authority for the Bexar Metro 9-1-1 Network is Texas Health and Safety Code, Chapter 772, Subchapter D, Section 772.301—formerly Vernon’s Annotated Civil Statutes Article 1432e, as approved by the Texas 69th Regular Legislative Session in Senate Bill 750 on May 21, 1985, and subsequently approved by a local election on January 17, 1987.

The Bexar Metro Board is the governing body appointed by member counties and municipalities and has the statutory authority to control and manage the District by providing oversight of policy and fiscal matters. The Executive Director of Bexar Metro is appointed by the Board and is responsible for the overall management of District matters.

The following is a list of the 2020 Board of Managers and the entities that they represent:

- | | |
|--------------------------------|--------------------------------|
| James C. Hasslocher (Chairman) | Bexar County |
| Stephen R. Schneider | Bexar County |
| Judge Sherman Krause | Comal County |
| Dudley Wait | Guadalupe County |
| Heberto Gutierrez | City of San Antonio |
| Chief William McManus | City of San Antonio |
| Cathy C. Talcott | City of New Braunfels |
| Suzanne de Leon | Bexar County Council of Mayors |



James C. Hasslocher



Stephen R. Schneider



Judge Sherman Krause



Dudley Wait



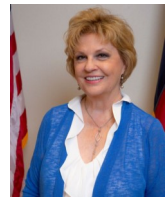
Heberto Gutierrez



Chief William McManus



Cathy C. Talcott



Suzanne de Leon



MESSAGE FROM THE EXECUTIVE DIRECTOR

The mission of the Bexar Metro 9-1-1 Network (Bexar Metro or District) is to ensure the citizens of Bexar, Comal, and Guadalupe Counties have immediate access to emergency services regardless of technology or type of device. In 2020, the District's 9-1-1 system processed approximately 1.8 million emergency requests. To ensure we remain in a position to provide the highest caliber of service to our citizens, participating jurisdictions, and the Emergency Communications Centers (ECCs) we support, it is imperative we continue to evolve with technology and provide the resources – in both equipment and training – to guarantee the ECCs have the tools necessary to facilitate a quality public safety response. The 9-1-1 technology we provide, coupled with the six hundred and twelve (612) dedicated 9-1-1 professionals serving at the front-line of the emergency response cycle, serve as the public's lifeline to Police, Fire, and Emergency Medical services.

After several years of planning and design, we will soon begin the systematic transition of all twenty-one (21) ECCs from the current digital 9-1-1 selective routing system to the new, IP-Based Next Generation Core Services (NGCS) platform. We anticipate the transition to begin in September, with all locations on the new system by end of year. The next phase of the project, the rehome and further diversification of over two hundred (200) wireline central office, Voice over IP (VoIP), and wireless carrier interconnection points, will begin in early 2022. Once complete, the NGCS architecture will set the foundation for the integration of future technologies and, more importantly, achieve a greater level of system redundancy and diversity than available in today's 9-1-1 network.

This annual report provides a summary of revenues and expenses incurred by Bexar Metro during 2020 in support of our mission to provide quality Enhanced 9-1-1 service. In addition to the financial aspect, a synopsis of major accomplishments and system enhancements, many related to the aforementioned NGCS project, are included. The overarching goal of each system enhancement or project initiated by the district is to further strengthen, safeguard, and improve upon the 9-1-1 lifeline serving the 2.3 million citizens residing within the district.

Bexar Metro remains committed to providing our citizens with one of the most technologically advanced and resilient emergency communications systems in the nation. Please do not hesitate to contact me at (210) 408-3911 for additional information on our programs or if I can be of service.

Respectfully,

Brett Schneider, ENP
Executive Director



DISTRICT ACCOMPLISHMENTS

- Enhanced network diversity and redundancy between the Vesta Host Systems and ECCs with the transition from a network auto-failover to a dual path, diverse access design
- Created a Network Operations Center (NOC) for 9-1-1 technicians and staff to monitor 9-1-1 network, core equipment, and call activity to proactively address potential issues before they impact emergency call delivery
- Next Generation 9-1-1 - Initiated project to transition twenty-one (21) Emergency Communications Centers (ECCs) to the AT&T Next Generation Core Service (NGCS) platform, providing greater 9-1-1 selective routing resiliency and diversity through a nationwide core of six selective routing systems
- Began transition of current tertiary LTE back-up solution to FirstNet
- Increased Quarry Run fiber and copper infrastructure by 50% to enhance capacity and diversity between building demarcation points, data centers, and areas housing public safety infrastructure
- Created an Incident Security Operations Center (ISOC) at the Saddletree headquarters equipped to monitor, detect, and mitigate cyber-attacks on the 9-1-1 administrative and critical networks supporting public safety operations at Quarry Run
- Redesign of proposed Bexar Metro network to NGCS interconnection to increase 9-1-1 call ingress and egress paths for enhanced diversity and redundancy
- Created an implementation plan to transition 9-1-1 routing core infrastructure to an Ether Channel, high availability design in conjunction with NGCS deployment
- Achieved 99.75% match rate, exceeding the National Emergency Number Association (NENA) standard for data synchronization between the Master Street Address Guide (MSAG), Automatic Location Information (ALI) Database, and Geographic Information Systems (GIS) data
- Executed a contract with Sanborn for high accuracy oblique and ortho imagery data and developed interim solution to support z-axis (vertical) location accuracy requirements mandated by the Federal Communications Commission (FCC)
- Renovated the former Regional Emergency Operations Center space at Saddletree to support ISOC operations
- Upgraded Data Center B power and HVAC to accommodate increased customer data center presence and expanded footprint
- Implemented new policies, procedures, equipment, and services to mitigate the spread of COVID-19, not only in the Bexar Metro facilities, but, also the ECCs as well.

SECURITY OPERATIONS



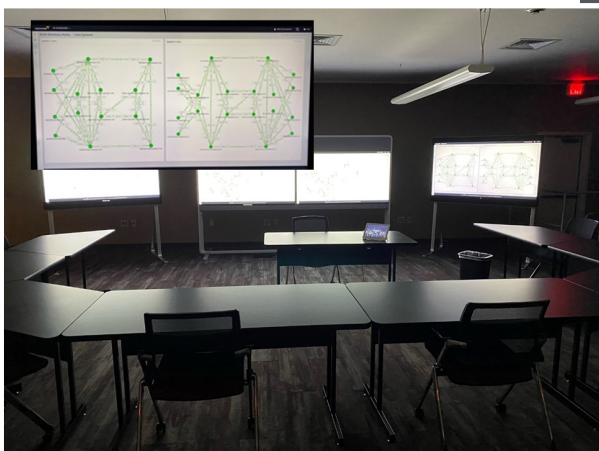
As many of us know, we have had quite a year in the network and cyber security realm. This includes not only the build-out of our Network Operations Center (NOC) at Quarry Run and the Incident Security Operations Center (ISOC) at Saddletree, but also the stand-up of the monitoring and reporting software (SolarWinds) for observing both the 9-1-1 and administrative networks.

The NOC at Quarry Run has seen the biggest transformation, both physically and functionally. The WebEx Room Kit doubles as NOC display boards. When not functioning as display units for meetings, the screens display vital network maps and Vesta Activity View dashboards. The physical layout of the room further serves the purpose of a NOC allowing individual workstation views of the dashboards and interaction via WebEx in the event of remote collaboration.

Saddletree has also seen a metamorphosis in the old Regional Emergency Operations Center (REOC) area. The addition of these WebEx Room Kits and interactive boards has also enabled this space to serve as a Incident Security Operations Center (ISOC) while simultaneously leveraging WebEx collaboration. The large open area further enables collaboration within the room while facilitating interaction with remote users during incident response. When not using the WebEx meeting capabilities, the screens display vital network statistics, cyber security incidents, and traffic analysis data.

Much of this newfound data being displayed in the NOC and ISOC are a result of the newly implemented network monitoring and alerting solution called SolarWinds. SolarWinds is gathering information from not only Bexar Metro's internal systems, but also from the 9-1-1 network infrastructure. This platform can see into network devices and report on a myriad of information, including utilization of individual links, system processing capabilities, any errors or misconfigurations, and traffic flow data. Having all this information in a central place allows Bexar Metro to analyze traffic and system information, to receive alerts on any anomalies, and even to plot growth patterns for predictive forecasting.

Expanding the capability to monitor 9-1-1 systems, network traffic, and security events represents Bexar Metro's commitment to not only provide unprecedented service to our residents and the ECCs that service them, but also position the District as a leader in the nation for 9-1-1 service and network operations and security.





TRANSITIONING TO NEXT GENERATION 9-1-1

What is Next Generation 9-1-1? Next Generation 9-1-1 (NG9-1-1) replaces Enhanced 9-1-1 by adding additional capabilities to support changes for current and new types of Originating Service Providers. NG9-1-1 adds flexibility for Emergency Communications Centers (ECCs) and 9-1-1 Authorities, as well as adding features to integrate and interoperate with emergency entities beyond the ECC.

There are various reasons why migration to Next Generation 9-1-1 is essential. There is a fundamental shift in the telecommunications landscape, moving away from the older technology of central offices and the circuit switch infrastructure. This architecture was primarily designed for voice communications and interconnecting voice callers. With the advent of computer broadband, data networks have evolved differently, because this data has different demands. Furthermore, communications are becoming more and more mobile, resulting in the old circuit-switched landlines being phased out. The telecommunication carriers are replacing their old infrastructure with new IP-based switches that can simultaneously handle voice and data within the infrastructure across the shared network. As a consequence, the legacy selective routers are nearing the end of their life cycles. Bexar Metro and AT&T signed a contract to begin the rollout of one of Texas' first Emergency Services Internet Protocol Networks (ESInet), and staff began working on the deployment of this network during the first quarter of 2020.

NG9-1-1 utilizes an ESInet, IP based services and applications, Databases and Data Management which connect to ECCs by employing spatial routing to deliver emergency calls. Deployment of an ESInet will allow the caller to transmit text messages, images, video, and vital related data to the ECCs. NG9-1-1's intention is to be a system of systems interconnected at local, regional, state, federal, national, and international levels to form an IP-based inter-network (network of networks). There may be several ESInets deployed within the State of Texas that can service many ECCs and allow for sharing of cost and resources.

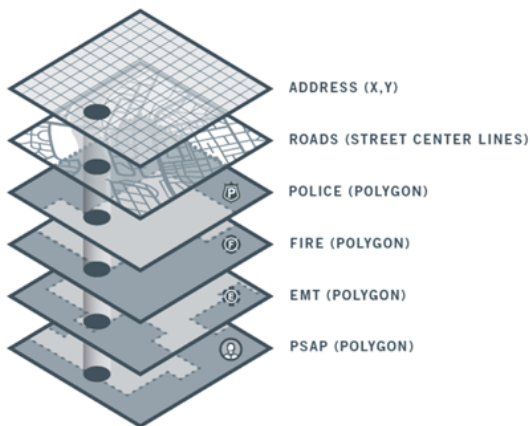
The ESInet is the transport mechanism, so rather than having a Centralized Automatic Message Accounting (CAMA) trunk from point A to point B, in the future we will have an IP network - but not just any IP network. The network will be secure, reliable, private, and managed for emergency communications services. It will be public safety grade, meaning that its uptime should be 99.999%. The network will be shared by all public safety agencies. By adopting the same networking standards as most of the other industries, which is known as i3, we will be essentially paving the way for features and abilities that traditional trunking cannot do. The ESInet is not i3 architecture or NG9-1-1 but will provide infrastructure for i3 core functional processes, NG9-1-1 services, and interoperable agencies.

Current call delivery to 9-1-1 ECCs utilizes central offices, regulated telecommunications service providers, and known networks. As we transition to NG9-1-1, the network will become an IP-based network with additional security known as a Border Control Function (BCF). The BCF acts as a gateway or firewall into the Next Generation system. The current call location data consists of the customer address, the Emergency Service Zones (ESZs) and the Master Street Address Guide (MSAG), which collectively form the Automatic Location Information (ALI) displayed at the ECCs. In NG9-1-1, the MSAG function will be replaced by the Location Validation Function, which will more efficiently validate an address. The Location Database effectively does the roles of both the ALI database and the Location Information Server, which is a functional element providing locations of endpoints (i.e., calling device) in an IP-capable originating network.

The current Selective Router will be replaced with an Emergency Service Routing Proxy, while our Selective Router Database will be replaced with an Emergency Call Routing Function (ECRF) and Policy Routing Function (PRF). The ECRF is a functional element that returns a route to the appropriate ECC for the caller's location (either civic address or geo-coordinates). Should that ECC be busy, the PRF determines the next hop in the path so those calls can be answered by the alternate ECC.

A large component of spatially routing the 9-1-1 calls in an ESInet involves a Geographic Information System (GIS), which is a system for capturing, storing, displaying, analyzing, and managing geographically referenced information and the associated attributes. A GIS is not a map, but a relational database. For years, Bexar Metro staff have maintained GIS data layers for our ECCs. The GIS data was put to rigorous comparisons to validate topology features of the datasets against the MSAG and ALI data. The National Emergency Number Association (NENA) recommends that MSAG and GIS data reach a 98% or greater match rate before using GIS data for NG9-1-1. Bexar Metro has maintained an in-house 99% match rate by comparing our ALI and MSAG data to our GIS data. Upon the initial load of Bexar Metro’s GIS data layers to the Enterprise Geospatial Database Management System (EGDMS), 99.75% of the features were loaded without any critical errors.

Next Generation 9-1-1 Geographic Information System (GIS) Data Layers



NG9-1-1 GIS Required Datasets:

- Street Centerline
- Public Safety Answering Point (PSAP) Boundary
- FIRE, LAW, EMS Boundaries
- Authoritative Boundary

Strongly Recommended:

- Site/Structure Address Points
- Road Name Alias Table
- Cell Site and Sectors
- Municipal, County, State Boundaries

GIS Data Layers - Initial Upload to Enterprise Geographic Database Management System (EGDMS)

Date Submitted	Agency Layer Name	Total Count	Changed/Added Feature Count	Critical Errors*	Proceeded to Production
7/29/2020	ADDRESSES	794,054	794,054	832	793,222
7/29/2020	EMS	37	37	1	0
7/29/2020	FIRE	65	65	0	65
7/29/2020	LAW	55	55	1	0
7/29/2020	PROVISIONING	1	1	0	1
7/29/2020	PSAP	33	33	0	33
7/29/2020	STREET CENTERLINES	131,729	131,728	1,438	130,291
	TOTAL	925,974	925,973	2,272	923,612

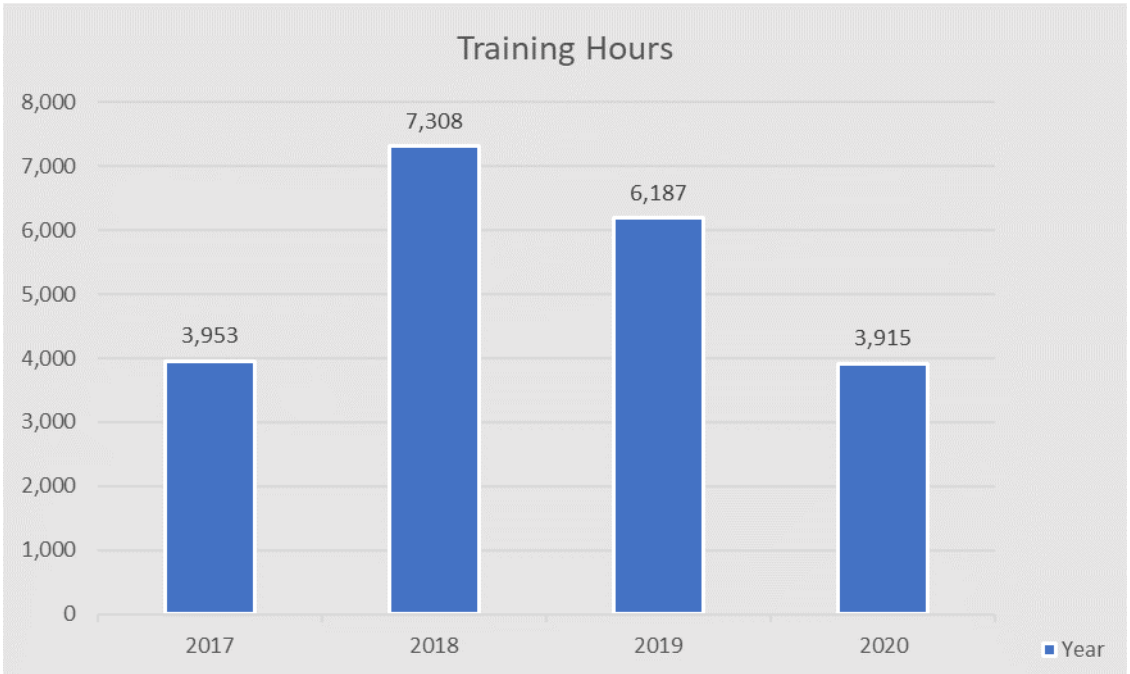
The ESInet is virtually engineered from the ground up to carry these various data types, along with traditional voice, while being exceptionally secure and available. New ways to share information across the public safety network is poised to change the way we do business more than any other advances in the past. There will be significant human resource impacts to the 9-1-1 call takers, who may experience increased workloads and the need for new training to respond to these new communication types. As the District transitions to NG9-1-1 and experiences significant changes to our network and business model, Bexar Metro staff continue to utilize national industry standards as guidance for deployment.



TRAINING & EDUCATION

As the Bexar Metro Training Program continues to grow, develop, and implement various training and educational programs, it is also expanding into the virtual training world.

In 2020, 561 telecommunicators attended various types of training, utilizing web-based programs to communicate. COVID-19 shut down all in-person training presenting many challenges. However, we managed to accomplish and provide 3,915 training hours.



Below are some of the training courses we were able to complete utilizing virtual instruction:

1. Denise Amber Lee: A Victim’s Plea
2. HOPE IN THE MIDST OF CHAOS: The Las Vegas Shooting
3. Communications Training Officer
4. Customer Service and the COVID Connection
5. Domestic Violence – Isolation with Your Abuser
6. Suicide and Crisis in the COVID era
7. 9-1-1 Stress Strategies – A Heroes Choice

Texas Commission on Law Enforcement (TCOLE), is the governing entity overseeing training, amongst other areas of law enforcement. Some of the rules implemented by the TCOLE are as follows:

1. All training courses must be approved by the TCOLE prior to implementation.
2. No licensure course training, no exceptions.
3. No cellular telephone training: all training must be received on a laptop or desktop computer with a camera so the instructor has visual contact with students at all times.

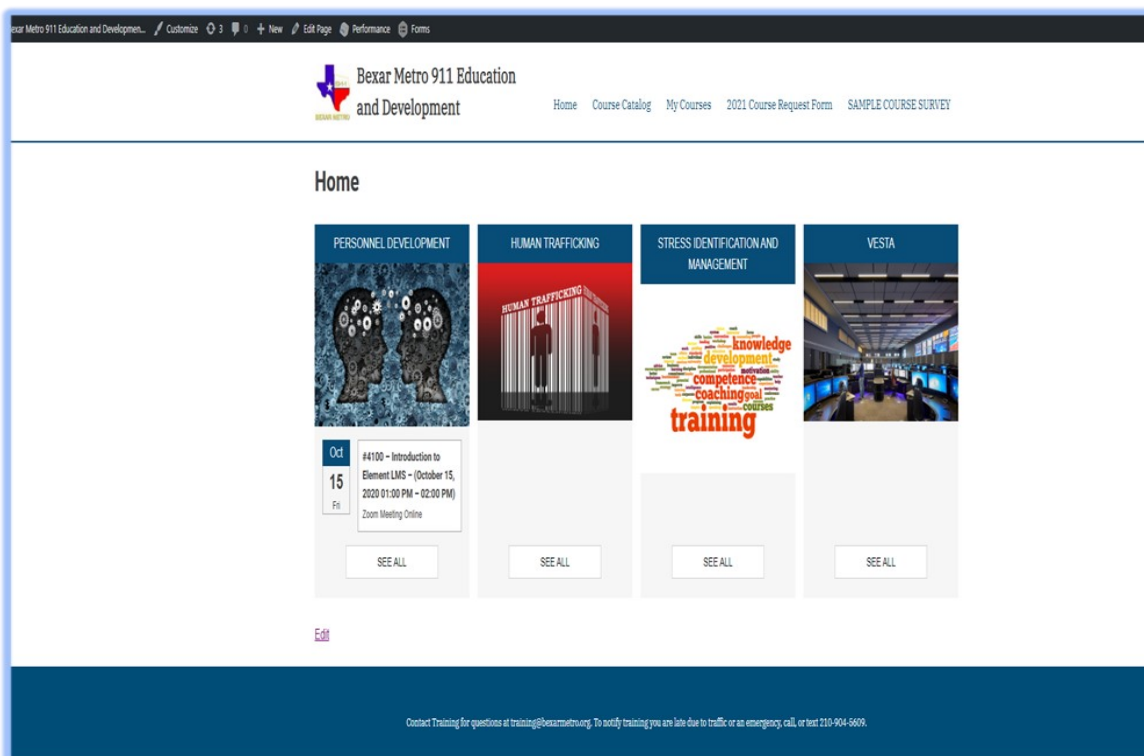


Bexar Metro accomplished an important milestone with the Department of Public Safety (DPS). Our training department was the only one out of the entire state approved to train the state mandated TCIC/TLETS. This accolade was due to several factors, including:

1. Training record history and course critiques over the course of 23 years.
2. Knowledge and enforcement of course policies.
3. Using the paid version of WebEx meetings.

Bexar Metro also launched a training website, a first at Bexar Metro. This resource is limited to only those currently employed at the agencies in our three-county service area, Bexar, Comal, and Guadalupe Counties. Our trainer, Denera White, has the task of confirming employment rosters with each agency every 6 to 8 weeks. All agencies are aware that if an employee is terminated, Bexar Metro is to be notified immediately so that access to the affected account may be suspended. New employees must be registered into for access. Bexar Metro maintains ultimate control over access to the training system.

This new website allows us to post courses, take registrations, maintain a waiting list for classes, provide automated course critiques, certificates and more. We are excited about this new adventure and cannot wait to expand and host courses elsewhere as well. The website allows for keeping track of that also!



In conclusion, despite COVID challenges, the Training department was able to find other ways to implement training via virtual technologies, accomplishing and even exceeding our goals for the year.



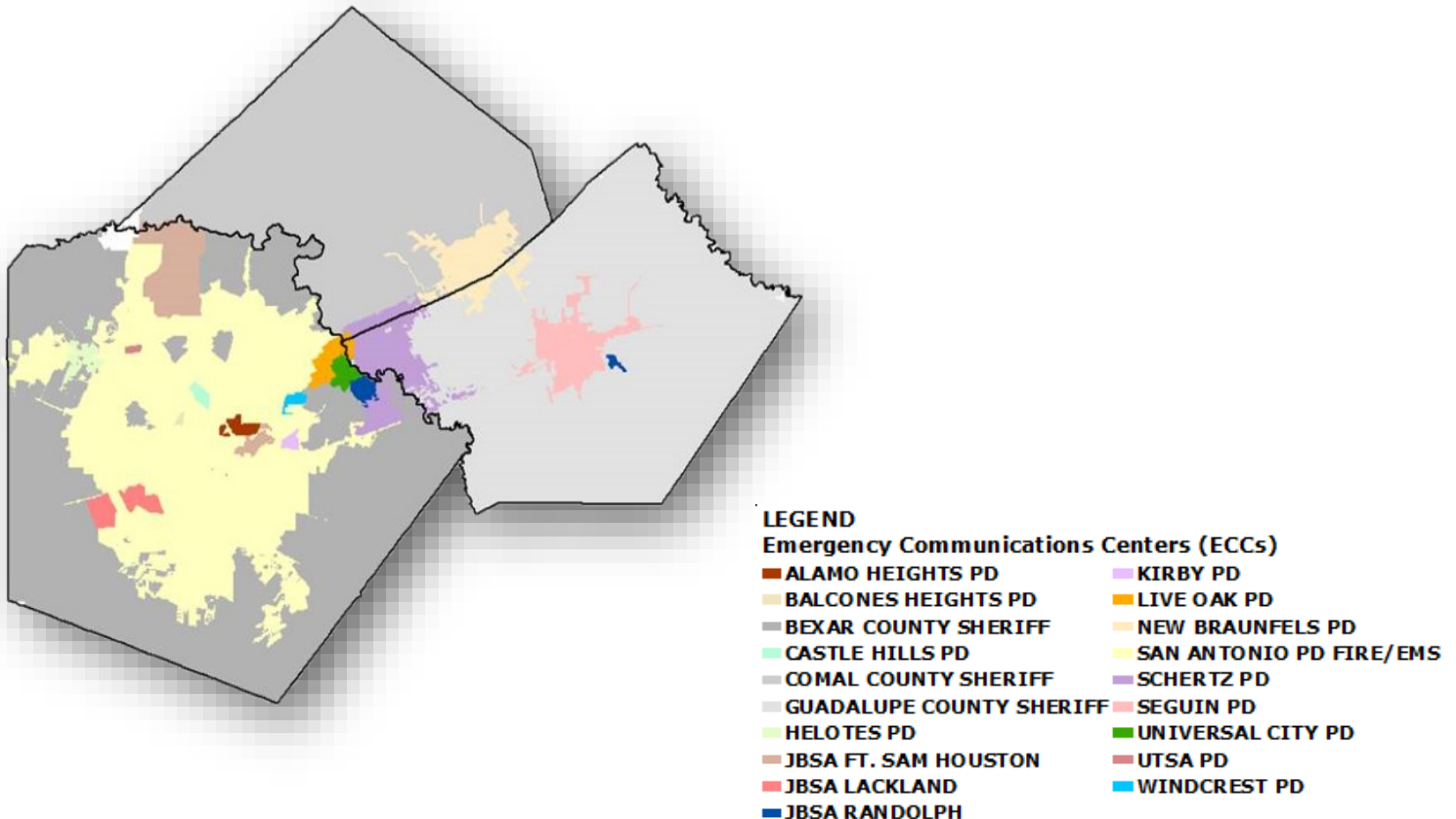
BEXAR METRO 2020 BUDGET SUMMARY

More than 95 percent of the total funding for the Bexar Metro 9-1-1 Network (Bexar Metro or District) is generated by emergency service fees on telephone services, including traditional wireline, wireless, private switch and Voice over Internet Protocol (VoIP). These small monthly service fees collected on behalf of the District by telephone service providers in Bexar, Comal, and Guadalupe counties fund the planning and implementation as well as the operations and maintenance of one of the premier Enhanced 9-1-1 systems in the nation.

The Bexar Metro annual budget is adopted by its Board of Managers each year after the governing bodies of each of the 40-member jurisdictions have had the opportunity to review, consider, and approve a draft version. Budget expenditures required for the 9-1-1 operation is divided into two primary sections: the Operations and Maintenance (O&M) expenditures and the Capital expenditures. The O&M expenditures provide for the ongoing management of existing operations while the Capital expenditures, including funds transferred from the capital reserve fund, provide for current and future enhancements to District Operations. The District's Capital Reserve Fund is set aside for those enhancements.

Currently, the majority of the Bexar Metro Capital Reserve Fund is dedicated to the cost associated with the current NGCS project and a 9-1-1 core, call-handling, and mapping system refresh planned for 2024-2025.

Bexar Metro has, from the start, adhered to a policy of sound fiscal planning and management and has never borrowed funds. Because of strong leadership, the District is in a strong fiscal position to meet its future obligations while continuing to enhance the services it provides to the citizens it serves.



Bexar Metro 9-1-1 Network Fiscal Year 2020 Budget Summary



	FY 2020 Budget	FY 2020 Actual
Revenue		
9-1-1 Service Fee Revenue	\$ 15,417,508	\$ 15,352,532
Interest Income	\$ 228,500	\$ 143,027
Miscellaneous	\$ 312,500	\$ 325,894
Total Revenue	\$ 15,958,508	\$ 15,821,453
Planned Reserve Transfer	\$ 1,012,645	\$ -
Previous Year Carry-Over	\$ -	\$ -
 Total Funds Available	 \$ 16,971,153	 \$ 15,821,453
Expenditures		
Personnel Services	\$ 3,164,046	\$ 3,033,708
Operations	\$ 7,936,782	\$ 4,579,364
Facilities	\$ 1,715,525	\$ 1,478,669
Education and Training	\$ 163,500	\$ 63,430
Contingencies	\$ 500,000	\$ 250,000
Total O&M Expenses	\$ 13,479,853	\$ 9,405,171
Capital Expense	\$ 1,556,300	\$ 1,330,308
Capital Reserve	\$ 1,935,000	\$ 5,085,974
Total Capital Expense	\$ 3,491,300	\$ 6,416,282
Total Expenditures	\$ 16,971,153	\$ 15,821,453

The Budget Summary utilizes a cash basis for accounting. The accompanying Audit Report differs slightly because it utilizes an accrual basis.

SWORN STATEMENT

STATE OF TEXAS)
)
COUNTY OF BEXAR)

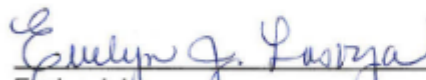
Before me, the undersigned personally appeared and stated:

I, Brett M. Schneider, Executive Director of the Bexar Metro 9-1-1 Network, do solemnly swear that the following Fiscal Year 2020 Budget Summary of revenues and expenditures is a true and correct report of the financial activities of the District for the fiscal year ending September 30, 2020.

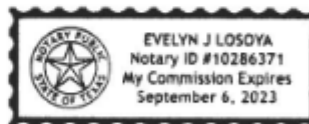


Brett M. Schneider, Executive Director

Sworn to and subscribed this 15 day of January 2021.



Evelyn J. Losoya
Notary Public in and for the State of Texas
My Commission Expires: September 6, 2023





BEXAR METRO

Bexar Metro 9-1-1 Network
911 Saddletree Court, San Antonio, Texas 78231-1523
(210) 408-3911 Telephone

RESOLUTION NO. 21-R-54

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE APPROVAL OF THE BEXAR METRO 911 BUDGET FOR FISCAL YEAR 2022, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Bexar Metro 911 provides 911 telephone access for Bexar, Comal, and Guadalupe Counties by developing and maintaining a reliable emergency communication telephone network; and

WHEREAS, since its inception in 1987, the Bexar Metro 911 authority has operated with the same fees for wired phone lines without any increase in those fees for thirty years; and

WHEREAS, there has been an increase in wireless phone lines and a reducing number of wired phone lines, the Bexar Metro 911 Board of Directors is recommended an increase in wired telephone service fees in 2018; and

WHEREAS, the City staff of the City of Schertz (the "City") has recommended that the City send its approval to the Bexar Metro 911 Board of Directors of its Fiscal Year 2022 budget; and

WHEREAS, the City Council has determined that it is in the best interest of the City to support the growth and expansion of the 911 telephone access systems as planned for in the 2022 budget attached hereto as Exhibit A, for the public safety of Schertz citizens.

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

Section 1. The City Council hereby authorizes the approval of the Bexar Metro 911 budget as presented in Exhibit A.

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

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

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

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City

Council hereby declares that this Resolution would have been enacted without such invalid provision.

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

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

PASSED AND ADOPTED, this 8th day of June 2021

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: City Secretary
Subject: COVID-19 UPDATE - Discussion and update regarding the COVID-19 Virus and our current Ordinance No. 20-H-18 Declaration of Local Disaster. (M. Browne/K. Long/S. Hall)

BACKGROUND

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

Attachments

Revised 20-H-18

Ordinance No. 20-H-18

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

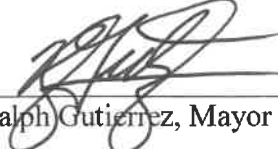
- Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 2. That the local state of disaster and public health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

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


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ TEXAS THIS ORDINANCE WAS PASSED, ON FIRST AND FINAL READING, THE 23rd DAY OF JUNE 2020.

CITY OF SCHERTZ, TEXAS

By: _____


Ralph Gutierrez, Mayor

ATTEST:


Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: Fire Department
Subject: Ordinance No. 21-H-24 - Consideration and/or action approving an Ordinance of the City of Schertz to amend Ordinance 20-H-18 to establish an expiration date for the Declaration of Local Disaster to June 22, 2021 at 11:59 PM. *First Reading (M. Browne/C. Kelm/K. Long/S. Hall)*

BACKGROUND

This ordinance will amend the previous ordinance for the declaration of local disaster to expire on June 22, 2021 at 11:59 pm after our final vaccination clinic.

All CARES fund related expenditures have been submitted for and received reimbursement.

We will continue to request COVID related expenditures be reimbursed through the remaining open funding streams (Public Assistance and American Rescue Plan Act of 2021).

Staff recommends approval of Ordinance 21-H-24 on first reading.

Attachments

Ordinance 21-H-24

Ordinance No. 21-H-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCHERTZ TO AMEND ORDINANCE 20-H-18 TO ESTABLISH AN EXPIRATION DATE FOR THE DECLARATION OF LOCAL DISASTER TO JUNE 22, 2021, AT 11:59 PM.

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

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

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

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

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

WHEREAS, Texas must continue to protect lives while restoring livelihoods, both of which can be achieved with the expert advice of medical professionals and business leaders and the continued reopening of Texas pursuant to GA-36 and subsequent orders of the Governor; and

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

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

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

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

- Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 2. That the local state of disaster and public health emergency declared by Mayor Ralph Gutierrez for the City of Schertz, Texas, pursuant to §418.108(a) of the Texas Government Code and renewed and extended by City Council Ordinance 20-H-15 including all rules and regulations, is hereby further amended, and extended until June 22, 2021, at 11:59 pm.
- Section 3. Pursuant to §418.108(c) of the Government Code, this declaration of a local state of disaster and public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.
- Section 4. Pursuant to §418.108(d) of the Government Code, this declaration of a local state of disaster and public health emergency activates the City of Schertz, Texas, emergency management plan.
- Section 5. All ordinances or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters herein except those portions deemed to conflict with any emergency orders of Governor Abbott.
- Section 6. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 7. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.
- Section 8. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.
- Section 9. Should Governor Abbott lift the statewide disaster declaration and orders now in place prior to the date of expiration stated herein, this ordinance shall no longer be subject to enforcement by the City and shall be repealed by the City Council at the first legally posted meeting thereafter.

Section 10. Any person, firm, corporation, or agent who shall violate a provision of this ordinance, or fail to comply therewith, or with any other requirements thereof, shall be guilty of a Class C misdemeanor. Such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this article is committed or continued, and upon conviction of any such violation, such person shall be punished by a fine not to exceed \$2,000.00.

Section 11. Any peace officer or other person with lawful authority is further authorized to enforce the provisions of this Ordinance or the orders of the Governor in accordance with the authority granted under the Texas Disaster Act of 1975, as applicable, which allows a fine not to exceed \$1000.00 and confinement not to exceed 180 days pursuant to Government Code 418.173.

Section 12. This Ordinance shall be in force and effect from its first and final passage, and any publication required by law.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ TEXAS

PASSED ON FIRST READING, THE 8TH DAY OF JUNE 8, 2021.

PASSED, APPROVED AND ADOPTED ON SECOND READING, THE ____ DAY OF JUNE 2021.

CITY OF SCHERTZ, TEXAS

By: _____
Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: Public Affairs
Subject: Ordinance No. 21-T-25 - Consideration and/or action approving an Ordinance by the City Council of the City of Schertz Texas, authorizing an adjustment to the Fiscal Year 2020-2021 Budget to provide funding for Civic Center chairs, repealing all ordinances or parts of ordinances in conflict with this ordinance; and providing an effective date. *First Reading* (S. Gonzalez/ L. Klepper)

BACKGROUND

The Schertz Civic Center was built in 2006 as part of a CO bond from 2004. The facility cost \$3 million to build and is currently being used for rental space and office space for Public Affairs staff. Since it was built, there have not been any major upgrades done to rental equipment and until recently there had not been any major improvements to the facility since it was built in 2006.

Over the past two years, staff has made a concerted effort to complete necessary maintenance and upgrades to the facility including the replacement of the A/V system and a remodel of the Grand Ballroom and Bluebonnet Hall Kitchens. In FY 2020-2021, the Civic Center Grand Ballroom is scheduled to have the flooring replaced as the current flooring is damaged and worn down over 10+ years of use. In addition to the flooring replacement, staff is recommending the purchase of 450 new chairs for the Grand Ballroom. As the facility ages, upkeep of the facility and also equipment has become increasingly important in order to maintain an attractive and functional gathering space for the community and local businesses.

Staff has researched various chairs for the ballroom and has found an appropriate replacement for the current chairs. This chair is an upholstered stack chair and has a cushion in the seat and on the back of the chair. This equipment will be more comfortable, suitable, and appealing to our renters. The purchase of 450 chairs will cost \$44,887.50. This purchase supports Public Affairs' mission to promote Schertz, provide a high quality and fully functioning Civic Center for the community, and attract out-of-town guests/businesses.

Under Section 351.101(a)(1) Use of Tax Revenue in Texas Local Government Code, this project is qualified to use the City's HOT fund for this purchase. Upon approval of the budget adjustment, the estimated timeline for delivery of the new chairs is about 60 days, depending on the manufacturers' availability. Civic Center staff will work with purchasing to complete the purchase through a Group Purchasing Cooperative contract which offers the best value/pricing on the chairs.

A portion of the current Grand Ballroom chair inventory will be reassigned to the Facilities Division to help support in-house functions which require seating for staff. The remainder of the inventory will be sold on Gov Deals.

GOAL

The goal of this ordinance is to amend the fiscal year 2020-2021 budget to provide funding for 450 new chairs in the Civic Center Grand Ballroom.

COMMUNITY BENEFIT

Upgrading the facility and inventory benefits the customers of the Civic Center internally and externally and helps attract guests, and increase hotel occupancies and additional rental opportunities.

SUMMARY OF RECOMMENDED ACTION

Staff recommends the approval of Ordinance 21-T-25 authorizing the budget adjustment

FISCAL IMPACT

This ordinance will allocate \$44,887.50 from the City's HOT Fund account. As of June 1, 2021 the HOT Fund account balance is \$2,035,000.00.

RECOMMENDATION

Staff recommends approval of Ordinance 21-T-25

Attachments

Ordinance 21-T-25
Chair Quote

ORDINANCE NO. 21-T-25

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN ADJUSTMENT TO THE FISCAL YEAR 2020-2021 HOTEL OCCUPANCY TAX BUDGET FOR THE PURCHASE OF CIVIC CENTER CHAIRS TOTALING \$44,887.50, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance 20-T-31, the City of Schertz (the “City”) adopted the budget for the City for the fiscal year 2020-2021 (the “Budget”), which provides funding for the City’s operations throughout the 2020-2021 fiscal year; and

WHEREAS, the City needs to authorize budget amounts of \$44,887.5 from the Hotel Occupancy Tax Budget for the purchase of 450 chairs for the Civic Center Grand Ballroom; and

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

WHEREAS, in section 351.101 (a)(1) Use of Tax Revenue in Texas Local Government Code states that revenue from the municipal hotel occupancy tax may be used only to promote tourism and the convention and hotel industry, and that use is limited to the following: the acquisition of site for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities; and

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

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

Section 1. The City shall increase the budget by \$44,887.50 from the Hotel Occupancy Tax reserves for the purchase of the chairs.

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 8th day of June, 2021.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 22nd day of June, 2021.

CITY OF SCHERTZ, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)



Highway 65 South, Conway, AR 72032 - orders@virco.com
2027 Harpers Way, Torrance, CA 90501 - orders@virco.com

Equipment for Educators™

QUOTATION #8240849
r.1

Sold To:
CITY OF SCHERTZ
1400 SCHERTZ PARKWAY
SCHERTZ TX 78154

Ship To:
CITY OF SCHERTZ
1400 SCHERTZ PARKWAY
SCHERTZ TX 78154
REFERENCE: 8920SB

Quotation Date: 4/8/2021

We appreciate the opportunity to quote the enclosed prices for our products. Unless otherwise indicated, prices are net and do not include sales tax. Please refer to the above referenced Quotation Number when corresponding with Virco regarding this quote. We offer our quotation priced from the US COMMUNITIES 2021 CONTRACT #R-TC-18004 CLASSROOM FURNITURE Contract. You will need to be registered for US Communities and provide your TIN number prior to acceptance of your purchase order. We offer our quotation subject to the following terms and conditions:

- 1) **FOB Point:** FOB Destination - Tailgate Delivery
- 2) **Payment Terms:** Net 30 days (subject to credit approval)
- 3) **Prices Are Firm:** For Orders Received By 12/31/2021 Orders received after this date are subject to re-quote
- 4) **For Shipment By:** Customer Must Take Delivery Before 12/31/2021
- 5) **Shipment from Virco:** PLEASE NOTE: Lead-times in our popular Quick Ship program are five (5) business days or less; however, due to the overwhelming demand on individual student desks and other key products caused by the COVID-19 pandemic, any order of 500 units or more for a single item may be extended by several days. For a more accurate lead-time estimate on large requests, please contact your local Territory Sales Manager.
 - Quick Ship – Usually 5 Business Days
 - Campus Basics – 4 to 6 weeks
 - Custom Products or Specials – Consult Territory Sales Manager

If products with different lead-times are on the same purchase order, the longest lead-time will apply to the entire order. Additional shipping and handling charges will apply to orders that are requested to be partial shipped before the Virco acknowledged due date. Orders that specify shipment later than the preceding dates will be subject to re-quote.

- 6) **Color:** Standard Virco colors only unless specified otherwise
- 7) **Purchase Order:** We require customer approval by purchase order or signed quote to be emailed to Orders@virco.com or faxed to (800) 258-7367 or (800) 396-8232



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2027 Harpers Way, Torrance, CA 90501 - orders@virco.com

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r.1

- 8) Acknowledgement: Final acceptance and acknowledgement of orders will be as stated on the standard Virco Purchase Order Acknowledgment
- 9) Quantity: Any change in quantities may result in a price change

COVID-19 NOTICE

Thank you for the opportunity to provide a quote for your furniture and equipment needs. Due to the Covid-19 pandemic, Virco wants to ensure your order will be processed with little to no interruption. If this quote generates a purchase order from your district, please include any and all detailed delivery instructions including point of contact, direct phone number to confirm delivery, and requested delivery date. Orders that do not include specific delivery instructions will be entered and processed to ship as soon as product is available.

In the event you experience an unexpected closure of your facility due to COVID-19, and your shipments are already in transit, Virco will help redirect your shipments to a local destination of your choice.

If you are unable to receive your shipments, Virco can arrange to return your products to our warehouse and store your shipments until your facility has been approved to receive your furniture. All associated fees will be passed along to the customer for transportation cost, storage & handling fees as well as redelivery fees.

How To Place Your Order With Virco

3 Ways To Order:

1. Email your PDF quote from Virco to orders@virco.com (please make sure the quote is signed before submitting)
2. Email your standard PO to orders@virco.com
3. Order online at Shop.Virco.com (must register with Inside Sales)

What to Expect Once Order Is Placed *(see below to complete the order process)*

- We will respond to let you know your order was received.
- Once we process your order, an electronic or paper acknowledgment will be sent

In Order to Complete the Order Process, Virco Must Receive The Following Information

Account Info

- "Sold To" Information
- "Ship To" Information
- Pricing source

Delivery Info

- Delivery contact information (name and phone number for a call before delivery)
- Special delivery requests such as specific delivery hours
- Requested delivery date if applicable (orders without requested delivery dates will be entered under ASAP priority and will be shipped as soon as product is ready)

****Please note - our system only allows 8 lines of 30 characters each so please make sure to prioritize any delivery info****

Product Info

- Model (Ex: 9018, ZBOOMMFG)

Color/Finish for the Following:

CHAIRS

- Bucket Color
 - Frame Color
 - Glide
- (Ex: Navy/Chrome/Nylon Glides)

TABLES/DESKS

- Top/Edge Banding
 - Frame Color
 - Glide
- (Ex: Dry Creek Plum/Adobe/Silver Mist/Felt Glides)

FILING CABINETS

- Frame Color
- (Ex: Moonstone)





Equipment for Educators™

QUOTATION #8240849

r.1

Shipping To: CITY OF SCHERTZ

Item #	Supplier/Model #	Description	Unit Price	Qty	Extension
1	Virco Inc #8920SB	Upholstered Stack Chair-Tulip Back-Crown Seat-2.5 Seat Thickness-With Stack Bars 450 ea Upholstery-> Linen Grey (GRY142) Frame-> Silver Mist (GRY02)	\$99.75	450	\$44,887.50
Total					\$44,887.50

The undersigned certifies understanding and agreement of this Quote Letter and has authority to sign for purchase.

CITY OF SCHERTZ
1400 SCHERTZ PARKWAY
SCHERTZ TX 78154

X _____
PO # (if available)

X _____
Name (Print)

X _____
Authorized Signature

If paying by credit card, please call 877-311-9157. The credit specialist will be pleased to assist with your payment.

Item #	Supplier/Model #	Description
1	Virco Inc #8920SB	Upholstered Stack Chair-Tulip Back-Crown Seat-2.5 Seat Thickness-With Stack Bars 450 ea Upholstery-> Linen Grey (GRY142) Frame-> Silver Mist (GRY02)



Image Does Not Reflect Actual Color Priced

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021

Department: Planning & Community Development

Subject: Ordinance No. 21-S-20 - Conduct a public hearing, consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas on a request to rezone approximately 2 acres of land from General Business District (GB) to General Business-2 (GB-2), generally located approximately 5,500 feet east of the intersection between Schwab Road and IH-35 Access Road, 6420 IH 35, also known as Property ID 67796, City of Schertz, Comal County, Texas. *First Reading (B. James/L. Wood/M. Harrison)*

BACKGROUND

The applicant is proposing to rezone approximately 1.824 acres of land from General Business District (GB) to General Business District - 2 (GB-2). The property is located approximately 5,500 feet east of the intersection of Schwab Road and IH -35 Access Road, more specifically described as 6420 IH 35, Schertz, Texas.

Nine (9) public hearing notices were mailed to the surrounding property owners within two hundred (200) feet of the subject property on April 28, 2021, with a public hearing notice published in the "San Antonio Express" on May 19, 2021, prior to the City Council public hearing. At the time of this report, Staff has received zero (0) responses in favor, opposed, or neutral to the zoning request. A public hearing held at the April 28, 2021 Planning and Zoning Commission Meeting. During this public hearing, no residents spoke.

GOAL

To zone change approximately 1.824 acres of land from General Business District (GB) to General Business District -2 (GB-2).

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates this subject property as Commercial Campus. The objective of the Commercial Campus future land use designation is to accommodate the development of lower intensity commercial and office uses that utilize a variety of mostly office, flex-office, light industrial, and educational and other institutional uses. Typically, the Commercial Campus future land use designation is associated with the General Business District (GB) based on the land uses allowed by right based on the Unified Development Code Permitted Use Table. The General Business District- 2 (GB-2), is a higher intensity zoning district which incorporates permitted land uses that are not allowed within the General Business District (GB). However, due to the existing structure on the property, previously land uses that would require General Business District -2 (GB-2) have been done at the property.

Comprehensive Plan Goals and Objectives: The proposed rezoning of the property to General Business District- 2 (GB-2) is not in conformance with the Comprehensive Plan as it can attract higher intensity commercial and industrial uses which would be permitted by right. The IH-35 corridor is primarily designated for the lower intensity/light industrial uses set forth in the General Business District (GB) zoning category. The existing building is constructed of metal siding, having roll up dock doors, and set back off the highway approximately 145 feet. Additionally, with the current surrounding properties the proposed rezoning to General Business District -2 (GB-2) is an appropriate zoning district for this subject property.

- Impact of Infrastructure: The proposed zone change should have a minimal impact on the infrastructure as there are currently two structures existing on the property.
- Impact of Public Facilities/Services: The proposed rezoning should have a minimal impact on the public services, such as schools, fire, police, parks, and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The subject property is currently surrounded by parcels that are zoned General Business District (GB), and Pre-Development District (PRE), is adjacent to the City of New Braunfels city limits, and the IH 35 Access Road. Except for the property within the City of New Braunfels, the immediately adjacent properties are currently undeveloped. Due to the surrounding zoning land uses, the existing structures, and the previous land uses the rezoning to General Business District -2 (GB-2) is compatible.

FISCAL IMPACT

None

RECOMMENDATION

The Planning and Zoning Commission conducted a public hearing on May 12, 2021, and offered a recommendation of approval with a 6-1 vote.

- Commissioner Evans voted nay, and indicated that the applicant could come up with another solution instead of rezoning to General Business District-2 (GB-2).

Although, the Comprehensive Land Use Plan designation of Commercial Campus is traditionally associated with the General Business District (GB), which would not be supportive of the proposed zone change, the property has been most recently been occupied by a foundation repair company and existing surrounding land uses to this property are more in line with the proposed General Business District -2 (GB-2) zoning.

Staff supports the Commissions recommendation and recommends approval of the proposed rezoning from General Business District (GB) to General Business District-2 (GB-2) as submitted.

Attachments

Ordinance

Exhibit A: Metes and Bounds

Exhibit B: Zone Change Exhibit

Aerial Map

Public Notification 200ft buffer

ORDINANCE NO. 21-S-20

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 1.824 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) TO GENERAL BUSINESS DISTRICT -2 (GB-2), GENERALLY LOCATED APPROXIMATELY FIVE THOUSAND FIVE HUNDRED FEET EAST OF THE INTERSECTION OF SCHWAB ROAD AND IH-35 ACCESS ROAD, 6420 IH 35, ALSO KNOWN AS PROPERTY IDENTIFICATION NUMBER 67796, CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 1.824 acres of land located approximately five thousand five hundred feet east of the intersection Schwab Road and IH-35, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on May 12, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on June 8, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned General Business District-2 (GB-2).

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

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

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

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

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

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

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

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

Approved on first reading the 8th day of June 2021.

PASSED, APPROVED AND ADOPTED on final reading the 22nd day of June 2021.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)



290 S. Castell Avenue, Ste 100
 New Braunfels, TX 78130
 TBPE-FIRM F-10961
 TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION
 FOR LOT 1, WML SUBDIVISION

Being a 1.824 acre tract, located in the John Noyes Survey, A-430, Comal County, Texas. Also being that same land described as Lot 1, WML Subdivision, recorded in Volume 13, Page 227 of the Map Records of Comal County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the North margin of Interstate Highway 35 for the Southwest corner of Lot 1, WML Subdivision and the Southeast corner of a called 0.302 of an acre tract, described as the Third Tract, dedicated to the City of New Braunfels Utilities in Volume 586, Page 849 of the Comal County Deed Records;

THENCE with the West line of said Lot 1 and the East line of said 0.302 of an acre tract, North 33°21'20" West, a distance of 199.57 feet to a 1/2" iron rod found for the Northwest corner of Lot 1 and the Northeast corner of said 0.302 of an acre tract, lying in the South line of a called 81.8 acre tract, described in Document No. 200806006653, Official Public Records of Comal County, Texas;

THENCE with the North line of Lot 1 and the South line of said 81.8 acre tract, North 45°32'32" East, at a distance of 341.24 feet passing a 1/2" iron rod found for the Southeast corner of said 81.8 acre tract and the Southwest corner of Lot 24, Magnolia Springs Unit 8, a subdivision recorded in Document No. 201706037194 of the Official Public Records of Comal County, Texas, and continuing in all a total distance of 356.52 feet to a 1/2" iron rod found for the Northeast corner of Lot 1 and the Northwest corner of Lot 2, of said WML Subdivision;

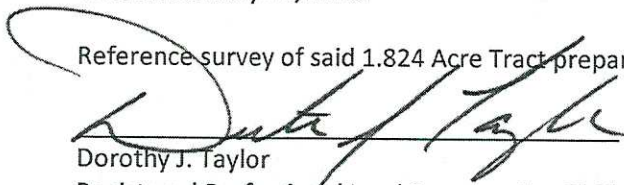
THENCE with the East line of Lot 1 and the West line of Lot 2, South 33°28'33" East, a distance of 254.22 feet to a mag nail found in concrete in the North margin of Interstate Highway 35, for the Southeast corner of Lot 1 and the Southwest corner of Lot 2;

THENCE with the North margin of Interstate Highway 35 and the South line of Lot 1, South 54°21'23" West, a distance of 350.66 feet to the POINT OF BEGINNING and containing 1.824 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

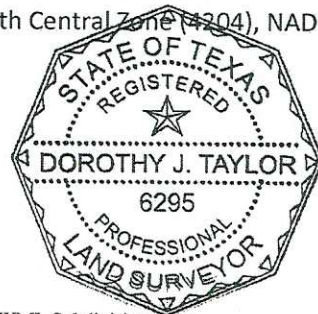
Written January 21, 2020.

Reference survey of said 1.824 Acre Tract prepared this same date.


 Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

1-21-21



S:\Projects\404 - Michael Morris\001 - 6410 & 6420 IH South Zoning Services\M&B\M&B Lot 1 WML Subdivision.docx



79001
REEH
SANDRA

78906
I 35 INVESTMENT
PROPERTIES LP

67799
SVOBODA
JOHN F

407740
MAGNOLIA
SPRINGS HOA INC

407738

119-17 ATLANTIC
REALTY CORP

407739

407741

67797
119-17 ATLANTIC
REALTY CORP

(250' ROW)
Freeway
(IH 35 N)

67796
RANCHO
WAYNO LLC

78178
I 35 INVESTMENT
PROPERTIES LP

78252
NEW BRAUNFELS
CITY OF

78222
ROBERT W MILLETT
ENTERPRISES LLC

56760
AEJ PROPERTIES
LLC

71233
KHAMAPIRAD FAMILY
LTD PARTNERSHIP

(250' ROW)
Freeway
(IH 35 N)

56762
MERLIN 21 REAL
ESTATE HOLDINGS LLC

(100' ROW) Planned
Residential Collector
(NORTH & SOUTH CONNECTOR)

IH 35 N ACCESS RD

IH 35 N

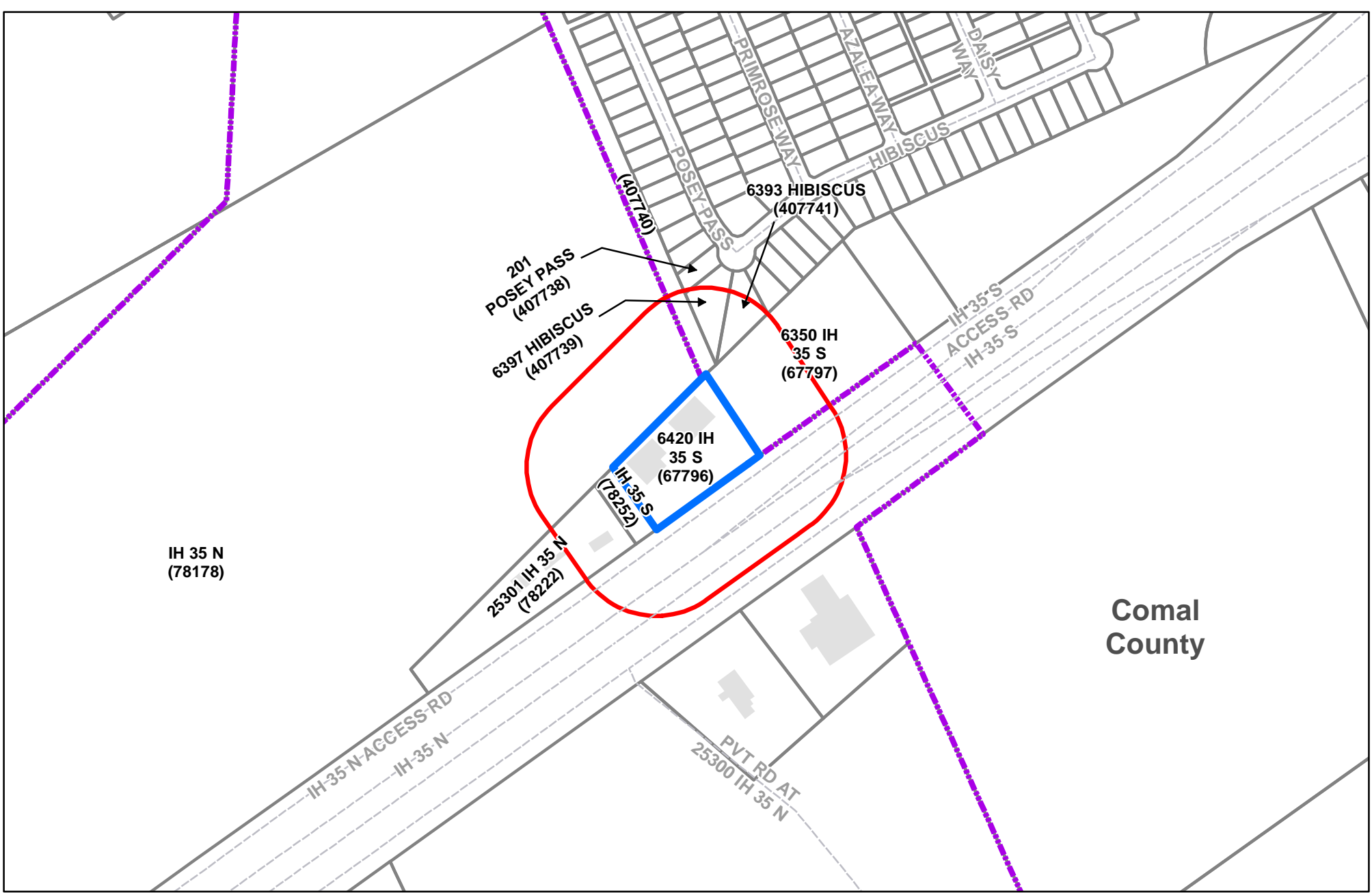
IH 35 N

IH 35 N ACCESS RD

EVT RD AT 23500 IH 35 N

78190
ATSAKIRIS
FAMILY LP

Comal
County



City of Schertz WML Subdivision Lot 1



Parcel Boundaries



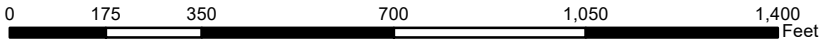
Schertz City Boundary



200' Notification Buffer



Last Update: March 24, 2021
 City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185
 The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranties 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 COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021

Department: Planning & Community Development

Subject: Ordinance No. 21-S-22 - Conduct a public hearing, consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas on a request to rezone approximately 61 acres of land from General Business District (GB), Single-Family Residential/ Agricultural District (R-A), and Planning Development District (PDD) to Planned Development District (PDD), located at 9661 E FM 1518N, 10105 E FM 1518N, and 7901 E FM 1518N, also known as Bexar County Property Identification Number 309889, 309923, and 1058761, City of Schertz, Bexar County, Texas. *First Reading* (B. James/L. Wood/M. Harrison)

BACKGROUND

The applicant is proposing to rezone approximately sixty-one (61) acres of land to Planned Development District (PDD) as part of The Crossvine PDD. The 61 acres within the requested rezone consists of the following tracts:

1. A 1 acre tract, parcel 309889, currently zoned General Business District (GB)
2. A 5.77 acre tract, parcel 309923, currently zoned Single-Family Residential / Agricultural (R-A)
3. A 53.72 acre tract, parcel 1058761, currently zoned Planned Development District (PDD)

Tract	Location	Acreage	Zoning	Land Use
1	Northwest corner of FM 1518 and Lower Seguin Road	1 Acre	Existing: General Business District (GB) Proposed: Planned Development District (PDD)	Existing: Undeveloped Proposed: Mixed- Use
2	Approximately 1,600 feet northwest of the intersection of FM 1518 and Lower Seguin Road	6 Acres	Existing: Single-Family Residential / Agricultural District (R-A) Proposed: Planned Development District (PDD)	Existing: Undeveloped Proposed: Mixed-Use
3	Approximately 1,400 feet southwest of Founders Classical Academy / Approximately 2,600 feet northwest of the intersection of FM 1518 and Ware Seguin Road	53.74 Acres	Existing: Planned Development District (PDD) Proposed: Planned Development District (PDD)	Existing: Undeveloped Proposed: Residential

Crossvine Project History:

2005	Sedona Subdivision PUD was adopted for mix use development Ord. #05-S-49
------	--

2006	Sedona Subdivision PUD was amended Ord. #06-S-36
2012	Sedona Trails PDD was adopted as a new mixed use development Ord. #12-S-01
2012	The Crossvine PDD was amended and adopted by Ord. #12-S-16; Changing Sedona to Crossvine
2014	The Crossvine PDD was amended and adopted by Ord. #14-S-08
2017	The Crossvine PDD was amended and adopted by Ord. #17-S-01 to allow for new Garden Home configuration the "3rd Amendment"
2021	The Crossvine PDD was amended and adopted by Ord. #21-S-08 to incorporate an additional 57.486 acres into the Crossvine PDD zoned area
2021	The proposed The Crossvine PDD "5th Amendment": to incorporate an additional approximately 7 acres into the Crossvine PDD zoned area and amend the regulations in place for approximately 54 acres currently within The Crossvine

Twenty (20) public hearing notices were mailed to surrounding property owners on April 28, 2021 with a public hearing notice published in the "San Antonio Express" on May 19, 2021, prior to the City Council public hearing. At the time of this report staff has received one (1) response in favor and zero (0) responses opposed to the zone change.

The following residents spoke at the May 12, 2021 Planning and Zoning Commission Public Hearing:

- Shannon and Tina Houy- 10105 E 1518, Lot 1
 - Concerned about the following:
 - Tract 2 as it depicted there land in the Town Center on the conceptual plan presented
 - Adverse impacts of drainage
 - Stormwater
 - Noise and Lights
 - Buffers against our property
 - Safety
 - Request to review the Planned Development District design requirements due to their property adjacency.
- Maria Jones- 7960 E FM1518N
 - Requested additional information in relation to the Planned Development District design requirements.
 - Requested additional information on the proposal and traffic impacts.

Proposed Zoning:

The Crossvine PDD 5th Amendment for Tract 1, a 1 acre property and Tract 2 a 5.77 acre property, will be subject to the zoning, and the terms, conditions, and requirements associated with the existing The Crossvine Module IIB and to be included into the entire The Crossvine PDD Project Area. The two tracts of land that will be incorporated into Module IIB will develop as mixed use in the proposed Town Center to the north of Lower Seguin Road.

The Crossvine PDD 5th Amendment for Tract 3, the 53.72 acres property, will be applicable to the zoning, and the terms, conditions and requirements associated with Module IIIA Unit 1. Module IIIA Unit 1 is proposed to develop as single-family residential and include a proposed Amenity Center. The proposed design of the Module IIIA Unit 1 will be a natural expansion of the land plan design and development of the aesthetic of The Crossvine; the expansion shall include design elements that have made development within The Crossvine unique, such as accessible green spaces, walking

trails, meandering roadways, and intimate cul-de-sacs. In addition, the construction, landscaping, signage, and other features in Module IIIA Unit 1 will adhere to the Public Amenity and Architectural Standards as previously established in The Crossvine Module 1 and Module IIA.

The Crossvine Module IIIA Unit 1 is proposed to develop as single-family residential lots consisting of 3 categories, identified below.

- DSFR (4) will have a lot size no less than four thousand nine hundred and fifty (4,950) square feet with minimum dimensions of forty-five (45) feet wide by one hundred and ten (110) feet deep. The DSFR (4) will have a maximum dwelling size, of conditioned area, for a 1-story home of two thousand four hundred (2,400) square feet and a maximum dwelling size, of conditioned area, for a 2-story home of three thousand two hundred (3,200) square feet.
- DSFR (5) will have a lot size no less than six thousand and fifty (6,050) square feet with minimum dimensions of fifty-five (55) feet wide by one hundred and ten (110) feet deep. The DSFR (5) will have a maximum dwelling size, of conditioned area, for a 1-story home of two thousand eight hundred and fifty (2,850) square feet and the maximum dwelling size, of conditioned area, for a 2-story home of three thousand six hundred and fifty (3,650) square feet.
- DSFR (6) will have a lot size that is no less than seven thousand four hundred and seventy-five (7,475) square feet with minimum dimensions of sixty-five (65) feet wide by one hundred fifteen (115) feet deep. The DSFR (6) will have a maximum dwelling size, of conditioned area, for a 1-story home of three thousand three hundred (3,300) square feet and the maximum dwelling size, of conditioned area, for a 2-story home shall be four thousand one hundred (4,100) square feet.

Homes shall be placed in the center of the lot allowing for a minimum five foot (5') side yard setback. The air-conditioning units or HVAC pads shall be located at the rear or side of the home. There will be a minimum of a twenty foot (20') front yard setback, and a ten foot (10') rear yard setback for each lot. All private fencing shall attach to the house no further than five (5) feet from the primary rear wall of the home.

The DSFR (4), DSFR (5), and DSFR (6) land use categories, are further described in the below table and on the full table identified on page 27 of The Crossvine PDD Fifth Amendment-Design Standards

Land Use Dimensional Requirements:

Use Category	Min. Area Sq. Ft	Min. Width Ft.	Min. Depth Ft.
DSFR (4)	4,950	45	110
DSFR (5)	6,050	55	110
DSFR (6)	7,475	65	115

Within The Crossvine PDD "5th Amendment", Exhibit 8 on page 28, there is an included "Land Allocation Table" which identifies the proposed minimum, maximum, and planned number of units within The Crossvine Modules. Specifically, Module IIIA and IIIB are identified below:

Use Category	Minimum	Maximum	Planned
DSFR (1)	170	256	213
DSFR (4)	144	216	180
DSFR (5)	149	223	186
DSFR (6)	76	114	95

*Please note the proposed "5th Amendment" for the 53.72 acres is proposed to develop as DSFR 4, 5, 6.

In addition to the single-family residential, Module IIIA will include a proposed amenity center to be constructed concurrently with Module IIIA Unit 2. The proposed amenity center will include the following:

- A lap pool suitable for competitive swim meets with dimensions of no less than 25 meters in length and 10.5 meters in width
- A wading and/or splash pad appropriately sized in conjunction with other pool facilities
- A conditioned interior building area with:
 - No less than 400 square feet of office area
 - A community room of no less than 1,000 square feet
 - Restrooms
 - Storage area
- An outdoor open-air covered pavilion of no less than 1,750 square feet

GOAL

The goal of the proposed zone change is to incorporate an additional 7 acres into The Crossvine Planned Development District (PDD) and to modify the design requirements for the approximately 53.74 acres that is currently within The Crossvine Planned Development District.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

The Comprehensive Land Use Plan (CLUP) and Schertz Sector Plan Update identifies the subject properties of Tract 1: 1 acre and Tract 2: 5.77 acres as Mixed Use Core. The Mixed Use Core, is designated by the CLUP as a mix of retail, entertainment, restaurant, office, civic, and multi-family residential uses. The proposal to incorporate tracts 1 and 2 into The Crossvine Module IIB which is designated to be the "Town Center" is directly in conformance with the desires of the future land use designation Mixed Use Core.

The Comprehensive Land Use Plan and Schertz Sector Plan identifies the subject property, Tract 3: 53.72 acres as Estate Neighborhood. Traditionally, Estate Neighborhood is designed to be 0.5 acre tracts, but due to the fact that the property is already zoned as part of The Crossvine PDD, the Estate Neighborhood classification does not seem appropriate at this time.

- **Impact of Infrastructure:** The proposed zoning should have minimal impact on the existing and planned water and wastewater systems in the area.
- **Impact of Public Facilities/Services:** The proposed rezoning request should have minimal impact on public services, such as schools, fire, police, parks, and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The subject properties are surrounded by single family residential, undeveloped land or the existing The Crossvine PDD zoned property. Staff believes that the rezoning request, essentially to incorporate an approximately seven (7) acres into the existing Crossvine PDD and amending approximately fifty-four (54) acres that is already within The Crossvine PDD, is compatible with the surrounding properties.

FISCAL IMPACT

None

RECOMMENDATION

Based on Tract 1 abutting a major intersection of Lower Seguin Road and FM 1518, currently surrounded by The Crossvine PDD zoned properties, and the proposal to incorporate this additional 1 acre tract into The Crossvine Module IIB there should be a minimal impact on the adjacent properties. Since The Crossvine Module IIB is designed to be a "Town Center" with a mix of commercial, retail, and residential uses the proposed zone change to incorporate this 1 acre tract is directly in line with the goals and objectives of the Mixed Use Core. Based on the conformance with the Comprehensive Land Use Plan and the adjacent zoning, staff recommends approval of the proposed 1 acre zone change to Planned Development District (PDD).

Tract 2 is directly adjacent to FM 1518 and properties already within The Crossvine PDD and proposed to be Module IIB, which is designed to be a mix of commercial, retail, and residential uses. The incorporation of an additional approximately 6 acres of land should have a minimal impact to the adjacent properties. Additionally, increasing the Module IIB area by the 6 acres is directly in conformance with the Comprehensive Land Use Plan goals and objectives for the Mixed Use Core. Based on the conformance with the Comprehensive Land Use Plan and the adjacent zoning, staff recommends approval of the proposed 6 acre zone change to Planned Development District (PDD).

Tract 3 is currently zoned as part of The Crossvine PDD. The proposed fifty-four (54) acres zone change included within The Crossvine PDD "5th Amendment" is essentially to update the current The Crossvine PDD regulations for the identified subject property. However, since this land is currently zoned for The Crossvine, the proposed amendments to the PDD Design standards should have a minimal impact on the adjacent land, the majority of which is also within The Crossvine PDD zoned property. Additionally, since the proposed amendment retains the design elements that make The Crossvine unique such as accessible green spaces, walking trails, meandering roadways, and intimate cul-de-sacs along with the proposed additional amenity center design features the requested "5th Amendment" should have a minimal impact. Staff recommends approval of the proposed zone change for the approximately 54 acres.

Based on the conformance with the goals and objectives of the Comprehensive Land Use Plan and the minimal impact on the adjacent properties for Tract 1 and Tract 2, staff recommends approval of the zone change as presented. Additionally, based on Tract 3 existing as The Crossvine PDD zoned property, and the proposal to maintain the key design elements of The Crossvine, with the proposed modifications to the design standards.

The Planning and Zoning Commission conducted a public hearing on May 12, 2021, and offered a recommendation of approval with a vote of 7-0.

Staff recommends approval of the zone change for the following as submitted:

Tract 1: 1 acre from General Business District (GB) to Planned Development District (PDD)

Tract 2: 5.77 acres from Single-Family Residential/Agricultural District (R-A) to Planned Development District (PDD)

Tract 3: 53.72 acres from Planned Development District (PDD) to Planned Development District (PDD)

Attachments

Ordinance

Exhibit A: Metes and Bounds
Exhibit B: Zone Change Exhibit
PDD Design Standards
Aerial Maps
Public Notification 200ft buffer
Public Hearing Notice Response

ORDINANCE NO. 21-S-22

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 61 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB), SINGLE-FAMILY RESIDENTIAL/ AGRICULTURAL DISTRICT (R-A) AND PLANNED DEVELOPMENT DISTRICT (PDD) TO PLANNED DEVELOPMENT DISTRICT (PDD), LOCATED AT 9661 E FM 1518N, 10105 E FM 1518N, AND 7901 E FM 1518N, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 309889, 309923, AND 1058761 CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 61 acres of land located at 9661 E FM 1518N, 10105 E FM 1518N, and 7901 E FM 1518N, also known as Bexar County property identification numbers 309889, 309923, 1058761, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on May 12, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning according to the development standards set forth in Exhibit C attached herein; and

WHEREAS, on June 8, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned Planned Development District (PDD).

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

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

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

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

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

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

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

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

Approved on first reading the 8th day of June, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 22nd day of June, 2021.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)

ADDITIONAL TRACT 1:

1.0 AC

FIELD NOTES

December 7, 2017

BEING 1.000 acre of land, more or less, out of the Geronimo Leal Survey No. 79, Abstract 424, County Block 5058, City of Schertz, Bexar County, Texas and also being described as a 1 acre tract in Volume 6505, Page 630 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a concrete R.O.W. marker found in the existing north R.O.W. line of Lower Seguin Road at the south end of the cut-off line from the existing west R.O.W. line of F. M. Highway 1518 for a corner of this tract and a corner of the above referenced 1 acre tract;

THENCE, S 60°36'09" W, 91.56 feet (*S 60° W, 92.5 feet-6505/630*) along said south R.O.W. line to an iron rod found in same for the southwest corner of this tract and a corner of a 13.669 acre tract described in Volume 15542, Page 551 of the Real Property Records of Bexar County, Texas;

THENCE, N 09°49'00" W, 333.04 feet (*Ref. Brg. N 09°49' W, 334.5 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to an iron pipe found for the northwest corner of this tract and an interior corner of said 13.669 acre tract;

THENCE, N 60°23'29" E, 143.04 feet (*N 60° E, 143.1 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to a concrete R.O.W. marker found in the existing west line of F. M. Highway 1518 for the northeast corner of this tract and a corner of said 13.669 acre tract;

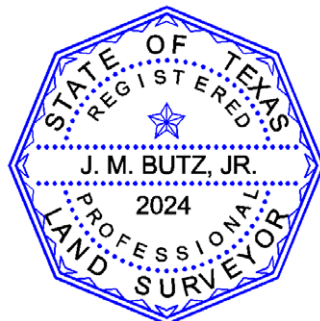
THENCE, along said west R.O.W. line in a southerly direction along a curve to the right and having a central angle of one°19'38," a radius of 2825.00 feet, a tangent distance of 32.73 feet, an arc length of 65.44 feet and a chord bearing and distance of S 100°7'00" E, 65.45 feet to an iron rod set for the end of this curve;

THENCE, S 09°27'11" E, (*S 09°49' E-6505/630*) 218.10 feet along said west R.O.W. line to an iron rod set in same at the north end of the cut-off line to the north line of Lower Seguin Road;

THENCE, S 25°17'49" W, 82.20 feet (*S 25°05' W, 83 feet-6505/630*) along said cut-off line to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

Note: Plat also prepared this day.

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-145

ADDITIONAL TRACT 2:
5.77 AC.

CROSS BRANCH
SURVEYING
2519 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102

STATE OF TEXAS
COUNTY OF BEXAR

5.77 ACRES
F.M. 1518

P.M. 1518
TABLE WITH RIGHT-OF-WAY

Being a 5.77 acre tract of land out of a called 6.0 acre tract of land described in deed executed on June 18, 2015 from Arthur W. Hillert Jr., an individual, to Price Asset Management, Inc., a Texas Corporation recorded in Volume 17299, Page 1911 of the Official Public Records of Bexar County, Texas, situated in the Jeronimo Leal Survey No. 79, Abstract 424, County Block 5058 of Bexar County, Texas. Said 5.77 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the southwest right-of-way line of F.M. 1518, for the **POINT OF BEGINNING** of this herein described tract, same being the northeastern corner of a called 6.00 acres conveyed to Shannon N. Houy and Tina Marie Houy by deed recorded in Deed No. 20200130665 of the Official Public Records of Bexar County, Texas;

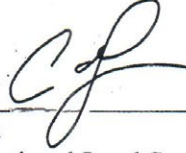
THENCE, S 30°16'49" E (the basis of bearings for this survey), a distance of 291.03 feet, with the southwest right-of-way line of F.M. 1518 to a 1/2" iron rod found for the northernmost corner of a called 34.007 acre tract conveyed to Schertz 1518, Ltd. By deed recorded in Volume 11492, Page 57 of the Official Public Records of Bexar County, Texas, same being the eastern most corner of this herein described tract;

THENCE, S 59°38'17" W, a distance of 862.71 feet, with the northwest line of said 34.007 acre tract, to a 1/2" iron rod found for an eastern corner of said Houy tract, same being the southernmost corner of this herein described tract;

THENCE, N 30°47'09" W, a distance of 291.04 feet, with the common line of the said Houy tract to a 1/2" iron rod found for the westernmost corner of this herein described tract;

THENCE, N 59°38'17" E, a distance of 568.28 feet, with the common line of said Houy tract to the **POINT OF BEGINNING** of this herein described tract, containing 5.77 acres (251,446 sq. ft.) of land, more or less, within these metes and bounds.

I hereby certify that this survey was performed upon the ground March 12th, 2021,
under my direct supervision and is true and correct to the best of my knowledge.



Caesar A, Garcia
Registered Professional Land Surveyor No. 5904
WO #21-2-2B



MODULE III A UNIT 1:

53.72 AC.



A 53.72 ACRES

A 53.72 acres tract of land, out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, the E.R. Evans Survey No. 80, Abstract No. 216, County Block 5060 and being out of a 145.427 acre tract of land as conveyed to Schertz 1518, LTD. of record in Volume 11564 Page 1814 and a 91.288 acre tract of land as conveyed to Schertz 1518, LTD. of record in Volume 11601 Page 2280, all being of the Official Public Records of Bexar County, Texas and situated in the City of Schertz, Bexar County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found iron pipe, in the southwest right-of-way line of F.M. 1518, a variable width right-of-way and the northeast line of the 145.427 acre tract, for the southeast corner of Lot 1, Block 1 of the Washington Tyrannus School Of The Arts, a plat of record in Volume 9616, Page 24 of the Deed and Plat Records of Bexar County, Texas and a northeast corner of the 145.427 acre tract;

THENCE: along and with the northeast lines of the 145.427 acre tract and the north, west, and south lines of Lot 1, Block 1 of the Sedona Lift Station Subdivision, a plat of record in Volume 9611, Page 168 of the Deed and Plat Records of Bexar County, Texas, the following five (5) courses:

1. S 30°21'21" E, a distance of 363.82 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of Lot 1, Block 1 of the Sedona Lift Station Subdivision and an exterior corner of the 145.427 acre tract,
2. S 69°31'36" W, a distance of 119.34 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of Lot 1, Block 1 of the Sedona Lift Station Subdivision and an interior corner of the 145.427 acre tract,
3. S 20°28'24" E, a distance of 104.08 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the beginning of a curve to the right,
4. with a curve to the right, having an arc of 15.16 feet, a radius of 50.00 feet, a delta of 17°22'31", and a chord bears S 66°42'30" E, a distance of 15.10 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency, and
5. N 59°41'45" E, a distance of 126.48 feet to a calculated point, for the southeast corner of Lot 1, Block 1 and a northeast corner of the 145.427 acre tract;

THENCE: S 30°21'21" E, along and with a northeast line of the 145.427 acre tract, a distance of 703.73 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the **POINT OF BEGINNING** and the northeast corner of the tract described herein;

THENE: S 30°21'21" E, into and across the 145.427 acre tract, a distance of **577.63 feet** to a found ½" iron rod, for the northeast corner of a 9.977 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18693, Page 578 of the Official Public Records of Bexar County, Texas, the southeast corner of the 145.427 acre tract and the tract described herein;

THENCE: S 59°19'19" W, along and with the southeast line of the 145.427 acre tract and the northwest line of the 9.977 acre tract, a distance of **1749.17 feet** to a found ½" iron rod in the southeast line of the 145.427 acre tract, for the northwest corner of the 9.977 acre tract, the northeast corner of a 20.003 acre tract as conveyed to Ware Seguin 1518, LLC of record in Volume 19013, Page 2095 of the Official Public Records of Bexar County, Texas, and an angle point of the tract described herein;

THENCE: S 59°39'56" W, along and with the southeast line of the 145.427 acre tract and the northwest line of the 20.003 acre tract, a distance of **509.91 feet** to a post, in the northeast line of the 91.288 acre tract, for the northwest corner of the 20.003 acre tract, the southwest corner of the 145.427 acre tract and the tract described herein;

THENCE: into and across the 91.288 acre tract and the 145.427 acre tract the following seventeen (17) courses:

1. **N 83°06'36" W**, a distance of **160.98 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
2. **N 72°02'20" W**, a distance of **90.57 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
3. **N 17°57'40" E**, a distance of **8.58 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
4. With a curve to the **left**, having an arc of **76.05 feet**, a radius of **445.00 feet**, a delta of **9°47'32"**, and a chord bears **N 13°03'54" E**, a distance of **75.96 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of compound curvature of the tract described herein,
5. With a curve to the **left**, having an arc of **24.96 feet**, a radius of **15.00 feet**, a delta of **95°20'15"**, and a chord bears **N 39°29'59" W**, a distance of **22.18 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
6. **N 02°49'53" E**, a distance of **50.00 feet**, for a point of curvature of the tract described herein,
7. With a non-tangent curve to the **left**, having an arc of **24.96 feet**, a radius of **15.00 feet**, a delta of **95°20'15"**, and a chord bears **N 45°09'45" E**, a distance of **22.18 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of compound curvature of the tract described herein,
8. With a curve to the **left**, having an arc of **20.74 feet**, a radius of **445.00 feet**, a delta of **2°40'13"**, and a chord bears **N 03°50'29" W**, a distance of **20.74 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
9. **N 05°10'35" W**, a distance of **85.52 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
10. **N 87°38'34" W**, a distance of **202.76 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
11. **S 67°32'26" W**, a distance of **141.78 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
12. **S 29°55'37" W**, a distance of **84.54 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
13. **S 03°08'33" W**, a distance of **109.52 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
14. **S 21°26'01" E**, a distance of **119.39 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
15. **S 22°49'58" W**, a distance of **156.59 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point for the tract described herein,
16. **S 16°29'38" W**, a distance of **67.23 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein, and
17. **S 59°48'47" W**, a distance of **10.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the southwest corner of the tract described herein;

THENCE: N 30°11'13" W, along and with the southwest line of the 91.288 acre tract and the northeast line of a 285.567 acre tract as conveyed to 3GG Properties, LLC of record in Volume 16527, Page 1683 of the Official Public Records of Bexar County, Texas, a distance of **694.82 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of the tract described herein;

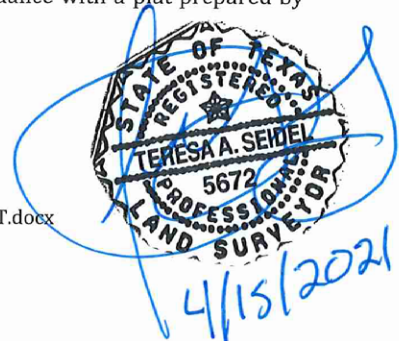
THENCE: into and across the 91.288 acre tract and the 145.427 acre tract the following forty-two (42) courses:

1. **N 69°35'40" E**, a distance of **200.04 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
2. **N 20°24'20" W**, a distance of **129.56 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of a tract described herein,
3. With a non-tangent curve to the **left**, having an arc of **71.88 feet**, a radius of **60.00 feet**, a delta of **68°38'39"**, and a chord bears **N 02°28'31" E**, a distance of **67.66 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
4. With a curve to the **right** having an arc of **22.56 feet**, a radius of **15.00 feet**, a delta of **86°10'39"**, and a chord bears **N 11°14'31" E**, a distance of **20.49 feet** to a set ½" iron rod with a Blue Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **N 54°19'50" E**, a distance of **38.98 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
6. **S 35°40'10" E**, a distance of **120.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
7. **N 54°19'50" E**, a distance of **166.59 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
8. **N 20°23'46" E**, a distance of **95.41 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
9. **N 14°38'50" E**, a distance of **89.78 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
10. **N 07°37'05" E**, a distance of **75.06 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the north corner of the tract described herein,
11. **S 82°22'55" E**, a distance of **199.87 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
12. With a curve to the **right**, having and arc of **155.63 feet**, a radius of **275.00 feet**, a delta of **32°25'31"**, and a chord bears **S 66°10'10" E**, a distance of **153.56 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for point of tangency of the tract described herein,
13. **S 49°57'24" E**, a distance of **8.93 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
14. **N 40°02'38" E**, a distance of **49.89 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
15. **S 52°49'09" E**, a distance of **48.85 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
16. With a curve to the **left**, having an arc of **34.51 feet**, a radius of **40.00 feet**, a delta of **49°25'53"**, and a chord bears **S 77°32'06" E**, a distance of **33.45 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
17. With a curve to the **right**, having an arc of **13.25 feet**, a radius of **70.00 feet**, a delta of **10°50'43"**, and a chord bears **N 83°10'20" E**, a distance of **13.23 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,

18. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **N 65°45'01" E**, a distance of **31.83 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
19. **N 42°54'21" E**, a distance of **50.60 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
20. **N 40°02'36" E**, a distance of **63.91 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
21. With a curve to the **left**, having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 04°57'24" W**, a distance of **21.21 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
22. **N 49°57'24" W**, a distance of **1.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
23. **N 40°02'36" E**, a distance of **50.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
24. **S 49°57'24" E**, a distance of **1.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
25. With a curve to the **left**, having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 85°02'36" E**, a distance of **21.21 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
26. **N 40°02'36" E**, a distance of **207.56 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
27. With a curve to the **left**, having an arc of **24.28 feet**, a radius of **15.00 feet**, a delta of **92°44'06"**, and a chord bears **N 06°19'27" W**, a distance of **21.71 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
28. **N 52°41'30" W**, a distance of **1.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
29. **N 37°18'30" E**, a distance of **50.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
30. **S 52°41'30" E**, a distance of **4.82 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
31. With a curve to the **left**, having an arc of **22.85 feet**, a radius of **15.00 feet**, a delta of **87°15'54"**, and a chord bears **N 83°40'33" E**, a distance of **20.70 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
32. **N 40°02'36" E**, a distance of **354.50 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
33. With a curve to the **right**, having an arc of **458.60 feet**, a radius of **430.00 feet**, a delta of **61°06'26"**, and a chord bears **N 70°35'49" E**, a distance of **437.18 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
34. **S 78°50'58" E**, a distance of **77.40 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
35. **S 81°40'39" E**, a distance of **52.22 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
36. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **N 75°28'41" E**, a distance of **31.83 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,

37. With a curve to the **right**, having an arc of **118.63 feet**, a radius of **70.00 feet**, a delta of **97°06'10"**, and a chord bears **S 78°48'54" E**, a distance of **104.94 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
38. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **S 53°06'29" E**, a distance of **31.83 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
39. **S 75°57'10" E**, a distance of **49.04 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
40. **S 78°50'58" E**, a distance of **51.29 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
41. With a curve to the **left**, having an arc of **300.64 feet**, a radius of **415.00 feet**, a delta of **41°30'23"**, and a chord bears **N 80°23'50" E**, a distance of **294.10 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
42. **N 59°38'39" E**, a distance of **103.34 feet** to the **POINT OF BEGINNING** and containing 53.72 acres more or less, in the City of Schertz, Bexar County, Texas and in accordance with a plat prepared by KFW Surveying.

Job No.: 12-028
Prepared by: KFW Surveying
Date: April 3, 2020
File: S:\Draw 2012\12-028 Sedona Trails\doc\ FN 53.72AC M3U1 PLAT.docx

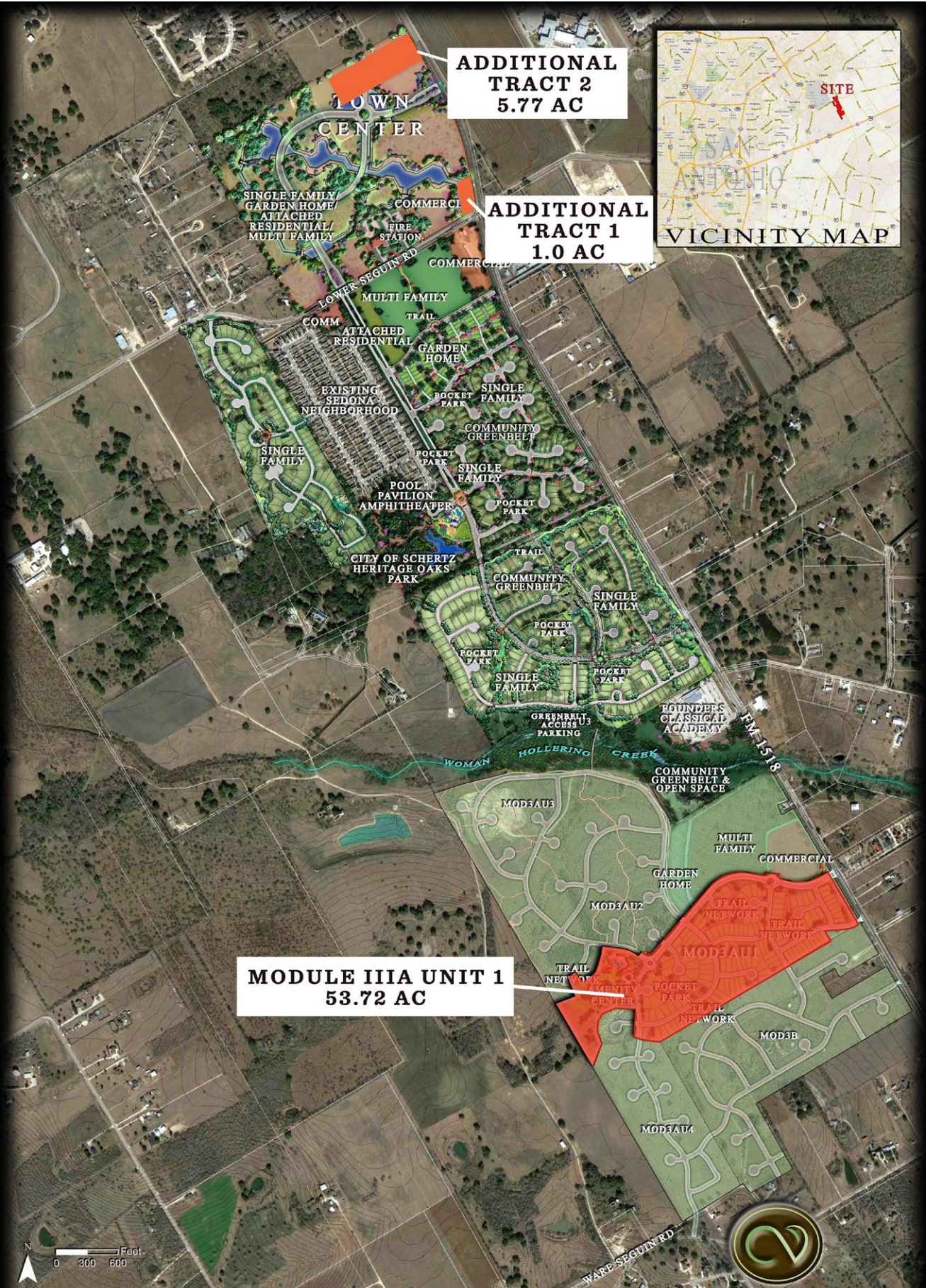


ADDITIONAL TRACT 2
5.77 AC

ADDITIONAL TRACT 1
1.0 AC



MODULE IIIA UNIT 1
53.72 AC



0 300 600 Feet

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.



4/8/21

EXHIBIT 1



THE
CROSSVINE

SCHERTZ • TEXAS • 78154

THE CROSSVINE PDD
5th AMENDMENT
04-09-2021

The Crossvine PDD Fifth Amendment

The Sedona Trails PDD was approved by the Planning and Zoning Commission and the City Council of Schertz, Texas on January 24, 2012 (the "Sedona Trails PDD") by Ordinance 12-S-01. The history and prior iterations of the Sedona Trails PDD are more specifically detailed and set forth in the preamble to the Sedona Trails PDD which was approved on January 24, 2012. The Sedona Trails PDD was subsequently amended by (i) Ordinance 12-S-16 on August 21, 2012 (the "First Amendment"), (ii) Ordinance 14-S-08 on March 11th, 2014 (the "Second Amendment"), (iii) Ordinance 17-S-01 on February 28, 2017 (the "Third Amendment"), and (iii) Ordinance 21-S-08 on April 6, 2021 (the "Fourth Amendment"). The Sedona Trails PDD was renamed The Crossvine PDD and the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment detailed and defined certain items referenced in the Sedona Trails PDD which were unresolved and primarily focused on (i) Community and Public Amenity Standards, Architectural Design Standards for single-family residences, and related matters of clarification; (ii) development matters associated with Module I and Module IIA; and (iii) the addition of property to the jurisdiction of The Crossvine PDD (collectively, the Sedona Trails PDD, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment are hereinafter referred to as "The Crossvine PDD").

As contemplated in The Crossvine PDD, this Amendment (the "Fifth Amendment") is the continuation of the definition of the Overall Conceptual Master Plan for The Crossvine. This Fifth Amendment is primarily focused on (i) the addition of property which will be part of Module IIB, and (ii) the development of Module IIIA Unit 1. For the purposes of this Fifth Amendment, defined terms set forth in The Crossvine PDD are hereby incorporated by reference and included herein and reference shall be made to The Crossvine PDD for specific elements which are not specifically defined or otherwise set forth herein.

The Crossvine PDD remains in full force and effect with the exception of the matters addressed herein which shall be considered to be amendments to The Crossvine PDD. Elements, requirements, and conditions previously set forth in The Crossvine PDD shall be deemed to apply to Module IIB, to Module IIIA Unit 1, as well as to those other portions of the Property addressed by this Fifth Amendment unless specifically excluded, expanded, changed, or modified herein. Similarly, modifications or amendments set forth in this Fifth Amendment shall be deemed to modify previously established elements, requirements, or conditions of The Crossvine PDD unless specifically noted herein.

The UDC for the City establishes certain requirements and standards for the development of Planned Development Districts. The version of the UDC (and regulations, fees, etc. associated therewith) applicable to the Project Area as set forth in the Sedona Trails PDD by Ordinance 12-S-01 shall control all development standards except to the extent modified by this Fifth Amendment, The Crossvine PDD, or by the original Sedona PUD. Provisions of the UDC shall be interpreted to be consistent with The Crossvine PDD (as amended) and, in the event of any apparent conflict, the UDC shall be deemed amended to give full effect to The Crossvine PDD (as amended).

Amendments to The Crossvine PDD Section 2: Legal Description/Metes and Bounds; Scope of Fifth Amendment

2.1 Scope of this Fifth Amendment

This Fifth Amendment and its specific terms, conditions, or requirements shall be applicable to Module IIB and to Module IIIA of The Crossvine PDD Project Area. Those parcels graphically depicted on Exhibit 1 and identified as Additional Tract 1 and Additional Tract 2 are being added to The Crossvine PDD Project Area by this Fifth Amendment. The legal descriptions for Additional Tract 1 and Additional Tract 2 are included herewith as Exhibit 2 and Exhibit 3. Exhibit 1 also graphically depicts and identifies Module IIIA Unit 1, which was originally part of The Crossvine PDD Project Area as reflected in Ordinance 12-S-01. The legal description for Module IIIA Unit 1 is included herewith as Exhibit 4.

This Fifth Amendment in its applicability to Module IIB is primarily to include Additional Tract 1 and Additional Tract 2 into The Crossvine PDD Project Area and to make the entire The Crossvine PDD applicable to such Additional Tracts. The remainder of this Fifth Amendment is primarily focused on the development of Module IIIA Unit 1 and the terms and conditions hereof shall apply to Module IIIA Unit 1 unless the text herein clearly designates a more restrictive or more expansive application of the terms of this Fifth Amendment.

Addition of Property to The Crossvine PDD Project Area

“The Crossvine PDD Project Area” (hereinafter so called) is expanded by this Fifth Amendment to include two (2) additional tracts of land. Briefly described, the additional included tracts (collectively, the “Additional Tracts”) are:

1. A 1.00 acre tract graphically identified in *Exhibit 2* (“Additional Tract 1”).
2. A 5.77 acre tract graphically identified in *Exhibit 3* (“Additional Tract 2”).

Additional Tracts; Zoning and PDD Applicability

The zoning for the Additional Tracts and the applicability of The Crossvine PDD to such Additional Tracts shall be:

Additional Tract 1: Shall be shall be incorporated into Module IIB. The zoning, and the terms, conditions, and requirements associated with Module IIB shall apply to Additional Tract 1 as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments.

Additional Tract 2: Shall be shall be incorporated into Module IIB. The zoning, and the terms, conditions, and requirements associated with Module IIB shall apply to Additional Tract 2 as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments.

Provided, however, as it relates to the Additional Tracts, the current use of such property shall continue to be permitted, including, but not limited to additional improvements, renovations, structures, etc. which are ancillary to the current use of such property.

Amendments to The Crossvine PDD Section 3: Overall Conceptual Master Plan

3.2 Module IIIA Unit 1 Conceptual Plan; Exhibit 5

3.2.1 and 3.3.1 Updated Module IIIA Unit 1 Conceptual Plan

Section 3.2 and 3.3 of The Crossvine PDD are amended to provide that the Module IIIA Unit 1 Conceptual Plan (herein so called) attached hereto as Exhibit 5 graphically depicts the revised and anticipated development of Module IIIA Unit 1 and shall amend Section 3.2 of The Crossvine PDD and shall be in substitution for any depiction of Module IIIA Unit 1 in Section 3.3 of The Crossvine PDD. Exhibit 6 graphically depicts the location of Module IIIA Unit 1 in the overall The Crossvine project area.

The Module IIIA Unit 1 Conceptual Plan is a general depiction of the anticipated development of Module IIIA Unit 1. It is acknowledged that final engineering adjustments and input from City staff, drainage and utility requirements, and similar development matters may result in changes to the Module IIIA Unit 1 Conceptual Plan which may include adjusting the location and orientation of the anticipated Amenity Center, providing additional residential lots proximate to the Amenity Center, and similar adjustments. The approval of the final plat for Module IIIA Unit 1 (or any portion thereof) by the City of Schertz Planning and Zoning Commission and City Council shall be deemed acknowledgement that any such approved final plat is consistent with and substantially and materially in conformance with the Module IIIA Unit 1 Conceptual Plan set forth herein.

The Module IIIA Unit 1 Conceptual Plan, the Common Area Greenspaces, roadway configurations, and similar matters reflected in the Module IIIA Unit 1 Conceptual Plan may change slightly as drainage plans and other construction considerations are incorporated into the final construction plans. However, the Module IIIA Unit 1 Conceptual Plan shall remain materially representative of the overall configuration and general aesthetics of the land plan for Module IIIA Unit 1. The final construction plans for Module IIIA Unit 1 shall be materially consistent with the Module IIIA Unit 1 Conceptual Plan and shall materially comply with the specific terms, conditions, and requirements of The Crossvine PDD as amended by this Fifth Amendment.

Amendments to The Crossvine PDD Section 7: Module IIIA Unit 1

7.1 Purpose and Overview; Zoning Designation

The Module IIIA Unit 1 development area will be single-family residential development which will be composed of (i) DSFR(4), DSFR(5), and DSFR(6) lots and residences, as described by Exhibit 7, and (ii) an Amenity Center with associated facilities.

7.1.2 Module IIIA Unit 1

Module IIIA Unit 1 is composed of 53.72 acres and is located in the southern portion of The Crossvine PDD Project Area. Module IIIA Unit 1 is separated from Modules I and II by Woman Hollering Creek to the north and is bordered by FM 1518 to the east.

7.2 Module IIIA Conceptual Land Plan

The Module IIIA Unit 1 Conceptual Plan is approved pursuant to this Fifth Amendment.

Amendments to The Crossvine PDD Section 8: Infrastructure Standards

The following amendments to Section 8 apply to The Crossvine PDD Project Area except to the extent specifically noted herein. All other provisions of The Crossvine PDD related to Infrastructure Standards shall remain in effect except as modified herein.

8.2 Roadways

8.2.19 Roadway cross-sections previously approved in The Crossvine PDD are hereby ratified and confirmed for Module IIIA Unit 1.

8.2.20 The roadways and throughfares in Module III and in Module IIIA Unit 1 specifically shall be composed of one 60' Collector road with the remainder of the roadways being 50' Local roads.

8.5 Drainage

8.5.5 The portions of The Crossvine located between Lower Seguin Rd. and Ware Seguin Rd., and which drain to Woman Hollering Creek prior to crossing the FM 1518 ROW, participate in regional storm water detention through a series of existing detention ponds located within and adjacent to The Crossvine PDD Project area. The Point of Analysis for those properties which participate in the regional storm water detention plan is the FM 1518 Bridge located along Woman Hollering Creek. The flow conditions used to determine the Pre-Developed Conditions and Post-Developed Conditions at the Point of Analysis will be established in the updated Engineering Master Plan to be prepared by Malone Wheeler and submitted to and approved by the City of Schertz.

8.12 Repairs and Maintenance

The Developer shall provide that any Conditions, Covenants and Restrictions, any Declaration of Condominium Regime, any Development Area Declaration, any rules and regulations of any Property Owners' Association, or similar instruments shall contain clear language that the City of Schertz or any other utility provider shall not be responsible for the repair or replacement of landscaping other than the normal turf grass or similar ground cover.

8.13 Drainage Easements

Drainage easements (whether for underground drainage facilities or for surface drainage) shall be a minimum of ten feet (10') in width.

8.17 Improvements in Flood Plain Area

Improvements shall be allowed in any portion of The Crossvine PDD Project Area which is designated by FEMA to be within the 100 year flood plain subject to the following conditions: (i) Developer will provide a comparative hydraulic model that compares floodplain area without improvements to the floodplain area with requested improvements, (ii) such comparative model will assess the impact to flow based on such proposed improvements, and (iii) such proposed improvements will be allowed if they do not impede water flow such that it causes a rise to the FEMA floodplain outside the Crossvine PDD Project Area or to any area within the Crossvine PDD Project Area that has previously been developed. A rise of the FEMA floodplain within detention ponds or existing drainage conveyance facilities will be allowed as long as adequate capacity exists in such facilities.

8.18 Parking Requirements (Amenity Center)

The Parking Requirements previously established in The Crossvine PDD shall apply to The Crossvine PDD Project Area with the following additions and modifications:

The parking requirements for the Amenity Center will be:

- 1 parking space for every 400 square feet of open air pavilion;
- 1 parking space for every 250 square feet of swimming pool surface area exclusive of wading pools, splash pads, etc.;
- 1 parking space for every 450 square feet of conditioned space exclusive of bathrooms, storage rooms, and mechanical rooms.

Amendments to The Crossvine PDD Section 9: Community and Public Amenity Standards

The Community and Public Amenity Standards previously established in The Crossvine PDD shall apply to the Module IIIA Unit 1 of the Crossvine PDD Project Area except as specifically noted herein.

9.2 Landscape Design

All Public Landscape requirements for land uses authorized in this Fifth Amendment to The Crossvine PDD are previously defined in The Crossvine PDD unless otherwise modified or amended as set forth below. All Private Landscaping requirements for land uses authorized in this Fifth Amendment to The Crossvine PDD are previously defined in The Crossvine PDD unless otherwise set forth below.

9.2.2 Public Lighting

Streetlights in The Crossvine PDD Project Area shall be the same as those previously installed in Module I.

9.2.3.1 Public Screening and Landscaping; Maintenance

9.2.3.1.1 The repair and maintenance of Public Screening and Landscaping shall be the responsibility of The Crossvine Homeowner's Association; except that Decorative Fencing which is placed (i) on the lot line between a private lot and any landscape lot, greenbelt, or similar area maintained by The Crossvine Master Association, (ii) on the lot line between two private lots, or (iii) connecting Private Fencing referenced in (i) or (ii) to the residential dwelling is designated as "Private Fencing" (hereinafter so called) and shall be the responsibility of the owner(s) of such private lot.

9.2.8 Mail Kiosks

The parking requirements for Mail Kiosks will be:

- 1 parking space for every 55 mailboxes in each Mail Kiosk. There shall be no less than two (2) mail kiosks in Module III.

9.2.12.9 Private Fencing

9.2.12.9.1 The repair and maintenance of Private Fencing shall be the responsibility of private lot owners. For the purposes of clarity, Private Fencing is Decorative Fencing which is placed (i) on the lot line between a private lot and any landscape lot, greenbelt, or similar area maintained by The Crossvine Master Association, (ii) on the lot line between two private lots, or (iii) connecting Private Fencing referenced in (i) or (ii) to the residential dwelling and shall be the responsibility of the owner(s) of such private lot.

9.7 Amenity Center

9.7.1 The Amenity Center in Module IIIA shall be built concurrently with the construction of Module IIIA Unit 2.

9.7.2 The Amenity Center shall include the following minimum elements:

9.7.2.1 A lap pool suitable for competitive swim meets with dimensions of no less than 25 meters in length and 10.5 meters in width.

9.7.2.2 A wading and/or splash pad appropriately sized in conjunction with other pool facilities.

9.7.2.3 Conditioned interior building area with:

9.7.2.3.1 No less than 400 square feet of office area

9.7.2.3.2 A community room of no less than 1,000 square feet

9.7.2.3.3 Restrooms

9.7.2.3.4 Storage area

9.7.2.4 Outdoor open-air covered pavilion of no less than 1,750 square feet.

Amendments to The Crossvine PDD Section 10: Greenbelt, Park and Open Space Plan

The following amendment to Section 10 applies only to the land uses referenced in this Fifth Amendment for Module IIIA Unit 1 except to the extent otherwise specifically noted herein. All other provisions of The Crossvine PDD related to Community and Public Amenity Standards shall remain in effect and shall also apply to Module IIIA Unit 1 except as modified herein.

10.2 Greenbelt, Park, and Open Space Plan

The Crossvine PDD originally provided a Greenbelt, Parks, and Open Space Plan, graphically illustrating the greenbelts, parks, and open space network in the Community. The Module IIIA Unit 1 Conceptual Plan reflects the anticipated greenbelts, parks, and open space network in Module IIIA Unit 1 and is an amendment to this previous Greenbelt, Park, and Open Space Plan exhibit in the Crossvine PDD.

The approval of a final plat for any portion of Module IIIA Unit 1 of The Crossvine by the City of Schertz shall be deemed acknowledgement that the greenbelts, parks, and open spaces set forth in each such final plat are consistent with and substantially and materially in conformance with the PDD.

Amendments to The Crossvine PDD Section 11: Transportation Master Plan

The following amendment to Section 11 applies to the land uses referenced in this Fifth Amendment for the development of Module IIIA Unit 1. All other provisions of The Crossvine PDD related to the Transportation Master Plan shall remain in effect except as modified herein.

11.5 Module IIIA Unit 1 Roadway Network Plan

The Module IIIA Unit 1 Conceptual Plan graphically illustrates the roadway plan through Module IIIA Unit 1, including collector roads, local roads, and residential cul-de-sac streets. The roadway infrastructure reflected in the Module IIIA Unit 1 Conceptual Plan is deemed approved and in satisfaction of the requirements for Must-Build Roads in The Crossvine PDD for Module IIIA Unit 1.

11.7 Trails and Sidewalk Network Plan

The Module IIIA Unit 1 Conceptual Plan graphically illustrates the pedestrian sidewalk plan through Module IIIA Unit 1. The approval of the final plat for any portion of Module IIIA Unit 1 of The Crossvine by the City of Schertz shall be deemed acknowledgement that any trails, sidewalks, and walking paths reflected therein are consistent with and substantially and materially in conformance with the requirements in The Crossvine PDD.

Amendments to The Crossvine PDD Section 12: Land Use Allocations

The following additional single-family residential development lots and associated products shall be permitted in Module IIIA Unit 1 of The Crossvine:

12.2.1.1.1 DSFR(4)

This category represents lots which will be improved with a detached single-family residence with a lot size that is no less than 4,950 square feet with minimum dimensions of 45' wide x 110' deep. The width of each lot shall be measured at the front setback. The depth of each lot shall be measured at the longer of the two side lot lines. These residences will have a maximum DUE of one (1) per lot. The maximum dwelling size of conditioned area for a 1-story home shall be 2,400 square feet and the maximum dwelling size of conditioned area for a 2-story home shall be 3,200 square feet. The dimensional requirements of DSFR(4) are reiterated in the Land Use Dimensional Requirements Table (Exhibit 7).

Homes shall be placed in the center of the lot allowing for a minimum five foot (5') side yard setback, a minimum of a twenty foot (20') front yard setback, and a minimum of a ten foot (10') rear yard setback for each lot. The minimum separation between adjacent structures, exclusive of eaves (which may protrude 18" into the building separation area), and window sills, belt courses, cornices and other architectural features (which may protrude 12" into the building separation area), is no less than ten feet (10').

Air-conditioning units or HVAC pads shall be located at the rear or side of the home. Fencing shall be Decorative Fencing.

12.2.1.1.1 DSFR(5)

This category represents lots which will be improved with a detached single-family residence with a lot size that is no less than 6,050 square feet with minimum dimensions of 55' wide x 110' deep. The width of each lot shall be measured at the front setback. The depth of each lot shall be measured at the longer of the two side lot lines. These residences will have a maximum DUE of one (1) per lot. The maximum dwelling size of conditioned area for a 1-story home shall be 2,850 square feet and the maximum dwelling size of conditioned area for a 2-story home shall be 3,650 square feet. The dimensional requirements of DSFR(5) are reiterated in the Land Use Dimensional Requirements Table (Exhibit 7).

Homes shall be placed in the center of the lot allowing for a minimum five foot (5') side yard setback, a minimum of a twenty foot (20') front yard setback, and a ten foot (10') rear yard setback for each lot. The minimum separation between adjacent structures, exclusive of eaves which may protrude 18" into the building separation area, and window sills, belt courses, cornices and other architectural features which may protrude 12" into the building separation, is no less than ten feet (10').

Air-conditioning units or HVAC pads shall be located at the rear or side of the home. Fencing shall be Decorative Fencing.

12.2.1.1.1 DSFR(6)

This category represents lots which will be improved with a detached single-family residence with a lot size that is no less than 7,475 square feet with minimum dimensions of 65' wide x 115' deep. The width of each lot shall be measured at the front setback. The depth of each lot shall be measured at the longer of the two side lot lines. These residences will have a maximum DUE of one (1) per lot. The maximum dwelling size of conditioned area for a 1-story home shall be 3,300 square feet and the maximum dwelling size of conditioned area for a 2-story home shall be 4,100 square feet. The dimensional requirements of DSFR(6) are reiterated in the Land Use Dimensional Requirements Table (Exhibit 7).

Homes shall be placed in the center of the lot allowing for a minimum five foot (5') side yard setback, a minimum of a twenty foot (20') front yard setback, and a ten foot (10') rear yard setback for each lot. The minimum separation between adjacent structures, exclusive of eaves which may protrude 18" into the building separation area, and windowsills, belt courses, cornices and other architectural features which may protrude 12" into the building separation, is no less than ten feet (10').

Air-conditioning units or HVAC pads shall be located at the rear or side of the home. All fencing shall be Decorative Fencing.

12.3 Land Use Dimensional Table (Exhibit 7)

See Exhibit 7 attached hereto for additional information regarding front, rear, and side yard setbacks and related lot and development restrictions associated with DSFR(4), DSFR(5), and DSFR(6).

12.4.3 Land Use Allocation Table (Exhibit 8)

The attached Land Use Allocation Table, Exhibit 8, provides for minimum and maximum allocations of various land use categories for each Module as well as updates actual land uses for Module I and portions of Module IIA and Module III.

Amendments to The Crossvine PDD Section 13: Architectural Standards

It is acknowledged that the Architectural Standards in The Crossvine PDD Project Area are an important element and that the maintenance of the established Architectural Standards is an important factor to the City. It is further acknowledged that the Second Amended and Restated Development Agreement for Reinvestment Zone Number Two of the City of Schertz, Texas (the "Development Agreement") specifically provides that the payment of Tax Increment collections to the Developer requires a written representation from the Developer that the Architectural Standards have not been amended, changed or modified, and that they have been consistently enforced and complied with. Further, the Developer has represented and warranted that The Crossvine PDD Project Area will comply with the Architectural Standards and that any construction or development will not materially diminish the Architectural Standards of the Project.

For the purposes of further clarity, "Architectural Standards" shall mean those standards and requirements for landscaping, fencing and screening, residential and commercial construction, building materials (including type of materials permitted, extent of materials, and their location on improvements), as well as all Public Improvements, entry features, green spaces and common areas, Must Build Trails and Roads, and similar elements which are established in or required by the PDD.

13.1.3 Private Fencing

For the purposes of clarification of existing PDD requirements regarding Private Fencing in The Crossvine PDD Project Area: All Private Fencing which is cross fencing from the side lot-line fence shall attach to the house no further than five (5) feet from the primary rear wall of the house toward the front of the lot.

13.3 Module IIIA Unit 1 Architectural Standards

The Architectural Standards established for Module I are hereby incorporated and shall be applicable to Module IIIA Unit 1 with the following additional considerations, modifications, and amendments:

13.3.1 The Architectural Standards shall be deemed to include any Conditions, Covenants, and Restrictions, Development Area Declarations, Design Guidelines, and similar instruments setting forth standards for construction, design, or materials associated with any construction or improvements in The Crossvine PDD Project Area.

13.3.2 Maintenance of the Architectural Standards and determination if there has been a material diminution thereof shall include review, evaluation, and comparison to prior residential construction and improvements and to Public Improvements with the intent being that the quality of construction and aesthetic standards be maintained.

13.3.3 The Developer as designated in the Development Agreement shall have the final responsibility for insuring the maintenance of the Architectural Standards. The Developer as specified in the Development Agreement shall exclusively serve and fulfill the role of The Crossvine Reviewer and may not defer or delegate such duties to any third party without a full and complete assignment of its obligations and responsibilities as well as its rights and entitlements under the Development Agreement, the Project Financing Plan, and the Interlocal Agreement to a third party which has assumed such obligations and responsibilities and which has been approved by the City. It is ratified and affirmed that building permits

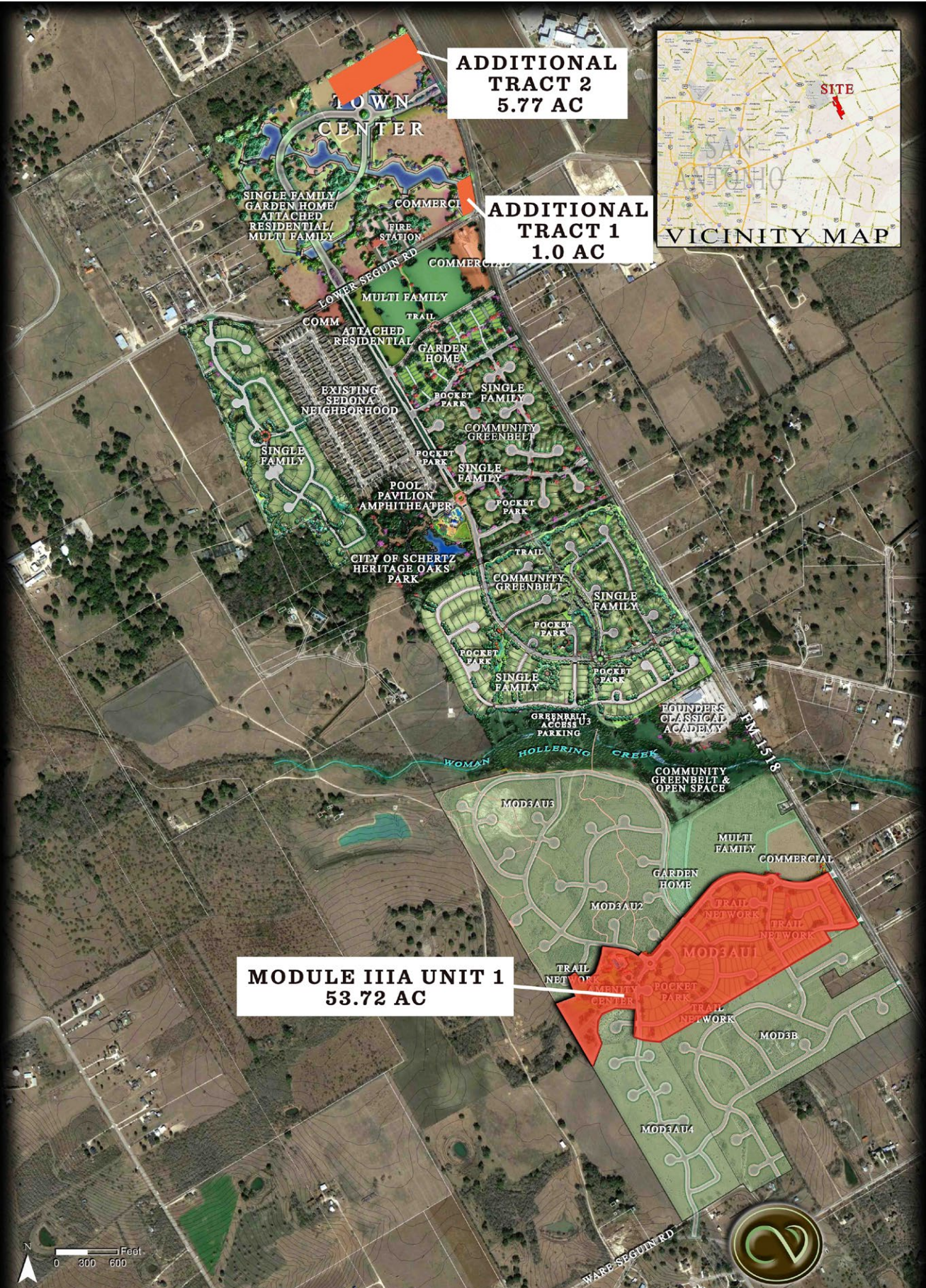
will not be processed or issued without written approval of address specific plans by The Crossvine Reviewer.

ADDITIONAL TRACT 2
5.77 AC

ADDITIONAL TRACT 1
1.0 AC



MODULE IIIA UNIT 1
53.72 AC



THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.



4/8/21

EXHIBIT 1

ADDITIONAL TRACT 1:

1.0 AC

FIELD NOTES

December 7, 2017

BEING 1.000 acre of land, more or less, out of the Geronimo Leal Survey No. 79, Abstract 424, County Block 5058, City of Schertz, Bexar County, Texas and also being described as a 1 acre tract in Volume 6505, Page 630 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a concrete R.O.W. marker found in the existing north R.O.W. line of Lower Seguin Road at the south end of the cut-off line from the existing west R.O.W. line of F. M. Highway 1518 for a corner of this tract and a corner of the above referenced 1 acre tract;

THENCE, S 60°36'09" W, 91.56 feet (*S 60° W, 92.5 feet-6505/630*) along said south R.O.W. line to an iron rod found in same for the southwest corner of this tract and a corner of a 13.669 acre tract described in Volume 15542, Page 551 of the Real Property Records of Bexar County, Texas;

THENCE, N 09°49'00" W, 333.04 feet (*Ref. Brg. N 09°49' W, 334.5 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to an iron pipe found for the northwest corner of this tract and an interior corner of said 13.669 acre tract;

THENCE, N 60°23'29" E, 143.04 feet (*N 60° E, 143.1 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to a concrete R.O.W. marker found in the existing west line of F. M. Highway 1518 for the northeast corner of this tract and a corner of said 13.669 acre tract;

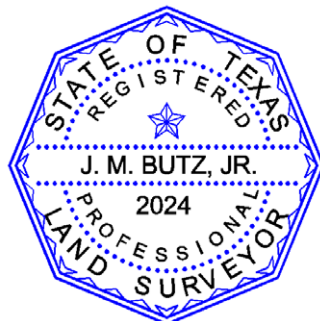
THENCE, along said west R.O.W. line in a southerly direction along a curve to the right and having a central angle of one°19'38," a radius of 2825.00 feet, a tangent distance of 32.73 feet, an arc length of 65.44 feet and a chord bearing and distance of S 100°7'00" E, 65.45 feet to an iron rod set for the end of this curve;

THENCE, S 09°27'11" E, (*S 09°49' E-6505/630*) 218.10 feet along said west R.O.W. line to an iron rod set in same at the north end of the cut-off line to the north line of Lower Seguin Road;

THENCE, S 25°17'49" W, 82.20 feet (*S 25°05' W, 83 feet-6505/630*) along said cut-off line to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

Note: Plat also prepared this day.

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN17-145

EXHIBIT 2

**ADDITIONAL TRACT 2:
5.77 AC.**

**CROSS BRANCH
SURVEYING
2519 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102**

STATE OF TEXAS
COUNTY OF BEXAR

5.77 ACRES
F.M. 1518

Being a 5.77 acre tract of land out of a called 6.0 acre tract of land described in deed executed on June 18, 2015 from Arthur W. Hillert Jr., an individual, to Price Asset Management, Inc., a Texas Corporation recorded in Volume 17299, Page 1911 of the Official Public Records of Bexar County, Texas, situated in the Jeronimo Leal Survey No. 79, Abstract 424, County Block 5058 of Bexar County, Texas. Said 5.77 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the southwest right-of-way line of F.M. 1518, for the **POINT OF BEGINNING** of this herein described tract, same being the northeastern corner of a called 6.00 acres conveyed to Shannon N. Houy and Tina Marie Houy by deed recorded in Deed No. 20200130665 of the Official Public Records of Bexar County, Texas;

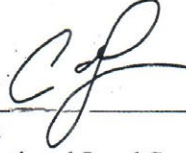
THENCE, S 30°16'49" E (the basis of bearings for this survey), a distance of 291.03 feet, with the southwest right-of-way line of F.M. 1518 to a ½" iron rod found for the northernmost corner of a called 34.007 acre tract conveyed to Schertz 1518, Ltd. By deed recorded in Volume 11492, Page 57 of the Official Public Records of Bexar County, Texas, same being the eastern most corner of this herein described tract;

THENCE, S 59°38'17" W, a distance of 862.71 feet, with the northwest line of said 34.007 acre tract, to a ½" iron rod found for an eastern corner of said Houy tract, same being the southernmost corner of this herein described tract;

THENCE, N 30°47'09" W, a distance of 291.04 feet, with the common line of the said Houy tract to a ½" iron rod found for the westernmost corner of this herein described tract;

THENCE, N 59°38'17" E, a distance of 568.28 feet, with the common line of said Houy tract to the **POINT OF BEGINNING** of this herein described tract, containing 5.77 acres (251,446 sq. ft.) of land, more or less, within these metes and bounds.

I hereby certify that this survey was performed upon the ground March 12th, 2021,
under my direct supervision and is true and correct to the best of my knowledge.



Caesar A, Garcia
Registered Professional Land Surveyor No. 5904
WO #21-2-2B



MODULE III A UNIT 1:

53.72 AC.



A 53.72 ACRES

A 53.72 acres tract of land, out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, the E.R. Evans Survey No. 80, Abstract No. 216, County Block 5060 and being out of a 145.427 acre tract of land as conveyed to Schertz 1518, LTD. of record in Volume 11564 Page 1814 and a 91.288 acre tract of land as conveyed to Schertz 1518, LTD. of record in Volume 11601 Page 2280, all being of the Official Public Records of Bexar County, Texas and situated in the City of Schertz, Bexar County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found iron pipe, in the southwest right-of-way line of F.M. 1518, a variable width right-of-way and the northeast line of the 145.427 acre tract, for the southeast corner of Lot 1, Block 1 of the Washington Tyrannus School Of The Arts, a plat of record in Volume 9616, Page 24 of the Deed and Plat Records of Bexar County, Texas and a northeast corner of the 145.427 acre tract;

THENCE: along and with the northeast lines of the 145.427 acre tract and the north, west, and south lines of Lot 1, Block 1 of the Sedona Lift Station Subdivision, a plat of record in Volume 9611, Page 168 of the Deed and Plat Records of Bexar County, Texas, the following five (5) courses:

1. S 30°21'21" E, a distance of 363.82 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of Lot 1, Block 1 of the Sedona Lift Station Subdivision and an exterior corner of the 145.427 acre tract,
2. S 69°31'36" W, a distance of 119.34 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of Lot 1, Block 1 of the Sedona Lift Station Subdivision and an interior corner of the 145.427 acre tract,
3. S 20°28'24" E, a distance of 104.08 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the beginning of a curve to the right,
4. with a curve to the right, having an arc of 15.16 feet, a radius of 50.00 feet, a delta of 17°22'31", and a chord bears S 66°42'30" E, a distance of 15.10 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency, and
5. N 59°41'45" E, a distance of 126.48 feet to a calculated point, for the southeast corner of Lot 1, Block 1 and a northeast corner of the 145.427 acre tract;

THENCE: S 30°21'21" E, along and with a northeast line of the 145.427 acre tract, a distance of 703.73 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the **POINT OF BEGINNING** and the northeast corner of the tract described herein;

THENE: S 30°21'21" E, into and across the 145.427 acre tract, a distance of **577.63 feet** to a found ½" iron rod, for the northeast corner of a 9.977 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18693, Page 578 of the Official Public Records of Bexar County, Texas, the southeast corner of the 145.427 acre tract and the tract described herein;

THENCE: S 59°19'19" W, along and with the southeast line of the 145.427 acre tract and the northwest line of the 9.977 acre tract, a distance of **1749.17 feet** to a found ½" iron rod in the southeast line of the 145.427 acre tract, for the northwest corner of the 9.977 acre tract, the northeast corner of a 20.003 acre tract as conveyed to Ware Seguin 1518, LLC of record in Volume 19013, Page 2095 of the Official Public Records of Bexar County, Texas, and an angle point of the tract described herein;

THENCE: S 59°39'56" W, along and with the southeast line of the 145.427 acre tract and the northwest line of the 20.003 acre tract, a distance of **509.91 feet** to a post, in the northeast line of the 91.288 acre tract, for the northwest corner of the 20.003 acre tract, the southwest corner of the 145.427 acre tract and the tract described herein;

THENCE: into and across the 91.288 acre tract and the 145.427 acre tract the following seventeen (17) courses:

1. **N 83°06'36" W**, a distance of **160.98 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
2. **N 72°02'20" W**, a distance of **90.57 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
3. **N 17°57'40" E**, a distance of **8.58 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
4. With a curve to the **left**, having an arc of **76.05 feet**, a radius of **445.00 feet**, a delta of **9°47'32"**, and a chord bears **N 13°03'54" E**, a distance of **75.96 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of compound curvature of the tract described herein,
5. With a curve to the **left**, having an arc of **24.96 feet**, a radius of **15.00 feet**, a delta of **95°20'15"**, and a chord bears **N 39°29'59" W**, a distance of **22.18 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
6. **N 02°49'53" E**, a distance of **50.00 feet**, for a point of curvature of the tract described herein,
7. With a non-tangent curve to the **left**, having an arc of **24.96 feet**, a radius of **15.00 feet**, a delta of **95°20'15"**, and a chord bears **N 45°09'45" E**, a distance of **22.18 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of compound curvature of the tract described herein,
8. With a curve to the **left**, having an arc of **20.74 feet**, a radius of **445.00 feet**, a delta of **2°40'13"**, and a chord bears **N 03°50'29" W**, a distance of **20.74 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
9. **N 05°10'35" W**, a distance of **85.52 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
10. **N 87°38'34" W**, a distance of **202.76 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
11. **S 67°32'26" W**, a distance of **141.78 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
12. **S 29°55'37" W**, a distance of **84.54 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
13. **S 03°08'33" W**, a distance of **109.52 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
14. **S 21°26'01" E**, a distance of **119.39 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
15. **S 22°49'58" W**, a distance of **156.59 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point for the tract described herein,
16. **S 16°29'38" W**, a distance of **67.23 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein, and
17. **S 59°48'47" W**, a distance of **10.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the southwest corner of the tract described herein;

THENCE: N 30°11'13" W, along and with the southwest line of the 91.288 acre tract and the northeast line of a 285.567 acre tract as conveyed to 3GG Properties, LLC of record in Volume 16527, Page 1683 of the Official Public Records of Bexar County, Texas, a distance of **694.82 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of the tract described herein;

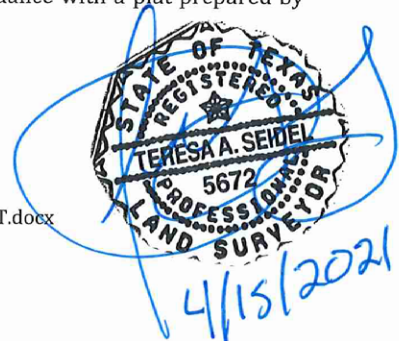
THENCE: into and across the 91.288 acre tract and the 145.427 acre tract the following forty-two (42) courses:

1. **N 69°35'40" E**, a distance of **200.04 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
2. **N 20°24'20" W**, a distance of **129.56 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of a tract described herein,
3. With a non-tangent curve to the **left**, having an arc of **71.88 feet**, a radius of **60.00 feet**, a delta of **68°38'39"**, and a chord bears **N 02°28'31" E**, a distance of **67.66 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
4. With a curve to the **right** having an arc of **22.56 feet**, a radius of **15.00 feet**, a delta of **86°10'39"**, and a chord bears **N 11°14'31" E**, a distance of **20.49 feet** to a set ½" iron rod with a Blue Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **N 54°19'50" E**, a distance of **38.98 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
6. **S 35°40'10" E**, a distance of **120.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
7. **N 54°19'50" E**, a distance of **166.59 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
8. **N 20°23'46" E**, a distance of **95.41 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
9. **N 14°38'50" E**, a distance of **89.78 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
10. **N 07°37'05" E**, a distance of **75.06 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the north corner of the tract described herein,
11. **S 82°22'55" E**, a distance of **199.87 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
12. With a curve to the **right**, having and arc of **155.63 feet**, a radius of **275.00 feet**, a delta of **32°25'31"**, and a chord bears **S 66°10'10" E**, a distance of **153.56 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for point of tangency of the tract described herein,
13. **S 49°57'24" E**, a distance of **8.93 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
14. **N 40°02'38" E**, a distance of **49.89 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
15. **S 52°49'09" E**, a distance of **48.85 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
16. With a curve to the **left**, having an arc of **34.51 feet**, a radius of **40.00 feet**, a delta of **49°25'53"**, and a chord bears **S 77°32'06" E**, a distance of **33.45 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
17. With a curve to the **right**, having an arc of **13.25 feet**, a radius of **70.00 feet**, a delta of **10°50'43"**, and a chord bears **N 83°10'20" E**, a distance of **13.23 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,

18. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **N 65°45'01" E**, a distance of **31.83 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
19. **N 42°54'21" E**, a distance of **50.60 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
20. **N 40°02'36" E**, a distance of **63.91 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
21. With a curve to the **left**, having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 04°57'24" W**, a distance of **21.21 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
22. **N 49°57'24" W**, a distance of **1.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
23. **N 40°02'36" E**, a distance of **50.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
24. **S 49°57'24" E**, a distance of **1.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
25. With a curve to the **left**, having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 85°02'36" E**, a distance of **21.21 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
26. **N 40°02'36" E**, a distance of **207.56 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
27. With a curve to the **left**, having an arc of **24.28 feet**, a radius of **15.00 feet**, a delta of **92°44'06"**, and a chord bears **N 06°19'27" W**, a distance of **21.71 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
28. **N 52°41'30" W**, a distance of **1.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
29. **N 37°18'30" E**, a distance of **50.00 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
30. **S 52°41'30" E**, a distance of **4.82 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
31. With a curve to the **left**, having an arc of **22.85 feet**, a radius of **15.00 feet**, a delta of **87°15'54"**, and a chord bears **N 83°40'33" E**, a distance of **20.70 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
32. **N 40°02'36" E**, a distance of **354.50 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
33. With a curve to the **right**, having an arc of **458.60 feet**, a radius of **430.00 feet**, a delta of **61°06'26"**, and a chord bears **N 70°35'49" E**, a distance of **437.18 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
34. **S 78°50'58" E**, a distance of **77.40 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
35. **S 81°40'39" E**, a distance of **52.22 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
36. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **N 75°28'41" E**, a distance of **31.83 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,

37. With a curve to the **right**, having an arc of **118.63 feet**, a radius of **70.00 feet**, a delta of **97°06'10"**, and a chord bears **S 78°48'54" E**, a distance of **104.94 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
38. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **S 53°06'29" E**, a distance of **31.83 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
39. **S 75°57'10" E**, a distance of **49.04 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
40. **S 78°50'58" E**, a distance of **51.29 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
41. With a curve to the **left**, having an arc of **300.64 feet**, a radius of **415.00 feet**, a delta of **41°30'23"**, and a chord bears **N 80°23'50" E**, a distance of **294.10 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
42. **N 59°38'39" E**, a distance of **103.34 feet** to the **POINT OF BEGINNING** and containing 53.72 acres more or less, in the City of Schertz, Bexar County, Texas and in accordance with a plat prepared by KFW Surveying.

Job No.: 12-028
Prepared by: KFW Surveying
Date: April 3, 2020
File: S:\Draw 2012\12-028 Sedona Trails\doc\ FN 53.72AC M3U1 PLAT.docx





0 100 200 400 Feet

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

PLANNED ENVIRONMENTS INC. BECTHOLD, GOLF DESIGN WATERS OF AMERICA
 10000 CROSSVINE DRIVE, SUITE 100, DALLAS, TEXAS 75243



lookthinkmake
 Grand Communication
 501 Lakeshore Dr., Suite 100, Dallas, TX 75226



MOD3AU1
 CONCEPTUAL MASTER PLAN

THE
CROSSVINE



4/8/21

EXHIBIT 5

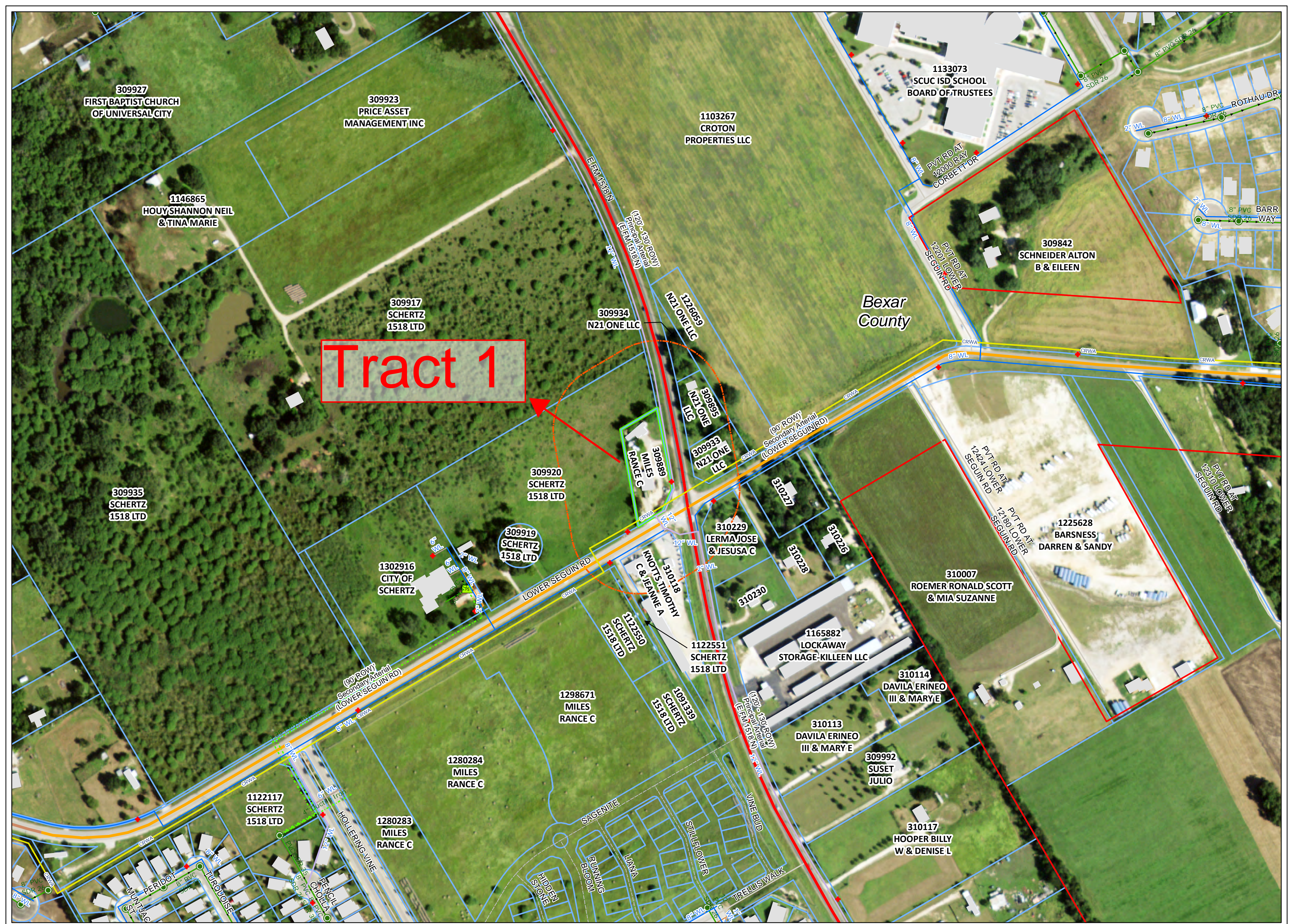
Land Use Dimensional Requirements - Module IIIA

Use Category	Min. Lot Size and Dimensions			Minimum Setback (Ft.)						Misc. Requirements				
	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft. - Resid.	Side Ft. Non-Resid.	Rear Ft. Resid.	Rear Ft. Non Resid.	Min. Off-Street Pkg	Max. Height (Ft.)	Max. Imperv Cover	DUE Allocation	Max. Home Size (conditioned area) (in sq. ft.)	
Improved Property Land Use - Resid.														
Detached Single Family Residential														
DSFR(4)	4,950	45	110	20*	5	5	10	10	2	38	65%	1	2,400	
DSFR(5)	6,050	55	110	20*	5	5	10	10	2	38	65%	1	2,850	
DSFR(6)	7,475	65	115	20*	5	5	10	10	2	38	65%	1	3,300	

**20 ft. minimum set back is from ROW line to garage. Porch, patio, courtyard or house may protrude into setback by no more than 5 ft.*

Land Allocation Table

	Overall Project Area		Module I			Module II			Module IIIA and IIIB		
	2600		520			1380			700		
	Min.	Max	Min.	Max	Actual	Min.	Max	Min.	Max	Planned	
Residential											
Detached Single Family Residential											
DSFR(1)	TBD	TBD	208	442	260	TBD	TBD	170	256	213	
DSFR(2)	TBD	TBD	78	338	136	TBD	TBD	NA	NA	NA	
DSFR(3)	TBD	TBD	0	130	105	TBD	TBD	NA	NA	NA	
DSFR(4)	TBD	TBD	NA	NA	NA	TBD	TBD	144	216	180	
DSFR(5)	TBD	TBD	NA	NA	NA	TBD	TBD	149	223	186	
DSFR(6)	TBD	TBD	NA	NA	NA	TBD	TBD	76	114	95	
DSFR(7)	TBD	TBD	NA	NA	NA	TBD	TBD	NA	NA	NA	
DSFR(8)	TBD	TBD	NA	NA	NA	TBD	TBD	NA	NA	NA	
DSFR(9)	TBD	TBD	NA	NA	NA	TBD	TBD	NA	NA	NA	
Garden Home											
GH(1)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
GH(2)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
GH(3)	TBD	TBD	TBD	TBD	TBD	77	200	TBD	TBD	TBD	
Attached Single Family Residential											
ASFR(1)	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
ASFR(2)	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
ASFR(3)	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
Multistory Single Family Residential											
MSR(1)	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
MSR(2)	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
Non-Residential (allocated by acreage)											
Office/Professional	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
Neighborhood Svcs.	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
General Business	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
General Business 2	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
Light Mfg.	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
Heavy Mfg.	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	
Public Use District	TBD	TBD	NA	NA	NA	TBD	TBD	TBD	TBD	TBD	



Tract 1

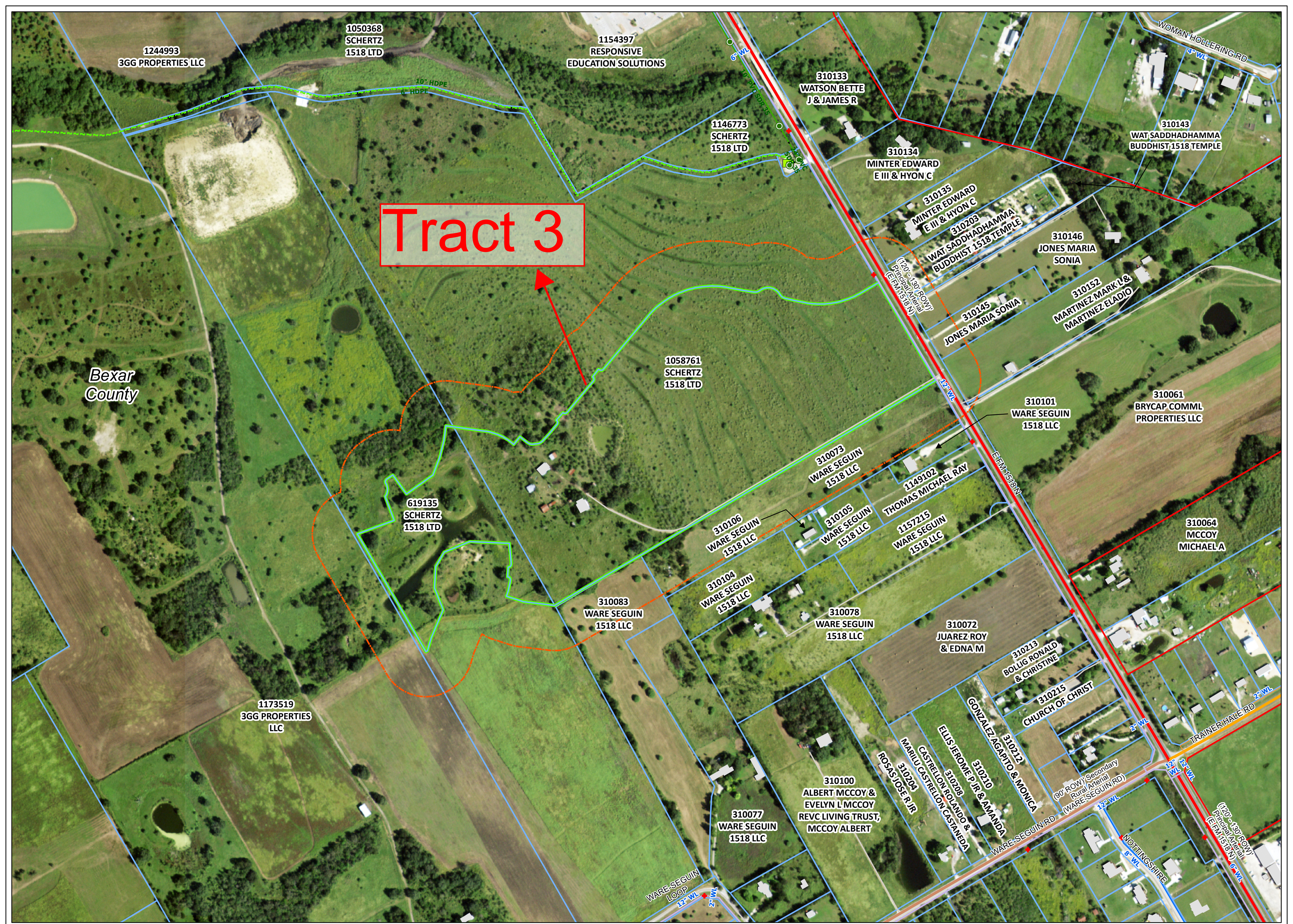
Bexar County



THE CROSSVINE
PDD AMENDMENT 5
TRACT 1

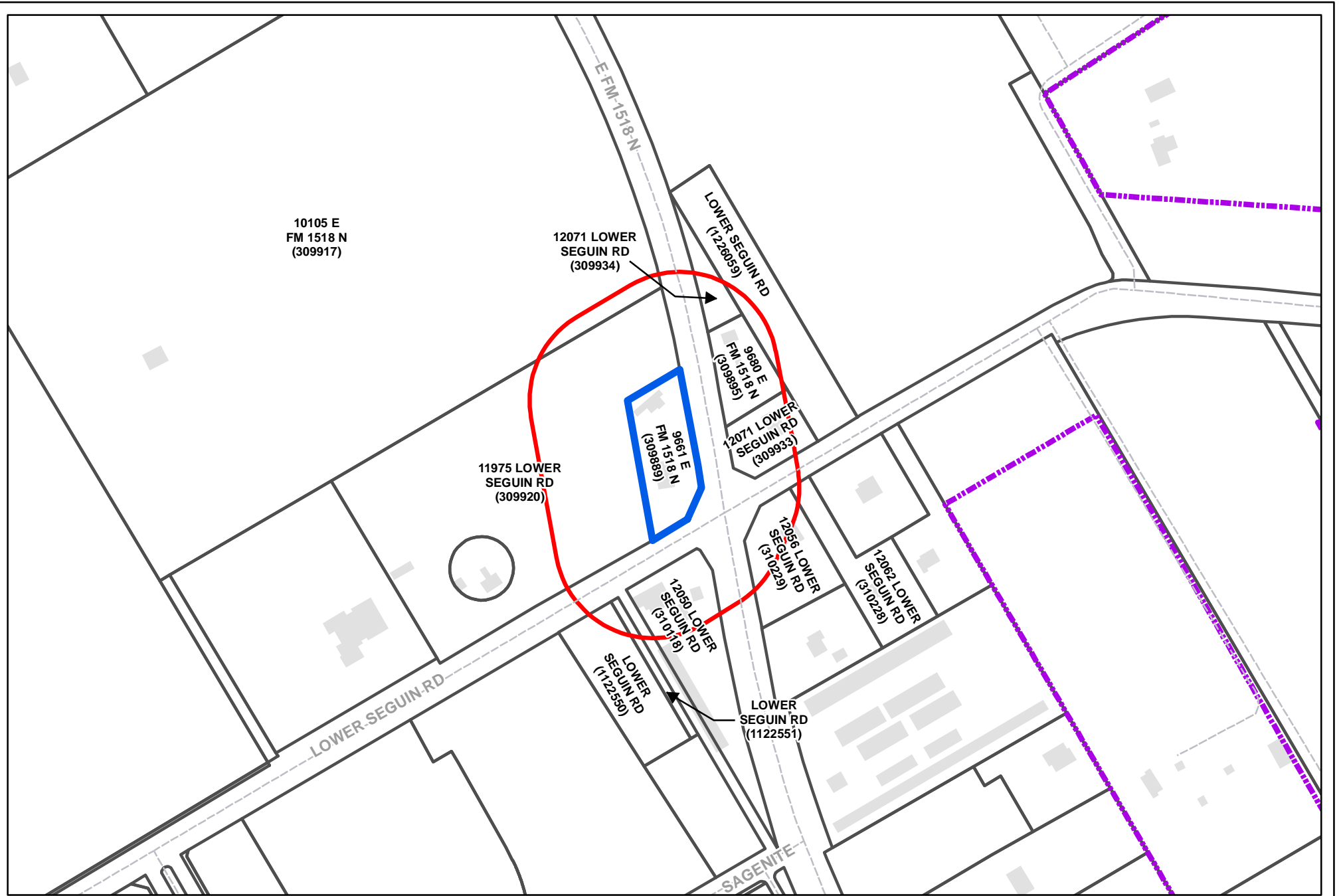
- | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|------------|-----|------------------|---------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1", 1 1/2" | 10" | 30" | Schertz Gravity |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | 2", 2 1/2" | 12" | 36" | Schertz Pressure |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3" | 16" | Neighboring Main | Neighboring Gravity |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | 4" | 18" | Private | Private Pressure |
| Other Cities | Secondary Arterial | Planned Residential Collector | | 6" | 20" | | |
| | | | | 8" | 24" | | |

- | | | | | |
|---------|----------|-------------|----------------------------|-------------------|
| Hydrant | Manholes | 200' Buffer | Schertz Municipal Boundary | County Boundaries |
|---------|----------|-------------|----------------------------|-------------------|
- 1 Inch = 200 Feet
- 0 100 200 400 Feet



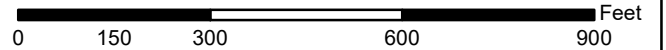
Tract 3

Bexar County

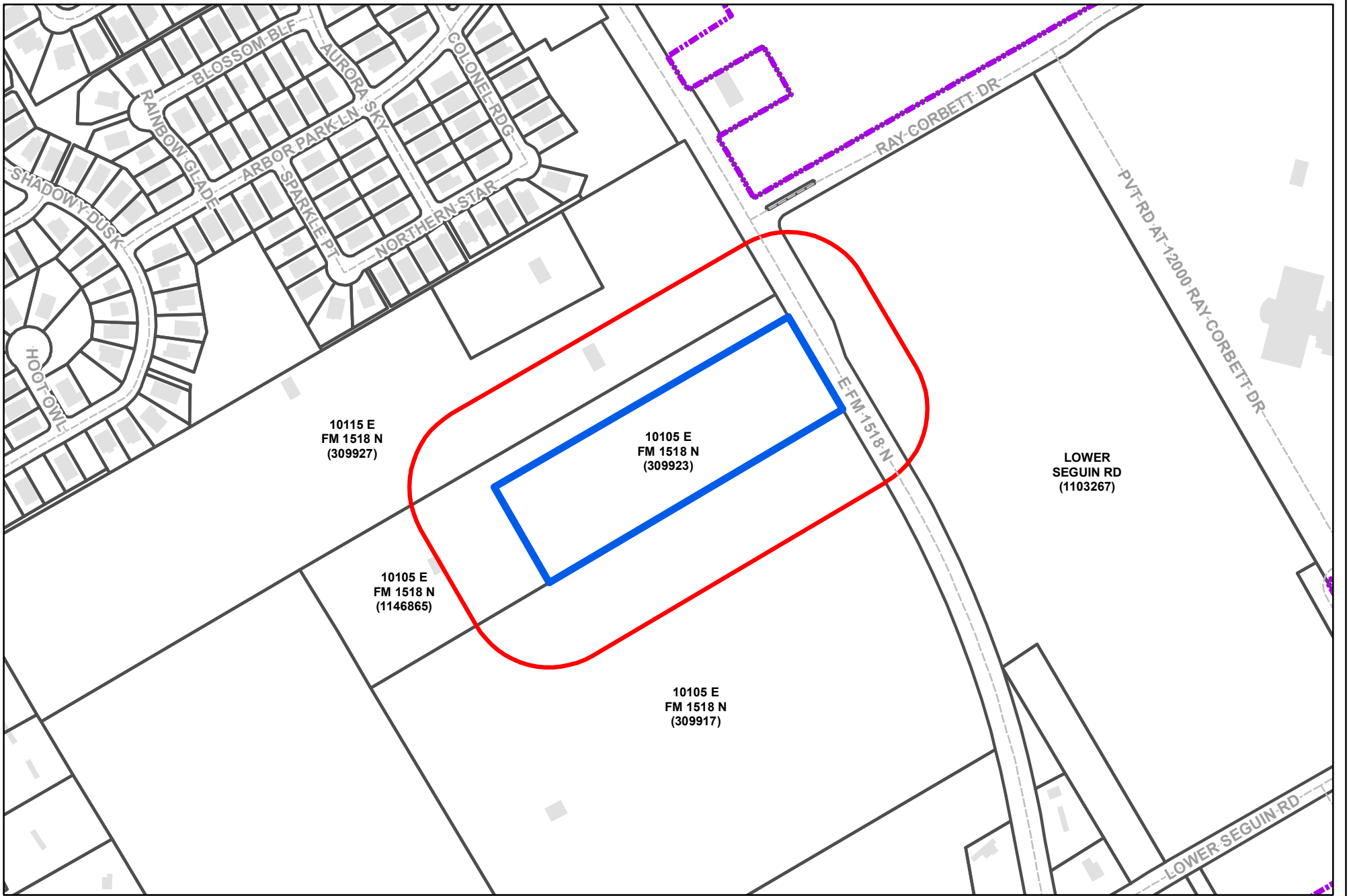


SCHERTZ **Tract 1** City of Schertz
 COMMUNITY • SERVICE • OPPORTUNITY
 Last Update: April 22, 2021
 THE CROSSVINE PDD - 5TH AMENDMENT
 TRACT 1


-  Parcel Boundaries
-  Schertz City Boundary
-  200' Notification Buffer

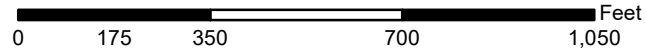


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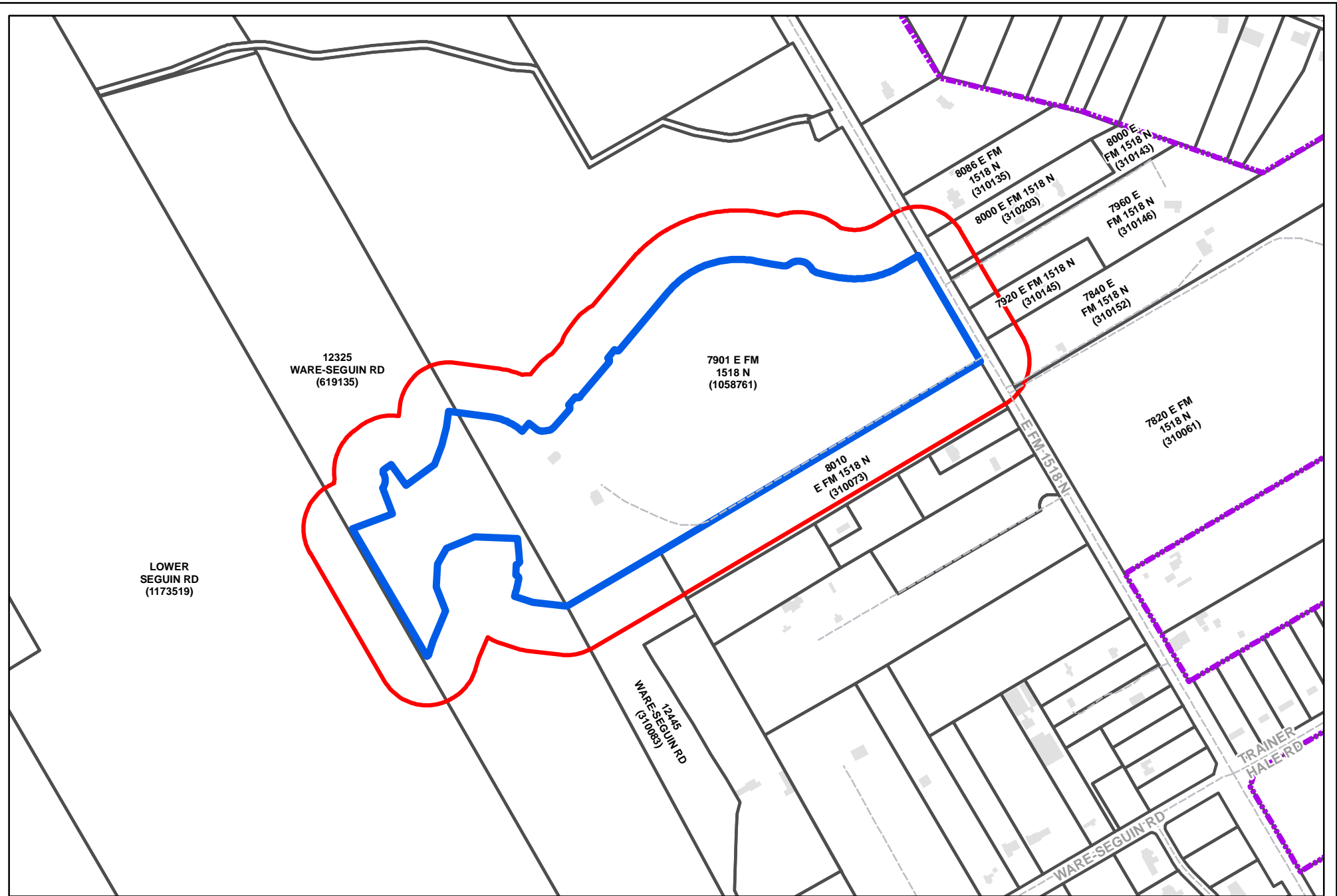


SCHERTZ **Tract 2** City of Schertz
 COMMUNITY * SERVICE * OPPORTUNITY
 Last Update: April 22, 2021
 City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185
THE CROSSVINE PDD - 5TH AMENDMENT
TRACT 2

 Parcel Boundaries
  Schertz City Boundary
  200' Notification Buffer



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SCHIERTZ Tract 3 City of Schertz

COMMUNITY • SERVICE • OPPORTUNITY

Last Update: April 22, 2021

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

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THE CROSSVINE PDD - 5TH AMENDMENT MODULE 3A UNIT 1 AREA



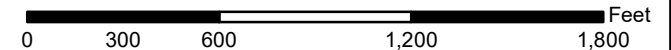
Parcel Boundaries



Schertz City Boundary



200' Notification Buffer



MAY 03 2021

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 28, 2021

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, May 12, 2021 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

ZC2021-004- A request to rezone approximately 61 acres of land from General Business District (GB), Single-Family Residential / Agricultural District (R-A), and Planned Development District (PDD) to Planned Development District (PDD), located at 9661 E FM 1518N, 10105 E FM 1518N, and 7901 E FM 1518N, also known as Bexar County Property Identification Numbers 309889, 309923, and 1058761, City of Schertz, Bexar County, Texas.

The proposed zone change is further defined as:

- 1. A request to rezone approximately 1 acre of land, 9661 E FM 1518N, Bexar County Prop. ID: 309889 from General Business District (GB) to Planned Development District (PDD).
2. A request to rezone approximately 6 acres of land, 10105 E FM 1518N, Bexar County Prop. ID: 309923 from Single-Family Residential / Agricultural District (R-A) to Planned Development District (PDD).
3. A request to rezone approximately 54 acres of land, 7901 E FM 1518N, Bexar County Prop. ID: 1058761 from Planned Development District (PDD) to Planned Development District (PDD).

You are receiving this notice because your property is located within two hundred feet (200') of the tract identified above as number 1.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to Megan Harrison, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail mharrison@schertz.com. If you have any questions please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

[Handwritten signature]

Megan Harrison
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for ZC2021-004

COMMENTS:

NAME: RANCE C. MILES SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 5151 Beltline Road - Suite 455 - Dallas, TX 75254

DATE: May 4, 2021

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021

Department: Planning & Community Development

Subject: Ordinance No. 21-S-21 - Conduct a public hearing, consideration and/or action approving an Ordinance by the City Council of the City of Schertz, Texas on a request to rezone approximately 6 acres of land from General Business District (GB) and Manufacturing Light District (M-1) to General Business (GB) and Manufacturing Light District (M-1), generally located approximately 2,000 feet west of the intersection between FM 2252 and IH-35, also known as Comal County Property Identification Number 78020, City of Schertz, Comal County, Texas. *First Reading (B. James/L. Wood/M. Harrison)*

BACKGROUND

The applicant is proposing to rezone approximately 6 acres of land from General Business District (GB) and Manufacturing Light District (M-1) to General Business District (GB) and Manufacturing Light District (M-1). The property is located two thousand (2,000) feet west of the intersection of FM 2252 and IH 35 access road. Currently, the front approximately 4.5 acres of the property is zoned General Business District (GB) and the remainder 1.4 acres is zoned Manufacturing Light District (M-1). The applicant is proposing to adjust the zoning designation line in order to have the front 1.6 acres of the property to remain as General Business District (GB) and the remainder 4.3 acres to be rezoned Manufacturing Light District (M-1).

Nine (9) public hearing notices were mailed to the surrounding property owners within two hundred (200') feet of the subject property on April 28, 2021, with a public hearing notice published in the "San Antonio Express" on May 19, 2021, prior to the City Council public hearing. At the time of this report Staff has received one (1) response in favor of the request and zero (0) responses opposed to the zoning request. There was a public hearing held at the April 28, 2021 Planning and Zoning Commission Meeting. During this public hearing, no residents spoke.

Current Land Use:

	Zoning	Land Use
Existing	General Business District (GB) / Manufacturing Light (M-1)	Vacant/Undeveloped
Proposed	General Business District (GB) / Manufacturing Light (M-1)	Office/Warehouse

Adjacent Properties:

	Zoning	Land Use
North	Manufacturing Light (M-1)	Vacant/ Undeveloped
South	Right-of-way	N IH 35
East	General Business District (GB) / Manufacturing Light (M-1)	Vacant/ Undeveloped

West	Private Right-of-way/ General Business District (GB)/ Manufacturing Home Park (MHP)/ Manufacturing Light (M-1)	Private Roadway "Main Street"/ Vacant/ Undeveloped
-------------	--	--

GOAL

To rezone approximately 6 acres of land from General Business District (GB) and Manufacturing Light District (M-1) to General Business District (GB) and Manufacturing Light District (M-1). The applicant is proposing to adjust the zoning designation line in order to have the front 1.6 acres of the property remain as General Business District (GB) and the remainder 4.3 acres to be rezoned Manufacturing Light District (M-1).

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

The proposed rezone is for approximately 5.851 acres of land from General Business District (GB) and Manufacturing Light District (M-1) to General Business District (GB) and Manufacturing Light District (M-1).

Currently, the front approximately 4.5 acres of the property is zoned General Business District (GB) and the remainder 1.4 acres is zoned Manufacturing Light District (M-1). The applicant is proposing to adjust the zoning designation line in order to have the front 1.6 acres of the property remain as General Business District (GB) and the remainder 4.3 acres be rezoned to Manufacturing Light District (M-1). Essentially, the applicant is requesting to reduce the acreage that is currently zoned General Business District (GB) and increase the acreage zoned Manufacturing Light District (M-1). The proposed area to remain as General Business District would comply with lot width and depth minimum dimensions for the zoning district.

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Schertz Sector Plan, designates the subject property as Commercial Campus. The objective of the Commercial Campus future land use designation is to accommodate the development of lower intensity commercial and office uses that utilize a variety of mostly office, flex-office, light industrial and educational and other institutional uses. The General Business District (GB) and Manufacturing Light (M-1) meets the goals and objectives of the Commercial Campus future land use designation by permitting lower intensity commercial and office uses along the frontage of IH-35.

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning of the property to General Business District (GB) and Manufacturing Light (M-1) is in conformance with the goals and objectives of the Comprehensive Plan; the proposed zone change supports the lower intensity commercial objectives of the Commercial Campus future land use designation, specifically along the IH 35 frontage.
- **Impact of Infrastructure:** The proposed rezoning should have a minimal impact on the existing water system. Currently, there is a twelve (12) inch City of Schertz water line that runs along the frontage of the property. The property currently does not have sanitary sewer infrastructure in place; however, there is sewer across IH-35 that would be the closest connection. If the proposed

zone change is approved, the applicant would be required during the development process to make any infrastructure improvements deemed necessary.

- Impact of Public Facilities/Services: The proposed rezoning should have a minimal impact on public services, such as schools, fire, police, parks, and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The subject property is currently surrounded by several parcels that are zoned General Business District (GB) and Manufacturing Light (M-1). The rezoning of this property is compatible with the adjacent land uses as the General Business District (GB) is intended to provide a lower intensity commercial along the IH-35 frontage and then the Manufacturing Light District (M-1) would allow the proposed office/warehouse along the back portion of the property. Additionally, the property to the rear of the subject property is adjacent to the currently Manufacturing District (M-1) zoned portion of the property, so the proposed zone change should have minimal impact.

FISCAL IMPACT

None

RECOMMENDATION

The Planning and Zoning Commission conducted a public hearing on May 12, 2021, and offered a recommendation of approval with a vote of 7-0.

The Comprehensive Land Use Plan designates the subject property as Commercial Campus which is intended to encourage the development of lower intensity commercial, light industrial, and office uses in the locations between major intersections as a buffer between the Interstate Highway and adjoining neighborhoods. The location of this property being along the IH-35 frontage makes it an ideal location for a lower intensity commercial with some light industrial type development. The proposed zone change which would maintain the General Business District (GB) on the front 1.6 acres will allow the lower intensity land uses that are desired immediately adjacent to IH 35. In addition, by increasing the Manufacturing Light District (M-1) from the current 1.4 acres to the proposed 4.3 acres will allow the property to be developed in accordance with the applicants desires in the rear of the but maintain the ability for the desired retail / commercial / office in the front adjacent to IH 35.

Based on the subject property location, adjacent zoning and land uses, and the Comprehensive Land Use Plan designation the proposed zone change is compatible. Additionally, based on the zone change being to modify the acreage of the existing zoning designations rather than to a different zoning designation entirely, the goals and desires to maintain the IH 35 frontage for commercial / retail / office are being met while allowing the portion proposed to be Manufacturing Light District (M-1) at the rear of the property will provide the applicant the ability to complete their desired development. Due to the nature of the proposed zone change to modify the acreage within each zoning designation.

Staff recommends approval of the proposed rezoning from General Business District (GB) and Manufacturing Light District (M-1) to General Business District (GB) and Manufacturing Light District (M-1) as submitted.

Attachments

Ordinance

Exhibit A: Metes and Bounds

Exhibit B: Zone Change Exhibit

Aerial Map

Public Notification 200ft buffer

ORDINANCE NO. 21-S-21

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 6 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) AND MANUFACTURING LIGHT DISTRICT (M-1) TO GENERAL BUSINESS DISTRICT (GB) AND MANUFACTURING LIGHT DISTRICT (M-1), LOCATED APPROXIMATELY TWO THOUSAND FEET WEST OF THE INTERSECTION OF FM 2252 AND IH-35 ACCESS ROAD, 18735 IH-35, ALSO KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBERS 78020, CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 6 acres of land located approximately two thousand feet west of the intersection of FM 2252 and IH-35 Access Road, 18735 IH-35, also known as Comal County property identification numbers 78020, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on May 12, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on June 8, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned General Business District (GB) and Manufacturing Light District (M-1).

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

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

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

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

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

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

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

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

Approved on first reading the 8th day of June, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 22nd day of June, 2021.

Ralph Gutierrez, Mayor

ATTEST:

Brenda Dennis, City Secretary
(SEAL OF THE CITY)



Ace Surveying, Inc.

RHONDA K. BUTLER
REGISTERED PROFESSIONAL
LAND SURVEYOR #5409
FIRM #10160700

P. O. BOX 597
DEVINE, TEXAS 78016
Phone: 830-334-7264
Fax: 830-665-5796

Email: acesurveying@sbcglobal.net

**5.889 ACRES
COMAL COUNTY, TEXAS**

A field note description of a 5.889 acre tract of land situated in the City of Schertz, Comal County, Texas, out of the Martin & Walker Survey 113, Abstract 414, being the same tract of land called 5.851 acres and described in deed recorded in Document #200906018773 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with pink plastic cap stamped "RKB 5409", Basis of bearing is WGS 84)

Beginning at a TxDot Type II monument found for the south corner of the herein described tract and said 5.851 acres, in the northwest right-of-way line of Interstate Highway 35;

Thence N 32°35'05" W, along the southwest line of the herein described tract and said 5.851 acres and a northeast line of said Lot 3, at 4.77 feet pass a TxDot Type II monument found in the northwest right-of-way line of said Interstate Highway 35 and an east corner of Lot 3, Block 1 of the Stone Creek RV Park Subdivision according to plat recorded in Document #201206042305 of the Official Public Records of Comal County, Texas and continuing on the same course for a total distance of 1003.80 feet to an iron pin found for the west corner of the herein described tract and said 5.851 acre tract, an angle point of said Lot 3 and the south corner of a 5.404 acre tract of land described in deed recorded in Volume 739, Page 804;

Thence N 58°15'23" E, 259.99 feet along the northwest line of the herein described tract and said 5.851 acre tract and the southeast line of said 5.404 acre tract to an iron pin found for the north corner of the herein described tract and said 5.851 acres and the west corner of a 3.527 acre tract of land described in deed recorded in Volume 356, Page 729 of the Official Public Records of Comal County, Texas;

Thence S 32°44'39" E, along the northeast line of the herein described tract and said 5.851 acres and the southwest line of said 3.527 acres, at 941.47 feet pass an TxDot Type II monument found for the south corner of said 3.527 acre tract, in the northwest right-of-way line of aforesaid Interstate Highway 35, and continuing on the same course for a total distance of 955.39 feet to a nail found in concrete for the east corner of the herein described tract and said 5.851 acres and the northwest right-of-way line of said Interstate Highway 35;

Thence along the southeast boundary of the herein described tract and said 5.851 acres and the northwest right-of-way line of said Interstate Highway 35 the following 2 calls:

- 1) S 46°10'18" W, 142.98 feet to a nail found in concrete for an angle point;
- 2) S 49°38'12" W, 123.52 feet to the place of beginning and containing 5.889 acres of land according to a survey made on the ground on April 1, 2016 by Ace Surveying, Inc.

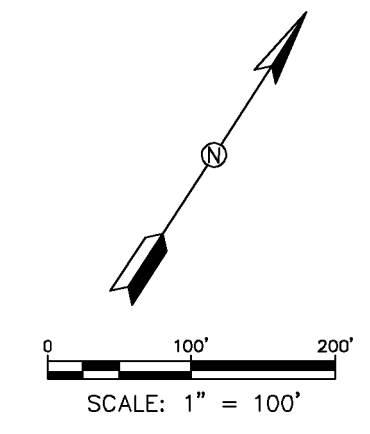


Rhonda K. Butler
Registered Professional
Land Surveyor #5409
File: I35 K Wing & E Woolsey
Corresponding Drawing Prepared



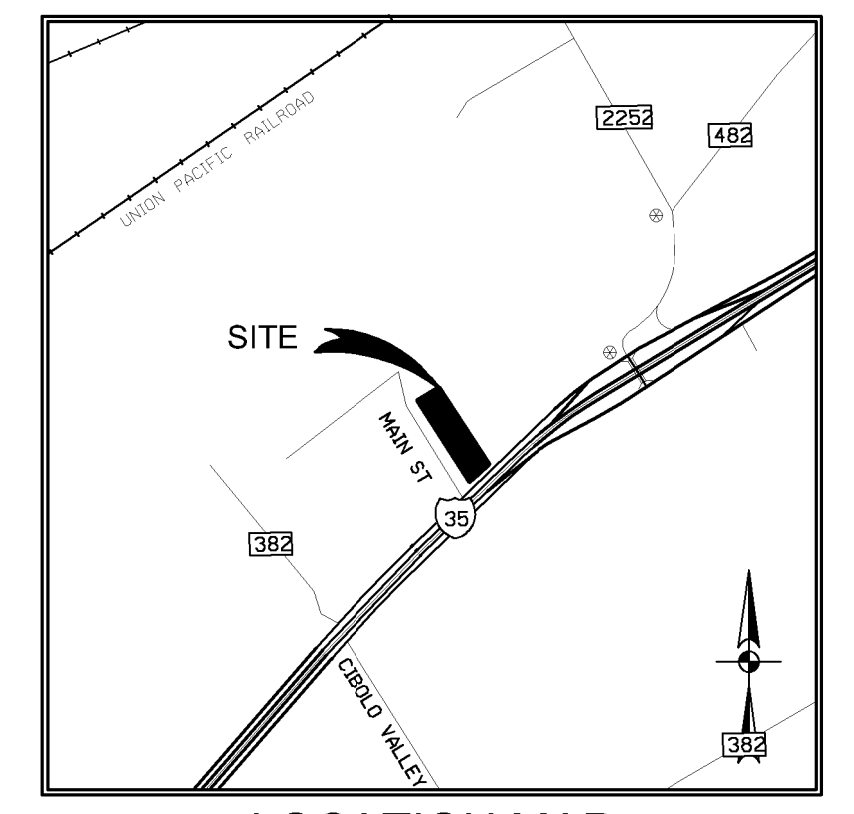
ACREAGE SUMMARY
 EXISTING: 1.4 AC M-1 ZONING, 4.5 AC GB ZONING
 PROPOSED: 4.3 AC M-1 ZONING, 1.6 AC GB ZONING

NOTE:
 NO 100-YR FLOODPLAIN EXISTS ON THE PROPERTY AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0485F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2009.



LEGEND

- 200-FT NOTIFICATION BOUNDARY
- M-1 ZONING
- GB ZONING
- 1 PROPERTY #, SEE TABLE FOR ADDITIONAL INFORMATION



200-FT NOTIFICATION AREA PROPERTY INFORMATION							
PROPERTY #	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFORMATION
1	UNDEVELOPED	GB	N/A	EDNA E - ESTATE & ROMAN KRAFT	N IH 35 SCHERTZ, TX 78154	R34178	VOL. 2868 PG. 1009
2	UNDEVELOPED	GB/M-1	N/A	ESTATE OF EDNA KRAFT	18691 IH 35 N SCHERTZ, TX 78154	R78049	DOC. 142-08-144368
3	UNDEVELOPED	M-1	N/A	PAUL DANIELS	IH 35 SCHERTZ, TX 78154	R400975	DOC. 201606037258
4	ACCESS ROAD	GB/MHP	N/A	VIOLA S BUECHE	18711 IH 35 N SCHERTZ, TX 78154	R146387	N/A
5	MOBILE HOME PARK	MHP	N/A	RICHARD & GUADALUPE BARTLETT	18701 IH 35 N SCHERTZ, TX 78154	R78043	DOC. 201406010219
6	STORAGE	GB/M-1	N/A	LOCK AWAY STORAGE SCHERTZ LLC	18913 IH 35 N SCHERTZ, TX 78154	R389410	DOC. 201406042727
7	UNDEVELOPED	GB/M-1	N/A	FRANCES MUEHL	S IH 35 SCHERTZ, TX 78154	R78032	VOL. 356 PG. 729

OWNER/DEVELOPER:
 FEDERICO MARTINEZ
 BEDSTONE LLC
 3736 BEE CAVES RD. #1159
 WEST LAKE HILLS, TX 78746
 512-632-9828

ENGINEER/SURVEYOR:
 MOELLER & ASSOCIATES
 SHANE KLAR, P.E. - ENGINEER
 2021 SH 46W, STE 105.
 NEW BRAUNFELS, TX. 78132
 (830) 358-7127

ACE SURVEYING, INC
 RHONDA K. BUTLER - SURVEYOR
 P.O. BOX 597
 DEVINE, TEXAS 78016
 (830) 334-7264

ZONE CHANGE EXHIBIT

MARTIN & WALKER SURVEY
 113, ABS #414

PREPARED: April 7, 2021

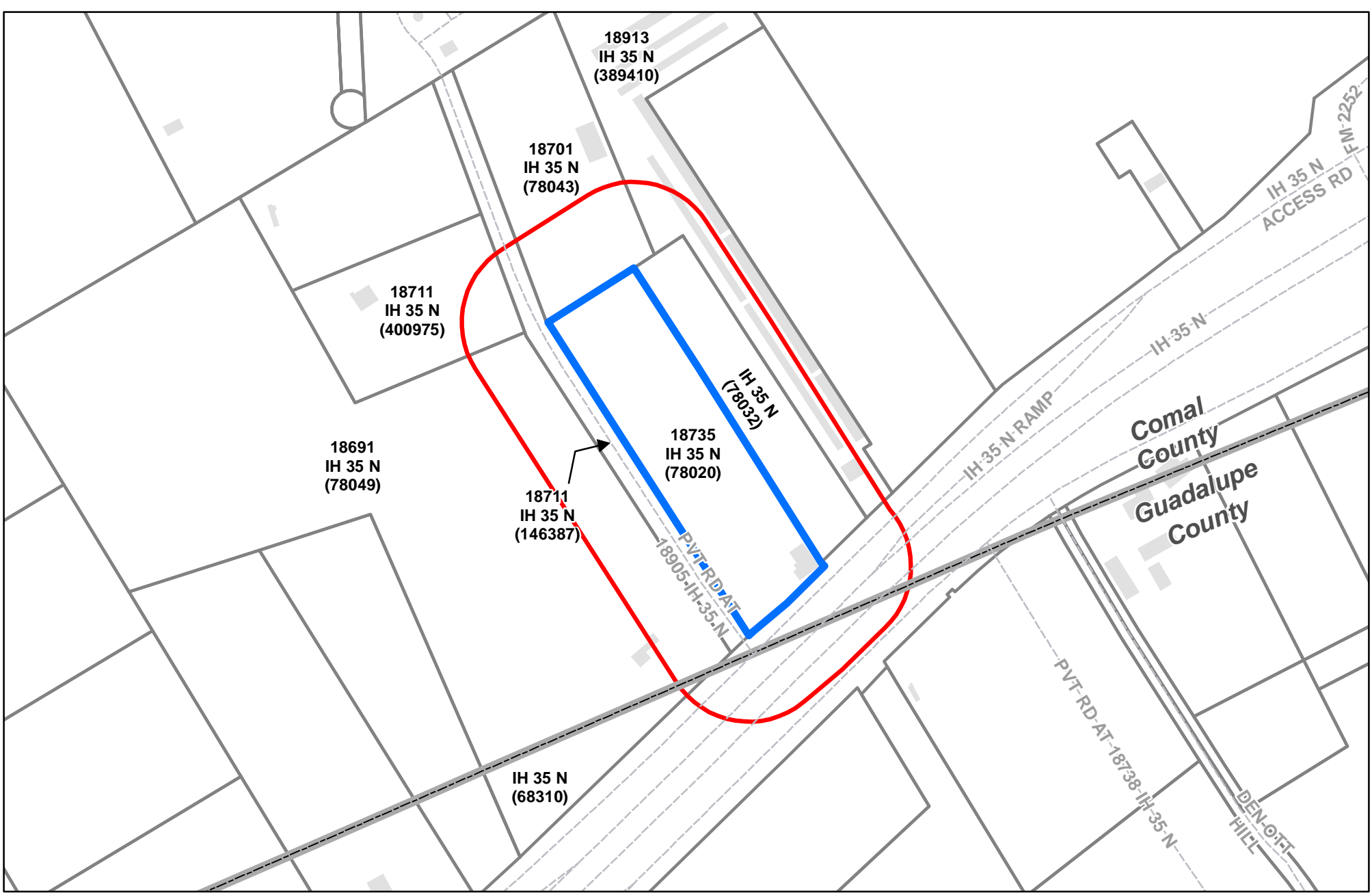
MOELLER & ASSOCIATES
Engineering Solutions

2021 SH 46W, Ste. 105
 New Braunfels, TX 78132
 ph: (830) 358-7127
 www.ma-tx.com TBPE FIRM F-13351



18735 IH 35 N

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



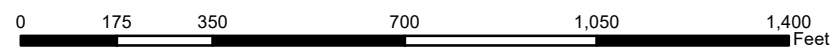
City of Schertz

18735 IH 35 N

200' Notification Buffer Parcel Boundaries



Last Update: January 13, 2021
 City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185
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NOTICE OF PUBLIC HEARING

April 28, 2021

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, May 12, 2021 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2021-001 - A request to rezone approximately 6 acres of land from General Business District (GB) and Manufacturing Light District (M-1) to General Business District (GB) and Manufacturing Light District (M-1), generally located approximately 2,000 feet west of the intersection between FM 2252 and IH-35 access road, 18735 N IH 35, also known as Comal County Property Identification Number 78020, City of Schertz, Comal County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

MH

Megan Harrison
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for ZC2021-001

COMMENTS:

NAME: Frances H Maehl SIGNATURE Frances H Maehl
(PLEASE PRINT)

STREET ADDRESS: 1046 Santa Clara Loop

DATE: 5-5-2021 Marion, Texas 78124-2048

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: City Secretary
Subject: Alternate Councilmember Liaison to the Animal Services Advisory Committee - Assignment of Councilmember Heyward as an alternate to the Animal Services Advisory Committee.

BACKGROUND

Councilmember Heyward has shown interest in serving as an Alternate Council Liaison Member to the Animal Services Advisory Committee.

Benefit of having an alternate member of Council serving, should the Council Liaison be absent she could attend meetings in their absence. Staff recommends placing Councilmember Heyward as an Alternate Council Liaison to the Animal Services Advisory Committee.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021

Department: Engineering

Subject: Monthly update - on major projects in progress/CIP. (B. James/K. Woodlee)

Attachments

June 2021 Major Project Update

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 2021
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large capital projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Facilities Projects:

1. 27 Commercial Place Renovation

- Project Status: Construction Phase
- Construction Start: June 2021
- Estimated Completion: September 2021
- Cost of Construction: \$1,372,794
- Project Update: Construction began on June 1st with the contractor mobilizing to the site. The contractor will be working on the office renovation and site work during the month of June. Weekly project meetings continue with City Staff and the contractor.

2. Civic Center Kitchen Remodel

- Project Status: Complete
- Construction Start: October 2020
- Estimated Completion: March 2021
- Estimated Project Cost: \$168,000
- Project Update: Both the Grand Ballroom and Blue Bonnet Kitchen renovations have been complete. The punch list items have successfully been completed.

3. Emergency Services Restroom Remodel Project

- Project Status: Phase 1, 2, and 3 are complete.
- Construction Start: August 2020
- Estimated Completion: May 2021
- Cost of Construction (All Phases): \$224,075
- Project Update: All phases of the restroom renovations have been completed. Staff is working with the contractor to resolve punch list items.

4. Animal Adoption Center HVAC Replacement Project

- Project Status: Pre-Construction Phase
- Estimated Construction Start: Summer 2021

- Estimated Cost of Construction: \$700,000
- Project Update: Council approved the design build contract with Team Mechanical on May 11th. The contract has been fully executed and Team Mechanical has begun design on the project.

5. Fire Station #1 HVAC Replacement Project

- Project Status: Pre-Construction Phase
- Estimated Construction Start: Summer 2021
- Cost of Construction: \$38,214.00
- Project Update: This project is to complete a direct replacement of the existing HVAC equipment at Fire Station #1. Staff is working to analyze an alternative system to address the comfort issues in the facility. It is expected that the project will begin in the month of June and take approximately one month to complete.

6. City Hall Lighting Retrofit Project

- Project Status: Construction Phase
- Project start: May 2021
- Estimated Completion: July 2021
- Estimated Project Cost: \$9,100
- Project Update: The project began in early May as planned and is approximately 20% complete. The City's Electrician is performing all of the project scope in house.

Drainage Projects:

1. Castle Hills Channel, Colony Drive Channel, Osage Avenue Channel

- Project Status: Under Construction
- Start: November 2020
- Estimated Completion: Summer 2021
- Cost of Construction: \$378,425.15 (NTE \$416,267.68)
- Project Update: C-3 Environmental has completed the Colony Drive Channel and the Castle Hills Channel. C-3 has installed all of the hydroturf on the Osage Avenue Channel. The concrete rip rap is complete. C-3 is working on fine grading and re-establishing vegetation.

2. Doerr Lane Channel

- Project Status: Construction
- Start: April 2021
- Estimated Completion: June 2021
- Cost of Construction: \$36,000.00
- Project Update: C-3 Environmental has reshaped the channel. The raining weather in late May slowed progress on the project. After the channel has been shaped, the hydroturf will be installed.

3. Savannah Pond, Westchester Channel, Arroyo Verde (2020 Silt Removal Projects)

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Summer 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)

- Project Update: This contract was awarded to Myers Concrete Construction on May 11th. A pre-construction meeting and Notice to Proceed is scheduled the week of June 21st

4. Fire Station #2 Channel Improvements

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Estimated Construction Start: May 2021
- Project Update: C3 Environmental Specialties mobilized to the fire station on May 24th. The driveway entrance to FM 2252 is anticipated to be closed for four weeks to expedite removal and replacement of the driveway. Substantial completion is expected on July 23rd.

Water and Wastewater Projects:

1. FM 1103 Sewer Extension Project

- Project Status: Construction Phase
- Construction Start: May 2021
- Construction Completion: Summer 2021
- Cost of Construction: \$74,235.00 (NTE: \$81,659.00)
- Project Update: M&C Fonseca Construction mobilized to the site in mid-May, but due to the rainy weather did not start construction until the week of May 31st.

2. E. Live Oak Pump Additions Project

- Project Status: Closeout Phase
- Construction Start: April 2020
- Construction Completion: Winter 2021
- Cost of Construction: \$1,560,000
- Project Update: No change from last update. All of the project startup is complete. The contractor continues to work on providing closeout items and addressing the punchlist items.

Engineering Projects:

1. 2018 Street Preservation and Maintenance Reconstruction Project

- Project Status: Substantially Complete
- Construction Start: January 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$1,501,199
- Project Update: The Schertz Parkway Concrete Pavement Repair project has been awarded to San Antonio Constructors (SAC) and the pre-construction meeting has been held. SAC plans to start the repairs on June 7th. Warranty repairs to the pavement section between Maske and Woodland Oaks are also planned for the same time. The repairs are expected to take at least three weeks to fully complete. Once the panels have been repaired, the pavement grinding will be scheduled as soon as possible.

2. 2018 Street Preservation and Maintenance Rehabilitation Project

- Project Status: Fully Complete
- Construction Start: April 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$2,611,348
- Project Update: No change from the last update. The project is fully complete.

3. 2018 Street Preservation and Maintenance Resurfacing Project

- Project Status: Under Construction
- Construction Start: March 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$791,174.34
- Project Update: Waiting on favorable weather conditions so the contractor can perform warranty repairs on the chip sealed areas. Staff and our consultant are working on the bid packages for the additional surfacing on top of the chip seal (fog seal and slurry seal in the Estates at Wilson's Preserve). Bidding is expected to start this month.

4. Cibolo Valley Drive Expansion Project

- Project Status: Under Construction
- Construction Start: May 2020
- Construction Completion: Summer 2021
- Cost of Construction: \$4,806,762 total (\$1,300,000 City of Schertz Contribution)
- Project Update: The project is almost substantially complete. Coordination with TXDOT is required in order to get the traffic signal at I-35 operational and for completing the re-striping of the I-35 overpass bridge. The traffic signals are expected to go into flash operation this week and the bridge re-striping completed next week. The bridge restriping will occur during the night, while the bridge is fully closed. Message boards will be placed in the project area a minimum of five days before the closure, informing residents of the upcoming closure. After the striping is complete, the traffic signals are expected to be put into full operation.

5. Cherry Tree Rehabilitation Project

- Project Status: Bidding complete
- Consultant: Ford Engineering
- Project Start Date: November 2020
- Project Completion Date: December 2020
- Total Project Cost: \$273,193.80 (NTE amount \$300,600)
- Project Update: The project is fully complete.

6. Elbel Road Storm Drain and Paving

- Project Status: Design
- Consultant: Ford Engineering
- Project Start Date: August 2020
- Project Completion Date: Summer 2021
- Total Project Cost: \$1,560,000

- Project Update: Bidding for the project starts this month. The bid opening is Scheduled for July 8th. After the contract has been awarded, we will have a more defined project schedule.

7. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Kimley-Horn is finalizing the bid package for the resurfacing areas, including the slurry seal for the Estates at Wilson's Preserve. They are also finalizing the bid package for the fog seal application over the remainder of last year's chip seal areas. Bidding for both efforts is expected to begin this month. Geotechnical field work on the few streets that require rehabilitation has been completed. The Geotechnical Engineer testing the samples and working on the report. Once the report has been completed, Kimley-Horn can complete the design for these streets.

8. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: EDC's public outreach mailing (the final part of the initial outreach effort) went out last week. Halff Associates have submitted the 90% plans to Staff for review. The originally planned traffic signal at the FM 3009 intersection will not be part of this construction effort. TXDOT cannot allow a signal to be installed unless it can be shown that the intersection meets traffic signal warrants (which has not yet been demonstrated). As a result, other planned construction work, including the installation of electrical conduits to facilitate future signalization of the intersection will be completed. The intersection will be monitored after the project is completed and traffic adjusts to the new configuration. Once the intersection does meet signal warrants, the City will work with TXDOT to get the intersection signalized. TXDOT verbally indicated a willingness to participate in this future signalization. Another change TXDOT wanted to see before the intersection is signalized is the removal of the drive approach for the veterinary clinic that is in the middle of the corner radius. Removal of this approach is needed to improve traffic safety at the intersection. In order to eliminate the approach, some veterinary clinic site changes would be needed. Staff has met with the clinic owner and explained the changes. The owner is agreeable to the changes. Halff Associates has done on-site surveying and is designing the site improvements. The improvements will be part of the project effort. Halff is willing to "trade" the signal design costs in their contract for the additional work needed to design and incorporate these site changes into the project. Therefore there will not be a contract amendment for this change.

9. Corbett Elevated Water Storage Tank

- Project Status: Closeout Phase
- Construction Start: March 2019
- Construction Completion: Fall 2020
- Cost of Construction: \$4,682,000.00
- Project Update: No change from last update. The tank continues to operate on the system as designed. The contractor has completed the punch list items. Project closeout is ongoing.

10. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

- Project Status: Design - Bid Preparation
- Consultant: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Early Summer 2021
- Estimated Cost of Construction: \$12 million
- Project Update: The project is scheduled to be advertised for bid June 9 and proposals for construction are to be due July 13, 2021.

11. Pedestrian Routes and Bike Lanes Project

- Project Status: Under Construction
- Construction Start: Spring 2021
- Construction Management: AG|CM
- Estimated Cost of Construction: \$1.3 million
- Project Update: The recent rains have caused some construction delays in the project. The contractor has completed about 75% of the crushed granite placement for the new pathway. Some of the new curb and gutter and sidewalk has been completed on the south side of Live Oak. The recent rains have caused some delays in some areas of the project, specifically work on the pedestrian pathway. We have closed on the ROW parcels at the FM 3009 intersection. The contractor can now begin work on the turn lane widening.

12. Water and Wastewater Master Plan Update and Impact Fee Study

- Project Status: Study
- Consultant: Lockwood, Andrews, and Newnam, Inc.
- Project Start Date: December 2019
- Project Completion Date: TBD 2021
- Total Project Cost: \$467,280 (NTE \$500,000)
- Project Update: No significant change from May update. Consultant is finalizing the existing system evaluation technical memorandums. Staff met with LAN in early March to review drafts of the reports. Consultant is making identified corrections. Completion of the future conditions evaluation is underway and the Master Plan report is expected to be submitted in June or July. The Impact Fee update of this project will follow that and the schedule will be set by how well the statutorily required meetings with various groups can be coordinated with Board, Committee, and Council meeting.

13. 16” Dedicated Transmission Main Phase II

Overall project intent is the construction of a 16” dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank. Phase 1 (route study, land acquisition coordination) was completed in March 2021.

- Project Status: Design Phase
- Consultant: Kimley-Horn & Associates
- Project Start Date: Summer 2021
- Project Completion Date: Winter 2022
- Project Cost (Phase 2 Design): \$1,508,875.50
- Project Update: A Task Order for design services was approved at the May 25th Council Meeting. After a Notice to Proceed is provided to Kimley-Horn, they will

initiate field work for environmental investigations near the Chevron Pipeline crossing, topographic surveying, and geotechnical borings.

14. Stormwater Control Inventory and City Operations Assessment

The work of this project is an action included in the City's Stormwater Management Plan (Plan). The Plan is the blueprint of activities needed to comply with the City's Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) General Permit required by virtue of the City's classification as Municipal Separate Storm Sewer System (MS4).

This project specifically consists of development of an inventory of City facility stormwater controls and an assessment of city operations as related to stormwater control and quality.

- Project Status: Study
- Consultant: Utility Engineering Group, PLLC
- Project Start Date: July 2020
- Project Completion Date: Spring 2021
- Total Project Cost: \$35,000
- Project Update: Consultant and City staff have visited most of the City sites proposed for visits. Consultant has submitted a partial draft copy from the compiled information and will be scheduling visits to facilities with the appropriate staff for the higher priority facilities to discuss operations. Draft Inventory is under review by staff.

15. Riata Lift Station Relocation (Design Phase)

Overall project intent is to relocate the Riata Lift Station ahead of TxDOT's IH-35 NEX Project to remove it from conflict with the proposed improvements. The design phase will identify a new site for the lift station, design the new lift station, and design the abandonment of the existing lift station.

- Project Status: Design Phase
- Consultant: Utility Engineering Group, PLLC (UEG)
- Design Project Start Date: August 2020
- Expected Design Project Completion Date: Summer 2021
- Total Project Cost: \$129,795 (NTE \$143,000)
- Project Update: No change since May update. City staff is completing review of the 90% design submitted by UEG.

16. Aviation Heights Water Main Construction – Phases 5, 6, and 7 (Bid Phase)

Overall project intent is the construction of an 8" water main within the Aviation Heights area along Aero Avenue, Brooks Avenue, Winburn Avenue, Mitchell Avenue, and Aviation Avenue.

- Project Status: Bid Phase
- Consultant: Ford Engineering
- Project Start Date: Summer 2021
- Expected Project Completion Date: Fall 2022
- Total Project Cost: \$1,814,105.20 (NTE \$2,000,000)
- Project Update: Advertisement of the construction of Phases 5, 6, and 7 will begin Wednesday, June 9th. Request for Proposals are due Wednesday, July 7th.

17. Crest Oak Wastewater Upsize

Overall project intent is to upsize the existing 10” sewer main which extends approximately 2,600 linear feet north of Crest Oak.

- Project Status: Scoping phase
- Consultant: Kimley-Horn & Associates
- Project Start Date: Summer 2021
- Expected Project Completion Date: Fall 2021
- Total Project Cost: Proposal being completed for review (\$16,555.00 for the capacity analysis)
- Project Update: The City is in the process of reviewing funding constraints and a proposal from Kimley-Horn to complete a capacity analysis to identify current and future contributing flows, which will be used to size the future upgrade of the existing sewer main.

18. FM 1518 Utility Relocations

Overall project intent is to relocate the water and sewer utilities to avoid conflicts as part of the TXDOT FM 1518 Project. The current contract is for the design services of the project.

- Project Status: Design Phase
- Consultant: Halff Associates
- Design Project Start Date: June 2021
- Expected Design Project Completion Date: September 2022
- Total Project Cost: \$548,370 (NTE \$600,000)
- Project Update: Halff has provided a review set to the City to confirm conflict and new alignments of utility lines. Staff has reviewed this set and is coordinating with Halff to have a preliminary set of plans ready to submit to TXDOT for review by Mid-June.

19. Corbett Ground Storage Tank

Overall project intent is the construction of a 3.0 Million Gallon ground storage tank for filling the Corbett Elevated Storage Tank, the East Live Oak Elevated Storage Tank, plus additional storage.

- Project Status: Design Phase
- Consultant: Ford Engineering
- Project Start Date: Summer 2021
- Expected Project Completion Date: Summer 2022
- Total Project Cost: \$466,265.00
- Project Update: A Task Order for design services was approved at the May 25th council meeting. The study and report phase (including geotechnical investigation and topographic survey) will be completed in September 2021.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** No change from May update. Utility relocations are wrapping up. The current let date for a construction contract is July 2021.
- 2. FM 1518 Improvement Project:** TxDOT is in the Plans, Specs, and Estimates (PS&E) stage of the project. At this time, a consultant for TxDOT has prepared 60% construction plans.

TxDOT continues acquiring property needed as right of way for the expansion project. As parcels are acquired, TxDOT contractors are physically clearing the right of way in preparation for final surveying and design.

TxDOT has not yet acquired parcels needed from JBSA-Randolph. That process is proceeding, however slowly. Because of delays with that acquisition and increased costs, the project may be split into segments. Staff has been meeting with TxDOT regarding plans to address the budget shortfall. With Bexar County's support (including funding and identification as a number one priority project) TxDOT will be submit the remaining funding need to AAMPO during this season's call for projects. It is not currently anticipated that the City of Schertz will be requested to contribute additional funding however, if that becomes a need, staff will bring a proposal to Council for consideration at a future meeting.

At least a portion of the project is still currently scheduled for letting in September 2022; construction may begin as early as January 2023.

3. **I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No significant change from May update. Contractor continues work on retaining walls, grading of ditches and swales, placing electrical components, repair of frontage road failures, and placement of new curb, sidewalk, and riprap. Estimated final cost of the project is \$25.5 million. The current schedule includes an expectation of substantial completion in September 2021.
4. **I-35 NEX (I-410 South to FM 1103):** No change from May update. A full description of the project to expand I-35 from I 410 South to FM 1103 can be found by searching keywords "I-35 from I-410" at TxDOT.gov. Schematic exhibits of the proposed improvements are available on that website. Public Works and Engineering staff are participating in utility coordination meetings with TxDOT and its contractors regarding relocations that may need to take place in advance of or in conjunction with the roadway construction. Construction is expected to begin in spring 2021 and take 4 to 5 years to complete. The portion of the I-35 NEX project from the Cibolo Creek to its termination at FM 1103 has a cost of \$621 million.

TxDOT is acquiring needed right of way and carrying out demolition activities as property is acquired. One parcel of right of way being acquired impacts the detention pond that was constructed with development of the Riata Subdivision. The physical pond will need to be modified to remove its encroachment into the proposed right of way. Because this is a drainage facility within a City easement, the City is responsible for the modification however, TxDOT will provide funding for that work via reimbursement.

5. **IH-10 Graytown Road to Guadalupe County Line:** No change from May update. Construction of this \$157 million project to expand IH 10 underway. Traffic controls have been placed and work has begun on the transition of the access roads from two-way to one-way. Grading for the widening of the main lanes has also begun. Ramp and lane closures take place as necessary. The construction timeline for the project is 53 months.

Planning and Community Development Projects:

1. **CityView Permitting and Development Software**

The CityView software is currently being configured by the CityView implementation team. City Staff has continued to hold bi-weekly meetings with CityView to monitor the progress

of configuration and continue discussion related to the software. A proposed timeline is being drafted by CityView to present to the City. When the configuration is complete by CityView and the software is validated (tested) by City Staff, we move to end user staff training and then go live.

- Total Project Cost: \$523,766.00
- Project Start Date: June 2018
- Project Completion Date: TBD – Fall/Winter 2021